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## CHICAGO REAL ESTATE DAILY

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# Homes coming to ex-Edgewater Hospital parking garage site

By [Dennis Rodkin](#)



## **A rendering of a home plan for the development.**

A builder is about to start on 15 homes with wider-than-usual lots on the site of the closed Edgewater Hospital's former parking garage.

The two-story, 3,600-square-foot homes will be available with vintage or contemporary facades. Because the lots will be 30 feet wide, up from the city norm of 25 feet, the homes will have three-car garages on the alley, said Paul Bertsche, principal of CA Development.

Demolition is nearly complete at the site. Construction of the first three should begin this month, said Bertsche, with final completion of the development, called Edgewater Square II, within 13 months. Prices start at \$1,050,000, he said.

The 50,000-square-foot site runs along Edgewater Avenue west of the Ashland Avenue footprint of the hospital, which closed in 2002. Creditors of the former hospital sold the parcel and the main hospital building earlier this year to MCZ Development, which in turn agreed to sell the parking garage site to CA Development. CA principal Paul Bertsche would not disclose the purchase price, and it is not yet in public records.

For Bertsche, the site is familiar. In the early 2000s he built 27 homes on another piece of the former Edgewater Hospital campus, along Rosehill Avenue. He said he still has the plans from a development he proposed on the parking garage parcel in 2004, before the property became entangled in bankruptcy proceedings.

“I'm very patient,” Bertsche said.

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