



Lights, camera, luxury!

High-end cinemas reinvent dinner-and-a-movie

Village Roadshow Ltd. Gold Class Cinemas unveils its first US location in South Barrington on October 3.

By Jenn Danko

Leaner economic times may be dimming the lights on retail interests, but at AMC Yorktown Premium 1, it's business as usual on Saturday night.

For the fast ticket price of \$17, guests can take in what AMC Theaters calls, "the ultimate movie-going experience" which includes a private lounge entrance, full-

time concierge, coat check, leather seating and a full bar and food menu. Guests kick back in an intimate screening room while dining on meals straight from their reclining seats.

When the luxury cinema first opened its doors in April 1998, it was the first of its kind introduced to the Chicago market. Under the then-ownership of General Cinemas, Premium 1 paved the way for a new breed of

dinner-and-a-movie dates that continues embellishing the entertainment market. In Chicago alone, three new dinner theater venues are planned in the coming year, some with prices as high as \$35 a ticket. Northwest Illinois is even banking on the trend with American Theatre Corp. running the reels on the Village Grille, a multi-screen movie/dinner the-

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Half-full: Retail brokers remain optimistic about vacancies

By Maureen Wilkey

While the real estate forecast still calls for doom and gloom for almost every property type across the country, Chicago retail brokers are cautiously optimistic about the slightly increasing va-

cancy rates creeping into their markets.

"The tenants just aren't as active as they used to be," says Allen Joffe, president and managing broker with Baum Realty. "Some of the outlying areas are starting to see a slowdown; it's not like we

have landlords beating down our doors, but there's a lot more opportunities for those who are looking for space."

While some predict retail will hit the skids at record rates in the upcoming years, a CB Richard Ellis report says that overall vacancy rates aren't as bad as one might think, with vacancy rising slightly to 8.65 percent from 7.93

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Profile: Krusinski Construction

All in the family:

Construction company builds success through education, integrity

By Maureen Wilkey

Joe and Jerry Krusinski are as alike as they are different. While they share the same warm smile and calm, friendly speaking style, Joe's "running and gunning" management technique seems to stand in contrast to Jerry's analytical approach. As the founder and CEO of 35-year-old Krusinski Construction Co., Joe loves to talk about lessons learned, while the President and COO Jerry likes to talk about new trends in green building and healthcare construction.

"It's a great relationship. We come from a family of five siblings and working with Joe has obviously been a wonderful opportunity-something that has worked out well for the two of us," Jerry Krusinski says. "Much of that is because I clearly understand that Joe started the company 35 years ago so there is not that competition amongst us. I value his strengths and I think there's times when he appreciates my strengths, too."

Three of Joe's children work at the company, which was founded a few years after he finished school in 1973. The company started out with just three people working to build speculative industrial buildings for Podolsky and Associates. The first building, a 102,000 square foot distribution center, was considered pretty aggressive for that time.

But just as the company started to build up steam, the oil shortage of the 1970s hit. With limited amounts of petroleum-based materials available, Joe says he had to think of creative ways to get around issues that traditionally aren't challenges to construction workers.

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Jerry and Joe Krusinski are celebrating the family business's 35th anniversary this year.



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Visionary real estate mogul dies

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Dishing deals with Marilyn Lissner and Susan Rosen

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KRUSINSKI CONSTRUCTION CO
JOHN BRADY
2107 SWIFT DR
OAK BROOK IL 60523-0979

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