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AL HIPPENSTEEL, EDITOR thedearbornexpress@gmail.com

Full House at South Loop Neighbors Meeting

A South Loop Neighbors community meeting at Grace Place on April 17 covered a variety of topics, not the least of which is the **British School Proposal**. The discussion, led by **Dennis McClendon**, focused on what is now legal or illegal in regards to the land use. At the present moment, that parcel of land can not be developed as detailed in the original PD (Proposed Development). Dennis cautioned the audience not to get into a debate about the British School. The real issue is that this parcel of land was promised as a park and legally backed by city ordinance. The developer is attempting to satisfy the spirit of the agreement by developing a park on top of the school. A proposed park which provides a straight staircase of 72 stairs for access from the north, a route many residents would use. However, the developer can not legally proceed without seeking a PD amendment and approval from Alderman Solise of the 25th Ward (west of the Metra tracks). A discussion developed among audience members as to how the community could effectively proceed to have a voice and suggest ways in which to convince the “powers at be” to honor the park agreement and at the same time, perhaps, find a way the British School could build a school in the South Loop on a different parcel of land. There were other issues, such as traffic on Wells Street and the completion of 9th street and not all audience members opposed the building of a school. Another meeting will be planned for May.

Other items on the agenda included a presentation of the **1333 S. Wabash site**, a 307 unit apartment tower by CMK Co. Outlined were certain changes from the original plan that, literally, never got out of the ground. The new proposal is for 60% one bedroom units, 700 – 800 sq. ft., approximately \$1750

per month; 30% two bedroom units, 1000 – 12000 sq ft., approx.. \$2300 per mo., and 10% three bedroom units. There will also be duplexes on the top two floors. This development still requires approval of Alderman Dowel and the city plan commission.

Amlı Developers also presented their ongoing rental project (Amlı Lofts). This will consist of two 12 story towers, the specifics outlined later in this publication. The greatest objection was to the decision to drive piles rather than an alternative which would create less noise. They expect at least another 25 work days of pile driving.

Another topic was a presentation by **Jenelle Myers** of the **South Loop Education Task Force**. She outlined activities to engage students; pre-k through 8th, high school, college and combined college and high school projects. Some of the activities include Perceptions Photo Club, Video Essays, Chess Club, South Loop Documentary, and Community Service. Look for the new web site in a couple of weeks.

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COMING

- APRIL 16TH TOM MATTA BIG BAND
- APRIL 17TH IAN TURES BIG BAND
- APRIL 22ND JULIA HUFF QUARTET JAM SESSION
- APRIL 23RD THE BROTHERHOOD OF FRED
- 3RD ANNUAL FRED ANDERSON BIRTHDAY RECOGNITION

- APRIL 24TH TBA
- MAY 2ND - MAY 5TH BENNY GREEN TRIO
- MAY 9TH -MAY 12TH CYRUS CHESTNUT TRIO
- MAY 16TH - MAY 19TH DEPAUL BIG BAND WITH JIMMY HEATH
- MAY 23RD - MAY 26TH CERALD CLAYTON TRIO
- MAY 30TH - JULY 2ND CHUCHITO VALDES TRIO



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Property values near public transit increase

Published: 04-08-13 Columbia Chronicle

[Elizabeth Earl](#)

earl@chroniclemail.com

Chicago properties close to public transit are seeing an increase in value, but real estate experts say the cause is more complicated than proximity to trains.

The New Real Estate Mantra study, released March 21 by the American Public Transit Association, found that the value of properties near Chicago Transit Authority and Metra train routes significantly increased in value from 2006–2011, rising faster than the rest of the metropolitan region by 30 percent. The study also found that the values of city properties near CTA and Metra train lines were more resilient to market fluctuations and residents paid less for transit and had greater access to jobs.

"We knew that public transportation can make communities better, and we wanted to see how communities fared in the last recession compared to communities that didn't have higher frequency public transportation," said Darnell Grisby, director of public policy and research for the APTA.

Grisby said access to public transit makes for fewer cars on the road, more walkable neighborhoods and an environment that's more accessible for cyclists.

In addition to Chicago, the APTA compiled data on Phoenix, Boston, Minneapolis-St. Paul and San Francisco, cities that represent a wide sample of the American population and possess both established and developing transit systems, Grisby said.

The study utilized data from census-defined regions based on population and areas sharing commuting habits and property sale prices from 2006–2011. It focuses on zones within a half-mile radius of rail stations and excludes areas of overlap between such zones to prevent double counting. According to the figures, property values in such areas for the entire region were 47.3 percent higher than the rest of the metropolitan region, while the Metra areas were 22.7 percent higher.

"Consumers are choosing these neighborhoods because they have more mobility options, and they have better access to jobs," Grisby said. "Communities that have attributes like walkability [and] public transportation will be faring much better over the next 30 years because we're under a demographic shift and a change in preferences as well."

Downtown Chicago's population increased by 36 percent from 2000–2010, following a trend of people relocating downtown to save on commuting costs, as reported by The Chronicle April 1. According to the APTA study, the average monthly transportation costs for

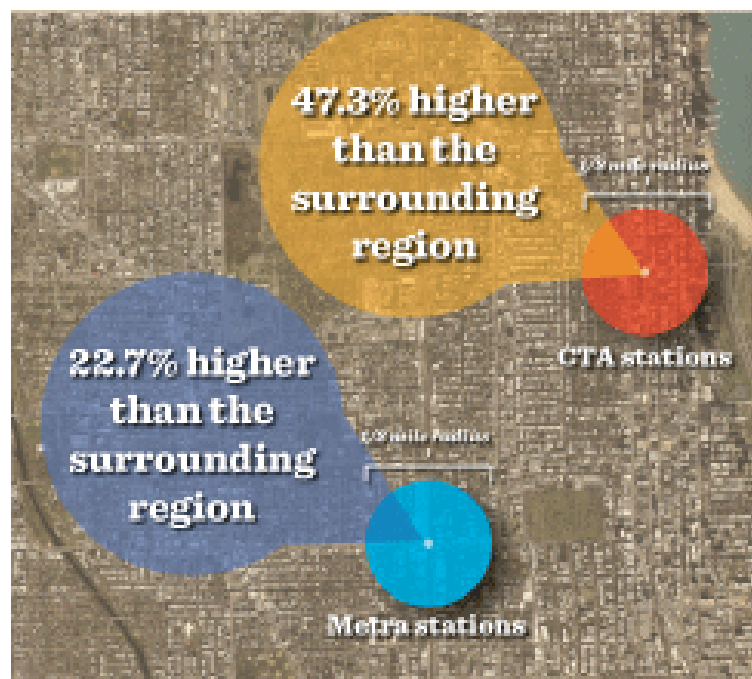
households in the CTA-adjacent zones was \$775, versus \$990 in the Metra-adjacent zones region and \$1,074 in the entire region.

Jacob Blymiller, a business administration student at Harold Washington College, said he moved into an apartment adjacent to the Morse Red Line station on April 1 because the convenience of living near public transit made it worth the cost of the apartment, even though it was not as well kept as other buildings farther from the stop.

"This was not a luxury apartment, it's just what it was," Blymiller said. "[The train] is really not that loud. It's mostly based on convenience."

However, the attractiveness of living near public transit is not a significant enough factor to drive up property prices on its own. Instead, the presence of public transit accompanies other types of economic development because trains and buses have to have a large ridership base to function, said Brian Bernardoni, senior director of governmental affairs with the Chicago Association of Realtors.

Property values surrounding Chicago transit



Marcus Nuccio | THE CHRONICLE

OPINION

The views and opinions expressed in this newsletter are those of the contributors and do not necessarily reflect those of the the editor or South Loop Referral Group.



The Trattoria Caterina is no longer open for business. I have the greatest admiration for anyone who opens a restaurant. You are relying on the whims of a public that can change almost overnight. Restaurant owners are constantly offering special deals to lure you into their eatery. It's not about the quality, in most cases. When I moved into the neighborhood in 1998, Printers Row boasted one of the finest restaurants in Chicago, the Printers Row Restaurant. Even my friends from the suburbs would come in for their offerings. Printers Row Restaurant, aside from a fiercely competitive market, was not able to sustain through the downturn after 9/11. People's reaction to that infamous day was to stop going out to eat. In 1998, Trattoria Caterina was a convivial place that allowed you to bring in a bottle of wine. If you were not familiar with that policy, there was a good selection of wines at the Printers Row Pharmacy right across the street. I understand why the present owners applied for a liquor license. Liquor is very profitable. It would seem to be a good move. Perhaps their customers liked the idea of bringing their own favorite wine. (SRO and Amarit Thai are in the same

building and doing well.) So I would like to make a suggestion. Make a list of restaurants that, if they closed, you would miss them. Then make sure you drop a few dollars at their table. You vote with your dollars.

Bonnie McGrath lent her blog to her friend Connie

COMPLAINT

by Connie Elaine Remkus

Do you believe you can't fight City Hall--or any entity bigger than yourself? Because of a problem in your community, you complain to everyone that you can about the problem, but don't take any action because you feel you can't fight City Hall. I am all about positive mental activity/action. I am not about complaining and negativizing my neighbors' environment. I try not to complain.

But I feel that I pay a lot of property taxes in Chicago, and there are some things that bug me about certain entities that don't pay any property taxes. But many of us feel that we may not be able to do anything about it.

So this is "my letter to the editor" about my experience in the South Loop.

I kind of have this thing about noise. Not the noise that we get used to hearing--honks, trains, cars, etc. But noise of entities that come out of nowhere, that you weren't aware were going to happen, noise that scares you out of your wits!

That happened to me one Friday morning in 2011, at 5:50 am, when a band started to play. I found out later it was Columbia College's Manifest Urban Arts Festival doing the sound check for their speaker system. That's what jarred me out of my bed at that early hour. It started again later, about 8:30 am, and it was non-stop loud music until well after 9pm. I spent the whole day trying to find out the sound regulations for events in the city of Chicago. I knew that Lollapalooza was not allowed to play this close to human occupancy and, to me, this

Security at the event assured me that it would finish at 9 pm. Wrong!!! At 10pm the trucks rolled in, and workers rolled out to take down all of the equipment and stages. This lasted until 4:30am. I called the police, but the cacophonous noise never stopped.

I called the police again later the next day, trying to find out what could be done for next year. I also called Columbia College to complain and offered my services to meet as a liaison to better the event for the community. Never heard from them. I continued to work on the problem.

Manifest happened again in 2012. They did not start their sound checks at 5:50am, but at 8:30 am, and the loud music went nonstop for over 12 hours. Again, they broke down between 10pm and 4:30am. I called the police, but they never showed up. I was told you must be at the site for the police to find you and take action. That option eliminates sleep altogether. Adding insult to injury, the Department of Environment that made the noise rules for the City of Chicago has been shut down by Mayor Emanuel.

I have continued to work on the noise problem, by finding out key information around my South Michigan Avenue neighborhood. Columbia College pays no property taxes--yet they own more than 15 buildings in the South Loop. Couldn't they house Manifest and the loud music inside?

(continues on page 5)

Bonnie McGrath



Visit my blog: <http://www.chicagonow.com/mom-think-poignant>

LETTERS

On the other hand, the condo buildings surrounding the event pay more than \$6 million dollars in property taxes annually to the City of Chicago--and we are the ones who are subject to the noise for 12-18 hours. To add more insult to injury, we taxpayers end up paying more taxes because Columbia pays no taxes on their buildings; we have to carry the load.

Columbia does state on their Manifest website that it is a "community event." How can that be? The event is on a Friday during the day--and most people are working elsewhere. So basically, the only people who can visit the event are the college people.

I did contact Alderman Bob Fioretti about the noise and the event, and he has definitely said he agrees with me regarding the matter.

The event is due to happen May 17, 2013. This "letter to the editor" is not, by any means advertising this event. I just want people to know that I am being persistent and not giving up on this matter. I feel you can fight city hall--or whoever--and not give up. We shall see what happens next month. *Thanks.*

RESPONSE

Dear Columbia College Friends and Neighbors:

We are excited to invite you to attend the upcoming Manifest Urban Arts Festival on Friday, May 17th, as we celebrate its 13th anniversary. Since its inception, Manifest has served to showcase the incredible bodies of work of our students and to celebrate our creative community, of which we consider you a part of. This year's festival will bring whimsy and wonder to our streets while spotlighting the work of our graduating students.

We hope the changes made for the 2012 Manifest helped to make the festival a better experience for our neighbors and guests. We have continued to adjust and implement various measures in response to some community concerns. For the upcoming 2013 festival taking place on Friday, May 17th, we will take the following measures in our planning and preparation to help assure the comfort of our neighbors:

- We will continue to comply with all city rules and regulations.
- Audio checks will not begin before 8 a.m. on Friday, May 17.
- Manifest featured guest performances will end at 8:30 p.m. (one hour earlier than previous festivals and city requirements).
- The main festival tent will be deconstructed on Saturday, May 18th avoiding any overnight construction and associated noise. Please visit the Manifest website at www.colum.edu/manifest for a complete schedule of activities, which includes more than 75 student showcases, an art walk and Great Convergence. Your continued support for Manifest is greatly appreciated and we look forward to seeing you out on the streets for this signature event.

Sincerely,

Norman Alexandroff

Director of Internal and External Partnerships
Columbia College Chicago

"Property Values" continued from page 3

"Public transit in and of itself is not a link to property value," Bernardoni said. "It's not an A to B relationship. I would have agreed to [that] contention a year ago, but housing prices are stabilizing now. Chicago tends to lag behind the rest of the country."

The CTA plans to invest \$425 million into the renovation of Red Line stops south of Roosevelt Road starting in May, and another \$240 million will go to the reconstruction of the 95th Street Terminal, according to CTA Director of Communications and Media Relations Tammy Chase. She said in an email that the improvement of transit would boost economic development in the surrounding neighborhoods.

"Many long-time residents know the value that access to transit has for them, from property values to access to jobs," Chase said in the email. "The study is a useful tool in continuing to educate the public about the many benefits of transit well beyond getting customers from Point A to Point B safely and reliably."

Bernardoni said the study is only observing a surface effect of the true cause of stabilizing house prices, which is the recovery from the housing bubble crash in 2007.

"You don't put rail lines next to places that don't have ancillary benefits," Bernardoni said. "Getting [public transit] to go to lower value areas is difficult because they need the ridership. If there aren't enough people there, the buses will not go there."

thedearbornexpress@gmail.com

For Community

Bulletin Board



Remember



Sandy Hook

South Loop Neighbors

South Loop Neighbors is a non-profit membership based organization dedicated to enhancing the quality of life in South Loop's neighborhoods and preserving the area's landmark districts.

South Loop Neighbors represents South Loop residents who are concerned about:

- Ensuring high-quality, reasonably-sized real estate development as well as infrastructure improvements that respect the unique character of our community
- Preserving and protecting the area's Landmark Districts, including Printing House Row and Historic Michigan Boulevard
- Promoting quality education, recreation, services, retail, community activities, and events
- Maintaining a socially, culturally, and economically diverse neighborhood
- Developing strong relationships with key city officials to ensure they respect, hear, and act on the concerns and ideas of the South Loop community. South Loop Neighbors serves members and residents within the area bounded by Congress Parkway to approximately 25th Street and from the Chicago River to Lake Michigan.

Www. Southloopneighbors.org

May 4th, Jane's Walk & Grant Park Art Tours

Dennis McClendon will be leading a walking tour of Printers Row, **leaving from the Washington Library at 2:30PM.** Another walk will be held in Humboldt Park on May 4th at 2:00 PM Guided by Julia Bachrach

9th Annual Run to Remember May 4

The Chicago Police Memorial fund is having the 9th Annual "Run to Remember." You can choose to run, walk or just volunteer to help. Kicks off at 8 AM at Gold Star Families Memorial and Park, 1420 South Museum Campus on Chicago's lakefront, just east of Soldier Field, rain or shine. For more information, visit <http://www.cpdmemorial.org/run/>.

SLN Yard Sale on June 8

Spring-- Spring--- it really is coming so while doing your Spring Cleaning you might like to put aside some treasures to sell at the SLN Yard Sale on June 8--- and put a little jingle in your pocket--- it is always a fun day in Dearborn Park---so have fun looking **through** those treasures and see you in the Park! **To RSVP for your spot, email Sandi Thayer at Sandi@southloopneighbors.org**

Like to Bike Ride--- let's get a group together and decide on day - time -we can explore neighborhoods—find funky spots to eat--- spark anyone's interest-- email:

groups@southloopneighbors.org

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Jaqi@JaqiGreenInteriors.com

Restaurant Review: Chicago Curry House.

In December of 2007, the Chicago Curry House opened its doors in their new South Loop location - and what a wonderful addition to the neighborhood this has been! The Chicago Curry House is the sister restaurant to the Highwood's Curry Hut and offers a large Vegetarian and Non-Vegetarian selection of familiar Northern Indian dishes and select Nepalese delicacies, including tantalizing Tandoori and delightful curry dishes. This restaurant has a nicely appointed interior with cloth tablecloth and enjoyable music playing softly in the background. You will see an attractive bar as you walk in, where you can enjoy a drink as you wait for your company and cozy booth tables are available where a quieter, intimate meal can be shared. You can dine in, order online for pick-up or delivery for those folks "on the go" and they also offer catering.

Some notable appetizers include the Chicken or Vegetable Momo (a platter of steamed dumplings filled a spicy ground chicken or a delectable vegetable filling laying on top of shredded salad and complimented with a spicy mustard dipping sauce) and the Vegetable, Chicken or Lamb Samosa (a cone shaped crunchy pastry, stuffed with a spicy, minced filling), Chicken Pakora (masala marinated strips of chicken roasted in their Tandoori oven and then coated in a chickpea batter, fried and served with a sweet Tamarind sauce) and the House Special Shrimp (Large shrimps cooked to perfection in the chef's special sweet curry sauce and served over basmati rice). Time Out Chicago (2009) recommends the Nepalese Chicken Wings (wings marinated overnight in a Nepalese ginger, garlic and cumin sauce and roasted in a tandoori oven).

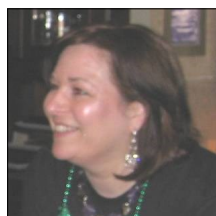
The menu provides pages of dishes separated by Vegetarian and Meat selections. Some of this reviewer's favorites include the Palak Paneer (Creamed spinach with chunks of house made cheese), Chana Masala (Chick peas swimming in a spicy sauce), Chicken Makhani (AKA: Butter Chicken – Chicken slices roasted in a clay oven and then served in a mild creamy tomato sauce), and their Biryani (Basmati Saffron rice cooked with herbs and spices along with either mixed vegetables or a meat of your choice).

A good way to sample a wider range of dishes is to try their Lunch Buffet (\$10.95) served every day from 11:00 to 3:00 pm, where you will find hot appetizers (often a Samosa and a Pakora), cool salads offerings with yogurt dressings, a soup



of the day, at least 5 or more entree offerings (usually a rice dish, two vegetable dishes and two meat dishes and a dessert.

Chicago Curry House (312-362-9999) is located 899 S. Plymouth Court – on the NE corner of Plymouth and 9th Street. They are open 7 days a week for lunch and dinner from 11 am to 10 pm. There is metered street parking on State Street and discounted parking (\$5, three hour minimum) at 919 S. State Street with validation. Public transportation via the CTA #29, #62 and #146 buses at the State/9th Street Stop or you can take the Red Line train to the State and Polk Street stop. **By Margaret Wallyn**



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WHAT'S HAPPENING IN APRIL:**20 April, 9-noon: South Loop Clean + Green.**

Where will you pitch in to help our community clean up for a green spring? Like to work solo? Here's a DIY idea: scout out a neglected block of trees planted in the parkway. There are plenty that can use some TLC: pick up trash, pull out old weeds, give a fresh layer of mulch. The trees will thank you. Your neighbors will thank you. And you will feel great.

Like to work with neighbors? Here are some volunteer activities already organized. Please bring your own water bottle and gloves if you can.

- Mark Twain/Women's Park, 18th and Indiana*
- Grant Park, Columbus and Roosevelt*
- Printers Row Park, 700 S. Dearborn*
- South Loop School, 1212 S. Plymouth Ct*

Ferd Kramer Memorial Garden, 51 W. Polk

* Tools and snacks provided by Ald. Fioretti's office. RSVP by April 17th to 312-263-9273

or 2ndwardstacey@gmail.com



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Phone 312-504-3538

21 April, 10-noon: Earth Day Family Festival
Earth Day Family Festival at The Sod Room, 1454 S. Michigan Ave., 2nd Floor,

Join a "morning of live music and movement," that will also feature snacks, story time and eco-goodie bags and crafts sponsored by Plan Toys. The cost is \$20 per child, \$35 for two, and \$50 for three children. Tickets are limited and those interested are encouraged to register in person or online at

<http://www.sodroom.com/>.

WHAT'S HAPPENING IN MAY

MMM! Where will you go meatless on Mondays in May: May 6, 13, 20, 27?

Restaurants all over the South Loop are partnering with the Alliance around this [global campaign](#) to eat less meat as a way to be nice to the environment. (see sample list below)

Why Meatless Mondays in May? Most people recycle because they know it is good for the environment. But most people don't know that eating less meat is much more earth-friendly than recycling. Going meatless just one day a week makes a big difference because meat production is both a water- and fossil fuel-intense operation and a major contributor to greenhouse gases – even if it is done organically and locally. **MMM!** is not about going vegan (though we have nothing against vegans).

MMM! is about doing something easy that makes a real difference for the environment. By going to one of our participating restaurants on a Monday in May,

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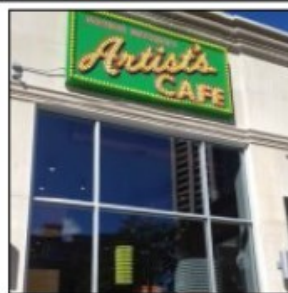
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One of the 600 new lights along Congress Parkway heralding the entrance to the city from the west. This completes the \$24 million project from Wells St. to Michigan Ave.

Alderman Bob Fioretti's Bi-Annual 2nd Ward **CLEAN & GREEN** Saturday, April 20th

Call (312) 263-9273
for more information

Volunteer Today!

Mark your calendars for Alderman Fioretti's Bi-Annual 2nd Ward Clean & Green on Earth Day, Saturday, April 20th. Join us at locations across Chicago to clean up and better your community. Stay tuned for site information in the next few weeks. You'll meet your neighbors while giving back to the community. Call (312) 263-9273 to sign up to volunteer!

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Chicago College of Performing Arts String Chamber Music Showcase

Date and Time: Apr 25, 2013 at 7:30 PM

- Venue: Ganz Hall, 430 S Michigan Ave. 7th Floor Chicago, IL 60605

Artist(s):

Stefan Hersh, Program Director

Selected CCPA student string chamber music ensembles perform a range of repertoire.

This concert is free and open to the public. Tickets are not required; seating is on a first-come, first served basis.

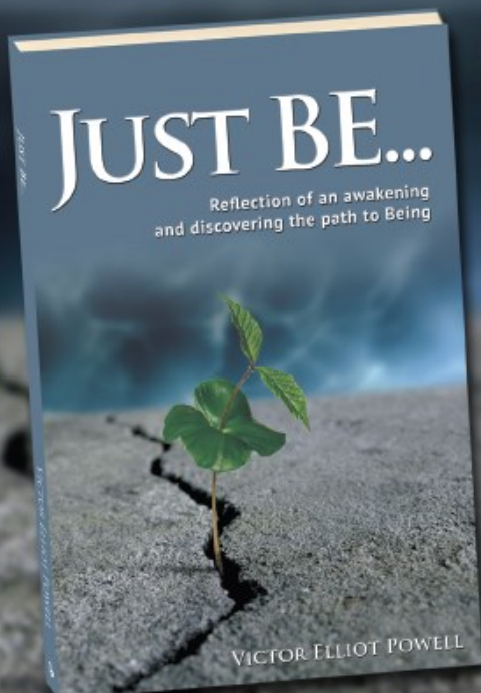


Students from the Chicago College of Performing Arts who performed at Grace Place on Thurs. April 11th. Shown L to R **Erina Koyasu**, Flute; **Olya Prohorova**, Violin; **Liz Kovalchuk**, Cello; and **Phillip Blaine**, piano accompanist. **Music@Grace**, Thursdays at 7:30 pm, Grace Place, 637 S. Dearborn Street in the South Loop. Enjoy performances by graduates and advanced music students from Roosevelt University's Chicago College of Performing Arts in this award-winning, intimate space with superb acoustics. Reception follows each 45-minute performance. Free. For further information, visit <http://gracechicago.org/programs/>.

Victor Powell

Producer/Creative Director

Victor Powell owns a photography studio at 531 S. Plymouth Ct. and is a member of the South Loop Referral Group. Victor Powell is a true visionary at his craft. During his 3 decades in the photography and creative services industry, the world of creative services and technologies have changed immensely. Victor has been able to expand his vision and expertise to integrate digital photography, video, and multimedia production into his workflow.



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NEW CITY

By John Greenfield

I'm a huge fan of the city's efforts to get a total of 100 miles of protected bike lanes (which put a physical barrier between cyclists and moving traffic) and buffered bike lanes (conventional bike lanes with extra dead space striped on either side) by 2015. Protected lanes are crucial if we're going to significantly boost Chicago's bike mode share because they attract the so-called "interested but concerned" demographic, folks who would like to try urban cycling but are worried about getting hit by cars. The Chicago Department of Transportation (CDOT) deserves major kudos for installing 11.4 miles of protected and 18.65 miles of buffered lanes in the last two years.

That said, there are some issues with Chicago-style protected lanes, created by moving the parking lane to the left of the bike lane, which is delineated by flexible plastic posts, so that the parked cars serve as the barrier. For example, this configuration makes it harder for right-turning drivers to see cyclists, which

can result in the dreaded "right hook" crash. It's common for motor vehicles,

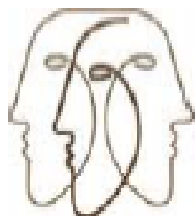
especially cabs and delivery trucks, to drive and park in protected lanes. And curbside asphalt tends to be in worse shape than the rest of the road and often has poor drainage, as demonstrated by the slush-filled puddles in the Dearborn Street protected lanes this winter.

European-style raised bicycle lanes, elevated a few inches above street level and sometimes located an inch or two below the sidewalk, could solve all of these problems. Also called grade-separated lanes, these facilities are the norm in cities like Amsterdam and Copenhagen, which each have more than seventeen times our bike mode share. Chicago's Bike 2015 Plan, published in 2006, called for testing grade-separated lanes in two or three locations

Raised bike lane in Copenhagen/Photo: John



Read entire story go to: <http://newcity.com/2013/04/02/checkerboard-city-raised-bike-lane-expectations/#more-8317>



South Loop Referral Group

meets every other Friday at 7:30 am

at Dearborn Station Atrium **SLRG.ORG**

South Loop Referral Group is a professional organization, made up of individuals with a high level of skill and passion for serving their community. The members all live and work in the south loop area; which means they are well known locally with many resources and testimonials. A referral groups goal is to have only one representative from each category. The quality of their work and the care they provide makes them truly unique, and whether you are looking for a printer, a banker or a contractor, you can be sure whomever you hire from our group, will be attentive, on time, and competitively priced.

The group also serves as a rainmaker, encouraging local business development and supporting a thriving professional community in Chicago's South Loop neighborhood through motivation, communication, and education.

Watch Your Back! Police Blotter

Police Blotter compiled by the Columbia Chronicle staff with information provided by the Chicago Police Department.

Hand over fist

A woman escaped her car March 31 after her child's father hit her on the head multiple times near 1158 S. State St. She filed a report, but he has not been detained by police. The woman suffered a bruise and cuts on her face.

Party animal

A man attacked a woman March 31 after following her from a party to her home on the 500 block of South State Street. The woman rebuffed the man's advances before he shoved her, stole her phone and fled the scene.

Last call

An intoxicated man was robbed March 28 after walking down the stairs from the Roosevelt CTA platform, 30 E. Roosevelt Road. The man gave the thief his cell-phone and his wallet. Police told him to cancel his credit cards.

Reefer madness

Police observed a man smoking a joint April 2 in an alley near 20 E. 9th St. When police asked what he was smoking, the victim said, "It's just a little weed." Police determined the joint contained cannabis and arrested him.

THE DEARBORN EXPRESS

This publication is sponsored by the South Loop Referral Group, a professional and business networking group. It is our mission to provide the Printers Row area with current news and to promote local businesses and organizations. This publication will be distributed through email to individuals who wish to receive it. It is our hope that we will be able to expand our features and publish twice a month in the near future. If you have any questions or would like to contribute information for news or to our bulletin board, please email us at :
Al Hippensteel, editor

thedearbornexpress@gmail.com

For Sale



Enormous Double Unit @ The Pope Building Lofts! Heart of Printers Row Historic District. Massive 1700 Sq Ft 2BR/2BA offers tons of space! LR/DR measures 37'x16'! This Place is HUGE! Updated Kitchen; Cherry Cabs, Granite Counters & Stainless Steel Appls. Real 3/4" Oak HRWD Flrs Th-out Main Areas,

\$379,000

633 S Plymouth Ct S #1203,
Chicago, Il



Heart of the Printers Row Historic District-Fully Rehabbed 2BR/1BA Loft in Historic Moser Building. Stunning 1200 Sq Ft City Home has Smart Flrplan w/Spacious Wide Open Rooms. Gorgeous Kitchen w/Maple Cabs, Stainless Steel Appls & Marble Cntrs. Hardwood Floors Th-Out! HUGE LR/DR w/Soaring 12' Concrete Ceilings. Spa-Bath w/Carrera Marble Cntrs & Glass Tiled Shower. New Furnace & A/C. Parking Available for Rent/Sale.

\$249,000

621 S Plymouth Ct S #402 ,

Moser Lofts Located in the Printers Row Historic District. Fully rehabbed Jumbo 1000 Sq Ft Loft. Hardwood Floors, Exposed Brick, Concrete Ceilings/Columns, Gorgeous Kitchen w/Stainless Steel Appls & Granite Counters. Huge open space w/ soaring 12' ceilings, Good size bedroom w/double closets. Spa-Bath w/Granite Counters, Vessel Sink & In unit Washer/Dryer. New Furnace,A/C & Water Heater. Rental/Sale Parking Availab

\$214,900

621 S Plymouth Ct S #205 , Chicago, Il
1 Bedroom, 1 Bath | MLS 08296067

Listed by

Dearborn Street Realty

Tom Feddor, 312.203.3841

tomfeddor@gmail.com

AMLI LOFTS

- North Tower
- 1.68 acres
- Height: 12 stories
- Residences: 199
- Retail space: 9,000 square feet
- Parking: 140 spaces (0.7 spaces per unit)
- Green space: 11,000 square feet (50% more than required)
- Polk Street setback: 12 feet for retail, 17 feet for tower
- Clark Street setback: five feet for retail, 10 feet for tower
- Six-foot-wide green space between sidewalk and Polk Street

South Tower

- 1.81 acres
- Height: 12 stories
- Residences: 199
- Parking: 140 spaces (0.7 spaces per unit)
- Green space: 13,700 square feet (90% more than required)
- Clark Street setback: +3 feet from right of way, sidewalks 9-11 feet wide. Current sidewalk 6 feet wide on Clark, 7 feet on Polk.
- Project size: 3.5 acres
- Amenity deck with pool, barbecue, etc...
- AMLI Lofts
- Residences: 398
- 60% less dense than Avalon Clark
- Retail space: 9,000 square feet
- Trying for LEED Silver rating
- Trying to exceed LEED requirements by 17%
- 75% of construction waste will be recycled (50% required by the city)
- Built with materials with recycled content.
- Built with locally sourced materials where possible.
- Resident recycling program.
- Individual climate controls.
- One-story parking garage preserves views for many at Folio Square.

Although this information was provided in 2012, we believe that most of the information is still accurate, however, there may have been changes in some details. More information can be found on the below link from blog Chicago architecture.

<http://blog.chicagoarchitecture.info/2012/02/28/bad-economy-good-for-south-loop-developer>



After a long absence, cranes have migrated north from their winter home in Florida. These cranes are at Polk and Clark Street ready to begin construction of the AmlI Lofts.

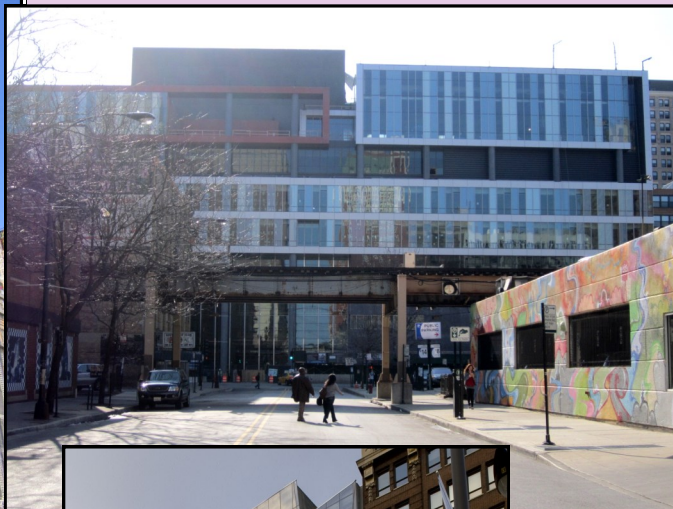
- Architect took deliberate measure to de-canyonize the project to give it a neighborhood feel. "This is not La Salle Street."
- Facade described as "technical" with pre-finished corrugated metal panels in square and rectangular shapes.
- Facade panels are pre-finished so they won't fade or change color over time.
- Rooftop sun deck
- All vehicular access comes from West Ninth Street and West Polk Street.
- Trying to draw people off of Roosevelt Road into the neighborhood.
- National retail is going extremely well on Roosevelt Road, shows that there are opportunities for infill retail in the South Loop.
- Retail setback at Clark and Polk intended for outdoor dining, if a restaurant moves in.
- Expected to reduce traffic in the area because people can walk to downtown; there are many transit options; and pick-up, drop-off, and loading areas are on the property, not on the street.
- Dog run
- 18 month construction time.

Higher Learning

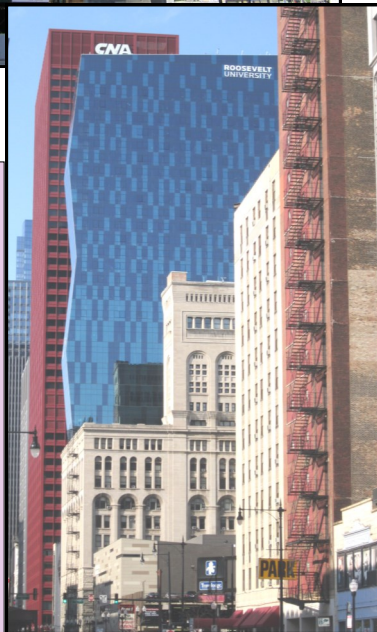
THE FLATS AT EAST-WEST UNIVERSITY is the first residence on campus. The Flats, located on the top floors of the new Student Life Center (SLC), will open in August 2013 and be home to 241 student residents.



JONES COLLEGE PREP, exterior nearing completion



ROOSEVELT UNIVERSITY
New high rise (The Wash Building), contrasted against the iconic Auditorium Building.



SPERTUS INSTITUTE

The Spertus Shop (610 S. Michigan Ave., [312.322.1740](tel:312.322.1740), shop.spertus.edu) will hold its first-ever

Indoor Sidewalk Sale on Sunday, April 21, from 10 a.m. to 5 p.m. Enjoy steep markdowns on Judaica, home decor, children's gifts, books, and more. All sale items 50-80% off. Purchases support Spertus Institute programs, fostering Jewish learning and leadership.

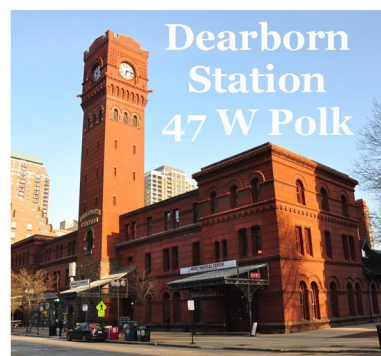
In The Dearborn Station, 47 W Polk



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Ward Map of the South Loop any way you slice it!

Takes effect 2015

3rd Ward

4th Ward

25th Ward

42nd Ward

Pat Dowel

William Burns

Daniel Solis

Brendan Reilly

