



The Value of Significant Architecture

by Sally Park, Jim Houston, and friends

Streeterville residents should feel a tremendous sense of pride because Chicago is widely noted as one of the cities of the world with great architecture and renowned architects. Not only is our city so known, but our Streeterville neighborhood has many examples of great architecture.

In today's transitory world, historical architectural pieces lend a sense of place and substance. Although many significant buildings were demolished to make way for modern and less attractive buildings from the 1950's through the 1970's, in recent decades Streeterville has benefited from SOAR's collaboration with many architects both past and present. And fortunately our neighbor-hood still has many great examples of architecture, much of which is renowned even outside Chicago.

Fourth Presbyterian Church is one of the finest examples of classic American Gothic design in Chicago that rose in 1914 on undeveloped, unpaved Pine Street, today known as Michigan Avenue. The church's architect Ralph Cram, had studied gothic churches and stained glass windows in England.

The Wrigley Building and Tribune Tower at the south end of Mag Mile and the Art Deco Palmolive Tower at the north end are exemplary designs from the early 20th century. Around the corner on East Lake Shore Drive are the Benjamin Marshall-designed elegant co-op buildings of the 1920's. More recently built significant construction in the second half of the 20th include the Mies van der Rohe "Glass Houses" at 860 - 910 North Lake Shore Drive that demonstrated the clean lines of the Bauhaus school of architecture. Nearby, the once tallest building in the world, the John Hancock Tower was heralded by many architects as a pace setting design. A block away stands the century-old Engine Company #98 fire station that was saved from the wrecking ball on the eve of its 100th anniversary through intervention by neighborhood residents and a SOAR appeal to Mayor Richard Daley.

At the south end of Streeterville's lakefront is the award winning Lake Point Tower with its three graceful curved wings standing as a pinnacle defining the demarcation between land and lake.

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First StreeterFest was Fun for All

by Brian Hopkins

SOAR made history this past summer by staging StreeterFest, the largest event in our 36 year history. An estimated 5,000 people attended StreeterFest over the course of a fun and entertaining weekend.

Held during the weekend of August 27 and 28, the event received high marks from vendors and guests alike. Activities ranged from people dancing to the music, or just relaxing and enjoying the various bands. Jimmy Damon, a surprise guest during JP and The Cats appearance, gave a swinging' version of "Fly Me to the Moon". There was an interesting variety of offerings and a great deal of traffic along Artists Way, while StrEATerville offered many tasty treats from beer to ice cream and everything in between.



Many thanks to the SOAR board members and volunteers who helped make this event happen. We also make special mention of the late and great Bruce Florine who worked tirelessly to make StreeterFest so successful. Above all thanks to Lake Shore Park's Leticia Tremaine and her staff. Without them there would have been no StreeterFest! And the Day Camp counselors really helped make it a fun event for families as indicated by the many laughing children. The event truly went off without a hitch, including the weather that cooperated 100%, and we look forward to Streeterfest #2 in 2012.

More photos on page 3

Real Estate Review

by Gail Spreen

Were you aware that Streeterville was once called the "Deestrick of Lake Michigan" by Cap Streeter and was mostly marsh and underwater? Old Cap however knew a good thing when he saw it! The area has come a long way since Old Cap's time but we still must remain vigilant to ensure that every new development makes a positive contribution to the neighborhood. Here's the latest on what's happening on the real estate front in our community.

Northwestern Memorial Hospital's (NMH) New Outpatient Care Pavilion (OCP) is proposed to be built between Ontario and Erie on the west side of Fairbanks Street. It is approximately a 400 foot high office and surgical tower including 575 parking spaces housed in an above ground garage.

After two community meetings the following positive changes have been agreed to by NMH that SOAR feels will make the building more integrated within the area.

- The removal of the four loading bays on Ontario St. and creating a below grade loading dock where deliveries will occur. The door to the dock entrance will match the retail windows. With lovely landscaping and outdoor cafes on the south side of Ontario, the OCP needs to respect and enhance that pedestrian experience.
- The bus stop will also be moved to the west to allow for more space for the numerous buses that service this route.
- NMH also removed one of the three proposed pedestrian bridges connecting it with neighboring buildings. Bridges cut light to the street and therefore SOAR opposes bridges.

This new OCP tower will be significantly taller than the neighboring 233 Erie and 230 Ontario buildings. SOAR was successful in getting NMH to install a reflective material on the west wall of the tower that faces the cavern created between the buildings. This allows light to bounce and reflect into the area between the buildings. NMH will use a light colored precast concrete with very fine reflective material. NMH also agreed to add vertical spandrels down the west all for a more cohesive look and to facilitate additional reflection of light.



VA Site – NMH Interim Use – NMH has stated that they will begin adding some greening to the VA site that will improve the appearance of this desolate lot. This is great news as the

site has been an eyesore in the center of our neighborhood. Plans include:

- Moving back the fences on Fairbanks and McClurg 15 feet.
- Cutting back the corners 45 degrees and landscaping them.
- Increasing lighting where necessary for safety.
- Upgrading inside the fence with plantings of test varieties for experimental gardens.



410 E. Grand Avenue - Golub Development- This development too has seen changes in the past several months. It went from a 42-story apartment tower and affordable housing tower to a 45 story, 490 unit apartment tower and a five story office tower. The revised plan includes a 296-car parking garage hidden by active use space - a very positive feature. SOAR does not approve of undisguised above grade parking structures. Sidewalks on

McClurg and Ohio streets have been widened with corners cut back for safety and improved visibility. Loading docks are now inside the building which should help keep trucks off the streets and from blocking traffic. The base of the building includes retail, and there are several improvements to the green roofs and landscaping.

Golub would like to receive Plan Commission approval in December and begin construction next year

200 E. Illinois Street - Optima Development- Optima is a new developer in the neighborhood and is planning to build an apartment tower just south of Volare and the new Ronald McDonald House. It is to be 420 feet high (42 stories) with an 8 story parking garage for 238 cars. The entrance will be on upper Illinois with retail on the St. Clair level. The project was designed within the existing zoning and did not require Plan Commission approval. Therefore the review process was minimal and issues identified by SOAR will be difficult to get acknowledged and resolved. SOAR has asked the developer to replace the old staircase leading from lower St. Clair to Upper Illinois with something that will match the style of their building.

Dangerous Intersection – Columbus and Illinois. SOAR has sent a letter to Commissioner Gabe Klein and LuAnn Hamilton of the Chicago Dept. of Transportation (CDOT) with recommendations for improving the safety of this very dangerous intersection. The full letter is posted on SOAR's website. If you have additional ideas for improving safety throughout the entire neighborhood, please forward them to

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Real Estate Review

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the SOAR office. We want to do whatever we can to make sure everyone is safe while walking or biking in Streeterville.

CTA Budget Hearings – SOAR attended the CTA budget hearings to thank the CTA for all the public transportation available in Streeterville. We also want to let the CTA know that we appreciate the service as most residents rely on it for commuting to work, etc. With more people eliminating cars and using public transportation, biking or walking, we encourage continuous communication between SOAR and the CTA to make sure that we work together in supporting each others ideas and efforts. SOAR's testimony from this meeting is also posted on the website.

SOAR's Real Estate Review Committee – if anyone is interested in actively participating on this committee, please contact the SOAR office. The opportunities consist of working on Safety and Security, Preservation, Greening, Traffic /Transportation, Zoning and Big Picture Design Planning. SOAR membership is a requirement for participation.

SOAR Challenges IDOT Ruling on Heliport

In mid-October, without conducting a safety study, the Illinois Department of Transportation (IDOT) issued an order to approve the Children's Memorial Hospital rooftop heliport proposal. SOAR strongly disagreed with IDOT's decision and in November, filed a formal motion with IDOT to rehear the matter and reverse its order.

The appeal, procedurally referred to as an "Application for Rehearing" cites IDOT's failure to make a finding of safety in the matter, consider all of the relevant evidence and properly apply legal standards of review. Due process violations and issues with state-funded contracts were also highlighted.

The many serious and significant safety issues and concerns raised by SOAR's experts still remain including the absence of legitimate available emergency landing areas per the City of Chicago's Municipal Code, the escape route into a surrounding high rise (Water Tower Place), and the ability of pilots to have accurate site-based wind and weather information from which to make decisions. SOAR will continue to share additional information with everyone as it becomes available.

StreeterFest

Continued from page 1



A variety of musical acts kept the crowds rockin' day and night



Dennis Downes joins special guests Ronald McDonald and Cap Streeter



With cloudy skies but no rain, StreeterFest visitors enjoyed hanging out in Lake Shore Park on an August weekend.

Blueprints was an Elegant Success

by Mary Houston

On September 27 Streeterville neighbors and friends gathered for SOAR's annual Blueprints event, held this year in the elegant Gold Coast Room of the Drake Hotel, and to honor award-winning Chicago architect Laurence O. Booth.

Booth, whose architectural firm is Booth and Hansen received SOAR's *Vision into Reality* Award for his creative work in Streeterville, Chicago and internationally. Models and photos of Booth's exemplary buildings were on view during the evening.

Also honored was Lookingglass Theatre which received the SOAR Pillars of the Community Award for its cultural and educational contributions to our community. The theater, located in the historic Waterworks at Michigan and Pearson has brought to our community critically acclaimed avant-garde theatrical productions. This year the theater also received a regional Tony Award for American theater excellence.

The historic Gold Coast Room was resplendent for the evening's festivities with bright gold tablecloths and gleaming candles as 135 SOAR members and friends gathered for an evening of fun, food and friendship.

In addition to the awards presentation the evening featured entertainment by the Chicago Jazz Trio and a spirited silent auction with items contributed by local artists, artisans, and restaurants. Alderman Brendan Reilly brightened the evening by auctioning off four prime Blackhawks tickets which were donated by Reilly and SOAR President Brian Hopkins.

Special thanks to The Drake Hotel for donating the use of their elegant facility and working with us to plan this extraordinary event. Thanks also to the many sponsors who made this event possible including 850 N. Lake Shore Drive, Presenting Blueprints Sponsor and sponsor of the cocktail hour; Chicago Special Events Management, contributors of the table wine; and to First American Bank, JMB Realty, Jim and Mary Houston, Streeterville Properties, Maury Fantus and Judy Aiello; and Michael and Sharyl Mackey for their generous contributions. Special thanks to Sharyl Mackey who chaired Blueprints, to co-chairs, Jim and Mary Houston and to Irene Newman and Lisa Chizever who set up the silent auction.



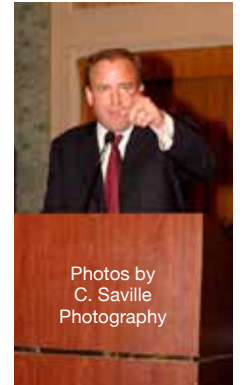
The beautiful Gold Coast Room at the Drake Hotel provided an elegant space for the Blueprints Gala.



Lisa Chizever, Irene Newman, Mary and Jim Houston enjoy a glass of wine before the start of the Blueprints event.



Brian Hopkins presents Philip R. Smith, Producing Artistic Director of the Lookingglass Theatre, with the SOAR Pillars of the Community Award.



Alderman Brendan Reilly auctions four Blackhawks tickets to the highest bidder.

Photos by C. Saville Photography

New Mural Graces Ohio Street Pedway

by Jim Houston



Artists who constructed the murals for the Ohio Street Pedway stand proudly in front of their work.

Artists from the Chicago Public Art Group (CPAG) spent weeks installing a combination of ceramic tiles and paintings to decorate the walls of the ramp and stairs at the west end of the pedestrian underpass at Ohio Street and Lake Shore Drive. This is a welcome improvement to this corner of Streeterville. It will provide a colorful and friendly entrance to the pedway that is used by tens of thousands of residents and tourists each year who visit Navy Pier, Jane Addams Park, Ohio Street Beach and the lakefront.

In keeping with its proximity to Jane Addams Park, part of the mural honors Jane Addams and Ellen Gates Starr, who founded Hull House to serve the needs of less fortunate residents of Chicago.



Matt Phillips of IDG and Larry Booth, honored architect, display the SOAR Vision Into Reality Award given to Mr. Booth.



Sharyl and Mike Mackey look over the event Sharyl helped to create.

Look Back 2010 - 2011: New Signs of Life in Streeterville

In spite of the lingering recession, and continuing sagging of the condo real estate market, the demand for quality apartment rental units sparked a new mini-boom in residential development in our neighborhood. The Grand-Ohio corridor was active with the opening of Streeter Place, start of construction of 500 N Lake Shore apartments, and announcement of plans for apartment construction of 410 E. Grand and 200 E Illinois.

We all are keeping our eyes and ears open for the inevitable changes with a new mayor at the helm of our city. As the new administration settles in and implements the changes they feel are needed, we wonder what impact those changes will have on life in our neighborhood.

In the meantime, SOAR is continuing to emphasize greening and sustainability, to make Streeterville the "Greenest Neighborhood in Chicago." SOAR participated in the Mayor's annual paper drive, and ended up in second place for the most paper collected. Our Alderman, Brendan Reilly implemented a beneficial change that SOAR has been advocating since publishing of our Streeterville Plan in 2005, by painting clearly marked bicycle lanes on Grand Avenue and Illinois Street from Lake Shore Drive to Wells Street. This is an encouragement for bike commuters and recreational cyclists to use one manpower vehicles instead of few hundred horsepower vehicles to get around, saving energy resources and reducing pollution. We have also welcomed expanded recycling programs in Streeterville condo and apartment buildings.

SOAR sponsored and organized a new event in our neighborhood. One August weekend we held Streeter Fest at Lake Shore Park, with food and beverage stands, live music, artisan stands, childrens' activities, and general good neighbor fellowship. In two days over 5,000 people attended, with a sizeable proportion of those being Streeterville residents.

In September we held our sixth annual Blueprints gala event at the Drake Hotel. SOAR honored Chicago architect Larry Booth whose Streeterville designs include the re-purposed Palmolive building, 850 N. Lake Shore Drive and the East Water Street Town Homes, as well as other architecture around the world. We also recognized the contributions to our neighborhood made by Lookingglass Theatre, awarding our Pillar of the Community Award.

SOAR welcomes Illinois artist Dennis Downes' larger than life bronze statue of Cap Streeter, without whom much of Streeterville would not exist. It stands on the corner of Grand Avenue and McClurg, by Yolk Café.

All-in-all, Streeterville continues to be one of the most vibrant, yet pleasant neighborhoods in Chicago.

SOAR 36th Annual Meeting Lauds Founders; Community Activists

by Muriel Glick

SOAR president Brian Hopkins gave a ceremonial wrap of the gavel to open this year's well-attended annual meeting in the Seville Ballroom of SOAR business partner, Intercontinental Chicago Magnificent Mile on Monday, November 28. The agenda included a keynote address by the honorable Toni Preckwinkle, President of the Cook County Board; five award presentations, president and treasurer reports and the election of directors for the coming year.

Brian called 2011 a year of "challenge and change that provided us with the opportunity to return to our core function of making sure our voice is heard in shaping the fabric of our community." To set the tone for the meeting and the coming year he acknowledged that the founders of SOAR knew what they were doing when they created this organization. Brian then introduced Toni Preckwinkle who began her remarks by thanking SOAR for what it does to make the City of Chicago a better place.

President Preckwinkle acknowledged the difficult financial times we are experiencing but sees her obligation to the residents of Cook County to find ways to provide more services with less money and make necessary tough decisions to insure the long term viability of the county. She provided insights into the vital issues that are being addressed in order to find more effective ways to manage County services, including laying the groundwork for a rollback back of the county sales tax increase.

She alluded to an especially troubling dilemma of finding more effective ways to help rehabilitate juveniles involved in non-violent crimes other than incarcerating them in the Cook County Juvenile Detention Center alongside hardened criminals. Alternatives under exploration are electronic monitoring, smaller group homes, more after school programs and increased foster care options.

At the conclusion of her remarks President Preckwinkle responded to questions. When asked how we (SOAR) can help improve our county she had a firm answer: "Help the public schools. We can't have a world class city when we are graduating only 65% of the kids (after five years)."

Four beautification awards, determined by SOAR's Greening & Sustainability committee for helping to promote green space in our community, were presented by Michael Alvarez, Commissioner of the Metropolitan Water Reclamation District of Greater Chicago. The first award, for residential landscaping was presented to 227-237 East Delaware Corporation. Accepting the award was Mary Ann Nutter, Landscape Committee. The second award for a commercial landscaping went to Streeter Place Apartments. Accepting the award was Lee Golub, President of Golub and Company, a SOAR sponsor, and developer of Streeter Place. The third award for perennial landscaping went to 253 East Delaware Condo Association and was accepted by Carolyn Bull, Property Manager. The fourth beautification award for the most improved landscaping is a new category and went to Golub Realty LLC and Sudler Property Management for 680 N. Lake Shore Drive.

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A Look Back at Year 2010 - 2011

by Howard W. Melton, Treasurer

SOAR's Legal and Governance Status

SOAR is an independent, non-partisan, 501(c)(3) organization founded in 1975. The group is dedicated to "Working to Keep Streeterville a Neighborhood" in the Chicago community bounded by Lake Michigan on the east, the Chicago River on the south, Rush Street on the west and Oak Street/East Lake Shore Drive on the north. SOAR is governed by a Board of Directors elected by the members. Members of the Board of Directors are elected for terms of two years. The officers of SOAR are elected by the Board of Directors for terms of one year.

Financial Report for Nine Months Ended June 30, 2011

In order to better match SOAR's fiscal year with its major fund raising events, the Board of Directors voted to change SOAR's fiscal year from October 1st through September 30th of each year to July 1st through June 30th of each year. As a result of this change, the Organization's major fund raising events will occur during the first quarter of the fiscal year rather than the last quarter. This change should greatly enhance SOAR's ability to manage its budgeting and fiscal affairs. The financial information contained in this report is for

the short year resulting from this conversion, October 1, 2010 through June 30, 2011.

The short year ended June 30, 2011, did not include the results of SOAR's fund raising activities that normally occur during the July through September period. While our revenue for the short year was robust, the lack of a major fund raising event during the nine-month short year resulted in the need to utilize \$9,212 from our reserve funds to balance the difference between our revenue and our expenditures.

SOAR ended the fiscal year with cash reserves of \$186,794. The Organization's budget for the current fiscal year, July 1, 2011 through June 30, 2012, includes the fund raising activities that occurred during the first quarter of the new fiscal year and is expected to result in an excess of revenue versus expenses. As is reflected in the chart below, 79% of SOAR's expenditures directly support its programs within the community.

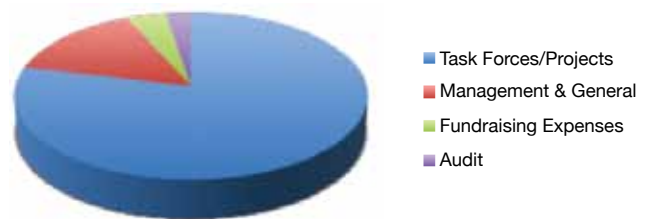
SOAR's financial records and financial reporting are subject to an annual audit by an independent CPA. Numbers included in this report are final audited numbers from the completed audit for the period.

SOAR Income October 1, 2010 - June 30, 2011 \$177,230



- Dues: 31% - \$54,525
- Sponsorships: 11% - \$19,998
- Fundraising Events: 2% - \$2,938
- Direct Public Support: 55% - 97,833
- Interest and Other: 1% - \$1,936

SOAR Expenses October 1, 2010 - June 30, 2011 \$186,444



- Management & General: 15% - \$27,384
- Task Forces / Projects: 79% - \$146,735
- Fundraising Expenses: 4% - \$7,425
- Audit: 2% - \$4,900

Annual Meeting

Continued from page 5

The success of StreeterFest was due to the many who worked on this event, including the late Bruce Florine who toiled tirelessly to make this successful and died tragically at the end of September. Brian gave a tribute to Bruce and requested everyone to join him in a moment of silence to honor Bruce's memory. Roz Hecim, 1998-2001 SOAR president, then presented the 2011 Betty G. Eaton Spirit Award. The award recognizes an individual who has gone above and beyond the call of duty to bring a noteworthy improvement or service to the Streeterville community. Leticia Tremaine, Supervisor, Lake Shore Park, received the award for her support of StreeterFest and the Garden Club.

Immediate past-president Gail Spreen, chairperson of this year's nominating committee presented additions, departures and continuations on our Board of Directors. She welcomed

one new member to the SOAR board, Irene Newman, who has been active in SOAR on the newsletter, our Artisan Market and Blueprints. She also announced that Mary Houston, Cherry Chen, and Dan Rose are leaving the SOAR board. She thanked them for their service. Directors serving with terms through 2012 are Mary Baim, Bruce Corson, Christine Foh, Brian Hopkins, Jim Houston, Sharyl Mackey, Manny Martinez, Sally Park and Gail Spreen. Serving terms through 2013 will be Maury Fantus, Scott Fehlan, Patty Frost, Howard W. Melton, Phyllis Mitzen, Irene Newman and Edward Pearl.

Special thanks to our partners / sponsors who helped make the annual meeting possible, including the Intercontinental who contributed the room and provided delicious desserts and beverages; Northwestern Memorial Hospital for the pre-event, and Lee Golub of Golub and Company for great support for this event and for the work of SOAR.

SOAR is grateful to the many volunteers and donors who are "Working to Keep Streeterville a Neighborhood." If this list contains any inadvertent inaccuracies or omissions, we apologize and ask that you contact us at (312) 280-2596 or office@soarchicago.org immediately, so that we can correct the information.

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(\$150 or more)

Reflects contributions \$150 and above for the period of October 1, 2010 to June 30, 2011.

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RL
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Shops at North Bridge
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Water Tower Place

SOAR and Intercontinental Hotel Make Clean Sweep

by James Houston

For the second year Jane Addams Park and Ohio Street Beach got a clean sweep when 75 Intercontinental Hotel employees teamed up with SOAR volunteers to do a clean up of the area. Employees from the hotel located on Michigan Avenue proudly sported sweatshirts proclaiming "I Made a Difference". The Intercontinental hotel chain encourages employees in their communities across the country to contribute time to improving the neighborhoods in which their hotels are located.

All volunteers contributed two hours to thoroughly comb the Jane Addams Park and Ohio Street Beach area for debris. 42nd Ward branch of the Chicago Department of Streets and Sanitation loaned rakes, shovels and trash bags while work gloves and broom/dustpan sets were provided by Streeterville Properties and Friends of the Parks.

Over 50 large bags were filled with the collected trash that were picked up the following day by Streets and Sanitation. After completing the cleanup the volunteer "crew" members enjoyed hot pizza generously donated and served by one of our neighborhood restaurants, Pompei Pizza. This was truly an example of the continuing collaboration of SOAR and Streeterville businesses to improve life in our community.



75 staff members from the Intercontinental Hotel and SOAR members gather for the clean sweep of Jane Addams Park.



Sally Park fills a large garbage bag as part of the effort to clean Jane Addams Park.

200 E. Delaware Donates Plants to SOAR Garden

by Judy Birk

SOAR is especially grateful to the 200 E. Delaware condominium building for their generous donation of plants for the SOAR garden this past summer. The garden looked especially colorful and lush with the addition of the new flowers and everyone will fondly remember the beauty of the garden this past summer, in part thanks to the generosity of 200 E. Delaware.

Kudos to all who helped with the planning including Carol Rosignolo, Roz Hecim, Judy Birk, Bob Rosenberg, Nino Merola, Don Uram and Carol Brosk.

Streeterville Places Second in City-Wide Paper Drive

SOAR placed near the top again in this year's city-wide paper drive, placing 2nd out of 24 participating groups and collecting 5,800 pounds of paper in a two week period! Twenty-four neighborhood groups, churches, community organizations, chambers of commerce and schools throughout the city took part in the drive which collected and recycled a total of 51,705 pounds of mixed paper.

Chicago Downtown Is One of the Best!

Perhaps we all know this but now it's confirmed for everyone the world over: Forbes Magazine has named Chicago as having one of the best downtowns in America. Among the country's biggest cities none came close to Chicago for its range of offerings and combination of stunning architectural monuments, waterside views, shopping options and recreational opportunities. According to the magazine, "Stare up at the austere exactitude of Mies van der Rohe buildings such as the black tower of the IBM Plaza, wander through the packed halls of the Chicago Art Institute to view its impressive collection or catch a speedboat off Navy Pier to tour the Lake Michigan waterfront. Endless things to do and places to eat, all in a walk-friendly area that makes it one of the best downtowns in the United States."

Special Architecture

Continued from page 1

Streeterville is a virtual "outdoor" museum of architectural excellence and historical importance. We are fortunate to have these monuments of design excellence as our neighbors! Plan to take a daytime walk throughout Streeterville. Note the buildings which embody history because of their longevity or attendant construction stories. These buildings underscore Streeterville's pride of place.

Correction

There was an omission in the August SOAR Newsletter about the revised SOAR Zoning & Planning Principles. Rosalie Harris was a major contributor on the team which did the revision. Rosalie, Gail Spreen and Betty Eaton did most of the work--with Patty Frost adding a few points on the final draft. Both Rosalie's and Patty's names were omitted in the last newsletter article. This is an official acknowledgement of their contributions and we thank them for their continued commitments to keeping Streeterville a neighborhood.

Oak Street Beach Mural Adds Color and Life to the Underpass

By Pat Dragisic

The Chicago Park District commissioned a mural by renowned local artist Jeff Zimmermann for the eastern wall of the pedestrian underpass at Oak Street Beach. Jeff has painted murals for LaSalle Bank, Whole Foods, and the CTA among many others.

The artwork is a dynamic contemporary mural with pop art sensibilities, and features photo-realistic painted elements

based on real life people and objects at the beach. The project is funded by a grant from the US EPA's Great Lakes Restoration Initiative, and is part of a healthy beaches campaign that aims to help beach goers understand what they can do to help keep Chicago's beaches clean: Don't feed the birds, and don't litter. The mural was unveiled on August 3 and provides an excellent addition to this lakefront gateway.



Streeterville Fast Food Spots For Tasty Time and Money Saving Eats

by Pat Dragisic

For times when you want a fast food meal to save time or money but also want to eat something tasty and somewhat healthful or at least not too harmful to your health, there are newer fast food spots in Streeterville that will fill the bill.

The M. Burger at 161 E. Huron (just east of Michigan) is another brainchild of the Lettuce Entertain You chain. There's usually a short wait for your food because everything is made fresh while you wait. My favorite is the M burger (double or single), which features a satisfying grilled taste and comes with cheese, lettuce, tomato and a sauce similar to thousand Island salad dressing. Milk shakes are very popular and besides the usual flavors of vanilla, strawberry, and chocolate there's a special flavor option. In October it was a caramel apple cinnamon. More healthful options include an all natural grilled chicken sandwich and chicken salad. The place is tiny and has limited counter eating space with high stools. However there are tables outside and of course carry out is always an option. For more information visit www.mburgerchicago.com or call 312-254-8500.

There are two healthier fast food options in The Shops at North Bridge, 520 N. Michigan Avenue: Habanero Baja and Panda Chinese Restaurant.

Habanero Baja grill is a welcome addition to the fourth floor food court. My favorite here is two steak tacos on flour tortillas with rice and beans (your choice of black beans or pinto beans). A healthful option is a "built to order salad bowl" which includes a protein choice of chicken, steak or shrimp. For more information call 312-923-0006.

Panda Chinese Restaurant is a great addition to this food court that also includes Mezza Mediterranean Grill, Potbelly Sandwich Works and Typhoon—a Japanese café. Panda, a national chain makes the claim that it uses the freshest ingredients and no MSG. Favorites there are orange peel chicken (a bit spicy), crispy shrimp and chicken egg rolls. Honey walnut shrimp is heavily promoted and very tasty—and not as sweet as it sounds. For those looking for a lower-calorie lunch, Panda offers a daily "Wok Smart" entrée under 250 calories. For more information visit www.pandaexpress.com or call 312-527-3241.

Streeterville Library Update

by Mary Baim

Last month the Streeterville Library circulated the most books ever - 4,099 according to Gene Burke, Manager of the Library Branch. And more importantly, Streeterville is beating out (or out-circulating) 25 other Chicago library branches. In other news, several copies of a new book about Cap Streeter which will be housed in the Streeterville branch have been ordered. Mr. Burke will notify us when they come in so that we can let everyone know. It is really great having a Chicago Public Library branch as a resource in our community.

Member Benefits

Chicago Shakespeare Theater

Chicago Shakespeare Theater is offering \$10 off weekday tickets for Elizabeth Rex through December 16. Use promo code "SOAR" when ordering. 312.595.5600 or visit www.chicagoshakes.com.

H. Horwitz & Co.

Visit H. Horwitz Co., Chicago's oldest single family owned jeweler, conveniently located on the 9th floor of Water Tower Place (use professional floor elevators only to Suite 900E). Extensive estate jewelry collection. SOAR members will receive a Complimentary Written Appraisal (Limit 3 pieces) through January 31, 2012.

InterContinental Hotel Holiday Deal

Book a room on Thursday, December 15th, 2011 via this link and receive a \$99.00 rate for any date between December 15, 2011 - January 31, 2012 (subject to availability). <http://tinyurl.com/7jj5xxu>

From time to time SOAR has the opportunity to share special offers and discounts with its members. Visit the SOAR Member Offers & Discounts page of the website for the latest.

SOAR Residential Network (SRN) Features Condo Capital Project Financing

by Jim Houston

On October 26th representatives of a number of Streeterville condos attended a SRN panel presentation about funding alternatives for condominium associations when undertaking high cost capital repairs, replacement and refurbishment.

Jim Stoller, President of the condo management firm The Building Group spoke from the viewpoint of condominiums that need to address issues of aging buildings that result in capital projects. Prudent condo associations have engineering firms conduct capital reserve studies every few years to comply with Illinois Condo Act requirements, and more importantly to forecast and plan for capital expenses in coming years.

Condo associations can consider four primary means of funding large projects – 1) depletion of capital reserves, 2) special assessments, 3) bank loans, and 4) a combination of two or all three of the above. It should be noted that in the current economy capital loans are hard to get, so associations need to be diligent in their advance planning. Reserve funding is the least painful method if the association has planned well and built healthy reserves. If special assessments are needed, owners should be offered options of full payment up front with a small discount, two or three partial payments, or monthly payments over the life of the project(s) with market rate interest added to payments of the assessment principle.



Roberto Interiano, Dave Zimmer and Jim Stoller formed the panel of experts for the SRN meeting on condo capital project financing.

Dave Zimmer, commercial and condo banking manager at Harris Bank defined the following long useful life capital projects that banks are usually willing to finance up to 100% as façade restoration, garage structural refurbishing, elevator modernization/ overhaul, central building HVAC replacement/ overhaul, etc. Discretionary projects like redecorating are less attractive to banks. A common technique is for owners to pay a portion, e.g. one-third upfront, and then the association takes a loan for the rest, and owners pay the balance as part of increased capital reserve assessment until the loan is paid off. Banks generally require a commitment of unit owner assessments as collateral. Banks like to loan to buildings with a high percent of owner occupancy, high unit values, assessment delinquency rate below 10%, offsite ownership below 33%, and a good Reserve Study.

Roberto Interiano, a home mortgage specialist for Harris Bank, discussed unit owner home equity mortgaging if unit owners face special assessment obligations. In these cases the loans should be shorter term such as ten years if borrowers can afford payments for those time periods. FHA loans provide lower interest rates, but the FHA has requirements for building eligibility.

Attendees had many excellent questions, and demonstrated high interest in the topic of the evening. SOAR thanks the 535 N. Michigan Avenue Condo Association for hosting this event.

New Members

We welcome these new members who have joined SOAR between August 1, 2011 and November 15, 2011. To join or renew your membership, please visit www.soarchicago.org.

Residents & Non-Residents

Clark Bell & Elizabeth Weldon
Rep. Kimberly du Buclet
Yves & Monica Fredette
Georgios Georgiou
Greg & Trish Gerber
Marsha Horwitz
Lizabeth & Michael Kelly
Rich & April King
Paul Landman
Nikkie Korolishin-Naidow & Scott Naidow
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Business

Brook Furniture Rental
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The Streeterville Organization of Active Residents is an independent nonpartisan 501(c)3 nonprofit organization, founded in 1975. SOAR's mission is to work on behalf of residents of Streeterville by preserving, promoting and enhancing the quality of life and community.

244 E. Pearson St.,
Suite 102
Chicago, IL 60611

p 312.280.2596

f 312.280.4631

e office@soarchicago.org

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