

1459 WEST
SUPERIOR



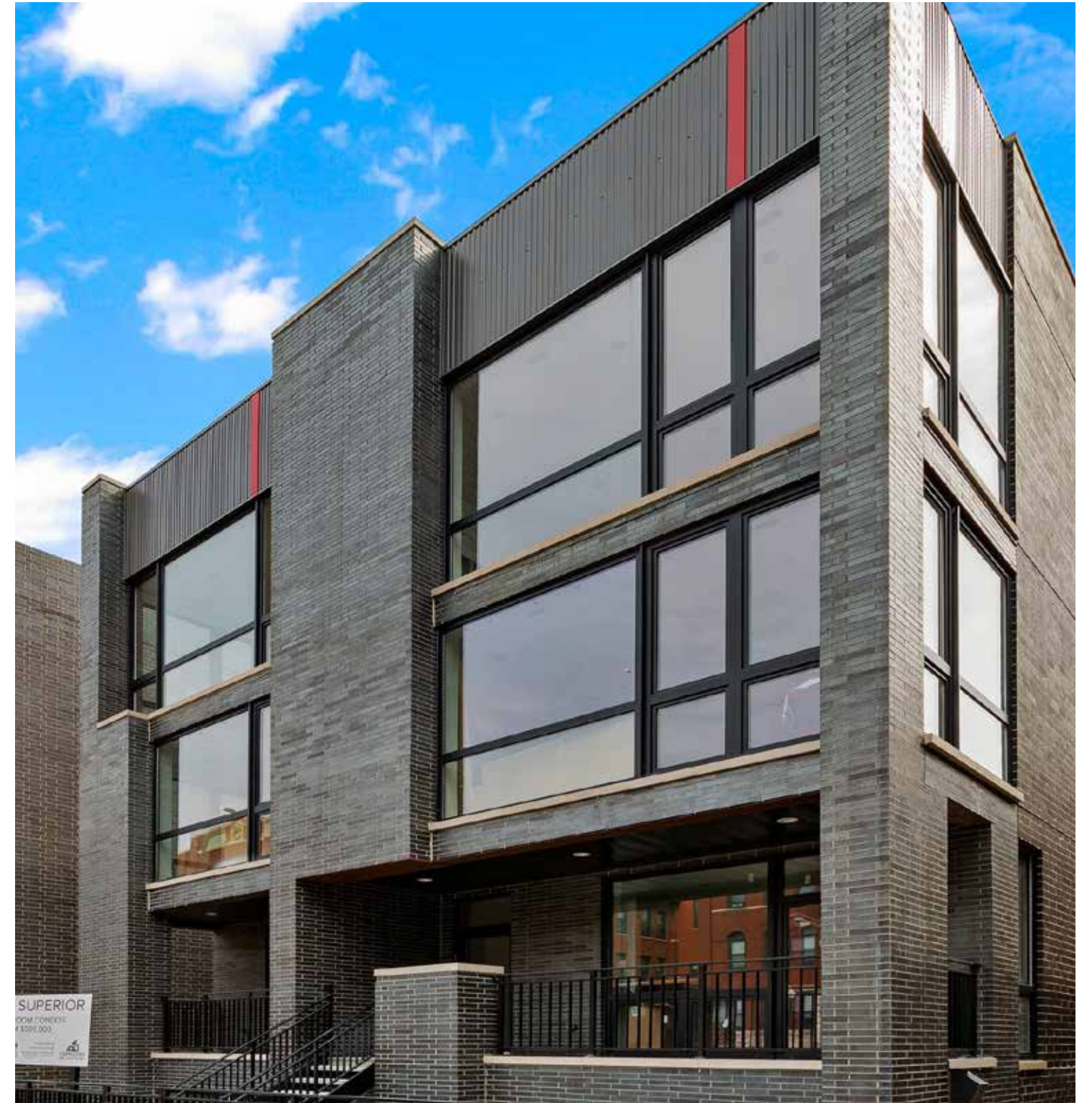
1459 WEST SUPERIOR

WEST TOWN

Situated on Chicago's northwest side, West Town is bordered by the Chicago River to the east, the Union Pacific railroad tracks to the south, the former railroad tracks on Bloomingdale Avenue to the north, and Humboldt Park to the west. The neighborhood includes galleries, retail boutiques, quaint coffee shops, restaurants, bars, and historic churches. The West Town neighborhood community thrives on the charm created by the diverse and tight knit vibe of the area. Neighborhoods within West Town include: East Village, Eckhart Park, Humboldt Park, Noble Square, River West, Smith Park, Ukrainian Village, Wicker Park and the Division Street corridor and the Grand Avenue Design District. I-90 passes through West Town and the CTA Blue Line has four stops in the area.

NOBLE SQUARE

With a welcoming atmosphere and laid-back nightlife, Noble Square is one of West Town's most prominent and lively pockets. Located just northwest of downtown and southeast of Wicker Park, Noble Square offers convenient access to some of the city's liveliest attractions with Milwaukee Avenue, Kennedy Expressway, and the Blue Line train all converging in the neighborhood.





SPECIFICATIONS

<p>Highlights:</p> <p>+ 1500 Sqft 3BD/2BA & 2600 Sqft 4BD/3BA Layouts</p> <p>+ Open Floor Plan With 9-10’ Ceilings</p> <p>+ Italian Copatlife Cabinets</p> <p>+ Oversized European Windows</p> <p>+ Penthouses Include Private Roof Decks With Stunning City Views</p> <p>+ Duplexes Include 1-Car Attached Garages</p> <p>+ One Garage Spaces Included With Each Unit</p>	<p>Simplex:</p> <p>+ Bosch Refrigerator – B21CT80SNS</p> <p>+ Betrazzoni Range – MAST305GASXE</p> <p>+ Bertazzoni Hood – KU30PR01XV</p> <p>+ Sharp Microwave – KB-6524PS</p> <p>+ Bosch Dishwasher – SHXM65W55N</p>	<p>+ Tub (Duplex Down Only): Free-Standing Tub With Tub Filler In Chrome</p> <p>+ Toilet: Dual-Flush Duravit Toilet</p> <p>+ Tile: Porcelain Tile As Installed</p> <p>+ Mirrors: Custom Mirrors Or Built-In Medicine Cabinets</p> <p>+ Designer Lighting</p>	<p>Sound Control</p> <p>+ Around Windows And Doors: Rockwool Foam</p>	<p>Match Hardwood Flooring</p> <p>+ Drywall Half-Wall At Staircase To Lower Level</p>	<p>Fire & Carbon Monoxide:</p> <p>+ Hard Wired Smoke Detectors And Carbon Monoxide</p>
<p>Kitchen:</p> <p>Cabinetry:</p> <p>+ Italian Copatlife Cabinets With Led Under-Cabinet Lighting</p> <p>+ Island With 10”-12” Overhang, Integrated Table And Waterfall Side Panels</p>	<p>Duplex:</p> <p>+ Thermador Refrigerator – T36BB920SS</p> <p>+ Thermador Oven – ME302JPSS</p> <p>+ Thermador Cooktop – SGS365FSS</p> <p>+ Thermador Hood – HPWB36FS</p> <p>+ Sharp Microwave – SMD2470AYS</p> <p>+ Thermador Dishwasher – DWHD440JFP</p> <p>+ Danby Beverage Center – DBC514BLS</p>	<p>2nd/3rd Bathrooms:</p> <p>+ Modern Floating Double Vanity By Copatlife</p> <p>+ Countertop: Quartz With A 1 1/4” Square Edge</p> <p>+ Sink: Square Under-Mount Sink</p> <p>+ Sink Faucet: Grohe In Chrome</p> <p>+ Tub/Shower: Built-In 5ft White Tub Or Walk-In Shower</p> <p>+ Toilet - Toto Toilet</p> <p>+ Tile: Porcelain Tile As Installed</p> <p>+ Mirrors: Custom Mirrors</p> <p>+ Designer Lightin</p>	<p>Doors/ Trim:</p> <p>Doors:</p> <p>+ Main Entry Door: Steel Door</p> <p>+ Rear Entry Door: Steel Door</p> <p>+ Interior Doors: 8’ Solid Core Flat-Panel Doors (7’ On The Lower Level)</p>	<p>Closets:</p> <p>+ Supplied By Developer</p>	<p>Exterior:</p> <p>General:</p> <p>+ Brick And Metal Exterior</p> <p>+ Two Detached 2-Car Garages (Parking For Simplexes And Penthouses)</p> <p>+ Attached Garages For The Duplexes</p> <p>+ Garage Roof Rights On Detached Garages Assigned To Duplexes</p>
<p>Countertop/ Backsplash:</p> <p>+ All Counters: 1 ¼” Quartz With A Square Polished Edge From Developer’s Selection</p> <p>+ Full Backsplash – From Developer’s Selection</p>	<p>Laundry:</p> <p>Penthouse:</p> <p>+ LG Washer – WM3700HWA</p> <p>+ LG Dryer – DLGX3701W</p>	<p>Insulation/ Drywall/ Paint:</p> <p>Paint:</p> <p>+ All Rooms: Painted With A Flat Paint Finish</p> <p>+ Closets & Ceilings: White With A Flat Finish</p> <p>+ Door Trim: White With A Semi-Gloss Finish</p> <p>+ Interior Doors: Painted Semi-Gloss Charcoal Grey</p> <p>+ Windows Trim: Painted Semi-Gloss White</p>	<p>Trim:</p> <p>+ Door & Window Trim: 3” Flat Profile Casing With Single Linear Reveal</p> <p>+ Baseboards: 5” Flat Profile Casing With Single Linear Reveal</p>	<p>Windows:</p> <p>+ European Custom Windows</p>	<p>Landscaping:</p> <p>+ Landscaping: Design And Installation By A Developer Weather Permitting</p>
<p>Faucet/ Sink/ Disposal:</p> <p>+ Kitchen Faucet: Single Handle Pull-Out Kitchen Faucet</p> <p>+ Kitchen Sink: Single-Bowl Stainless Steel Sink With A Garbage Disposal</p>	<p>Duplex:</p> <p>+ Side-By-Side Washer and Dryer</p> <p>+ LG Washer – WM3670HVA</p> <p>+ LD Dryer – DLGX3371V</p>		<p>Flooring:</p> <p>+ White Oak Character Grade With Custom Stain</p> <p>+ Lower Level – Buyer’s Choice Of Finish From Developers Pre-Fab Laminate Flooring Selection</p> <p>+ Radiant Heated Floors On The Lower Level Of Duplexes</p> <p>+ Mechanical Rooms – Developer Selects Tile</p>	<p>Mechanicals:</p> <p>Heating & Air Conditioning:</p> <p>+ Ruud 95% High-Efficiency Furnace With Humidifier</p> <p>+ 2.5 And 3.5 Ton AC Compressors (Depending On Unit Size)</p>	<p>Rear Metal Stair And Deck:</p> <p>+ Rear Decks With Metal Stairs Constructed Of Composite. Penthouse Roof Top Composite Deck</p>
<p>Appliances:</p> <p>Penthouse:</p> <p>+ Thermador Refrigerator – T36IB900SP</p> <p>+ Thermador Range – PRG305WH</p> <p>+ Thermador Hood – HMWB30WS</p> <p>+ Thermador Dishwasher – DWHD650WFP</p> <p>+ Zephyr Beverage Center – PRB24C01AG</p>	<p>Bathrooms:</p> <p>+ Modern Floating Double Vanity By Copatlife</p> <p>+ Countertop: Quartz With 1 1/4” Square Edge</p> <p>+ Sinks: Square Under-Mount Sinks</p> <p>+ Plumbing Fixtures: Grohe In Chrome</p> <p>+ Shower Door: 3/8” Tempered Clear Glass Shower Door</p>	<p>Insulation:</p> <p>+ Exterior Walls: 3” Closed-Cell Spray Foam Insulation</p> <p>+ Between Units Floors: 2” Closed Cell Foam + Blown-In Cellulose For Sound Control</p> <p>+ At Common Stairwell Walls: 3” Roxul For</p>	<p>Interior Stairs And Railings:</p> <p>+ Interior Stairs – White Oak Treads With Risers Painted White</p> <p>+ Railing – Vertical Metal Balusters Painted Black With Wood Top Rail Stained To</p>	<p>Electrical:</p> <p>Light Fixtures:</p> <p>+ Surface Mounted Designer Lighting From Developer’s Selection</p> <p>+ Pendants Above Kitchen Island</p> <p>+ Recessed LED Cans – Per Electrical Plan</p>	
				<p>Service:</p> <p>+ All Electrical Wiring Is In Accordance With The City Of Chicago Electrical Codes</p> <p>+ 200 Amps New Service</p>	

PENTHOUSE







DUPLEX

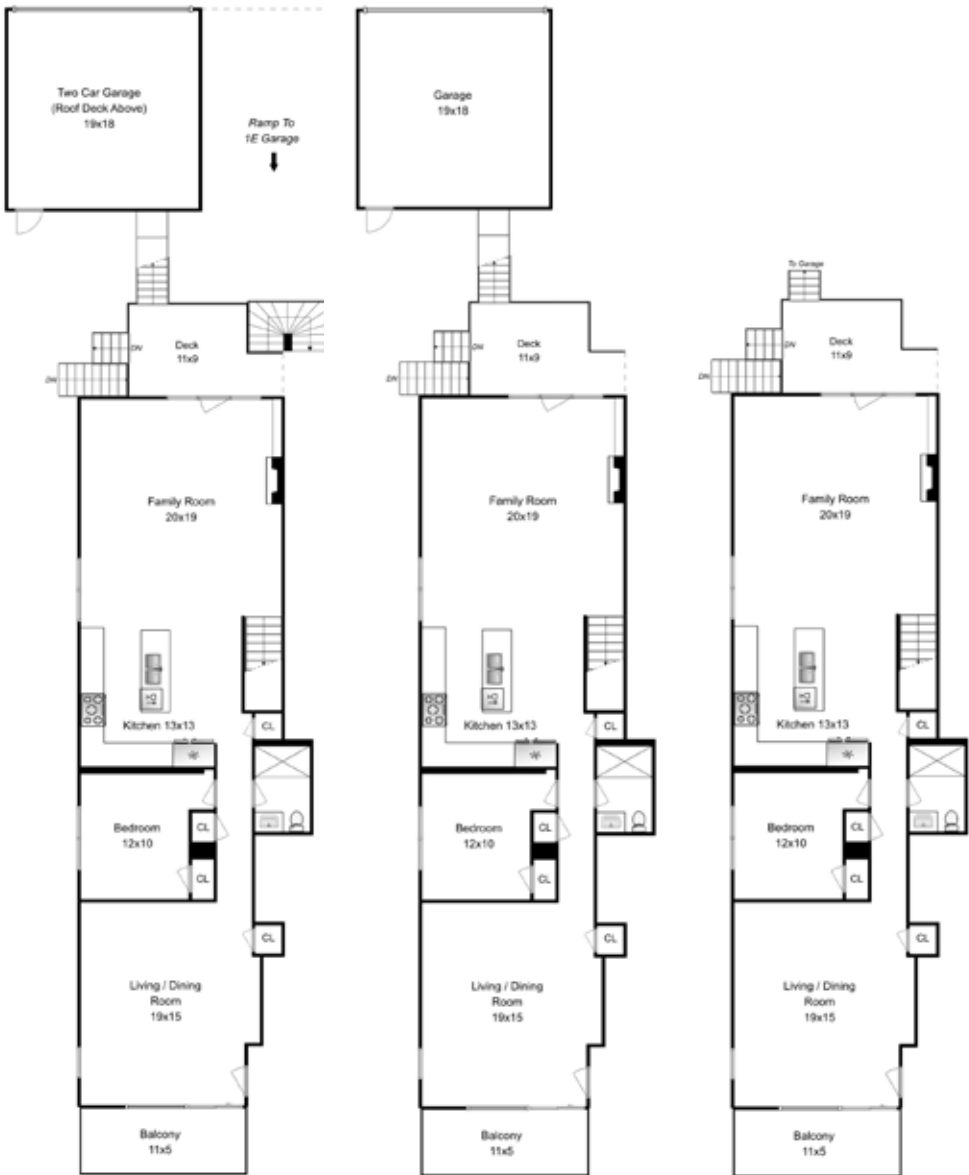


DUPLEX



DUPLEX

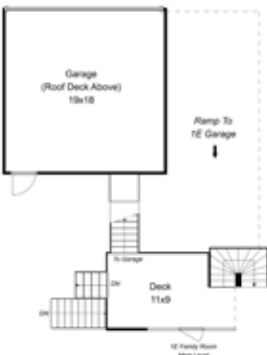
UNIT 1E
MAIN LEVEL VARIATIONS



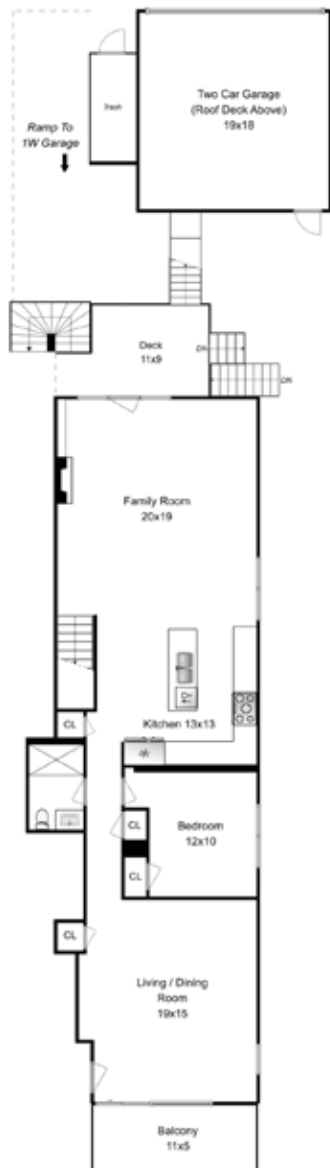
UNIT 1E
LOWER LEVEL



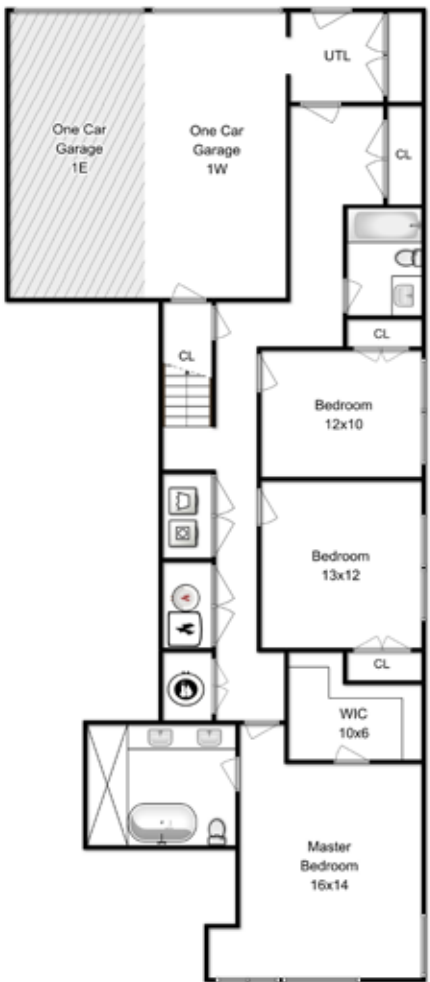
UNIT 1E
GARAGE



UNIT 1W
MAIN LEVEL



UNIT 1W
LOWER LEVEL





ROOFTOP DECK





LOCATION

COFFEE

- 1. HERO COFFEE BAR
1651 Chicago Avenue
- 2. STAX CAFE
522 N Milwaukee Avenue
- 3. CAFE BLUE COFFEE
811 W Chicago Avenue
- 4. DUNKIN' DONUTS
1535 W Grand Avenue
- 5. STANDING PASSENGERS
1458 W Chicago Avenue
- 6. SIP COFFEE HOUSE
1223 W Grand Avenue
- 7. BIG SHOULDERS COFFEE
1105 W Chicago Avenue

RESTAURANTS

- 8. SOULE
1931 W Chicago Avenue
- 9. OPART THAI HOUSE - WEST TOWN
1371 W Chicago Avenue
- 10. FUNKENHAUSEN
1709 W Chicago Avenue
- 11. THE BREAKFAST CLUB AND GRILL
1381 W Hubbard Street
- 12. HAVANA LIBRE
1440 W Chicago Avenue
- 13. THE DAWSON
730 W Grand Avenue
- 14. PICCOLO SOGNO
464 N Halsted Street

- 15. CAFE CENTRAL
1437 W Chicago Avenue
- 16. VAJRA
1329 W Chicago Avenue
- 17. HOOSIER MAMA PIE COMPANY
1618 W Chicago Avenue
- 18. BEATNIK
1604 W Chicago Avenue
- 19. FLO
1434 W Chicago Avenue
- 20. FIVE STAR BAR
1424 W Chicago Avenue
- 21. ARAMI
1829 W Chicago Avenue
- 22. FORBIDDEN ROOT
1746 W Chicago Avenue
- 23. WINDY CITY CAFE
1062 W Chicago Avenue
- 24. D'AGOSTINO'S PIZZA RIVER WEST
752 N Ogden Avenue

ART GALLERIES

- 8. ANDREW RAFACZ GALLERY
1749 W Chicago Avenue
- 26. MONIQUE MELOCHE GALLERY
451 N Paulina Street
- 27. MATTHEW RACHMAN GALLERY
1659 W Chicago Avenue
- 28. RHONA HOFFMAN GALLERY
1711 W Chicago
- 29. CATHERINE EDELMAN GALLERY
1637 W Chicago Avenue

- 30. KAVI GUPTA GALLERY
219 N Elizabeth Street
- 31. ONE AFTER 909
906 N Ashland Avenue

TRANSPORTATION

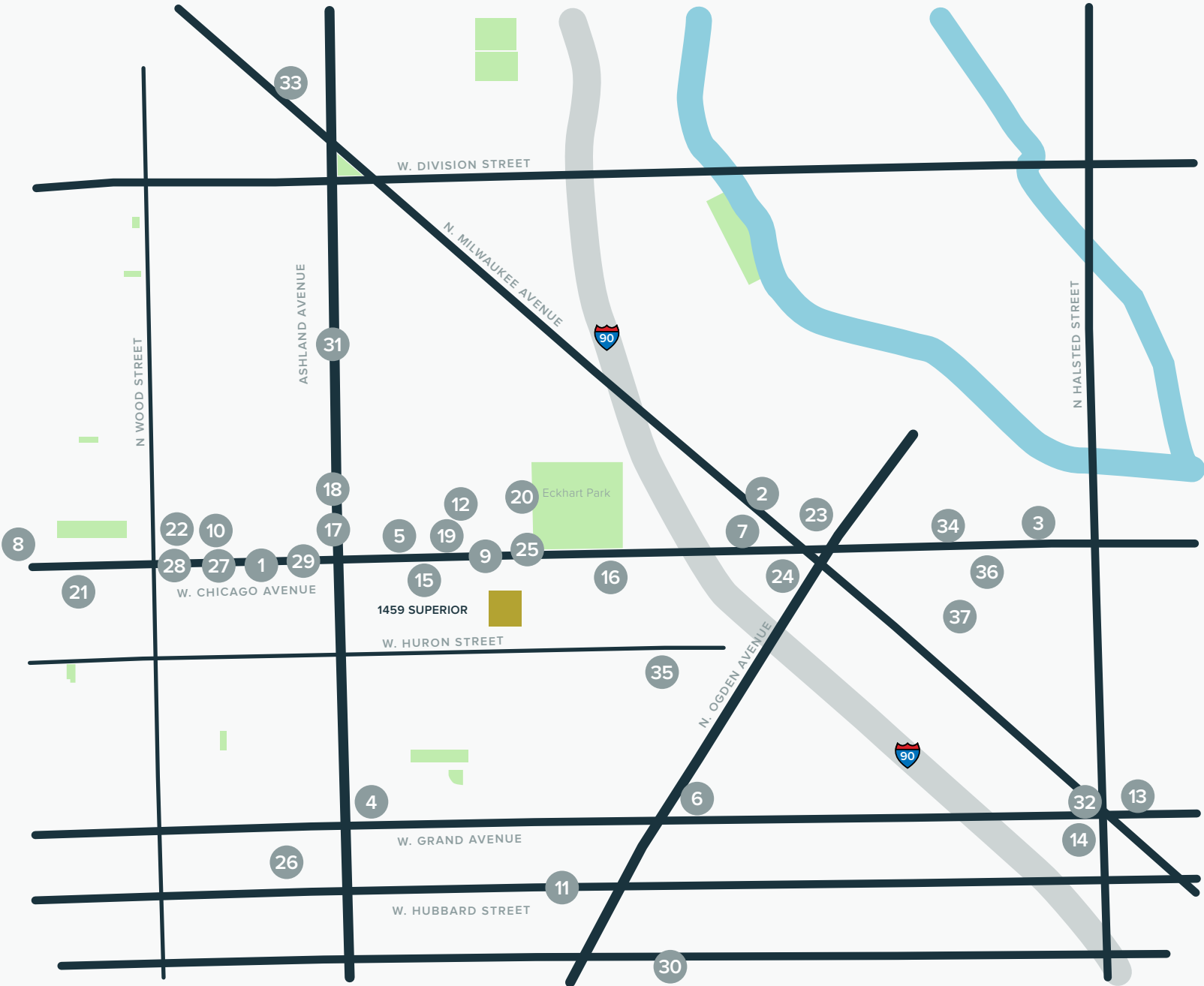
- 32. CTA CHICAGO (BLUE)
800 N Milwuakee Avenue

SCHOOLS

- 33. 826CHI
1276 N Milwaukee Avenue
- 34. CHICAGO ACADEMY FOR THE ARTS
1010 W Chicago Avenue
- 35. OGDEN INTERNATIONAL
SCHOOL OF CHICAGO
1250 W Erie Street

DOG PARKS

- 36. 910 W HURON STREET
910 W Huron Street
- 37. 939 W HURON STREET
939 W Huron Street



CRAIN'S NEW YORK BUSINESS

July 12, 2019 11:28 AM

If there's a better two-mile stretch for dining in Chicago, we don't know it

Chicago Avenue in West Town between Noble Street and California Avenue is a veritable culinary melting pot.

ARI BENDERSKY



Chicago Avenue in West Town between Noble Street and California Avenue is a veritable culinary melting pot. Some spots, like Tecalitlan for tacos, enchiladas and potent margaritas and Shokolad Pastry & Cafe for beautifully made European pastries and Ukrainian fare, have drawn diners for years. New spots, including Bar Biscay and Funkenhausen, give eager food lovers a new reason to explore the area. Here we highlight some favorite restaurants along what might be the best two-mile stretch to dine in Chicago.

Can't decide? Try a progressive dinner with several stops. A suggested itinerary is at the bottom of this post.

Opart Thai

The restaurant expanded from Lincoln Square, giving locals another high-quality Thai restaurant, this one with a full bar. While you could play it safe with pad thai, go outside your comfort zone with pad prik king (sauteed ginger, curry paste and green beans with chicken) or gaeng pet ped (roasted duck in red curry with pineapple and coconut milk). 1371 W. Chicago, 312-988-0986

Flo

This classic is celebrating its 20th anniversary this year. Steeped in Southwestern cooking, Flo serves food all day, but it's breakfast items like the New Mexican-style red chilaquiles, huevos rancheros and chorizo scramble that keep us going back for more. 1434 W. Chicago, 312-243-0477

Habana Libre

This spot offers delicious Cuban fare—empanadas, fried plantains, carne asada and, of course, the Cubano (sweet ham, roasted pork, Swiss cheese, mustard and pickles between toasted French bread)—in a casual setting. 1440 W. Chicago, 312-243-3303

Cafe Central

How many times have you passed by the colorful sign hanging outside the restaurant and wondered what was inside this no-frills spot? Those in the know call this some of the best Puerto Rican fare in the city. 1437 W. Chicago, 312-243-6776

Vajra

While you'll find traditional South Asian dishes, others will expand your understanding of the cuisine: tender heritage goat in a five-spice blend, wild-caught lobster in a creamy coconut curry, and roasted tandoori venison with papaya rub and buttered sauce.

1329 W. Chicago, 312-929-4990

Bar Biscay

Bar Biscay weaves together rustic sharable Basque and French countryside fare in a whimsical-yet-stylish setting. Pop by for afternoon pinxtos happy hour or book a spot at the chef's table, where you'll get five courses of off-menu items with drink pairings for \$75. 1450 W. Chicago, 312-455-8900

Funkenhausen

While it took a while to get its footing, this German-inspired, Southern-focused spot by chef/owner Mark Steuer found its groove, and we're happy it did. Eating and drinking in this sublime bier-hall-inspired space is enhanced by the Nawlins-style boudin with Carolina gold rice, pork and crayfish; the skate wing schnitzel; or a simple side of Steuer's oma's sauerkraut. 1709 W. Chicago, 312-929-4727

Forbidden Root

Chicago has plenty of breweries, but not many claim an on-staff alchemist or rootmaster who spends hours tinkering with combinations of taste and aroma. That's what makes this botanical brewery stand out. Pop by to taste beers on tap and try the food, which transcends simple pub grub. 1746 W. Chicago, 312-929-2202

Tecalitlan

Classic and authentic Mexican food is on tap at this longstanding restaurant, including creamy guacamole, tacos, tortas, enchiladas suizas, fajitas, pollo en mole and much more. Caution: The margaritas, made with their mix, are tasty and can knock you on your ass. 1814 W. Chicago, 773-341-1683

Arami

This intimate restaurant features some of the most beautifully prepared, high-quality seafood that guests can experience a la carte or personally selected by the chef. Come hungry and ready to explore Arami's extensive sake selection. 1829 W. Chicago, 312-243-1535

Soule

Head to this BYOB spot for modern takes on Creole cuisine like jerk shrimp, buttermilk fried chicken, blackened catfish, dirty rice and more Southern favorites—including banana

pudding and sweet tea.

1931 W. Chicago, 312-526-3825

Roots Pizza/West Town Bakery & Diner/Homestead on the Roof

While technically three businesses owned by Fifty/50 Group, these spots share a building offering Quad City-style pizza (and some of the best mozzarella sticks around), diner fare, decadent pastries and coffee, and a farm-to-table restaurant with an organic rooftop garden serving quality cocktails. 1916-1924 W. Chicago, 773-645-4949

All Together Now

This all-day cafe, market and bottle shop features seasonal Mediterranean-leaning food with a bent toward vegetarian and seafood dishes alongside cured meats. Pop by for a coffee, browse the curated cheese case, pick up a bottle of wine (half of the selection comes from wineries featuring female winemakers) or sit and enjoy a full meal. 2119 W. Chicago, 773-661-1599

A Tavola

This rustic Italian spot in a converted ivy-covered brick two-flat continues to dazzle nearly a quarter century after pioneering in the neighborhood. Known for its pillowy gnocchi and other homemade pasta, A Tavola features a focused menu with favorites like osso bucco with Tuscan white beans, bisteca Fiorentina and a rotating fish special served in a lemon caper sauce. This is truly one of the city's best hidden romantic destinations. 2148 W. Chicago, 773-276-7567

Split Rail

Chef/owner Zoe Schor, who made a name for herself at Ada Street, switched gears at her casual eatery and now focuses on Southern fried crispy-yet-juicy, humanely raised chicken. Sides include buttermilk biscuits with chile-maple butter, wings, and Calabrian chile mac and cheese; cocktails are available. Split Rail's walk-up window offers to-go service during lunch. 2500 W. Chicago, 773-697-4413

Shokolad Pastry & Cafe

Shokolad offers European-style pastries, coffees and American breakfast alongside Ukrainian specialties, including pierogi with fillings like potato, eggplant or cherry. 2524 W. Chicago, 773-276-6402

Kai Zan

Since 2012, this neighborhood gem reminiscent of a cool Japanese izakaya produces sushi magic. Twin brothers Melvin and Carlo Vizconde have a reputation for putting out gorgeous sushi preparations. Tell them what you like when you arrive and wait for the omakase wonder to appear before you. 2557 W. Chicago, 773-278-5776

Heritage Restaurant & Caviar Bar

The focus is on some of the world's best caviar, but also offers plenty at affordable prices. Global fare like chicken schnitzel, grilled hamachi loin, potato pierogi with wild mushrooms, Korean beef tartare and bacon bao is also on tap. 2700 W. Chicago, 773-661-9577

Feed

One of the earliest restaurants on this stretch, Feed has some of the most acclaimed crispy-skinned rotisserie chicken in the city. This casual BYOB shack has a serious Southern accent with fried okra, baked mac and cheese, cornbread, creamy banana pudding and a rotating chalkboard with specials like spicy catfish nuggets, chicken chilaquiles and mango pancakes. 2803 W. Chicago, 773-489-4600

Jeong

After making a splash with the now-shuttered tiny west suburban Hanbun in a mall, chef Dave Park and general manager Jennifer Tran (also partners in life) are once again wowing diners. This time, the intimate space that once housed Green Zebra now offers guests a peek inside how elevated Korean flavors can taste with high-quality proteins like king crab, scallops and bavette steak. A seven-course tasting menu is an affordable \$87; an a la carte menu also is available. 1460 W. Chicago, 312-877-5016

Beatnik

Walking into Beatnik, you're met with the best kind of sensory overload: The airy, high-ceilinged space greets you with plants and an eclectic mix of found furniture. If the decor alone doesn't transport you, the food certainly will. The menu takes a global jaunt through the Mediterranean, North Africa, Southeast Asia and Latin America. Watch for Iberian Peninsula-inspired Porto to open next door this year from the same owners. 1604 W. Chicago, 312-929-4945

Hoosier Mama Pie Company

In addition to the daily mix of handcrafted sweet pies (think apple rhubarb with oat crumble or chocolate cream) you'll find at this retro-decor storefront, don't pass up the quiche or densely delicious chicken pot pie. 1618 1/2 W. Chicago, 312-243-4846

For full article please visit

<https://www.chicagobusiness.com/restaurants/if-theres-better-two-mile-stretch-dining-chicago-we-dont-know-it>



ESME BENJAMIN 

WELLNESS EDITOR

UPDATED: 9 MAY 2019

Chicago has a noteworthy art scene that dates back to the founding of the Chicago Academy of Design in 1866. If you're looking for a more offbeat or intimate experience, however, skip the art museums and visit one of these smaller galleries instead.

Monique Meloche Gallery

Art Gallery

The eponymous founder of Monique Meloche worked at the Museum of Contemporary Art, the Rhona Hoffman Gallery and the Kavi Gupta Gallery before hosting her first exhibition in her own home, aptly titled Homewrecker. Since then, Meloche's established space in West Town (formerly Wicker Park), has featured work by hundreds of emerging artists from across the globe, and focuses on conceptually challenging installations with an emphasis on curatorial and institutional outreach.

451 N. Paulina, 312-243-2129

Vertical Gallery

Art Gallery

Billed as "Chicago's premier urban-contemporary art gallery," Vertical Gallery features monthly exhibits which spotlight work influenced by street art, graffiti, urban environments, graphic design, pop culture and illustration. It was founded by Patrick Hull, a Bay Area marketing executive who dreamed of fostering a street art scene in Chicago that rivaled those on the East and West Coasts. Vertical has helped launch the careers of many urban-contemporary artists who have gone on to exhibit at renowned museums and galleries across the globe.

1016 N. Western, 773-697-3846

Corbett vs. Dempsey

Art Gallery

The duo behind this Wicker Park gallery has quite a pedigree in the Chicago art scene. John Corbett has taught at the School of Art Institute of Chicago for over 30 years, while Jim Dempsey was the house manager and occasional programmer at the Gene Siskel Film Center for more than 20 years. They founded their own gallery in 2004, and its exhibitions and events reflect their multidisciplinary backgrounds, with film and music pieces showcased alongside a variety of contemporary arts.

Aspect / Ratio

Art Gallery

With a passion for video art that only grew when he moved to Chicago in the '00s, Miami-born Jefferson Godard – a part-time professor of interior architecture at Columbia College Chicago – founded Aspect / Ratio in 2012. Since then, this West Loop gallery has become the number one destination for contemporary video art and performance art in the city, hosting a range of well-received exhibitions as well as representing internationally recognized artists including Sabina Ott, Casilda Sanchez and Guy Ben-Ner.

864 N. Ashland, 773-206-7354

Zolla / Lieberman Gallery

Art Gallery

The trendsetting Zolla / Lieberman Gallery was the first occupant of the River North Gallery District, before it became one of Chicago's most saturated arts and culture destinations. Zolla / Lieberman doesn't restrict itself to a single period or style – embracing multiple genres and talent-spotting new artists to curate collections based on impeccable taste.

1E, 325 W. Huron, 312-944-1990

4Art SPACE

Art Gallery

Photographer and mixed-media artist Robin Monique Rios runs 4Art Inc, which supports artist communities by exposing their work to the public in a provocative way. This gallery is located on the fourth floor of cultural landmark Zhou B Art Center, which holds an evening reception every third Friday of the month – an opportunity for visitors to explore exhibits across all five levels of the space, including 4Art Inc.

1029 W. 35th, 773-254-5100

Catherine Edelman Gallery

Art Gallery

The artists exhibited at Catherine Edelman Gallery push the boundaries of what can be done with a camera. The gallery focuses exclusively on the medium of photography – from landscape and fashion editorial to street shots and socially-conscious work – with shows by established names including Sebastião Salgado and Annie Leibovitz, as well as up-and-comers.

1637 W. Chicago, 312-266-2350

Richard Gray Gallery

Art Gallery

Established in 1963, the Richard Gray Gallery went on to become one of the most notable galleries in Chicago, showing the 20th century's biggest names, from Rothko and Warhol to Lichtenstein and Hockney. The gallery's founder Richard Gray, who passed away in 2018, had an eye for

sculpture and a passion for Aboriginal Australian and African artists, as well as the European and American greats that comprise the bulk of the gallery's exhibits.

3800, 875 N. Michigan, 312-642-8877

Carl Hammer Gallery

Art Gallery

After initially championing the Outsider Art movement – work created by self-taught artists with no industry connections – the Carl Hammer Gallery gradually began to incorporate mainstream contemporary pieces into its collection. By engaging with visitors, the gallery staff aims to help them understand and experience art that grapples with issues of national and global identity and the human condition.

740 N. Wells, 312-266-8512

For full article please visit

<https://theculturetrip.com/north-america/usa/illinois/articles/art-presented-to-the-people-top-ten-chicago-art-galleries/>

1459 WEST SUPERIOR







IVONA **ik**
KUTERMANKIEWICZ
URBAN SOLUTIONS FOR MODERN LIFESTYLES

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