



ILLINOIS
COLLEGE OF
OPTOMETRY

OFF-CAMPUS
RX 2018-2019

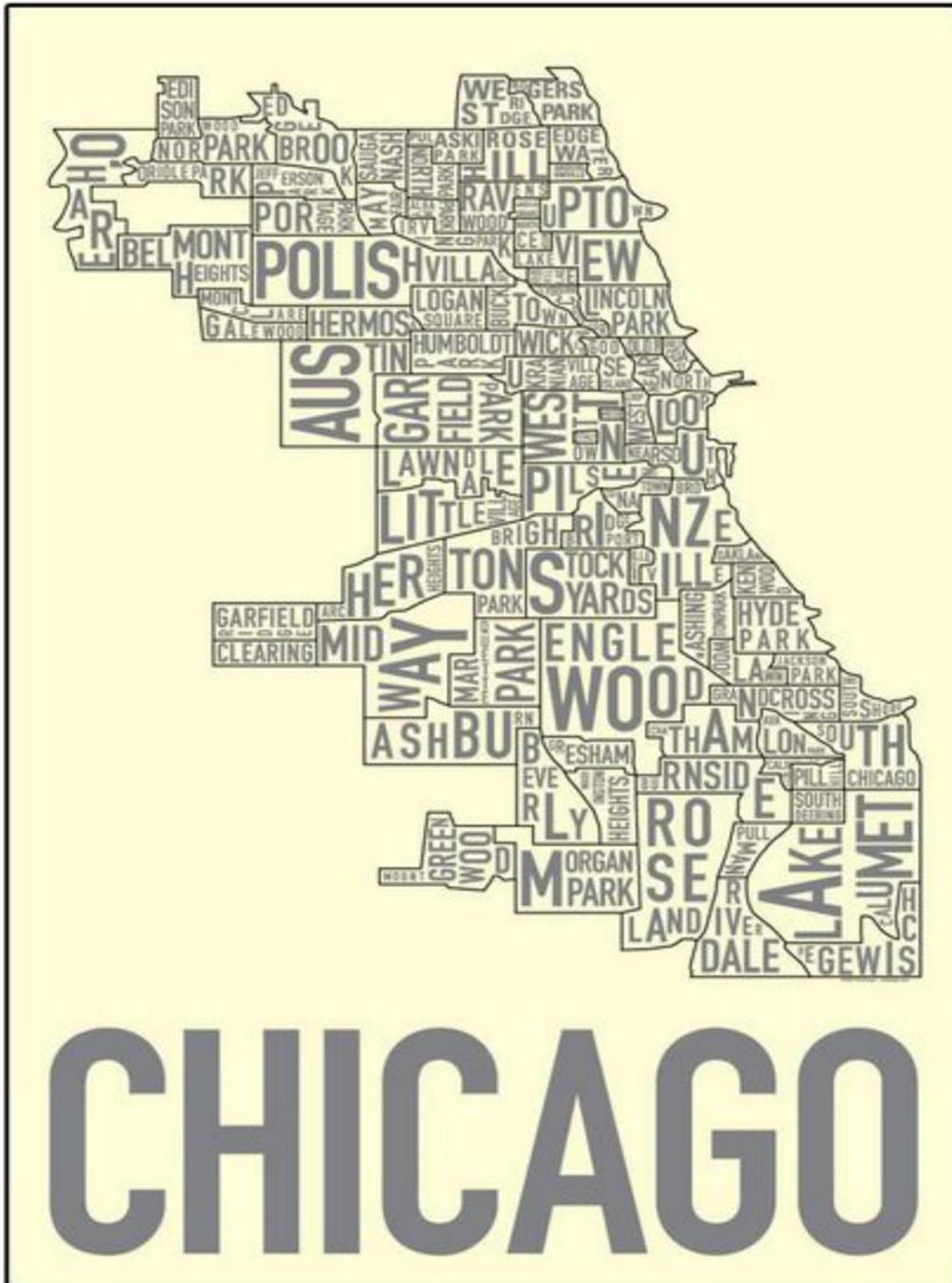


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Introduction

The decision whether to live off-campus and where, while attending ICO, can be very nerve-racking. Especially for students that are used to living in dorms or for those not used to city life. However, choosing to live off-campus can be a very rewarding experience.

This guide has been compiled to help you make knowledgeable decisions during your off-campus housing search.

Budget Planning



This may be the most important step in your quest for housing. With over 77 neighborhoods within the city limits of Chicago, there is a large range of rent prices and apartment types. It is important to determine how much you can actually afford to spend on housing, especially so that you have money left over each month to enjoy living in the city!

This may sound obvious but, when determining your budget, it is important to include your fixed expenses and your variable expenses. Miscellaneous expenses such as birthdays, holidays, shopping trips, etc. are often forgotten when initially making a budget. This can lead to stressful situations later in the year. Although **emergency** loans are available through Financial Aid, it is best to plan ahead for surprise expenses.

The majority of your fellow classmates are living on fixed incomes through loans. To keep the housing costs down, consider having a roommate or two. This may help you reduce transportation costs as well if you plan on car-pooling to school. A hint of caution: car pools work out nicely during first and second year but become somewhat more difficult during third and fourth year when clinic schedules are variable and more demanding.

As you prepare to live off-campus, the first step is to develop a budget.

The following is a form that will help you get started!

A great place to start with trying to budget an apartment in Chicago would be our very own Financial Aid department (<http://www.ico.edu/admissions/financial-aid/>). They are more than willing to sit down and formulate a budget plan with you. Feel free to email Bryant Anderson at banderson@ico.edu or Milissa Bartold at mbartold@ico.edu or call them at (312)949-7441 to set up an appointment to talk about your future living situations.

Budget (After Tuition and School Expense)

Monthly Bills	\$\$\$	Monthly Bills	\$\$\$
Rent/Mortgage		Car Payment	
Utilities (electricity/gas/water)		Car Insurance	
Renters/Home Insurance		Parking	
Internet/Cable		Public Transportation	
Cell Phone		Gas	
Laundry/Dry Cleaning		Vehicle Maintenance	
Food		Credit Card Payments	
Personal Care/Hygiene & Beauty Items		Health Insurance	
Pet Supplies		Medical (prescriptions, etc)	
Other:		Netflix/Hulu, Apple Music/Spotify/Pandora, Amazon Prime,ect	
		TOTAL:	

Finding the Right Apartment for You

After you decide how much you are willing and able to pay each month in rent/mortgage, it is wise to make a list of amenities you feel you cannot live without. Although it is very easy to believe that life without a dishwasher is impossible, it may not be the most important factor determining whether a certain apartment will work for you. The following list below contains some of the advantages landlords will use to advertise their properties, it is important to rank the list to narrow your apartment search.

- Distance from ICO
- Location (city, neighborhood, suburb)
- Distance from buses/train/highway (depending on mode of transportation)
- In-unit or in-building clothes washer/dryer
- Dishwasher
- Pets
- Parking – available, street or lot
- Proximity to “urban experience” – nightlife, shopping, etc.
- Structural amenities – AC, heat, electricity, internet, cable, hardwood floors, patio or balcony, yard
- Number of bedrooms or bathrooms
- Length of lease (6 months, 9 month, 12 months)

Newer construction apartments and newly rehabbed apartments tend to include more amenities such as central air conditioning, a dishwasher, or in-unit washer/dryers but also tend to have higher rents.

Locating an Apartment

Here is the good news of the often overwhelming experience of moving to Chicago - there are hundreds upon hundreds of apartments up for rent that will meet your needs (hopefully) in your price range! The key to finding the apartment/condo is knowing how and where to look. Recommended resources include online sites such as:

- https://www.zillow.com/homes/for_rent/60616_rb/?fromHomePage=true&shouldFireSellPageImplicitClaimGA=false&fromHomePageTab=rent
- <http://collegestudentapartments.com/college/ico/apartments/>
- <https://www.apartments.com/apartments/chicago-il-60616/>
- <https://www.forrent.com>

While [Craig's List](#) is a fantastic way to find an apartment in Chicago, please be aware that Craigslist is a website on which anybody can make postings. Be cautious and research before sending money to anyone. An apartment finder is similar to a real estate agent in that they will be able to show you apartments in a particular neighborhood, help you get a feel for the area, and get an idea of the range of current rents. These services may have a cost attached to them. A list is compiled below with a few apartment finders.

Crime Maps

Crime is an inevitable part of living in a big city, and is an important factor in considering where you want to live. On these websites below, you can type in the neighborhood/area you're thinking of living in and see what the crime rates are in that area. The first website gives a general overview of the number of crimes that have occurred, and the second website shows specifically where crimes have occurred and lists the types of crimes that occurred.

- <https://data.cityofchicago.org/widgets/dfnk-7re6>
- <https://spotcrime.com/il/chicago>

Apartment Finders

These are both companies that have agents that are on staff to help you find the best apartment. They usually will only jump on board to help you about a month before you actually want to move in. Most of these are also free services but make sure to ask before you make an appointment.

The Apartment People

1. Lakeview: 3121 N. Broadway (773) 248-8800
2. River North: 750 N Franklin (312) 335-9800
3. Evanston: 619 Grove Street (847) 733-8800
www.apartmentpeople.com

Chicago Apartment Finders (Free)

1. Downtown: 711 N. State St (855) 582-5873
2. Lakeview: 906 W. Belmont (855) 582-5873
<http://www.chicagoapartmentfinders.com/>

Subsidized Housing

Federally subsidized housing units are available, but it is often difficult to obtain the subsidized housing because of the high demand. Rents at these locations are based on income levels. Applications must be given directly to the management and often take several weeks to completely process. In addition, you must provide proof of your income (financial aid).

A few of the popular subsidized buildings with ICO students include:

1. Harper Square, 4800 S. Lake Park (Hyde Park): (773) 285-8600
2. Atrium Village, 300 W. Hill Street (Division and Wells): (312) 642-8707

Realtors

Realtors are another way that many ICO students go about finding an apartment. Most of them are free services to the community and are paid by the apartment complex or landlord that you finally sign with.

You can find many realtors on Craigslist or companies locally in Chicago like,

http://www.realtor.com/homesforrent/Chicago_IL/type-apartment-rentals?source=web

Word of Mouth

Talk to the upperclassmen! Most of them are in apartments currently and their leases will be up at the end of the year. ICO student have formed very professional and healthy relationships with many landlords all over the city of Chicago. This will probably be the most effective way of finding the perfect apartment for you. The ICO Marketplace on Facebook is also a place that many upperclassmen will post their apartment listing on, so keep a look out for that as well.

<https://www.facebook.com/groups/196616357024978/>

Smartphone Applications

Here are a few apartment finding app that can be downloaded to your iPhone, iPad, or android.

Just search these in your App store:

- Trulia
- Hotpads
- Apartment finder
- Zillow
- PadMapper
- Rent.com

Neighborhoods and Suburbs

Explore all of Chicago's Neighborhoods by visiting: <https://www.choosechicago.com/neighborhoods/>.

Neighborhoods:

BRIDGEPORT (Located directly west of ICO)

This neighborhood extends from 26th to 39th Street (N-S) and from the Dan Ryan Expressway to about Ashland (E-W). Rents are relatively inexpensive with a 2-bedroom running from \$900-1,200. Three bedroom apartments are typically \$1,200-1,300. Street parking is usually available. Grocery stores (including Jewel and Dominick's) and laundry facilities are nearby and easy access to the Dan Ryan makes the location convenient. The Bridgeport News gives apartment listings each week and is available every Wednesday. Travel time takes 5-10 minutes by car and walking or riding a bike is possible. Bus service is available along 35th Street, 31st Street & Halsted.

BRIGHTON PARK

Located west of Bridgeport, this community has boundaries from 35th to 47th (N-S) and from Western to Kedzie (E-W). Rents are generally inexpensive ranging from \$600 - \$1,000 with utilities extra. This is a desirable area and convenient shopping facilities are available at 47th and Kenzie. Bus transportation runs along 35th Street. Driving by car to ICO takes about 15 minutes

BRONZEVILLE (ICO's neighborhood location)

This neighborhood extends from 26th to 51st Street (N-S) and from Lake Shore Drive/Cottage Grove to Federal (E-W). Rents are in the moderate price range with a 2-bedroom running from \$900-1200. Three bedroom apartments are typically \$1,200-1,500. Street parking is usually available. A grocery store (Jewel) and easy access to the Dan Ryan (I-90) makes the location convenient. Travel time takes 5-10 minutes by car and riding a bike is possible.

Located on the 3100 block of South Michigan Avenue, just a hop-skip away right outside ICO, Michigan Place offers **for purchase** 1-3 bedroom condominiums. Some ICO students rent units from condo owners. Typically included are heated garage parking, individual laundry, security system, indoor pool, exercise facility and private patios.

BURNHAM PARK/PRINTER'S ROW

This area is located just south of downtown. It extends from Congress Parkway (500S) to Roosevelt Road (1200S) and from Michigan Avenue (100E) to Wells St. (150W). Rents are fairly expensive here; a one bedroom apartment starts at about \$1700 (Renting 1 bedroom as a roommate is around \$800). Parking on the street may be a problem. There are many attractions nearby: Field Museum, Grant and Millennium Park, Auditorium Theater, Shedd Aquarium, Adler Planetarium and Soldier Field. ICO is a 5-10 minute drive by car, and approximately 10-15 minutes by "L".

CANARYVILLE

This neighborhood extends from 39th to 47th Street (N-S) and from Normal to Halsted (E-W). Rents are relatively inexpensive with a 2-bedroom running from \$800-900. Three bedroom apartments are typically \$1,200-1,300. Street parking is usually available. Grocery stores (including Jewel) and laundry facilities are nearby and easy access to the Dan Ryan makes the location convenient. Travel time takes 5-10 minutes by car and riding a bike is possible.

HYDE PARK

A 10-15 minute drive south from ICO down Lake Shore Drive (LSD) brings you to the village of Hyde Park. Located directly off LSD from about 51st to 60th Street, Hyde Park contains the University of Chicago, giving the area a university atmosphere with its cultural activities. Rent is in the moderate range, unless you qualify for a federal subsidy at Harper Square (see Budget Planning section). A 1-bedroom will run \$650 to \$750 and a two bedroom will generally be \$900 and up. Parking on the street may present a problem, although Harper Square does have a parking garage. Many unique stores exist in the Harper Court shopping area and the major grocery stores in the area include Treasure Island, Hyde Park Produce (1312 E. 53rdSt.) and Village Foods (check out www.hydepark.org for more neighborhood information). Bus transportation to ICO takes around 30 minutes.

LAKEVIEW

Located just north of Lincoln Park it extends north to Irving Park and west to Ashland and bounded by Lake Michigan. Total travel time to ICO is approximately 15-20 minutes by car. One-bedroom apartments average around \$ 1,200. Lakeview includes both Wrigleyville, which is where Wrigley field is, and Boystown, which is the nation's first recognized LGBT neighborhood.

LINCOLN PARK

This area extends from North Avenue (1600N) to about Diversey (2800N) and west to Halsted (800W). There is excellent transportation available by means of the red line "L" and 15-30 minutes by car. Rents are quite variable but on the expensive side. A one bedroom apartment can be found starting at \$1,200. Many apartments in this area are not listed in the newspapers. The major advantage to living in the Lincoln Park area is the close proximity to Lincoln Park. The park has excellent running paths, the Lincoln Park Zoo, the conservatory, museums, beaches, etc. Also, the nightlife is quite extensive being fairly close to Rush Street, New Town, and the quickly developing Halsted Street area. There are many excellent restaurants and theaters.

OLD TOWN/GOLD COAST

Located just north of downtown, this area lies between Wacker Drive (200N) and North Ave. (1600N) and west to LaSalle (150W). Rents are expensive; a one bedroom apartment runs about \$1,300 and \$2,000 for a two bedroom. There are many attractions in this area: museums, fine shops (Magnificent Mile, Water Tower Place), restaurants, nightclubs, North Pier and Navy Pier. Travel times to school: 15-30 minutes by car, 30-40 minutes by "L". Public transportation is easily accessible.

RIVER NORTH

River North is between the Chicago River on the South and West side and the North boundary is Chicago Avenue and the East Boundary is State Street. This area offers many restaurants and is walking distance to the Magnificent Mile. The prices are more expensive given its close proximity to downtown. A 1 bedroom apartment is approximately \$1200-1500 and a 2 bedroom apartment is >\$2000. Total travel time to ICO would be 15-20 minutes by car. The redline "L" can also get you back and forth from ICO.

RIVER WEST

River West is next door to River north! It is bounded by Division Avenue (North), Grand Avenue (South), I-90 (West) and Chicago River on the east side. It is known to be near many famous art galleries and famous restaurants.

SOUTH LOOP

The South Loop is bounded by the lake, Cermak to the South and Canal to the West. It is one of the most up and coming neighborhoods in Chicago. New apartment buildings and condos are popping up quickly. The South Loop is an easy commute to school by train (the green line). Prices may be somewhat expensive considering most of these complexes are newly developed. Total travel time to school is guaranteed <5-10 minutes total!

STREETERVILLE

Just East of Michigan Avenue and between Grand and Oak Street, this area is known for being right around the corner from the shopping, Navy Pier and the movie theatres. Also, there are many means of public transportation. A 1 bedroom is > \$1200 and 2 bedroom is > \$1800. The commute is about 10 minutes to ICO.

UNIVERSITY VILLAGE/LITTLE ITALY

University Village is a nearby neighborhood containing the University of Illinois of Chicago and Little Italy. The apartments are reasonable priced. The area is near ICO with an approximate 15 minute commute. There are many cozy restaurants, coffee shops with a neighborhood that is friendly. This area is bounded Roosevelt, Harrison, Ashland and Halsted.

WICKER PARK

Wicker Park is bounded by North Avenue, Division, Ashland and Western. It is about a 15-20 minute commute to ICO. This area is known for its European culture, art and beautiful mansions. To rent a 1 bedroom is >\$900 and 2+ >\$1500.

WEST LOOP

The West Loop is bound by Ashland Avenue on the west, the Chicago River on the east, Grand Avenue on the north, and the Eisenhower Expressway on the south. The West Loop is also a fabulous neighborhood with many coffee shops, restaurants and is minutes away from downtown! A two bedroom apartment is approximately > \$1500. The total commute to ICO would be approximately 10-15 minutes.

WRIGLEYVILLE

Wrigleyville is a 20 minute commute to ICO. This is a popular area to live in due to its friendly neighborhood, great restaurants and the Chicago Cubs. The prices are usually > \$1500 for a 2 bedroom and > \$2200 for a 3+ bedroom apartment. It is bounded by Halsted, Ashland, Roscoe and Byron.

Suburbs: **BROOKFIELD**

This suburb is located southwest of the city, right off the Stevenson Expressway. It has a moderate rent range is a great place if you want a quiet place to live. The commute is over one hour by public transportation and approximately 30 minutes by car.

COUNTRYSIDE

Located conveniently off the Stevenson Expressway, this area offers many nice apartments with convenient grocery stores, shopping, and dining. A two-bedroom apartment typically runs from \$550 to \$750. Travel by car on the Stevenson will take 25 to 40 minutes.

LA GRANGE/LA GRANGE PARK

La Grange is located southwest of the city. There are many new apartment complexes available in this area. Travel time to ICO is about 45 minutes by commuter train and 25 to 45 minutes by car. One-bedrooms start around \$625 while two-bedroom apartments range from \$750, often including utilities.

LINCOLNWOOD

This northern suburb is a popular place to live and is located right off of 94 West. Travel time to school is approximately 30-45 minutes on the expressway and about 1 hour by public transportation.

OAK LAWN

This southwest suburb is a residential area located off the Stevenson. There are many newer apartment complexes with moderate rent ranges. Travel time to ICO is 40-50 minutes by expressway and 1 hour by public transportation.

OAK PARK/FOREST PARK

Located directly west of downtown, off the Eisenhower expressway, Oak Park is one of the closest western suburbs. Studios can be found for \$550. One bedroom apartments can be found for \$800. The commute to ICO is approximately 40 minutes and by public transportation is about 1 hour.

PARK RIDGE

Located northwest of the city, near O'Hare International Airport, Park Ridge is easily accessible to commuter trains taking about 30 minutes to reach the downtown area. Many single-family homes, as well as apartments and townhomes, are found in this area.

ROGERS PARK

Located on the far north side near Loyola (5000-7000N) and along the lakefront, this community is about 35-45 minutes by car from ICO. The train takes about 30-40 minutes. Typical rent for a one bedroom is \$730 and two bedroom apartments are >\$1,000.

SKOKIE/EVANSTON

This area offers nice, quiet, and fairly expensive apartments, with a one bedroom running around \$750 and a two-bedroom around \$900. Landlords tend to be selective and you may need to furnish references. Travel time to ICO can take from 30-60 minutes on the expressway. Evanston residents can take Lake Shore Drive, which often moves quicker in rush hour but still can take 45-60 minutes. Public transportation by the "el" is available but takes about 60 minutes to reach ICO.

SUMMIT/JUSTICE

These suburbs are just outside the Chicago city limits on the southwest side. Travel time to ICO is 20-30 minutes by car (it is located just off the Stevenson Expressway).

Parking

If you are planning on bringing your car with you to Chicago, it can be a big factor in deciding what neighborhood and housing to live in. Parking is often not provided with apartments and, if there is an option to rent a parking spot it is usually pricey. The cost of a parking spot is typically over \$100 a month (in addition to the housing rent) and can even be \$200 and higher; depending on the neighborhood and whether it's an indoor or outdoor spot.

Street parking is sometimes an option, but it can be tricky in Chicago. It varies greatly depending on the neighborhood and therefore is a good idea to check out parking availability, especially in the evening in the area which you plan to live in. Oftentimes there will be plenty of spots open during the day, but hardly any in the evening when you may be coming home from school. When parking on the street, pay close attention to nearby signs that indicate if it is a restricted parking spot, street cleaning times, limited parking times, etc. Pay close attention to these street signs, because often times you may wake up to a pricey parking ticket in the morning.

If you run into a street that has a green "Pay to Park" sign, you can park there as long as you pay for the amount of time you plan on parking your car. There is a paybox near the sign you can pay at, or there is a convenient app you can download called "Park Chicago," that allows you to store a credit card and pay on your phone. The app is nice because it allows you to extend your time if needed and is much quicker than paying using the pay box. The app will also send alerts to let you know when your time is running low so you can refill the amount of time at the convenience of your phone.

Another thing to keep in mind with Chicago street parking is that the city sometimes requires residents to purchase annual city stickers to display in their vehicles. The price of the sticker is \$75 but can be a little higher depending on the size of your vehicle. This is strictly enforced for cars with Illinois plates registered in Chicago, but not usually for cars with out-of-state plates. To avoid getting an expensive parking ticket, though, checkout <http://www.chicityclerk.com/> for more information including contact numbers in case you have more questions.

Additionally, some streets in Chicago have "zoned" parking, meaning that you must have a specific residential parking permit displayed in your car to park on that street during certain times of the day, often during the overnight hours. There are always street signs indicating when the permit is required. This is always enforced, regardless of where your license plate is registered. The cost of the residential parking permit is \$ 25, but it also requires that you purchase the city sticker. There is also the option of buying temporary "guest pass" permits that have to be changed daily. These cost \$ 5 for a pack of 15 passes, and you do not have to purchase the city sticker to buy these. You can also purchase these for visiting family or friends to display in their cars, even if you don't have a car yourself. Again, check out the city's website at <http://chicityclerk.com/pricing/> for info on both the residential parking permits and the guest passes.

If you are planning on driving to ICO on a daily basis buying a year-long parking pass to the garage at school can be beneficial. ICO offers a covered, secure parking garage connected to the school. There is parking along the street near the campus; however, parking in the garage is the easiest way to keep your car safe, and ensure a spot on exam/early clinic mornings. You can just head over to the security office and fill out a parking pass form, or you can access an online form through "MyICO." After logging your account, on the right hand side of the screen, hit the "Campus Security" tab, fill out the required information, and then the cost will be charged to your student account. Parking in the garage as a first year costs approximately \$600.00 for the fall, winter, and spring quarters.

Transportation

It is not a necessity to own a car as a commuting student. If you choose your apartment location carefully, you may be able to manage very well without one by using the extensive public transportation system. Traveling within the city involves the Chicago Transit Authority (CTA), with its buses, "L" trains, and subway trains. The CTA offers a way to pay online your Ventra card, (see below). It allows you to swipe your card and be on your way on either a train or bus. You can also add money to your card at the vending machines located in the train stations, or on your mobile device. The basic fare with these cards is \$2.25 with a \$0.25 transfer, which allows you to change routes twice within two hours. Regular "transit" cards can be purchased by machines at station stops or through the mobile app; which can also be used on both the trains and buses. The fare with these cards is \$2.25 for the train and \$2.00 for the bus, with an additional 25 cents for a transfer. To find out more about the CTA fares and routes visit <http://www.transitchicago.com/>.



Ventra is the payment system for the CTA that allows customers to pay for train and bus rides with the same payment methods they use for everyday purchases. The debit MasterCard feature is optional. This card works the same way as the CTA with the same fare cost. Stay updated by visiting the Ventra page at <https://www.ventrachicago.com/>. This is an option that many students choose. You may purchase your actual card before new student orientation starts, and that way you will be able to travel places in Chicago without bringing a car! To do this you may either download the Ventra Travel App on your phone, or go online to the website listed above to purchase your card. The cost of the card is \$5, but the five dollars will be applied to your first trips on the CTA, or "L" trains, so it is essentially free!

The Metra is the train system that runs from the city to the suburbs. This transit system works very similar to the CTA and Ventra. For more information about the Metra, check out their website at <http://metrarail.com/metra/en/home.html>



Popular Apartment Complexes

***Updated Units:** These units may be pricier- due to the updates/amenities that are present. For most accurate pricing of these units please be sure to call these apartments directly.

Prairie Shores

2851 S. King Drive

312-589-7700

www.prairieshores.net

Studio	\$850-1,100
One Bedroom	\$1,000-1,410
Two Bedroom	\$1,250-1,725
Three Bedroom	\$1,800-2,100

Rent includes gas, water and trash
free parking, basic cable
onsite laundry, AC, fitness center
pet friendly

*Updated Units

Lake Meadows

500 E. 33rd Street

312-842-7333

www.lakemeadowsapts.com

Studio	\$825-1,000
One Bedroom	\$850-1,500
Two Bedroom	\$1,200-1,800
Three Bedroom	\$1,650-2,200

Rent includes gas, water and trash
parking, basic cable
pet friendly

*Updated Units

Park Michigan Apartments

1212 SOUTH MICHIGAN

773-341-1133

www.parkmichiganchicago.com

Includes water and trash pickup

Studio	\$1,500-1,800
One Bedroom	\$1,700-1,900
Two Bedroom	\$2,300-2,800

Fitness center, rooftop access
pet friendly, parking garage,
business center w/ wifi

AMLI 900

900 S Clark St

855-215-4176

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

Studio	\$1690-1,900
1 Bedroom	\$1900-2400
2 Bedroom	\$2000-3200
3 Bedroom	\$3400+

Pet friendly, rooftop access, updated
fixtures, gym, smoke-free, In-unit
washer & dryers, security, individual
heating and cooling

The Shelby Luxury Apartments

2300 S Michigan Ave

312-973-3740

www.shelbychicago.com

One Bedroom	\$1,680-2200
Two Bedroom	\$2,200-2,950

In-unit laundry, nearby attractions,
central AC and heating,
pet friendly, club room and lounge
access, private balconies

Eleven 40

1140 S Wabash

312-753-1140

www.live1140.com

Studio	\$1,680-1780
One Bedroom	\$1,980-2100
Two Bedroom	\$2,900-3300

Aqua lounge, wifi lounge,
fitness/spin studio, game room,
pet spa, music "jam" room

777 South State Apartments

2 East 8th St

312-939-7000

777southstate.groupfox.com

Studio \$1,500-1,670

One Bedroom \$2,055-2,100

Two Bedroom \$2,500-2,600

Indoor pool, dog park (pets allowed), parking garage, resident lounge, fitness center, grill stations, dry cleaning service, non-smoking property

Arrive South Loop

1935 S Wabash Ave

855-217-7584

www.arrivesouthloop.com

One Bedroom \$1,495-2,000

Two Bedroom \$2,000-\$2,500

In-unit laundry, nearby attractions, dishwasher, roof top pool, pets allowed, 24-hour fitness center

York Terrace

1935 S Wabash Ave

855-217-7584

www.arrivesouthloop.com

Studio \$950

1 Bedroom \$1000-1200

2 Bedroom \$1400-1,590

3 Bedroom \$1,500 +

Pet friendly, furniture rental options, health and fitness center, business center

Tom Boney Apt

trb17@comcast.net

Many of the apartment complexes around ICO are managed by Tom Boney. He only rents to ICO students and is a great resource for finding an apartment right by ICO. For more information on these rentals, ask an upperclassman, many of them have connections to existing rentals by Tom.

The Lex

2138 S. Indiana

312-948-8772

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

Schedule a visit for most accurate pricing.

1 Bedroom \$1840-2,000

2 Bedroom \$2,400-2,600

3 Bedroom \$4,250

Fitness center, business center, outdoor pool, fire-pit with BBQ grills, wifi in common areas, pet friendly, heated parking garage, smoke free, overnight guest suite, storage units available

Note: When looking at the apartments listed above, or any other apartment in the area make sure to schedule a tour. Sometimes online pictures and websites can be deceiving so make sure to go check it out and see if it is a good fit for you. Also, be sure to ask the apartment complex about special student housing discounts, or move-in discounts. Often-times there will be a move in fee waived or reduced if you ask the management directly!

ESSENTIAL QUESTIONS AND THINGS TO CONSIDER

Does the apartment have a written lease?

This is often stated as the first rule of apartment searching. However, if you are interested in the Bridgeport or Brighton Park area, leases are not always offered. In one way, it allows you flexibility in case some other opportunity appears or if you want to move out before the year is over. But it is rather annoying to move in, only to find out that the landlord's nephew is moving to Chicago and guess where he's going to live? If a lease is not offered by the landlord, try to provide your own or at least get a firm verbal agreement about how long you plan on living there. Also, attempt to determine how reliable the landlord would be in making repairs that may be needed.

In the event that there is not a lease provided, the Illinois State Law sets the precedent. One of the more important provisions involves the notification of when your occupancy is to be terminated. If you rent monthly and plan to move, you must give the landlord a 30-day notice in writing about your intent to move. This notice should be given the day before rent is due. The same rules apply to the landlord wishing to evict you; a 30-day notice delivered the day before the rent is required.

If there is a written lease, read it over carefully before signing, making sure that you understand all aspects. It should describe what the owner's responsibilities are. Tenants should give guidelines as to procedures if one group does not comply with the lease. Have all roommates sign the lease. Try to get a clause allowing you to sublease over the summer in case you leave Chicago.

When can the rent be increased?

Rent increases should not occur during the duration of the lease (usually a one-year period). In Chicago the amount of rent increase is limited to around 8% per year if the same tenant occupies the same rental unit.

Are any utilities included in the rent payment?

If not, ask the landlord or nearby tenants about the normal bill for utilities. Heating bills in the winter can be quite hefty in some of the older, less insulated buildings.

Will you have to arrange for the utilities to be connected and what are the approximate costs involved?

Where are the nearby laundry facilities? Grocery store?

Is street or garage parking available?

Some suburbs have unusual parking ordinances about street parking. Also, remember the city's winter ordinances. What would the charge be for garage parking if it's available?

Are pets allowed in the building?

Some buildings are restrictive as to the type or size of pet.

Are any repairs needed? Will the landlord clean and/or paint before you move in?

Does the general upkeep of the building appear adequate? Is a security deposit required?

If you do not have a lease, security deposits may not be required. If one is required, the amount varies. It should be clear when it will be returned to the renter. Be sure to inquire about interest on the cash deposit, as in most cases this is required by law. If an exceptionally large deposit is required, it may be possible to secure an insurance program covering you for the amount of the security deposit. This new concept of insurance does require you to meet certain credit requirements and is offered by the landlord.

Is there a charge for a credit check?

With larger apartment complexes this is routine.

Remember that in high-rise apartments, rent becomes more expensive the higher the floor on which you live.

Availability of public transportation--consider RTA fares if you are interested in a suburb, or bus routes if your car decides to break down out during finals week.

Does the area seem to be fairly quiet?

Children playing or dogs barking when you are trying to study can be rather unsettling, as well as noisy roadways or passing trains. A good idea may be to drive by the apartment on a Friday or Saturday to see if the atmosphere changes.

Consider the "critter" population. Pests can be a nuisance. Ask other tenants if they have any problems in this area.

Is the apartment furnished?

It's nice to find an apartment with a stove and refrigerator provided. Other furniture may be provided, but often you can buy furniture reasonably from graduating students in the spring.

What about your roommate/s selection?

It is a rewarding experience to have roommates or a roommate. However, it is a big decision on who you decide to live with during your ICO school year. Before committing to who you want to live with make certain you make a mental list of what you want in a roommate and whether or not they are suitable for you. For example, one may want to consider how the bills will be split, gas (if you and your roommate/s are sharing a vehicle), and cleaning schedule.

Do I need Renters Insurance?

Renters insurance is very important especially when living in a large city like Chicago. But don't jump to purchasing it on your own right away. Talk to your parents, sometimes their homeowners insurance or auto insurance will include this for you free of charge. If not, there are many companies that offer renters insurance at a low annual cost. Here is one company that offers it, <http://www.progressive.com/homeowners/renters-insurance-quote/>. Also, make sure to look or ask when signing your lease. Renters insurance is not mandatory in all cases, but some landlords or complexes require you to have it.

Grocery/Coffee/Gas Stations

Here are a few of the closest grocery stores, coffee shops, and gas stations (if you choose to bring a car) around ICO. Of course, upperclassmen, faculty, staff, and other friends that you will meet will all know certain places to go, but this is a general guide, so you can feel comfortable about moving to a new place! This is by no means an all-inclusive list, just a good starting point for those that are unfamiliar with the area.

Grocery Stores:

Marianos
3857 S Martin Luther King Dr
773-286-2839
www.marianos.com

Jewel Osco
443 E 34th St
312-842-0667
local.jewelosco.com

Trader Joe's
1147 S Wabash Ave
312-558-0489
www.traderjoes.com

Whole Foods Market
1101 S Canal St.
312-435-4600
www.wholefoodsmarket.com

Coffee/Tea Shops:

Red Line Cafe
218 W 33rd St
312-265-0219
srq33.com/redline

Starbucks
3506 S State St
773-536-3126
starbucks.com

Dunkin' Donuts
1575 S Michigan Ave
312-447-0951
www.dunkindonuts.com

Spoke & Bird
205 E 18th St
929-263-2473
www.spokeandbird.com

Overflow Coffee Bar
1550 S State St
312-772-2356
www.overflowcoffeebar.org

Gas Stations:

IIT 7 Eleven (NO gas pumps)
3201 S State St (Ste 720)
312-791-0206

BP
3101 S Michigan Ave
312-326-3317

The Pride of Chicago BP
1221 S Wabash Ave
312-566-0067

Shell
215 W 31st St
312-791-1680

Citgo
501 W 31st St
312-791-1680

Conclusion

Even though there are many things to consider during your apartment quest here at ICO, it is both a thrilling and exhilarating experience!

We hope this guide aids you in finding the right apartment for you!