

Lakeview Neighborhood Information:

Lakeview Map:



Lakeview Boundaries:

Diversey (2800 N) to Irving Park (4000 N)
Lake Michigan to Ravenswood (1800 W)

Lakeview Neighborhoods:

Belmont Harbor:

Diversey (2800 N) to Addison (3600 N)
Lake Michigan to Broadway

Wrigleyville:

Roscoe (3400 N) to Irving Park (4000 N)
Halsted (800 W) to Racine (1200 N)

Lakeview's Surrounding areas:

Neighbors to the North: **Uptown, Buena Park**
Neighbors to the West: **North Center, Roscoe Village, St. Ben's**
Neighbors to the South: **Lincoln Park**

About Lakeview/History of Lakeview:



Aptly named for its location next to the lake, Lakeview benefits from a premier location in Chicago's landscape. Lakeview, the first neighborhood north of Lincoln Park, is bordered by Lake Michigan to the east, Uptown to the north, and Roscoe Village to the west. Lakeview is one of the city's larger neighborhoods, encompassing smaller neighborhoods such as Wrigleyville, and is home to the world famous (and 2003 & 2007 N.L. Central Champion) Chicago Cubs.

Appreciation in Lakeview has rivaled that of its neighbors to the south. The streets are filled with a mix of new construction homes, century-old two and three flats, and larger multi-unit buildings. Restaurants, bars, and retail stores have thrived in the past several years based on the influx of population seeking to enjoy all the area has to offer.

Transportation is easy from this neighborhood as well - the el has two lines that stop in it's borders, and of course several buses make the commute easy. Chicago's famous Lake Shore Drive passes through Lakeview for those driving both north and south.

Lakeview Attractions:

- **Wrigley Field:** 1060 W. Addison: (773) 831-CUBS: <http://chicago.cubs.mlb.com>
- **Graceland Cemetery:** 4001 N Clark: (773) 525-1105: www.graveyards.com
- **Southport Corridor:** Southport from Belmont to Grace
- **Belmont Harbor:** Belmont at Lake Shore Drive

Lakeview Library:

- **John Merlo Branch:** 644 W. Belmont Ave: (312) 744-1139: www.chipublib.org
- **Lincoln Belmont Branch:** 1659 W. Melrose: (312) 744-0166: www.chipublib.org

Lakeview Hospitals:

- **Advocate Illinois Masonic:** 836 W. Wellington: (773) 296-5015: www.advocatehealth.com
- **Thorek Memorial Hospital:** 850 W. Irving Park: (773) 975-3219: www.thorek.org
- **Resurrection Health Care:** 2800 N. Sheridan: (773) 975-1843: www.reshealth.org
- **Saint Joseph Hospital:** 2900 N. Lake Shore Drive: (773) 665-3000: www.reshealth.org

Lakeview Police Station District #18 and 23:

- 3600 N Halsted: (312) 744-8320: www.cityofchicago.org/police

Lakeview Fire Stations:

- 1052 W. Waveland: www.cityofchicago.org/Fire
- 3801 N Damen: www.cityofchicago.org/Fire

Lakeview Post Office:

- 3024 N Ashland: (773) 248-8495: www.usps.com
- 1343 W Irving Park: (800) ASK-USPS: www.usps.com

Lakeview Alderman's Office:

- **Scott Waguespack**: 32nd Ward Office: 2657 N. Clybourn: (773) 248-1330
- **Tom Tunney**: 44th Ward Office: 1057 West Belmont: (773) 525-6034: www.tomtunney.com
- **Helen Shiller**: 46th Ward Office: 4544 N Broadway: (773) 878-4646

Lakeview Chamber of Commerce:

- 1609 W. Belmont: (773) 472-7171: www.lakeviewchamber.com

Recommended Lakeview Dining:

- **Pizza**
 - Pizza Capri**: 962 W. Belmont: (773) 296-6000: www.pizzacapri.com
 - Panino's**: 3702 N. Broadway: (773) 472-6200: www.paninospizzeria.com
- **Italian**
 - Deleece**: 4004 N. Southport: (773) 325-1710: www.deleece.com
 - Mia Francesca**: 3311 N. Clark: (773) 281-3310: www.miafrancesca.com
 - Socca**: 3301 N. Clark: (773) 248-1155: www.soccachicago.com
- **Sushi**
 - Rise**: 3401 N. Southport: (773) 525-3535: www.risesushi.com
 - Matsuya**: 3469 N Clark: (773) 248-2677
 - Shiroi Hana**: 3242 N. Clark: (773) 477-1652
- **Cuban**
 - Coobah**: 3423 N. Southport: (773) 528-2220: <http://coobah.com>
- **Chinese & Japanese**
 - Chen's**: 3506 N. Clark: (773) 549-9100: www.chenschicago.com
- **Pub Grub**
 - John Barleycorn**: 3524 N. Clark: (773) 549-6000: www.johnbarleycorn.com
 - The Central**: 3466 N. Clark: (773) 880-2222
 - Casey Moran's**: 3660 N. Clark: (773) 755-4444: www.kincadesbar.com
 - Moe's Cantina**: 3518 N. Clark: (773) 248-0002: www.moescantina.com
 - Red Ivy**: 3519 N. Clark: (773) 472-0900
 - Yakzies on Clark**: 3710 N. Clark: (773) 525-9200
- **Breakfast**
 - Salt & Pepper Diner**: 3537 N. Clark: (773) 883-9800
 - Wishbone**: 3300 N. Lincoln: (773) 549-4105: www.wishbonechicago.com
 - Uncommon Ground**: 3800 N Clark: (773) 929-3680: www.uncommonground.com

Lakeview Shopping:

- Southport from Belmont to Irving Park ("The Southport Corridor")
- Clark from Diversey to Addison
- Halsted from Belmont to Addison

- Broadway from Diversey to Addison

Lakeview Grocery Stores:

- **Jewel:** 2940 N Ashland: (773) 871-8242: www.jewelosco.com
- **Jewel:** 3630 N Southport: (773) 784-1922: www.jewelosco.com
- **Dominick's:** 959 W. Fullerton: (773) 248-0049: www.dominicks.com
- **Whole Foods:** 3300 N. Ashland: (773) 244-4200: www.wholefoodsmarket.com

Lakeview Movie Theatres:

- **Brew and View at The Vic:** 3145 N. Sheffield: (773) 472-0449: www.jamusa.com/vic
- **Landmark Century Cinemas:** 2828 N. Clark: (773) 509-4949: www.landmarktheatres.com
- **The Music Box Theater:** 3733 N. Southport: (773) 871-6604: www.musicboxtheatre.com

Lakeview Theaters:

- **Athenaeum Theater:** 2936 N. Southport: (773) 935-6860: www.athenaeumtheatre.com
- **Bailiwick Arts Center:** 1229 W. Belmont: (773) 883-1090: www.bailiwick.org
- **Briar Street Theater:** 3133 N. Halsted: (773) 348-4000: www.foxtheatricals.com/briar-street
- **The IO Theater (Formerly ImprovOlympic):** 3541 N. Clark: (773) 880-0199: www.iochicago.net
- **Mercury Theater:** 3745 N. Southport: (773) 325-1700
- **The Playground Theater:** 3209 N. Halsted: (773) 871-3793: www.the-playground.com
- **Stage Left Theater:** 3408 N. Sheffield: (773) 883-8830: www.stagelefttheatre.com

Lakeview Schools:

Public Elementary Schools

- **Blaine Elementary:** 1420 W. Grace: (773) 534-5750: www.blaine.cps.k12.il.us
- **Burley Elementary:** 1630 W. Barry: (773) 534-5475: www.burley.cps.k12.il.us
- **Greeley Elementary:** 832 W. Sheridan: (773) 534-5800: www.greeley.cps.k12.il.us
- **Hamilton Elementary:** 1650 W. Cornelia: (773) 534-5892: www.hamilton.cps.k12.il.us
- **Hawthorne Scholastic Elementary:** 3319 N. Clifton: (773) 534-5550 www.hawthorneacad.org
- **Nettelhorst Elementary:** 3252 N. Broadway: 773.534.5810: www.nettelhorst.org

Private Elementary Schools

- **Mount Carmel Academy:** 720 W. Belmont: 773-525-8779: www.mountcarmelacademy.org
- **St. Alphonsus Academy:** 1439 W. Wellington: 773-348-4629: www.alphonsusacademy.org
- **St. Andrews School:** 1710 W. Addison: (773) 248-500: www.saintandrewchicago.com

Public High Schools

- **Lakeview High School:** 4015 N. Ashland: (773) 534-5440: www.lakeviewhs.com

Lakeview Transportation:

www.transitchicago.com

Lakeview CTA Train Lines and stops:

CTA Red Line

Belmont
Addison
Sheridan

CTA Brown Line

Diversey
Wellington
Belmont
Southport
Paulina

CTA Purple Line

Diversey
Wellington
Belmont

Lakeview Bus Routes:

#8 Halsted
#9 Ashland
#11 Lincoln
#22 Clark
#36 Broadway
#76 Diversey
#77 Belmont
#80 Irving Park
#146 Inner Lake Shore Drive
#145 Inner Lake Shore Drive
#147 Lake Shore Drive
#151 Sheridan
#152 Addison

Lakeview New Construction:

There are always new construction single family homes and condos being built in Lakeview, as well as vintage apartment buildings being converted to condos. For information on the latest new construction give me a call!

Lakeview Housing Stock:

- Newer construction limestone and brick
- Brick and greystone multi-units
- Courtyard buildings
- Older frame single family homes and multi-units
- Low, mid and high-rise condo buildings

Lakeview Pricing/Appreciation:**Studios:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$54,127	\$56,118	96.45%	19	68	
Lakeview	8006	1999	\$65,500	\$66,782	98.08%	14	58	21.01%
Lakeview	8006	2000	\$90,789	\$93,623	96.97%	22	63	38.61%
Lakeview	8006	2001	\$97,112	\$99,880	97.23%	23	73	6.96%
Lakeview	8006	2002	\$122,192	\$122,528	99.73%	24	108	25.83%
Lakeview	8006	2003	\$123,251	\$126,079	97.76%	82	83	0.87%
Lakeview	8006	2004	\$127,861	\$129,773	98.53%	78	137	3.74%
Lakeview	8006	2005	\$136,571	\$138,354	98.71%	81	135	6.81%
Lakeview	8006	2006	\$134,088	\$137,156	97.76%	75	145	-1.82%
Lakeview	8006	2007	\$144,439	\$149,234	96.79%	93	76	7.72%
Lakeview	8006	2008	\$130,365	\$138,572	94.08%	93	55	-9.74%
Total Appreciation								140.85%

One Bedroom:

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$115,897	\$116,963	99.09%	28	541	
Lakeview	8006	1999	\$133,050	\$133,801	99.44%	22	440	14.80%
Lakeview	8006	2000	\$158,054	\$161,322	97.97%	20	408	18.79%
Lakeview	8006	2001	\$176,379	\$179,931	98.03%	25	417	11.59%
Lakeview	8006	2002	\$191,413	\$192,978	99.19%	33	618	8.52%
Lakeview	8006	2003	\$200,446	\$203,792	98.36%	74	631	4.72%
Lakeview	8006	2004	\$204,415	\$207,528	98.50%	69	624	1.98%
Lakeview	8006	2005	\$220,691	\$216,561	101.91%	60	839	7.96%
Lakeview	8006	2006	\$232,395	\$232,554	99.93%	75	752	5.30%
Lakeview	8006	2007	\$232,289	\$231,574	100.31%	89	679	-0.05%
Lakeview	8006	2008	\$224,460	\$228,114	98.40%	91	452	-3.37%
Total Appreciation								93.67%

Two Bedrooms:

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$211,473	\$214,310	98.68%	50	809	
Lakeview	8006	1999	\$250,536	\$252,688	99.15%	46	731	18.47%
Lakeview	8006	2000	\$276,417	\$278,824	99.14%	34	911	10.33%
Lakeview	8006	2001	\$306,560	\$309,307	99.11%	49	866	10.90%
Lakeview	8006	2002	\$317,966	\$323,175	98.39%	43	950	3.72%
Lakeview	8006	2003	\$324,702	\$330,572	98.22%	100	1089	2.12%
Lakeview	8006	2004	\$344,932	\$350,790	98.33%	78	1115	6.23%
Lakeview	8006	2005	\$351,998	\$357,429	98.48%	90	1293	2.05%
Lakeview	8006	2006	\$366,369	\$372,056	98.47%	95	1112	4.08%
Lakeview	8006	2007	\$368,496	\$373,300	98.71	97	1043	0.58%
Lakeview	8006	2008	\$378,964	\$371,498	102.01%	107	846	2.84%
Total Appreciation								79.20%

Three Bedrooms:

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$301,259	\$305,570	98.59%	51	334	
Lakeview	8006	1999	\$345,027	\$350,993	98.30%	49	377	14.53%
Lakeview	8006	2000	\$392,365	\$398,385	98.49%	39	372	13.72%
Lakeview	8006	2001	\$435,925	\$444,867	97.99%	55	359	11.10%
Lakeview	8006	2002	\$459,020	\$469,420	97.78%	49	410	5.30%
Lakeview	8006	2003	\$457,503	\$469,311	97.48%	112	460	-0.33%
Lakeview	8006	2004	\$497,523	\$508,231	97.89%	90	524	8.75%
Lakeview	8006	2005	\$519,516	\$528,400	98.32%	96	498	4.42%
Lakeview	8006	2006	\$539,266	\$551,016	97.87%	114	476	3.80%
Lakeview	8006	2007	\$546,716	\$557,900	98.00%	125	485	1.38%
Lakeview	8006	2008	\$531,669	\$548,250	96.98%	135	392	-2.75%
Total Appreciation								76.48%

Single Family:

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$465,787	\$484,230	96.19%	46	206	
Lakeview	8006	1999	\$528,571	\$545,939	96.82%	39	178	13.48%
Lakeview	8006	2000	\$603,666	\$621,275	97.17%	35	156	14.21%
Lakeview	8006	2001	\$713,308	\$734,023	97.18%;	42	157	18.16%
Lakeview	8006	2002	\$765,631	\$789,290	97.00%	45	155	7.34%
Lakeview	8006	2003	\$866,604	\$894,157	96.92%	191	160	13.19%
Lakeview	8006	2004	\$962,804	\$998,865	96.39%	91	175	11.10%
Lakeview	8006	2005	\$1,184,971	\$1,213,256	97.67%	144	189	23.07%
Lakeview	8006	2006	\$1,202,219	\$1,247,824	96.35%	135	160	1.46%
Lakeview	8006	2007	\$1,202,926	\$1,248,930	96.32%	167	129	0.06%
Lakeview	8006	2008	\$1,289,403	\$1,366,827	94.34%	167	106	7.19%
Total Appreciation								176.82%

Two Flats:

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$382,769	\$396,839	96.45%	31	120	
Lakeview	8006	1999	\$429,345	\$445,680	96.33%	42	115	12.17%
Lakeview	8006	2000	\$477,756	\$494,563	96.60%	26	87	11.28%
Lakeview	8006	2001	\$511,320	\$534,330	95.69%	29	82	7.03%
Lakeview	8006	2002	\$553,525	\$578,035	95.76%	35	92	8.25%
Lakeview	8006	2003	\$579,850	\$604,842	95.87%	72	96	4.76%
Lakeview	8006	2004	\$616,267	\$635,879	96.92%	59	93	6.28%
Lakeview	8006	2005	\$717,585	\$735,736	97.53%	57	86	16.44%
Lakeview	8006	2006	\$742,677	\$768,636	96.62%	65	57	3.50%
Lakeview	8006	2007	\$733,233	\$763,026	96.10%	109	30	-1.27%
Lakeview	8006	2008	\$616,218	\$686,513	94.13%	126	32	-11.87%
Total Appreciation								68.83%

Lakeview Neighborhood Information

Three Flats:

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Lakeview	8006	1998	\$462,833	\$476,042	97.23%	27	57	
Lakeview	8006	1999	\$548,326	\$570,217	96.16%	32	63	18.47%
Lakeview	8006	2000	\$582,868	\$607,917	95.88%	33	35	6.30%
Lakeview	8006	2001	\$605,312	\$632,300	95.73%	29	39	3.85%
Lakeview	8006	2002	\$682,487	\$706,618	96.59%	36	50	12.75%
Lakeview	8006	2003	\$766,198	\$807,970	94.83%	75	57	12.27%
Lakeview	8006	2004	\$833,610	\$869,535	95.87%	97	68	8.80%
Lakeview	8006	2005	\$857,935	\$886,260	96.80%	63	58	2.92%
Lakeview	8006	2006	\$837,049	\$881,442	94.96%	107	47	-2.43%
Lakeview	8006	2007	\$838,385	\$864,371	96.99%	71	42	0.16%
Lakeview	8006	2008	\$798,425	\$842,796	94.74%	145	27	-4.77%
Total Appreciation								72.51%

Data Collected from Multiple Listing Service of Northern Illinois
 All information deemed reliable but not guaranteed.