

'hood

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quickly. So Shipka turned his sights north of Diversey, buying the old Stewart Warner building fronting on Diversey, west of the Metra tracks. He sold some of the land, and on the remaining 10 acres built Landmark Village, a 210-unit single-family and town-house development. All units there have been sold.

"We originally bought the Stewart Warner building to convert it to condos, but it had a million square feet of space, which meant 1,000 units," Shipka said. "We felt that the density was too much for the entire neighborhood, so we knocked it down and began new construction."

After selling out that project, Shipka turned his development muscle to the Regal Manufacturing building at 1735 W. Diversey, and began converting it into 167 loft condos. They sold for prices ranging from \$165,000 to \$270,000.

To the east of Regal Lofts was Republic Aluminum, maker of storm and replacement windows, which relocated its plant and jobs to Goose Island. Enterprise is developing Lakeview Commons on Republic's old site.

"In the Republic/Regal area, we're also putting in a park at our expense behind the development and alongside of the homes," Shipka said.

The big project, however, is Wellington Park.

"One of the nice things about the development is that it has almost a single-family-home density. It has a tremendous amount of green and open space," he said. "The sales velocity is good. We've been in the neighborhood so long, people have confidence in what we're doing, and are buying the homes."

As for the Paulina Corridor as a whole, it's got many attractions, Letchinger said. "It's convenient to everything and close to downtown and the expressways."

Just east of the corridor on Ashland, a shopping center is anchored by a Jewel. South of the area, on Clybourn, there's a huge shopping area anchored by Dominick's, Aldi's and a Menard's.

"The development's low density is in keeping with the wishes of local community groups that have been fighting hard to avoid condos. They don't want the increased density," Letchinger said.

As for building along the Paulina Corridor, Letchinger said the "big jump was jumping west, past Ashland Avenue" from the flurry of development to the east.

"There was just no more property available east of Ashland with a great enough mass and density to make a larger [housing] environment. The land had



An artist's rendering of Wrightwood Park Place, one of the new developments planned for the growing Paulina Corridor.



Lakeview Commons, a town-house development, is going up on Diversey, west of Paulina.

been absorbed, and what was left was very expensive," he said.

"Also, people like to live where other people are living, and the Paulina Corridor was a logical choice, but the area needed a jump start," Letchinger said.

Meanwhile, a five-acre industrial property on Paulina north of Letchinger's is expected to be developed with residences eventually. The L-shaped "Niedermaier property," as residents call it, fronts on Paulina, and runs west to the railroad tracks and south to Diversey. Local residents are hoping they'll get the park the city long has promised with the development of this targeted parcel.

Other upscale developments are in the planning stages for land south of Diversey.

As for the new development and inevitable increased population density, Diane Galie, president of South Lakeview Neighbors, one of the Paulina Corri-



Base prices for the single-family homes and town houses at Wellington Park range from \$414,500 to more than \$1 million.

dor's three community groups, said that when the development began, the community groups gathered to address the issue.

"We wanted to save some of the industrial buildings for reuse as a 'smart buildings' to keep jobs in the neighborhoods," she said, noting that they lost that argument. In any case, many Lake View residents commute to jobs in the suburbs.

The community groups were able to head off higher-density development, making developers adhere to tougher requirements. For example, builders must provide at least 1.5 parking spaces per

unit instead of the more typical 1-1.

The expensive new developments, in any case, have killed affordable housing in the area, Galie said.

Also, she said, "I've found that many of the new people buying these expensive homes and condos are not getting involved in the community. They are more dedicated to their jobs than where they live. They don't get involved in the community."

"But we realize that we can't have everything the way it was. We do live in the city, not Lake Forest," Galie said.

PAULINA DEVELOPMENTS

Here's a rundown on developments in the Paulina Corridor:

- Celtic Development has a 4-bedroom single-family home at 1734 W. Wellington. Asking price is \$769,000. Call Kathleen Joyce (773) 935-4466, ext. 266.
- Chicago Classic Homes, seven single-family homes base priced from \$589,900 to \$675,000 at 1734-50 W. Diversey. JDL Development Corp., (773) 477-6797 or (312) 943-1515.
- Diversey Commons, 30-unit condo development in six-unit buildings at 1710-1732 W. Diversey. Nine units remain to be sold. Base prices range from \$275,000 to \$350,000. Kreinler & Matanky (David Kipnis), (312) 397-3086.
- Lakeview Commons, 50-unit town house and single-family home development at 1701 W. Diversey. Base prices range from \$375,000 to more than \$1 million. Three units remain to be sold. Enterprise, (773) 348-6900.
- 1738 W. Wellington, single-family home across the street from Wellington Park. The 3-bedroom home with 3½ baths is base priced at \$695,000. Susser & Reilly, (773) 524-4444.
- 1654 W. Diversey, three 2- or 3-bedroom condos base-priced from \$299,900 to \$500,000. Viewpoint Development (Donna Glavan), (312) 571-3944.
- 2810 N. Paulina, four 2- or 3-bedroom condos are base-priced from \$299,900 to \$399,900. Erdenberg Otten & Associates Real Estate, (312) 944-1500.
- Wellington Park, 112-unit single-family and town house development at Paulina and Wellington. Base prices range from \$414,500 to more than \$1 million. Enterprise Development Co. and Orion Development Group, (773) 281-2300.
- Wrightwood Park Place, 15 luxury single-family homes at 2615 N. Paulina. Buyers have choice of lot sizes. Base prices range from the mid-\$600,000 to more than \$1 million. Paramount Homes, (773) 528-9077.

Celeste Bush