



At Home in

# Mount Greenwood

By Meredith A. Morris, Senior Communications Specialist

Mount Greenwood makes you comfortable. The neighborhood, on the city's southwest edge, has an unassuming vibe that helps even visitors feel at home.

“It’s like living in a small town in the middle of a city,” said William Faber, a Mount Greenwood resident and Managing Broker of Park Properties Real Estate, located in the heart of the community. “I don’t think things have changed in my 25 years of working here. The economics have shifted and there’s a higher level of affluence than there once was, but that’s about it.”

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## WELCOME TO THE NEIGHBORHOOD

# MOUNT GREENWOOD



Suburban-like living in the city



Independent businesses have success



Traditional home styles abound

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Indeed, the Mount Greenwood area was still peppered with farms past 1950. Surrounded by the suburbs of Oak Lawn, Alsip, Evergreen Park and Merrionette Park, Mount Greenwood is especially popular among Chicago workers seeking a laid-back lifestyle within the city.

"It's a very popular area for police and firemen," said Matt Laricy, Managing Partner of Americorp Real Estate, who's worked in Mount Greenwood for six years. His father, also with Americorp, has helped clients find homes in the neighborhood for more than three decades. "This is a very stable, quiet neighborhood with access to many different things. I have nothing but positive things to say about Mount Greenwood."

Mount Greenwood was named by George Waite, who, while surveying the location, was impressed by its thickly planted trees and rural beauty. An entrepreneur,

Waite envisioned the raised area as a cemetery on Chicago's fringe. The expansive Mount Greenwood Cemetery was founded in 1879, bringing funeral parties that created a market for the saloons and restaurants that soon opened on 111<sup>th</sup> and Sacramento streets.

Shortly thereafter, Mount Greenwood's standing as a destination 14 miles from downtown was furthered by the arrival of horse and greyhound racing tracks.

Historically, locals also referred to Mount Greenwood as Seven Holy Tombs because of the preponderance of cemeteries in the region. Mount Greenwood formally became a village in 1907 and part of the city in the 1920s. Slow to be developed, it didn't receive modern services, such as sewers, street lights and paved streets, until the Federal Works Progress Administration installed them in 1936. Street curbs and gutters required an even longer wait.

The community's residential population leaped in the post-war years, from the 1930s to the 1950s. Incoming new families demanded schools, parks and public recreation areas. Today Mount Greenwood is rife with amenities and draws buyers seeking single-family homes, many of which are sited on exceptionally wide city lots.

"There are three or four dozen condo buildings in the area but all the rest are houses," Faber said. Homes include new construction properties and older rehabs in a variety of traditional architectural styles, including split-levels and ranches.

### What's selling in... MOUNT GREENWOOD?

FastSTATS 2<sup>nd</sup> Quarter 2012 (8074)

Attached Single Family    Detached Single Family

Units: 3

Units: 31

Median Price: \$130,000

Median Price: \$185,000

Check out neighborhood stats for all 77 Chicagoland neighborhoods and select suburbs at [www.ChicagoREALTOR.com](http://www.ChicagoREALTOR.com).

FastSTATS consists of average sales price, median sales price, market time, units sold and percent change for Chicago and the suburbs.



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# WELCOME TO THE NEIGHBORHOOD

## MOUNT GREENWOOD



Quiet streets and parks welcome biking



Larger lots invite new construction



Commercial districts thrive

"The area was still almost like farmland even into the 1960s. As it became more popular, people bought the older frame homes, knocked them down and replaced them with new homes," Laricy said, adding that there is no shortage of luxury living in Mount Greenwood, though it remains affordable by urban standards.

"What we have here is value," Faber stated. "We have homes that are well built, well cared for and priced very well. That value-proposition equates to a great community. It's robust. It's got a great future."

While Laricy noted that he saw Mount Greenwood home sales picking up and prices beginning to stabilize by late May, 2012, Faber said that he's seeing what he calls a "changing of the guard" in the area, with retired city workers selling homes and their younger counterparts moving in.

Relative to many other locations in Chicago and nationwide, Mount Greenwood has remained unscathed by the presence of distressed properties.

"Compared to some areas on the southwest side, we've had a lot less," Laricy said. "Because so many people are city workers, their jobs are more secure and they have a better ability to pay their mortgages relative to some other populations."

Mount Greenwood features abundant amenities including good schools, thriving shopping districts and ample public recreation facilities. City transit and driving routes are excellent for commuters, Laricy said, though there may be some challenge for those who need access to expressways. CTA bus routes run throughout the neighborhood and connect to Orange Line and Metra trains. Neighborhood streets are unfettered by the dense traffic that hinders many Chicago neighborhoods, creating safer biking and walking routes.

At the corner of 111<sup>th</sup> Street and Pulaski Road, the Chicago High School for Agricultural Sciences – a magnet school –

was developed in 1984 on the site of the city's last surviving farm. It is now a model for urban schools of this kind across the country, especially in terms of its innovative curriculum and strategies for dropout prevention. In addition, local education options include an array of well-esteemed public and Catholic schools.

Another community gem, the Chicago Park District's Mount Greenwood Park offers more than 24 acres brimming with gardens, a swimming pool, an ADA-accessible White Sox Baseball Miracle Field and other ball fields, an ice rink, an interactive musical playground and tennis courts. Residents also have use of an indoor gymnasium and multi-purpose rooms.

In the long run, however, no community benefits surpass Mount Greenwood's sense of community. Feeling welcome anywhere is the key to its ongoing draw.

"It's all about the people," Faber attested. "They're real people, with nothing fancy. Just great people." **CR**

*Photos by Jessica Kern and Mary Beth Durkin of the Chicago Association of REALTORS®*

## Neighborhood Hot Spots

### Chicago High School for Agricultural Sciences

3857 W. 111<sup>th</sup> St. – *the neighborhood's magnet public school.*

### Gilhooley's Grande Saloon

3901 W. 103<sup>rd</sup> St. – *a restaurant/bar that's a popular hangout for students from nearby St. Xavier University and others, from neighborhood retirees to young adults.*

### Grant's Wonderburger Grill

11045 S. Kedzie Ave. – *"The most amazing place," William Faber said.*

### Jeremy Lanigan's Irish Pub

3119 W. 111<sup>th</sup> St. – *a popular classic Irish pub and live Irish music destination.*

### Mount Greenwood Park

724 W. 111<sup>th</sup> St. – *an expansive Chicago Park District facility packed with ball fields, gardens and more.*

### Pop's Italian Beef

10337 S. Kedzie Ave. – *known for great food and excellent customer service.*

### Taco Joe's

3458 W. 111<sup>th</sup> St. – *noted for its tasty food, low prices, quick service and spotless kitchen.*