

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Auburn Gresham

MLS 8071



Canvassed in 4/2009

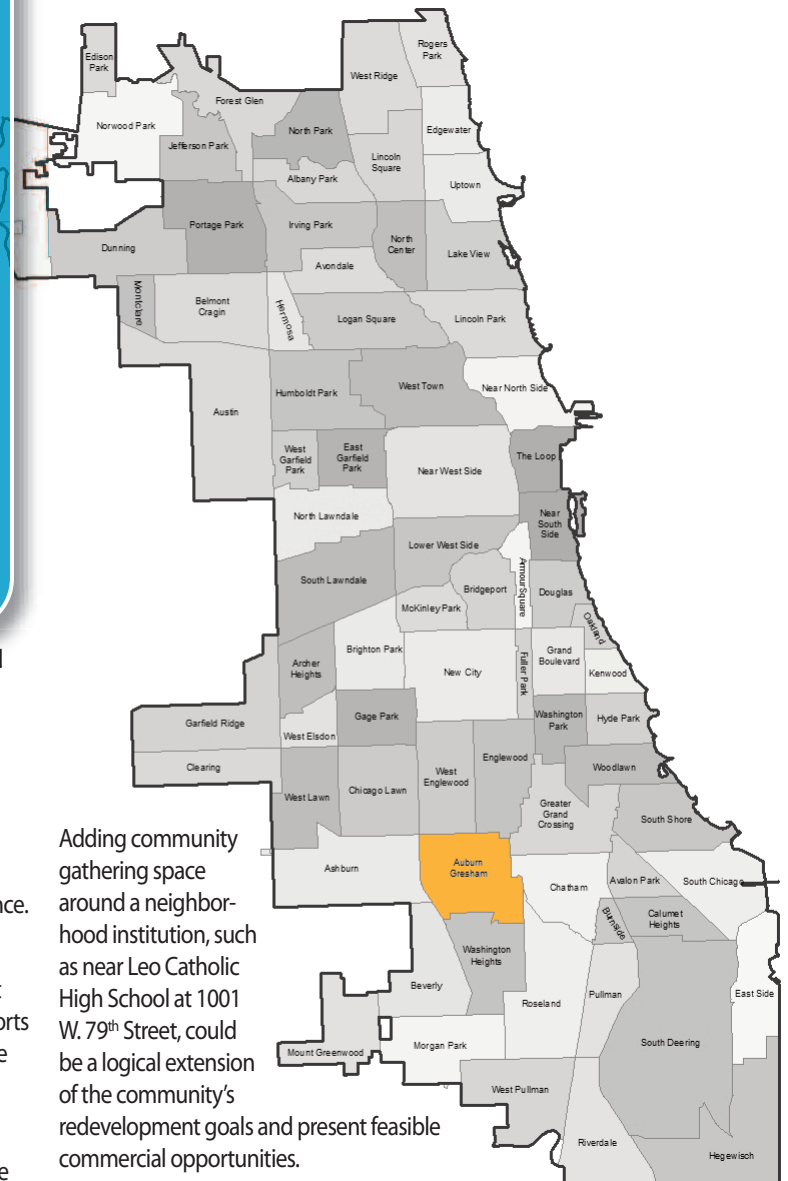
Methodology

Because a neighborhood encompasses so much more than what its demographics and statistics reveal, a canvassing report is crucial for creating a more complete picture that also includes non-statistical information, such as the physical condition of buildings, true accessibility, public transportation options, ratio of visitors to residents and the graffiti and littering that a canvasser can witness. Through visits and photos of communities taken during peak hours, an outsider can gain a comprehensive understanding of a neighborhood that falls beyond its demographics.

After identifying Chicago community areas defined by the Multiple Listing Service and City of Chicago, C.A.R.'s Economic Development Team visited and walked one commercial corridor in each. We made note of each street-level storefront property address, its use and its condition. We also observed each community area as a whole, pertaining to its cleanliness, walkability, housing stock, traffic patterns and connectedness to other city areas. We visited some local establishments too, to assess their level of business and availability of certain services.

Following is our finding.

City of Chicago Community Areas



Chicago Metropolitan Agency for Planning, 2010.

Adding community gathering space around a neighborhood institution, such as near Leo Catholic High School at 1001 W. 79th Street, could be a logical extension of the community's redevelopment goals and present feasible commercial opportunities.

Auburn Gresham is well connected to Chicago's greater South Side and Loop. Bus service on CTA Route 79 appears relatively frequent. According to CTA ridership statistics, Route 79 is the most heavily used bus route, linking the W. 79th Street corridor to the CTA Red Line at 79th Street and the lakefront. Additional bus routes on Ashland Ave. (Route 9) and Halsted St. (Route 8) connect 79th Street to the Ashland Ave. branch of the CTA Green Line at the Ashland/63rd and Halsted street stations.

Auburn Gresham is a great example of a crime-fighting South Side community. With neighborhood involvement and much effort, the area is reaching to thrive. Auburn Gresham is an example of what many other South Side communities hope to become, yet many of these communities do not have a dense enough commercial core to approximate this study. In 2008 the Federal Neighborhood Stabilization Program (NSP) designated these communities as funding recipients. Hopefully with help from programs like NSP, Auburn Gresham and its neighbors will find their footing and become viable, safe areas for commerce.

Residential profile: Auburn Gresham housing stock consists of both single-family and multi-unit buildings. A large percentage of these buildings are abandoned. Residents and community groups are trying to re-populate the area.

Auburn Gresham's commercial corridor on West 79th Street between Ashland Avenue and Halsted Street exhibits key factors in the corridor's success and issues to be overcome.

Even without prior knowledge of the Auburn Gresham community, visitors to its commercial corridor today can tell it had undergone sweeping change. Open lots and new construction have replaced some of the vacant buildings that had become magnets for criminal activity. The community seems to be distancing itself from well-documented past problems with drugs and violence.

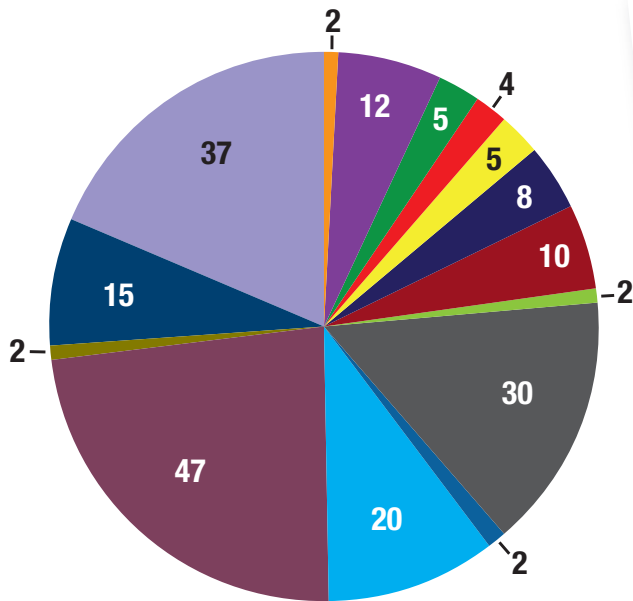
As the community evolves, the 79th Street corridor offers a fairly limited selection of commercial enterprises. Most food establishments are of the fast food variety and the area lacks a substantial retail grocery. The corridor supports a collection of laundry, cleaner and salon services – most of which seem to be healthy and viable. However, a good number of vacant storefronts occupy buildings ranging from good to fair condition.

Within the impressive array of new-construction buildings and storefronts are a number of social service agencies. This sector's strong presence on the corridor includes the Chicago Department of Health, Catholic Charities and a few other faith-based service providers. Among the Catholic Charities storefronts is a WIC Food Center that serves the grocery needs of at least a portion of community residents.

While the relative frequency of open lots and new construction are signs of a history of multiple teardowns, a number of cornerstone buildings remain along the corridor, including the multi-purpose AFC Center at 7845 S. Ashland Ave. and the shuttered 839 W. 79th St. building. These and other buildings, along with a collection of residential brick bungalows and apartments, lend the corridor a solid character. Much of the new construction blends well with the community's aesthetic.

One feature the corridor lacks is any type of outdoor gathering spot for area residents. While this may be a function of hoping to prevent unsavory loitering, the padlocked gates at the neighborhood's sole green space, Renaissance Park on W. 79th St., seem to contradict the community's evolving and increasingly interactive nature. A community gem is the Martin Luther King Jr. Family Entertainment Center at 1219 W. 76th Street (formerly Hawthorn Park). Opened in 2003, this Chicago Park District facility houses a roller rink, bowling alley, dining area and event center.

79th Street Snapshot



201 Businesses in Surveyed Area of Auburn Gresham

- | | |
|------------------------|-----------------------|
| Bar and Lounge | Parking Lot/Garage |
| Church | Residential |
| Financial Institutions | Restaurants |
| Government | Retail |
| Grocery | School |
| Liquor/Convenience | Service |
| Office | Vacant Lot/Storefront |
| Park | |



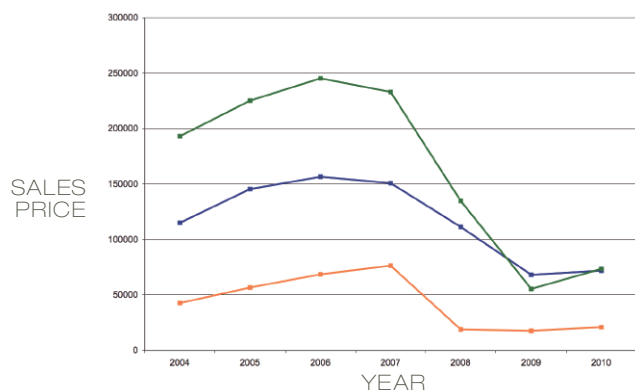
LEGEND

- | | |
|------------------|--------------------------------------|
| Schools K12 | Commercial Corridors |
| Higher Education | Roads |
| Public Libraries | INTERSTATE |
| Hospitals | RAMP |
| Nursing Homes | Streets |
| Fire Stations | Metra Stations |
| Police Stations | Metra Lines |
| Water Bodies | CTA Rail Stations & Lines |
| Parks | Blue |
| Forest Preserves | Brown |
| Cemeteries | Gray |
| | Orange |
| | Pink |
| | Purple |
| | Red |
| | Yellow |
| | CTA Bus Stops |

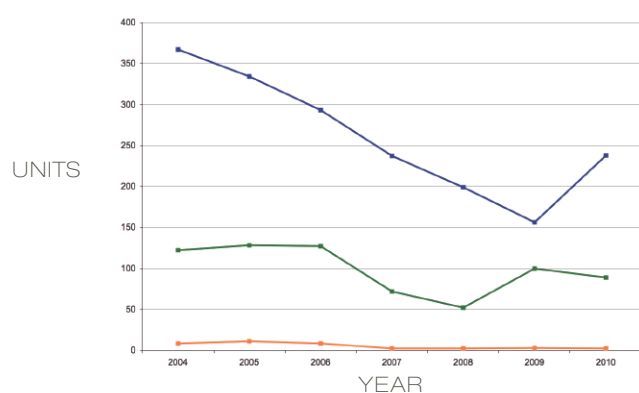
Auburn Gresham by the Numbers

Housing Statistics

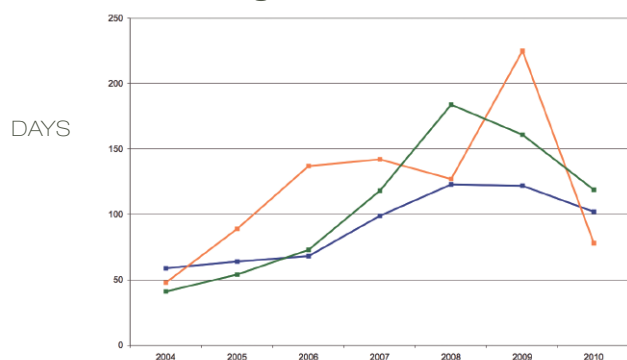
Average Residential Sale Price



Number of Units Sold



Average Days on the Market



— Type 1 — Type 2 — Type 3

MLS Information (2004-2010) Property Type Classifications:

Type 1 - Single Family Detached; Type 2 - Multi Unit Attached; Type 3 - 2, 3, 4 Flats

STATISTIC SOURCE: Midwest Real Estate Data LLC (MRED)

Street/Corridor

W. 79th St.
Halsted
Ashland
Pulaski

Bus Routes

CTA 79
CTA 8A
CTA 9
CTA 53

Ridership 2009*

5,489,066
1,318,338
7,497,612
6,894,509

Ridership 2008

11,341,771
1,318,240
8,026,210
6,983,657

Ridership 2007

10,932,888
1,207,221
7,761,503
6,817,311

Street/Corridor

W. 79th St.
95th - Longwood Station
Beverly Hills - 95th Station

CTA "L" Train/Metra

Red Line
Metra - Rock Island Line
Metra - Rock Island Line

Ridership 2009*

1,232,459
N/A
N/A

Ridership 2008

2,648,427
N/A
N/A

Ridership 2007

2,504,888
N/A
N/A

*2009 Chicago Transit Authority ridership numbers are through second quarter only. Chicago Transit Authority (CTA) ridership numbers were sourced through the CTA website www.transitchicago.com.

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