



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Avondale

MLS 8021



Canvassed in 6/2010

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.

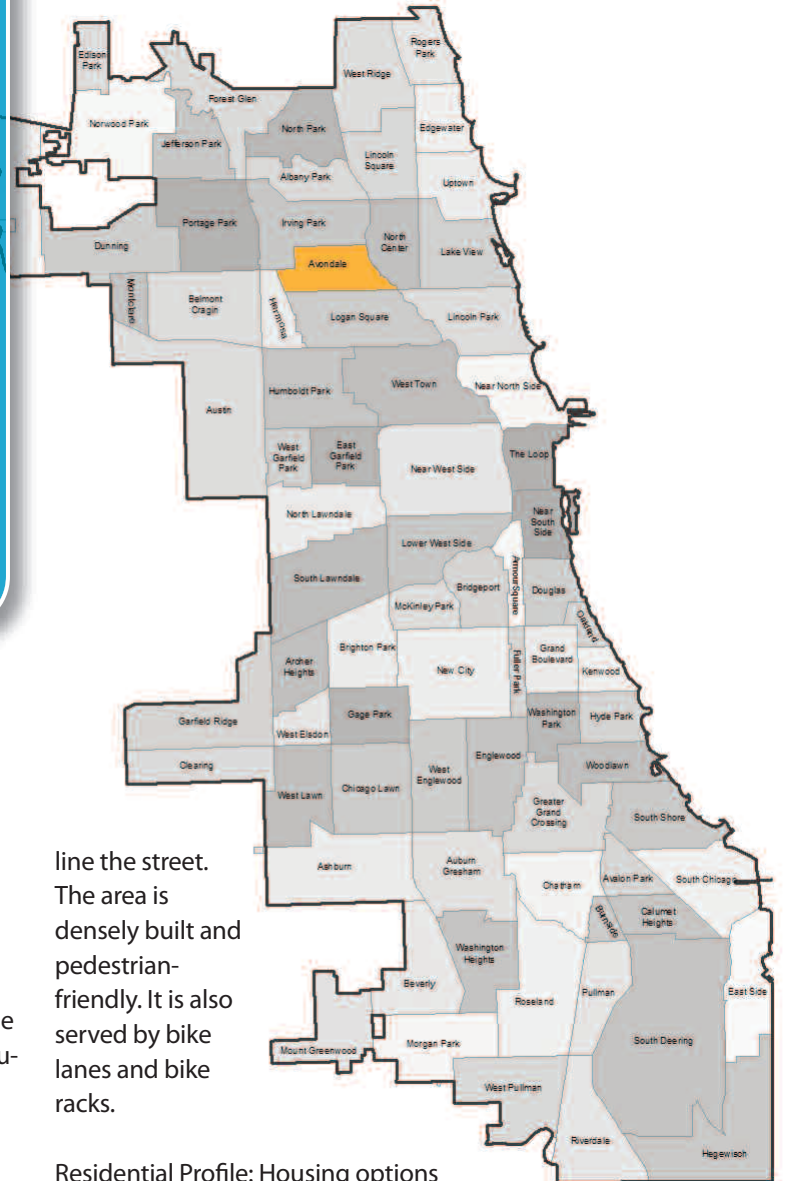
Following is our finding.

Avondale's commercial corridor, located on Milwaukee Avenue from Kimball Avenue to Central Park Avenue, provides a small-scale view of the neighborhood as a whole. Positioned on the Chicago's northwest side, Avondale illustrates a community's ability to successfully blend traditionally different populations. Avondale embraces both Polish and Hispanic cultures, which in some instances seem to have converged to serve the needs of local residents.

Most Avondale businesses are locally owned and range from retail stores to restaurants and service companies. The only visible national businesses along the corridor were a few financial institutions and wireless service providers. Storefront vacancies were scattered throughout.

Public transportation options include Milwaukee Avenue bus lines. Free parking is available, usually attached to small and mid-sized strip malls. Metered parking spots

City of Chicago Community Areas



line the street. The area is densely built and pedestrian-friendly. It is also served by bike lanes and bike racks.

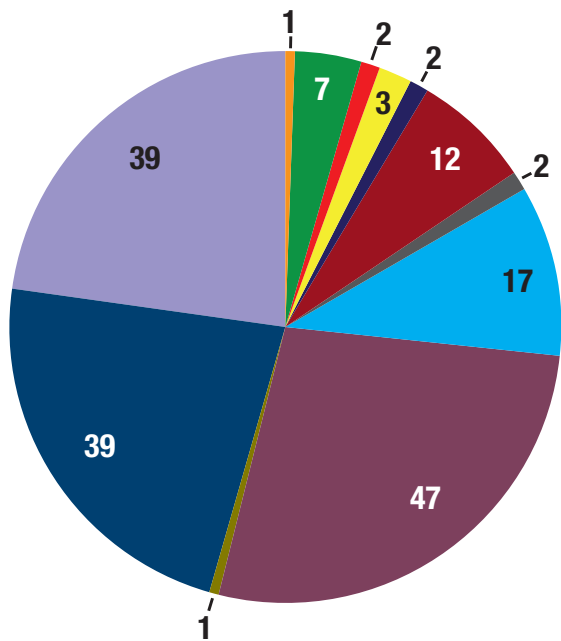
Residential Profile: Housing options along Avondale's commercial

corridor primarily include condo and apartment buildings; many of which are mixed-use developments with retail on the lower floors.

Chicago Metropolitan Agency for Planning, 2010.



Milwaukee Ave. Snapshot



172 Businesses in Surveyed Area of Avondale

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



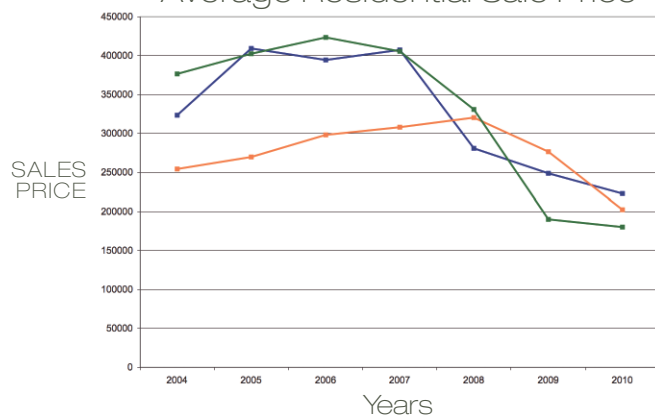
LEGEND

- | | |
|------------------|--------------------------------------|
| 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 |

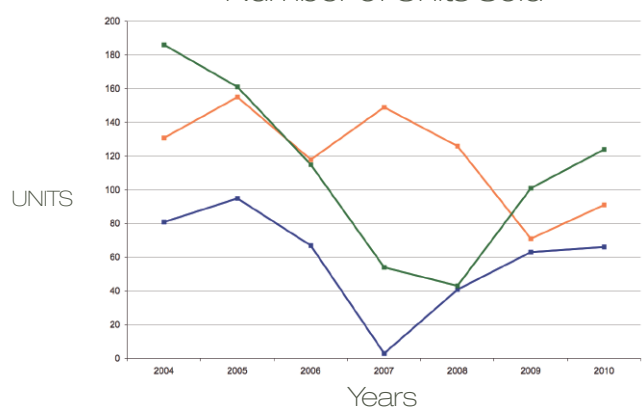
Avondale by the Numbers

Housing Statistics

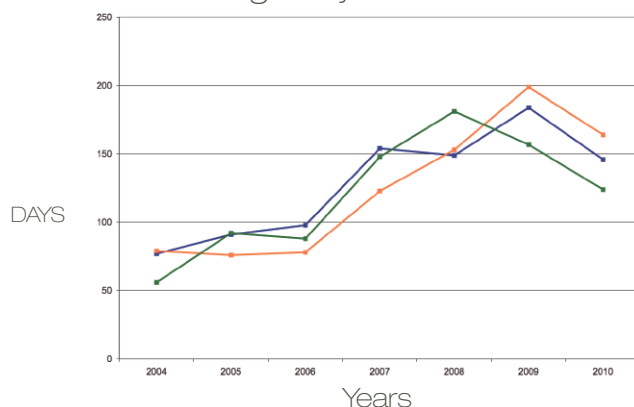
Average Residential Sale Price



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	Bus Routes	Ridership - 2007	2008	2009	2010*
Belmont	CTA 77	6,991,669	7,335,704	6,955,730	6,533,987
Diversey	CTA 76	3,360,031	3,522,081	3,637,789	3,342,571
Milwaukee	CTA 56	4,339,211	4,460,722	4,168,079	3,332,489

Street/Corridor	CTA "L" Train/Metra	Ridership - 2007	2008	2009	2010*
(O'Hare)-Belmont	CTA Blue Line	1,356,445	1,409,874	1,339,557	1,328,283

*2010 Chicago Transit Authority ridership numbers are through November 2010 only. Chicago Transit Authority (CTA) ridership numbers were sourced through the CTA website www.transitchicago.com.

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