



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Beverly

MLS 8072



Canvassed in 8/2009

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.

Beverly's commercial corridor, located on W. 95th Street between Western Avenue and Ashland Avenue, illustrates the character of the neighborhood as a whole.

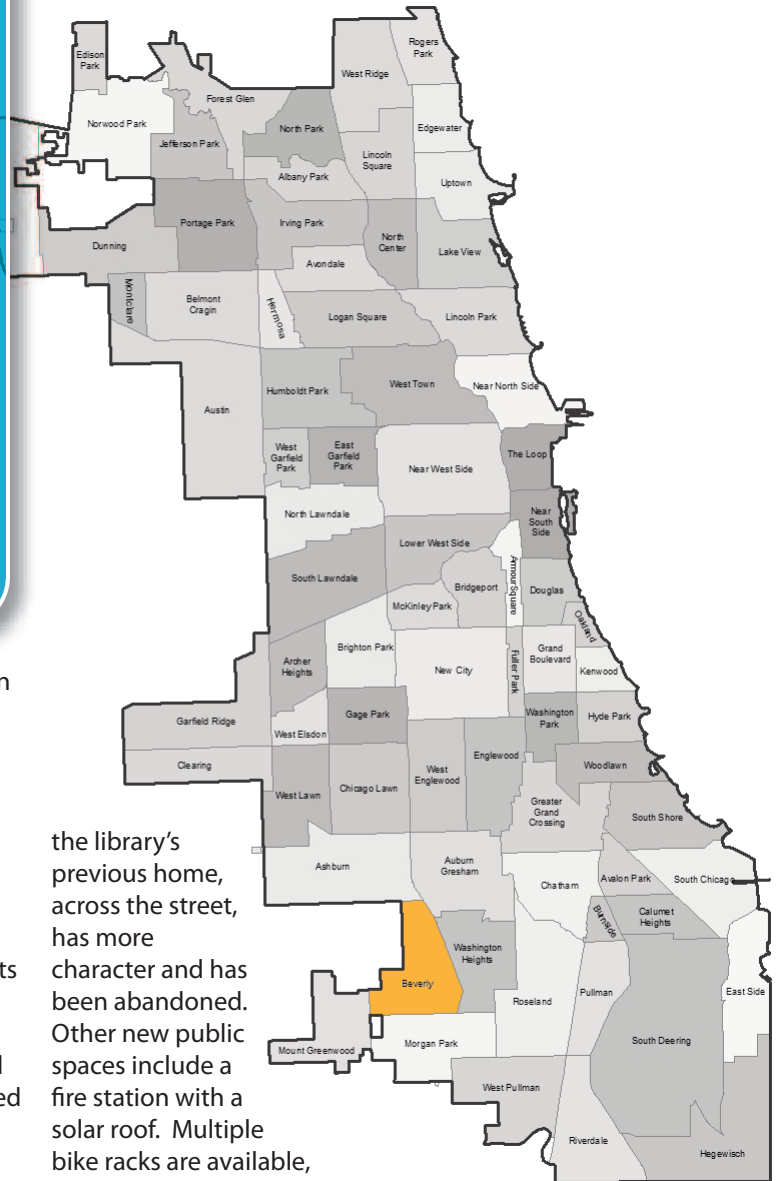
Beverly, the southwestern Chicago neighborhood on the edge of the city, has a suburban feel. The West 95th Street corridor is full of chain restaurants with a handful of local eating establishments. Most buildings are spread out and almost half the businesses have their own parking lots. The majority of the units are in use, leaving only a handful of unoccupied storefronts and empty lots.

The corridor contains several blocks occupied by large, national big-box businesses and their half-full parking lots. Locally-owned businesses are definitely a minority in this specific area. The majority of the spaces are in good or excellent condition.

Beverly boasts a large new library with an adjacent park. It is perplexing that



City of Chicago Community Areas



Chicago Metropolitan Agency for Planning, 2010.

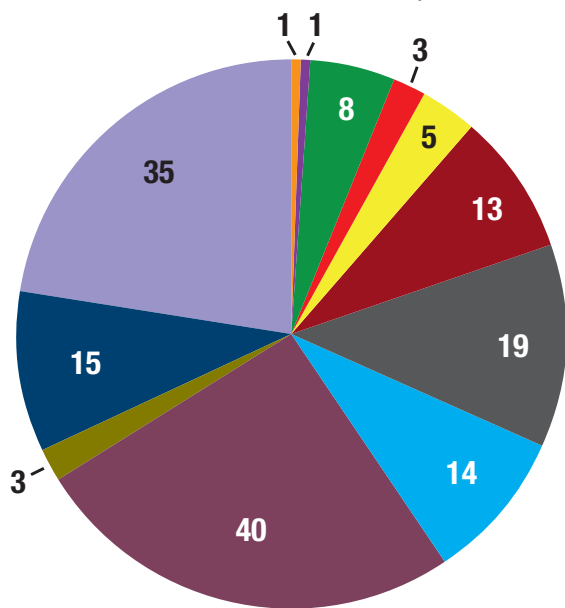
the library's previous home, across the street, has more character and has been abandoned. Other new public spaces include a fire station with a solar roof. Multiple bike racks are available, encouraging bicycling throughout the community. Unfortunately, the stretch of W. 95th Street from Western to Ashland is probably too busy for the safety of the average bike commuter. Fast-paced traffic also makes it difficult for pedestrians to cross the street.

The W. 95th Street corridor offers multiple Pace Bus stops and a Metra station. Although this corridor and community have transit options, its true connectivity to the Loop and other community areas is limited.

The corridor benefits from new public buildings and the presence of many national brands, providing solid public assets and dependable, profitable businesses. It has a suburban feel with access to Chicago amenities.

Residential profile: Beverly's housing stock is rich in single-family homes with yards, driveways and garages. There is a small amount of multi-unit buildings closer to the main thoroughfares.

95th Street Snapshot



157 Businesses in Surveyed Area of Beverly

Bar and Lounge	Government	Parking Lot/Garage	School
Church	Grocery	Restaurants	Service
Financial Institutions	Office	Retail	Vacant Lot/Storefront



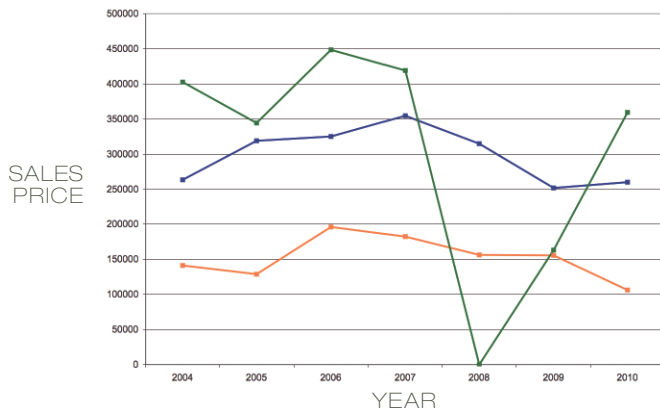
LEGEND	
	Schools K12
	Higher Education
	Public Libraries
	Hospitals
	Nursing Homes
	Fire Stations
	Police Stations
	Water Bodies
	Parks
	Forest Preserves
	Cemeteries
	Commercial Corridors
Roads	
	INTERSTATE
	RAMP
	Streets
	Metra Stations
	Metra Lines
CTA Rail Stations & Lines	
	Blue
	Brown
	Gray
	Orange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



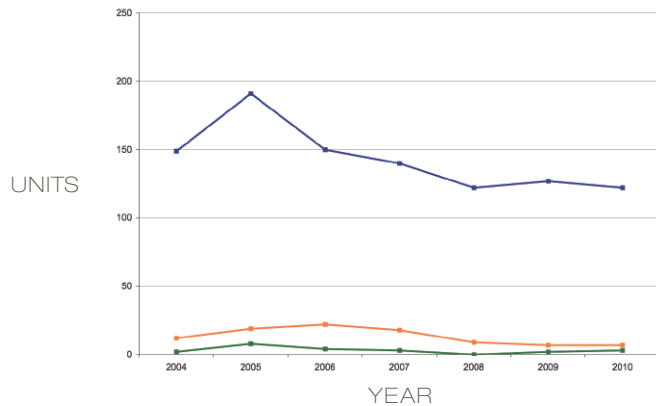
Beverly by the Numbers

Housing Statistics

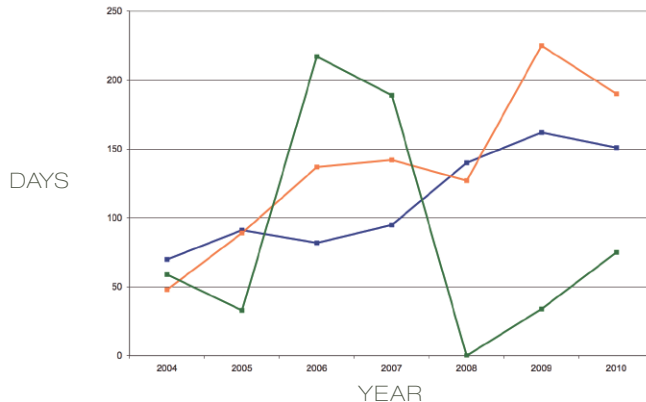
Average Residential Sale Price



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. 95th St.
Ashland Ave.
S. Western Ave.

Bus Routes

CTA 95W
CTA 9
CTA 49A

Ridership 2009*

913,799
7,497,612
144,545

Ridership 2008

1,589,546
8,026,210
164,138

Ridership 2007

1,596,288
7,761,503
159,095

Street/Corridor

W. 95th St.
W. 95th St.

CTA "L" Train/Metra Ridership 2009*

Red Line @ 95th
Metra - 95th Street Stop

4,068,944
N/A

Ridership 2008

4,372,074
N/A

Ridership 2007

4,281,616
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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