

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Clearing

MLS 8064



Canvassed in 5/2010

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.

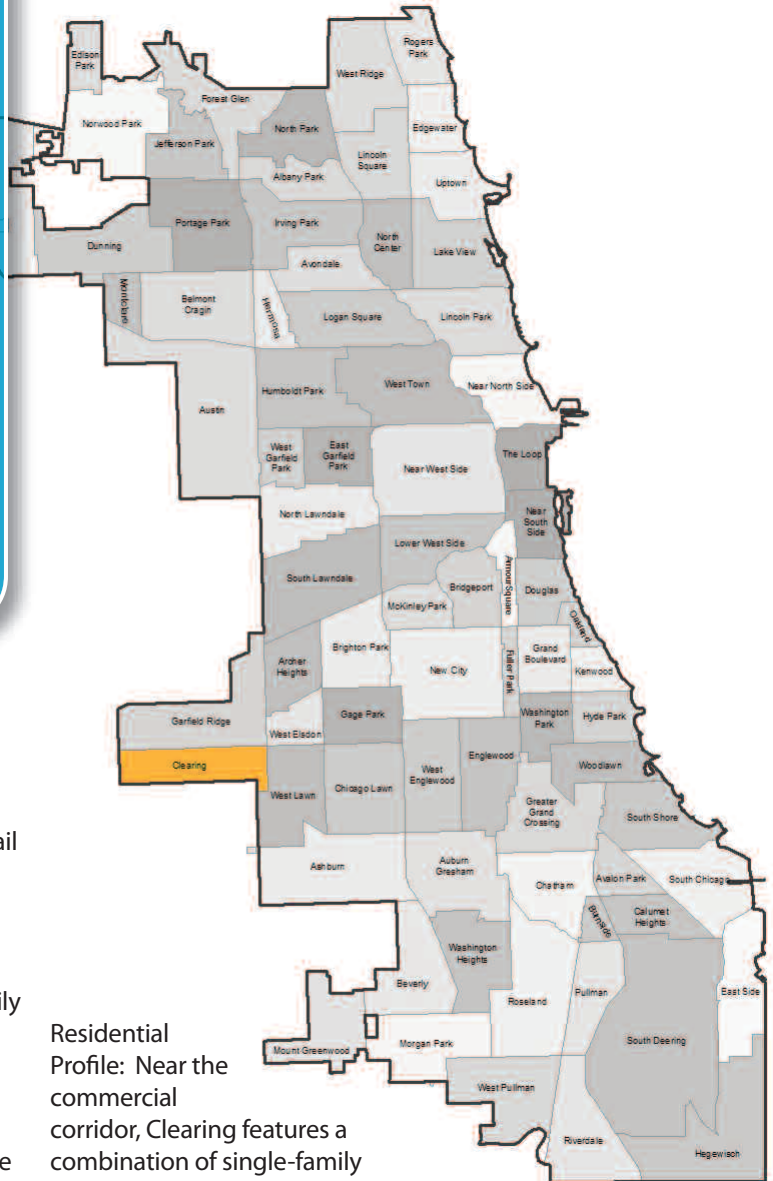
After identifying Chicago community areas defined by the Multiple Listing Service and City of Chicago, C.A.R.'s Economic Development Team visited and walked one commercial corridor in each. We made note of each street-level storefront property address, its use and its condition. We also observed each 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.

The commercial corridor of Clearing, along 63rd Street from Oak Park Avenue to Narragansett Avenue, is representative of the community's business activity. Clearing is located on Chicago's southwest side, near Midway Airport. The majority of its commercial corridor establishments are locally owned. They include a concentration of restaurants and a small handful of retail shops. This corridor has few vacancies.

Because of its location, far from the city center, cars are the primary mode of transportation. Pedestrian traffic is sparse because destinations are generally too widespread to access easily by foot. There are bike lanes but no cyclists were present at the time of the canvass.

Clearing has limited access to CTA train and bus service downtown. The closest CTA stop is Midway Airport, leading to the area's relative isolation from people who commute via public transportation.

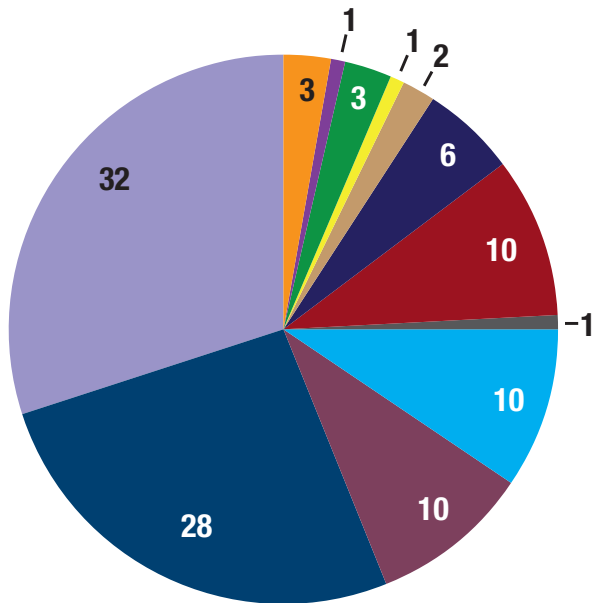


Chicago Metropolitan Agency for Planning, 2010.

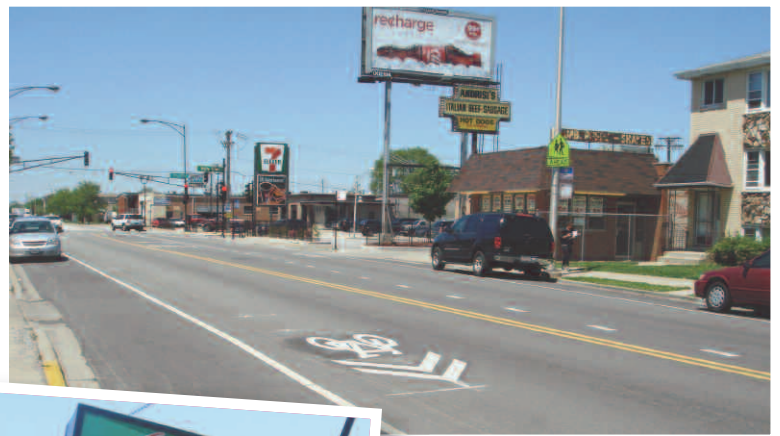
Residential Profile: Near the commercial corridor, Clearing features a combination of single-family homes, condos and mixed-use developments.



63rd Street Snapshot



107 Businesses in Surveyed Area of Clearing



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

LEGEND

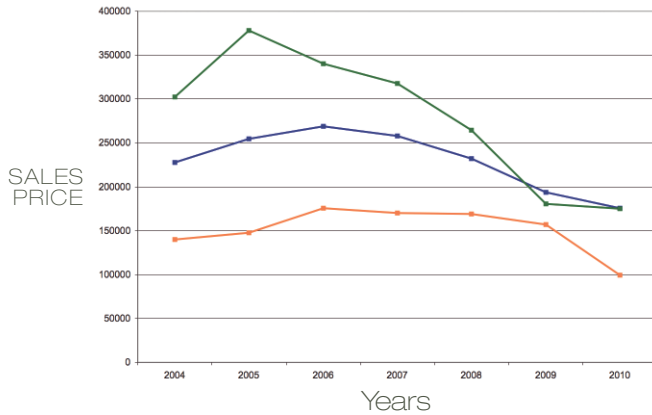
- | | |
|------------------------|--------------------------------------|
| Schools K12 | Commercial Corridors |
| Higher Education | Roads |
| Public Libraries | INTERSTATE |
| Hospitals | RAMP |
| Nursing Homes | Streets |
| Fire Stations | Metra Stations |
| POLICE Police Stations | Metra Lines |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



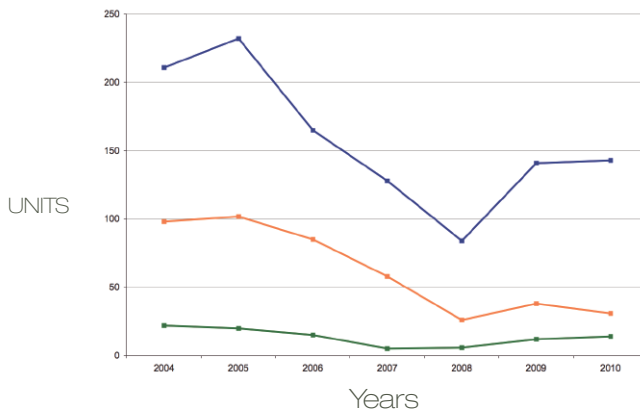
Clearing by the Numbers

Housing Statistics

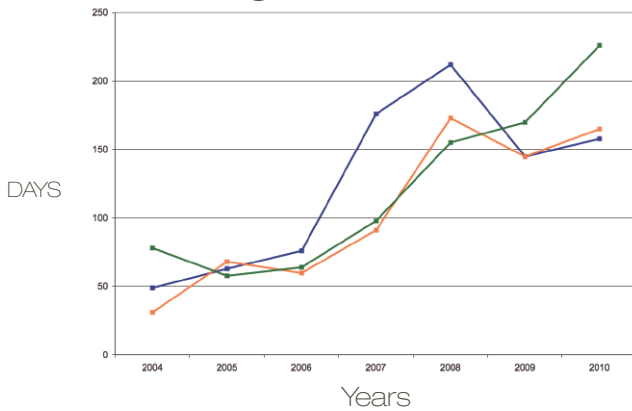
Average Residential Sale Price



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

West 63rd

63rd

55th/Narragansett

Clearing

Bus Routes

CTA 63W

CTA 63

CTA 55N

Pace Bus - 386

Ridership - 2007

581,947

7,018,388

166,205

N/A

2008

594,367

7,386,879

166,046

N/A

2009

592,042

7,112,319

174,379

N/A

2010*

462,532

6,220,210

159,585

N/A

*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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