



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Hegewisch

MLS 8055



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.

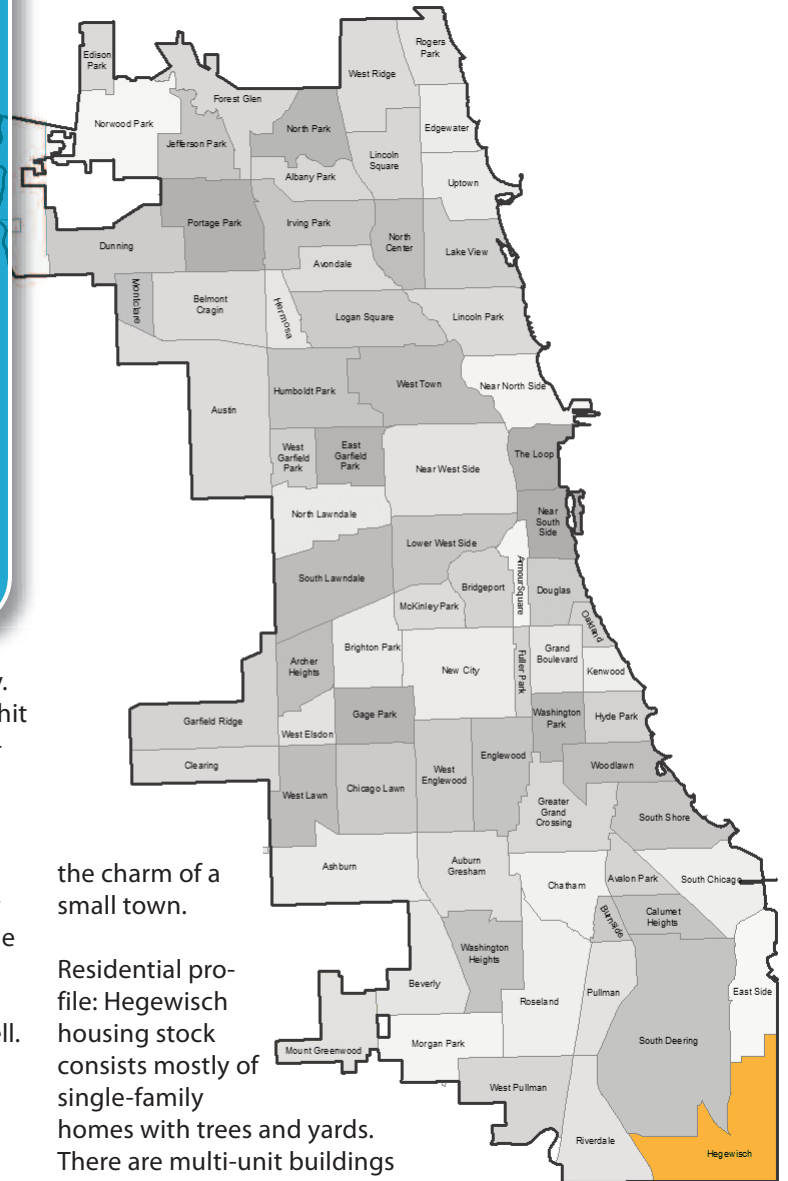
Following is our finding.

Visiting Hegewisch, people can feel like they have left the city. Chicago's southeastern-most neighborhood, Hegewisch was hit hard by the decline of manufacturing in Chicago. Its commercial corridor, along S. Baltimore Street between 132nd and 135th streets, feels like a small-town Main Street. Even local residents say they feel like they do not live in a big city.

Hegewisch appears to be its own community, although many residents commute to the Loop and the Hegewisch stop is one of the Metra South Shore Line's busiest stations. The corridor has some businesses but is primarily composed of residential buildings. It appears neighborhood institutions are doing well. In just three blocks canvassed, there are several dentist and lawyer offices.

There are few empty buildings and vacant lots. Closely connected to downtown, Hegewisch seems isolated from the rest of the city. Its residents can enjoy Chicago amenities and

City of Chicago Community Areas



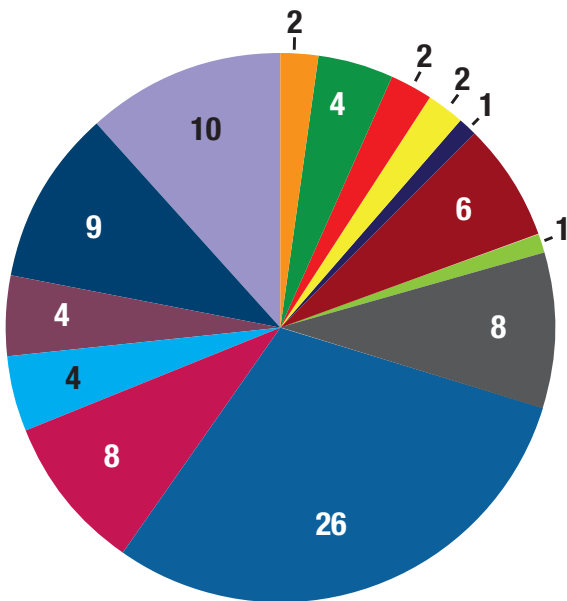
the charm of a small town.

Residential profile: Hegewisch housing stock consists mostly of single-family homes with trees and yards. There are multi-unit buildings along the commercial corridor.

Chicago Metropolitan Agency for Planning, 2010.



Baltimore St. Snapshot



87 Businesses in Surveyed Area of Hegewisch

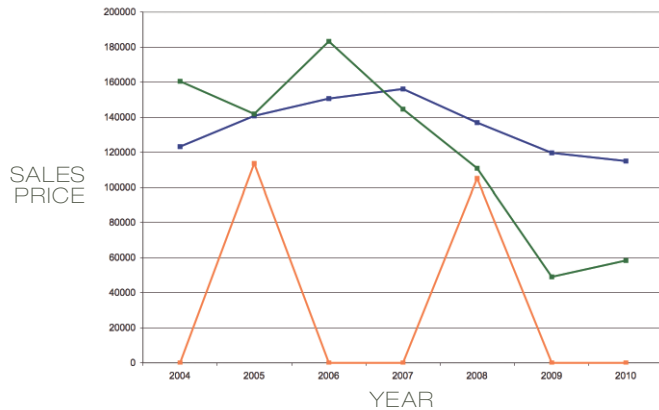
- | | | |
|------------------------|--------------------|-----------------------|
| Bar and Lounge | Office | Restaurants |
| Financial Institutions | Park | Retail |
| Government | Parking Lot/Garage | Service |
| Grocery | Residential | Vacant Lot/Storefront |
| Liquor/Convenience | Residential Yard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



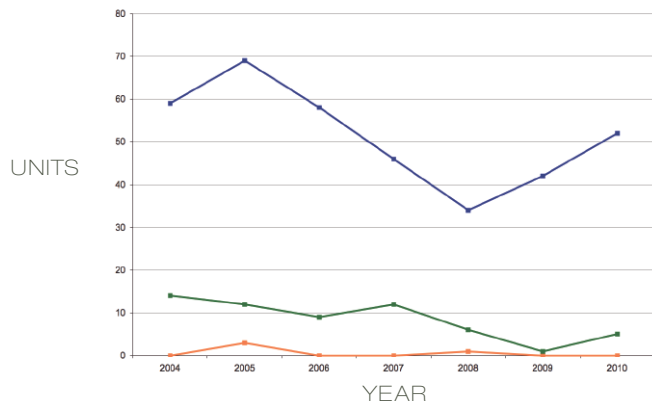
Hegewisch by the Numbers

Housing Statistics

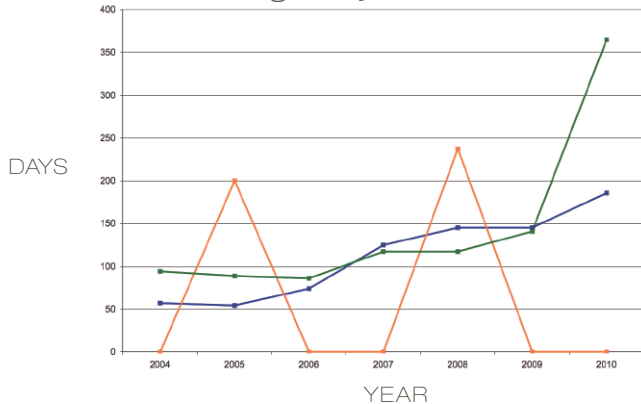
Average Residential Sale Price



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

Baltimore Ave.
Halsted/95th
South Chicago
S. Michigan Ave

Bus Routes

CTA 30
CTA 108
CTA 30
CTA 34

Ridership 2009*

520,267
640,606
1,025,591
2,049,413

Ridership 2008

1,050,271
687,737
1,050,271
1,927,945

Ridership 2007

1,033,521
609,655
1,033,521
1,774,215

Street/Corridor

Hegewisch

CTA "L" Train/Metra

Metra - Electric Line

Ridership 2009*

N/A

Ridership 2008

N/A

Ridership 2007

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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