

Presents...

The Chicago Neighborhood Initiative:

# Revitalizing Our Marketplace

## Humboldt Park

MLS 8023



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.

Located along Chicago Avenue from Kedzie Avenue to Pulaski Road, Humboldt Park's commercial corridor appears to have had little attention paid to it until recent. Bookended at Kedzie Avenue by the Chicago-Kedzie Plaza retail center and at Pulaski Road by Orr High School, the corridor contains many vacant storefronts and lots amid scattering of churches, service industry businesses and convenience stores.

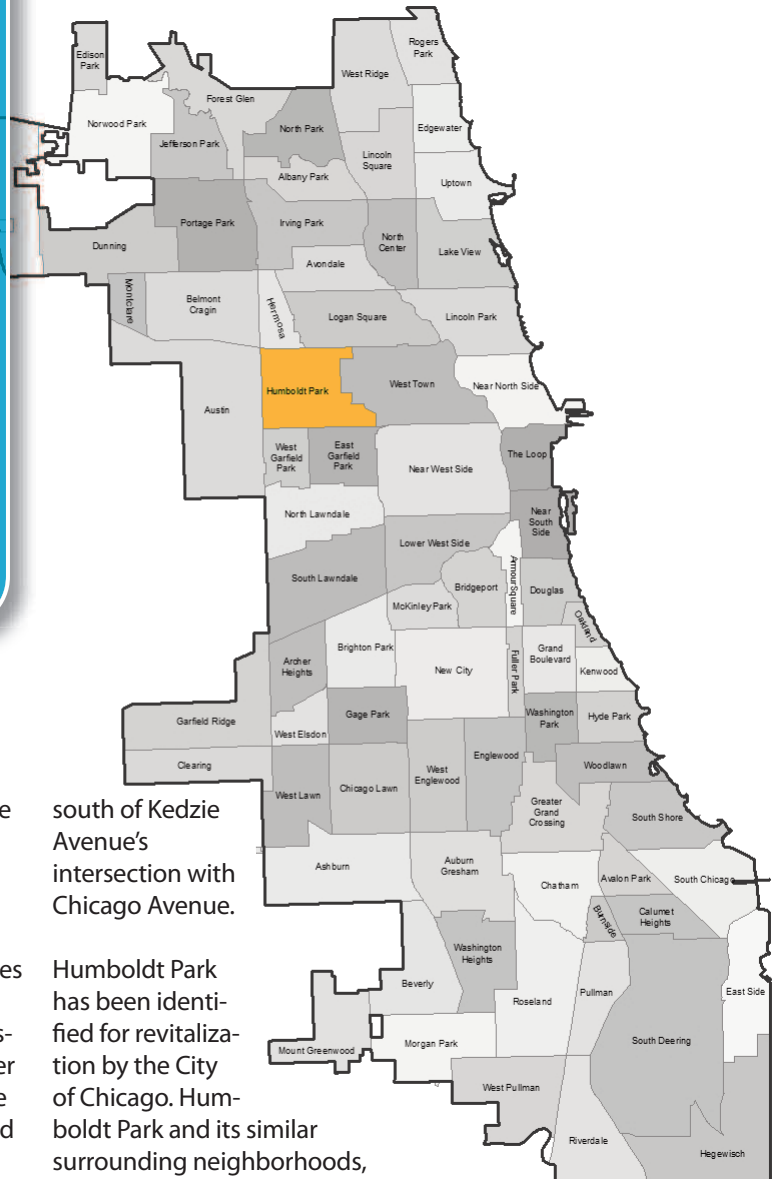
Urban decline typifies many of the commercial, residential and vacant parcels on this stretch of Chicago Avenue. Select properties are well kept, especially two-flats and single-family homes, but shuttered storefronts, litter-filled vacant parcels and broken glass-sprinkled sidewalks in poor condition are common and may deter new business and patronage. About 20 percent of storefronts are abandoned and many vacant lots have attracted fly dumping and occupy entire city blocks.

Most storefronts and other facades are in fair condition, protected by security grates. Rowe-Clark Math and Science Academy, at 3645 W Chicago Avenue, is in excellent condition. A significant number of residential properties are in good condition. Humboldt Park residents would benefit from another CTA train stop and safer bus stops outside of the Kedzie and Pulaski areas. In addition, filling vacant lots would help prevent crime and foster community.

Humboldt Park, itself, a majestic expanse designed by landscape architect Jens Jensen, is northeast of the commercial corridor. Here, recreational opportunities abound and relatively recent renovations to the historic boathouse and grounds signify investment in the broader community.

Six blocks south of the commercial corridor, the CTA Green Line runs along Lake Street with stops at Kedzie, Conservatory/Central Park and Pulaski. CTA bus routes serving the corridor include the 52 Kedzie, 53 Pulaski, 66 Chicago and 82 Kimball/Homan. Metra's Union Pacific West branch offers service to the Loop and western suburbs via the Kedzie station, located approximately four blocks

## City of Chicago Community Areas



*Chicago Metropolitan Agency for Planning, 2010.*

south of Kedzie Avenue's intersection with Chicago Avenue.

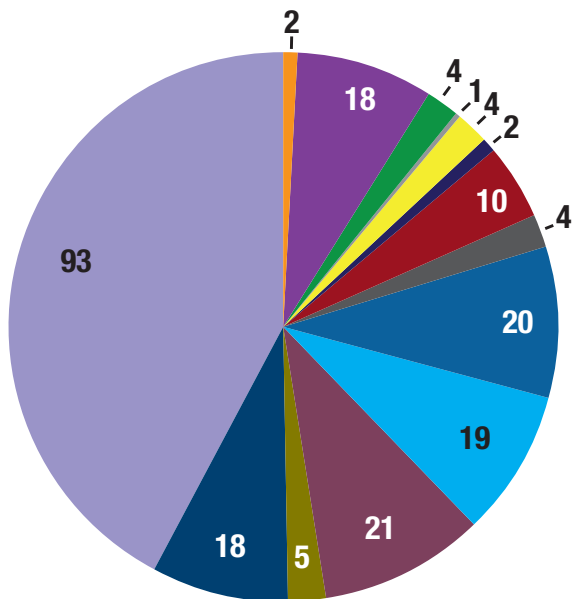
Humboldt Park has been identified for revitalization by the City of Chicago. Humboldt Park and its similar surrounding neighborhoods, including Austin and East and West Garfield Park, are selected to participate in the city's Neighborhood Stabilization Program and will receive significant investment funds over the next couple of years.

Residential profile: Humboldt Park has a large mix of housing units. There are single-family homes and many two- and three-flats, as well as multi-unit buildings.





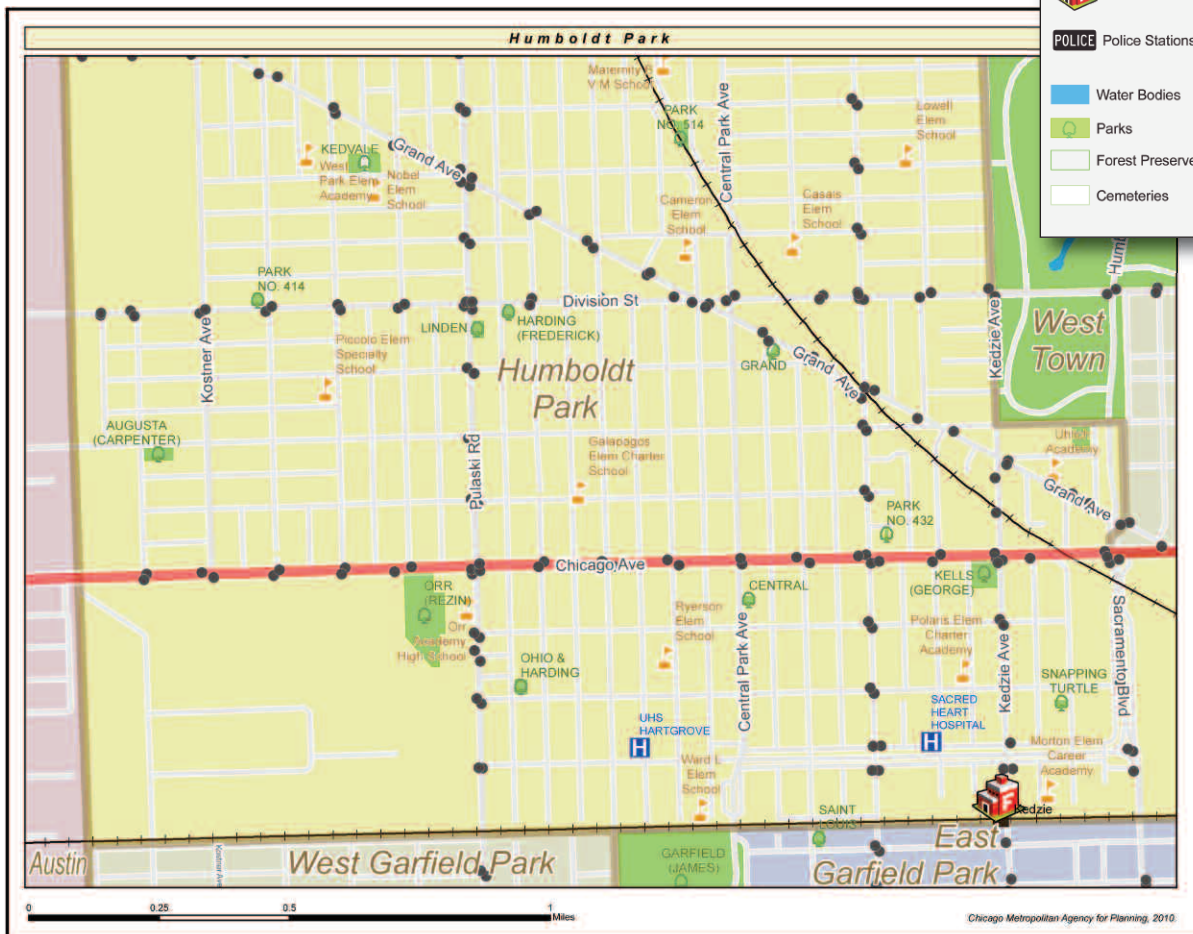
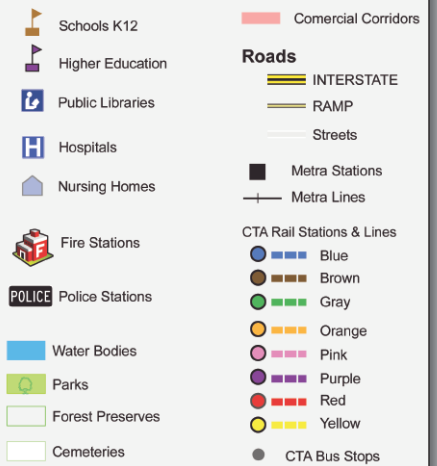
# Chicago Ave. Snapshot



221 Businesses in Surveyed Area of Humboldt Park



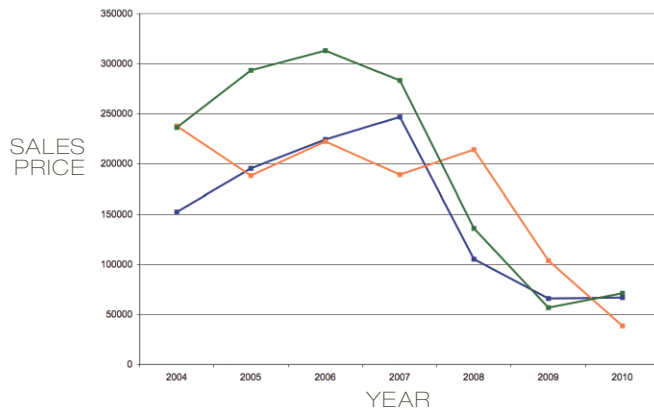
## LEGEND



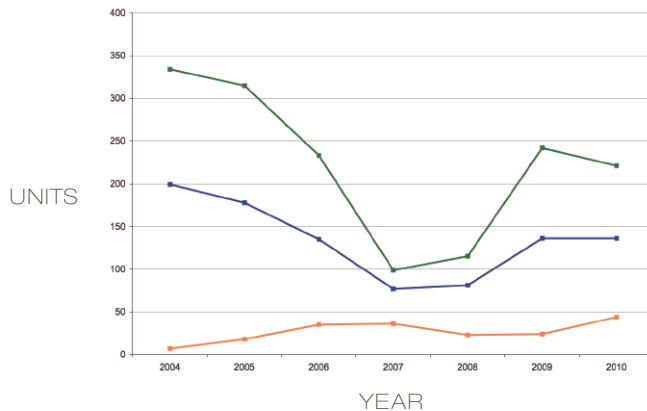
# Humboldt Park by the Numbers

## Housing Statistics

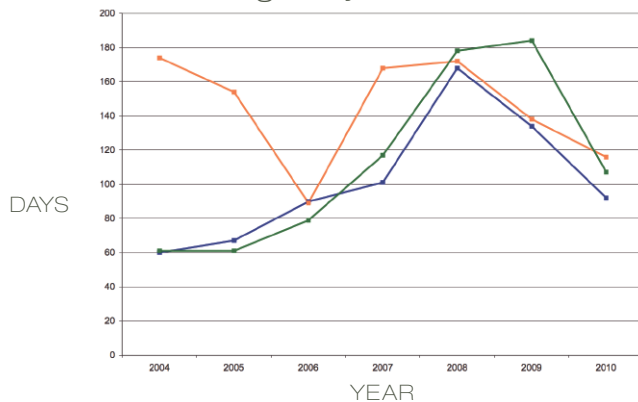
Average Residential Sale Price



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. Chicago Ave.  
Division St.  
Kedzie/California  
Pulaski

### Bus Routes

CTA 66  
CTA 70  
CTA 52  
CTA 53

### Ridership 2009\*

3,731,987  
3,418,482  
1,400,156  
6,894,509

### Ridership 2008

7,724,177  
3,501,529  
1,465,180  
6,983,657

### Ridership 2007

6,970,088  
3,434,149  
1,435,632  
6,817,311

\*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](http://www.transitchicago.com).

Reports created by Caitlin Malloy, Chicago Association of REALTORS®, Department of Government Affairs. Designed by Jim August, Senior Graphic Designer, Chicago Association of REALTORS®. In collaboration with DePaul University, Chaddick Institute; with great support from Steven Field, Andrew Piazzano and Eric Roach, Technical support from The Full Circle Project at Chicago Metropolitan Agency for Planning.