



Presents...

The Chicago Neighborhood Initiative:

# Revitalizing Our Marketplace

## Irving Park

MLS 8016



Canvassed in 4/2010

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.

Following is our finding.

Shops seem to be firmly established and thriving despite the down economy. Though a few larger retailers dot the area, the neighborhood is apparently true to its smaller local businesses. The corridor features several busy manufacturers and auto repair establishments. While the foundations of many buildings were in acceptable condition, deterioration was evident in some of their facades. The corridor would benefit aesthetically from facade upgrades. There were just a few empty storefronts and vacant lots.

commercial lots provide ample parking options. The corridor has a generously wide and clearly marked bike path. It is also pedestrian-friendly; its density of development creates an environment favorable for walking.

[illegible]

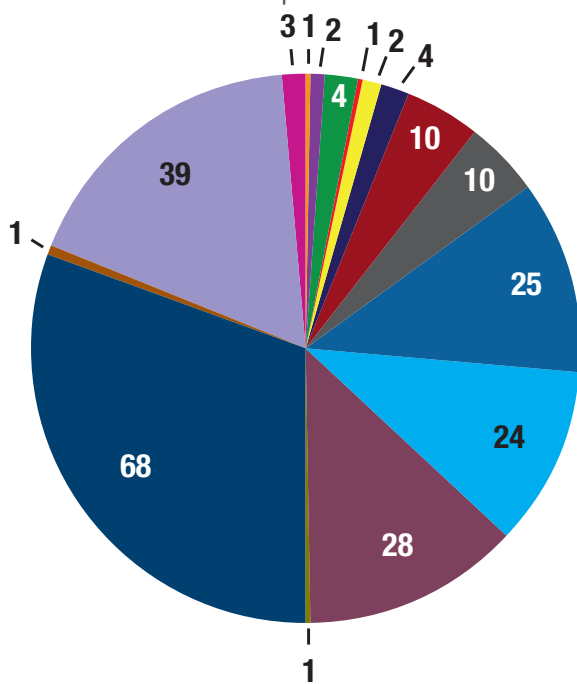
Chicago Metropolitan Agency for Planning, 2010.

The commercial corridor seems well-suited to serving its community. Despite a shortage of banks and grocery stores, the area would meet the needs of most individuals or families seeking city life on a smaller scale.

Residential Profile: Though Irving Park offers multi-family and condo living, it is predominately a single-family home community.

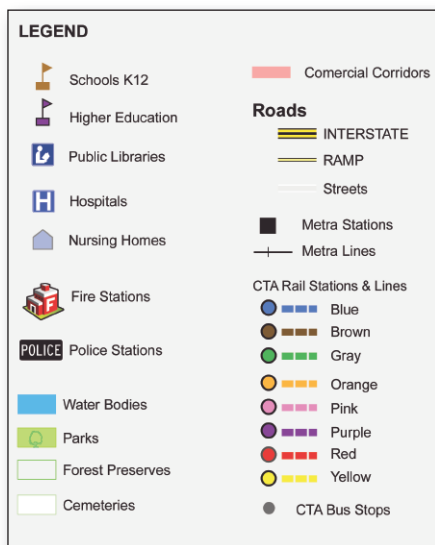


# Elston Avenue Snapshot



223 Businesses in Surveyed Area of Irving Park

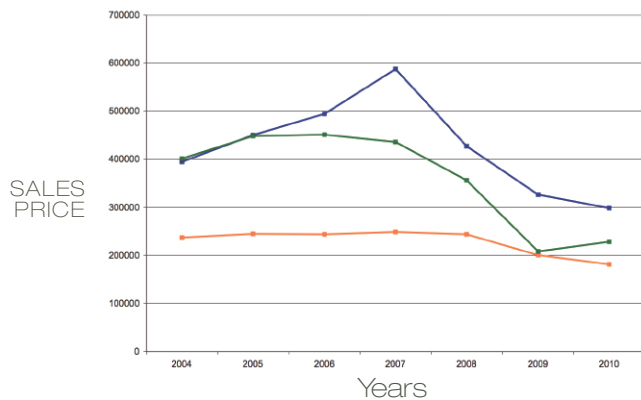
- |                        |                    |                       |
|------------------------|--------------------|-----------------------|
| Bar and Lounge         | Office             | Service               |
| Church                 | Parking Lot/Garage | Animal Clinic         |
| Financial Institutions | Residential        | Vacant Lot/Storefront |
| Library                | Restaurants        | Other                 |
| Grocery                | Retail             |                       |
| Liquor/Convenience     | School             |                       |



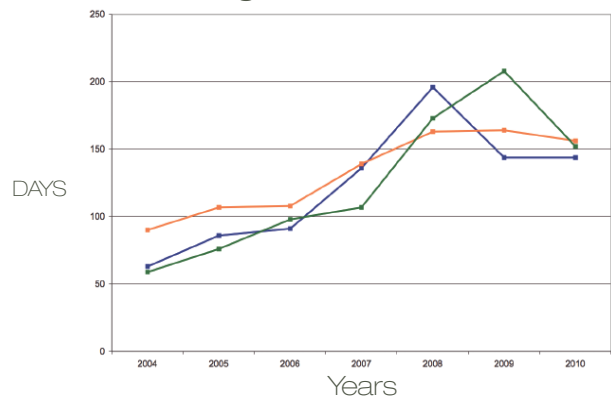
# Irving Park by the Numbers

## Housing Statistics

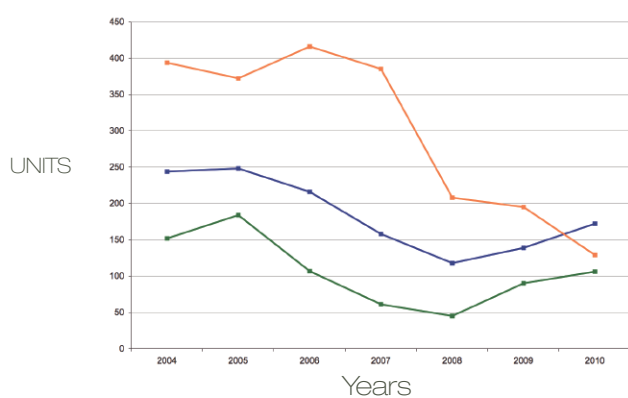
Average Residential Sale Price



Average Days on the Market



Number of Units Sold



■ 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*     |
|-----------------|------------|------------------|-----------|-----------|-----------|
| Montrose        | CTA 78     | 2,706,866        | 2,924,111 | 2,742,152 | 2,228,236 |
| Irving Park     | CTA 80     | 3,879,489        | 3,983,172 | 3,051,060 | 3,817,280 |
| Addison         | CTA 152    | 3,253,362        | 3,382,139 | 3,091,686 | 2,543,896 |
| Pulaski         | CTA 53     | 6,817,311        | 6,983,657 | 6,894,509 | 5,817,227 |
| Kimball         | CTA 82     | 5,721,250        | 6,025,167 | 5,864,557 | 4,949,272 |

| Street/Corridor             | CTA "L" Train/Metra     | Ridership - 2007 | 2008      | 2009      | 2010*     |
|-----------------------------|-------------------------|------------------|-----------|-----------|-----------|
| Addison                     | Blue Line               | 739,568          | 772,720   | 737,728   | 635,622   |
| Irving Park                 | Blue Line               | 1,191,347        | 1,220,056 | 1,200,865 | 1,041,378 |
| Montrose                    | Blue Line               | 551,074          | 545,090   | 560,702   | 506,827   |
| Metra - Irving Park Station | Union Pacific Northwest | N/A              | N/A       | N/A       | 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](http://www.transitchicago.com).

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