



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Jefferson Park

MLS 8011



Canvassed in 7/2009

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.

Jefferson Park has even greater potential than most community areas because of its wealth of unused or misused land. For example, the neighborhood has a handful of businesses that occupy one small building but have enormous parking lots on either side. The addition of more retail businesses or restaurants would enhance the area, especially given its volume of foot traffic to-and-from public transit.

majority of housing stock is multi-family apartment and condominium buildings. At the edge of this residential area is a great deal of park space on the west side of the street.

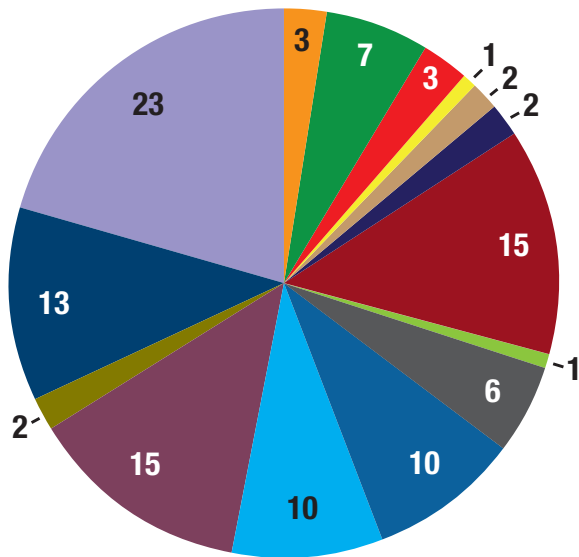
It is easy to get from Jefferson Park directly downtown by bus, train, light rail and bicycle. Traffic congestion can occur due to road construction. Also, because of the area's traffic lights and narrow lanes, travel along this corridor is sluggish. Parking is mainly provided by private lots, in front of or behind buildings.

Residential profile: Jefferson Park is a bungalow-rich community. In addition to these single-family homes, there is a stock of multi-unit buildings around the commercial corridor.

A detailed map of Chicago, Illinois, showing the boundaries of its various neighborhoods. The map is oriented with North at the top. The city's shape is outlined in black. Numerous neighborhoods are labeled with their names in a sans-serif font. The neighborhood of Jefferson Park, located in the northwest part of the city, is highlighted in a solid orange color. Other neighborhoods shown include Edison Park, Norwood Park, Forest Glen, North Park, West Ridge, Rogers Park, Edgewater, Uptown, Lake View, Irving Park, North Center, Avondale, Lincoln Park, Logan Square, Belmont Cragin, Humboldt Park, West Town, Near North Side, Near West Side, Near South Side, The Loop, Near West Side, Lower West Side, Bridgeport, Douglas, Grand Boulevard, Kenwood, Hyde Park, Washington Park, Woodlawn, South Shore, South Chicago, Calumet Heights, East Side, South Deering, Riverdale, Hegewisch, West Pullman, Morgan Park, Mount Greenwood, Beverly, Roseland, Washington Heights, Auburn Gresham, West Englewood, Chicago Lawn, West Elston, Gage Park, Archer Heights, Brighton Park, McKinley Park, North Lawndale, South Lawndale, Garfield Ridge, Clearing, West Lawn, and West Loop. The map also shows the city's major water bodies: Lake Michigan to the west and Lake Calumet to the south.

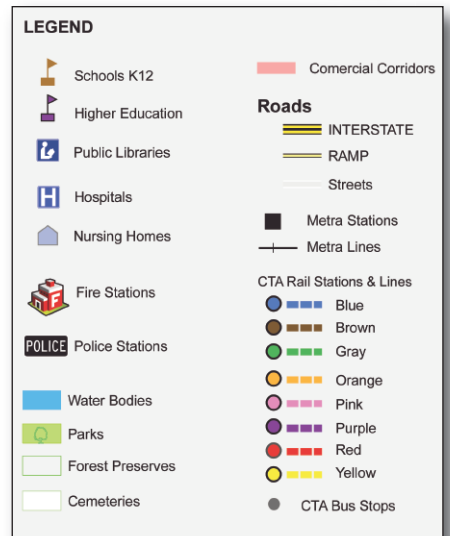
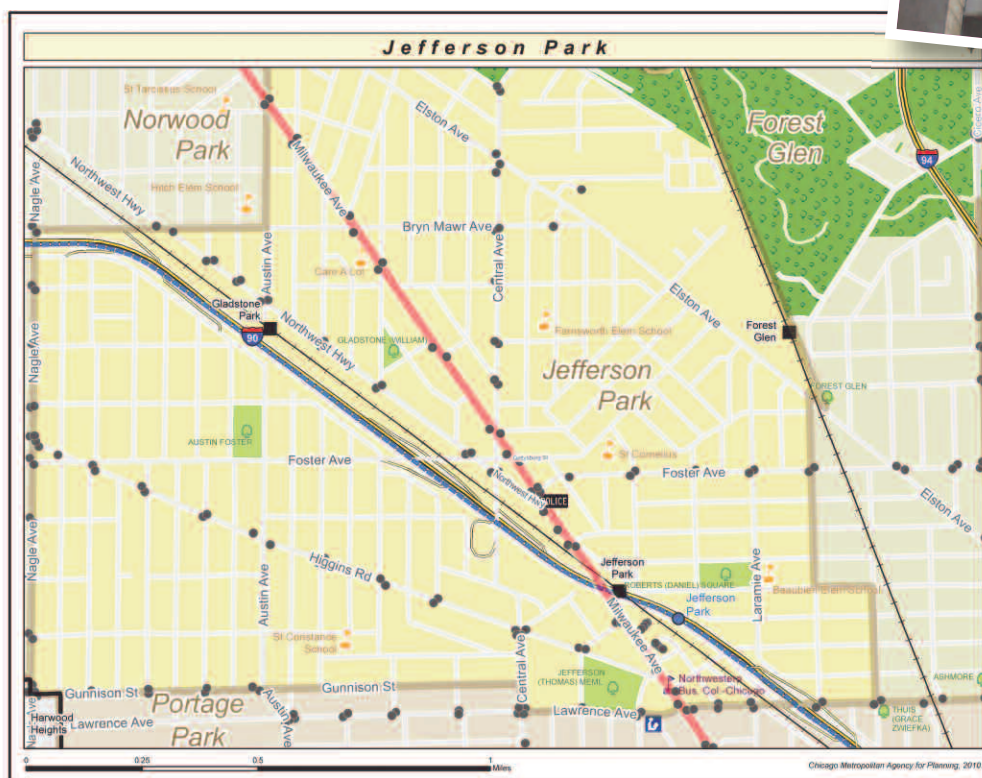
Chicago Metropolitan Agency for Planning, 2010.

Milwaukee Ave. Snapshot



113 Businesses in Surveyed Area of Jefferson Park

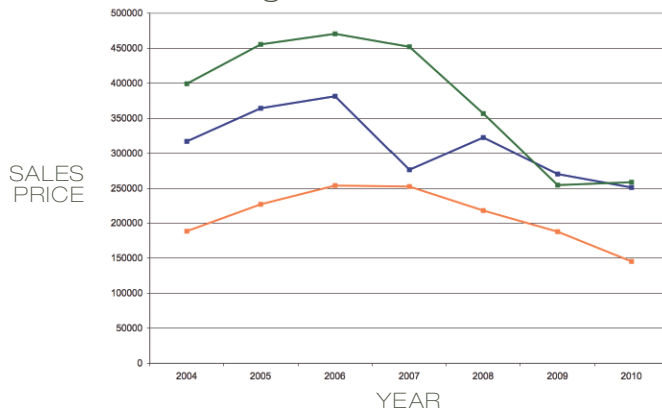
- | | |
|------------------------|-----------------------|
| Bar and Lounge | Parking Lot/Garage |
| Financial Institutions | Residential |
| Government | Restaurants |
| Grocery | Retail |
| Gym | School |
| Liquor/Convenience | Service |
| Office | Vacant Lot/Storefront |
| Park | |



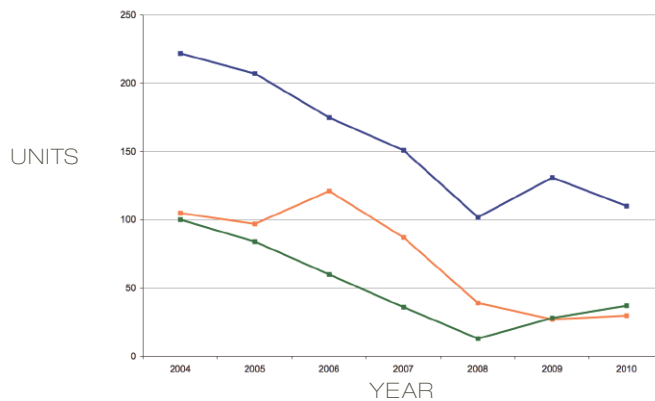
Jefferson Park by the Numbers

Housing Statistics

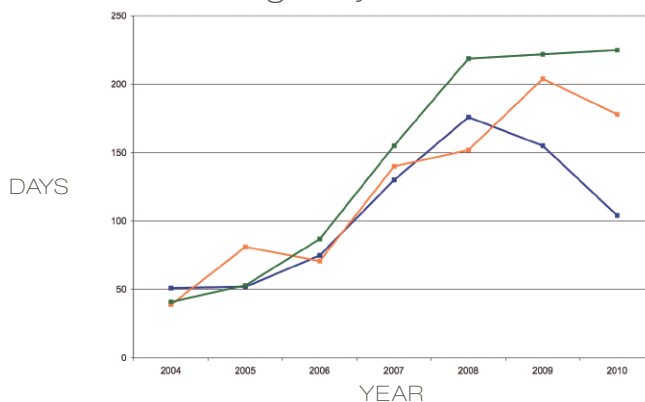
Average Residential Sale Price



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

N. Milwaukee Ave.
N. Milwaukee Ave.
Lawrence Ave
Montrose
Central Ave
Central Ave North

Bus Routes

CTA 56
CTA 56A
CTA 81
CTA 78
CTA 85
CTA 85A

Ridership 2009*

2,093,519
104,003
4,715,434
2,742,152
3,998,964
260,244

Ridership 2008

4,460,722
210,453
5,026,926
2,924,111
4,261,697
295,573

Ridership 2007

4,339,211
208,596
4,666,722
2,706,866
4,010,770
284,259

Street/Corridor

Jefferson Park

CTA "L" Train/Metra

Blue Line

Ridership 2009*

906,914

Ridership 2008

1,930,730

Ridership 2007

1,853,624

*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.

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.