

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Lower West Side

MLS 8031



Canvassed in 3/2009

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.

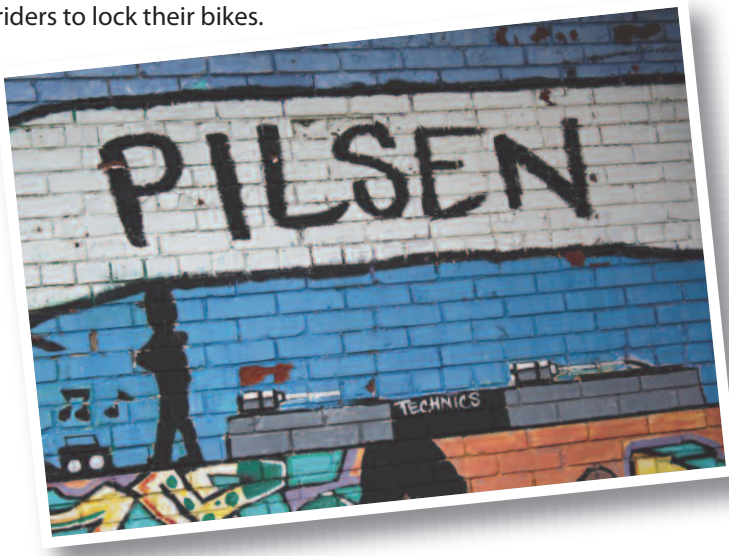
After identifying Chicago community areas defined by the Multiple Listing Service and City of Chicago, C.A.R.'s Economic Development Team visited and walked one commercial corridor in each. We made note of each street-level storefront property address, its use and its condition. We also observed each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

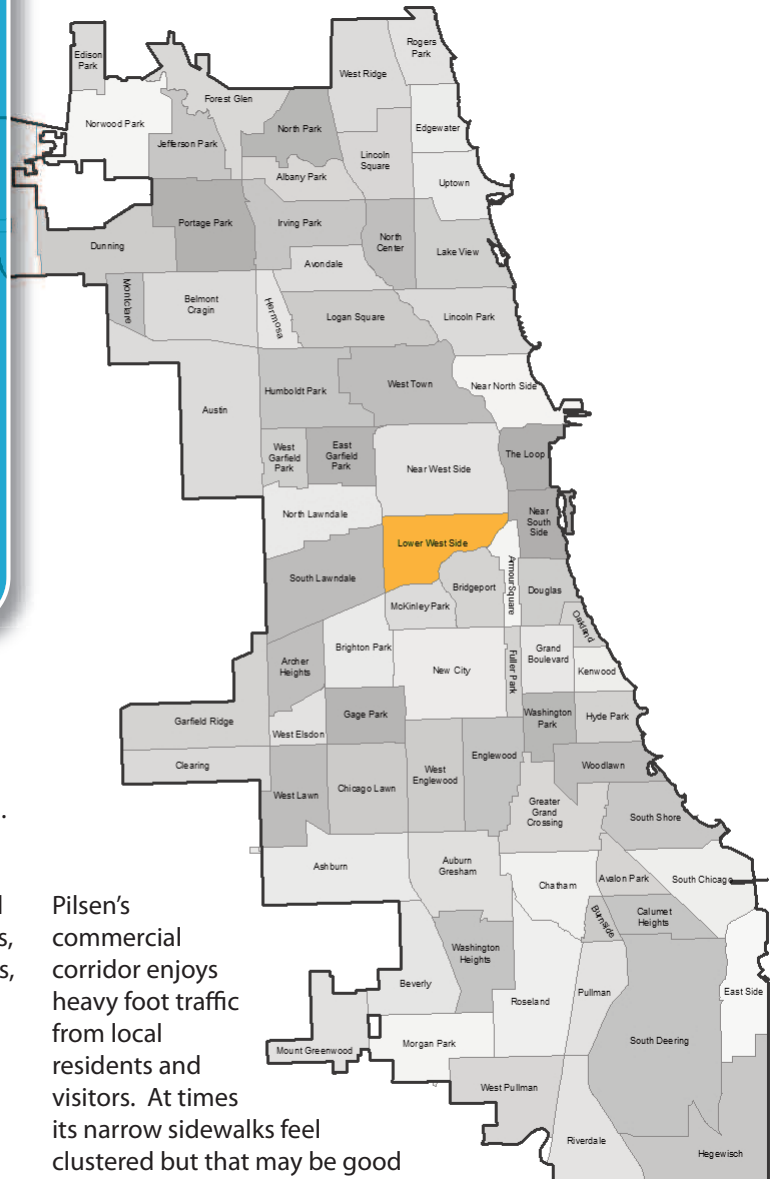
Pilsen, part of Chicago's Lower West Side neighborhood, has a commercial strip on W. 18th Street between Wood and Sangamon streets. This lengthy corridor displays the successes, struggles and opportunities rife throughout the neighborhood.

This area is just over one mile long and encompasses a variety of businesses and a central "L" station. Pilsen's wide commercial assortment includes restaurants, boutiques, convenience stores, a gas station, hardware stores, cafes, hair salons, furniture stores, art galleries and much more. The west end of the corridor features a public park while the east end is blighted by a large vacant lot.

Along with its "L" station, 18th Street also has a bus route that runs the length of its commercial strip. Parking meters are common and span almost the entire length of the corridor. A dedicated bike lane exists on 18th Street and a fair amount of bicycle traffic can be noted on most days. A few bike racks and ample parking meters provide many options for riders to lock their bikes.



City of Chicago Community Areas



Chicago Metropolitan Agency for Planning, 2010.

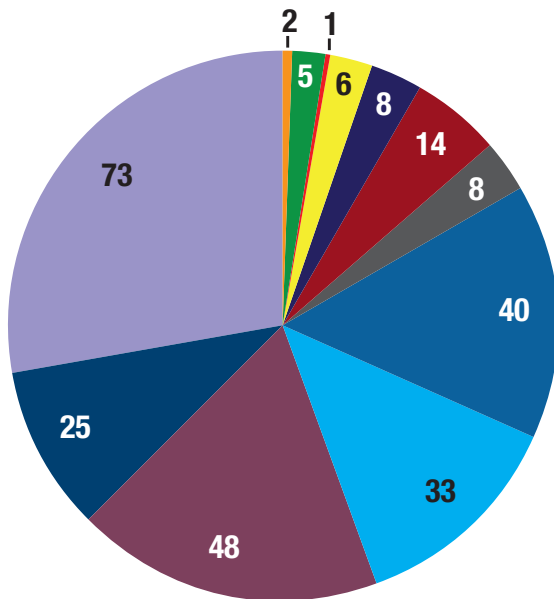
Pilsen's commercial corridor enjoys heavy foot traffic from local residents and visitors. At times its narrow sidewalks feel clustered but that may be good for neighborhood businesses. Restaurants with outdoor seating are either set back from the road or have located their seating in adjacent side or back areas. Widening the sidewalks is not feasible because doing so would cut into both street parking and bike lanes.

Most of the corridor's businesses are in good condition with good signage but some store fronts are vacant. The vacant storefronts tend to have littered sidewalks. The majority of businesses have security gating that can be opened and closed and does not detract from their locales.

This area is predominately Latino and many store front signs are in Spanish. An up and coming artist population is another visible demographic and possibly a seepage from the nearby University of Illinois-Chicago campus.

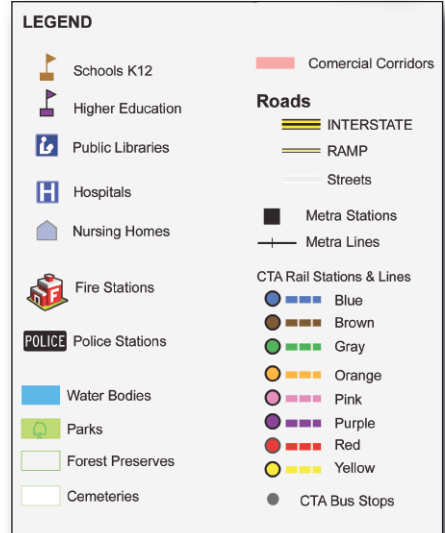
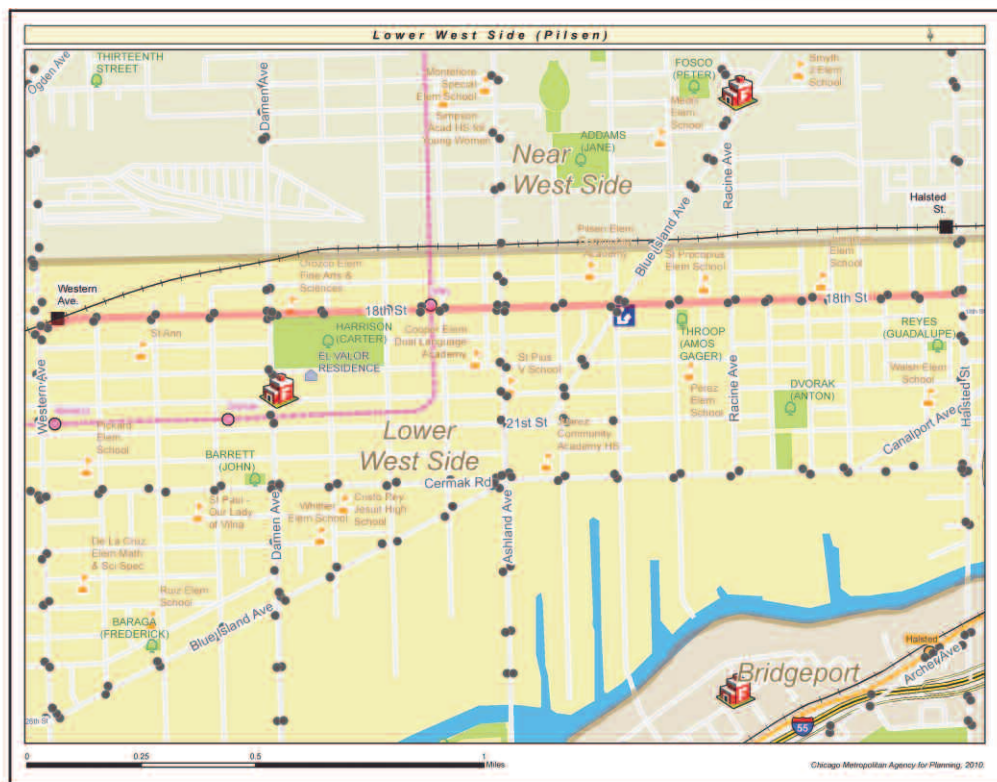
Residential profile: Pilsen is rich in two-flats and single-family homes. The neighborhood is population-dense and seeing an increase in new-construction condominiums.

18th Street Snapshot



263 Businesses in Surveyed Area of Lower West Side

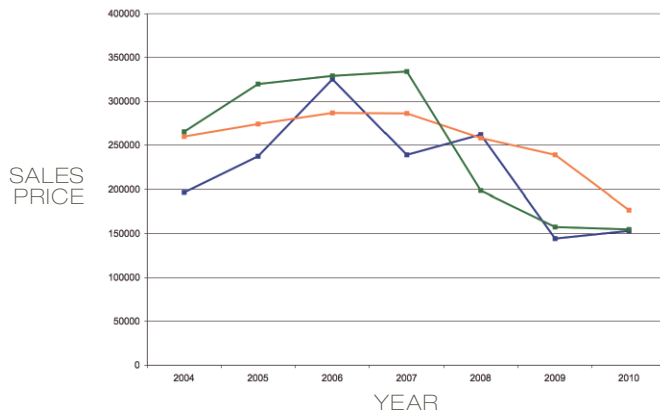
- | | |
|---|---|
| ■ Bar and Lounge | ■ Parking Lot/Garage |
| ■ Financial Institutions | ■ Residential |
| ■ Government | ■ Restaurants |
| ■ Grocery | ■ Retail |
| ■ Liquor/Convenience | ■ Service |
| ■ Office | ■ Vacant Lot/Storefront |



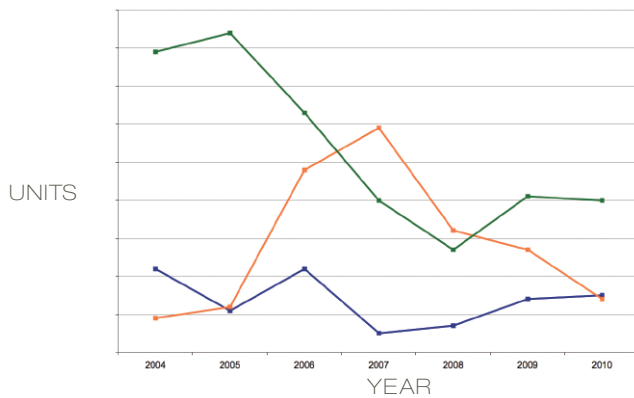
Lower West Side by the Numbers

Housing Statistics

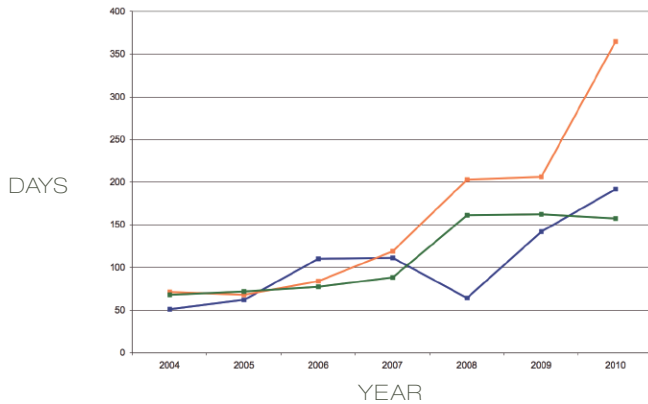
Average Residential Sale Price



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. 18th St.
S. Halsted St.
Blue Island/26th St.

Bus Routes

CTA 18
CTA 8
CTA 60

Ridership 2009*

317,232
7,446,453
4,232,923

Ridership 2008

512,327
7,230,738
4,310,095

Ridership 2007

474,831
6,353,409
4,097,235

Street/Corridor

W. 18th St.
Halsted St. Station

CTA "L" Train/Metra

Pink Line @ 18th St.
Metra - BNSF

Ridership 2009*

233,255
N/A

Ridership 2008

466,493
N/A

Ridership 2007

407,087
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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