

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Market Place

Lincoln Park

MLS 8007



Canvassed in 10/2009

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.

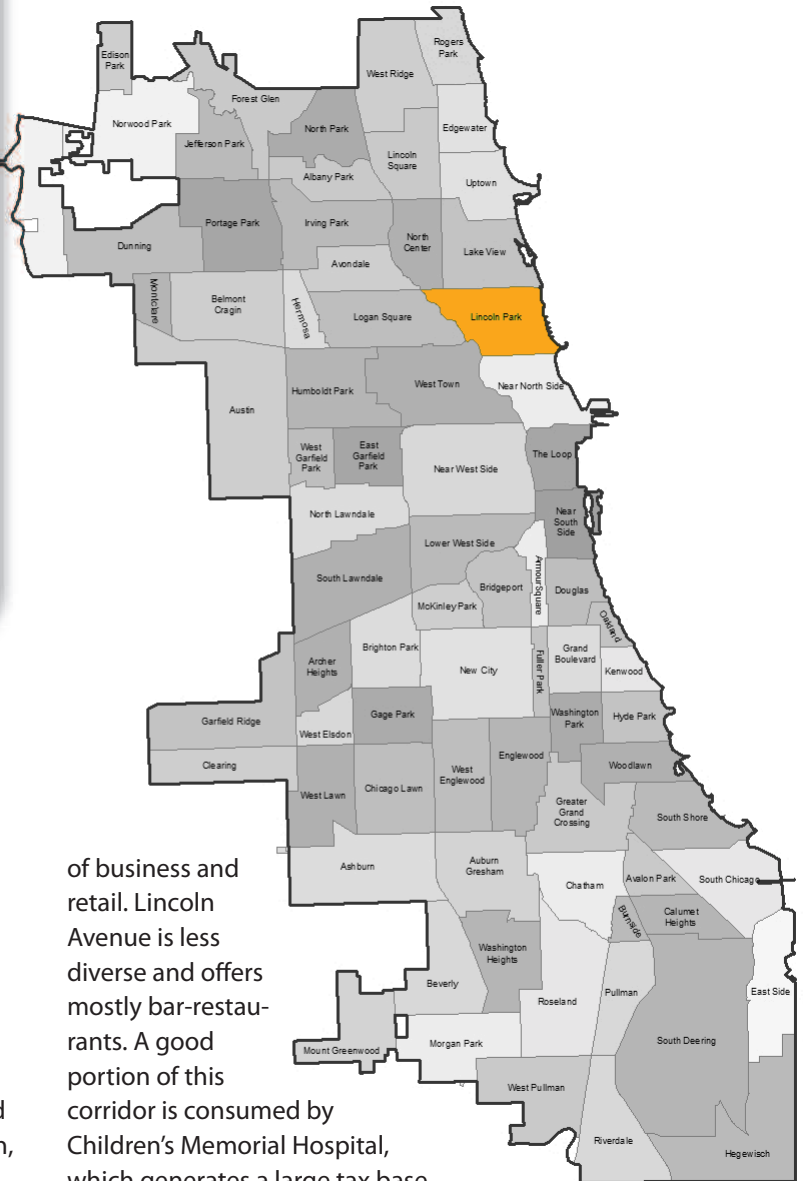
The commercial corridors located on N. Lincoln Avenue between Armitage Avenue and Halsted Street and Clark Street between Fullerton and Armitage avenues exhibit many key factors that allow them to succeed as well area of opportunity.

Clark Street and Lincoln Avenue have similar configurations and density patterns. Both corridors experience a lower volume of foot traffic heading south, as well as a lower business presence, higher vacancy rates and more residential space. Business store fronts are generally more compact north of Fullerton Avenue, heightening that area's density and traffic.

Clark Street and Lincoln Avenue offer distinct stocks of shops and restaurants. Clark Street's stock is far more diverse, offering Indian, Mediterranean, Spanish and other restaurants, in addition to boutiques and service shops. The Clark Street corridor also has more foot traffic than Lincoln Avenue during the day, due to its mixed-use inventory



City of Chicago Community Areas



Chicago Metropolitan Agency for Planning, 2010.

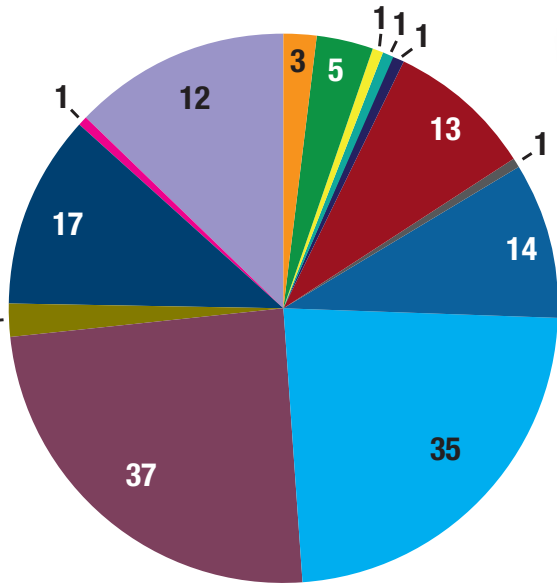
of business and retail. Lincoln Avenue is less diverse and offers mostly bar-restaurants. A good portion of this corridor is consumed by Children's Memorial Hospital, which generates a large tax base and a good deal of street congestion.

Buildings along both corridors are typically in "good" condition, as are streets and sidewalks. Both corridors also have the advantage of ready access to expansive green space: Clark Street is a few blocks west of Lincoln Park and Lake Michigan; Lincoln Avenue runs along the large and popular Oz Park.

Visitors and residents to both corridors benefit greatly from the availability of bike lanes and CTA stops and stations. The presence of Children's Memorial Hospital and DePaul University creates a great deal of automobile traffic and a hectic environment during peak commuting hours.

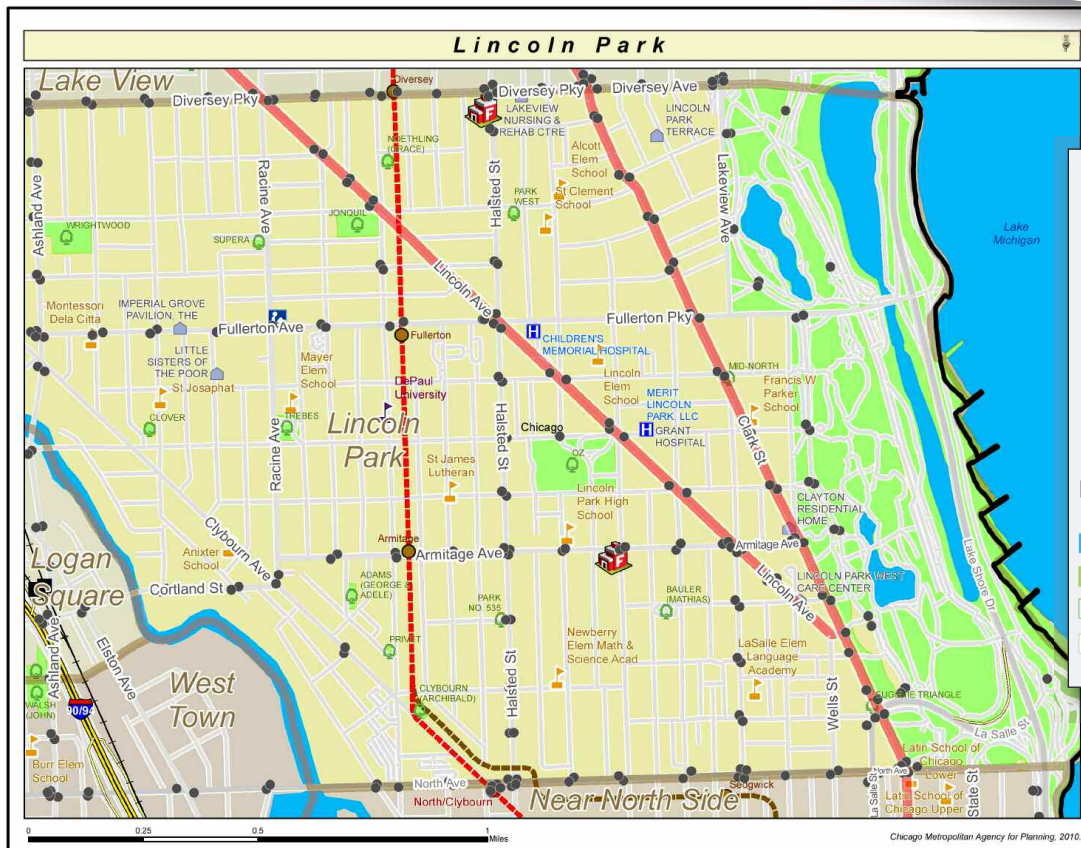
Residential profile: Lincoln Park has a wide variety of housing choices. The area has single-family homes, two- and three- flats as well as large multi-unit buildings.

Lincoln Ave. & Clark St. Snapshot



151 Business in Surveyed Area of Lincoln Park

- | | |
|-----------------------------|-----------------------|
| Bar and Lounge | Residential |
| Financial Institutions | Restaurants |
| Grocery | Retail |
| Hospital/Medical Facilities | School |
| Liquor/Convenience | Service |
| Office | Theater |
| Parking Lot/Garage | Vacant Lot/Storefront |

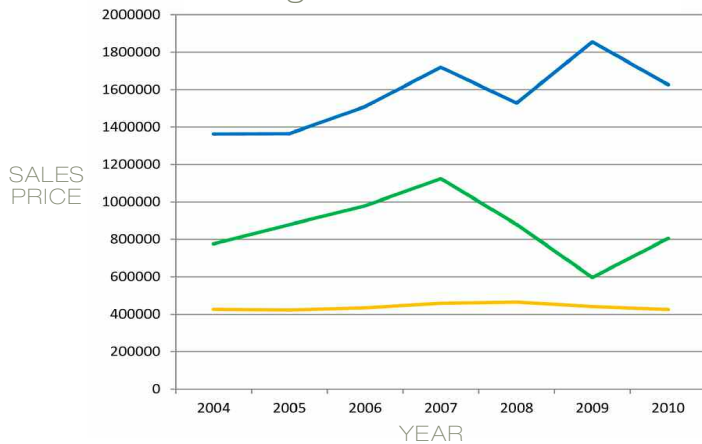


- LEGEND**
- Schools K12
 - Higher Education
 - Public Libraries
 - Hospitals
 - Nursing Homes
 - Fire Stations
 - Police Stations
 - Water Bodies
 - Parks
 - Forest Preserves
 - Cemeteries
 - Commercial Corridors
 - Roads**
 - INTERSTATE
 - RAMP
 - Streets
 - Metra Stations
 - Metra Lines
 - CTA Rail Stations & Lines**
 - Blue
 - Brown
 - Gray
 - Orange
 - Pink
 - Purple
 - Red
 - Yellow
 - CTA Bus Stops

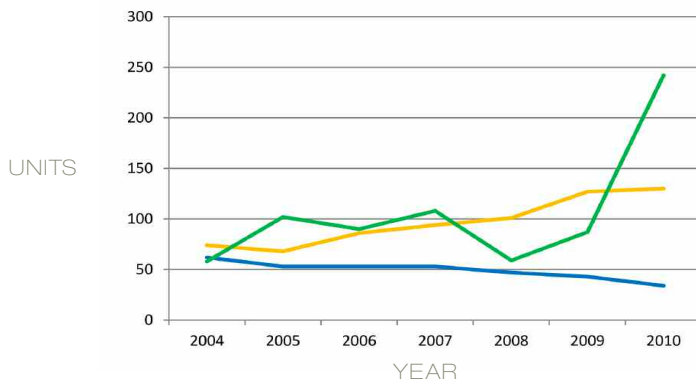
Lincoln Park by the Numbers

Housing Statistics

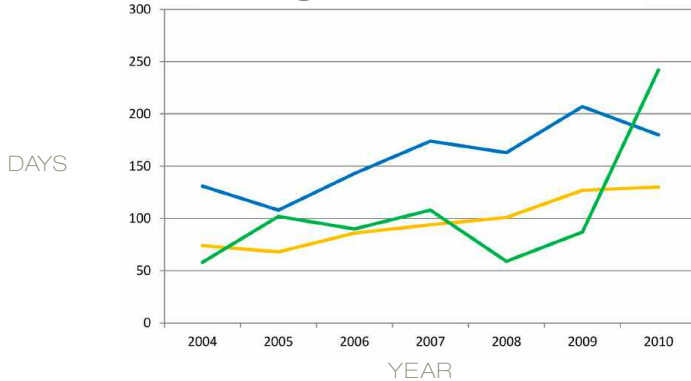
Average Residential Sale Price



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)

*2010 STATS ARE FOR FIRST THREE QUARTERS ONLY!

Street/Corridor

N. Clark
Sedgwick
W. Fullerton Ave.
N. Broadway

Bus Routes

CTA 22
CTA 11
CTA 74
CTA 36

Ridership 2009*

3,837,657
1,764,170
7,004,220
3,975,759
4,037,207
6,019,486
5,812,043

Ridership 2008

848,424
7,822,892
1,554,848
3,933,782
5,218,475

Ridership 2007

Street/Corridor

N. Clark / N. Lincoln
N. Clark / N. Lincoln

CTA "L" Train/Metra

Red, Brown, Purple @ Fullerton
Brown, Purple @ Armitage

Ridership 2009*

1,866,223
563,740
584,293

Ridership 2008

3,496,683
1,138,616

Ridership 2007

1,045,295

*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.