



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Lincoln Square

MLS 8004



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.

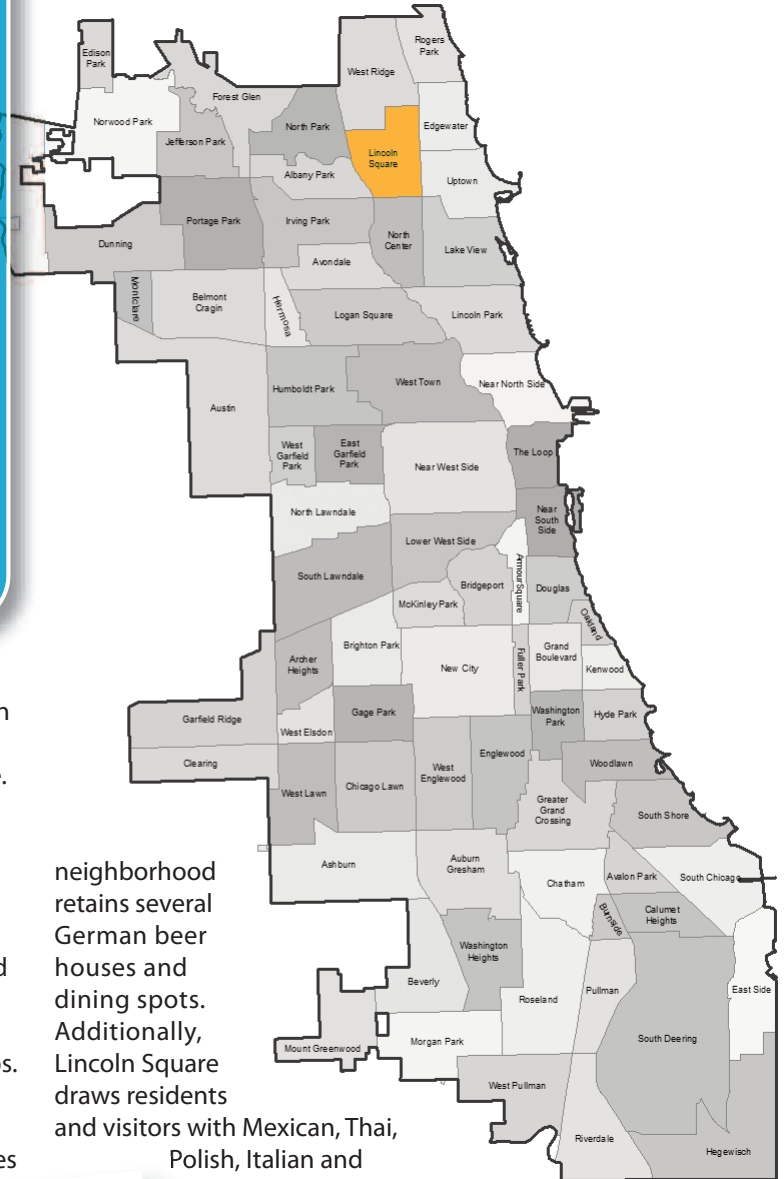
The commercial corridor located on N. Lincoln Avenue between Montrose and Foster avenues exhibits many key factors in the neighborhood's success and identifiable issues to be overcome.

Lincoln Square features well-maintained and distinctive street-scapes, consistent sidewalk traffic and multiple public areas. The neighborhood is very busy with commercial ventures and a variety of local restaurants. The area is also home to many young families that can be seen walking the neighborhood and enjoying its pedestrian-friendly expanses. The Western Avenue Brown Line station, adjacent to the community's main commercial activity, allows easy access to restaurants and shops.

Lincoln Square makes efficient use of land. With only one significant parking lot, the rest of the corridor houses businesses and public spaces. The majority of commercial storefronts are occupied, marked by only a handful of vacancies and a sole vacant lot that is earmarked for the Old Town School of Music's future expansion. The area has a newer public library within its main commercial district, adding further value to the community.

Lincoln Square offers a diversity of restaurants. Formerly home to large numbers of German immigrants, the

City of Chicago Community Areas



neighborhood retains several German beer houses and dining spots. Additionally, Lincoln Square draws residents and visitors with Mexican, Thai, Polish, Italian and Middle Eastern cuisine.

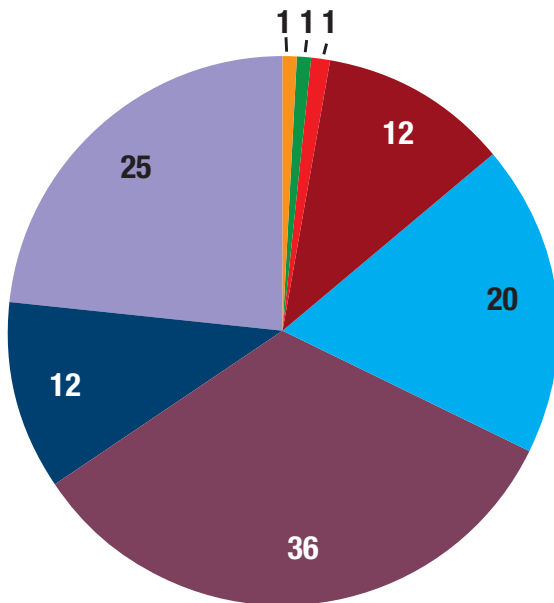
Chicago Metropolitan Agency for Planning, 2010.



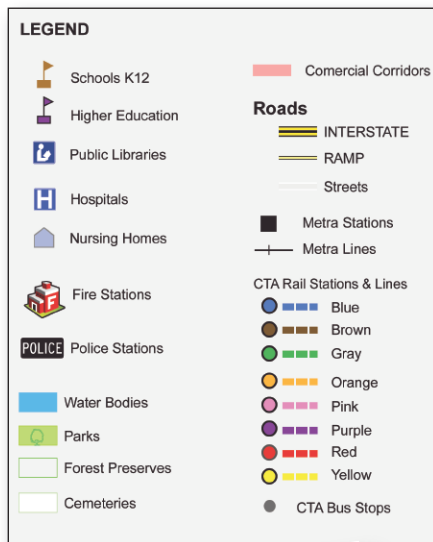
This portion of Lincoln Avenue maintains a structured, uncongested traffic flow and bike lanes. The vast majority of building facades are in "good" to "excellent" condition. Sidewalks and streets are well lit, creating a truly safe and walkable commercial corridor. Also, wide sidewalks allow many eateries the valuable option of outside dining.

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

Lincoln Avenue Snapshot



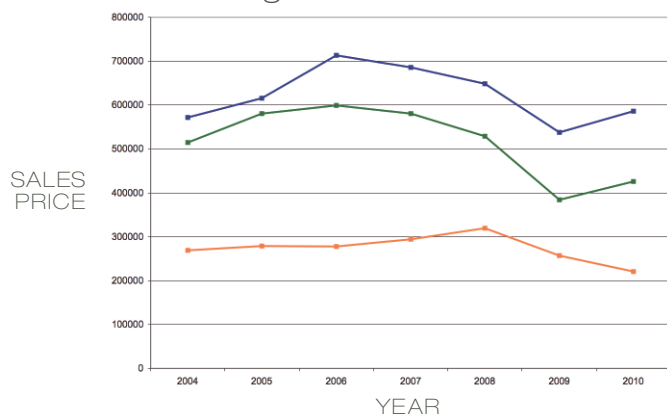
108 Businesses in Surveyed Area of Lincoln Square



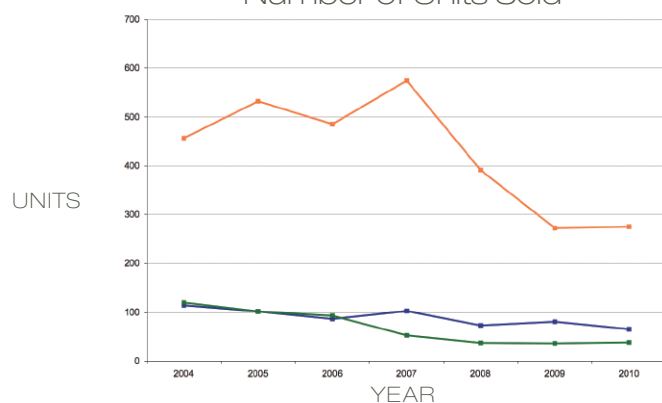
Lincoln Square by the Numbers

Housing Statistics

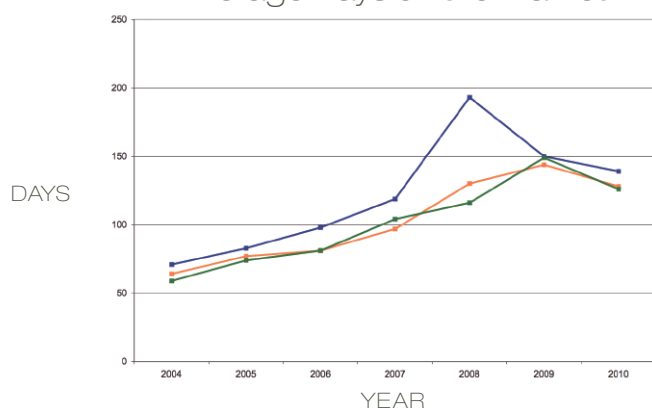
Average Residential Sale Price



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. Lincoln Ave.
W. Montrose Ave.
N. Western Ave.
W. Lawrence Ave.

Bus Routes

CTA 11
CTA 78
CTA 49
CTA 81

Ridership 2009*

848,424
2,742,152
6,089,533
4,715,434

Ridership 2008

1,764,170
2,924,111
7,183,698
5,026,926

Ridership 2007

1,554,848
2,706,866
6,844,210
4,666,722

Street/Corridor

N. Lincoln Ave.
N. Lincoln Ave.
N. Lincoln Ave.

CTA "L" Train/Metra

Brown @ Western
Brown @ Damen
Metra - UPN (Ravenswood Station)

Ridership 2009*

566,051
570,840

Ridership 2008

1,177,624
10,156

Ridership 2007

1,039,519
697,486

*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.