



Presents...

The Chicago Neighborhood Initiative:

# Revitalizing Our Marketplace

# Mount Greenwood

MLS 8074



Canvassed in 7/2009

# 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.

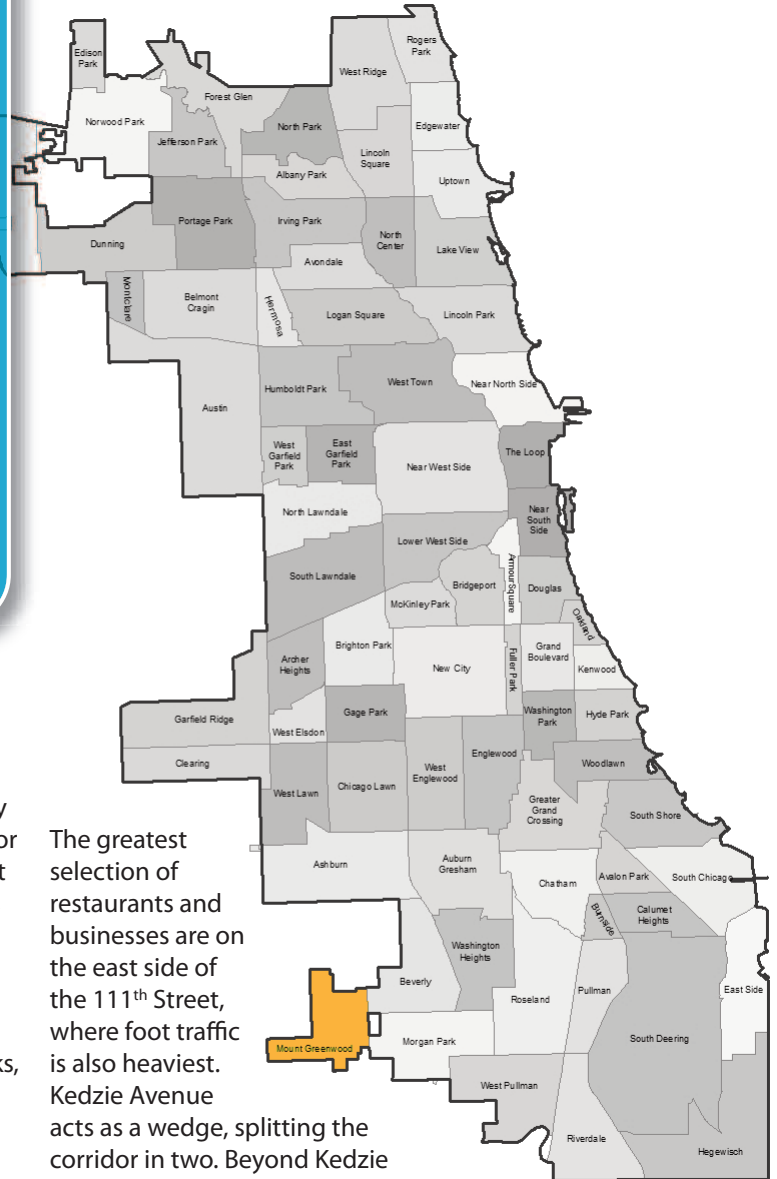
The Mount Greenwood neighborhood, on Chicago's southwest side, retains an Irish influence and isolated feel from the city proper. Its commercial corridor, located along W. 111<sup>th</sup> Street between Pulaski Road and Kedzie Avenue, displays reasons why the corridor is successful as well as its opportunities. The corridor contains pubs, small businesses and several medical offices that are relatively spread out – a common feature in neighborhoods at the edge of the city.

The corridor lacks a defined central area and the features necessary to create a central core. From beginning to end it displays low vertical and horizontal building density. Some banks, grocery stores, vacant lots and churches occupy entire blocks.

Mt. Greenwood's commercial enterprises benefit from the corridor's bike racks, calm and controlled motor vehicle traffic, and diverse land usage.



## City of Chicago Community Areas



*Chicago Metropolitan Agency for Planning, 2010.*

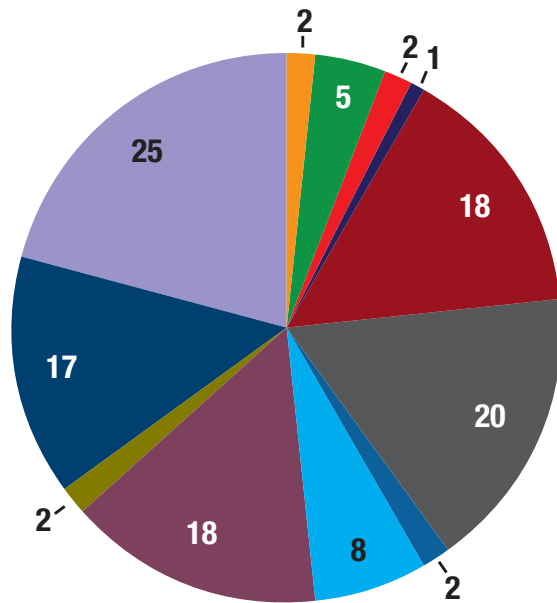
The greatest selection of restaurants and businesses are on the east side of the 111<sup>th</sup> Street, where foot traffic is also heaviest. Kedzie Avenue acts as a wedge, splitting the corridor in two. Beyond Kedzie Avenue the selection, diversity and quality of amenities falls and the amount of vacant land increases.

Residential profile: Both sides of 111<sup>th</sup> Street have a varied selection of single-family homes which are, on average, in good condition. Single-family homes dominate this area, though there are options for multi-unit dwellings.

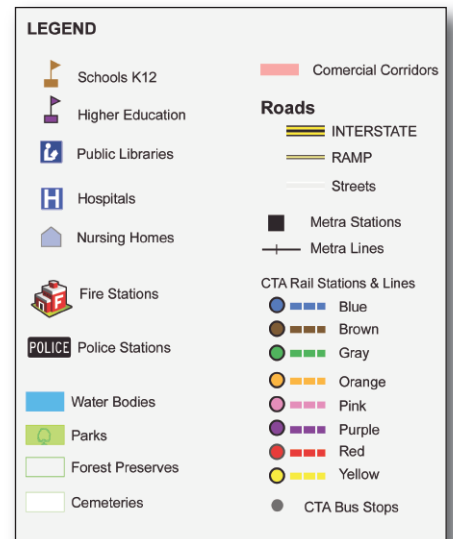
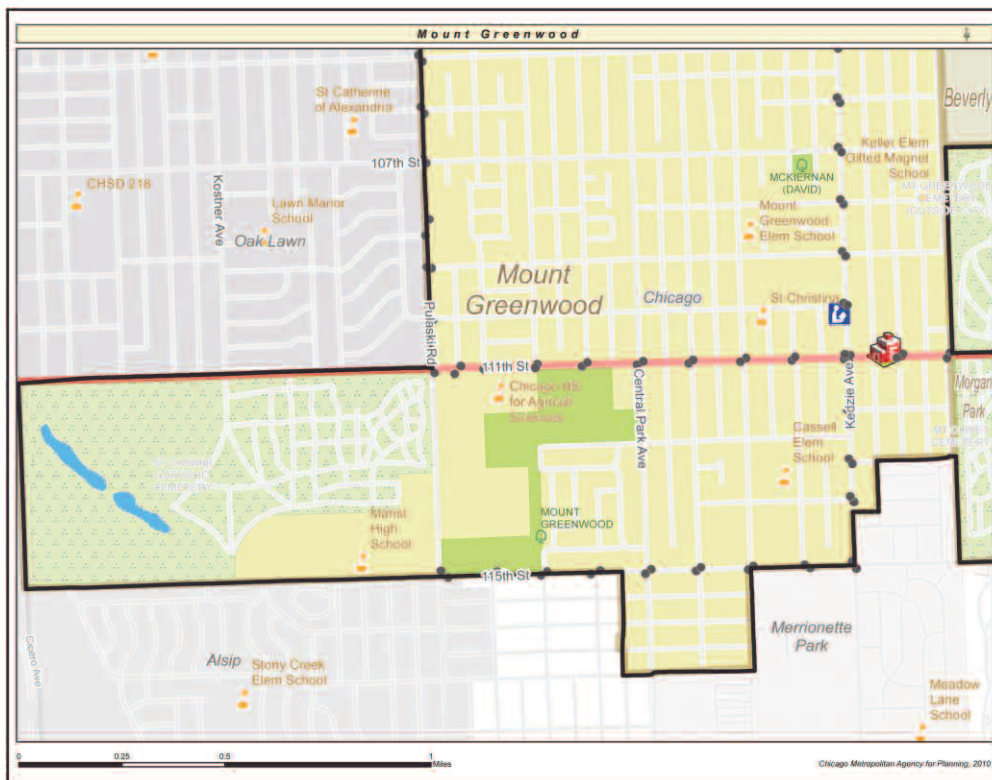
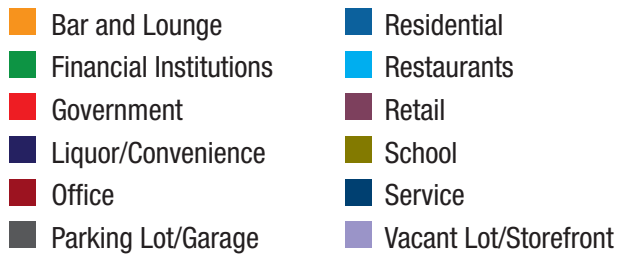




# 111<sup>th</sup> Street Snapshot



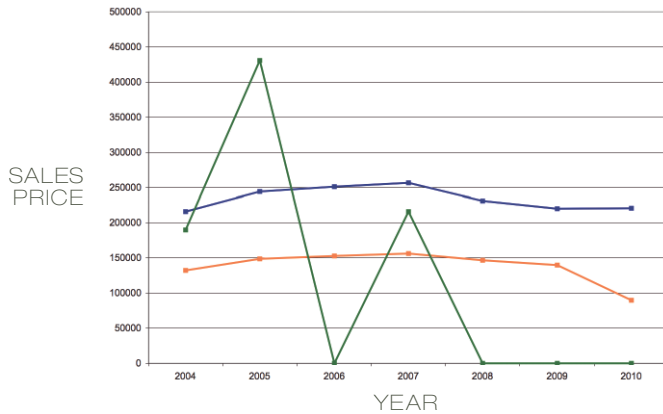
120 Businesses in Surveyed Area of Mount Greenwood



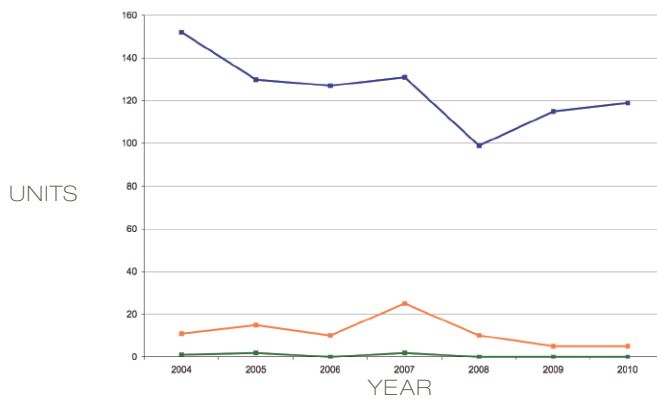
# Mount Greenwood by the Numbers

## Housing Statistics

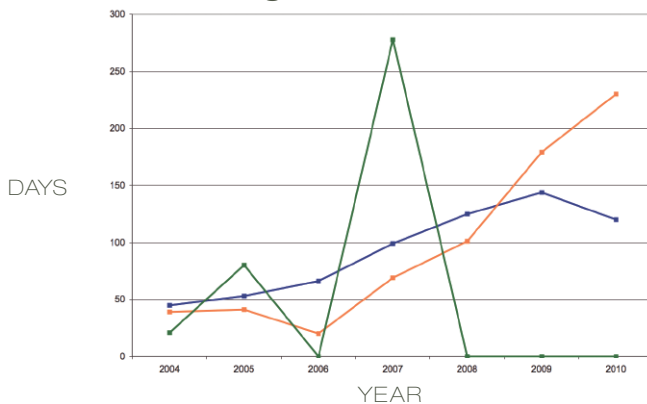
Average Residential Sale Price



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. 111<sup>th</sup> St.  
South Pulaski  
Kedzie

### Bus Routes

CTA 112  
CTA 53A  
CTA 52A

### Ridership 2009\*

505,567  
2,213,074  
1,400,156

### Ridership 2008

1,052,766  
2,349,532  
1,465,180

### Ridership 2007

1,049,368  
2,353,556  
1,435,632

### Street/Corridor

W. 111<sup>th</sup> St.

### CTA "L" Train/Metra

Metra – Rock Island

### Ridership 2009\*

N/A

### Ridership 2008

N/A

### Ridership 2007

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](http://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.