



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

North Center

MLS 8005



Canvassed in 9/2010

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.

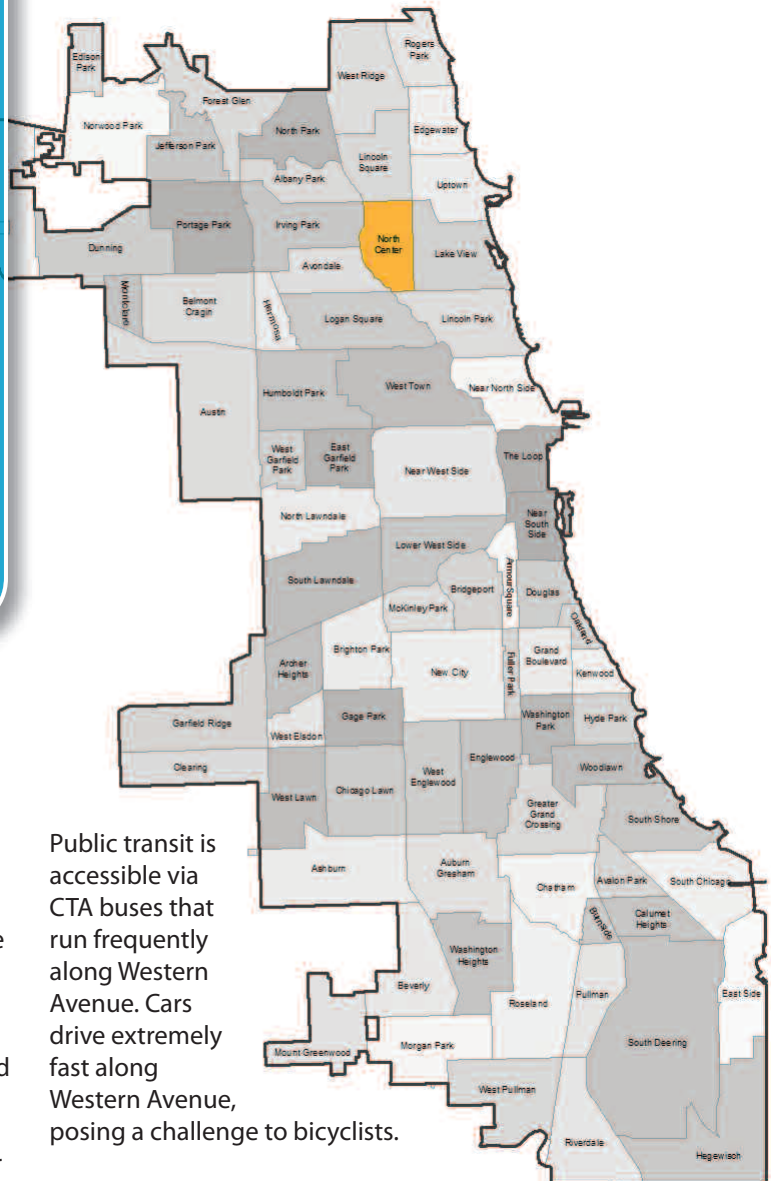
Following is our finding.

North Center's commercial corridor, along Western Avenue between W. Nelson Street and Irving Park Road, is densely populated by a diverse array of businesses. Most buildings appear to be in good to excellent condition, including vacant storefronts. Vacant lots are in good condition. The corridor supports some vibrant commercial businesses but its northern end seems to have been hit hard by the tough economy. Three new buildings on the east side of the street have completely vacant storefronts, amounting to approximately 10 consecutive empty spaces.

Because Western Avenue is extremely wide, it is difficult for the corridor to foster street life. There are many small neighborhood restaurants and bars, as well as larger chain businesses, that benefit from ample access to non-metered street parking. Residential properties are interspersed throughout the corridor and the neighborhood seems composed of many ethnic groups and cultures. Toward the corridor's north end, restaurants include Southeast Asian and Middle Eastern offerings.



City of Chicago Community Areas



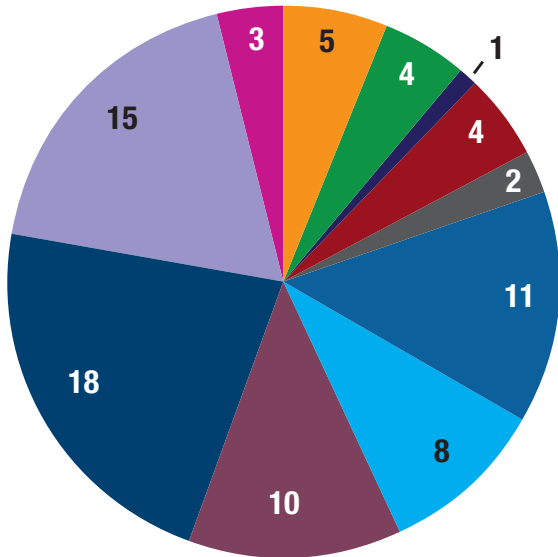
Chicago Metropolitan Agency for Planning, 2010.

Public transit is accessible via CTA buses that run frequently along Western Avenue. Cars drive extremely fast along Western Avenue, posing a challenge to bicyclists.

On the south end of the corridor, the commercial area comes to an abrupt end because Western Avenue splits into two sections: one at street level and one that rises to an overpass. This creates a less friendly pedestrian environment. This part of the commercial corridor has many medical facilities, a few retail businesses, a fair number of restaurants and national chains. In addition, it has small-scale car dealerships and auto service establishments.

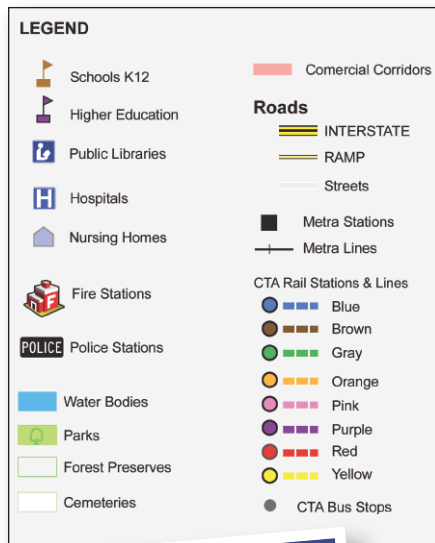
Residential Profile: North Center offers mixed residential options, including single-family homes, condos and flats.

Western Avenue Snapshot



81 Businesses in Surveyed Area of North Center

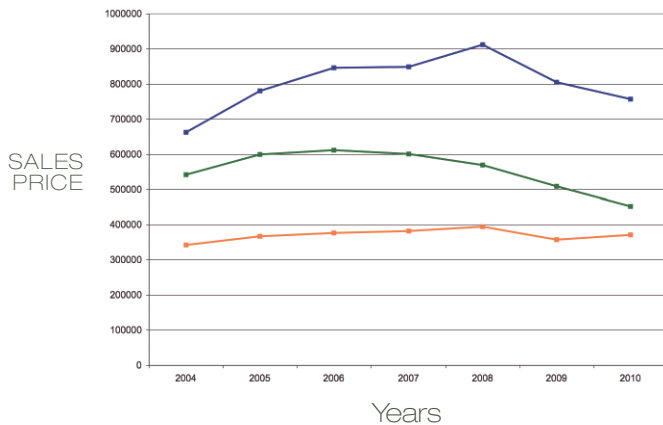
- | | |
|---|--|
| ■ Bar and Lounge | ■ Restaurants |
| ■ Financial Institutions | ■ Retail |
| ■ Liquor/Convenience | ■ Service |
| ■ Office | ■ Vacant Lot/Storefront |
| ■ Parking Lot/Garage | ■ Other |
| ■ Residential | |



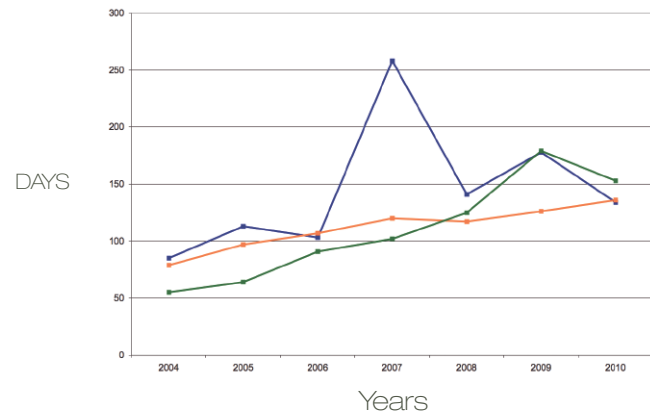
North Center by the Numbers

Housing Statistics

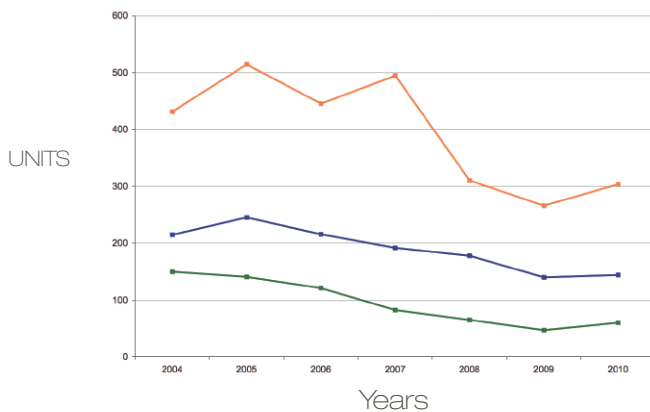
Average Residential Sale Price



Average Days on the Market



Number of Units Sold



■ 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	Bus Routes	Ridership - 2007	2008	2009	2010*
Addison	CTA 152	3,253,362	3,382,139	3,091,686	2,543,896
Wrigley Field Express	CTA 154	85,665	93,166	79,257	62,631
Wilson Michigan Express	CTA 145	2,213,469	2,329,012	2,189,637	1,758,399
Claredon Michigan Ave.	CTA 148	532,646	549,035	512,057	463,970
Ashland	CTA 9	7,761,503	8,026,210	7,497,612	7,975,550
Lincoln Sedgwick	CTA 11	1,554,848	1,764,170	1,644,414	1,313,532
Irving Park	CTA 80	3,879,489	3,983,172	3,051,060	3,817,280
Kimball-Homan	CTA 82	5,721,250	6,025,167	5,864,557	4,949,272
Montrose	CTA 78	2,706,866	2,924,111	2,742,152	2,228,236

Street/Corridor	CTA "L" Train/Metra	Ridership - 2007	2008	2009	2010*
Irving Park	Brown Line	844,481	29,582	695,506	664,555
Montrose	Brown Line	75,626	898,420	695,372	601,211
Addison	Brown Line	44,993	926,390	726,684	567,837

*2010 Chicago Transit Authority ridership numbers are through November 2010 only. Chicago Transit Authority (CTA) ridership numbers were sourced through the CTA website www.transitchicago.com.

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