



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Norwood Park

MLS 8010



Canvassed in 11/2009

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.

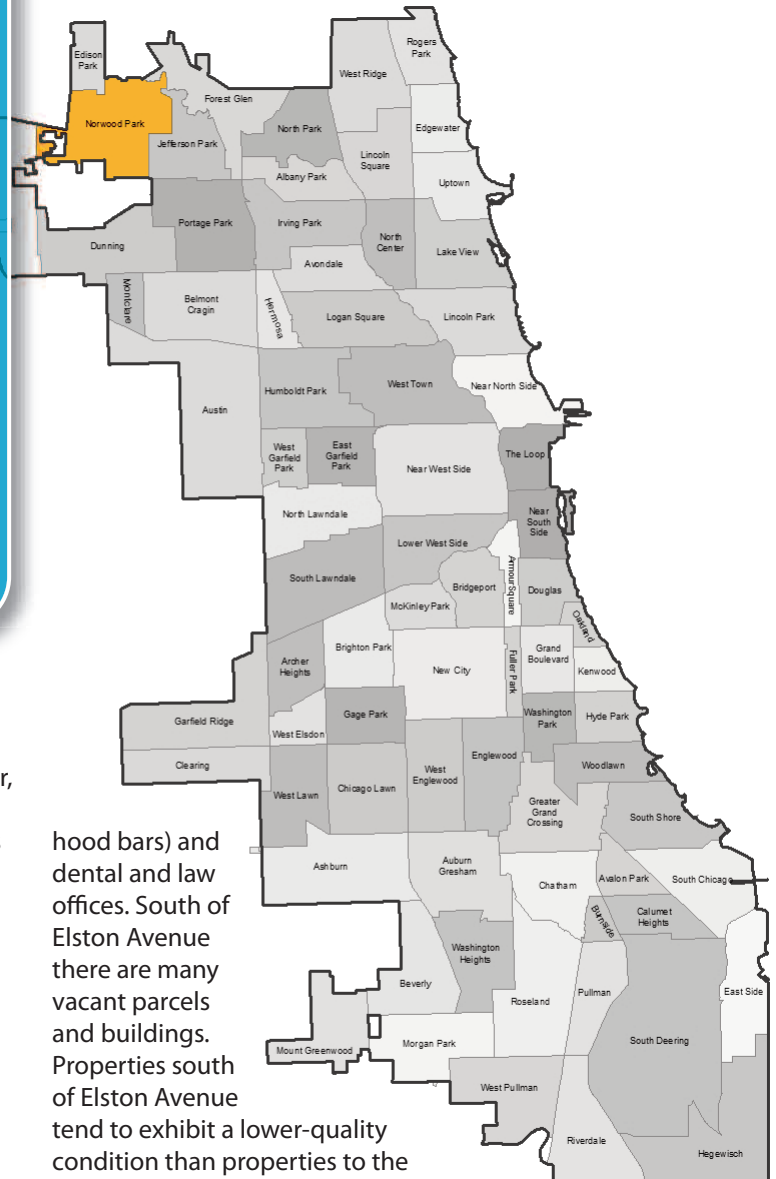
Following is our finding.

Located in the northwest portion of the city, Norwood Park's commercial corridor displays reasons why the corridor is successful as well as its challenges to be overcome. The corridor, located along N. Milwaukee Avenue from Devon to Ardmore avenues, differs from many of the city's other commercial areas because the width of Milwaukee Avenue lends a relatively isolated feel to its businesses and offices. The corridor is car-friendly and offers ample daytime parking, much of which is meter-free – also unlike many of Chicago's commercial areas.

Other transportation options are limited. Norwood Park has a handful of CTA bus stops and no rail station. Nonetheless, Norwood Park's pedestrian-friendly amenities and vertical density make a variety of local businesses and restaurants available to residents of this working-class community.

The corridor's commercial real estate from Devon Avenue to Elston Avenue is consistently populated by a variety of restaurants (pizzerias, hot dog stands, fine Italian dining and neighbor-

City of Chicago Community Areas



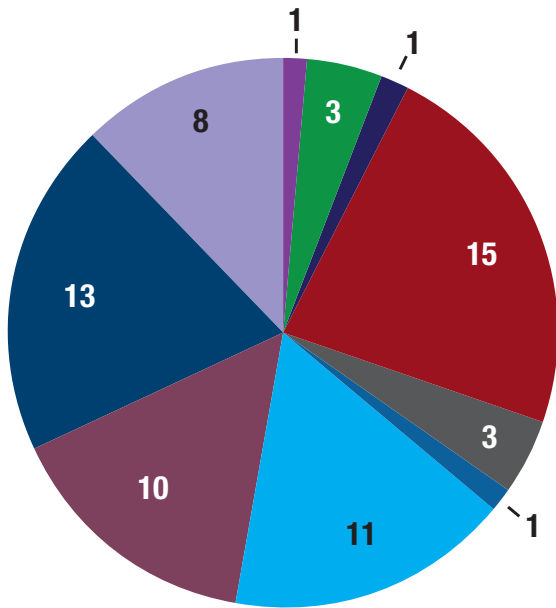
Chicago Metropolitan Agency for Planning, 2010.

hood bars) and dental and law offices. South of Elston Avenue there are many vacant parcels and buildings. Properties south of Elston Avenue tend to exhibit a lower-quality condition than properties to the north.

Residential profile: Norwood Park has a large stock of single family homes. There are also apartment complexes and a variety of multi-unit dwellings.

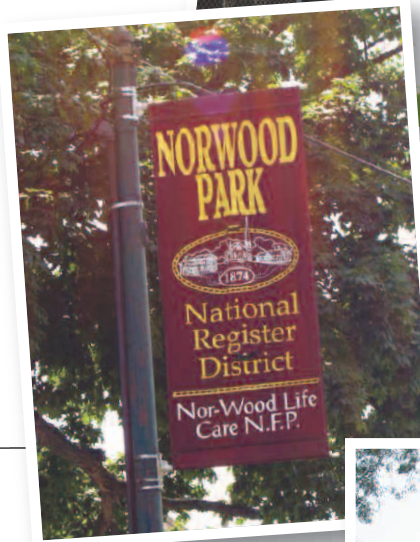


Milwaukee Ave. Snapshot



66 Businesses in Surveyed Area of Norwood Park

- | | |
|------------------------|--------------------------|
| Church | Residential |
| Financial Institutions | Restaurants |
| Liquor/ Convenience | Retail |
| Office | Service |
| Parking | Vacant Lots/ Storefronts |



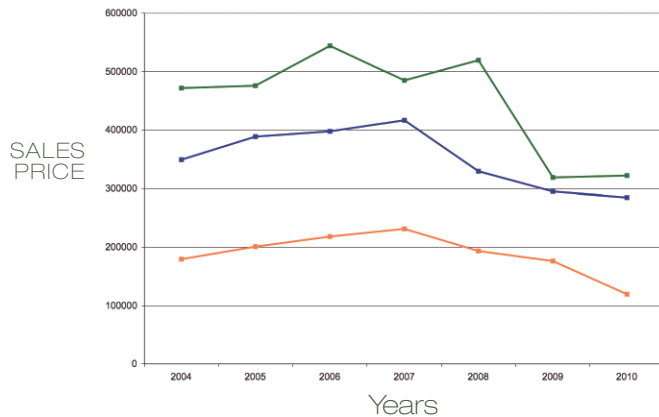
LEGEND

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

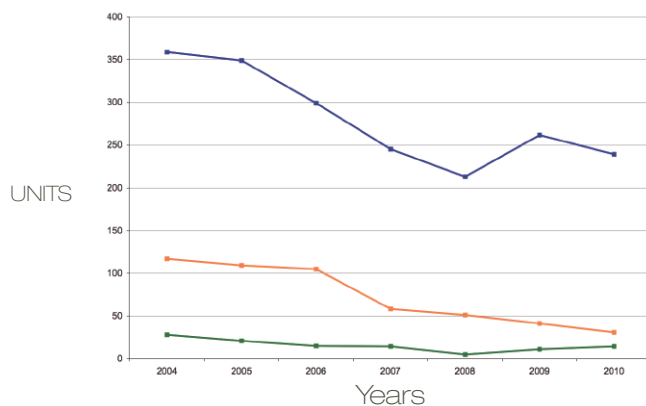
Norwood Park by the Numbers

Housing Statistics

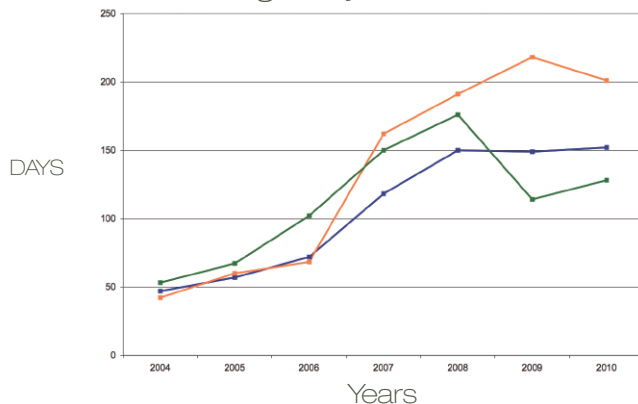
Average Residential Sale Price



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)

Street/Corridor

Naragansett/Ridgeland
N. Milwaukee Ave.

Bus Routes

CTA 86
CTA 56A

Ridership 2009*

605,920
209,471

Ridership 2008

599,236
210,453

Ridership 2007

591,139
208,596

Street/Corridor

Northwest Hwy./W.Raven St.

CTA "L" Train/Metra

Metra - UPNW (Norwood Park)

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.

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