

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Portage Park

MLS 8015



Canvassed in 6/2010

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.

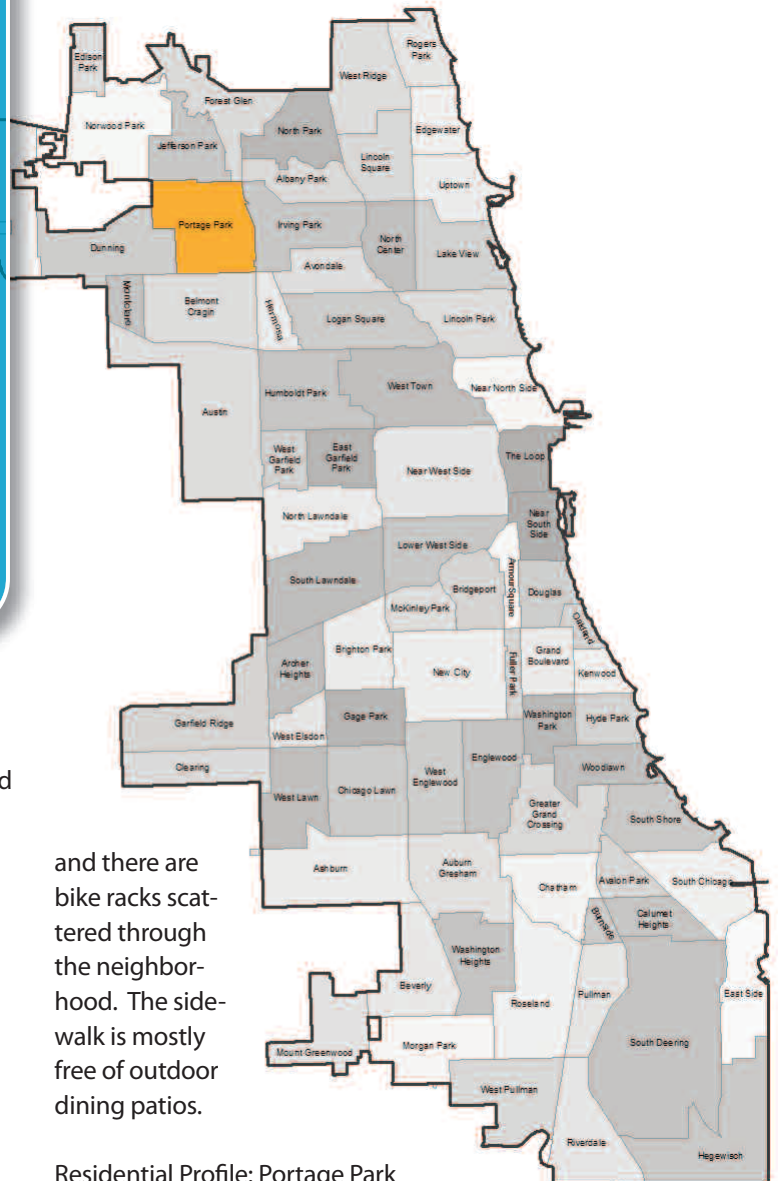
Following is our finding.

The commercial corridor in Portage Park, located on Irving Park Road from Austin Avenue to Cicero Avenue, offers a wide variety of businesses that support everyday needs of Chicago residents. The area benefits from a strong network of independently owned businesses that create a concentration of service-orientated storefronts. There are relatively few restaurants. The area's mix of businesses and single-family homes, plus its proximity to the Six Corners intersection and shopping hub, supports a healthy community structure.

Portage Park can be accessed by bus service and the CTA Blue Line. While the Blue Line stop at Montrose is a distance from the main corridor of Portage Park, it nonetheless enables many neighborhood residents to go to and from Chicago's Loop.

The area has wide sidewalks and is pedestrian-friendly. Bike lanes line both sides of the street

City of Chicago Community Areas



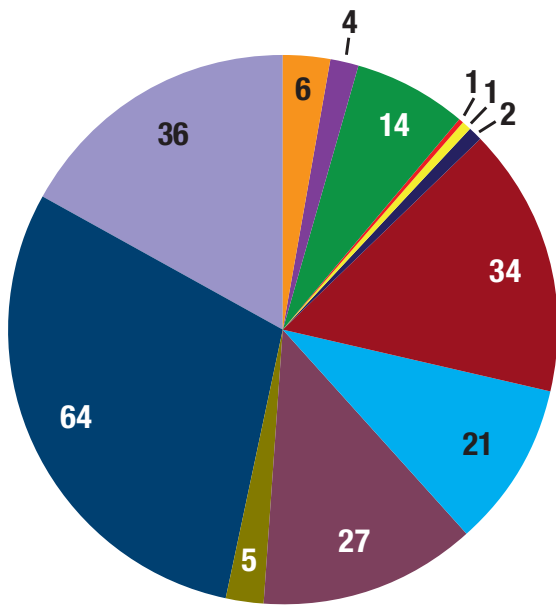
and there are bike racks scattered through the neighborhood. The sidewalk is mostly free of outdoor dining patios.

Residential Profile: Portage Park housing is primarily single-family. Along the commercial corridor, mixed-use residential properties dominate.

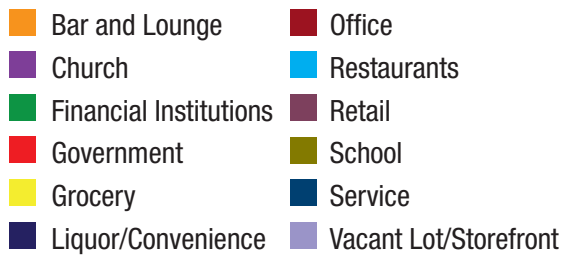
Chicago Metropolitan Agency for Planning, 2010.



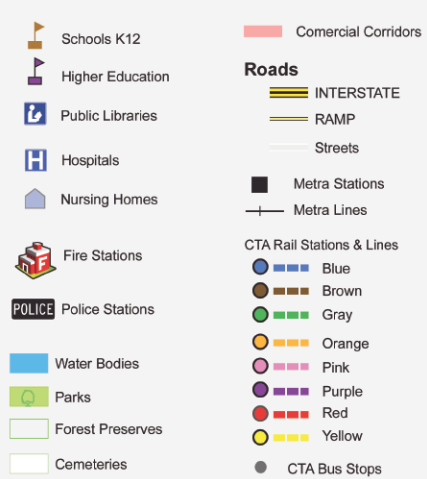
Irving Park Road Snapshot



215 Businesses in Surveyed Area of Portage Park



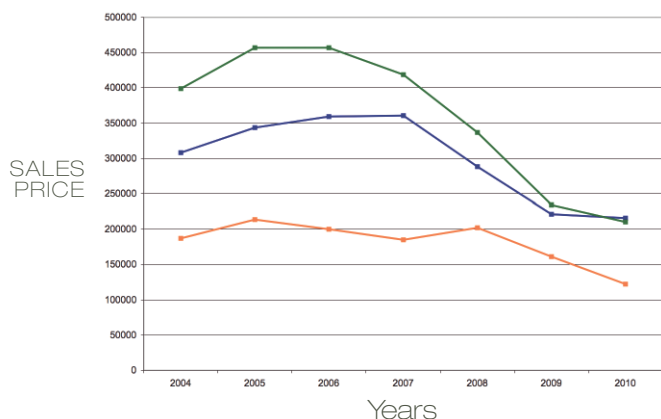
LEGEND



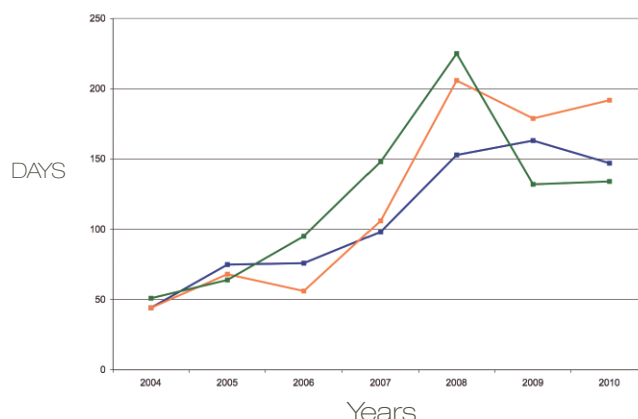
Portage Park by the Numbers

Housing Statistics

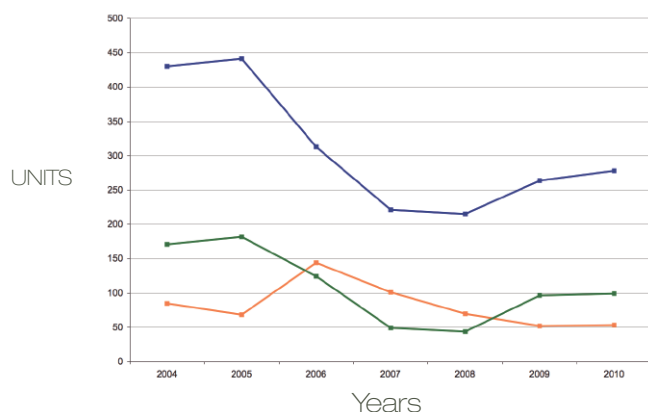
Average Residential Sale Price



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

Portage Park
North Cicero/Skokie Blvd.
Irving Park

Bus Routes

CTA 56
CTA 54A
CTA 80

Ridership - 2007

4,339,211
287,869
3,879,489

2008

4,460,722
277,365
3,983,172

2009

4,168,079
250,071
3,051,060

2010*

3,332,489
232,954
4,206,831

Street/Corridor

Irving Park
Irving Park

CTA "L" Train/Metra

Blue Line
Metra - Portage Park

Ridership 2007

1,191,347
N/A

2008

1,220,056
N/A

2009

1,200,865
N/A

2010

1,143,456
N/A

*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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