



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Rogers Park

MLS 8001



Canvassed in 5/2009

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.

Rogers Park is an active, diverse neighborhood with a great deal of Latino and Indian influence. There are few empty storefronts along Clark Street and several occupied by ethnically diverse businesses.

Rogers Park has a diverse stock of restaurants, retailers and service-oriented businesses. On North Clark Street, from Devon to Touhy avenues, restaurants ranging from Mexican and Peruvian to Pan-Asian and Italian are among the many dining options. There is also an array of auto-mechanics, hair salons and grocery/convenience stores, and houses of worship.

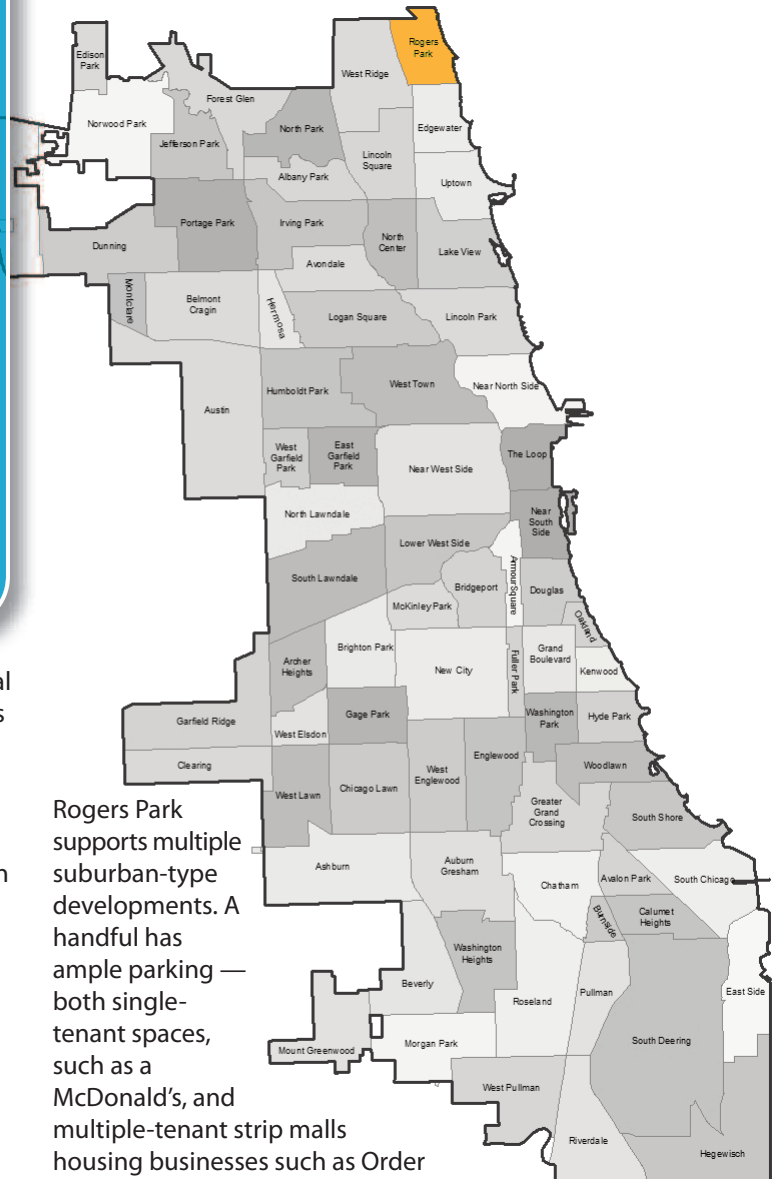
While the neighborhood has several small groceries, it could benefit from more places for residents to get fresh produce. Given its proximity to Loyola University, Rogers Park has a surprising scarcity of the types of coffee shops, movie theaters, music venues and other entertainment options frequently seen near college populations.

Rogers Park has walk-able sidewalks and tree-lined streets. The area has a strong neighborhood feel brought about by people conversing and walking outside. The majority of buildings are in good condition and many are mixed-use, with retail on first floor and residential atop. The

neighborhood offers public facilities, such as a post office, police department and library, and clean, well-maintained streets and sidewalks.



City of Chicago Community Areas



Rogers Park supports multiple suburban-type developments. A handful has ample parking — both single-tenant spaces, such as a McDonald's, and multiple-tenant strip malls housing businesses such as Order Express, H&R Block and Dunkin Donuts.

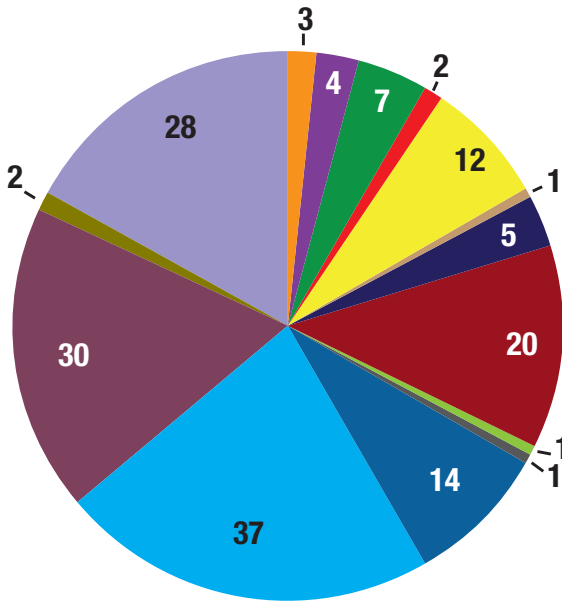
Chicago Metropolitan Agency for Planning, 2010.

Cars are common along North Clark Street and there are several CTA rail and bus stops within blocks of the corridor. Both the CTA Red Line's Loyola and Morse stops are accessible to Rogers Park residents. The neighborhood is also close to Lake Michigan and the Lakeshore Bike Path. While several bike racks are found throughout the neighborhood, there are no bike lanes.

Overall, the corridor is efficiently utilized although it has a few vacant lots and empty storefronts. Well supplied with restaurants, cafes and other food-oriented businesses, the corridor seems to offer solid opportunities for small business development.

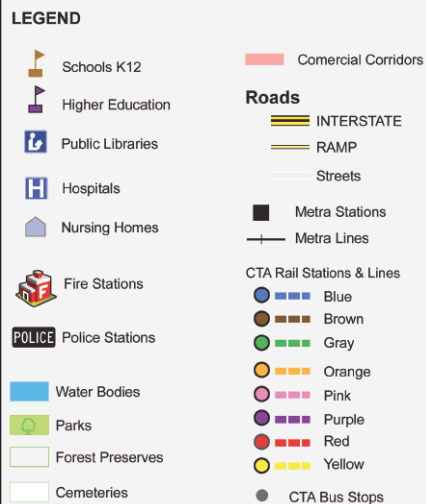
Residential profile: Rogers Park has an open feel due to its stock of larger single-family homes. A benefit of being removed from downtown, many of its condominiums and small homes have yards.

Clark Street Snapshot



202 Businesses in Surveyed Area of Rogers Park

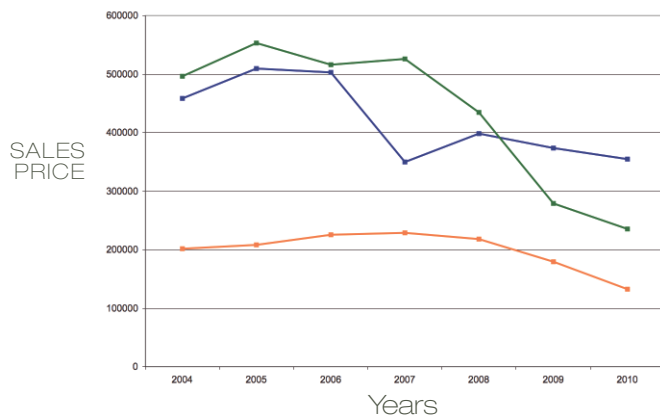
- | | |
|------------------------|-----------------------|
| Bar and Lounge | Park |
| Church | Parking Lot/Garage |
| Financial Institutions | Residential |
| Government | Restaurants |
| Grocery | Retail |
| Gym | School |
| Liquor/Convenience | Vacant Lot/Storefront |
| Office | |



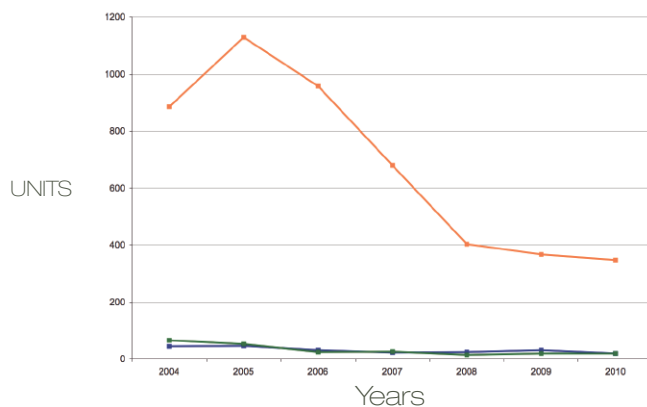
Rogers Park by the Numbers

Housing Statistics

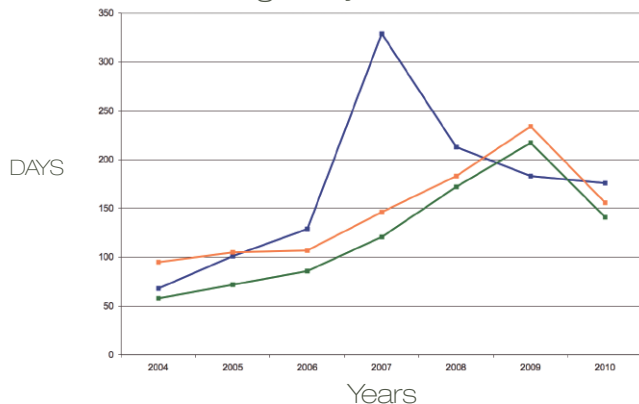
Average Residential Sale Price



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

N. Clark St.
Sheridan Blvd.
Devon Ave.

Bus Routes

CTA 22
CTA 151
CTA 155

Ridership 2009*

3,837,657
7,267,986
2,544,381

Ridership 2008

7,822,892
7,482,084
2,487,720

Ridership 2007

7,004,220
6,644,266
2,210,151

Street/Corridor

N. Paulina/Howard
N. Ashland/Javis
Glenwood/Morse

CTA "L" Train/Metra

Red, Yellow and Purple Lines
Red Line
Red Line

Ridership 2009*

929,169
244,057
675,459

Ridership 2008

1,929,125
434,617
1,251,869

Ridership 2007

1,903,038
499,827
1,311,017

*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.