



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Uptown

MLS 8003



Canvassed in 3/2009

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.

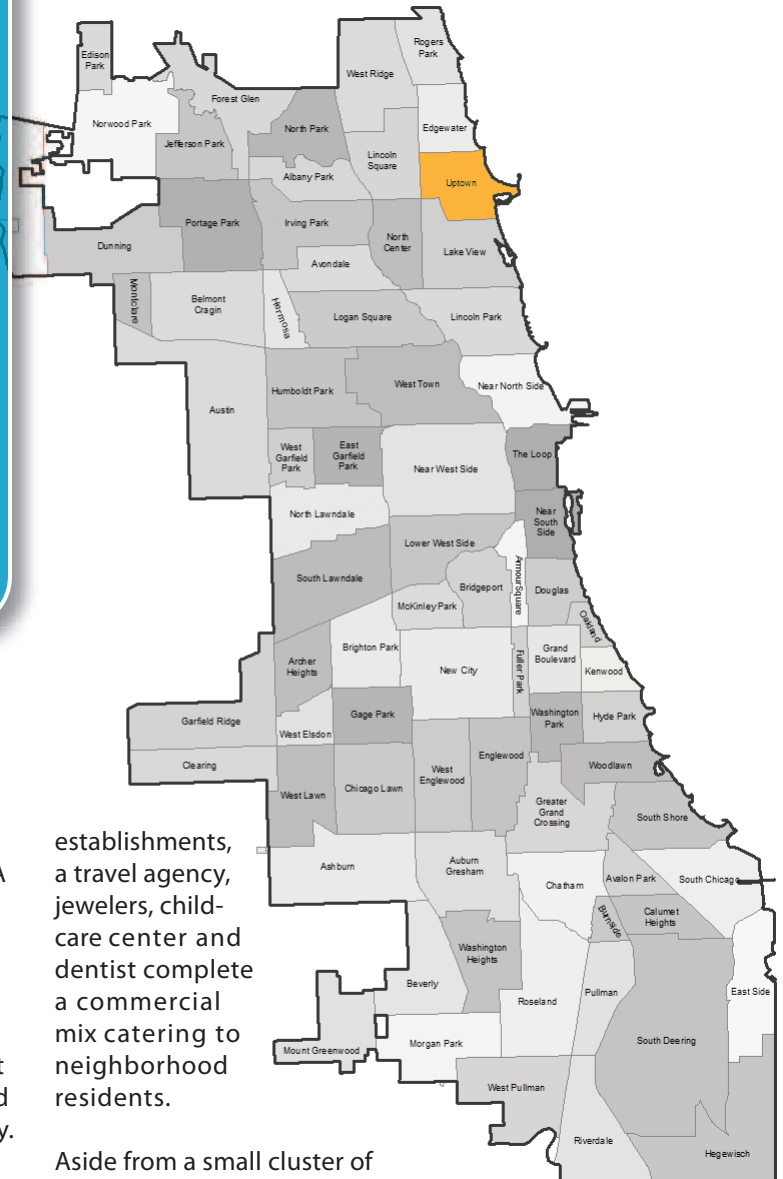
The Broadway Avenue commercial corridor running through the Uptown neighborhood between Montrose and Foster avenues exhibits a distinct progression of building and demographic characteristics.

At its southern end, the Wilson Yards redevelopment project promises new life for a long-vacant parcel adjacent to the CTA elevated tracks. While vacancy rates along the corridor are generally low, the Wilson Yards project may help spur future investment in this historic community area.

Other signs of neighborhood redevelopment include two properties between Leland and Lawrence avenues: the recent retail conversion of a former Goldblatt's department store and an immaculate facelift of a building at 4703-4715 N. Broadway.

Inviting and clean Broadway Avenue storefronts maintain a steady volume of customer traffic. Moving north on Lawrence Avenue, the Southeast Asian community concentrated at Argyle Street begins to be evident. In addition to numerous ethnic restaurant and grocery

City of Chicago Community Areas



Chicago Metropolitan Agency for Planning, 2010.

establishments, a travel agency, jewelers, child-care center and dentist complete a commercial mix catering to neighborhood residents.

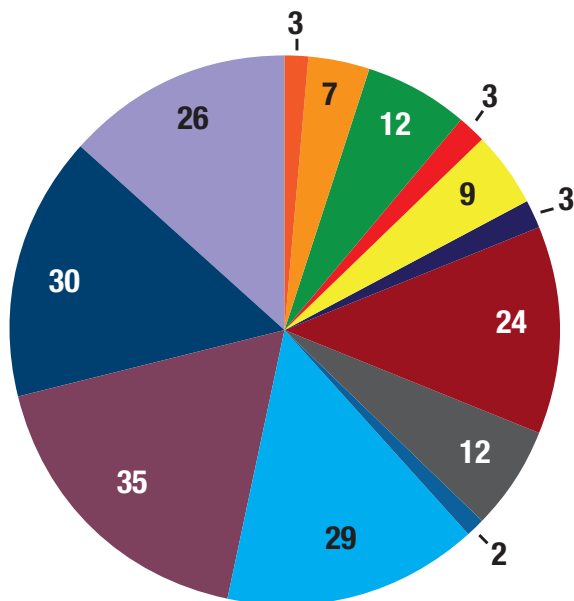
Aside from a small cluster of vacancies along the southern end of this corridor, Broadway Avenue in Uptown seems healthy in terms of its occupancy and the condition of its commercial spaces.

Many factors, including high residential density and worker populations from large office buildings between Argyle Avenue and Winona Street, contribute to high daytime populations. Off-street parking available at some higher-traffic retail destinations helps ease street congestion. Mass transit options along the corridor include the CTA's Red Line at its Wilson, Lawrence and Argyle elevated stops and the #36 Broadway bus route.

Residential profile: Uptown has varied residential options, including single-family homes, apartment buildings and condos. Age ranges from historic structures to new construction.

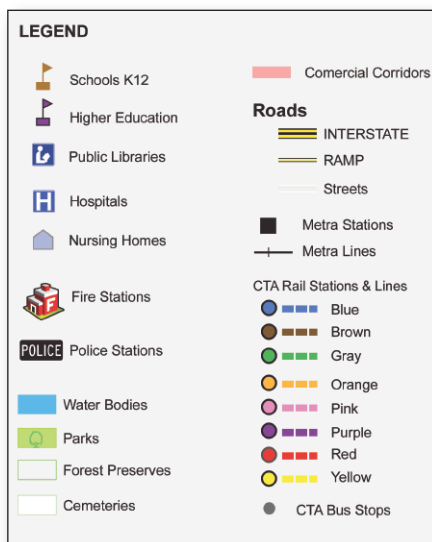


Broadway Ave. Snapshot



195 Businesses in Surveyed Area of Uptown

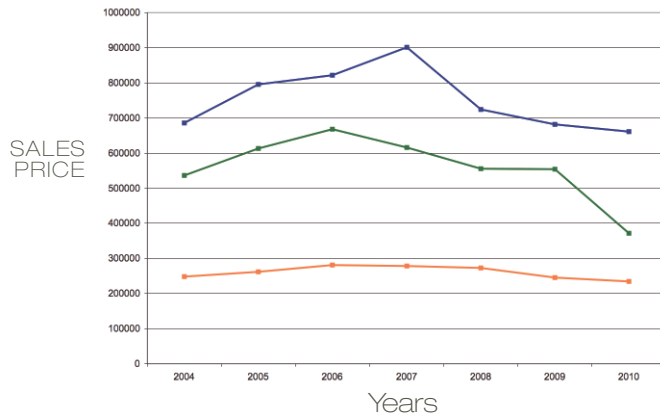
- | | |
|------------------------|-----------------------|
| Auto | Parking Lot/Garage |
| Bar and Lounge | Residential |
| Financial Institutions | Restaurants |
| Government | Retail |
| Grocery | Service |
| Liquor/Convenience | Vacant Lot/Storefront |
| Office | |



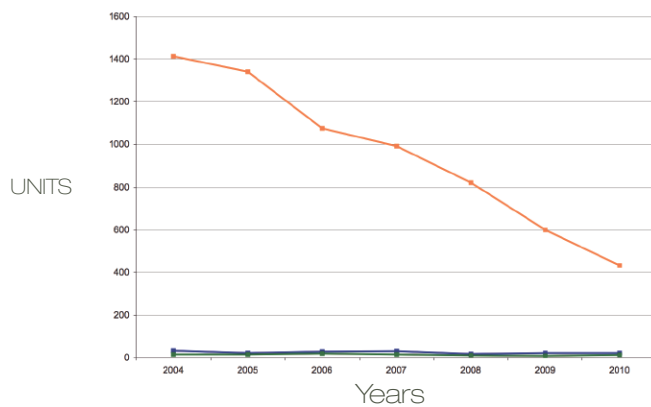
Uptown by the Numbers

Housing Statistics

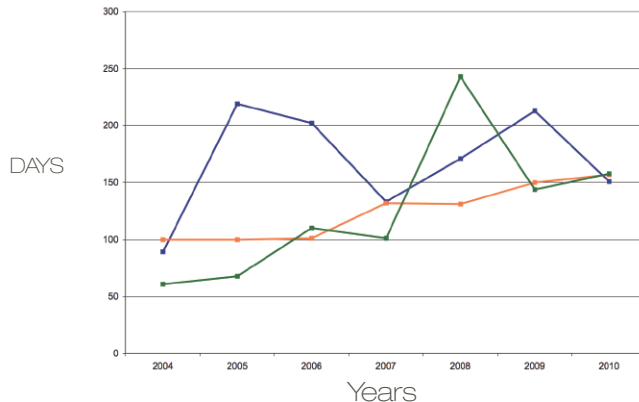
Average Residential Sale Price



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. Broadway St.
N. Sheridan Rd.
W. Lawrence Ave.
W. Montrose Ave.

Bus Routes

CTA 36
CTA 151
CTA 81
CTA 78

Ridership 2009*

2,989,221
7,267,986
4,715,434
2,742,152

Ridership 2008

5,812,043
7,482,084
5,026,926
2,924,111

Ridership 2007

5,218,475
6,644,266
4,666,722
2,706,866

Street/Corridor

N. Broadway/Wilson
N. Broadway/Berwyn
N. Broadway/Argyle
N. Broadway/Lawrence

CTA "L" Train/Metra

Red Line
Red Line
Red Line
Red Line

Ridership 2009*

872,009
528,590
422,141
519,063

Ridership 2008

1,639,981
1,065,680
780,367
960,402

Ridership 2007

1,673,676
1,018,882
819,176
1,053,391

*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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