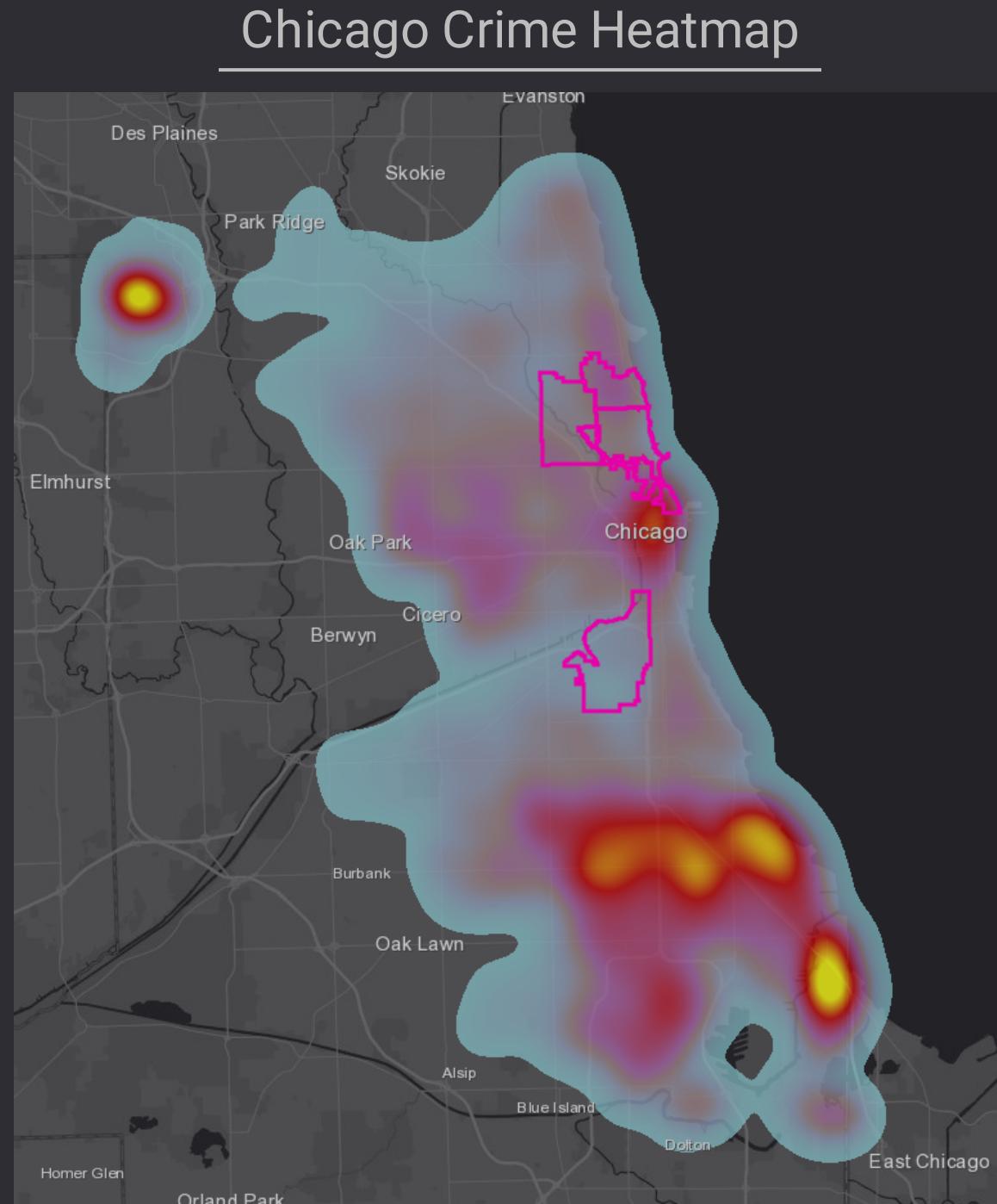
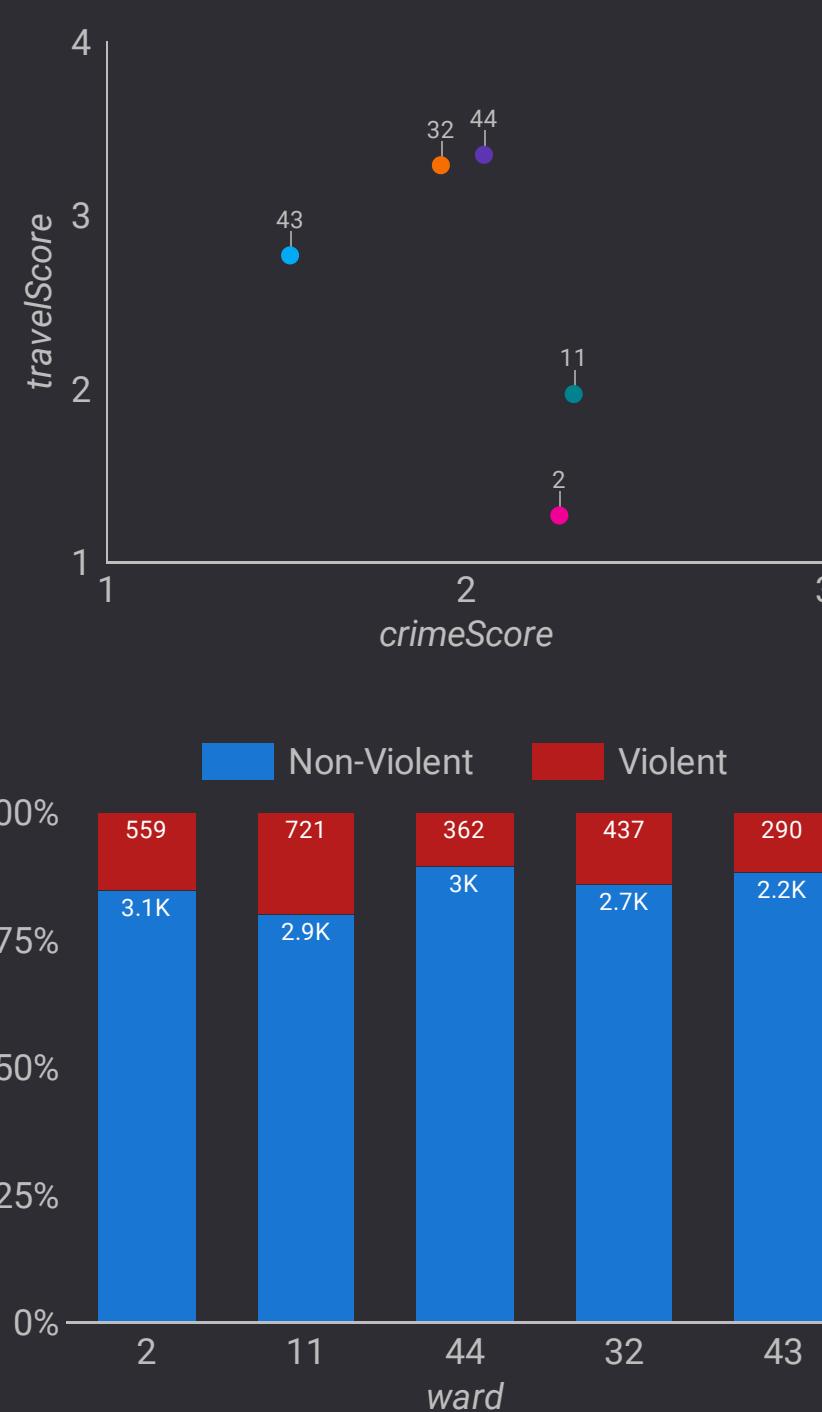
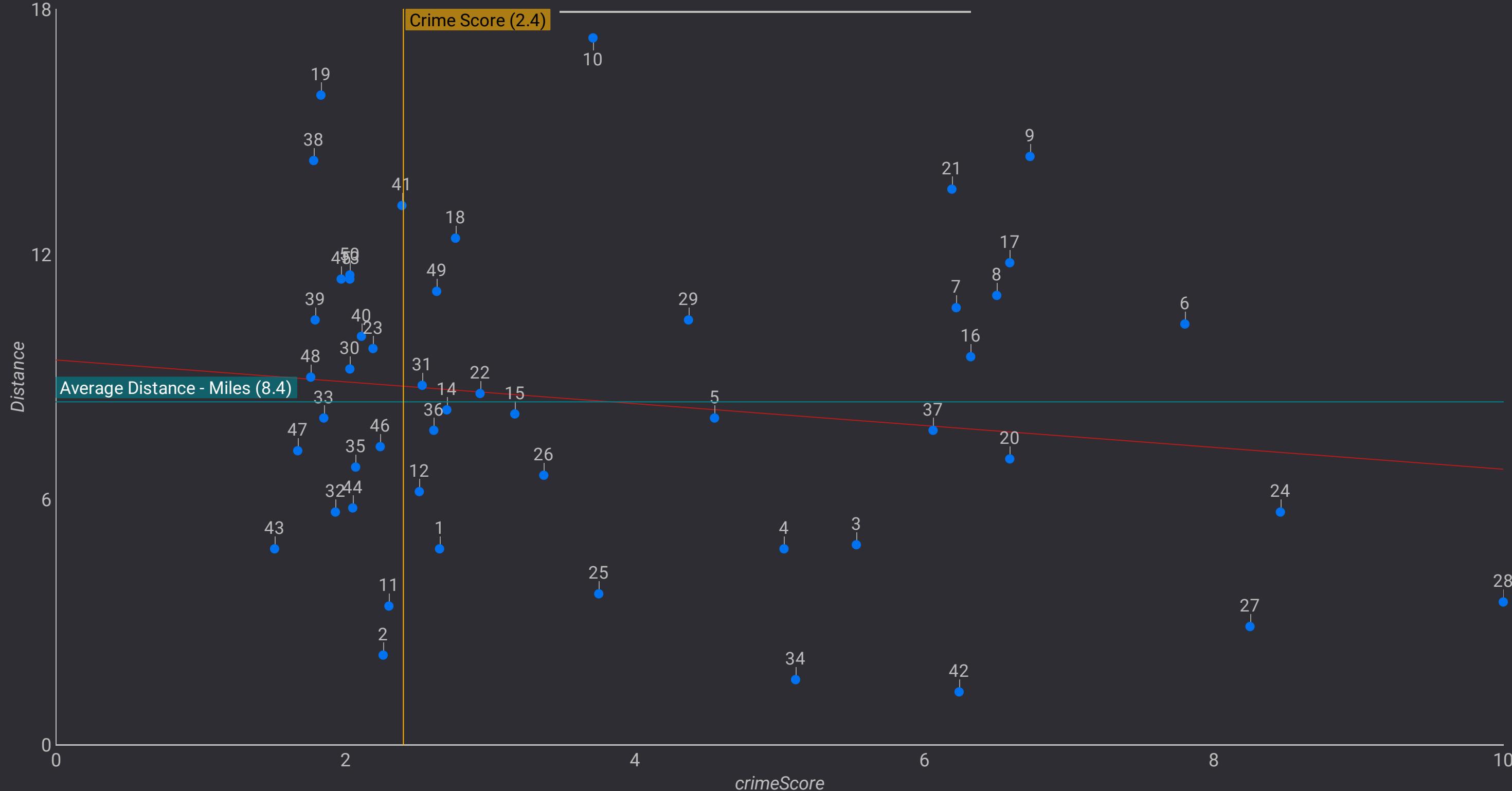


Chicago and a Culture of Lawlessness

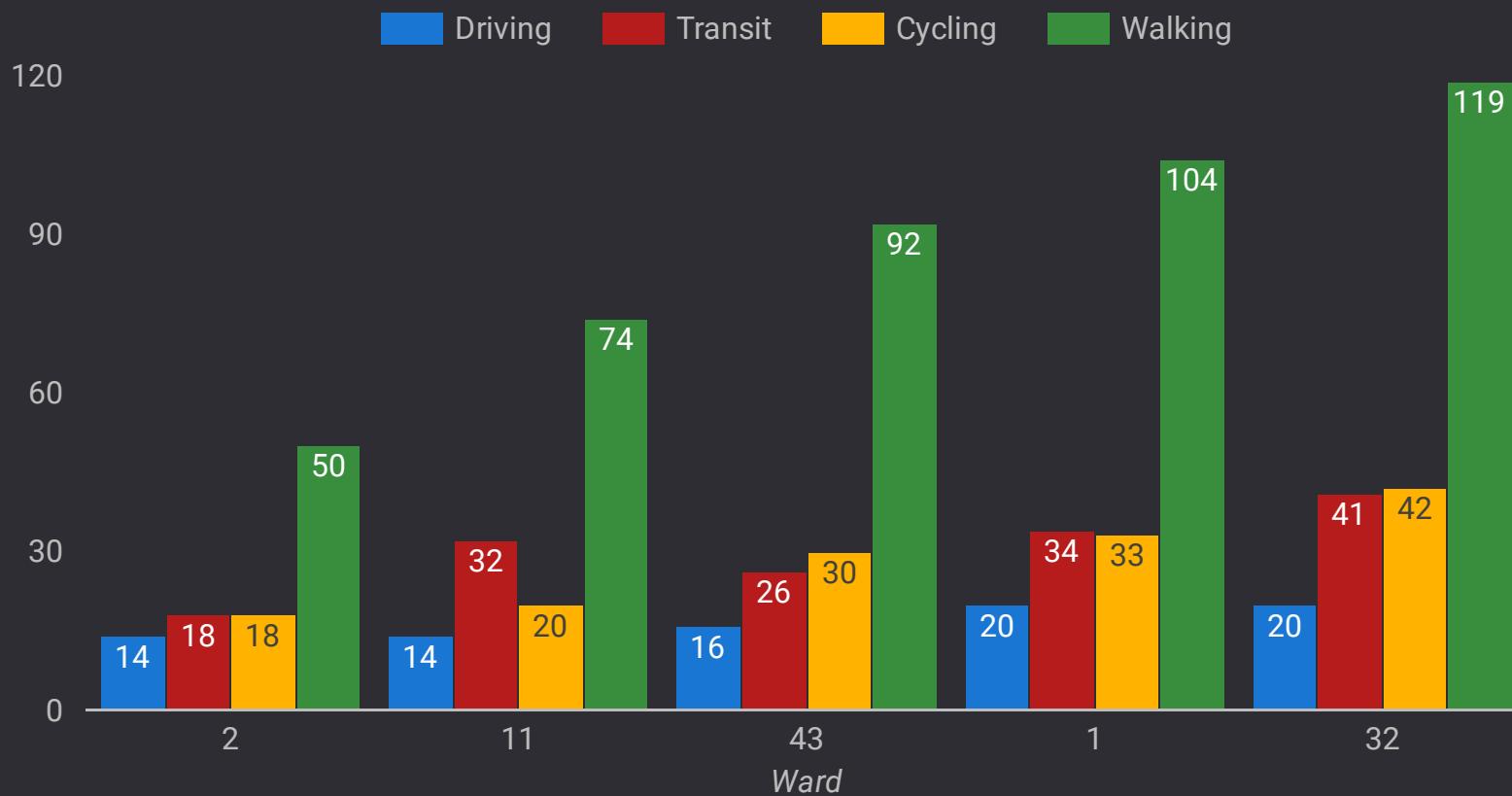


- "Culture of Lawlessness": Describes a community where legal norms are routinely disregarded, leading to widespread criminal activities and a collective acceptance of unlawful behavior.
- Challenges in Law Enforcement: Collective tolerance of illegal behavior creates significant hurdles in maintaining law and order.
- Crime Categorization: Sorted all crimes from the past three years into Violent and Non-Violent categories.
- Violent Crimes: Involve physical harm or threats against individuals, such as assault, robbery, or homicide.
- Non-Violent Crimes: Include offenses like theft, fraud, vandalism, and white-collar crimes.
- Scoring System: Assigned 5 points to Violent crimes and 3 points to Non-Violent crimes.
- Relative Comparison: Divided each ward's total score by the highest-scoring ward's score.
- Determination of Lawlessness: Calculated relative crime scores to compare each ward's level of lawlessness. Higher scores are more "Lawless"

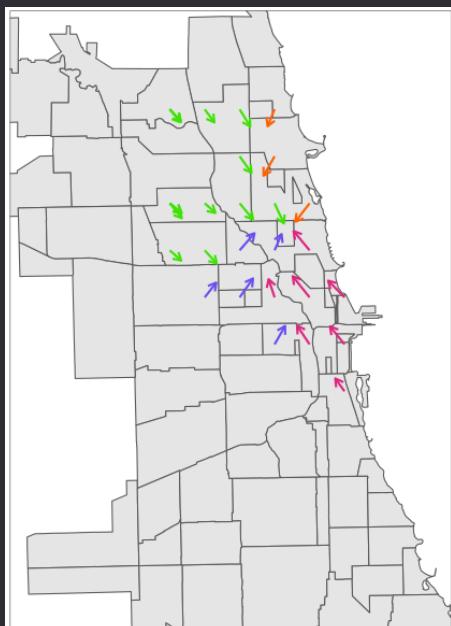
Distance vs Crime Score



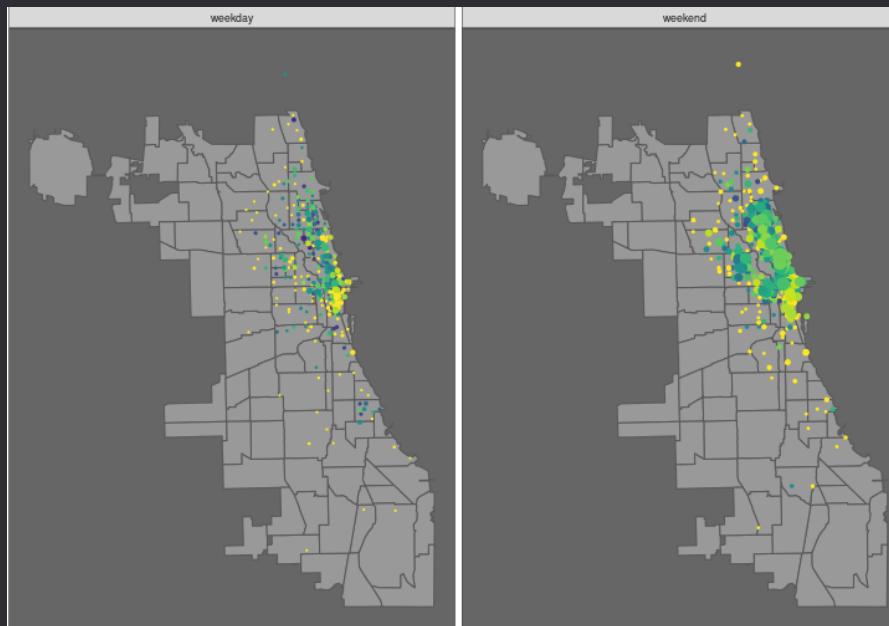
Travel Time in Minutes to Downtown



Bicycle Traffic Flow



Average Bicycle Use



Transportation Options

Apart from the allure of urban living, residing within Chicago's city limits offers the notable advantage of shorter commute times. Chicago is renowned for its comprehensive public transportation system, managed by the Chicago Transit Authority (CTA). In the past, commuting downtown often entailed crowded bus or train rides, but now there are additional alternatives. The emergence of ride-sharing services like Uber and Lyft, as well as bike-sharing programs such as Divvy, has expanded transportation choices and facilitated hybrid options for commuters.

The utilization of public transportation was notably affected by the COVID-19 pandemic as individuals transitioned to a hybrid or remote work model. Following the pandemic, there has been a noteworthy surge in alternative transportation methods. Chicago's substantial investment in expanded and enhanced biking infrastructure has led to the city now boasting "the largest bikeshare system by area in North America, now covering 234 square miles" ([City of Chicago, 2023](#)).

The chart on the left shows the travel time to downtown from an intersection approximately in the center of each ward. Google maps provided the various times along with the distance to downtown. The noticeably longer transit time for the 11th ward is most likely due to a required connection on this route.

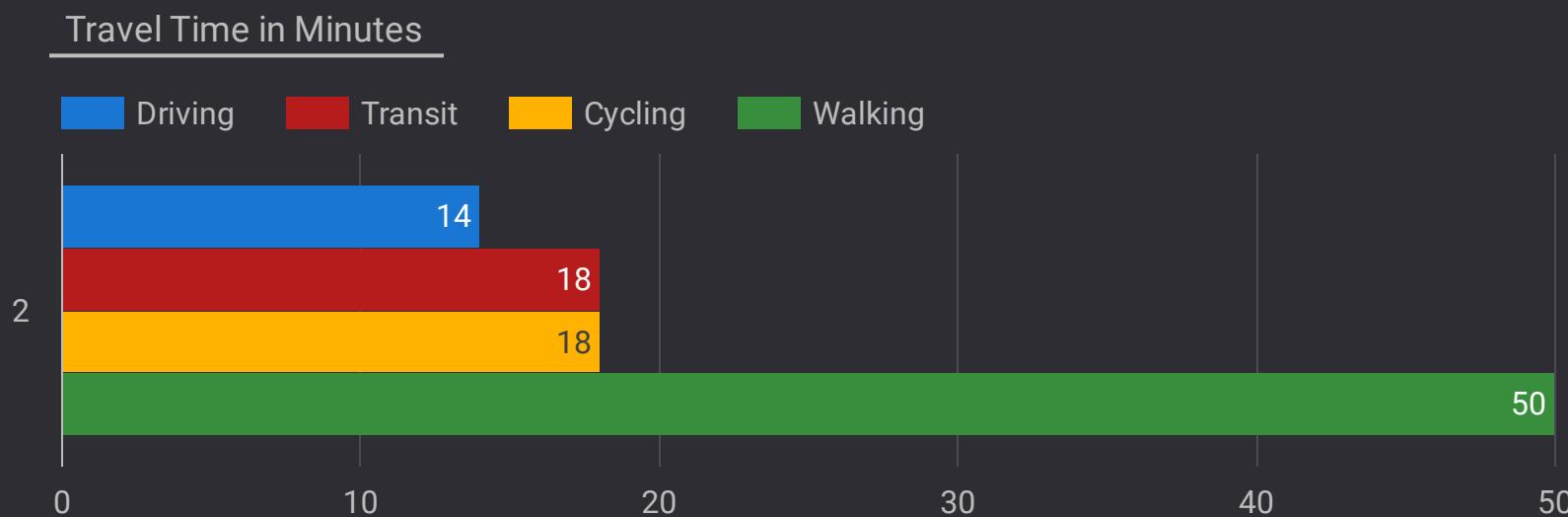
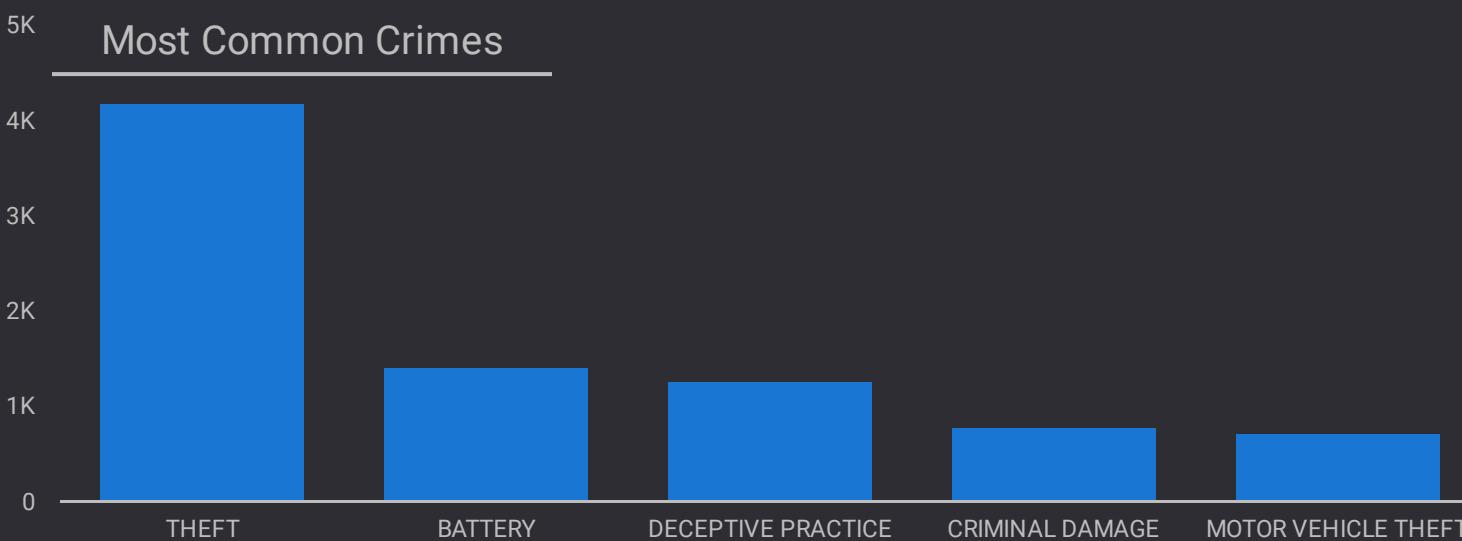
A large dataset with anonymized users of the Divvy rideshare program is provided to the public at [divvybikes.com](#). The animated gifs on the left are the work of [Andrew Luyt](#) who did a tremendous job of analyzing the trends, both in ridership and in traffic flow.

Ward 2



Lincoln Yards

- Lincoln Yards: Prime real estate development area along the Chicago River in the North Side.
- Proximity to Downtown Chicago and major transportation routes.
- Mixed-use Community Plans: Residential, commercial, retail, and recreational spaces.
- Opportunity for real estate firms to meet demand for modern urban living.
- Potential for profitability and future appreciation.
- Vision of fostering a dynamic and inclusive urban environment.
- Attracts tenants seeking contemporary city living with nearby amenities.



Property_Type	33rd Percentile Value	Median Value	66th Percentile Value
Single-Family	\$870K	\$1.02M	\$1.24M
Multi-Family (2-6 unit)	\$790K	\$880K	\$1.01M
Condo	\$240K	\$300K	\$430K

Real Estate Values for 2021



Alderman Brian Hopkins

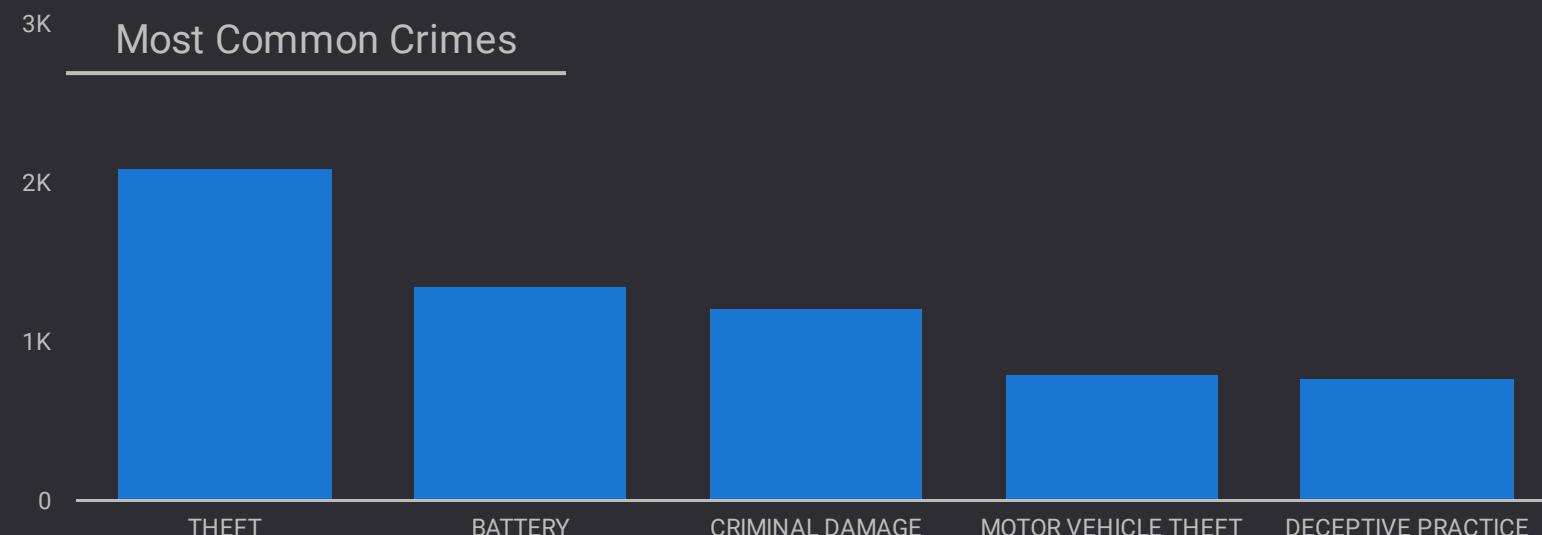
- Fiscal Responsibility: Opposes property tax increases while supporting infrastructure projects.
- Public Safety: Champions innovative measures like Police Observation Devices and License Plate Readers.
- Infrastructure Improvement: Committed to enhancing community infrastructure.
- Resident Focus: Prioritizes the needs and safety of 2nd Ward residents.
- Community Service: Works to better serve and support the ward's residents.

Ward 11

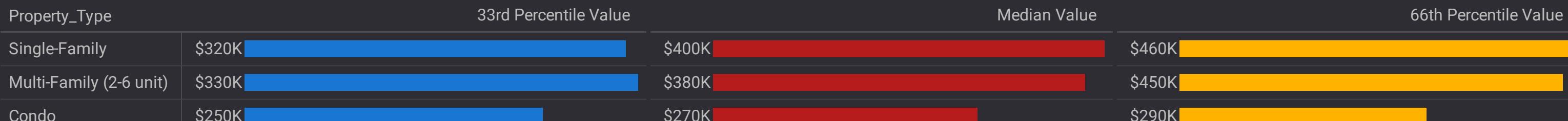
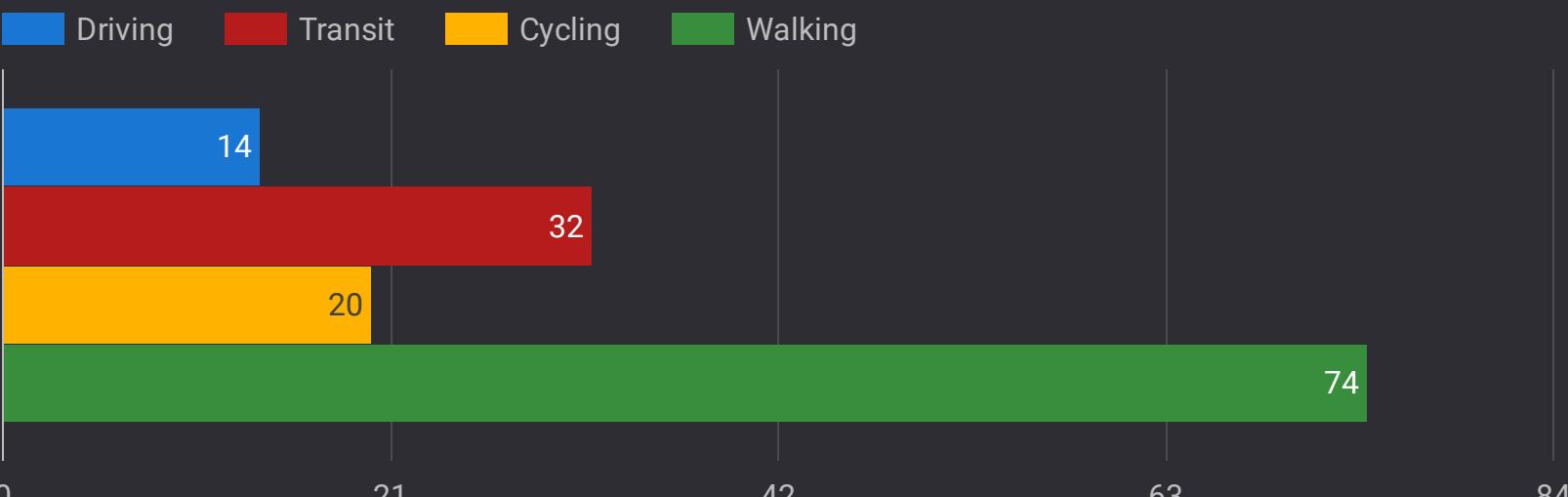


Guaranteed Rate Fields

- Lincoln Yards: Prime real estate development area along the Chicago River in the North Side.
- Proximity to downtown Chicago and major transportation routes.
- Mixed-use community plans: Residential, commercial, retail, and recreational spaces.
- Opportunity for real estate firms to meet demand for modern urban living.
- Potential for profitability and future appreciation.
- Vision of fostering a dynamic and inclusive urban environment.
- Attracts tenants seeking contemporary city living with nearby amenities.



Travel Time in Minutes



Real Estate Values for 2021



Alderman Nicole Lee

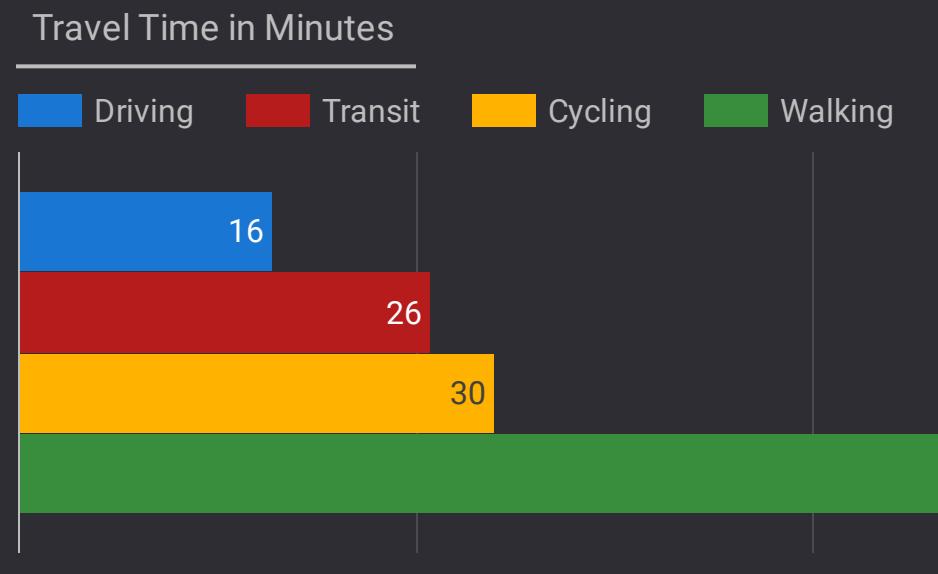
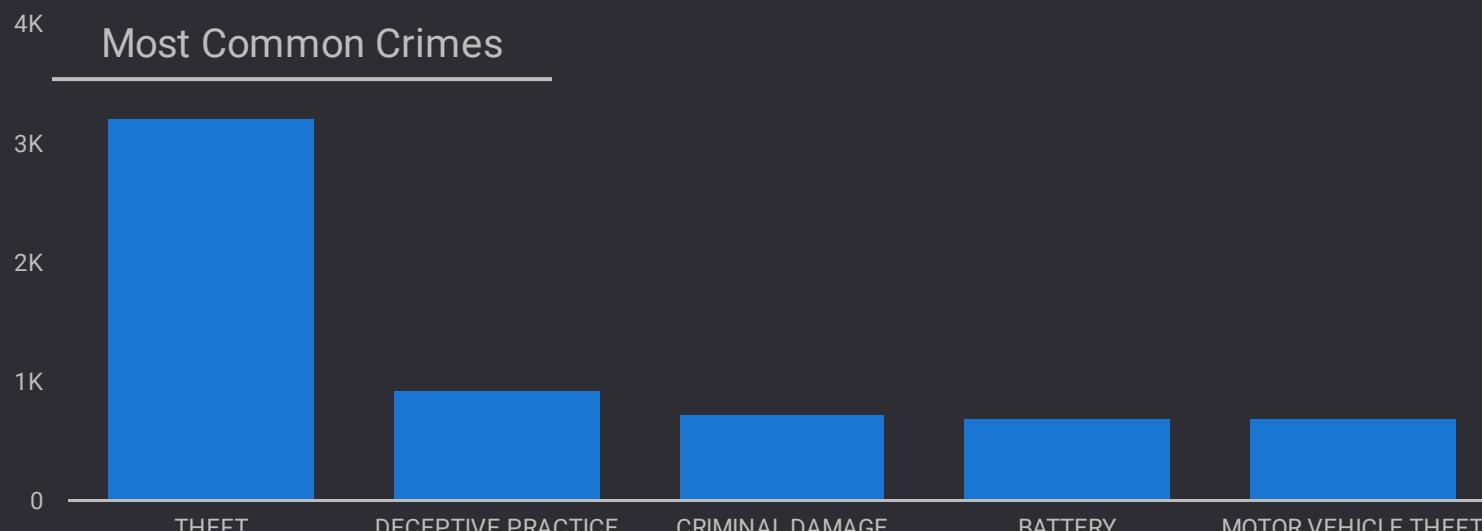
- Advocates for infrastructure initiatives, opposes property tax increases.
- Secured \$20 million for safety measures for Chicago Transit Authority.
- Bolsters law enforcement by increasing on-the-ground police officers.
- Aims to reduce robberies and criminal offenses within her district.
- Strives to address key issues, promote fiscal responsibility, and ensure community safety.

Ward 43



Lincoln Park

- Lincoln Park: Located on Lake Michigan in Chicago's North Side.
- Features lush green spaces and picturesque lakefront views.
- Vibrant urban atmosphere with diverse cultural institutions and dining options.
- Proximity to Lincoln Park Zoo, boutique shops, and entertainment venues.
- Apartment complex near Lincoln Park caters to demand for modern urban living.
- Allure of amenities, historical significance, and scenic beauty.
- Desirable residential destination offering high quality of life for residents.
- Promises strong returns on investment for developers in Chicago's real estate market.



Property_Type	33rd Percentile Value	Median Value	66th Percentile Value
Single-Family	\$1.02M	\$1.38M	\$1.83M
Multi-Family (2-6 unit)	\$1.01M	\$1.17M	\$1.36M
Condo	\$280K	\$370K	\$490K

Real Estate Values for 2021



Alderman Timmy Knudsen

- Opposes raising property taxes, prioritizes affordable housing options.
- Introduces innovative safety measures like Police Observation Devices and License Plate Readers.
- Proposes \$100 million investment into nonviolence programs.
- Allocates \$20 million to support police officer presence.
- Addresses concerns regarding affordability, public safety, and community well-being.

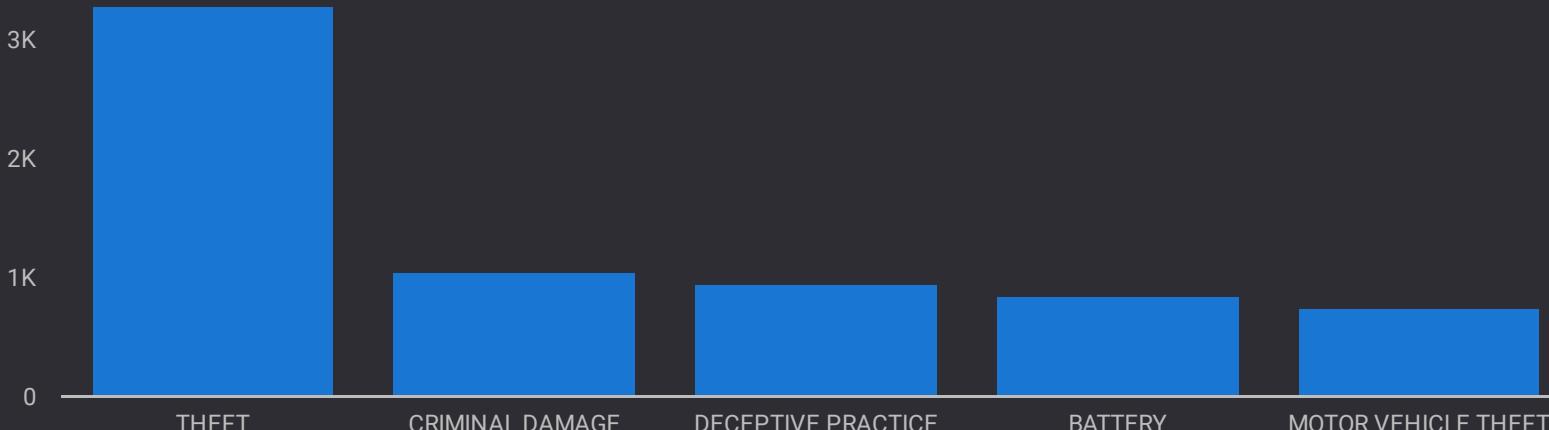
Ward 32



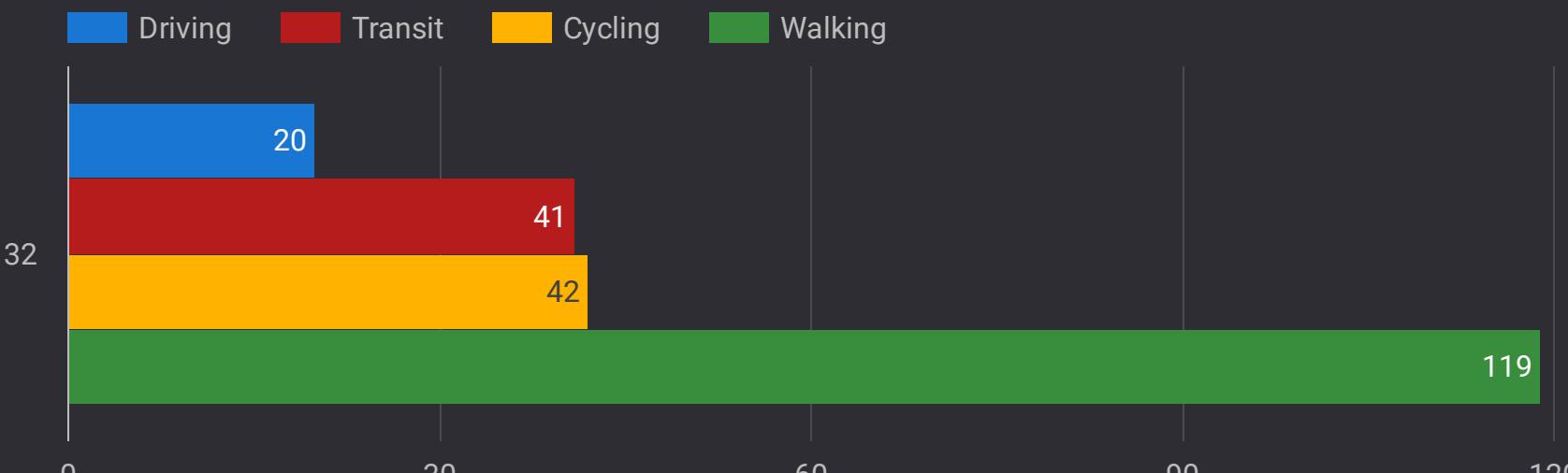
Humboldt Park

- The 606: Elevated park and trail system in Chicago's Northwest Side.
- Connects diverse neighborhoods, offers scenic walking and biking.
- Area features parks like Humboldt Park, Palmer Square Park, and Wicker Park.
- Apartment complex opportunity integrates modern living with natural beauty.
- Proximity to green spaces and trail offers balanced lifestyle.
- Development capitalizes on area's popularity, fosters community well-being.
- Attractive investment in Chicago's thriving real estate landscape.

Most Common Crimes



Travel Time in Minutes



Property_Type

33rd Percentile Value

Median Value

66th Percentile Value

Property_Type	33rd Percentile Value	Median Value	66th Percentile Value
Single-Family	\$720K	\$890K	\$1.07M
Multi-Family (2-6 unit)	\$670K	\$730K	\$800K
Condo	\$380K	\$430K	\$500K

Real Estate Values for 2021



Aldermann Scott Waguespack

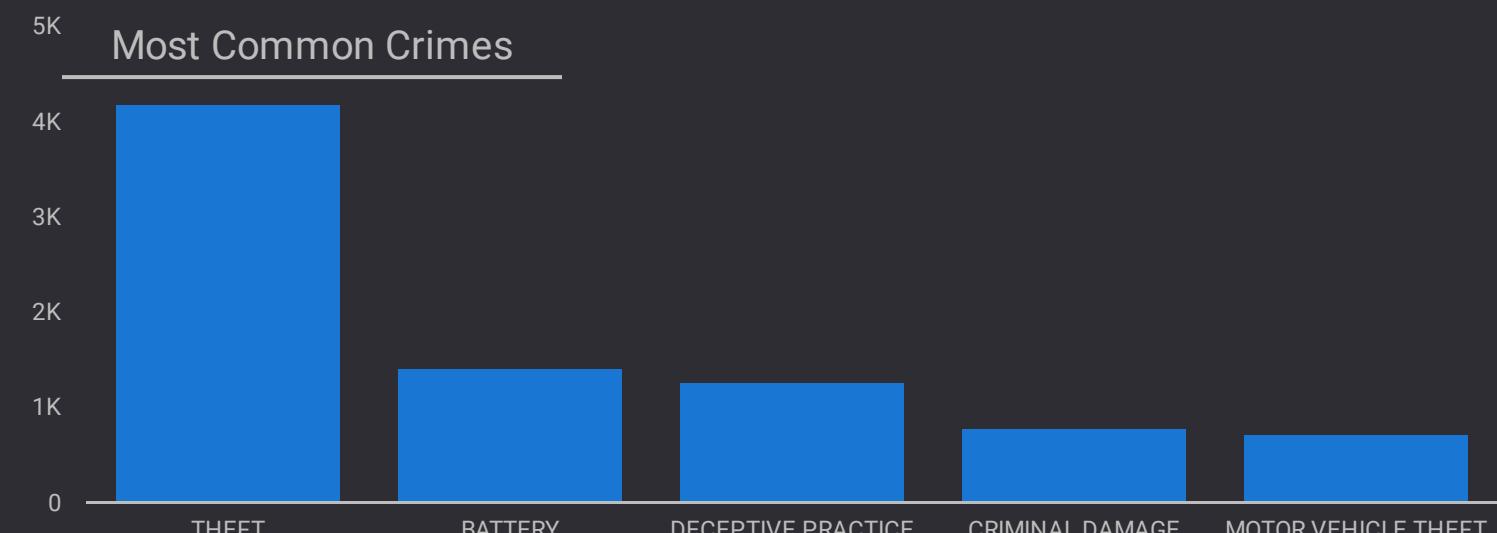
- Advocates for increased police presence, prioritizes community safety.
- Invests in infrastructure and lighting projects to reduce crime rates.
- Implements pedestrian-friendly streetscapes for enhanced walkability.
- Aims to foster safer, more vibrant environment prioritizing resident well-being.

Ward 44



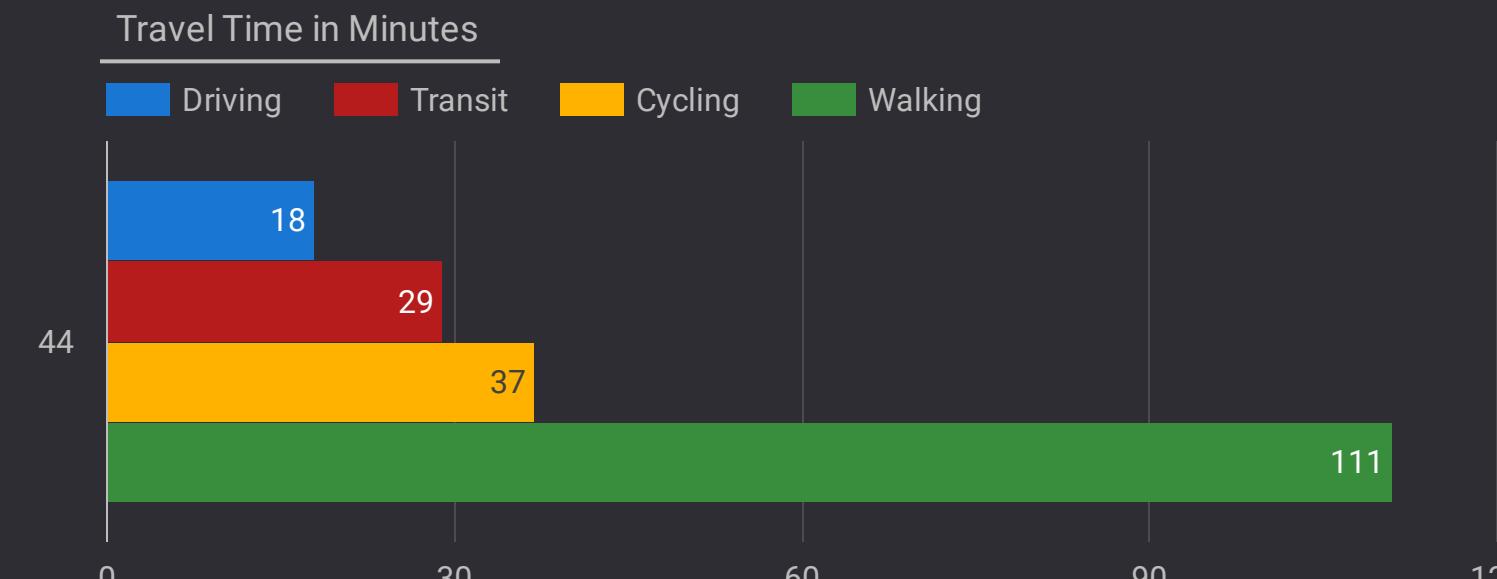
Lakefront Trail

- Wrigley Stadium: Iconic landmark in Chicago's Lakeview neighborhood, home to the Chicago Cubs.
- Belmont Harbor: Adjacent to the stadium, offers views of Lake Michigan and recreational activities.
- Both contribute to vibrant fabric of Lakeview, attracting residents and visitors.
- Apartment complex opportunity capitalizes on Lakeview's allure and Cubs games excitement.
- Residents enjoy access to entertainment, dining, and cultural experiences within walking distance.
- Proximity to Wrigley Stadium and Belmont Harbor adds significant value to residential properties.
- Attractive investment opportunity in Chicago's thriving real estate market.



Alderman Bennett Lawson

- Promotes development opportunities, supports small businesses.
- Advocates for enhancing transit options and pedestrian appeal.
- Prioritizes economic development and local businesses.
- Seeks to create vibrant and desirable environment in the 44th ward.
- Focuses on improving transportation infrastructure and beautification efforts.



Property_Type	33rd Percentile Value	Median Value	66th Percentile Value
Single-Family	\$820K	\$1.09M	\$1.51M
Multi-Family (2-6 unit)	\$930K	\$1.03M	\$1.21M
Condo	\$270K	\$340K	\$450K