1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.

   b. Favorable Influences. Adequate transportation, schools, churches, and trading areas. Adequacy to Area B-8 is a stabilizing factor. Homogeneous social and income level population. Below city average of population density. Steady demand for property, both for purchase and rental.

   c. Detrimental Influences. W Street and cross streets unimproved east of 51st St. Proximity of northeast perimeter of hatched part north of W St. to "General Commercial" zoning. Far flung area of retarded growth.

   d. Percentage of land improved 50%; e. Trend of desirability next 10-15 yrs. Upward possibly to high grade

2. INHABITANTS:
   a. Occupation - worker, skilled artisan. Estimated annual family income $1500-1800
   b. Foreign-born families Few %; None subversive predominating; d. Negro None; %
   c. Infiltration of Remote; f. Relief families Few

   g. Population is increasing slowly; decreasing static

3. BUILDINGS:
   a. Type
   4 and 5 room
   b. Construction
   Frame & stucco
   c. Average Age
   15+ Years
   d. Repair
   Good
   e. Occupancy
   99.6 %
   f. Home ownership
   54 %

   g. Constructed past yr. 18
   h. 1929 Price range
   $3000-4000 100 %
   i. 1939 Price range
   $2500-3000 70 %
   j. 1959 Price range
   $2500-3500 80 %
   k. Sales demand
   w W St. Frontages 45th
   to 50th Streets
   l. Activity
   Good

   m. 1929 Rent range
   $25-35 100 %
   n. 1939 Rent range
   $25-35 70 %
   o. 1959 Rent range
   $25, 50-95 90 %
   p. Rental demand
   All levels - good
   q. Activity
   Good


5. CLARIFYING REMARKS:
   Developed portion, Stockton Blvd. to 57th St. acts as buffer to area "B" 8. Section's development was retarded by abortive attempt to build up the hatched portion in 1986. Proximity to fair grounds not seriously detrimental for fair operates only 2 weeks a year. Good restrictions have expired and zoning permits multi-family to 45th St. and two-family in balance of area. Houses are generally small, one-family units of cheap to medium quality although well maintained. Owing to city's need of expansion, the few detrimental influences and ground available here, the section is considered to have possibilities, and is

6. NAME OF ARMS RECORD holder: provisional "high yellow" SECURITY GRADE 6 AREA NO. 19

Elmhurst