

WOOD DALE TOWN CENTER MARKET ANALYSIS

Prepared for

**Regional Transportation Authority
City of Wood Dale**

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Prepared by

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I. EXECUTIVE SUMMARY

A. Demographic Trends

Wood Dale is a mature community with limited land for new development. However, its population is estimated to have grown slightly (.2%) since 2000 to 13,564 in 2004. Over the next five years the population is projected to grow a modest 0.3%. The number of households in Wood Dale is estimated to have grown at a higher rate (3.7%) than population between 2000 and 2004 and is projected to grow by another 4.2% by 2009.

As of 2004, Wood Dale has a relatively high median age at 40.1 years, higher than its neighboring communities. By 2009, Wood Dale's median age is projected to be 42 years, again higher than all of the surrounding communities. The aging of the community results in smaller household sizes and the need for a wider range of housing options.

Wood Dale is a middle income community with a median household income estimated at \$63,417 in 2004 with almost 40% of all households earning more than \$75,000. Its median income is higher than Addison and Bensenville but lower than Itasca and Roselle.

The population within the Town Center area is considerably lower than the City as a whole. As of 2004, an estimated 755 people in 278 households live within 1/4 mile of the intersection of Irving Park Road and Wood Dale Road. Within 1/2 mile of this intersection are an estimated 3,472 people in 1,223 households. Within one mile, the population increases to 11,528, while the number of households increases to 4,331.

The median household incomes within 1/4, 1/2 and 1 mile of the Irving Park and Wood Dale Road intersection are higher than the median income for the City as a whole. The median ages for these three areas are also considerably lower than for Wood Dale overall.

B. Employment and Business Characteristics

Wood Dale has a strong economic base, notably in the industrial and business parks on the north side of the City which cater primarily to large companies. The total number of establishments in the City has been stable since 2000, while the number of employees increased by 15.1% between 2000 and 2002.

Firms in more office-oriented sectors (finance, insurance, real estate, professional services, administrative support, health care and social assistance) accounted for a lower share of all businesses in Wood Dale, compared to Itasca, Addison and Bensenville.

C. Retail Trends and Opportunities

Wood Dale registered \$307.3 million in retail sales in 2004. Total sales declined since 2000 by 5.6%. However, sales increased during this 5 year period in general merchandise (discount and department stores); eating and drinking establishments; lumber, building and hardware; automotive; and drugs and miscellaneous retail (categories designated by the State of Illinois for sales tax reporting purposes). Sales declined in all of the nearby communities as well, though DuPage County registered increased sales during this time period.

On a per capita basis, Wood Dale has a relatively high level of retail sales when compared to its neighbors and to DuPage County overall, indicating that more people are coming in from other communities to shop in Wood Dale. Wood Dale's per capita sales exceed the countywide average in general merchandise; food; furniture, household and radio; lumber, building and hardware. It falls behind the countywide average in apparel; automotive; and drugs and miscellaneous retail.

Wood Dale's resident-based retail sales potential totals \$146.3 million for all retail categories, less than ½ of its total retail sales. This means that Wood Dale is attracting shoppers from outside of the community, particularly in the general merchandise; food; lumber, building and hardware; and furniture, household and radio categories.

The City also generates more sales in the eating and drinking category than its resident-driven store potential due to the large number of day-time employees. However, the City loses a significant volume of sales in the apparel and automotive categories.

The categories with the greatest likelihood of locating in Wood Dale along Irving Park and Wood Dale Roads within ½ mile of the Wood Dale Metra Station include restaurants (sit-down and carry-out) and the miscellaneous retail categories (e.g., convenience stores, video, gifts, flowers, photo, hobby etc). Convenience oriented stores and services that benefit from commuter traffic are likely to be successful here.

Some small apparel stores might be willing to locate in a Town Center environment, however, apparel retailers prefer regional or sub-regional locations such as Army Trail Road in Bloomingdale. The restaurant potential in the Town Center is enhanced by the lunch business that could be generated by the large number of businesses and their employees in Wood Dale.

While the level of food sales exceeds the resident-based potential, there has been a steady decline in sales since 2000. The Town Center has an opportunity to re-capture some of these lost sales, particularly with ethnic and specialty foods. Increased population among different ethnic groups should fuel demand for additional meat, bakery and specialty food stores.

D. Office Market Trends and Opportunities

Wood Dale has a two-tiered office market; larger buildings in the business parks on the north side of the City and smaller, older buildings near or along Irving Park Road. The market for the buildings in the business parks is very different from that along Irving Park Road and what would be appropriate in the Town Center area. Wood Dale has approximately 500,000 square feet of non-owner-occupied office space, though a significant portion of this space is in the business park and not directly competitive with potential office development in the Town Center area.

The overall vacancy rate for all office buildings in Wood Dale excluding those currently for sale was 19.4% as of April 2005. The vacancy rate for the City's existing Class B buildings (average quality, older) was a high 22.9%, while the vacancy rate for Class C buildings (lower quality, oldest buildings, including some in strip centers) was 12.4%, with most of the vacant space at Georgetown Square.

Wood Dale has fewer professional services and medical related businesses than many other communities of its size. Typically these businesses are the key tenants in office buildings that would be in a Town Center location. There are few medical professionals with offices in Wood Dale and this is one market that could be tapped for the Town Center. Additional space either in a free-standing or mixed-use building could be supported for other professional and service businesses.

E. Residential Trends and Opportunities

Since 2000, the City issued permits for an average of 19 single-family and multi-family units per year. Most of the new townhouses are counted as single-family rather than multi-family units since they are owner-occupied rather than rental.

Most of the condominium sales in Wood Dale in 2004 and for the year to date in 2005 were two bedroom units. Three and four bedroom units in the City are more likely to be townhouses. Condominium sales prices ranged from \$142,000 to \$301,000 between January 2004 and May 2005, with a median 2005 price of \$180,500. Single-family detached homes in Wood Dale ranged in price from \$152,000-\$725,000 in 2005.

Three townhouse projects are now under construction in Wood Dale, two of which are within the Town Center area -- Carey Trail (27 units) and Oak Hill II (7 units). Prices range from \$325,000 to \$395,000 for three bedroom units. Georgetown Townhomes, located south of Georgetown Square Shopping Center, have two bedrooms and are less expensive ranging from \$300,000-\$320,000.

Several projects are in the planning stage, the largest of which is a 120-unit condominium complex consisting of three buildings with ground floor retail space located east of the Metra Station on the site of Georgio's banquet facility. Several smaller condominium

and townhouse projects are planned elsewhere in the City that could be competitive with a Town Center development.

Depending on the potential redevelopment sites in the Town Center area, there is strong potential for additional mid-rise condominiums and townhouses in this area. There have not been any new elevator condominium buildings in Wood Dale in a number of years and Wood Dale's age and income profile suggest that a condominium building with garage parking would be attractive to the growing empty nester population. Condominiums elsewhere in Wood Dale and in neighboring communities have been successful if they are priced under \$300,000 in today's dollars. In addition, the proximity to a large employment base nearby and easy access to downtown Chicago will make this an attractive location for townhouses catering to younger and middle aged buyers who would prefer not to live in a mid-rise condominium building.

F. Supportable Development in the Town Center Area

Depending on the availability and configuration of sites, the Town Center area could attract a significant portion of the demand for new townhouses, condominiums, retail stores, restaurants, as well as office space geared to smaller companies. This demand is in addition to the current inventory of space in the area. The actual pace of development will depend on the number of other developments under construction in the City at the same time.

Price obviously will be a factor in the absorption of any type of new space in the Town Center. This analysis assumes that development in the Town Center area will be priced at levels that are within the range of competitive properties. Initially, Town Center projects may not be able to charge a premium over other space in the City; once improvements to the Irving Park Road-Wood Dale Road intersection are completed, residential, retail and office space should be able to lease or sell for prices at the high end of competitive projects. The table below shows near term (1-3 years), medium term (3-5 years) and long term (5+ years) net additional demand in the Town Center area.

Table 1

WOOD DALE TOWN CENTER DEVELOPMENT POTENTIAL

Development Type and Location	Quantity (Units or Square Feet)	Comments
Townhouses	20 units per year	Near, medium and long term.
Condominiums	20-25 units/year	Near, medium and long term.
Retail and Restaurants	15,000-20,000 SF 20,000-25,000 SF 20,000-25,000 SF	Near term. Medium term. Long term. Could be higher with anchor tenant.
Office	7,500-10,000 SF 7,500-10,000 SF 7,500-10,000 SF	Near term. Medium term. Long term. Assumes no anchor tenant. Could be higher with anchor tenant such as medical office group.

II. EXISTING CONDITIONS

A. Study Area Location

The study area encompasses the area within ½ mile of the intersection of Irving Park Road and Wood Dale Road in the center of the City of Wood Dale. VSKA has focused on the area within ¼ and ½ mile of this intersection. Maps on the following pages show this location relative to the City and nearby municipalities, as well as the ¼, ½ and 1 mile radii from Irving Park and Wood Dale Roads.

Irving Park Road is the major east-west road through Wood Dale and the adjoining suburbs, providing easy access to I-294 and O'Hare Airport to the east, as well as other DuPage County communities to the west. In addition, I-355, I-290 and the Elgin-O'Hare Expressway are readily accessible at Thorndale Road in Itasca.

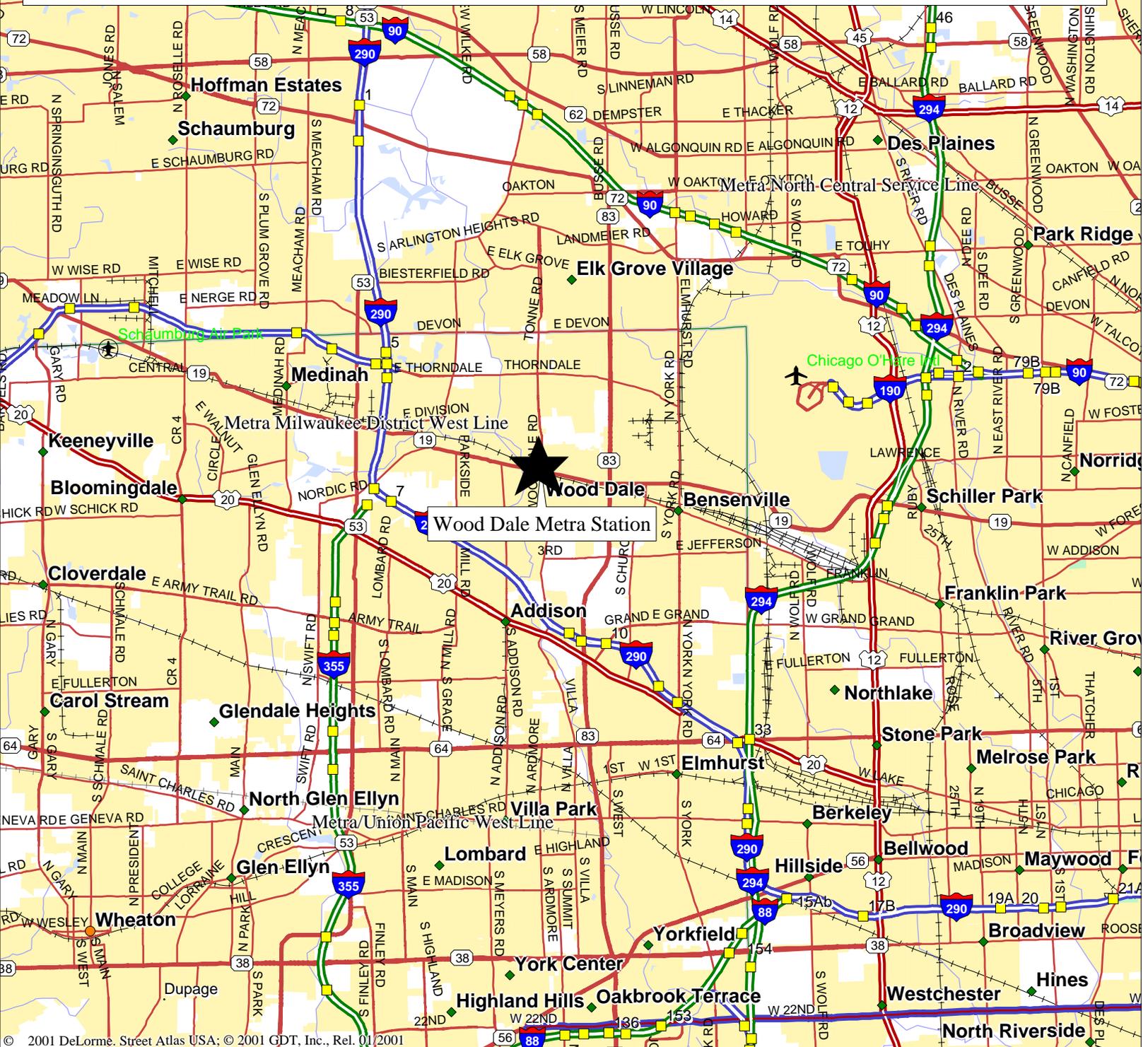
Wood Dale Road is one of the major north-south roads through the City (the other being Addison Road further west) and provides access to the industrial and business parks at the north end of the City, as well as to the residential neighborhoods and some of the key public uses such as the Library and Water Park.

Traffic counts are high on Irving Park Road with average daily volumes in excess of 33,000 vehicles. Wood Dale Road has average traffic counts of about 15,000 vehicles per day. The City has been working for a number of years evaluating alternatives for improving the flow of traffic at this intersection, especially when the Metra trains are coming through or stopping. Options include re-locating Irving Park Road north of its current alignment and building a grade separation between the road and the Milwaukee District West Line railroad tracks. Under this alternative, the Irving Park-Wood Dale Road intersection would be north of its current location. Another option is the "No Build" alternative which would keep the alignment as is. No decisions have been made at this time on the preferred alternative.

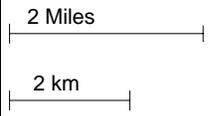
B. Study Area Land Use

At present, the immediate Study Area has a mix of older, small strip centers and small office buildings on the east side of Wood Dale Road north of Irving Park Road and the railroad tracks. On the west side of Wood Dale Road north of Irving Park are more modern buildings housing Suburban Bank and Trust, Wood Dale City Hall and a Park District water park. Wood Dale Bowl is on the north side of Irving Park west of Wood Dale Road. There are a number of smaller buildings north of the Milwaukee District West Line railroad tracks on both the east and west sides of Wood Dale Road that are potential redevelopment opportunities.

Wood Dale and Surrounding Area

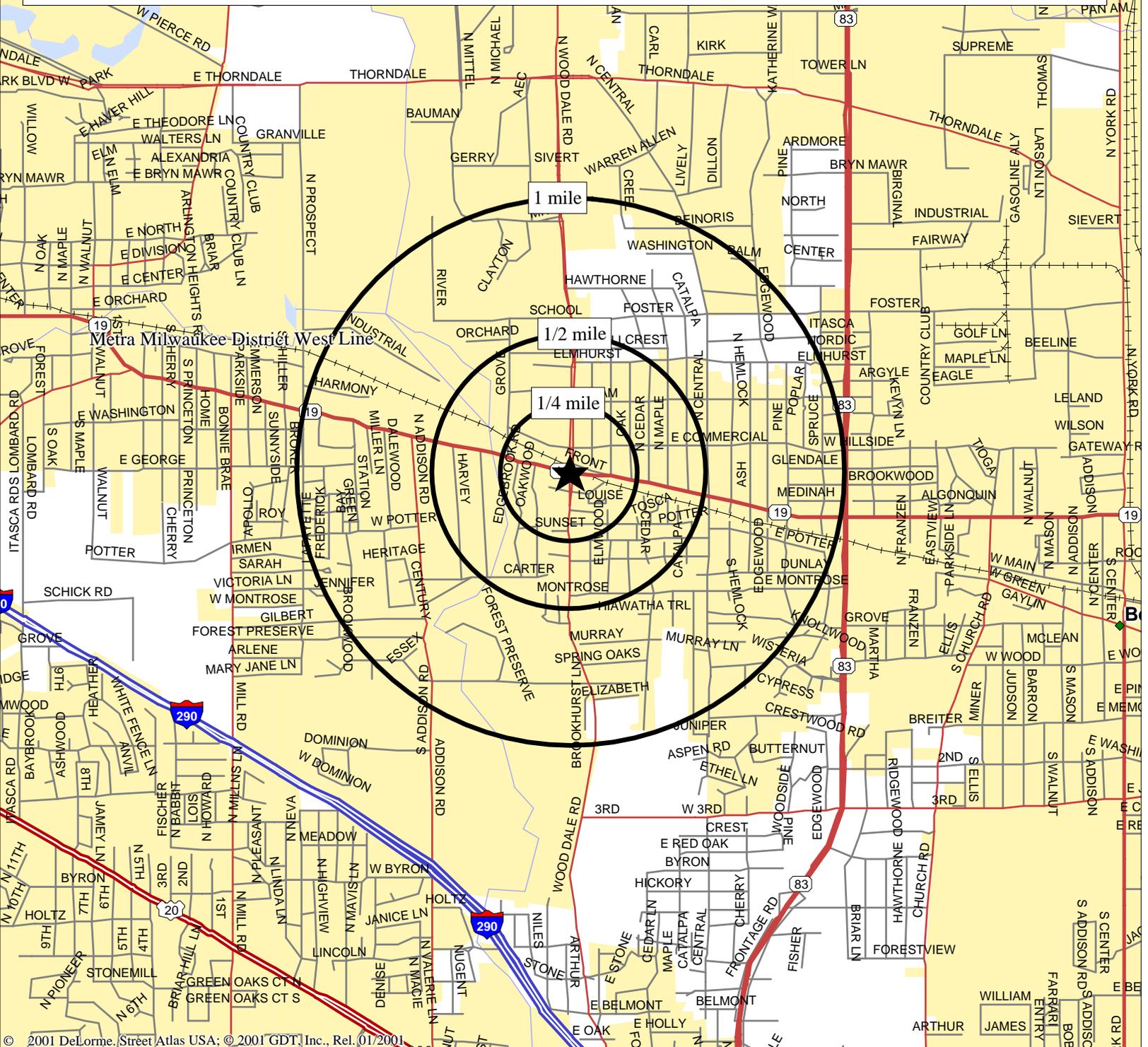


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-  Major Connector
-  State Route
-  Interstate/Limited Access
-  Interstate/Unlimited Access
-  Toll Highway
-  US Highway
-  Exit
-  Railroad
-  County Seat
-  Small Town
-  Sched Service Airport
-  Public Airport
-  Railroad Abandoned
-  County Boundary
-  Population Center
-  Land
-  Water
-  River/Canal
-  City Park

Radii from Wood Dale Metra Station



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 2000 Feet
 1000 Meters

-  Local Road
-  Major Connector
-  State Route
-  Interstate/Limited Access
-  US Highway
-  Railroad
-  Small Town
-  County Boundary
-  Population Center
-  Water
-  River/Canal

The City owns the former 7-11 building at the northeast corner of the intersection. A former medical office building adjacent to 7-11 is boarded up.

On the south side of Irving Park Road east of Wood Dale Road is the Depot Shopping Center, a convenience-oriented center. Directly to the east of the center are the Wood Dale Metra Station and its commuter parking lot. On the west side of Wood Dale Road are the Harris Bank, Wood Dale Post Office and a church.

Residential homes and townhomes are located one block south of Irving Park Road, both east and west of Wood Dale Road. These are a combination of older, well-maintained single-family houses and newer townhouses. New townhouses are located on Division Street, Oak Hill Road and Louise Court south of the Metra parking lot off of Potter Road. Another townhouse project is under construction in this area.

At this time, the major traffic generators along or adjacent to Irving Park and Wood Dale Roads are:

- Wood Dale Metra Station
- Wood Dale Center with Target and Jewel-Osco west of Addison Road
- Georgetown Square west of Addison Road
- Water park
- City Hall
- Post office
- Banks

All but the two larger shopping centers are located within the Town Center area.

C. Transit Ridership and Parking

Weekday ridership at the Wood Dale Metra Station was 551 boardings and 568 alightings according to Metra's "2002 Boarding and Alighting Counts." In 1999, the most recent weekend counts, there were 98 boardings and 118 alightings on Saturday and 67 boardings and 50 alightings at the station on Sunday. Ridership declined between 1999 and 2002 by 23% or 168 passengers due to the economic recession. This was a much more significant drop than the Milwaukee District West Line (8%) overall.

Based on Metra's most recent "Origin-Destination Survey" in 2002, 71% of the passengers boarding trains at the Wood Dale Metra Station drove alone, 13% were dropped off, 11% walked, 3% carpooled, 1% rode a bike and 1% took a taxi or other means to reach the station. No Metra riders who took the survey took a Pace bus to the station. A much higher share of Wood Dale Metra riders drove alone compared to the total for all of the stations along the

Milwaukee District West Line (71% vs. 57%), while a lower share of Wood Dale riders than the overall Milwaukee District West Line walked (11% vs. 15%). Those who carpooled, got dropped off or used other means to get to their stations were similar for all of the Milwaukee District West Line riders as for the Wood Dale Metra Station riders. For the Milwaukee District West Line overall, 0.4% used a Pace bus. According to the same survey data, the following are Metra system averages by mode of access: 21% walk, 54% drive alone, 4% carpool, 14% are dropped off, 2% take a Pace bus, and 1% each use other Metra trains, CTA bus, CTA rapid transit or bike.

Pace data indicate that prior to the elimination of Route 601 in June 2005, approximately 15 riders daily were riding Metra to Wood Dale in the morning and boarding the Route 601 bus to access local employers, then returning to the station in the evening to take a Metra train home. Pace reports that some of these riders are still using the Metra service and are now using employee shuttles or carpool arrangements to get from the Wood Dale Metra Station to their workplace.

Metra's Origin-Destination Survey also showed that 41.7% of the riders boarding in Wood Dale live in Wood Dale, with significant numbers coming from Addison (26.0%) and Elk Grove Village (20.0%). Small numbers of riders also live in Bensenville, Hanover Park, Itasca, Villa Park (.4-2.1% each) with 8.9% from unincorporated or unknown areas. The table below shows the residence of Wood Dale Metra Station riders.

Table 2

RESIDENCE OF WOOD DALE METRA STATION RIDERS

Municipality	Percent of Total
Wood Dale	41.7%
Addison	26.0%
Elk Grove Village	20.0%
Bensenville	2.1%
Hanover Park	0.4%
Itasca	0.4%
Villa Park	0.4%
Unincorporated/Unknown	8.9%
TOTAL	100.0%

Source: Metra Fall 2002 Origin-Destination Survey.

Since significant numbers of riders using the Wood Dale Metra Station live in Addison and Elk Grove Village, the marketshed for the Wood Dale Metra Station is considerably larger than the Village of Wood Dale.

The three commuter parking lots southeast and southwest of the Wood Dale Metra Station are accessed from Division Street, one block south of Irving Park Road and one block east of Wood Dale Road. The three lots have a capacity of 470 spaces and 11 handicapped accessible spaces. According to a June 15, 2005 parking count, 79% of the spaces are occupied. Additional parking is available along the north side of Front Street, north of Irving Park Road.

III. DEMOGRAPHIC TRENDS

A. Wood Dale and Nearby Communities

Wood Dale's population is estimated at 13,564 in 2004, a slight (0.2%) increase since 2000. By 2009 the population is projected to grow a modest 0.3%. The number of households in Wood Dale is estimated at 5,308 in 2004, a 3.7% increase since 2000. The number of households is projected to grow by another 4.2% by 2009. The average household size is estimated at 2.56 persons in 2004 and is projected to decrease to 2.46 people by 2009.

Wood Dale's median age at 40.1 years as of 2004 is higher than its neighboring communities, which range from 33.6 years in Bensenville to 39.8 years in Itasca. By 2009, Wood Dale's median age is projected to be 42 years, again higher than all of the surrounding communities. Twenty percent of Wood Dale's residents over age 25 have at least some college education, which is higher than in Bensenville (18%) but lower than Addison (28%), Itasca (31%) and Roselle (32%).

Wood Dale's population is relatively homogeneous with 87.6% of the population white. The Hispanic share (which can be white or black) is 18.8% of the population. The Hispanic share is lower in Wood Dale than in Bensenville or Addison, but higher than in Itasca or Roselle.

The median household income in Wood Dale is estimated at \$63,417 with almost 40% of all households earning more than \$75,000. Wood Dale's median income is higher than Addison (\$57,614) and Bensenville (\$57,548) but lower than Itasca (\$77,626) and Roselle (\$69,228).

The Appendix includes detailed demographic data as well as demographic maps showing population, household income and age for Wood Dale and the nearby communities.

B. Town Center Area

An estimated 755 people in 278 households live within a 1/4 mile radius of the intersection of Irving Park Road and Wood Dale Road. Within a 1/2 mile radius of this intersection are an estimated 3,472 people in 1,223 households. Within one mile, the population increases to 11,528 and the number of households increases to 4,331. The map in the preceding section shows the boundaries of these areas. The one mile area extends as far east as Route 83, between Addison Road and Mill Road on the west, north into the business park and south to the Forest Preserve south of Elizabeth Drive.

The median household income within 1/4 mile of the Irving Park and Wood Dale Road intersection is \$68,479 compared to \$66,191 in the area within 1/2 mile and \$64,401 within one mile. All of these are higher than the median income for the City as a whole.

The median age for these three areas ranges from 38.4 years to 39 years, respectively, considerably lower than for Wood Dale overall. This is due in part to the new construction in these areas that has attracted younger and more affluent residents.

The table below shows demographic highlights for Wood Dale and the ¼, ½ and 1 mile radii from the Wood Dale Metra Station.

Table 3

KEY DEMOGRAPHICS FOR WOOD DALE, ¼, ½ AND 1 MILE RADII FROM THE WOOD DALE METRA STATION

2004	City of Wood Dale	¼ Mile Radius	½ Mile Radius	1 Mile Radius
Population	13,564	755	3,472	11,528
Households	5,308	278	1,223	4,331
Population Density/Square Mile	2,904	3,846	4,421	3,669
Median Age	40.1	39.0	38.4	38.6
% of Population Aged 65+	13.2%	11.8%	11.3%	11.7%
Median Household Income	\$63,417	\$68,479	\$66,191	\$64,401
% of Households with No Vehicle Available	4.7%	3.5%	4.1%	5.2%
% of Population 25+ with at least some College	49.4%	48.2%	46.0%	47.0%
% Hispanic Ethnicity	18.8%	25.0%	25.2%	21.9%
Total Housing Units	5,415	282	1,241	4,410
% Vacant Housing Units	2.0%	1.6%	1.5%	1.8%
% Owner-Occupied Housing Units	81.9%	85.5%	84.3%	81.5%

Source: Demographics Now.

IV. RETAIL MARKET ANALYSIS

A. Retail Stores in Wood Dale

Wood Dale had a total of 51 retail trade establishments as of 2002 according to the U.S. Census. These businesses accounted for 7% of the total number of firms in Wood Dale, compared to 8% in Addison, 7% in Bensenville and 5% in Itasca. Only 22 full and limited service restaurants were located in the Wood Dale zip code as of 2002, compared to 52 in Addison, 32 in Bensenville and only 19 in Itasca. The Appendix includes a detailed table showing the retail store types by size for the Wood Dale zip code. As the table shows, the City has a limited mix of retailers, especially in the apparel, miscellaneous retail and specialty food categories.

As of February 2005, the City had issued business licenses for approximately 100 retail, restaurant and service businesses. Of these, about 25-30% are restaurants, 50% are retail or entertainment businesses (including gas stations), and the remainder are personal services (e.g., cleaners, Laundromat, dance studio, exercise, etc.)

The Irving Park Road corridor is the primary retail spine of the City with all of the major shopping centers and small strip centers. The largest retail centers are on the west side of the Irving Park Road corridor and include Wood Dale Center with Target and Jewel-Osco on the north side of Irving Park Road at Addison Road, and Georgetown Square located across the street and just west of Wood Dale Center. The east end of Irving Park Road is characterized by small buildings, some of which are converted houses, with only a few retail or service businesses in each one. Several banks are also located along Irving Park Road.

The 24,000 square foot Depot shopping center is located on the southeast corner of Irving Park Road and Wood Dale Road adjacent to the Wood Dale Metra Station and within the Town Center study area. It is well-occupied with tenants including restaurants, gift store, cleaners, nail salon, currency exchange, travel agent, H&R Block, and several professional and service businesses. A portion of the center lacks visibility from Irving Park Road making that space less desirable.

Tenants in and adjacent to the fully occupied 206,000 square foot Wood Dale Center with Target and Jewel-Osco include Sears Optical, Sally's Beauty Supply, Petco, GNC, Famous Footwear, fast food chains, Blockbuster Video, hair and nail salons and cleaners. Target is reportedly interested in enlarging this store and could convert it to a Super Target. This would add as much as 50,000 square feet to the existing building and would expand the store's grocery offerings. Adjacent to this center to the west are Walgreens and McDonald's.

Georgetown Square, a 202,000 square foot 40-year old center (including 31,000 square feet of office space), has been remodeled recently, however, it is not as attractive as some newer centers. The retail portion is well leased and key tenants include a hardware store, Auto Zone,

Super Low Foods (which replaced Jewel when it opened the new store on the north side of Irving Park Road), Big Lots, Dollar General, Parkway Bank, train and hobby store, bakery, several fast food and sit-down restaurants, resale shop, billiard parlor, jeweler, wireless phone store, cleaners and laundromat.

Retail rents at the larger centers range from \$11-20 on a triple net basis where the tenant pays its pro-rata share of real estate taxes and common area maintenance expenses.

A map showing the major retail centers in and outside of Wood Dale is on page 16.

B. Retail Competition Outside of Wood Dale

The primary competition to Wood Dale's retail areas including the Town Center is found to the south along Lake Street in Addison. Addison has been very aggressive in recent years attracting a wider range of retailers and restaurants to the Lake Street corridor. The newest centers, closest to I-355, include a wide range of restaurants near the Marcus Theaters. Wood Dale residents indicated in interviews that they will often go to Addison for a wider variety of restaurants than can be found in Wood Dale.

Significant retail centers and/or tenants along Lake Street in Addison include:

- Green Meadows at Lake Street and Green Meadow Road. Key tenants include Ace Hardware, Portillo's, Hallmark Cards and Jewel. This 180,000 square foot older center is across the street from the Village Hall and in an area the Village of Addison is promoting for a Town Center area.
- Lake Mill Plaza at Lake Street east of Mill. The key tenant here is Caputo's Fresh Market which attracts many Wood Dale residents. On the southeast corner of this intersection is the closest Dominick's grocery store to Wood Dale.
- Lake Street west of Itasca Road. A new center here has Giordano's Pizza. A free-standing new Culver's is to the west.
- Lake Street at Foxdale. A new center has Applebee's, Schlotzsky's Deli, camera shop, ice cream shop, Food Harbor grocery.
- South Side of Lake Street east of Route 53. Marcus Theaters are on the south side of the street with a new large jewelry store, International House of Pancakes and Famous Dave's barbeque restaurant. Lake Addison Plaza, a 357,000 square foot center anchored by Wal Mart, Sam's Club and Office Depot, is directly east of Route 53 though most of the stores lack visibility from Lake Street.

Retail Competition in and near Wood Dale



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 Scale 1:56,250 (at center)
 5000 Feet
 2000 Meters

- | | | | |
|--|---------------------------|--|-------------------|
| | Local Road | | Railroad |
| | Major Connector | | Small Town |
| | State Route | | County Boundary |
| | Trail | | Population Center |
| | Interstate/Limited Access | | Water |
| | Toll Highway | | River/Canal |
| | US Highway | | |
| | Exit | | |

- North Side of Lake Street east of Route 53. A new center with Starbucks, several sit-down and drive-through restaurants, ice cream shop, bank and several small service businesses.

A small retail node is also at the corner of Wood Dale Road and Devon Avenue in Elk Grove Village. This center is just across the City line and many of the tenants cater to the industrial parks nearby with a few restaurants and a Harris Bank branch.

Itasca has a small, but attractive and historic, downtown and the Village is trying to facilitate development of more retail, restaurant and residential use in the vicinity of the Metra station.

Residents indicated that they often go to Downtown Elmhurst when they dine out, since Wood Dale's restaurant offerings are limited.

C. Retail Sales in Wood Dale

2004 retail sales in Wood Dale totaled \$307.3 million, though sales have declined since 2000 by 5.6%. However, sales increased during this 5 year period in general merchandise (discount and department stores), eating and drinking establishments, lumber, building and hardware, automotive, and drugs and miscellaneous retail. The graphs that follow on pages 18, 19 and 20 show these sales trends.

Sales declined in all of the nearby communities since 2000 with Bensenville registering the largest decrease (16.7%) and Addison the lowest decrease (1.2%). DuPage County registered a very minimal .8% increase during this time period. A table in the Appendix provides the historical retail sales data for Wood Dale and nearby communities.

Wood Dale's total retail sales were higher than Roselle, but lower than Bensenville, Itasca and Addison. Itasca's high level of retail sales results from several call centers and internet sales that are not in traditional retail formats.

Chart 1

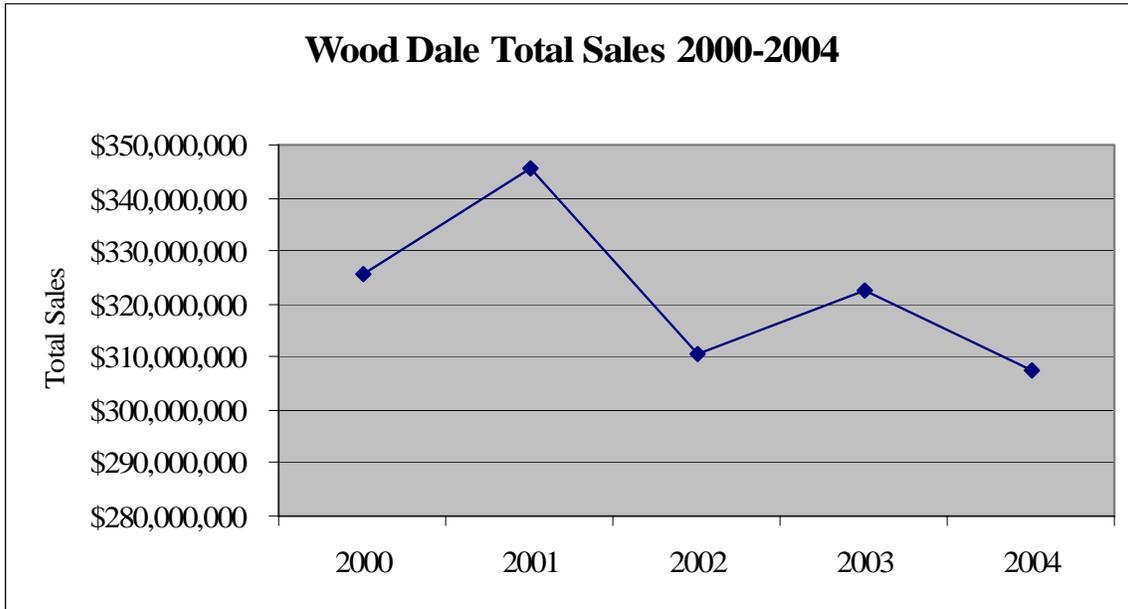
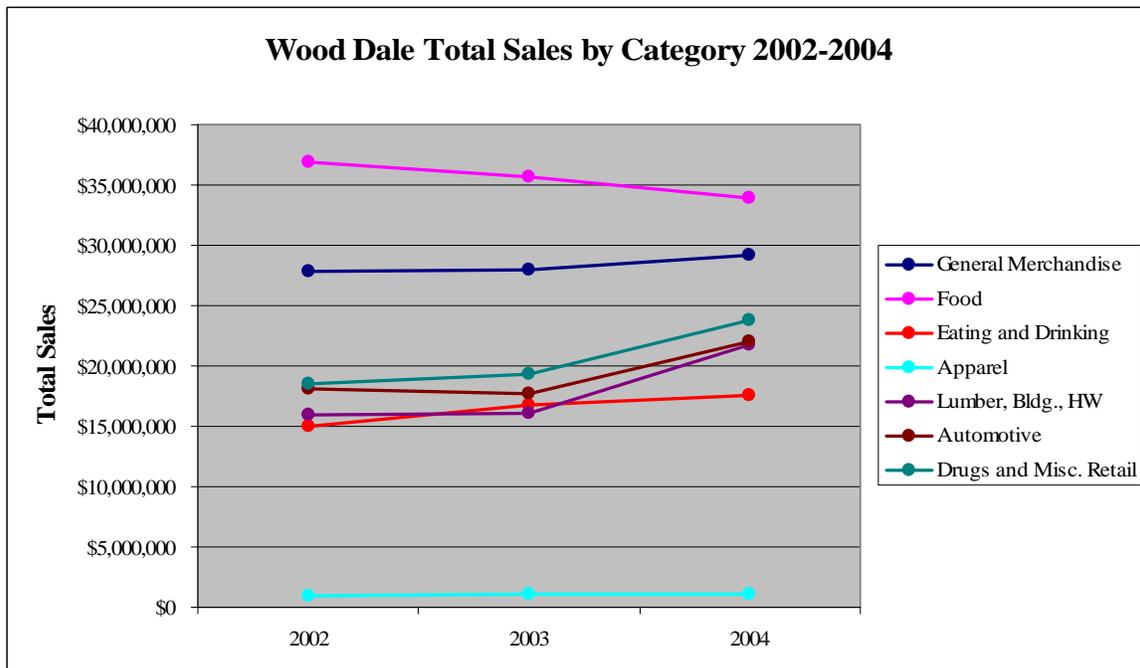
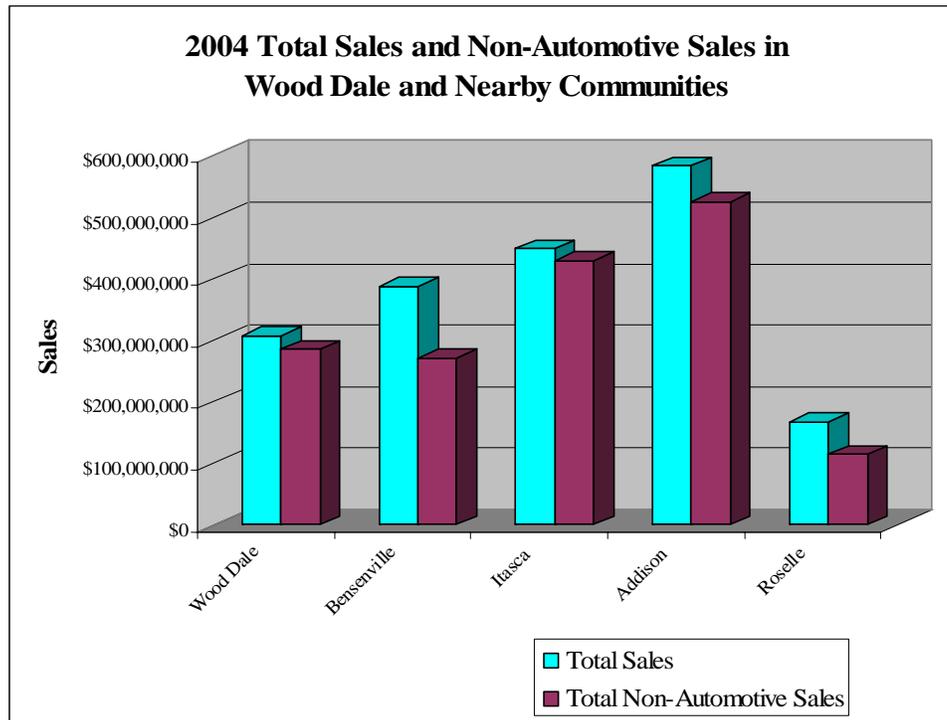


Chart 2



Source: Illinois Department of Revenue, "Report of Sales Tax Receipts by Standard Industrial Classification, 2004, 2003, 2002, 2001, 2000," Valerie S. Kretchmer Associates, Inc.

Chart 3



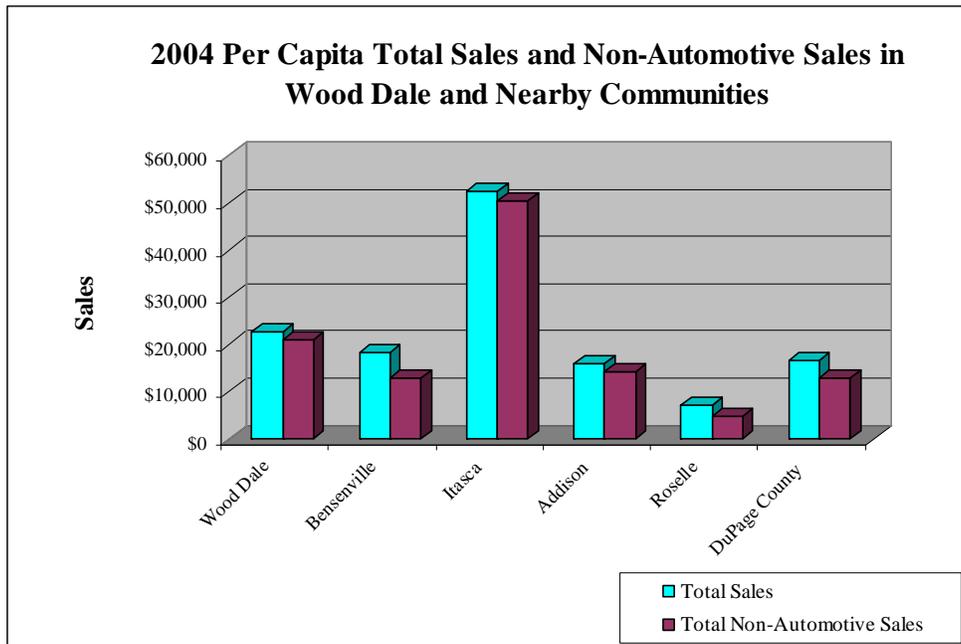
Note: Itasca's retail sales are heavily skewed by internet sales and call center sales in the furniture category. These sales are not in typical retail stores.

Source: Illinois Department of Revenue, "Report of Sales Tax Receipts by Standard Industrial Classification, 2004," Valerie S. Kretchmer Associates, Inc.

On a per capita basis, Wood Dale has a relatively high level of retail sales when compared to its neighbors and to DuPage County overall. (Per capita sales for Itasca are misleading; with its small population, the per capita sales look extremely high.)

Wood Dale's per capita sales exceed the countywide average in general merchandise; food; furniture, household and radio; lumber, building and hardware. It falls behind the countywide average in apparel, automotive, and drugs and miscellaneous retail.

Chart 4



Note: Itasca's per capita retail sales are heavily skewed by internet sales and call center sales in the furniture category. These sales are not in typical retail stores.

Source: Illinois Department of Revenue, "Report of Sales Tax Receipts by Standard Industrial Classification, 2004," Valerie S. Kretchmer Associates, Inc.

D. Retail Expenditure Potential

Wood Dale's retail sales potential totals \$146.3 million for all retail categories. Where the retail sales potential for a given merchandise category exceeds the City's reported retail sales, City residents are leaving Wood Dale to shop. For categories in which the sales are greater than the resident-based store potential, Wood Dale is attracting shoppers from other areas. Wood Dale is attracting non-residents in the general merchandise; food; lumber, building and hardware; and furniture, household and radio categories as shown in Table 4 on the following page. Large retailers such as Target and Jewel attract many shoppers from outside of the City. A detailed table with the retail expenditure potential for all store categories is included in the Appendix.

The City generates more sales in the eating and drinking category than its resident-driven store potential due to the large number of day-time employees. (Some of these sales are likely being made in cafeterias or snack shops in the business and industrial parks.) The City loses a significant volume of sales in the apparel and automotive categories. Typically municipalities with a number of automobile dealers have high automotive sales and Wood

Dale lacks these sales tax generators. However, automotive uses, be it car dealers or automotive parts stores, are likely not appropriate in a Town Center environment.

Table 4

COMPARISON OF WOOD DALE'S 2004 RETAIL SALES POTENTIAL WITH 2004 RETAIL SALES IN WOOD DALE			
Retail Category	Sales Potential	Sales	Difference between Sales Potential and Sales
General Merchandise	\$18,300,347	\$29,241,700	(\$10,941,353)
Food	27,534,450	33,922,100	(6,387,650)
Eating and Drinking	14,430,470	17,586,765	(3,156,295)
Apparel	7,314,452	1,040,244	6,274,208
Furniture, Household, Radio	7,172,254	17,714,976	(10,542,722)
Lumber, Building, Hardware	6,590,337	21,765,900	(15,175,563)
Automotive	48,540,252	22,011,000	26,529,252
Drugs and Miscellaneous Retail	11,481,483	23,753,100	(12,271,617)
Total	146,273,149	167,035,785	(20,762,636)

Source: Demographics Now; Illinois Department of Revenue, "Report of Sales Tax Receipts by Standard Industrial Classification, 2004;" Valerie S. Kretchmer Associates, Inc.

E. Town Center Area Retail Niche

Residents of Wood Dale indicated in interviews and workshops held as part of this planning process, as well as in a community survey conducted early in 2005, that the City lacks many retail goods and services. Some of these would be candidates for the Town Center area, though some may not be feasible given the size requirements of the stores and size of potential sites for new development. In addition, some large stores would not be in character with a Town Center. Some desired stores (e.g. chain bookstore) may not feel that the location has enough higher income households within a reasonable distance, since they have stores in Bloomingdale.

The categories with the greatest likelihood of locating in Wood Dale along Irving Park and Wood Dale Roads within ½ mile of the Metra Station include restaurants and other food stores, and the miscellaneous retail categories (e.g., cards, gifts, hobbies, flowers, jewelry, beauty supplies, etc.). While the City's sales numbers in the drugs and miscellaneous category exceed the resident-based store potential, there are many different types of stores in this category. Thus some may be doing well and others may not be represented at all. Convenience-oriented stores that benefit from commuter traffic (e.g., video, convenience store, florist, photo, cards, gifts, cleaners, prepared foods etc.) are likely to be successful here. Sit-down and carry-out restaurants could be successful here, especially with more residential development in the area. The restaurants can also draw from the City's large daytime employment base.

Some small apparel stores might be possible in a Town Center environment, but it is not likely that the City will attract a significant number of apparel retailers. The larger and/or national apparel stores will prefer regional or sub-regional locations such as Army Trail Road and Stratford Square in Bloomingdale.

While the level of food sales is strong and exceeds the resident-based potential, this category has experienced a steady decline in sales since 2000. There should be an opportunity to recapture some of these lost sales, particularly with ethnic and specialty foods. The City's Polish population is increasing and this should fuel demand for additional meat, bakery and specialty food stores.

VSKA estimates net additional demand at 15,000-20,000 square feet in the near term (1-3 years), 20,000-25,000 square feet in the medium term (3-5 years) and 20,000-25,000 square feet in the long term (5+ years) for a total of 55,000-70,000 square feet. This demand could be higher with an anchor tenant.

V. OFFICE MARKET ANALYSIS

A. Businesses and Employment in Wood Dale

Wood Dale has a strong economic base, particularly in the industrial and business parks on the north side of the City. As of 2002, the Wood Dale zip code had 760 businesses employing 19,348 people (U.S. Census). Of these firms, 58% were tied to the industrial area and were in the manufacturing, wholesale trade, transportation and warehousing and construction sectors. The total number of establishments in the City has been stable since 2000, while the number of employees increased by 15.1% between 2000 and 2002 to 19,348. The Appendix includes a detailed table showing establishments by industry by size.

Firms in more office-oriented sectors (finance, insurance, real estate, professional services, administrative support, health care and social assistance) accounted for 21% of all businesses in Wood Dale, compared to 43% in Itasca, 23% in Addison and 20% in Bensenville.

Wood Dale has fewer professional services and medical related businesses than many other communities of its size. Typically these businesses are the key tenants in office buildings that would be in a Town Center location. For example, as of 2002, there were only 3 physicians' offices, 8 dental offices and one office with physical and occupational therapists.

B. Existing Office Space in Wood Dale

Wood Dale's office market consists of larger buildings in the business parks on the north side of the City and smaller, older buildings near or along Irving Park Road. The market for the Class A buildings in the business parks is very different from that along Irving Park Road and what would be appropriate in the Town Center area.

The inventory of office space in the City that is not owner-occupied is approximately 500,000 square feet. However, a significant portion of this space is not directly competitive with potential office development in the Town Center area as many of these buildings are in the business park on the north side of the City. The table on the following page shows the City's office inventory.

The vacancy rate for the 9 existing Class B buildings (average quality, older) was 22.9% as of April 2005, exclusive of buildings for sale. The vacancy rate for the 13 Class C buildings (lower quality, oldest buildings, including some in strip centers) was 12.4% with most of the vacant space at Georgetown Square. The overall vacancy rate for all office buildings in Wood Dale excluding those currently for sale was 19.4%. While this is high, several buildings with large blocks of vacant space skew the figures (notably two on Mittel Boulevard in the business park). A significant number of buildings are full.

Table 5

WOOD DALE EXISTING OFFICE SPACE						
Street Address	Building Category	Building Type (S.F.)	Building Size (S.F.)	Vacant Space	Vacancy %	Notes
300 Bauman Ct	Office	Class A	104,230	104,230	100.0%	Building For Sale
120 E Commercial St	Office/Strip Commerical	Class B	5,600	5,600	100.0%	Building For Sale
220 Gerry Dr	Office/Strip Commerical	Class B	20,000			
160 Hansen Ct	Office	Class B	21,329			
185 Hansen Ct	Office	Class B	33,495	7,884	23.5%	
171 E Irving Park Rd	Office/Strip Commerical	Class B	10,598			
1555 Mittel Blvd	Office	Class B	56,237	12,236	21.8%	
1235 Mittel Dr	Office	Class B	40,030	40,030	100.0%	
775 Pond Dr	Office	Class B	72,404			
343 N Wood Dale Rd	Office/Strip Commerical	Class B	8,000			
199 S Addison Rd	Office	Class C	30,000	6,700	22.3%	
140 E Commerce Dr	Office	Class C	5,400	1,100	20.4%	
121 E Commercial Ave	Office/Strip Commerical	Class C	4,500			
121 E Commercial Ave	Office/Strip Commerical	Class C	2,000			
615 E Edgewood Ave	Office/Strip Commerical	Class C	8,000			
311 N. Walnut	Office	Class C	15,000	1,400		
141 E Front St	Office/Strip Commerical	Class C	1,300			
151 E Front St	Office/Strip Commerical	Class C	3,600			
153 E Front St	Office/Strip Commerical	Class C	6,160			
Georgetown Square	Office/Strip Commerical	Class C	31,000	7,000	22.6%	
400 E Irving Park Rd	Office/Strip Commerical	Class C	8,000			
166-168 W Irving park Rd	Office/Strip Commerical	Class C	5,000			
333 N Wood Dale Rd	Office/Strip Commerical	Class C	14,000	400	2.9%	
Total Class A			104,230	104,230	100.0%	
Total Class B			267,693	65,750	24.6%	
Total Class B Rental (exc. for sale)			262,093	60,150	22.9%	
Total Class C			133,960	16,600	12.4%	
Total (Class A, B, and C)			505,883	186,580	36.9%	
Total excluding properties for sale			396,053	76,750	19.4%	

Source: Cheryl Stein, Inc., Valerie S. Kretchmer Associates, Inc.

Rents for office space range from \$15.00-18.50 per square foot on a gross basis (including real estate taxes and common area maintenance charges) for Class B space, to \$8.00-14.75 per square foot gross for the lower quality Class C space. Rents in Itasca for Class B and C space are similar to those in Wood Dale. The overall vacancy rate for the western suburbs (East-West Tollway corridor) at the end of the first quarter of 2005 was 18.9% for all classes of office space (in buildings with more than 50,000 square feet) according to CB Richard Ellis. This indicates that the competitive office market is still soft in the western suburbs.

C. Town Center Area Office Market Niche

The medical office market is one that could be expanded. New medical offices are under construction in Addison for Alexian Brothers Medical Center. A similar office would be appropriate in Wood Dale and the Town Center area would be an excellent location. A limited amount of modern office space, either in a free-standing or mixed-use building, could be supported for other smaller professional and service businesses. VSKA estimates net additional demand at 7,500-10,000 square feet in the near term (1-3 years), 7,500-10,000 square feet in the medium term (3-5 years) and 7,500-10,000 square feet in the long term (5+ years) for a total of 22,500-30,000 square feet. Demand could be higher with an anchor tenant such as a medical office group.

VI. RESIDENTIAL MARKET ANALYSIS

A. Residential Building and Sales Trends in Wood Dale

Wood Dale issued permits for a total of 187 units of new single-family and multi-family housing over the past 10 years (an annual average of 19 per year), many of which were for single-family detached units. Since 2000, the City issued permits for an average of 16 units per year. Most of the new townhouses are counted as single-family rather than multi-family units since they are owner-occupied rather than rental. Bensenville and Itasca combined issued permits for 846 new units since 1995, including 154 multi-family units. The pace of construction was significantly higher in these towns compared to Wood Dale. The table on the next page shows the number of building permits issued by year in Wood Dale compared to Bensenville and Itasca combined.

In 2004 there were 89 condominium sales in Wood Dale and as of the end of May 2005, there were 20 condominium sales through the Multiple Listing Service. Most of the sales were for two bedroom units. Three and four bedroom units are more likely to be townhouses. The range of condominium sales prices was \$142,000 to \$301,000 between January 2004 and May 2005. The median price for 2005 is \$180,500 while for all of 2004 it was \$183,000. The median price of a single-family detached home in Wood Dale was \$280,000 for 2004 with a range from \$139,000 to \$640,000. Prices in 2005 are slightly higher (\$152,000 to \$725,000). The table that follows shows trends in condominium and single-family detached home prices in Wood Dale from 2003 through May 2005.

Two and three bedroom condominiums in Itasca were much more expensive overall than in Wood Dale with the median prices through May 2005 of \$272,318 and \$314,875 respectively (51% and 61% higher than Wood Dale) according to Mathisen Realty. Itasca's median single-family home price through May 2005 was \$385,000, 36% higher than in Wood Dale.

In comparison, Wood Dale's median condominium prices were considerably higher than Bensenville for two bedroom condominiums and similar for three bedroom units. Wood Dale's single-family detached homes were also higher priced than those in Bensenville (12%).

B. Projects Under Construction and Planned

There are three townhouse projects now under construction in Wood Dale, two of which are within the Town Center area -- Carey Trail (27 units) and Oak Hill II (7 units). Prices range from \$325,000 to \$395,000 for three bedroom units. Georgetown Townhomes, located south of Georgetown Square, have two bedrooms and range in price from \$300,000 to \$320,000.

Table 6

WOOD DALE AND SECONDARY MARKET AREA BUILDING PERMITS ISSUED 1995-2004						
Year	Wood Dale			Itasca and Bensenville		
	SF	MF	Total	SF	MF	Total
1995	34	0	34	146	4	150
1996	19	0	19	71	17	88
1997	8	2	10	85	14	99
1998	8	5	13	59	76	135
1999	29	4	33	66	12	78
2000	18	0	18	58	20	78
2001	16	0	16	41	0	41
2002	12	0	12	43	0	43
2003	10	0	10	65	8	73
2004	22	0	22	58	3	61
Total	176	11	187	692	154	846
Annual Average	18	1	19	69	15	85

Source: Northeastern Illinois Planning Commission.

Table 7

WOOD DALE HOME SALES 2003-2005				
Type	Detail	2003	2004	2005 (through May)
2-Bedroom Condos	Number Sold	57	55	15
	Price Range	\$135,000-\$246,000	\$142,500-\$301,000	\$170,000-\$193,000
	Median Price	\$164,000	\$183,000	\$180,500
	Average Price	\$167,463	\$190,487	\$180,200
3-Bedroom Condos	Number Sold	26	31	4
	Price Range	\$151,000-\$285,000	\$149,000-\$305,000	\$175,000-\$210,000
	Median Price	\$221,000	\$204,500	\$195,000
	Average Price	\$215,669	\$217,464	\$193,750
4-Bedroom Condos	Number Sold	3	3	1
	Price Range	\$170,000-\$182,500	\$185,000-\$298,000	\$194,000
	Median Price	\$176,000	\$193,900	\$194,000
	Average Price	\$176,167	\$225,633	\$194,000
Single-Family Detached	Number Sold	156	131	32
	Price Range	\$123,100-\$618,500	\$139,000-\$640,000	\$152,000-\$725,000
	Median Price	\$236,750	\$280,000	\$283,000
	Average Price	\$262,542	\$298,687	\$322,809

Source: Mathisen Realty.

Several projects are in the planning stage in Wood Dale, the largest of which is a 120-unit condominium complex consisting of three buildings with ground floor retail space located east of the Wood Dale Metra Station on the site of Georgio's banquet facility. Anticipated prices are upwards of \$245,000 for two bedroom units. Another planned mid-rise condominium is Royal Oak at Route 83 and Montrose Avenue. A small townhouse/rowhouse project is also planned on the east side of the City at Spruce Avenue and Potter Street with prices ranging from \$275,000 to \$400,000.

A 125-unit townhouse project is planned on the north side of the City at Devon Avenue and Wood Dale Road by Pulte Homes, and a 200-unit upscale apartment complex is planned at Thorndale and Wood Dale Roads by Bristol Chicago.

There are several condominium projects under construction in Addison and Roselle, and several others planned in Itasca and Bensenville that could be competitive with a new development in Wood Dale in the Town Center area. However, the Addison project is well on its way to completion and would not be competing directly with a Wood Dale project. The proposed Bensenville project would be proximate to the east side developments planned in Wood Dale. The proposals for Itasca are for projects in or near their downtown and could be competitive with Wood Dale depending on the pricing. Historically, Wood Dale has been less expensive than Itasca.

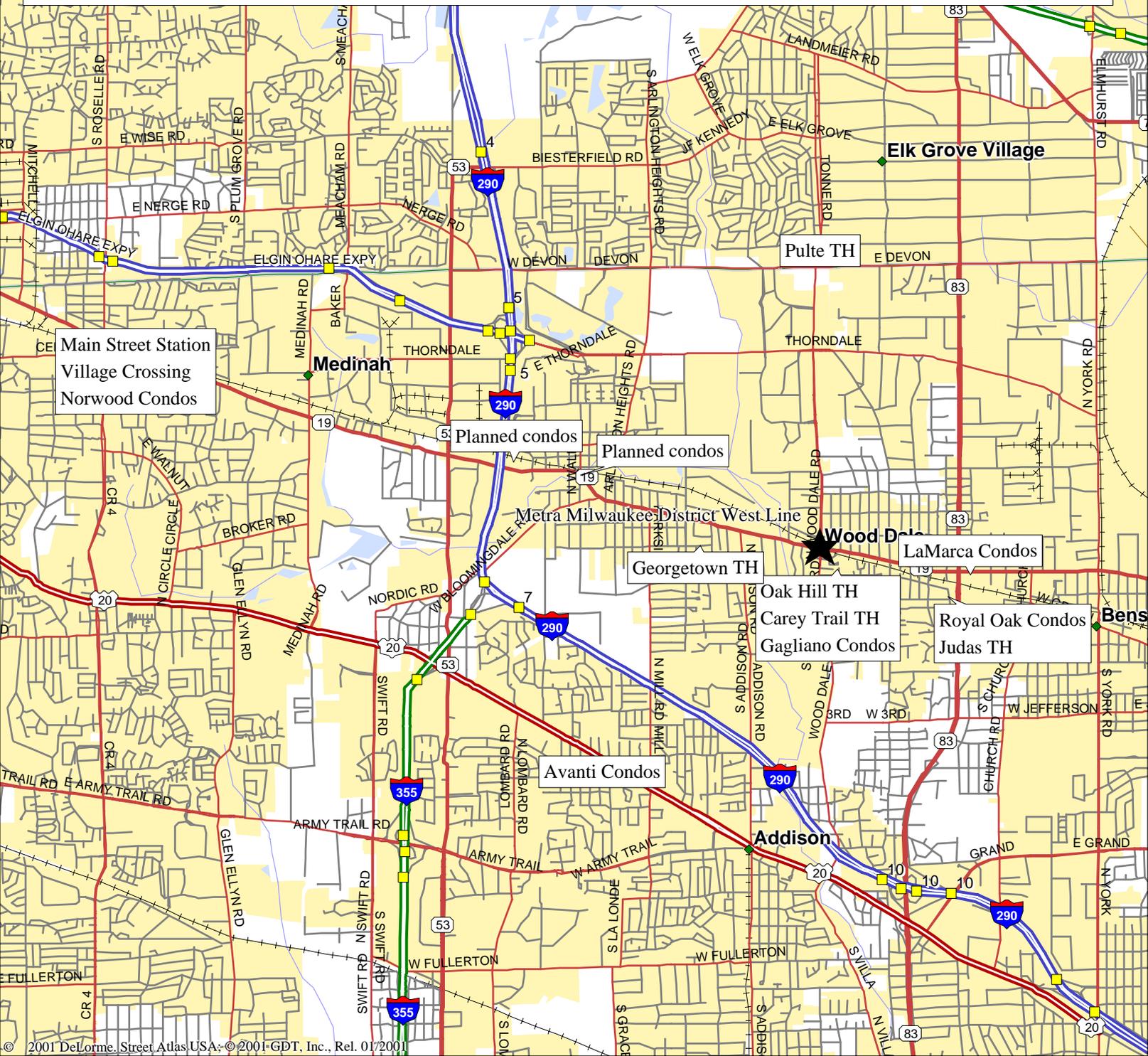
A map on the following page shows the location of the projects under construction and planned. The table that follows shows details of the projects under construction in Wood Dale, Addison and Roselle, along with basic information where available on the planned projects in nearby communities.

C. Market Niche for Town Center Area

Depending on the potential redevelopment sites in the Town Center area, there is strong potential for additional condominiums and townhouses in this area. There have not been any new mid-rise condominium buildings in Wood Dale in a number of years and Wood Dale's age and income profile suggest that an elevator condominium building with garage parking would be attractive to the growing empty nester population. Condominiums elsewhere in Wood Dale and in neighboring communities have been successful if they are priced under \$300,000 in today's dollars. In addition, the proximity to a large employment base nearby and easy access to downtown Chicago will make this an attractive location for townhouses catering to younger and middle aged buyers who would prefer not to live in a mid-rise condominium building.

VSKA estimates demand at 20 units/year for townhouses and 20-25 units per year for condominiums over the near, medium and long term. Obviously price, design and competition will be factors in absorption of new residential units here.

Competitive Residential Developments



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|---------------------------|-------------------|
| Local Road | Railroad |
| Major Connector | Small Town |
| State Route | County Boundary |
| Trail | Population Center |
| Interstate/Limited Access | Land |
| Toll Highway | Water |
| US Highway | River/Canal |
| Exit | |

Table 8

NEW AND PLANNED CONDOMINIUM DEVELOPMENTS IN WOOD DALE AND NEARBY COMMUNITIES							
Name	Location	Developer	# of Units	Unit Type (Bedroom/Bath)	Size Range (Square Feet)	Price Range	Price Per Square Foot
Projects Under Construction							
Wood Dale							
Carey Trail Townhomes	Potter btw Elmwood and Cedar Aves	Brand Central Homes	27	3/2.5 3/3	2,054-2,289	\$325,000-\$375,000 \$385,000-\$395,000	\$173-\$187
Georgetown Townhomes	George St btw Prospect Ave and Station Dr	Sexton Development and Developmore	45	2/2,2.5	NA	\$299,900-\$319,000	
Oak Hill II Townhomes	Oak Hill Dr west of Wood Dale Rd	Frank Logiocco and Sora Builders	7	3/2,2.5	1,500-2,000	\$350,000-\$380,000	\$190-\$233
New Projects							
Addison							
Avanti Place	Lake St btw 4th and 5th Aves	Hartz Construction	50	2/2	1,380-1,485	\$236,400-\$247,900	\$167-\$176
Roselle							
Main Street Station	Main St. & Prospect St	Gammonley Group	48	1/1 1/2 2/2 3/2	914-1,044 1281 1,155-1,565 1672	\$157,900-\$204,415 \$246,900 \$204,415-\$323,930 \$342,300-\$348,945	\$173-\$196 \$193 \$185-\$207 \$205-\$209
Village Crossing	Irvng Park Rd W. of Prospect	Janke Construction	122	NA	960-1,680	\$169,900-\$264,700	\$147-\$179
NA-Not Available							
Source: New Home Facts.net, Chicago Tribune.com, Valerie S. Kretchmer Associates, Inc.							

Name	Location	Developer	# of Units	Unit Type (Bedroom/Bath)	Size Range (Square Feet)	Price Range	Price Per Square Foot
Projects in Planning							
Wood Dale							
NA	238-276 Irving Park Rd	Gagliano	120	2/2	NA	NA	
NA	Devon Ave and Wood Dale Rd	Pulte Homes	125	NA	NA	NA	
NA	Spruce Ave and Potter St	Frank Judas	12				
			4	3/3.5	2,200	\$375,000-\$400,000	\$170-\$182
			8	2/2.5	1,500	\$275,000-\$300,000	\$183-\$200
Royal Oaks	Route 83 and Montrose Ave	NA	NA	NA	NA	upper \$300,000s	
Bensenville							
NA	Irving Park Rd east of Route 83	LaMarca	10	3 BR	NA	\$285,000-\$300,000	
Roselle							
NA	East of Village Hall	Norwood Builders	68				
			62	Condominium	NA	Low \$200,000s to Low \$300,000s	
			6	Rowhouse	NA	Upper \$300,000s	
Itasca							
NA	Irving Park Rd at I-290 underpass	None Selected	Mid-rise condominium building planned			NA	
NA	Above existing bldg. between Itasca Bank & Trust Bldgs.	Project not yet approved	3-story condominium building			NA	
NA	Irving Park Road and Maple Street	Project not yet approved	30			NA	
NA-Not Available							
Source: Valerie S. Kretchmer Associates, Inc.							

VI. CONCLUSIONS

As shown in the preceding sections, the Wood Dale Town Center has the potential to attract additional development that can benefit from the Metra Station. The type and scale of development will depend on which of the alternative alignments is chosen for the Wood Dale Road - Irving Park Road intersection, the number of sites that will be made available for redevelopment, and the accessibility of those sites.

The retail base in the City is relatively strong despite a 5.6% decline in total retail sales since 2000. However, general merchandise, hardware, eating and drinking, automotive, and drugs and miscellaneous retail stores registered increased sales during this time period.

The Town Center is a likely location for convenience-oriented retail stores such as video, specialty food, cards, gifts and flowers; restaurants (sit-down and carry-out); and convenience services such as cleaners, hair salon, etc. Restaurants can benefit from the large employment base in the City during the day.

With its location at the western edge of the O'Hare office and industrial real estate market, Wood Dale has a strong economic base, especially on the north side of the City in its business and industrial parks. However, at the present time there is a limited amount of quality, smaller, professional office space. This type of space would be appropriate for a Town Center.

The Town Center is a prime location for additional residential development including mid-rise condominium buildings and townhouses. Townhouses built recently in the vicinity of Wood Dale and Irving Park Roads have been successful. Units priced at or under \$300,000 in today's dollars for two bedroom units should be highly marketable. The Town Center is an attractive location for those working in the O'Hare area as well as those commuting to jobs in downtown Chicago.

The table on page 34 summarizes the development potential for the Town Center area.

Table 9

WOOD DALE TOWN CENTER DEVELOPMENT POTENTIAL

Development Type and Location	Quantity (Units or Square Feet)	Comments
Townhouses	20 units per year	Near, medium and long term.
Condominiums	20-25 units/year	Near, medium and long term.
Retail and Restaurants	15,000-20,000 SF 20,000-25,000 SF 20,000-25,000 SF	Near term. Medium term. Long term. Could be higher with anchor tenant.
Office	7,500-10,000 SF 7,500-10,000 SF 7,500-10,000 SF	Near term. Medium term. Long term. Assumes no anchor tenant. Could be higher with anchor tenant such as medical office group.

VIII. APPENDIX

- A. Table 9 Demographic Detail Report for Wood Dale and Nearby Communities
- B. Table 10 Demographic Detail Report for ¼, ½ and 1 Mile Radius of Irving Park and Wood Dale Roads
- C. Demographic Maps for Wood Dale and Surrounding Communities
- D. Table 11 2000-2004 Retail Sales for Wood Dale and Surrounding Communities
- E. Table 12 2004 Per Capita Retail Sales Trends for Wood Dale and Surrounding Communities
- F. Table 13 2002 Establishments by Industry by Employment Size for Wood Dale Zip Code 60191
- G. Table 14 Retail Trade, Food Service and Accommodations Establishments in Wood Dale Zip Code 60191 in 2002
- H. Table 15 2004 Aggregate Retail Sales Potential by Store Type for Wood Dale

Valerie S. Kretchmer Associates, Inc.

Real Estate and Planning Consulting

Table 9

Current Geography: Wood Dale, Addison, Bensenville, Itasca, Roselle

Demographic Detail Comparison Report

	Addison	Bensenville	Itasca	Roselle	Wood Dale
2004 Demographics					
Total Population	36,421	21,184	8,530	23,665	13,564
Total Households	12,231	7,307	3,377	8,953	5,308
Female Population	17,940	10,295	4,391	12,076	6,791
% Female	49.30%	48.60%	51.50%	51.00%	50.10%
Male Population	18,481	10,888	4,139	11,589	6,773
% Male	50.70%	51.40%	48.50%	49.00%	49.90%
Population Density (per Sq. Mi.)	3,839.50	3,527.30	1,711.10	4,389.90	2,904.10
Age:					
Age 0 - 4	7.10%	7.30%	5.90%	6.80%	5.80%
Age 5 - 14	13.50%	13.20%	12.70%	14.10%	12.50%
Age 15 - 19	7.70%	7.20%	6.20%	7.40%	6.40%
Age 20 - 24	8.20%	8.70%	5.40%	5.90%	6.00%
Age 25 - 34	14.30%	15.80%	12.90%	13.20%	12.00%
Age 35 - 44	14.30%	14.70%	15.50%	17.00%	14.90%
Age 45 - 54	13.80%	12.70%	15.70%	16.80%	15.30%
Age 55 - 64	11.50%	8.90%	13.20%	9.80%	13.90%
Age 65 - 74	6.00%	5.60%	6.80%	5.10%	8.10%
Age 75 - 84	2.80%	4.10%	4.10%	2.90%	3.90%
Age 85 +	0.90%	2.10%	1.80%	1.00%	1.20%
Median Age	34.4	33.6	39.8	36.6	40.1

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Housing Units					
Total Housing Units	12,420	7,557	3,458	9,075	5,415
Owner Occupied Housing Units	70.00%	55.40%	79.40%	81.60%	81.90%
Renter Occupied Housing Units	28.40%	41.30%	18.30%	17.00%	16.10%
Vacant Housing Units	1.50%	3.30%	2.30%	1.40%	2.00%
Race and Ethnicity					
American Indian, Eskimo, Aleut	0.30%	0.50%	0.30%	0.30%	0.10%
Asian or Pacific Islander	7.40%	6.30%	5.40%	7.20%	3.70%
Black	2.50%	2.90%	1.30%	2.00%	0.70%
Hawaiian/Pacific Islander	0.00%	0.00%	0.00%	0.10%	0.10%
White	76.50%	70.90%	89.10%	87.10%	87.60%
Other	11.00%	16.30%	1.60%	1.90%	5.80%
Multi-Race	2.30%	3.10%	2.40%	1.60%	2.00%
Hispanic Ethnicity	33.70%	44.40%	7.60%	8.00%	18.80%
Not of Hispanic Ethnicity	66.30%	55.60%	92.40%	92.00%	81.20%
Marital Status:					
Age 15 + Population	28,889	16,855	6,943	18,723	11,068
Divorced	4.90%	6.70%	7.70%	4.90%	7.00%
Never Married	28.10%	27.70%	25.40%	25.60%	23.40%
Now Married	54.20%	48.30%	58.80%	58.80%	56.80%
Separated	5.50%	9.00%	2.20%	2.40%	4.50%
Widowed	7.30%	8.40%	6.00%	8.40%	8.30%
Educational Attainment:					
Total Population Age 25+	23,143	13,502	5,961	15,576	9,385
Grade K - 8	14.40%	13.30%	4.00%	3.10%	7.30%
Grade 9 - 12	11.90%	15.90%	8.20%	6.60%	10.40%
High School Graduate	30.10%	28.50%	23.40%	25.30%	32.90%
Associates Degree	5.30%	3.90%	6.20%	6.40%	5.40%
Bachelor's Degree	13.60%	14.30%	20.70%	23.50%	13.50%
Graduate Degree	4.80%	4.10%	10.60%	8.70%	6.20%
Some College, No Degree	20.00%	19.90%	27.00%	26.40%	24.30%

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Household Income:					
Income \$ 0 - \$9,999	5.00%	5.10%	4.00%	2.80%	2.30%
Income \$ 10,000 - \$14,999	3.20%	3.60%	1.10%	1.40%	3.10%
Income \$ 15,000 - \$24,999	8.20%	6.50%	4.20%	4.70%	6.80%
Income \$ 25,000 - \$34,999	9.60%	9.60%	5.80%	7.70%	7.90%
Income \$ 35,000 - \$49,999	16.20%	17.10%	10.60%	12.70%	15.50%
Income \$ 50,000 - \$74,999	23.30%	26.40%	21.90%	26.00%	24.80%
Income \$ 75,000 - \$99,999	14.80%	17.30%	19.80%	18.50%	17.10%
Income \$100,000 - \$124,999	9.50%	8.20%	14.40%	12.80%	10.50%
Income \$125,000 - \$149,999	4.50%	3.10%	6.80%	5.30%	5.70%
Income \$150,000 +	5.70%	3.10%	11.50%	8.10%	6.30%
Average Household Income	\$75,804	\$71,798	\$102,221	\$89,452	\$80,089
Median Household Income	\$57,614	\$57,548	\$77,626	\$69,228	\$63,417
Per Capita Income	\$25,794	\$25,176	\$40,206	\$33,454	\$30,527
Vehicles Available:					
0 Vehicles Available	5.50%	7.80%	2.90%	4.00%	4.70%
1 Vehicle Available	33.50%	33.70%	28.70%	27.60%	31.70%
2+ Vehicles Available	60.90%	58.60%	68.40%	68.50%	63.60%
Average Vehicles Per Household	1.9	1.8	1.9	1.9	1.9
Total Vehicles Available	22,967	13,276	6,494	16,991	9,839
Business and Employment:					
Number of Employees	18,126	18,450	15,726	6,824	12,439
Number of Establishments	1,519	1,324	569	840	785
2009 Demographics					
Total Population	37,392	21,744	8,782	24,346	13,603
Total Households	13,076	7,810	3,608	9,581	5,532
Female Population	18,396	10,559	4,515	12,403	6,797
% Female	49.20%	48.60%	51.40%	50.90%	50.00%
Male Population	18,997	11,185	4,268	11,943	6,806
% Male	50.80%	51.40%	48.60%	49.10%	50.00%

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Age:					
Age 0 - 4	6.70%	6.80%	5.60%	6.50%	5.50%
Age 5 - 14	12.70%	12.50%	12.10%	13.30%	11.80%
Age 15 - 19	7.70%	7.40%	6.30%	7.50%	6.50%
Age 20 - 24	8.70%	9.20%	6.00%	6.50%	6.50%
Age 25 - 34	12.80%	14.00%	11.40%	12.10%	10.70%
Age 35 - 44	12.70%	13.00%	13.60%	15.10%	13.10%
Age 45 - 54	14.20%	13.30%	16.00%	17.00%	15.50%
Age 55 - 64	13.60%	10.80%	15.40%	11.70%	16.10%
Age 65 - 74	7.20%	6.80%	7.90%	6.20%	9.40%
Age 75 - 84	2.80%	4.00%	4.00%	2.90%	3.80%
Age 85 +	0.90%	2.00%	1.70%	1.00%	1.10%
Median Age	36.3	35	41.6	37.8	42
Housing Units Trend					
Total Housing Units	13,269	8,073	3,693	9,696	5,636
Owner Occupied Housing Units	71.20%	56.80%	80.30%	82.60%	82.50%
Renter Occupied Housing Units	27.30%	40.00%	17.40%	16.30%	15.70%
Vacant Housing Units	1.50%	3.30%	2.30%	1.20%	1.80%
Race and Ethnicity					
American Indian, Eskimo, Aleut	0.30%	0.50%	0.30%	0.30%	0.10%
Asian	7.40%	6.20%	5.40%	7.30%	3.70%
Black	2.60%	3.00%	1.40%	2.20%	0.80%
Hawaiian/Pacific Islander	0.00%	0.00%	0.00%	0.00%	0.10%
White	76.40%	70.80%	89.00%	86.50%	87.30%
Other	10.90%	16.40%	1.60%	2.00%	5.90%
Multi-Race	2.30%	3.10%	2.30%	1.70%	2.10%
Hispanic Ethnicity	37.00%	48.60%	10.00%	10.90%	21.80%
Not of Hispanic Ethnicity	63.00%	51.40%	90.00%	89.10%	78.20%

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Marital Status:					
Age 15 + Population	30,125	17,522	7,234	19,499	11,236
Divorced	4.80%	6.50%	7.40%	4.80%	6.80%
Never Married	28.40%	27.70%	25.90%	26.30%	23.90%
Now Married	52.40%	46.30%	57.50%	56.80%	55.00%
Separated	6.70%	10.80%	2.70%	3.10%	5.50%
Widowed	7.80%	8.80%	6.50%	9.00%	8.80%
Educational Attainment:					
Total Population Age 25+	23,946	13,951	6,175	16,127	9,470
Grade K - 9	14.50%	13.50%	4.00%	3.30%	7.40%
Grade 9 - 12	11.90%	16.10%	8.30%	6.70%	10.50%
High School Graduate	30.10%	28.50%	23.40%	25.40%	32.90%
Associates Degree	5.40%	3.80%	6.10%	6.40%	5.30%
Bachelor's Degree	13.50%	14.20%	20.60%	23.30%	13.50%
Graduate Degree	4.70%	4.10%	10.60%	8.70%	6.20%
Some College, No Degree	20.00%	19.80%	27.00%	26.20%	24.20%
Household Income:					
Income \$ 0 - \$9,999	4.80%	5.00%	3.80%	2.80%	2.10%
Income \$ 10,000 - \$14,999	2.80%	3.30%	1.00%	1.20%	2.70%
Income \$ 15,000 - \$24,999	6.50%	5.50%	3.50%	3.40%	5.70%
Income \$ 25,000 - \$34,999	9.20%	8.30%	5.00%	7.20%	6.90%
Income \$ 35,000 - \$49,999	14.00%	14.30%	8.50%	10.30%	13.70%
Income \$ 50,000 - \$74,999	21.20%	23.10%	18.90%	23.00%	21.70%
Income \$ 75,000 - \$99,999	16.40%	20.20%	18.50%	19.40%	18.70%
Income \$100,000 - \$124,999	10.50%	10.70%	15.90%	13.40%	11.40%
Income \$125,000 - \$149,999	6.80%	5.20%	10.10%	8.80%	7.90%
Income \$150,000 +	7.90%	4.50%	14.90%	10.40%	9.30%
Average Household Income	\$85,735	\$81,796	\$115,476	\$100,277	\$91,173
Median Household Income	\$64,773	\$64,526	\$87,939	\$78,234	\$72,054
Per Capita Income	\$30,375	\$29,832	\$47,133	\$38,895	\$36,094

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Vehicles Available					
0 Vehicles Available	5.60%	7.80%	2.90%	4.00%	4.70%
1 Vehicle Available	33.40%	33.60%	28.80%	28.10%	31.90%
2+ Vehicles Available	60.90%	58.60%	68.30%	67.80%	63.40%
Average Vehicles Per Household	2	1.9	2.1	2	1.9
Total Vehicles Available	24,580	14,188	6,964	18,144	10,252

2000 Census Demographics

Total Population	35,573	20,703	8,306	23,084	13,535
Total Households	11,513	6,885	3,181	8,432	5,117
Female Population	17,546	10,067	4,280	11,795	6,787
% Female	49.30%	48.60%	51.50%	51.10%	50.10%
Male Population	18,027	10,636	4,025	11,289	6,748
% Male	50.70%	51.40%	48.50%	48.90%	49.90%
Age:					
Age 0 - 4	7.60%	7.60%	6.10%	6.90%	6.00%
Age 5 - 14	14.00%	13.50%	13.10%	14.70%	13.00%
Age 15 - 19	7.50%	6.90%	5.90%	7.40%	6.20%
Age 20 - 24	8.10%	8.50%	5.10%	5.70%	5.80%
Age 25 - 34	16.30%	18.00%	14.60%	14.30%	13.40%
Age 35 - 44	15.50%	15.80%	17.00%	18.60%	16.50%
Age 45 - 54	12.70%	11.50%	14.80%	16.10%	14.50%
Age 55 - 64	9.30%	7.00%	11.00%	8.00%	11.70%
Age 65 - 74	5.70%	5.20%	6.50%	4.80%	7.90%
Age 75 - 84	2.70%	4.10%	4.30%	2.90%	4.00%
Age 85 +	0.70%	1.80%	1.70%	0.80%	1.00%
Median Age	32.7	32.3	38.1	35.6	38.4

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Housing Units Trend					
Total Housing Units	11,685	7,119	3,258	8,549	5,221
Owner Occupied Housing Units	69.00%	54.10%	78.60%	80.80%	81.60%
Renter Occupied Housing Units	29.50%	42.60%	19.10%	17.90%	16.40%
Vacant Housing Units	1.50%	3.30%	2.40%	1.40%	2.00%
Race and Ethnicity					
American Indian, Eskimo, Aleut	0.30%	0.50%	0.30%	0.20%	0.10%
Asian, and Hawaiian or other Pacific Islander	7.30%	6.40%	5.40%	7.10%	3.70%
Black	2.30%	2.80%	1.30%	1.80%	0.60%
White	76.70%	71.00%	89.20%	87.50%	87.80%
Other	11.10%	16.20%	1.50%	1.70%	5.70%
Two or More Races	2.30%	3.10%	2.40%	1.60%	2.00%
Hispanic Ethnicity	27.80%	36.40%	6.10%	5.90%	15.20%
Not of Hispanic Ethnicity	72.20%	63.60%	93.90%	94.10%	84.80%
Marital Status:					
Age 15 + Population	27,906	16,329	6,711	18,113	10,952
Divorced	7.20%	8.30%	5.90%	8.10%	8.10%
Never Married	28.00%	27.80%	25.10%	25.30%	23.40%
Now Married	54.90%	49.10%	59.10%	59.40%	57.20%
Separated	4.90%	8.10%	2.00%	2.30%	4.10%
Widowed	5.00%	6.80%	7.90%	4.90%	7.20%
Educational Attainment:					
Total Population Age 25+	22,378	13,135	5,795	15,102	9,330
Grade K - 9	11.20%	11.30%	3.50%	2.60%	6.40%
Grade 9 - 11, No diploma	11.70%	15.90%	8.20%	6.50%	10.20%
High School Graduate	30.10%	28.20%	23.40%	25.20%	32.80%
Associates Degree	5.20%	3.90%	6.20%	6.30%	5.40%
Bachelor's Degree	13.80%	14.70%	20.80%	23.70%	13.70%
Graduate Degree	4.90%	4.10%	10.60%	8.70%	6.40%
Some College, No Degree	20.20%	19.90%	26.90%	26.70%	24.20%
No Schooling Completed	2.90%	2.00%	0.40%	0.40%	0.90%

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Public School Enrollment	81.90%	83.80%	74.70%	74.10%	82.90%
Private School Enrollment	18.10%	16.20%	25.30%	25.90%	17.10%
Household Income:					
Income \$ 0 - \$9,999	5.00%	5.20%	4.00%	2.90%	2.30%
Income \$ 10,000 - \$14,999	3.50%	3.80%	1.40%	2.10%	3.70%
Income \$ 15,000 - \$24,999	9.60%	7.40%	4.70%	5.30%	7.40%
Income \$ 25,000 - \$34,999	10.20%	11.00%	6.70%	8.10%	9.00%
Income \$ 35,000 - \$49,999	17.60%	18.50%	12.40%	13.70%	16.20%
Income \$ 50,000 - \$74,999	24.10%	27.90%	23.90%	29.00%	26.50%
Income \$ 75,000 - \$99,999	13.40%	15.00%	19.80%	16.60%	15.40%
Income \$100,000 - \$124,999	8.10%	6.50%	11.90%	11.30%	9.50%
Income \$125,000 - \$149,999	3.60%	2.20%	5.20%	3.90%	4.70%
Income \$150,000 - \$199,999	2.80%	1.70%	4.60%	4.00%	3.50%
Income \$200,000 or More	2.10%	0.90%	5.40%	3.20%	1.70%
Average Household Income	\$64,672	\$58,570	\$88,279	\$76,892	\$68,513
Median Household Income	\$53,858	\$53,567	\$71,303	\$63,942	\$59,153
Per Capita Income	\$20,931	\$19,478	\$33,810	\$28,087	\$25,902
Vehicles Available					
0 Vehicles Available	5.50%	7.90%	2.90%	3.90%	4.50%
1 Vehicle Available	33.40%	33.70%	28.30%	27.40%	31.80%
2 Vehicles Available	39.70%	41.70%	49.90%	49.70%	46.20%
3+ Vehicles Available	21.40%	16.70%	18.90%	19.00%	17.50%
Average Vehicles Per Household	1.8	1.7	1.9	1.9	1.8
Total Vehicles Available	21,380	12,284	6,093	16,091	9,532
Blue Collar Occupations	7,698	4,758	1,311	3,575	2,654
White Collar Occupations	9,913	5,605	3,137	9,382	4,314
% Blue Collar Workers	43.70%	45.90%	29.50%	27.60%	38.10%
% White Collar Workers	56.30%	54.10%	70.50%	72.40%	61.90%

1990 Demographics	Addison	Bensenville	Itasca	Roselle	Wood Dale
Total Population	32,867	17,919	7,328	21,458	12,692
Total Households	10,888	6,577	2,574	7,492	4,676
Female Population	16,433	8,810	3,663	10,901	6,465
% Female	50.00%	49.20%	50.00%	50.80%	50.90%
Male Population	16,434	9,109	3,665	10,557	6,227
% Male	50.00%	50.80%	50.00%	49.20%	49.10%
Age:					
Total Population	32,867	17,919	7,328	21,458	12,692
Age 0 - 4	7.90%	6.80%	6.60%	8.40%	6.70%
Age 5 - 14	14.10%	12.30%	13.60%	16.20%	12.10%
Age 15 - 19	7.60%	6.50%	6.50%	6.30%	6.50%
Age 20 - 24	8.80%	9.10%	7.60%	5.80%	7.90%
Age 25 - 34	18.80%	22.10%	17.00%	20.80%	18.10%
Age 35 - 44	14.60%	14.40%	15.70%	19.20%	14.60%
Age 45 - 54	12.20%	9.60%	12.60%	9.90%	13.50%
Age 55 - 64	8.90%	8.30%	9.70%	6.60%	10.30%
Age 65 - 74	4.70%	6.20%	6.50%	4.50%	6.90%
Age 75 - 84	2.00%	3.50%	3.50%	1.80%	2.80%
Age 85 +	0.40%	1.30%	0.70%	0.50%	0.60%
Median Age	30.9	31.6	34.2	31.6	34.2
Housing Units					
Total Housing Units	11,190	6,873	2,698	7,700	4,822
Owner Occupied Housing Units	64.50%	53.90%	71.60%	79.10%	79.20%
Renter Occupied Housing Units	32.80%	41.90%	23.80%	18.20%	17.80%
Vacant Housing Units	2.70%	4.30%	4.60%	2.70%	3.00%
Race and Ethnicity					
American Indian, Eskimo, Aleut	0.10%	0.30%	0.10%	0.10%	0.20%
Asian	5.40%	6.20%	3.20%	5.40%	3.00%
Black	1.50%	1.00%	1.00%	1.20%	0.20%
White	88.90%	86.80%	95.00%	92.70%	94.70%
Other	4.10%	5.70%	0.70%	0.60%	1.90%

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Hispanic Ethnicity	12.80%	18.40%	4.00%	2.90%	7.80%
Not of Hispanic Ethnicity	87.20%	81.60%	96.00%	97.10%	92.20%
Educational Attainment:					
Total Population Age 25+	20,250	11,717	4,813	13,576	8,484
Grade K - 9	10.90%	12.40%	5.50%	4.20%	7.60%
Grade 9 - 12	14.20%	14.30%	13.60%	6.40%	13.50%
High School Graduate	34.40%	33.20%	29.80%	28.00%	33.50%
Associates Degree	5.50%	5.40%	6.60%	6.80%	5.90%
Bachelor's Degree	11.30%	11.80%	15.10%	20.90%	12.10%
Graduate Degree	4.50%	4.10%	5.40%	7.90%	5.90%
Some College, No Degree	19.40%	18.90%	24.00%	25.70%	21.60%
1990 Household Income:					
Income \$ 0 - \$9,999	5.50%	7.50%	3.70%	3.40%	4.80%
Income \$ 10,000 - \$19,999	10.10%	10.80%	9.40%	7.10%	8.60%
Income \$ 20,000 - \$29,999	16.60%	18.40%	10.30%	9.20%	13.60%
Income \$ 30,000 - \$39,999	15.10%	18.50%	13.80%	14.30%	17.60%
Income \$ 40,000 - \$49,999	14.40%	14.30%	13.70%	15.00%	16.70%
Income \$ 50,000 - \$59,999	13.00%	12.40%	14.00%	16.50%	10.00%
Income \$ 60,000 - \$74,999	12.10%	9.60%	13.00%	16.90%	12.70%
Income \$ 75,000 - \$99,999	7.90%	6.40%	13.10%	11.00%	8.80%
Income \$100,000 - \$124,999	2.40%	1.80%	3.70%	3.90%	3.50%
Income \$125,000 - \$149,999	1.50%	0.30%	2.20%	1.20%	1.20%
Income \$150,000 +	1.40%	0.10%	2.80%	1.30%	2.70%
Average Household Income	\$47,744	\$40,477	\$57,413	\$54,269	\$51,626
Median Household Income	\$41,555	\$36,664	\$49,220	\$50,678	\$43,252
Per Capita Income	\$16,055	\$15,055	\$19,812	\$18,791	\$18,482
Vehicles Available					
0 Vehicles Available	3.40%	5.50%	2.20%	3.00%	4.30%
1 Vehicle Available	26.20%	31.40%	24.20%	24.30%	22.40%
2+ Vehicles Available	70.40%	63.10%	73.60%	72.60%	73.30%
Average Vehicles Per Household	2	1.8	2.1	2	2
Total Vehicles Available	21,244	11,726	5,287	14,812	9,216

Population Trend	Addison	Bensenville	Itasca	Roselle	Wood Dale
1990	32,867	17,919	7,328	21,458	12,692
2000	35,573	20,703	8,306	23,084	13,535
Change 1990 to 2000	8.20%	15.50%	13.30%	7.60%	6.60%
2004	36,421	21,184	8,530	23,665	13,564
2009	37,392	21,744	8,782	24,346	13,603
Change 2004 to 2009	2.70%	2.60%	3.00%	2.90%	0.30%
Household Trend					
1990	10,888	6,577	2,574	7,492	4,676
2000	11,513	6,885	3,181	8,432	5,117
Change 1990 to 2000	5.70%	4.70%	23.60%	12.50%	9.40%
2004	12,231	7,307	3,377	8,953	5,308
2009	13,076	7,810	3,608	9,581	5,532
Change 2004 to 2009	6.90%	6.90%	6.80%	7.00%	4.20%
Average Household Size Trend					
1990	3.01	2.68	2.81	2.85	2.71
2000	3.08	2.95	2.57	2.73	2.64
2004	2.96	2.84	2.48	2.63	2.56
2009	2.85	2.73	2.4	2.53	2.46
Median Age Trend					
1990	31	32	34	32	34
2000	33	32	38	36	38
Change 1990 to 2000	5.80%	2.20%	11.40%	12.70%	12.20%
2004	34	34	40	37	40
2009	36	35	42	38	42
Change 2004 to 2009	5.30%	4.10%	4.50%	3.20%	4.80%
Housing Units Trend					
Total Housing Units					
Change 1990 to 2000	4.40%	3.60%	20.70%	11.00%	8.30%
Change 2004 to 2009	6.80%	6.80%	6.80%	6.80%	4.10%

	Addison	Bensenville	Itasca	Roselle	Wood Dale
Owner Occupied Housing Units					
Change 1990 to 2000	11.60%	4.20%	32.40%	13.40%	11.50%
Change 2004 to 2009	8.70%	9.60%	8.00%	8.10%	4.70%
Renter Occupied Housing Units					
Change 1990 to 2000	-5.90%	5.30%	-3.00%	8.90%	0.10%
Change 2004 to 2009	2.60%	3.30%	1.60%	1.90%	1.50%
Vacant Housing Units					
Change 1990 to 2000	-43.20%	-20.60%	-38.40%	-43.80%	-28.40%
Change 2004 to 2009	2.00%	5.00%	4.70%	-6.00%	-2.80%
Race and Ethnicity Trend					
American Indian, Eskimo, Aleut					
Change 1990 to 2000	179.50%	62.90%	167.80%	96.80%	-5.50%
Change 2004 to 2009	0.50%	1.00%	10.20%	4.60%	0.00%
Asian or Pacific Islander					
Change 1990 to 2000	47.60%	18.60%	89.50%	41.50%	30.60%
Change 2004 to 2009	4.00%	1.70%	3.60%	4.50%	1.80%
Black					
Change 1990 to 2000	74.30%	233.90%	49.50%	62.40%	215.60%
Change 2004 to 2009	9.00%	6.80%	8.70%	15.10%	10.00%
White					
Change 1990 to 2000	-6.70%	-5.50%	6.40%	1.60%	-1.10%
Change 2004 to 2009	2.40%	2.40%	2.80%	2.20%	0.00%
Other					
Change 1990 to 2000	190.30%	229.50%	144.00%	219.70%	219.70%
Change 2004 to 2009	1.80%	3.20%	6.50%	9.90%	1.60%
Hispanic Ethnicity					
Change 1990 to 2000	135.30%	128.80%	70.80%	120.80%	108.70%
Change 2004 to 2009	12.90%	12.50%	35.30%	40.70%	16.50%
Not of Hispanic Ethnicity					
Change 1990 to 2000	-10.40%	-10.00%	10.90%	4.20%	-2.00%
Change 2004 to 2009	-2.50%	-5.20%	0.30%	-0.40%	-3.40%

Current year data is for the year 2004, 5 year projected data is for the year 2009.

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Real Estate and Planning Consulting

Table 10

Current Geography Selection: (3 Selected) .25, .5, 1 mile radii: STATE HWY 19 & N WOOD DALE RD, WOOD DALE, IL 60191
City: Wood Dale city **Pop:** 13,564
County: DuPage County **Pop:** 931,347
Zip: 60191 **Pop:** 14,042

Demographic Detail Comparison Report

	0.25 Miles:	0.5 Miles:	1 Miles:
2004 Demographics			
Total Population	755	3,472	11,528
Total Households	278	1,223	4,331
Female Population	373	1,711	5,700
% Female	49.40%	49.30%	49.40%
Male Population	382	1,761	5,828
% Male	50.60%	50.70%	50.60%
Population Density (per Sq. Mi.)	3,845.70	4,421.10	3,669.30
Age:			
Age 0 - 4	6.00%	6.20%	6.10%
Age 5 - 14	13.60%	13.80%	13.40%
Age 15 - 19	7.40%	7.40%	6.90%
Age 20 - 24	6.40%	6.40%	6.30%
Age 25 - 34	10.90%	11.30%	12.00%
Age 35 - 44	15.50%	15.70%	15.50%
Age 45 - 54	16.00%	15.60%	15.40%
Age 55 - 64	12.40%	12.30%	12.80%
Age 65 - 74	7.10%	7.00%	7.20%
Age 75 - 84	3.40%	3.20%	3.40%
Age 85 +	1.30%	1.10%	1.10%
Median Age	39	38.4	38.6
Housing Units			
Total Housing Units	282	1,241	4,410
Owner Occupied Housing Units	85.50%	84.30%	81.50%
Renter Occupied Housing Units	12.90%	14.20%	16.60%
Vacant Housing Units	1.60%	1.50%	1.80%

	0.25 Miles:	0.5 Miles:	1 Miles:
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.10%	0.10%	0.10%
Asian or Pacific Islander	3.70%	3.50%	3.60%
Black	0.50%	0.50%	0.60%
Hawaiian/Pacific Islander	0.00%	0.00%	0.10%
White	85.20%	85.20%	86.20%
Other	8.40%	8.60%	7.20%
Multi-Race	2.10%	2.20%	2.20%
Hispanic Ethnicity	25.00%	25.20%	21.90%
Not of Hispanic Ethnicity	75.00%	74.80%	78.10%
Marital Status:			
Age 15 + Population	607	2,780	9,279
Divorced	6.30%	6.00%	6.40%
Never Married	23.50%	25.00%	24.90%
Now Married	58.80%	57.20%	55.70%
Separated	4.20%	4.70%	5.00%
Widowed	7.30%	7.20%	7.90%
Educational Attainment:			
Total Population Age 25+	503	2,303	7,761
Grade K - 8	6.60%	7.10%	7.70%
Grade 9 - 12	11.40%	12.50%	11.70%
High School Graduate	33.80%	34.40%	33.70%
Associates Degree	5.20%	5.30%	5.50%
Bachelor's Degree	13.50%	12.00%	12.30%
Graduate Degree	6.10%	5.90%	5.80%
Some College, No Degree	23.40%	22.80%	23.40%
Household Income:			
Income \$ 0 - \$9,999	3.40%	3.70%	3.00%
Income \$ 10,000 - \$14,999	4.20%	4.00%	3.50%
Income \$ 15,000 - \$24,999	4.80%	5.00%	6.10%
Income \$ 25,000 - \$34,999	7.00%	7.60%	7.50%
Income \$ 35,000 - \$49,999	13.80%	15.50%	15.00%
Income \$ 50,000 - \$74,999	24.00%	22.70%	24.40%
Income \$ 75,000 - \$99,999	19.40%	19.90%	18.60%
Income \$100,000 - \$124,999	12.40%	11.10%	10.10%
Income \$125,000 - \$149,999	5.10%	5.00%	5.50%
Income \$150,000 +	6.10%	5.40%	6.10%
Average Household Income	\$88,040	\$82,872	\$80,190
Median Household Income	\$68,479	\$66,191	\$64,401
Per Capita Income	\$30,774	\$29,329	\$29,005
Vehicles Available:			
0 Vehicles Available	3.50%	4.10%	5.20%
1 Vehicle Available	25.60%	25.20%	27.80%
2+ Vehicles Available	70.90%	70.70%	67.00%
Average Vehicles Per Household	2	2	1.9
Total Vehicles Available	568	2,477	8,287

	0.25 Miles:	0.5 Miles:	1 Miles:
Business and Employment:			
Number of Employees	897	2,659	9,494
Number of Establishments	62	204	715

2009 Demographics

Total Population	756	3,466	11,552
Total Households	289	1,266	4,509
Female Population	373	1,705	5,701
% Female	49.30%	49.20%	49.40%
Male Population	384	1,761	5,851
% Male	50.70%	50.80%	50.60%

Age:

Age 0 - 4	5.70%	5.90%	5.80%
Age 5 - 14	12.80%	12.90%	12.60%
Age 15 - 19	7.50%	7.50%	7.00%
Age 20 - 24	6.90%	6.90%	6.80%
Age 25 - 34	9.90%	10.30%	10.80%
Age 35 - 44	13.60%	13.80%	13.60%
Age 45 - 54	16.20%	15.80%	15.60%
Age 55 - 64	14.50%	14.30%	15.00%
Age 65 - 74	8.40%	8.30%	8.50%
Age 75 - 84	3.40%	3.20%	3.30%
Age 85 +	1.30%	1.10%	1.00%
Median Age	40.7	40.1	40.4

Housing Units Trend

Total Housing Units	293	1,284	4,585
Owner Occupied Housing Units	86.00%	84.90%	82.10%
Renter Occupied Housing Units	12.50%	13.70%	16.20%
Vacant Housing Units	1.50%	1.40%	1.70%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.10%	0.10%	0.10%
Asian	3.80%	3.50%	3.70%
Black	0.50%	0.50%	0.70%
Hawaiian/Pacific Islander	0.00%	0.00%	0.10%
White	85.00%	85.00%	86.00%
Other	8.50%	8.60%	7.20%
Multi-Race	2.20%	2.20%	2.20%
Hispanic Ethnicity	28.30%	28.50%	25.10%
Not of Hispanic Ethnicity	71.70%	71.50%	74.90%

Marital Status:

Age 15 + Population	616	2,814	9,424
Divorced	6.10%	5.90%	6.20%
Never Married	23.90%	25.40%	25.30%
Now Married	57.10%	55.50%	54.00%
Separated	5.10%	5.70%	6.20%
Widowed	7.80%	7.60%	8.30%

	0.25 Miles:	0.5 Miles:	1 Miles:
Educational Attainment:			
Total Population Age 25+	506	2,311	7,824
Grade K - 9	6.70%	7.20%	7.70%
Grade 9 - 12	11.50%	12.60%	11.80%
High School Graduate	33.80%	34.40%	33.60%
Associates Degree	5.20%	5.30%	5.50%
Bachelor's Degree	13.40%	11.90%	12.30%
Graduate Degree	6.10%	5.90%	5.80%
Some College, No Degree	23.30%	22.70%	23.30%
Household Income:			
Income \$ 0 - \$9,999	3.20%	3.50%	2.70%
Income \$ 10,000 - \$14,999	3.60%	3.60%	3.10%
Income \$ 15,000 - \$24,999	4.60%	4.70%	5.60%
Income \$ 25,000 - \$34,999	5.30%	5.80%	6.00%
Income \$ 35,000 - \$49,999	13.50%	14.70%	13.40%
Income \$ 50,000 - \$74,999	17.50%	17.80%	20.80%
Income \$ 75,000 - \$99,999	21.70%	21.00%	19.90%
Income \$100,000 - \$124,999	13.70%	13.60%	12.00%
Income \$125,000 - \$149,999	8.60%	7.50%	7.30%
Income \$150,000 +	8.40%	7.90%	9.00%
Average Household Income	\$99,057	\$93,822	\$91,347
Median Household Income	\$77,791	\$74,921	\$73,126
Per Capita Income	\$36,063	\$34,474	\$34,306
Vehicles Available			
0 Vehicles Available	3.60%	4.10%	5.20%
1 Vehicle Available	25.90%	25.50%	28.10%
2+ Vehicles Available	70.50%	70.40%	66.70%
Average Vehicles Per Household	2.1	2.1	2
Total Vehicles Available	589	2,562	8,624

2000 Census Demographics

Total Population	754	3,478	11,509
Total Households	268	1,184	4,177
Female Population	373	1,716	5,700
% Female	49.40%	49.40%	49.50%
Male Population	381	1,762	5,809
% Male	50.60%	50.60%	50.50%
Age:			
Age 0 - 4	6.30%	6.50%	6.40%
Age 5 - 14	14.20%	14.30%	13.90%
Age 15 - 19	7.30%	7.30%	6.70%
Age 20 - 24	6.20%	6.10%	6.10%
Age 25 - 34	12.10%	12.60%	13.40%
Age 35 - 44	17.20%	17.40%	17.20%
Age 45 - 54	15.10%	14.70%	14.50%
Age 55 - 64	10.30%	10.10%	10.70%

	0.25 Miles:	0.5 Miles:	1 Miles:
Age 65 - 74	6.80%	6.70%	6.90%
Age 75 - 84	3.40%	3.30%	3.40%
Age 85 +	1.10%	0.90%	0.90%
Median Age	37.5	36.9	37.1
Housing Units Trend			
Total Housing Units	273	1,203	4,255
Owner Occupied Housing Units	85.00%	83.80%	81.10%
Renter Occupied Housing Units	13.30%	14.70%	17.00%
Vacant Housing Units	1.70%	1.50%	1.80%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.10%	0.10%	0.10%
Asian, and Hawaiian or other Pacific Islander	3.60%	3.40%	3.70%
Black	0.40%	0.40%	0.60%
White	85.40%	85.40%	86.40%
Other	8.30%	8.40%	7.10%
Two or More Races	2.10%	2.20%	2.10%
Hispanic Ethnicity	20.40%	20.50%	17.80%
Not of Hispanic Ethnicity	79.60%	79.50%	82.20%
Marital Status:			
Age 15 + Population	599	2,755	9,176
Divorced	7.20%	7.00%	7.70%
Never Married	23.40%	24.90%	24.90%
Now Married	59.40%	57.70%	56.20%
Separated	3.80%	4.20%	4.60%
Widowed	6.30%	6.10%	6.50%
Educational Attainment:			
Total Population Age 25+	498	2,289	7,708
Grade K - 9	6.10%	6.30%	6.70%
Grade 9 - 11, No diploma	11.30%	12.40%	11.50%
High School Graduate	33.60%	34.30%	33.60%
Associates Degree	5.20%	5.40%	5.60%
Bachelor's Degree	13.60%	12.10%	12.50%
Graduate Degree	6.20%	6.00%	5.90%
Some College, No Degree	23.20%	22.60%	23.20%
No Schooling Completed	0.70%	0.90%	1.00%
Public School Enrollment	88.20%	87.80%	85.20%
Private School Enrollment	11.80%	12.20%	14.80%
Household Income:			
Income \$ 0 - \$9,999	3.50%	3.80%	3.00%
Income \$ 10,000 - \$14,999	4.30%	4.30%	4.20%
Income \$ 15,000 - \$24,999	5.00%	5.30%	6.40%
Income \$ 25,000 - \$34,999	8.80%	9.40%	8.90%
Income \$ 35,000 - \$49,999	13.00%	14.90%	15.40%
Income \$ 50,000 - \$74,999	28.00%	25.90%	26.70%
Income \$ 75,000 - \$99,999	17.80%	18.80%	17.10%

	0.25 Miles:	0.5 Miles:	1 Miles:
Income \$100,000 - \$124,999	10.80%	9.20%	8.70%
Income \$125,000 - \$149,999	3.70%	4.00%	4.60%
Income \$150,000 - \$199,999	3.40%	2.60%	3.20%
Income \$200,000 or More	1.90%	1.90%	1.80%
Average Household Income	\$69,876	\$68,218	\$68,589
Median Household Income	\$64,171	\$62,077	\$60,186
Per Capita Income	\$24,837	\$23,224	\$24,893

Vehicles Available

0 Vehicles Available	3.50%	4.00%	4.90%
1 Vehicle Available	25.70%	25.10%	28.00%
2 Vehicles Available	46.60%	47.80%	47.60%
3+ Vehicles Available	24.20%	23.00%	19.50%
Average Vehicles Per Household	2	2	1.9
Total Vehicles Available	540	2,389	7,998
Blue Collar Occupations	153	722	2,361
White Collar Occupations	248	1,083	3,512
% Blue Collar Workers	38.20%	40.00%	40.20%
% White Collar Workers	61.80%	60.00%	59.80%

1990 Demographics

Total Population	687	3,277	10,822
Total Households	241	1,102	3,863
Female Population	345	1,636	5,464
% Female	50.20%	49.90%	50.50%
Male Population	342	1,642	5,358
% Male	49.80%	50.10%	49.50%

Age:

Total Population	687	3,277	10,822
Age 0 – 4	7.40%	7.40%	7.10%
Age 5 – 14	14.00%	14.00%	13.10%
Age 15 – 19	6.80%	6.90%	6.70%
Age 20 – 24	7.00%	7.30%	7.70%
Age 25 – 34	17.70%	17.80%	18.30%
Age 35 – 44	15.70%	15.50%	15.00%
Age 45 – 54	12.60%	12.60%	12.90%
Age 55 – 64	9.90%	9.90%	9.80%
Age 65 – 74	5.90%	5.80%	6.30%
Age 75 – 84	2.60%	2.50%	2.70%
Age 85 +	0.50%	0.50%	0.50%
Median Age	33.4	33.1	33.4

Housing Units

Total Housing Units	248	1,133	3,976
Owner Occupied Housing Units	83.30%	82.50%	79.50%
Renter Occupied Housing Units	14.00%	14.90%	17.60%
Vacant Housing Units	2.80%	2.70%	2.90%

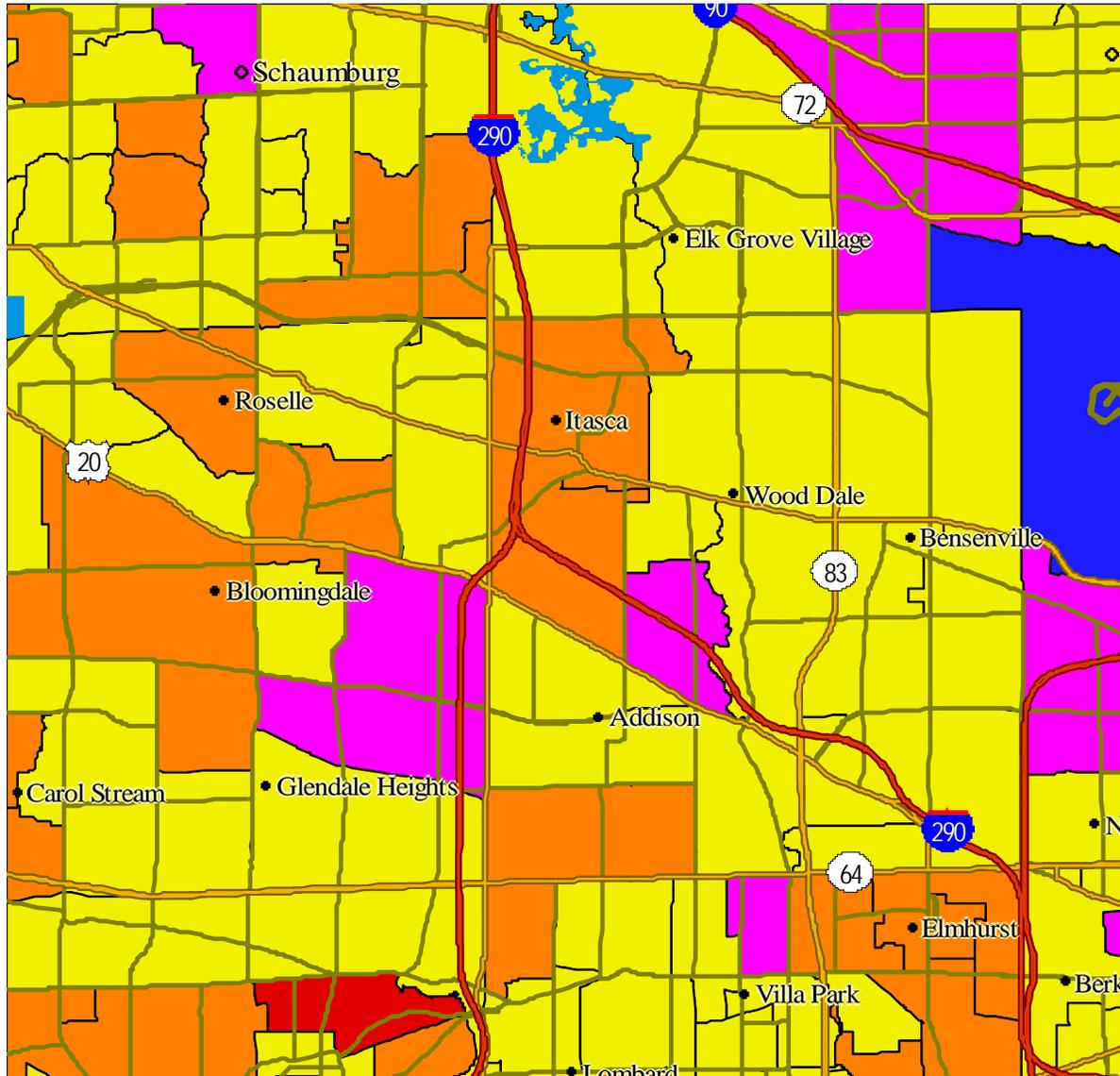
	0.25 Miles:	0.5 Miles:	1 Miles:
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.20%	0.20%	0.20%
Asian	2.50%	2.80%	3.10%
Black	0.10%	0.20%	0.20%
White	94.60%	94.20%	94.20%
Other	2.60%	2.60%	2.30%
Hispanic Ethnicity	12.00%	11.70%	9.50%
Not of Hispanic Ethnicity	88.10%	88.40%	90.50%
Educational Attainment:			
Total Population Age 25+	446	2,118	7,088
Grade K – 9	8.60%	8.60%	8.20%
Grade 9 – 12	14.80%	14.50%	14.40%
High School Graduate	36.90%	37.30%	34.80%
Associates Degree	3.50%	4.20%	5.30%
Bachelor's Degree	5.80%	6.70%	9.70%
Graduate Degree	5.30%	4.80%	4.80%
Some College, No Degree	25.00%	23.80%	22.80%
1990 Household Income:			
Income \$ 0 - \$9,999	7.10%	5.50%	4.60%
Income \$ 10,000 - \$19,999	9.80%	9.50%	9.10%
Income \$ 20,000 - \$29,999	13.50%	12.90%	13.20%
Income \$ 30,000 - \$39,999	18.20%	18.60%	18.90%
Income \$ 40,000 - \$49,999	15.80%	16.60%	17.00%
Income \$ 50,000 - \$59,999	10.60%	9.60%	9.50%
Income \$ 60,000 - \$74,999	13.70%	14.20%	13.10%
Income \$ 75,000 - \$99,999	6.10%	6.80%	8.10%
Income \$100,000 - \$124,999	1.80%	2.90%	3.10%
Income \$125,000 - \$149,999	0.50%	0.70%	1.00%
Income \$150,000 +	3.90%	3.10%	2.70%
Average Household Income	\$51,714	\$51,523	\$50,856
Median Household Income	\$41,677	\$42,318	\$42,552
Per Capita Income	\$17,288	\$17,265	\$17,566
Vehicles Available			
0 Vehicles Available	4.70%	3.70%	4.30%
1 Vehicle Available	24.60%	23.70%	21.70%
2+ Vehicles Available	70.70%	72.60%	74.00%
Average Vehicles Per Household	1.9	2	2
Total Vehicles Available	453	2,179	7,648
Population Trend			
1990	687	3,277	10,822
2000	754	3,478	11,509
Change 1990 to 2000	9.70%	6.10%	6.30%
2004	755	3,472	11,528
2009	756	3,466	11,552
Change 2004 to 2009	0.20%	-0.20%	0.20%

	0.25 Miles:	0.5 Miles:	1 Miles:
Household Trend			
1990	241	1,102	3,863
2000	268	1,184	4,177
Change 1990 to 2000	11.20%	7.40%	8.10%
2004	278	1,223	4,331
2009	289	1,266	4,509
Change 2004 to 2009	4.00%	3.60%	4.10%
Average Household Size Trend			
1990	2.85	2.97	2.8
2000	2.81	2.94	2.76
2004	2.72	2.84	2.66
2009	2.62	2.74	2.56
Median Age Trend			
1990	33	33	33
2000	38	37	37
Change 1990 to 2000	12.20%	11.50%	11.20%
2004	39	38	39
2009	41	40	40
Change 2004 to 2009	4.30%	4.30%	4.60%
Housing Units Trend			
Total Housing Units			
Change 1990 to 2000	9.90%	6.20%	7.00%
Change 2004 to 2009	3.90%	3.40%	4.00%
Owner Occupied Housing Units			
Change 1990 to 2000	12.30%	7.90%	9.20%
Change 2004 to 2009	4.50%	4.20%	4.70%
Renter Occupied Housing Units			
Change 1990 to 2000	4.90%	4.70%	3.40%
Change 2004 to 2009	0.60%	-0.20%	1.20%
Vacant Housing Units			
Change 1990 to 2000	-34.90%	-39.00%	-31.50%
Change 2004 to 2009	-1.50%	-4.20%	-3.80%
Race and Ethnicity Trend			
American Indian, Eskimo, Aleut			
Change 1990 to 2000	-42.20%	-50.80%	-16.40%
Change 2004 to 2009	0.00%	0.00%	0.00%
Asian or Pacific Islander			
Change 1990 to 2000	61.50%	28.10%	26.90%
Change 2004 to 2009	2.30%	2.00%	1.80%
Black			
Change 1990 to 2000	215.50%	153.80%	194.50%
Change 2004 to 2009	8.20%	8.40%	9.00%
White			
Change 1990 to 2000	-1.00%	-3.70%	-2.40%
Change 2004 to 2009	-0.10%	-0.40%	0.00%
Other			
Change 1990 to 2000	248.80%	239.90%	221.10%

	0.25 Miles:	0.5 Miles:	1 Miles:
Change 2004 to 2009	0.90%	0.70%	1.30%
Hispanic Ethnicity			
Change 1990 to 2000	87.00%	86.60%	100.60%
Change 2004 to 2009	13.30%	13.10%	14.70%
Not of Hispanic Ethnicity			
Change 1990 to 2000	-0.80%	-4.50%	-3.50%
Change 2004 to 2009	-4.20%	-4.60%	-3.90%

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**2004 Median Household Income for Wood Dale and Surrounding Areas by Census Tract
(Wood Dale Metra Station at location of Wood Dale city name)**



Legend

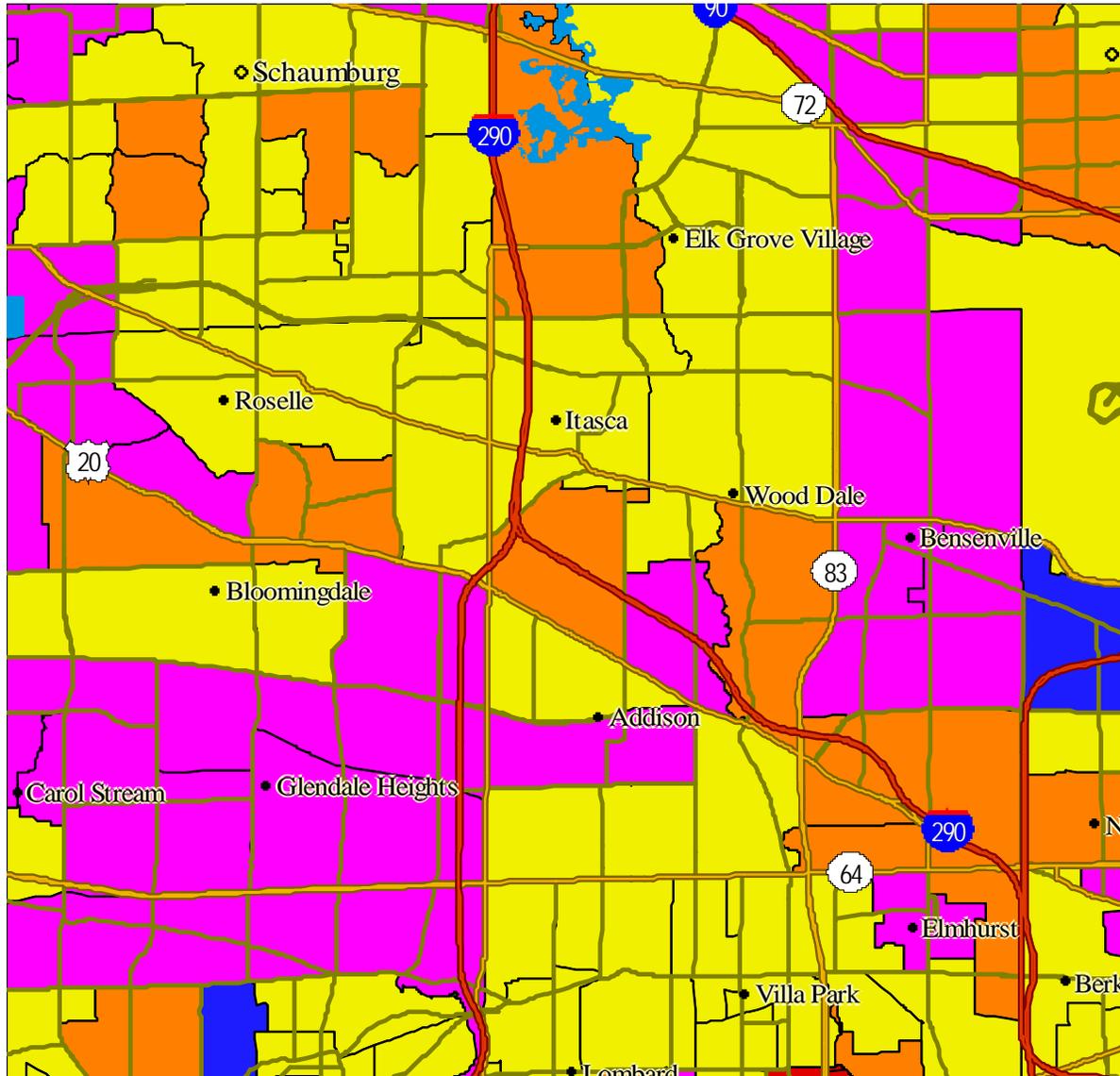
- Census Tract Bndry
 - ⊙ Big City Ctr
 - ⊙ Medium City Ctr
 - ⊙ Small City Ctr
 - Prim. Hwy
 - Secd. Hwy
 - Maj. Rds
 - Water Bodies
- Census Tracts**
- Above 100,000
 - 75,000 to 100,000
 - 50,000 to 75,000
 - 35,000 to 50,000
 - Below 35,000
 - No Data

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2004 Median Age for Wood Dale and Surrounding Areas by Census Tract (Wood Dale Metra Station at location of Wood Dale city name)



Legend

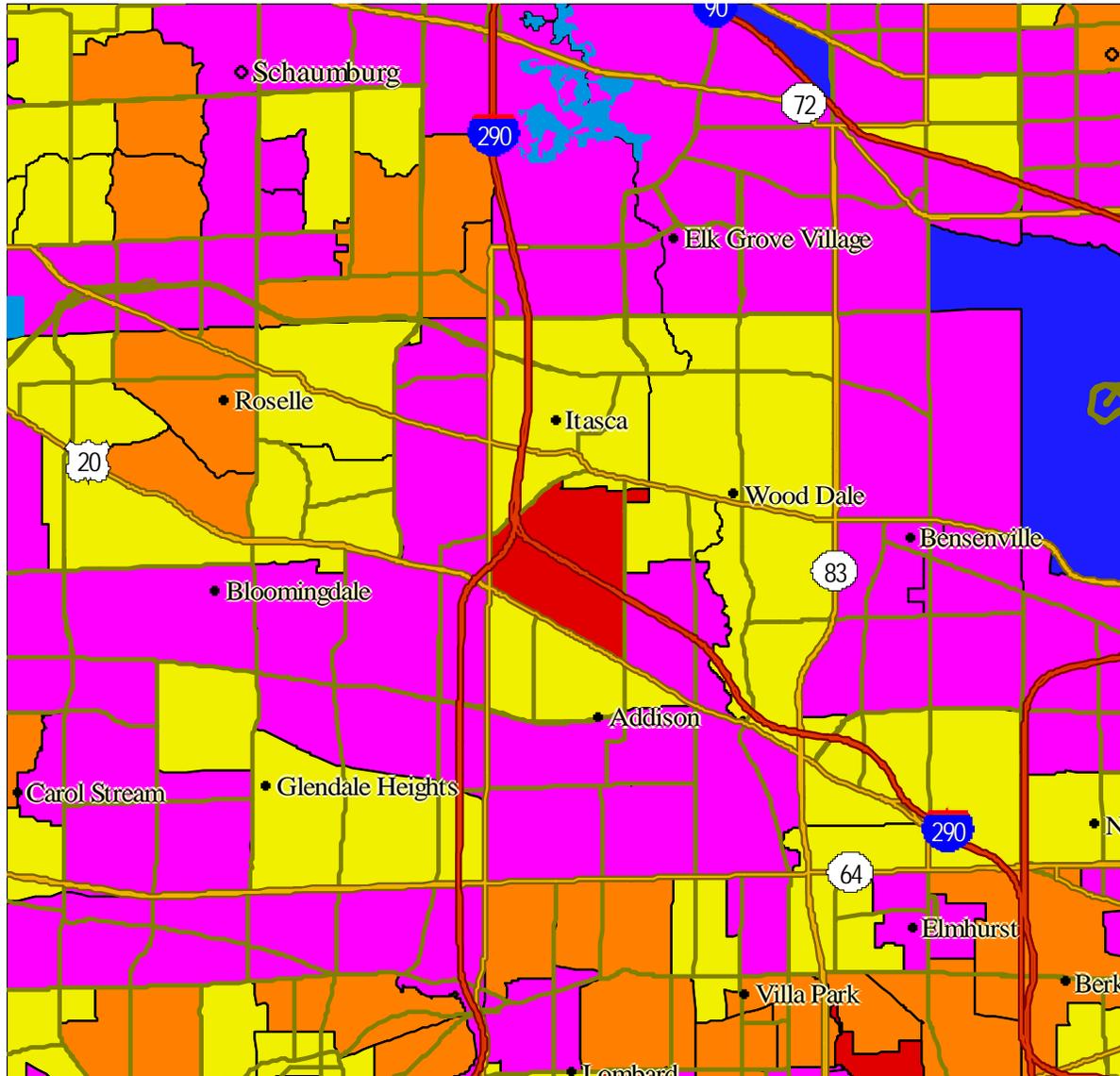
- Census Tract Bndry
- ⊙ Big City Ctr
- ⊙ Medium City Ctr
- ⊙ Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Maj. Rds
- Water Bodies
- Census Tracts**
- Above 45
- 40 to 45
- 35 to 40
- 30 to 35
- Below 30
- No Data

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2004 Median Years in Residence in Wood Dale and Surrounding Area by Census Tract (Wood Dale Metra Station at location of Wood Dale city name)



Legend

- Census Tract Bndry
- ⊙ Big City Ctr
- ⊙ Medium City Ctr
- ⊙ Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Maj. Rds
- Water Bodies

Census Tracts

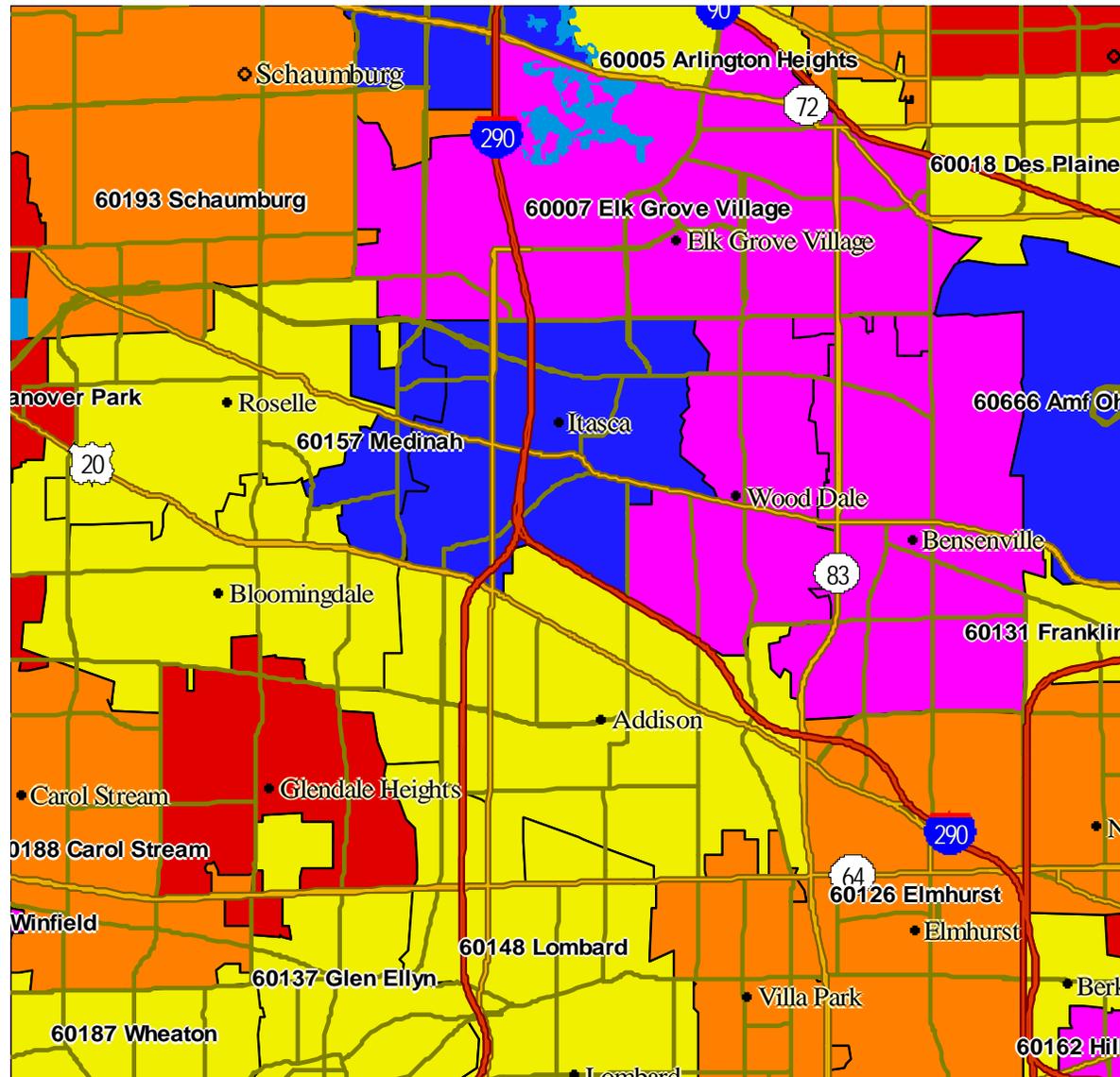
- Above 8
- 6 to 8
- 4 to 6
- 2 to 4
- Below 2
- No Data

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**2004 Population Density for Wood Dale and Surrounding Area by Zip Code
(Wood Dale Metra Station at location of Wood Dale city name)**



Legend

- Postal Zip Code Bndry
- ⊙ Big City Ctr
- ⊙ Medium City Ctr
- ⊙ Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Maj. Rds
- Water Bodies

- ZIP Codes**
- Above 5,000
 - 4,000 to 5,000
 - 3,000 to 4,000
 - 2,000 to 3,000
 - Below 2,000
 - No Data

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Table 11

2000-2004 RETAIL SALES IN WOOD DALE AND SURROUNDING COMMUNITIES									
Municipality	Total	General Merchandise	Food	Eating and Drinking	Apparel	Furniture, HH & Radio	Lumber, Bldg., HW	Automotive	Drugs and Misc. Retail
<u>Wood Dale</u>									
2004	\$307,266,881	\$29,241,700	\$33,922,100	\$17,586,765	\$1,040,244	\$17,714,976	\$21,765,900	\$22,011,000	\$23,753,100
2003	322,524,700	28,012,900	35,693,000	16,790,500	1,043,700	16,287,900	16,051,800	17,704,200	19,331,400
2002	310,418,500	27,847,700	36,865,200	15,003,500	978,100	16,213,700	15,973,800	18,106,200	18,470,800
2001	345,724,600	27,448,400	37,274,700	0*	0*	16,195,700	17,098,200	20,262,200	20,799,500
2000	325,479,300	25,257,800	38,055,800	12,706,500	1,096,800	18,812,500	17,013,100	19,473,600	19,729,900
% Change 2000-2004	-5.6%	15.8%	-10.9%	38.4%	-5.2%	-5.8%	27.9%	13.0%	20.4%
<u>Bensenville</u>									
2004	387,826,752	2,881,568	54,690,056	12,202,900	593,600	16,448,900	8,774,983	116,072,463	46,531,000
2003	378,473,800	2,740,200	43,683,300	11,949,500	1,308,600	9,837,900	11,866,200	127,049,200	43,201,200
2002	377,692,500	2,336,800	38,700,200	13,182,800	3,326,700	9,565,700	15,841,100	116,772,500	34,784,800
2001	388,354,500	1,763,100	31,953,000	14,994,500	2,239,500	8,692,100	9,496,800	133,626,000	35,507,100
2000	465,376,600	1,844,800	31,848,000	17,637,500	1,982,800	6,464,000	6,650,900	145,232,700	38,157,600
% Change 2000-2004	-16.7%	56.2%	71.7%	-30.8%	-70.1%	154.5%	31.9%	-20.1%	21.9%
<u>Itasca</u>									
2004	448,750,053	0	5,226,686	33,962,240	0	113,690,900	2,682,278	18,450,594	33,861,766
2003	369,612,900	0	2,720,500	31,949,500	0	78,829,100	3,781,200	13,253,900	23,211,700
2002	355,670,700	0	1,173,300	22,220,100	0	85,064,500	4,638,200	14,723,900	21,603,900
2001	430,497,000	0	1,636,000	23,237,000	0	83,785,200	13,217,200	17,003,900	33,736,900
2000	505,358,200	0	1,570,000	25,895,400	0	145,140,800	9,221,000	20,390,700	55,443,000
% Change 2000-2004	-11.2%	0.0%	232.9%	31.2%	0.0%	-21.7%	-70.9%	-9.5%	-38.9%
<u>Addison</u>									
2004	583,407,800	53,549,566	54,962,200	53,898,398	5,964,800	35,186,900	43,969,555	57,610,600	75,351,857
2003	545,846,300	52,581,300	53,700,000	48,823,200	6,342,400	35,480,900	37,770,600	44,695,800	72,380,200
2002	538,009,600	50,766,600	47,778,000	45,808,200	5,653,000	39,625,000	36,200,500	44,407,700	75,047,800
2001	552,251,400	50,903,500	45,836,000	43,984,800	5,479,700	45,484,500	34,193,100	45,911,400	74,162,700
2000	590,706,700	59,066,600	46,398,100	41,868,800	6,069,900	63,037,900	33,769,700	42,891,100	72,887,300
% Change 2000-2004	-1.2%	-9.3%	18.5%	28.7%	-1.7%	-44.2%	30.2%	34.3%	3.4%

2000-2004 RETAIL SALES IN WOOD DALE AND SURROUNDING COMMUNITIES

Municipality	Total	General Merchandise	Food	Eating and Drinking	Apparel	Furniture, HH & Radio	Lumber, Bldg., HW	Automotive	Drugs and Misc. Retail
<u>Roselle</u>									
2004	168,005,579	0	20,822,313	8,932,200	0	2,661,154	15,105,493	53,752,100	7,690,387
2003	164,892,000	0	19,173,600	8,852,400	0	2,045,800	16,477,900	56,511,100	6,157,400
2002	160,395,400	0	13,424,600	9,839,900	0	2,312,100	14,092,300	57,279,100	6,496,100
2001	180,066,200	0	15,884,100	10,834,700	0	1,998,100	14,197,100	14,197,100	12,067,100
2000	188,381,700	0	16,862,400	9,646,900	0	1,713,200	12,074,400	62,731,700	24,086,300
% Change 2000-2004	-10.8%	0.0%	23.5%	-7.4%	0.0%	55.3%	25.1%	-14.3%	-68.1%
<u>DuPage County</u>									
2004	16,173,798,600	1,810,448,800	1,654,244,700	1,378,121,300	661,314,900	1,230,581,700	897,100,100	3,608,621,100	2,092,895,800
2003	15,521,817,300	1,775,164,900	1,704,138,400	1,296,456,400	604,503,500	1,167,008,800	808,602,500	3,476,671,100	1,973,692,800
2002	15,547,422,600	1,760,600,100	1,684,588,800	1,256,484,100	609,363,500	1,211,937,200	783,570,700	3,366,279,000	1,998,248,100
2001	16,067,910,900	1,784,055,200	1,689,115,500	1,229,090,700	623,431,600	1,306,576,400	780,217,700	3,440,251,400	1,959,851,700
2000	16,051,663,100	1,655,432,700	1,618,605,100	1,307,484,600	641,681,700	1,404,803,400	705,147,000	3,333,722,900	1,905,453,800
% Change 2000-2004	0.8%	9.4%	2.2%	5.4%	3.1%	-12.4%	27.2%	8.2%	9.8%

* This appears to be an error in coding the proper categories by the Illinois Department of Revenue in 2001. The Department of Revenue does not show the sales for a given category if there are fewer than 4 establishments. However, there were more than 4 eating and drinking establishments in Wood Dale in 2001.

Source: Illinois Department of Revenue, "Report of Sales Tax Receipts by Standard Industrial Classification, 2004, 2003, 2002, 2001 and 2000;" Valerie S. Kretchmer Associates, Inc.

Table 12

2004 PER CAPITA RETAIL SALES IN WOOD DALE AND SURROUNDING COMMUNITIES									
Municipality/ Population Estimate	Total Sales/ Total Non- Automotive Sales	General Merchandise	Food	Eating and Drinking	Apparel	Furniture, HH & Radio	Lumber, Building, Hardware	Automotive	Drugs and Misc. Retail
Wood Dale 13,564	\$22,653 21,030	\$2,156	\$2,501	\$1,297	\$77	\$1,306	\$1,605	\$1,623	\$1,751
Bensenville 21,184	\$18,308 12,828	\$136	\$2,582	\$576	\$28	\$776	\$414	\$5,479	\$2,197
Itasca 8,530	\$52,608 50,445	\$0	\$613	\$3,982	\$0	\$13,328	\$314	\$2,163	\$3,970
Addison 36,421	\$16,018 14,437	\$1,470	\$1,509	\$1,480	\$164	\$966	\$1,207	\$1,582	\$2,069
Roselle 23,665	\$7,099 4,828	\$0	\$880	\$377	\$0	\$112	\$638	\$2,271	\$325
DuPage County 931,347	\$16,666 12,933	\$1,906	\$1,830	\$1,392	\$649	\$1,253	\$868	\$3,733	\$2,119

Source: Illinois Department of Revenue, "Report of Sales Tax Receipts by Standard Industrial Classification, 2004;" Population estimates by Demographics Now; Valerie S. Kretchmer Associates, Inc.

Table 13

2002 ESTABLISHMENTS BY INDUSTRY BY EMPLOYMENT SIZE IN WOOD DALE ZIP CODE 60191										
Industry	Total	Establishments by Employment Size								
		1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1,000+
Total	760	355	125	123	96	27	20	8	4	2
Utilities	1	0	1	0	0	0	0	0	0	0
Construction	92	62	12	9	7	1	1	0	0	0
Manufacturing	105	37	19	19	18	5	3	2	2	0
Wholesale trade	152	55	28	26	30	5	7	1	0	0
Retail trade	51	21	16	7	5	1	1	0	0	0
Transportation & warehousing	90	37	13	21	12	5	1	1	0	0
Information	12	7	2	0	1	2	0	0	0	0
Finance & insurance	21	7	5	4	2	2	0	0	1	0
Real estate & rental & leasing	15	9	1	1	0	2	1	1	0	0
Professional, scientific & technical servi	61	45	3	5	5	2	0	1	0	0
Management of companies & enterprises	6	1	0	1	1	0	2	1	0	0
Admin, support, waste mgt, remediation services	35	15	3	7	4	0	4	0	1	1
Educational services	1	0	0	0	1	0	0	0	0	0
Health care and social assistance	17	9	5	1	0	0	0	1	0	1
Arts, entertainment & recreation	8	5	0	2	1	0	0	0	0	0
Accommodation & food services	36	14	6	8	6	2	0	0	0	0
Other services (except public administration)	51	28	10	10	3	0	0	0	0	0
Auxiliaries (exc corporate, subsidiary)	5	2	1	2	0	0	0	0	0	0
Unclassified establishments	1	1	0	0	0	0	0	0	0	0

Source: U.S. Census Bureau

Table 14

RETAIL TRADE, FOOD SERVICE AND ACCOMMODATIONS ESTABLISHMENTS IN WOOD DALE ZIP CODE 60191 NUMBER OF ESTABLISHMENTS BY EMPLOYMENT SIZE CLASS IN 2002								
Industry Code Description	Total	Establishments by Employment Size						
		1-4	5-9	10-19	20-49	50-99	100-249	250+
Total Retail Trade	51	21	16	7	5	1	1	0
<u>Automotive</u>								
Motor vehicle dealers	1	1	0	0	0	0	0	0
Automotive parts, accessories & tire store	5	3	2	0	0	0	0	0
Tire dealers	1	0	1	0	0	0	0	0
<u>Furnishings, Improvement, Home & Garden</u>								
Radio, television & other electronics stor	3	1	1	1	0	0	0	0
Computer & software stores	1	0	0	0	1	0	0	0
Hardware stores	1	0	0	1	0	0	0	0
Other building material dealers	6	3	2	0	0	1	0	0
Outdoor power equipment stores	1	0	1	0	0	0	0	0
<u>Food and Drinks</u>								
Grocery (except convenience) stores	3	0	1	0	2	0	0	0
Convenience stores	2	1	1	0	0	0	0	0
Baked goods stores	1	1	0	0	0	0	0	0
Confectionery & nut stores	1	0	1	0	0	0	0	0
All other specialty food stores	1	1	0	0	0	0	0	0
<u>Pharmacy and Beauty</u>								
Cosmetics, beauty supplies & perfume store	1	0	1	0	0	0	0	0
Optical goods stores	1	0	1	0	0	0	0	0
<u>Gasoline Services</u>								
Gasoline stations with convenience stores	7	4	0	2	1	0	0	0
Other gasoline stations	3	1	1	1	0	0	0	0
<u>Clothing</u>								
Shoe stores	1	0	1	0	0	0	0	0

Industry Code Description	Total	Establishments by Employment Size						
		1-4	5-9	10-19	20-49	50-99	100-249	250+
<u>Department Stores</u>								
Department stores	1	0	0	0	0	0	1	0
All other general merchandise stores	2	0	0	1	1	0	0	0
<u>Miscellaneous Retail</u>								
Jewelry stores	1	0	1	0	0	0	0	0
Gift, novelty & souvenir stores	2	2	0	0	0	0	0	0
Pet & pet supplies stores	1	0	0	1	0	0	0	0
Tobacco stores	1	1	0	0	0	0	0	0
All other misc store retailers (exc tobacco)	1	1	0	0	0	0	0	0
Electronic shopping & mail-order houses	1	1	0	0	0	0	0	0
Other direct selling establishments	1	0	1	0	0	0	0	0
Total Food Service and Accommodations	36	14	6	8	6	2	0	0
Hotels (exc casino hotels) & motels	3	1	0	0	1	1	0	0
All other traveler accommodation	1	1	0	0	0	0	0	0
Full-service restaurants	15	6	3	3	3	0	0	0
Limited-service restaurants	7	3	1	2	1	0	0	0
Snack & nonalcoholic beverage bars	4	2	1	1	0	0	0	0
Food service contractors	2	0	0	2	0	0	0	0
Caterers	2	0	0	0	1	1	0	0
Drinking places (alcoholic beverages)	2	1	1	0	0	0	0	0
Source: U.S. Census Bureau								

Table 15

2004 AGGREGATE RETAIL SALES POTENTIAL BY STORE TYPE FOR WOOD DALE	
Store Type	
Aggregate Dollars 2004	
Appliances and Electronics Stores	\$2,054,929
Art Dealers	\$7,930
Auto Parts and Accessories	\$1,886,487
Book Stores	\$930,816
Camera and Photography Stores	\$213,839
Childrens' and Infant's Clothing Stores	\$520,111
Clothing Accessory Stores	\$104,980
Computer Stores	\$1,159,437
Convenience Stores	\$1,186,518
Costmetics and Beauty Stores	\$136,675
Department Stores	\$12,057,793
Drinking Places	\$473,389
Family Clothing Stores	\$2,656,360
Fish and Seafood Markets	\$78,533
Floor Covering Stores	\$409,496
Florists	\$124,597
Fruit and Vegetable Markets	\$154,872
Fuel Dealers	\$770,434
Full Service Restaurants	\$6,385,116
Furniture Stores	\$2,269,054
Gasoline Stations with Convenience Stores	\$10,339,346
Gasoline Stations without Convenience Stores	\$4,575,590
Gift and Souvenir Stores	\$291,141
Grocery Stores	\$25,542,343
Hardware Stores	\$952,111
Hobby, Toy, and Game Stores	\$604,958
Home Centers	\$2,461,316
Hotels and Other Travel Accomodations	\$933,152
Jewelry Stores	\$769,311
Limited Service Restaurants	\$6,487,415
Liquor Stores	\$900,641
Luggage Stores	\$77,337
Mail Order and Catalog Stores	\$3,479,088
Meat Markets	\$328,781
Men's Clothing Stores	\$569,612
Mobile Home Dealers	\$3,011
Motorcycle and Boat Dealers	\$1,061,740
Musical Instrument Stores	\$240,162
New Car Dealers	\$27,140,805
Nursery and Garden Stores	\$594,553
Office and Stationary Stores	\$272,131
Optical Goods Stores	\$587,691

**2004 AGGREGATE RETAIL SALES POTENTIAL
BY STORE TYPE FOR WOOD DALE**

Store Type	
Other Apparel Stores	\$415,931
Other Building Materials Stores	\$2,424,214
Other Direct Selling Establishments	\$677,559
Other General Merchandise Stores	\$1,346,586
Other Health and Personal Care Stores	\$286,489
Other Home Furnishing Stores	\$581,430
Other Miscellaneous Retail Stores	\$317,768
Other Specialty Food Markets	\$243,403
Outdoor Power Equipment Stores	\$75,601
Paint and Wallpaper Stores	\$82,542
Pet and Pet Supply Stores	\$387,295
Pharmacy and Drug Stores	\$3,353,452
RV Parks	\$13,294
Record, Tape, and CD Stores	\$457,746
Recreational Vehicle Dealers	\$43,065
Rooming and Boarding Houses	\$6,617
Sewing and Needlecraft Stores	\$84,401
Shoe Stores	\$1,491,315
Special Food Services and Catering	\$1,084,550
Sporting Goods Stores	\$1,204,061
Tire Dealers	\$873,374
Used Merchandise Stores	\$253,391
User Car Dealers	\$1,846,400
Vending Machines	\$476,955
Warehouse Superstores	\$4,895,968
Women's Clothing Stores	\$1,556,143
Total Aggregate Annual Retail Sales Potential	\$146,273,149

Source: Demographics Now