

DOWNTOWN CASE STUDIES

* NUMBER IN PARANTHESIS REFLECT DATA FOR THE OVERALL COMMUNITY

Tinley Park



Glenview



LaGrange



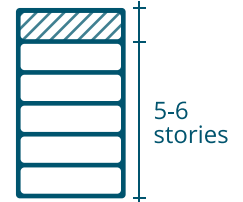
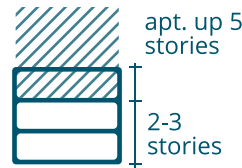
Glen Ellyn



DEMOGRAPHICS

	(POPULATION) 215 (56,624)		620 (46,425)		552 (15,492)		570 (28,122)
	(WORKERS) 251 (22,663)		1,136 (35,724)		2,340 (8,678)		2,714 (20,451)
	(INCOME) 51,294 (80,227)		106,628 (107,207)		63,287 (108,587)		72,091 (96,608)

PARKING BUILDING HEIGHT / DEVELOPMENT DENSITY



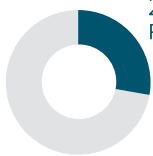
LAND USE MIX



RETAIL

137,733 SF	1-3	606,412 SF	3-5	662,885 SF	10-15	447,039 SF	5-7
RETAIL / OFFICE	CHAIN STORES	RETAIL / OFFICE	CHAIN STORES	RETAIL / OFFICE	CHAIN STORES	RETAIL / OFFICE	CHAIN STORES

RESIDENTIAL CHARACTERISTICS



RENT HOME VALUE

\$924	\$220,883	\$1,000	\$415,625	\$967	\$244,853	\$739	\$415,152
(\$949)	(\$242,925)	(\$1,610)	(\$553,510)	(\$973)	(\$475,577)	(\$903)	(\$421,988)

TOTAL UNITS

80	0	8	6	36	154	5	6	13	71	91	85	21	45	140	206	3	3	35	214
SINGLE FAMILY	DUPLEX	3-4	5-9	10+	UNITS IN STRUCTURE					UNITS IN STRUCTURE					UNITS IN STRUCTURE				

Downers Grove



Park Ridge



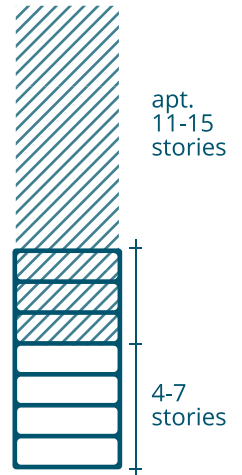
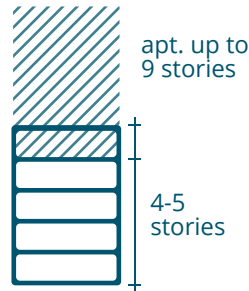
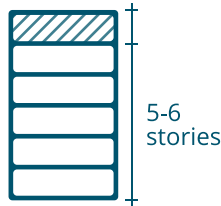
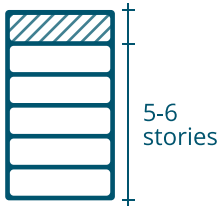
Elmhurst



Arlington Heights



1,281 (49,990)	1,140 (37,998)	1,120 (45,294)	1,942 (76,280)
2,347 (45,599)	3,139 (19,640)	3,952 (27,717)	2,610 (50,208)
99,057 (87,938)	111,745 (101,004)	103,418 (102,677)	57,132 (84,034)



FREE	FREE	FREE	FREE
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567,332 SF	7-10	620,820 SF	15-20	931,476 SF	15-20	893,472 SF	35-40
RETAIL / OFFICE	CHAIN STORES	RETAIL / OFFICE	CHAIN STORES	RETAIL / OFFICE	CHAIN STORES	RETAIL / OFFICE	CHAIN STORES



\$858	\$440,972	\$1,766	\$564,171	\$1,159	\$496,154	\$1,265	\$285,333
(\$1,023)	(\$345,362)	(\$1,097)	(\$449,654)	(\$1,292)	(\$398,244)	(\$1,107)	(\$352,670)
RENT	HOME VALUE	RENT	HOME VALUE	RENT	HOME VALUE	RENT	HOME VALUE

