



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

## FINANCE AND PUBLIC RELATIONS & DEVELOPMENT COMMITTEE AGENDA

**Tuesday, November 27, 2018**

**7:00 p.m.**

**Maple Park Civic Center  
302 Willow Street, Maple Park, IL**

### **1. CALL TO ORDER / ESTABLISHMENT OF QUORUM**

### **2. PUBLIC COMMENTS – *Any resident wishing to address the Board may do so according to the Rules of Public Comment and should register with the Village Clerk prior to the meeting.***

### **3. APPROVAL OF MEETING MINUTES**

- October 23, 2018

### **4. DISCUSSION OF ZONING CHANGES**

- Approved Surfaces
- Solar Energy
- Chain Link Fences

### **5. DISCUSSION OF BUSINESS ZONING CATEGORIES**

### **6. DISCUSSION OF ENGINEERING RFP**

### **7. TIF GRANT**

- Façade Grants
- Other Grants

### **8. DISCUSSION OF BUXTON DEMOGRAPHICS PRESENTATION**

- Revenue Estimates
- Village Projects

### **9. DISCUSSION OF DEVELOPMENT PLANNING**

### **10. DISCUSSION OF DECEMBER MEETING DATE**

### **11. ADJOURNMENT**

Committee Members  
Trustee Higgins, Chair  
Trustee Dalton  
Trustee Fahnstock  
Trustee Shaver



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## FINANCE AND PUBLIC RELATIONS & DEVELOPMENT COMMITTEE MINUTES

**Tuesday, October 23, 2018**

**7:00 p.m.**

**Maple Park Civic Center**

**302 Willow Street, Maple Park, IL**

### 1. CALL TO ORDER / ESTABLISHMENT OF QUORUM

Chairman Chris Higgins called the meeting to order at 7:05 p.m.

Village Clerk called the roll call and the following Committee members were present: Trustee Chris Higgins, Trustee Kristine Dalton and Trustee Bart Shaver. Absent: Suzanne Fahnestock.

Others present: Dennis Maher, Vice President of Buxton, Police Chief Dean Stiegemeier, and Village Clerk Liz Peerboom.

### 2. PUBLIC COMMENTS – *Any resident wishing to address the Board may do so according to the Rules of Public Comment and should register with the Village Clerk prior to the meeting.*

None.

### 3. APPROVAL OF MEETING MINUTES

- August 28, 2018
- September 25, 2018

Trustee Shaver made a motion to approve the minutes from the September 25, 2018 meeting, seconded by Trustee Dalton. Motion carried by voice vote.

### 4. PRESENTATION ON RETAIL RECRUITMENT (Buxton)

Trustee Higgins advised that he met Buxton representative Dennis Maher at the IL Municipal League Conference and offered to come out and show the Committee what Buxton does. This company finds out what retailer is looking for a community like Maple Park.

Clerk Peerboom asked how much a service like this would cost the Village of Maple Park. Mr. Buxton said that he would put together a cost sheet for the village. Trustee Higgins advised that it is not cheap. Clerk Peerboom said that the village doesn't have any money for a service like this.

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Trustee Dalton asked if Buxton would bring the retailer to the community or how does that work. Mr. Maher said that Buxton would give the community the tools to reach out to retailers. Trustee Higgins asked if he had any idea how smaller communities would finance a service such as this. Mr. Maher said that some communities use different industries to help finance, or even TIF funds to finance.

Mr. Maher then discussed a little bit about the partnership that would be between Buxton and the village. He added that he will send out a brochure and other information about the service.

#### **5. DISCUSSION OF PERMIT FEES – WAIVER OF FEES TO EXPIRE IN DEC. 2018**

Trustee Higgins advised that the moratorium on permit fees expires on December 31, 2018. Trustee Dalton said that she feels that if the fee waiver should be allowed to expire, or maybe reinstate some of them not all of them.

The committee discussed what fees are waived and what the committee would like to see happen.

Trustee Shaver made a motion to approve charging 50% of the fees that would have been charged beginning January 1, 2019, seconded by Trustee Dalton. Motion carried by voice vote. This ordinance will be on the November Board agenda for full Board approval.

#### **6. DISCUSSION OF ENGINEERING RFP**

Trustee Higgins discussed the difference between what Lintech Engineering is charging and what the two firms would charge and he said that if the Board approved a new Engineering firm, the cost would not be that much more.

The committee discussed both firms and the pros and cons of both firms. Consensus was to decide which firm to go with.

Trustee Dalton made a motion to recommend Fehr-Graham as the new Engineering Firm, seconded by Trustee Shaver. Motion carried by voice vote.

This item will go to the November Board agenda for full Board approval.

#### **7. TIF FORECASTING**

Trustee Higgins discussed TIF forecasting. He said that there is a small increment in TIF now, but not enough to do anything with. He discussed what the increment could possibly be in the next 2-5 years, estimating approximately \$750,000 in TIF by 2023. He then discussed different projects that TIF could be used for. He also discussed items that came out of the Strategic Plan Public meeting.

Trustee Higgins suggested doing a Façade program, and possibly another type of a program. Clerk Peerboom advised that there will need to be a policy and procedures in place for these



## MINUTES

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projects. Trustee Higgins suggested having a minimum of \$100,000 in the TIF fund because there are costs involved with maintaining the TIF fund. Trustee Higgins then went over examples of TIF policies. Consensus was to have a 50/50 façade program with a minimum project cost of \$2,000, and a maximum of \$5,000 granted to the applicant. Applications would go to the Planning Commission, with Board giving final approval, and there would be a maximum of 3 projects approved per year.

### 8. DISCUSSION OF DEVELOPMENT

- Lighting standard
- Small Cellular Standard

Trustee Higgins asked the committee for feedback on this item. Trustee Higgins said that he would like to see wooden light poles to be removed and that would need to be in the zoning code.

Trustee Higgins also discussed the possibility of taking over County Line Road, and at the same time have DeKalb County agree to do some of the projects on County Line Road that the village would like to have done.

### 9. DISCUSSION OF 2019 BUDGET ITEMS

- Wish List
  - Village Hall Building Maintenance

Clerk Peerboom distributed information about panic buttons. The committee discussed the reason for getting panic buttons and the cost.

Trustee Dalton made a motion to approve the purchase of the panic buttons and the service that goes along with it, seconded by Trustee Shaver. Motion carried by voice vote.

This item will be on the November Board agenda for full Board approval.

- Washington Park
  - Make Kane and Maiden One Way between Washington and Pearl
  - Install Signs and any required street markings
  - Get recommendation/cost to allow for angled parking on Maiden and Kane.

The committee discussed the above recommendation and Police Chief Stiegemeier advised that the area doesn't allow for angled parking unless the grass in the park was used as the angled parking.



## MINUTES

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Trustee Higgins advised that he has asked the village engineering to give him information in order to facilitate the changes. The committee discussed the possibility of having a public meeting to get public input on the changes. Consensus was that if the costs were too high for the angled parking, the streets would be changed to one way and the parking would be parallel parking.

### 10. ADJOURNMENT

Trustee Dalton made a motion to adjourn the meeting, seconded by Trustee Shaver. Motion carried by voice vote.

Meeting adjourned at 9:21 p.m.

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Liz Peerboom, CMC  
Village Clerk

AFT

Committee Members  
Trustee Higgins, Chair  
Trustee Dalton  
Trustee Fahnestock  
Trustee Shaver

## Liz Peerboom

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**From:** Kathleen Curtis <kcurtis@villageofmaplepark.com>  
**Sent:** Tuesday, November 20, 2018 12:58 PM  
**To:** Liz Peerboom; Cheryl Aldridge  
**Subject:** Fwd: Maple Park TIF

FYI

----- Original Message -----

**From:**  
"Herb Klein" <hklein@jacobkleinlaw.com>

**To:**  
"chiggins@villageofmaplepark.com" <chiggins@villageofmaplepark.com>

**Cc:**  
"Kathleen Curtis" <kcurtis@villageofmaplepark.com>, "Lori Meagher" <lmeagher@jacobkleinlaw.com>

**Sent:**  
Tue, 20 Nov 2018 18:34:20 +0000

**Subject:**  
Maple Park TIF

Chris,

In response to your questions today, yes TIF funds can be used by the Village to acquire property within the TIF district that the Village may want to acquire.

Also, TIF funds can be used to construct a public parking lot.

For a private parking lot, TIF funds can be used to assist or reimburse a private owner thru a redevelopment agreement for the acquisition, site work (grading, drainage, etc.) survey, engineering, utilities, etc. but not the actual concrete or asphalt overlay. The concrete/asphalt is considered new construction of private property which is not TIF eligible.

Rehab/renovations of private property are TIF eligible which is why you can use TIF funds for private renovation costs.

Herb

Herbert J. Klein

Jacob & Klein, Ltd.

925 Shooting Park Rd.

Suite A

Peru, IL 61354

P: 815-223-7550

F: 815-223-7577

[hklein@jacobkleinlaw.com](mailto:hklein@jacobkleinlaw.com)

## **Chapter 7**

# **BUSINESS DISTRICTS**

### **11-7-1: B-1 CENTRAL BUSINESS DISTRICT:**

A. General Conditions: The B-1 central business district is designed to accommodate those retail uses that are characteristic of the "Main Street" commercial center.

B. Permitted Uses:

1. Antique shops.
2. Automobile parts and accessory stores.
3. Bakeries.
4. Banks and financial institutions.
5. Barber and beauty shops.
6. Bicycle sales, rental and repair shops.
7. Bookstores.
8. Candy, ice cream and confectionery.
9. Camera and photography supply shops.
10. Card and stationery shops.
11. Catering establishments, including pizza delivery.
12. Clothing stores.
13. Custom dressmaking, tailoring or shoe repair shops, when conducted for retail sale on the premises only.
14. Drugstores.
15. Dry cleaning and laundries.
16. Dry goods stores.
17. Florists.



18. Furniture stores, with repair and reupholstery only as an accessory use.
19. Gift shops.
20. Hardware stores.
21. Hobby shops.
22. Household appliance stores and repair.
23. Jewelry and watch repair shops.
24. Libraries.
25. Locksmiths.
26. Museums.
27. Musical instrument sales and service.
28. Offices.
29. Optical sales and service.
30. Package liquor stores.
31. Parking lots, as a principal use.
32. Parks.
33. Pet stores.
34. Photography and art studios, including the development of film and pictures when done as part of the retail business on the premises.
35. Post office.
36. Printing, photocopying and blueprinting establishments.
37. Private or fraternal clubs or lodges.
38. Public buildings.
39. Record stores.
40. Residential uses as regulated in [chapter 6](#) of this title.
41. Restaurants and taverns, when the establishment is not of the drive-in type where food is served to occupants remaining in motor vehicles.
42. Retail sale of cabinets and countertops.
43. Secondhand stores.

44. Shoe stores.
45. Sporting goods stores.
46. Television, radio and recording studios.
47. Television and radio stores, sales and service.
48. Toy stores.
49. Travel agencies.
50. Videotape sales and rental stores.
51. Accessory uses in accordance with [chapter 2](#) of this title, except the following accessory uses identified in section [11-2-3](#), table [11-2-3A](#) of this title: air conditioning equipment shelters, architectural entrance structures, balconies, decks and unenclosed porches, detached garages or carports, farm and garden crops, lawn furniture, open off street loading spaces, open off street parking spaces, playground and laundry drying equipment, satellite antennas, sheds and storage buildings, swimming pools, terraces, patios and outdoor fireplaces.

#### C. Special Uses:

1. Automobile gasoline stations, but not repair garages.
2. Banquet halls.
3. Car washes.
4. Convalescent and nursing homes.
5. Drive-in window service facilities.
6. Food stores.
7. Funeral homes, mortuaries, and crematoriums.
8. Hospitals and clinics.
9. Churches, rectories and parish houses.
10. Planned unit developments.
11. Public utility and service uses.
12. Schools for business, professional and technical training.
13. Theaters, indoor other than adult business use.

#### D. Yard Requirements:

1. Front Yard: Not less than ten feet (10') in depth.
2. Side Yard: If a side yard is provided it shall not be less than five feet (5') wide; except, where a side lot line coincides with a side lot line in an adjacent residential district, a yard shall be provided along such lot line in accordance with transitional requirements. A side yard adjoining a street shall be not less than ten feet (10') in width.
3. Transitional Yards: In the B-1 district the minimum transitional yard requirements shall not be less than those specified below:
  - a. Where a side lot line coincides with a side or rear lot line in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard required under this title for a residential use on the adjacent residential lot.
  - b. Where a rear lot line coincides with a side lot line in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard required under this title for a residential use on the adjacent residential lot.
  - c. Where a rear lot line coincides with a rear lot line in an adjacent lot located in a residential district, a yard equal in depth to the minimum yard required by this title on such adjacent residential lot shall be provided along such rear lot.
  - d. Where the extension of a front or side lot line coincides with a front lot line of an adjacent lot located in a residential district, a yard equal in depth to the minimum yard required by this title on such adjacent residential lot shall be provided along such front or side lot lines.
  - e. All side and rear yards adjacent to an existing residentially zoned lot shall be screened by placing at the lot line a solid, sightproof fence or wall having a height not less than six feet (6'). Within this yard, there shall be a landscaped area planted with one 2<sup>1</sup>/<sub>2</sub>-inch caliper tree for every thirty (30) linear feet of common property line, and shall be a minimum height of six feet (6') at the time of planting. The use of earthen berms may be allowed in place of fencing provided they are designed to provide the same screening effect.

E. Lot Requirements: The zoning lot for each structure shall be a minimum of five thousand (5,000) square feet.

F. Maximum Building Height: The maximum height for any structure is thirty five feet (35').

G. Off Street Parking And Loading Facilities: Off street parking and loading facilities shall be



provided as permitted or required in this title, except for that area of Main Street bounded by County Line Road on the west and Liberty Street on the east.

#### H. Residential Dwelling Units Sharing Zoning Lot With Permitted B-1 Use:

##### 1. Dwelling Standards:

- a. Any dwelling unit hereafter established within the B-1 district must be located within the principal structure on the B-1 zoning lot.
- b. No dwelling unit hereafter established shall be permitted to occupy the basement or ground floor of the principal structure within the B-1 district.
- c. Any dwelling unit hereafter established in any B-1 district shall have a minimum single-story floor area of nine hundred (900) square feet. Every dwelling of more than one story shall have a total floor area of not less than one thousand fifty (1,050) square feet.

2. Off Street Parking: Additional parking spaces shall be required for any dwelling unit hereafter established in any B-1 district in accordance with [chapter 9](#) of this title. The required number of spaces for dwelling units shall be separately identified and shall be in addition to the required spaces for all other uses on the zoning lot. Setbacks for spaces identified for residential use shall conform to the regulations of [chapter 9](#) of this title.

- I. Conditions Of Use: Outdoor display of items intended for direct sale to the public shall be permitted as an accessory use only. Outdoor storage of items not intended for direct sale to the public shall not be permitted. (Ord. 2014-13, 7-1-2014)

### 11-7-2: B-2 GENERAL COMMERCIAL DISTRICT:

- A. General Conditions: The B-2 general commercial district is designed to accommodate both retail and service businesses required for the day to day needs of persons in the village and other uses that serve a larger market area. This district should be located along major traffic corridors.

#### B. Permitted Uses:

1. Any use permitted in the B-1 district.
2. Amusement establishments, including: bowling alleys, pool halls, skating rinks, and video game rooms.

3. Automobile car washes.
4. Automobile gasoline stations, with repair garages.
5. Banquet halls.
6. Churches.
7. Convalescent and nursing homes.
8. Drive-in window service facilities.
9. Department stores.
10. Feed and seed stores.
11. Food stores.
12. Funeral homes, mortuaries, and crematoriums.
13. Hospitals and clinics.
14. Hotels and motels.
15. Motorized vehicle sales with service departments.
16. Newspaper distribution agencies for home deliveries and retail trade.
17. Physical culture and health services.
18. Restaurants with drive-through facilities.
19. Schools for business, professional or technical training.
20. Theaters, indoor other than an adult business use.
21. Tire stores, sales and service.
22. Trailer, camper or recreational vehicle sales and rental.
23. Trailer or automobile or other equipment rental.
24. Accessory uses in accordance with [chapter 2](#) of this title, except the following accessory uses identified in section [11-2-3](#), table [11-2-3A](#) of this title: air conditioning equipment shelters, architectural entrance structures, balconies, decks and unenclosed porches, detached garages or carports, farm and garden crops, lawn furniture, open off street loading spaces, open off street parking spaces, playground and laundry drying equipment, satellite antennas, sheds and storage buildings, terraces, patios and outdoor fireplaces.

#### C. Special Uses:

1. Animal hospitals and kennels.
2. Blacksmith and welding shops.
3. Building materials sales yards and storage.
4. Building contractor's office and material storage.
5. Farm equipment sales and service.
6. Golf driving ranges.
7. Plant nurseries or greenhouses.
8. Plumbing and heating service and equipment stores.
9. Outdoor sales areas.
10. Residential hotels or motels.
11. Self-service storage facilities.
12. Vehicle repair and service facilities.

D. Yard Requirements:

Front	Side	Transitional	Rear
30 ft.	10 ft. or 10% whichever is greater	Where a B-2 district property adjoins a residential district, as required in B-1 district	20 ft.

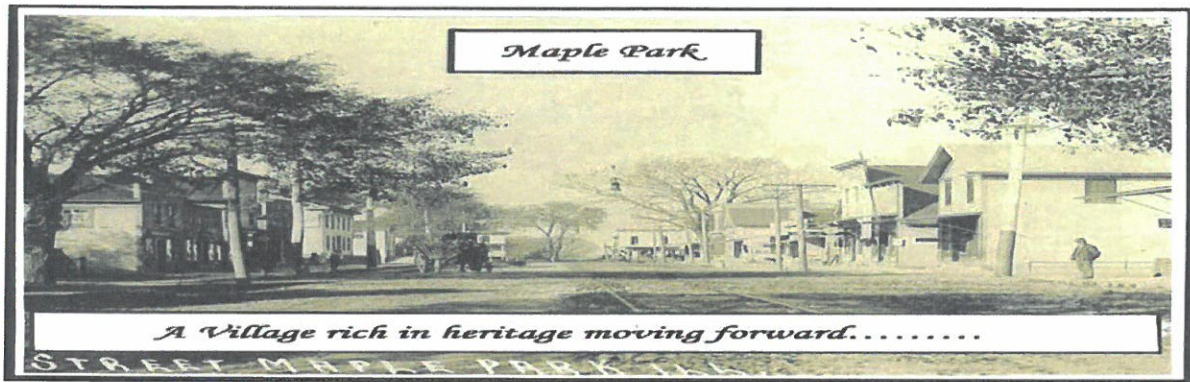
E. Lot Requirements: The zoning lot for each structure shall be a minimum of five thousand (5,000) square feet.

F. Maximum Building Height: The maximum height for any structure is thirty five feet (35').

G. Off Street Parking And Loading Facilities: Off street parking and loading facilities shall be provided as permitted or required in [chapter 9](#) of this title.



H. Conditions Of Use: Outdoor display of items intended for direct sale to the public shall be permitted as an accessory use only. Outdoor storage of items not intended for direct sale to the public shall also be permitted as an accessory use as long as the storage area is completely screened from the public view and located behind the front building line of the principal building, except that automobiles and other vehicles that have been serviced, or are awaiting service, may be temporarily stored for a period of forty eight (48) hours in front of the building line of the principal building. (Ord. 2014-13, 7-1-2014)



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## VILLAGE OF MAPLE PARK BUSINESS EXTERIOR RENOVATION PROGRAM

### Maple Park Tax Increment Financing (TIF) District I

In 2012, the Village of Maple Park established its first Tax Increment Financing (TIF) District in an effort to stimulate new private investment, encourage economic development and improve public infrastructure. As a result, the Village now offers various ways of helping property owners and/or tenants located within the Maple Park TIF District I area to reduce the costs of residential, commercial and industrial redevelopment projects. The *Maple Park Business Exterior Renovation Grant Program* is one way of helping existing businesses.

### Maple Park Business Exterior Renovation Program

#### **PURPOSE:**

The primary goal of the Village of Maple Park's *Business Exterior Renovation Grant Program* is to visibly enhance, preserve and rehabilitate the valuable commercial properties within Maple Park's Tax Increment Financing (TIF) District I, an area which encompasses the historic downtown business district and includes commercial properties located along County Line Road. TIF District I was established in 2012 to stimulate private, economic development and while also improving, updating and maintaining our public infrastructure. The Village utilizes TIF resources to annually fund the *Maple Park Business Exterior Renovation Grant Program*, hereinafter "Program", which is outlined in this application.

#### **FUNDING:**

Business and property owners within the Maple Park TIF District I may be eligible for a maximum \$5,000.00 reimbursement grant. These grants cover up to 50% of TIF Eligible Costs and are awarded on a first come, first served basis. The Applicant is required to match or exceed any awarded program funding through an investment of their own capital toward the project's total cost.

#### **PROPERTY ELIGIBILITY:**

To be eligible for reimbursement of project costs under this Program, the following requirements and conditions shall be met:

- The property must be a commercial establishment that is located within Maple Park's TIF District I (see TIF boundary map on Village's website [www.VillageofMaplePark.org](http://www.VillageofMaplePark.org)); and

- Properties must not be in arrears of property assessments, municipal utilities, or taxes; and
- The total project cost must exceed \$2,000.00; and
- The Applicant must be either (1) the owner of a building within Maple Park's TIF District I, or (2) the owner of a business within Maple Park's TIF District I, who has a valid lease of at least a 1-year term; and
- The improvement project must be for one or more of the items listed as eligible for reimbursement below; and
- Repair, renovation, or installation projects started prior to the submission of a grant application are ineligible for reimbursement of project costs under this Program; and
- The property must not have received a grant under this program within the immediately preceding two (2) calendar years.

#### **ELIGIBLE COSTS FOR REIMBURSEMENT:**

Grants are issued in the form of reimbursements for eligible expenses once the work has been completed. This program allows for the reimbursement of the following exterior work:

- Repair/rehabilitation of building exterior, including; tuckpointing and waterproofing, painting and staining, siding.
- Repair, replacement of windows and doors.
- Repair, replacement of exterior steps, ramps and railing(s) associated with direct building access.
- Repair, replacement or installation of decorative or architectural exterior lighting (must be full cut-off lighting).
- Repair or replacement of roofing, waterproofing; roof drains and exterior down spouts.
- Repair/renovation that will make front entryways ADA compliant.

#### **INELIGIBLE REIMBURSEMENT COSTS:**

- Building or site maintenance costs.
- Tools or items associated with the installation or execution of the improvements (i.e. paint brushes, hammers, etc.).
- Repair, replacement, or installation of awnings, canopies or site furnishings.
- Repair, replacement, or installation of commercial signs or window lettering.
- Repair, replacement, or installation of site improvements; sidewalks, curbs, driveways, and parking areas, enclosures for trash or recycling dumpsters, landscaping of the site, to include parking lot landscaping.
- Improvements to utility connections; electrical, sewer or water.
- All other costs not specifically listed.

#### **PROGRAM REVIEW AND APPROVAL PROCESS:**

All Applicants are on a first come, first serve basis. Applications are limited to one (1) grant per parcel, per fiscal year (Village of Maple Park's fiscal year is May 1<sup>st</sup>-April 30<sup>th</sup>). The Village has established an initial annual program allocation of \$15,000.00 per fiscal year so Applicants are encouraged to file early and execute the improvements as soon as possible. The Village encourages you to employ or purchase services, products and materials available within the Village whenever possible. The Program process is as follows:



1. Application submitted along with required supportive documentation and photographs.
2. Attend Planning Commission meeting to discuss/answer questions about your application and subject property.
3. At the same meeting, the Planning Commission will review your application and either a) ask for clarification and re-submittal, or b) make a decision as to whether to grant or deny “preliminary approval” and recommend to the Village Board that the application is eligible to proceed.
4. Notice to proceed letter from the Village Clerk. (*Steps 3 & 4* confirm your application’s place in line for funding as long as the following steps are completed.)
5. Applicant will execute improvements within 5-months and completed within 11-months of Village’s notice to proceed. Extension requests must be made in writing. However, the Applicant may risk a depletion of funds within the fiscal year. The Village may modify this time-line on a case-by-case basis based on the project’s specific factors.
6. Submit “close-out” items to Village Clerk and Planning Commission for review and final approval at the next scheduled Planning Commission Meeting.
7. Upon recommendation from the Planning Commission, the Village Board shall approve the final disbursement of grant reimbursement funds at the following, monthly Board meeting.
8. If the Applicant has not met one or any of these requirements, the Planning Commission will re-evaluate the status of the project and may unilaterally rescind or modify the amount of the grant.

For more information and applications relating to the *Maple Park Business Exterior Renovation Program* please contact:

**Maple Park Village Hall, 302 Willow Street, PO Box 220, Maple Park , IL 60151-0220; Ph. (815) 827-3309**

## Application for

### Maple Park TIF District I Business Exterior Renovation Program

Business owners within the Maple Park TIF District I may be eligible for a *Maple Park TIF District I Facade Grant* to improve deteriorated structures within the Maple Park TIF District I Redevelopment Area. Facade Grants for 50% of eligible costs up to \$5,000.00 are awarded on a first come, first served basis and are limited to one grant per parcel - per the fiscal year of the Village. The *Maple Park TIF District I Facade Grant* program is funded annually by the Village of Maple Park and the Village encourages you to buy within the Village whenever possible.

Name of Business Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_

Name of Property Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_ Address: \_\_\_\_\_

Applicant Daytime Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Property Owner Contact Information, if different from Applicant:**

Property Owner Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Project Description:** \_\_\_\_\_

Project Street Address: \_\_\_\_\_ Within TIF District? ☐ YES ☐ NO

Property Tax PIN #: \_\_\_\_\_ Tax Bill Attached? ☐ YES ☐ NO

**Required Items to Include with Your Initial Application:**

- ✓ Copy of the most recent, paid property tax bill with PIN Number.
- ✓ "Before" photos\* of the proposed area(s) of improvement; exterior wall(s), roofs, doorways, etc.
- ✓ On a separate sheet of 8.5" x 11" paper, provide a simple, hand drawn diagram of the building's footprint dimensions. Below each footprint dimension, indicate that respective wall's height (to the best of your ability). Include your name and address on this diagram.
- ✓ Attend TIF Committee Meeting when your project application is an agenda item.

**Required Close-Out Items for Final Approval:**

- ✓ All invoices and receipts supporting project costs and accounting records validating payment.
- ✓ "After" photos\* of the completed work.
- ✓ If requested, attend TIF Committee Meeting to review and approve project (close-out).

*\*All photo submissions can be: hard copy prints on regular 8.5 x 11 paper or photographs (3.5x5 or 4x6) The Village reserves the right to request digital files of photographs as well as field verify all submitted dimensions.*

**Net Grant Amount:**

Grant Amount not to exceed <b>\$5,000.00</b>	.....	\$	_____
Less Application Fee	.....	-	5.00
Less Project Inspection Fee	.....	-	_____
Plus Project Inspection Fee Waiver	.....	+	_____
<b>Net Grant Amount</b>	.....	<b>\$</b>	<b>_____</b>

**NOTE: Applicant must provide itemized copy of receipts and a copy of most recently paid property tax bill prior to receiving *Maple Park TIF District I Facade Grant Funds*. Village will measure the project and require before-and-after photos of the project prior to disbursement of funds.**

\_\_\_\_\_  
Business Owner's Signature

\_\_\_\_\_  
Village of Maple Park

\_\_\_\_\_  
Property Owner's Signature if not the same as above.

**ELIGIBLE ITEMS INCLUDE:**

- Exterior:
- } Decorative or Architectural Exterior Lighting (must be full cut-off lighting).
  - } ADA Compliance Upgrades to the Front Entrance.
  - } Exterior Front Siding/Masonry; If property is located on a street corner, then the side of the building that faces the street can be included.
  - } Doors
  - } Downspouts/Drainage
  - } Painting & Staining
  - } Roofing
  - } Steps/Ramps
  - } Tuck Pointing
  - } Waterproofing
  - } Windows

**NON-ELIGIBLE Items:**

Awnings  
Curbing  
Earthwork  
Electrical  
Furniture  
Ground/Subdrainage  
Hardscape (concrete, asphalt, etc.)  
Landscaping/Planters  
Sidewalk  
Signs or Window Lettering

**VILLAGE OF MAPLE PARK, ILLINOIS**

**ORDINANCE NO. \_\_\_\_\_**

**APPROVING AND AUTHORIZING A  
BUSINESS EXTERIOR RENOVATION PROGRAM  
FOR THE MAPLE PARK TIF DISTRICT**

**ADOPTED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF  
THE VILLAGE OF MAPLE PARK, ILLINOIS,  
COUNTIES OF DEKALB AND KANE, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018**



VILLAGE OF MAPLE PARK, ILLINOIS

ORDINANCE NO. \_\_\_\_\_

APPROVING AND AUTHORIZING A BUSINESS EXTERIOR RENOVATION  
PROGRAM FOR THE MAPLE PARK TIF DISTRICT

PREAMBLE

**WHEREAS**, on January 3, 2012, recognizing the need to foster the development, expansion and revitalization of certain properties which were vacant, underutilized or obsolete or a combination thereof, the Village President and Village Board of the Village of Maple Park, DeKalb and Kane Counties, Illinois (the "Village") established the Maple Park TIF District (the "TIF District") by approving a Tax Increment Redevelopment Plan and Projects, designating a Redevelopment Area and adopting Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"); and

**WHEREAS**, the corporate authorities of the Village have determined that the public health, safety, morals, and welfare of the residents of the Village would be enhanced by a TIF District Redevelopment Program targeting the redevelopment of the exteriors of business buildings located within the Maple Park TIF District Redevelopment Project Area (the "Area"); and

**WHEREAS**, the condition of properties and buildings within the Area have a significant effect on the public identity and character of the Village and, as such, need to be improved and carefully maintained; and

**WHEREAS**, blighted conditions need to be eradicated and conservation measures need to be further instituted to improve and maintain the quality of life within the business areas of the Maple Park TIF District; and

**WHEREAS**, the Village Board has determined that it is in the best interests of the community and citizens of the Village of Maple Park that the *Maple Park Business Exterior Renovation Program* for exterior improvements of business buildings be created.

**NOW, THEREFORE**, be it ordained by the Village Board of Maple Park, Illinois, in the Counties of DeKalb and Kane, as follows:

**SECTION I:**

- A. The Program Description and Application form for the *Maple Park Business Exterior Renovation Program* (the "Program") attached as *Exhibit A* is hereby approved and shall serve as binding Redevelopment Agreements until the earlier of the termination of the Maple Park TIF District; or the Program.
- B. Each Program Application must be submitted to the Planning Commission of the Village which shall review such application and make a recommendation to the Village Board for approval prior to the Village awarding the Program Applicant any funds made available through the Program.

- C. Pursuant to the Program, grants shall be awarded for business exterior renovation projects, subject to the approval of the Village Board and subject to the following conditions:
1. Grant funds are available to qualified Applicants for up to 50% of the Applicant's total TIF Eligible Project Costs for building façade improvements adjacent to streets, whether front or side of the building.
  2. The maximum grant amount for each approved project shall not exceed \$5,000.00.
  3. Grant funds are limited to one (1) grant per parcel, every two (2) calendar years.
- D. The *Maple Park Business Exterior Renovation Program*, described herein, is hereby approved and shall be automatically renewed each fiscal year during the life of the Maple Park TIF District or until such time the Village Board of the Village of Maple Park terminates the Program by separate ordinance, whichever occurs first. The Village shall fund the program with a sum of \$15,000.00 for the balance of this fiscal year and each successive fiscal year unless determined otherwise by subsequent action.

**SECTION II:** This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

*[Remainder of Page Left Blank.]*

**PASSED, APPROVED AND ADOPTED** by the Village President and Village Board of the Village of Maple Park, DeKalb and Kane Counties, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2018.

BOARD OF TRUSTEES & PRESIDENT	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Valerie Massa			
Terry Borg			
JP Dries			
Luke Goucher			
Chris Higgins			
Kristine Dalton			
Kathleen Curtis, Village President			
<b>TOTAL VOTES:</b>			

APPROVED: \_\_\_\_\_,  
Village President, Village of Maple Park

Date: \_\_\_\_ / \_\_\_\_ / 2018

ATTEST: \_\_\_\_\_,  
Village Clerk, Village of Maple Park

Date: \_\_\_\_ / \_\_\_\_ / 2018

Attachment:

*Exhibit A: Maple Park Business Exterior Renovation Program Application.*

**EXHIBIT A**

**VILLAGE OF MAPLE PARK**

*Maple Park Business Exterior Renovation Program*

**Program Application**





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## VILLAGE OF MAPLE PARK GENERAL IMPROVEMENTS ASSISTANCE PROGRAM

### Maple Park Tax Increment Financing (TIF) District I

In 2012, the Village of Maple Park established its first Tax Increment Financing (TIF) District in an effort to stimulate new private investment, encourage economic development and improve public infrastructure. As a result, the Village now offers various ways of helping property owners and/or tenants located within the Maple Park TIF District I area to reduce the costs of residential, commercial and industrial redevelopment projects. The *Maple Park General Improvements Assistance Grant Program* is one method of helping existing businesses.

### Maple Park General Improvements Assistance Grant Program

#### **PURPOSE:**

The primary goal of the Village of Maple Park's *General Improvements Assistance Grant Program* is to visibly enhance, preserve and rehabilitate the commercial properties within Maple Park's Tax Increment Financing (TIF) District I, an area which encompasses the historic downtown business district and includes commercial properties located along County Line Road. TIF District I was established in 2012 to stimulate private, economic development and while also improving, updating and maintaining our public infrastructure. The Village utilizes TIF resources to annually fund the *Maple Park General Improvements Assistance Grant Program*, hereinafter "Program", which is outlined in this application.

#### **FUNDING:**

Business and property owners within the Maple Park TIF District I may be eligible for a maximum \$10,000.00 reimbursement grant. These grants cover up to 30% of TIF Eligible Costs and are awarded on a first come, first served basis. The Applicant is required to match or exceed any awarded program funding through an investment of their own capital toward the project's total cost.

#### **PROPERTY ELIGIBILITY:**

To be eligible for reimbursement of project costs under this Program, the following requirements and conditions shall be met:

- The property must be a commercial establishment that is located within Maple Park's TIF District I (see TIF boundary map on Village's website [www.VillageofMaplePark.org](http://www.VillageofMaplePark.org)); and
- Properties must not be in arrears of property assessments, municipal utilities, or taxes; and
- The total project cost must exceed \$3,000.00; and

- The Applicant must be either (1) the owner of a building within Maple Park's TIF District I, or (2) the owner of a business within Maple Park's TIF District I, who has a valid lease of at least a 1-year term; and
- The improvement project must be for one or more of the items listed as eligible for reimbursement below; and
- Repair, renovation, or installation projects started prior to the submission of a grant application are ineligible for reimbursement of project costs under this Program; and
- The Property must not have received a grant under this program within the immediately preceding three (3) years.

#### **ELIGIBLE COSTS FOR REIMBURSEMENT:**

Grants are issued in the form of reimbursements for eligible expenses once the work has been completed. This program allows for the reimbursement of the following exterior and interior work:

- Driveway/parking lot paving replacement (excluding new lot driveway patching, Sealcoating) must be replacement or resurfacing the entire lot, if less than 2,000 sq.ft., or a minimum of 2,000 sq.ft. if not entire lot.
- Sidewalk replacement (excluding crack repair, maintenance) connecting to adjacent property sidewalks, commercial properties along Main, County Line Road, and Rt. 38 must be a minimum of 8 ft. wide and extend to the curb and comply with all other Village requirements.
- HVAC Replacement.
- Structural Repairs that have framed property unsafe.
- Exterior Windows.
- Exterior Doors.
- Exterior Siding (not on the front façade).
- Interior ADA Compliance Upgrades.
- Major Interior Remodeling, that includes a removal, additions or moving of walls to make space more usable.
- Interior Electrical Upgrade to Bring to Code.
- Interior Installation or Fire Suppressions System.

#### **INELIGIBLE REIMBURSEMENT COSTS:**

- Maintenance
- Painting
- Signage

#### **PROGRAM REVIEW AND APPROVAL PROCESS:**

All Applicants are on a first come, first serve basis. Applications are limited to one (1) grant per parcel, per fiscal year (Village of Maple Park's fiscal year is May 1<sup>st</sup>-April 30<sup>th</sup>). The Village has established an initial annual program allocation of \$15,000.00 per fiscal year so Applicants are encouraged to file early and execute the improvements as soon as possible. The Village encourages you to employ or purchase services, products and materials available within the Village whenever possible. The Program process is as follows:

1. Application submitted along with required supportive documentation and photographs.

2. Attend Planning Commission meeting to discuss/answer questions about your application and subject property.
3. At the same meeting, the Planning Commission will review your application and either a) ask for clarification and re-submittal, or b) make a decision as to whether to grant or deny “preliminary approval” and recommend to the Village Board that the application is eligible to proceed.
4. Notice to proceed letter from the Village Clerk. (*Steps 3 & 4* confirm your application’s place in line for funding as long as the following steps are completed.)
5. Applicant will execute improvements within 5-months and completed within 11-months of Village’s notice to proceed. Extension requests must be made in writing. However, the Applicant may risk a depletion of funds within the fiscal year. The Village may modify this time-line on a case-by-case basis based on the project’s specific factors.
6. Submit “close-out” items to Village Clerk and Planning Commission for review and final approval and the next scheduled Planning Commission Meeting.
7. Upon recommendation from the Planning Commission, the Village Board shall approve the final disbursement of grant reimbursement funds at the following, monthly Board meeting.
8. If the Applicant has not met one or any of these requirements, the Planning Commission will re-evaluate the status of the project and may unilaterally rescind or modify the amount of the grant.

For more information and applications relating to the *Maple Park General Improvements Assistance Grant Program* please contact:

**Maple Park Village Hall, 302 Willow Street, PO Box 220, Maple Park , IL 60151-0220; Ph. (815) 827-3309**

# Application for Maple Park TIF District I General Improvements Assistance Program

Business owners within the Maple Park TIF District I may be eligible for a *Maple Park TIF District I General Improvements Assistance Grant* to improve deteriorated, structures within the Maple Park TIF District I Redevelopment Area. General Improvements Grants for 30% of eligible costs up to \$10,000.00 are awarded on a first come, first served basis and are limited to one grant per parcel - per the fiscal year of the Village. The *Maple Park TIF District I General Improvements Assistance Grant* program is funded annually by the Village of Maple Park and the Village encourages you to buy within the Village whenever possible.

Name of Business Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_

Name of Property Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_ Address: \_\_\_\_\_

Applicant Daytime Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Property Owner Contact Information, if different from Applicant:

Property Owner Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Project Description:** \_\_\_\_\_

Project Street **Address:** \_\_\_\_\_ With in TIF District? ☐ YES ☐ NO

Property **Tax PIN #:** \_\_\_\_\_ **Tax Bill** Attached? ☐ YES ☐ NO

## Required Items to Include with Your Initial Application:

- ✓ Copy of the most recent, paid property tax bill with PIN Number.
- ✓ "Before" photos\* of the proposed area(s) of improvement; exterior wall(s), roofs, doorways, etc.
- ✓ On a separate sheet of 8.5" x 11" paper, provide a simple, hand drawn diagram of the building's footprint dimensions. Below each footprint dimension, indicate that respective wall's height (to the best of your ability). Include your name and address on this diagram.
- ✓ Attend TIF Committee Meeting when your project application is an agenda item.

## Required Close-Out Items for Final Approval:

- ✓ All invoices and receipts supporting project costs and accounting records validating payment.
- ✓ "After" photos\* of the completed work.
- ✓ If requested, attend TIF Committee Meeting to review and approve project (close-out).

*\*All photo submissions can be: hard copy prints on regular 8.5 x 11 paper or photographs (3.5x5 or 4x6) The Village reserves the right to request digital files of photographs as well as field verify all submitted dimensions.*

*Net Grant Amount:*

<b>Grant Amount not to exceed <u>\$10,000.00</u></b>	.....	\$ _____
Less Application Fee	.....	- 5.00
Less Project Inspection Fee	.....	- _____
Plus Project Inspection Fee Waiver	.....	+ _____
<b>Net Grant Amount</b>	.....	<b>\$ _____</b>

**NOTE: Applicant must provide itemized copy of receipts and a copy of most recently paid property tax bill prior to receiving *Maple Park TIF District I General Improvements Assistance Grant Funds*. Village will measure the project and require before-and-after photos of the project prior to disbursement of funds.**

\_\_\_\_\_  
Business Owner's Signature

\_\_\_\_\_  
Village of Maple Park

\_\_\_\_\_  
Property Owner's Signature if not the same as above.



**ELIGIBLE ITEMS INCLUDE:**

- Exterior:
- ~Driveway/parking lot paving replacement (excluding new lot/driveway patching, Sealcoating) must be replacement or resurfacing the entire lot, if less than 2,000 sq.ft., or a minimum of 2,000 sq.ft. if not entire lot.
  - ~Sidewalk replacement (excluding crack repair, maintenance) connecting to adjacent property sidewalks, commercial properties along Main, County Line Road, and Rt 38 must be a minimum of 8 ft. wide and extend to the curb and comply with all other Village requirements.
  - ~HVAC Replacement.
  - ~Structural Repairs that have framed property unsafe.
  - ~Exterior Windows.
  - ~Exterior Doors.
  - ~Exterior Siding (not on the front facade)
- Interior:
- ~ADA Compliance Upgrades.
  - ~Major Interior Remodeling, that includes a removal, additions or moving of walls to make space more usable.
  - ~Electrical Upgrade to Bring to Code.
  - ~Installation or Fire Suppression System.

**NON-ELIGIBLE ITEMS:**

- ~Maintenance
- ~Painting
- ~Signage

**VILLAGE OF MAPLE PARK, ILLINOIS**

**ORDINANCE NO. \_\_\_\_\_**

**APPROVING AND AUTHORIZING A  
GENERAL IMPROVEMENTS ASSISTANCE PROGRAM  
FOR THE MAPLE PARK TIF DISTRICT**

**ADOPTED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF  
THE VILLAGE OF MAPLE PARK, ILLINOIS,  
COUNTIES OF DEKALB AND KANE, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018**

VILLAGE OF MAPLE PARK, ILLINOIS

ORDINANCE NO. \_\_\_\_\_

APPROVING AND AUTHORIZING A  
GENERAL IMPROVEMENTS ASSISTANCE PROGRAM  
FOR THE MAPLE PARK TIF DISTRICT

PREAMBLE

**WHEREAS**, on January 3, 2012, recognizing the need to foster the development, expansion and revitalization of certain properties which were vacant, underutilized or obsolete or a combination thereof, the Village President and Village Board of the Village of Maple Park, DeKalb and Kane Counties, Illinois (the "Village") established the Maple Park TIF District (the "TIF District") by approving a Tax Increment Redevelopment Plan and Projects, designating a Redevelopment Area and adopting Tax Increment Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the "Act"); and

**WHEREAS**, the corporate authorities of the Village have determined that the public health, safety, morals, and welfare of the residents of the Village would be enhanced by a TIF District General Improvements Assistance Program targeting the redevelopment of the exteriors of business buildings located within the Maple Park TIF District Redevelopment Project Area (the "Area"); and

**WHEREAS**, the condition of properties and buildings within the Area have a significant effect on the public identity and character of the Village and, as such, need to be improved and carefully maintained; and

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- B. Each Program Application must be submitted to the Planning Commission of the Village which shall review such application and make a recommendation to the Village

Board for approval prior to the Village awarding the Program Applicant any funds made available through the Program.

C. Pursuant to the Program, grants shall be awarded for general improvement assistance projects, subject to the approval of the Village Board and subject to the following conditions:

1. Grant funds are available to qualified Applicants for up to 30% of the Applicant's total TIF Eligible Project Costs eligible building improvements, as set forth in the program. .
2. The maximum grant amount for each approved project shall not exceed \$10,000.00.
3. Grant funds are limited to one (1) grant per parcel, every three (3) calendar years.

D. The *Maple Park General Improvements Assistance Program*, described herein, is hereby approved and shall be automatically renewed each fiscal year during the life of the Maple Park TIF District or until such time the Village Board of the Village of Maple Park terminates the Program by separate ordinance, whichever occurs first. The Village shall fund the program with a sum of \$15,000.00 for the balance of this fiscal year and each successive fiscal year unless determined otherwise by subsequent action.

**SECTION II:** This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

*[Remainder of Page Left Blank.]*



**PASSED, APPROVED AND ADOPTED** by the Village President and Village Board of the Village of Maple Park, DeKalb and Kane Counties, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2018.

BOARD OF TRUSTEES & PRESIDENT	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Valerie Massa			
Terry Borg			
JP Dries			
Luke Goucher			
Chris Higgins			
Kristine Dalton			
Kathleen Curtis, Village President			
<b>TOTAL VOTES:</b>			

APPROVED: \_\_\_\_\_,  
Village President, Village of Maple Park

Date: \_\_\_\_ / \_\_\_\_ / 2018

ATTEST: \_\_\_\_\_,  
Village Clerk, Village of Maple Park

Date: \_\_\_\_ / \_\_\_\_ / 2018

Attachment:

*Exhibit A: Maple Park General Improvements Assistance Program Application.*

**EXHIBIT A**

**VILLAGE OF MAPLE PARK**

*Maple Park General Improvements Assistance Program*

**Program Application**

## Complete Demographic Comparison Report



Date: October 30, 2018

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
<b>2017A Demographics:</b>			
Q2 2017 Employees	22,981	4,242	68,387
Q2 2017 Establishments*	1,624	398	4,648
Total Population	41,007	8,847	150,902
Total Households	15,830	3,176	53,691
Female Population	20,796	4,448	75,559
% Female	50.7%	50.3%	50.1%
Male Population	20,211	4,399	75,343
% Male	49.3%	49.7%	49.9%
Population Density (per Sq. Mi.)	233.70	94.19	321.95
<b>Employed Civilian Population 16+</b>			
Total	22,844	4,962	83,961
White Collar	59.7%	56.9%	67.5%
Blue Collar	40.3%	43.1%	32.5%
<b>Seasonal Population by Quarter:</b>			
Q4 2014	161	39	600
Q1 2015	189	43	749
Q2 2015	196	43	797
Q3 2015	200	41	642
Q4 2015	198	40	632
Q1 2016	185	51	584
Q2 2016	204	55	629
Q3 2016	219	57	683
Q4 2016	204	57	648
<b>Age:</b>			
Age 0 - 4	6.2%	6.0%	5.3%
Age 5 - 14	14.2%	14.6%	13.2%
Age 15 - 19	6.5%	6.2%	9.0%
Age 20 - 24	6.2%	6.3%	12.0%
Age 25 - 34	14.1%	14.4%	11.4%
Age 35 - 44	13.5%	13.8%	11.7%
Age 45 - 54	13.9%	14.3%	13.9%
Age 55 - 64	12.4%	12.1%	12.0%
Age 65 - 74	7.7%	7.6%	7.0%

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Age 75 - 84	3.8%	3.4%	3.2%
Age 85 +	1.5%	1.2%	1.4%
Median Age	37.0	36.7	34.2
<b>Housing Units</b>			
Total Housing Units	16,758	3,371	56,517
Occupied Housing Units	94.5%	94.2%	95.0%
Vacant Housing Units	5.5%	5.8%	5.0%
<b>Housing Units by Tenure</b>			
Total Households in Tenure	15,830	3,176	53,691
Owner Occupied Housing Units	10,891	2,436	36,344
Owner Occupied free and clear	27.4%	24.9%	25.5%
Owner Occupied with a mortgage or loan	72.6%	75.1%	74.5%
Renter Occupied Housing Units	4,939	740	17,347
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.3%	0.5%	0.2%
Asian	1.7%	1.6%	3.1%
Black	3.9%	3.3%	6.0%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
White	86.8%	88.0%	84.9%
Other	4.9%	4.1%	3.5%
Multi-Race	2.3%	2.5%	2.1%
Hispanic Ethnicity	12.2%	11.0%	9.7%
Not of Hispanic Ethnicity	87.8%	89.0%	90.3%
<b>Race of Hispanics</b>			
Hispanics	5,008	973	14,585
American Indian	1.3%	1.7%	1.2%
Asian	0.6%	0.2%	0.6%
Black	0.9%	0.9%	1.7%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
White	51.3%	54.1%	54.6%
Other	39.5%	36.3%	35.4%
Multi-Race	6.3%	6.7%	6.4%
<b>Race of Non Hispanics</b>			
Non Hispanics	35,999	7,874	136,317
American Indian	0.2%	0.3%	0.1%
Asian	1.9%	1.8%	3.4%
Black	4.3%	3.6%	6.4%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
White	91.8%	92.2%	88.2%
Other	0.1%	0.1%	0.1%
Multi-Race	1.8%	2.0%	1.7%
<b>Marital Status:</b>			
Age 15 + Population	32,645	7,027	123,072
Divorced	11.4%	11.8%	8.3%
Never Married	31.7%	29.4%	38.1%
Now Married	52.2%	54.5%	49.7%
Now Married - Separated	1.3%	1.4%	1.1%
Widowed	4.8%	4.3%	3.9%
<b>Educational Attainment:</b>			
Total Population Age 25+	27,424	5,918	91,380
Grade K - 8	2.4%	2.4%	2.0%
Grade 9 - 12	4.5%	5.0%	3.2%
High School Graduate	25.2%	28.5%	21.9%
Associates Degree	9.6%	10.2%	8.6%
Bachelor's Degree	21.4%	17.6%	26.4%
Graduate Degree	11.2%	7.7%	15.1%
Some College, No Degree	25.1%	27.8%	22.2%
No Schooling Completed	0.6%	0.8%	0.4%
<b>Household Income:</b>			
Income \$ 0 - \$9,999	5.8%	5.4%	6.8%
Income \$ 10,000 - \$14,999	2.9%	2.7%	3.0%
Income \$ 15,000 - \$24,999	7.3%	6.4%	7.2%
Income \$ 25,000 - \$34,999	7.9%	6.4%	7.1%
Income \$ 35,000 - \$49,999	11.2%	10.9%	9.4%
Income \$ 50,000 - \$74,999	21.4%	23.9%	16.1%
Income \$ 75,000 - \$99,999	15.2%	17.1%	13.3%
Income \$100,000 - \$124,999	11.6%	13.0%	11.9%
Income \$125,000 - \$149,999	6.4%	7.3%	7.9%
Income \$150,000 +	10.3%	7.0%	17.4%
Average Household Income	\$83,641	\$80,256	\$101,442
Median Household Income	\$67,191	\$69,331	\$75,885
Per Capita Income	\$32,338	\$28,820	\$36,703
<b>Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under</b>			
Total Families (Family Households)	10,707	2,300	36,253
Husband-Wife Family, Own Children, Below Poverty	241	47	599



	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Husband-Wife Family, No Own Children, Below Poverty	116	40	308
Male Householder, Own Children, Below Poverty	54	15	170
Male Householder, No Own Children, Below Poverty	48	10	115
Female Householder, Own Children, Below Poverty	401	54	1,309
Female Householder, No Own Children, Below Poverty	53	39	123
Husband-Wife Family, Own Children, At/ Above Poverty	3,432	765	13,018
Husband-Wife Family, No Own Children, At/ Above Poverty	4,403	951	15,218
Male Householder, Own Children, At/Above Poverty	357	80	815
Male Householder, No Own Children, At/ Above Poverty	331	76	1,024
Female Householder, Own Children, At/Above Poverty	682	134	1,787
Female Householder, No Own Children, At/ Above Poverty	589	87	1,767

**Poverty: Popn, Ratio of Income to Poverty Level**

Total Population for whom poverty status is determined	41,007	8,847	150,902
Less Than .50	1,859	447	10,187
.50 - .99	1,958	303	9,070
1.00 - 1.24	1,100	200	4,217
1.25 - 1.49	1,507	273	5,477
1.50 - 1.84	2,045	592	6,507
1.85 - 1.99	1,112	179	2,941
2.00+	31,425	6,852	112,503

**Poverty: Popn by Race**

**By Race**

White, Below Poverty Level	2,503	596	12,133
White, Above Poverty Level	33,104	7,193	116,013
Black, Below Poverty Level	429	62	3,527
Black, Above Poverty Level	1,155	232	5,508
AI/Alaskan Native, Below Poverty Level	33	3	95
AI/Alaskan Native, Above Poverty Level	106	36	266
Asian, Below Poverty Level	98	20	1,195
Asian, Above Poverty Level	599	120	3,531
NH/PI, Below Poverty Level	0	0	12
NH/PI, Above Poverty Level	18	4	71

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Some Other Race, Below Poverty Level	573	47	1,577
Some Other Race, Above Poverty Level	1,442	311	3,751
2+ Races, Below Poverty Level	181	23	720
2+ Races, Above Poverty Level	765	201	2,504

#### **Poverty: Popn by Ethnicity**

##### **Hispanic/Latino**

Hispanic/Latino, Below Poverty Level	1,203	125	3,807
Hispanic/Latino, Above Poverty Level	3,805	848	10,778
Non-Hispanic/Latino, Below Poverty Level	2,614	625	15,450
Non-Hispanic/Latino, Above Poverty Level	33,385	7,249	120,867

##### **Non-Hispanic/Latino by Race**

White, Below Poverty Level	1,983	525	10,234
White, Above Poverty Level	31,053	6,737	109,947
Other than White, Below Poverty Level	1,834	225	9,023
Other than White, Above Poverty Level	6,137	1,360	21,698

#### **Vehicles Available**

0 Vehicles Available	6.4%	3.7%	5.0%
1 Vehicle Available	29.1%	23.6%	27.5%
2+ Vehicles Available	64.6%	72.7%	67.6%
Average Vehicles Per Household	2.04	2.19	2.07
Total Vehicles Available	32,266	6,968	111,402

#### **2022 Demographics:**

Total Population	45,422	10,067	167,629
Total Households	17,617	3,621	60,010
Female Population	23,000	5,048	83,807
% Female	50.6%	50.2%	50.0%
Male Population	22,421	5,019	83,822
% Male	49.4%	49.9%	50.0%

Population Density (per Sq. Mi.)	258.85	107.17	357.64
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#### **Employed Civilian Population 16+**

Total	24,297	5,429	90,060
% White Collar	60.3%	56.6%	68.1%
% Blue Collar	39.7%	43.4%	31.9%

#### **Age:**

Age 0 - 4	6.2%	6.2%	5.3%
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	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Age 5 - 14	13.5%	13.6%	12.3%
Age 15 - 19	6.3%	6.1%	8.8%
Age 20 - 24	5.8%	5.8%	11.4%
Age 25 - 34	13.9%	14.4%	11.8%
Age 35 - 44	13.9%	14.5%	11.5%
Age 45 - 54	12.7%	12.7%	12.8%
Age 55 - 64	12.4%	12.4%	12.3%
Age 65 - 74	9.2%	9.0%	8.4%
Age 75 - 84	4.6%	4.2%	3.9%
Age 85 +	1.6%	1.3%	1.4%
Median Age	38.0	37.6	35.4
<b>Housing Units</b>			
Total Housing Units	18,661	3,856	63,241
Occupied Housing Units	94.4%	93.9%	94.9%
Vacant Housing Units	5.6%	6.1%	5.1%
<b>Housing Units by Tenure</b>			
Total Households in Tenure	17,617	3,621	60,010
Owner Occupied Housing Units	12,195	2,762	41,067
Owner Occupied free and clear	27.7%	25.3%	25.7%
Owner Occupied with a mortgage or loan	72.3%	74.7%	74.3%
Renter Occupied Housing Units	5,421	859	18,943
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.3%	0.5%	0.2%
Asian	1.9%	1.8%	3.4%
Black	4.0%	3.7%	6.0%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
White	85.7%	86.4%	83.9%
Other	5.3%	4.6%	3.9%
Multi-Race	2.7%	3.0%	2.5%
Hispanic Ethnicity	13.3%	12.5%	10.7%
Not of Hispanic Ethnicity	86.7%	87.5%	89.3%
<b>Race of Hispanics</b>			
Hispanics	6,046	1,261	17,872
American Indian	1.2%	1.7%	1.1%
Asian	0.6%	0.2%	0.6%
Black	0.9%	0.9%	1.6%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	51.4%	53.7%	54.9%
Other	39.5%	36.6%	35.3%

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Multi-Race	6.4%	7.0%	6.5%
<b>Race of Non Hispanics</b>			
Non Hispanics	39,376	8,806	149,757
American Indian	0.2%	0.3%	0.1%
Asian	2.2%	2.0%	3.8%
Black	4.5%	4.1%	6.6%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	90.9%	91.1%	87.4%
Other	0.1%	0.1%	0.1%
Multi-Race	2.1%	2.4%	2.0%
<b>Marital Status:</b>			
Age 15 + Population	36,474	8,069	138,107
Divorced	11.4%	11.9%	8.4%
Never Married	32.0%	30.2%	37.9%
Now Married	52.0%	53.7%	49.8%
Now Married - Separated	1.3%	1.5%	1.1%
Widowed	4.7%	4.2%	3.9%
<b>Educational Attainment:</b>			
Total Population Age 25+	30,982	6,878	104,169
Grade K - 9	2.4%	2.4%	2.0%
Grade 9 - 12	4.4%	5.0%	3.1%
High School Graduate	24.9%	28.1%	21.6%
Associates Degree	9.7%	10.4%	8.7%
Bachelor's Degree	21.5%	17.6%	26.6%
Graduate Degree	11.5%	7.9%	15.4%
Some College, No Degree	24.9%	27.9%	22.1%
No Schooling Completed	0.6%	0.8%	0.4%
<b>Household Income:</b>			
Income \$ 0 - \$9,999	4.1%	3.9%	4.9%
Income \$ 10,000 - \$14,999	2.7%	2.6%	3.0%
Income \$ 15,000 - \$24,999	5.9%	5.3%	6.0%
Income \$ 25,000 - \$34,999	6.7%	5.4%	6.0%
Income \$ 35,000 - \$49,999	9.5%	9.3%	8.0%
Income \$ 50,000 - \$74,999	18.7%	20.8%	13.6%
Income \$ 75,000 - \$99,999	16.4%	18.5%	13.3%
Income \$100,000 - \$124,999	14.0%	15.5%	13.8%
Income \$125,000 - \$149,999	8.3%	9.4%	9.8%
Income \$150,000 +	13.5%	9.3%	21.7%
Average Household Income	\$96,358	\$90,409	\$117,409

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Median Household Income	\$78,201	\$78,176	\$90,895
Per Capita Income	\$37,416	\$32,524	\$42,573

#### **Vehicles Available**

0 Vehicles Available	6.1%	3.8%	4.8%
1 Vehicle Available	28.7%	23.7%	27.1%
2+ Vehicles Available	65.2%	72.5%	68.1%
Average Vehicles Per Household	2.04	2.18	2.08
Total Vehicles Available	35,992	7,883	124,785

#### **2010 Demographics:**

Total Population	41,103	9,060	148,330
Total Households	15,831	3,230	52,496
Female Population	20,738	4,524	73,808
% Female	50.5%	49.9%	49.8%
Male Population	20,365	4,535	74,522
% Male	49.6%	50.1%	50.2%
Population Density (per Sq. Mi.)	234.24	96.45	316.46

#### **Employed Civilian Population 16+**

Total	20,626	4,590	73,279
% White Collar	59.3%	56.5%	67.2%
% Blue Collar	40.7%	43.5%	32.8%

#### **Age:**

Age 0 - 4	7.2%	7.8%	6.2%
Age 5 - 14	14.5%	14.2%	14.0%
Age 15 - 19	6.7%	6.9%	9.0%
Age 20 - 24	6.1%	5.8%	11.9%
Age 25 - 34	15.2%	15.9%	12.1%
Age 35 - 44	13.9%	14.2%	12.9%
Age 45 - 54	14.8%	15.1%	14.3%
Age 55 - 64	10.9%	10.7%	10.3%
Age 65 - 74	5.7%	5.3%	5.1%
Age 75 - 84	3.6%	3.1%	2.9%
Age 85 +	1.4%	1.0%	1.2%
Median Age	35.2	34.7	32.1

#### **Housing Units**

Total Housing Units	16,825	3,445	55,643
Occupied Housing Units	94.1%	93.8%	94.3%
Vacant Housing Units	5.9%	6.2%	5.7%



	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
<b>Housing Units by Tenure</b>			
Total Households in Tenure	15,831	3,230	52,496
Owner Occupied Housing Units	11,337	2,570	36,504
Owner Occupied free and clear	21.8%	19.2%	20.5%
Owner Occupied with a mortgage or loan	78.2%	80.8%	79.5%
Renter Occupied Housing Units	4,494	660	15,993
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.3%	0.4%	0.2%
Asian	1.4%	1.3%	2.7%
Black	3.1%	2.5%	5.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	88.8%	90.2%	86.8%
Other	4.5%	3.7%	3.3%
Multi-Race	1.9%	2.0%	1.8%
Hispanic Ethnicity	11.1%	10.0%	8.9%
Not of Hispanic Ethnicity	88.9%	90.0%	91.1%
<b>Race of Hispanics</b>			
Hispanics	4,571	904	13,222
American Indian	1.3%	1.5%	1.3%
Asian	0.3%	0.1%	0.5%
Black	0.8%	0.7%	1.5%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
White	52.1%	55.4%	55.0%
Other	39.7%	36.5%	35.6%
Multi-Race	5.9%	5.8%	6.1%
<b>Race of Non Hispanics</b>			
Non Hispanics	36,533	8,156	135,108
American Indian	0.2%	0.2%	0.1%
Asian	1.6%	1.4%	2.9%
Black	3.3%	2.7%	5.5%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	93.4%	94.1%	89.9%
Other	0.1%	0.1%	0.1%
Multi-Race	1.4%	1.5%	1.4%
<b>Marital Status:</b>			
Age 15 + Population	32,211	7,067	118,235

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Divorced	9.2%	9.2%	6.8%
Never Married	29.7%	26.7%	36.7%
Now Married	56.8%	60.4%	52.9%
Now Married - Separated	1.4%	1.5%	1.0%
Widowed	4.3%	3.8%	3.6%

#### **Educational Attainment:**

Total Population Age 25+	26,941	5,918	87,309
Grade K - 8	3.0%	3.0%	2.2%
Grade 9 - 12	5.2%	5.9%	3.7%
High School Graduate	26.1%	29.5%	22.7%
Associates Degree	8.3%	9.0%	7.8%
Bachelor's Degree	22.2%	17.8%	26.8%
Graduate Degree	9.7%	6.3%	14.0%
Some College, No Degree	25.2%	28.1%	22.5%
No Schooling Completed	0.3%	0.4%	0.3%

#### **Household Income:**

Income \$ 0 - \$9,999	5.5%	5.0%	6.3%
Income \$ 10,000 - \$14,999	3.2%	2.8%	3.3%
Income \$ 15,000 - \$24,999	7.9%	6.3%	7.8%
Income \$ 25,000 - \$34,999	8.7%	6.9%	8.2%
Income \$ 35,000 - \$49,999	12.9%	13.1%	10.7%
Income \$ 50,000 - \$74,999	22.0%	24.8%	17.7%
Income \$ 75,000 - \$99,999	15.4%	17.3%	13.9%
Income \$100,000 - \$124,999	11.3%	12.9%	12.0%
Income \$125,000 - \$149,999	5.1%	5.9%	7.0%
Income \$150,000 +	8.0%	5.0%	13.2%

Average Household Income	\$78,164	\$75,996	\$92,498
Median Household Income	\$62,226	\$66,289	\$69,048
Per Capita Income	\$30,159	\$27,102	\$33,409

#### **Vehicles Available**

0 Vehicles Available	6.3%	3.8%	4.8%
1 Vehicle Available	27.0%	21.5%	25.8%
2+ Vehicles Available	66.7%	74.8%	69.5%
Average Vehicles Per Household	2.09	2.26	2.12
Total Vehicles Available	33,096	7,306	111,196

#### **2000 Census Demographics:**

Total Population	32,789	6,510	114,508
Total Households	12,414	2,310	39,730

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Female Population	16,810	3,256	57,469
% Female	51.3%	50.0%	50.2%
Male Population	15,979	3,254	57,040
% Male	48.7%	50.0%	49.8%
<b>Employed Civilian Population 16+</b>			
Total	17,332	3,404	59,394
% White Collar	59.6%	53.5%	67.1%
% Blue Collar	40.4%	46.5%	32.9%
<b>Age:</b>			
Age 0 - 4	7.5%	7.1%	6.5%
Age 5 - 14	15.8%	17.6%	14.6%
Age 15 - 19	6.8%	7.1%	10.2%
Age 20 - 24	5.9%	5.2%	12.4%
Age 25 - 34	14.5%	13.0%	12.4%
Age 35 - 44	17.3%	18.7%	15.6%
Age 45 - 54	13.5%	13.7%	12.9%
Age 55 - 64	7.6%	7.9%	7.0%
Age 65 - 74	5.7%	5.1%	4.3%
Age 75 - 84	4.2%	3.4%	3.1%
Age 85 +	1.3%	1.1%	1.0%
Median Age	34.7	35.0	30.2
<b>Housing Units</b>			
Total Housing Units	12,968	2,394	41,330
Owner Occupied Housing Units	67.6%	75.5%	63.7%
Renter Occupied Housing Units	28.2%	21.0%	32.4%
Vacant Housing Units	4.3%	3.5%	3.9%
<b>Race and Ethnicity</b>			
American Indian, Eskimo, Aleut	0.2%	0.4%	0.1%
Asian	1.4%	1.4%	2.3%
Hawaiian or other Pacific Islander	0.2%	0.0%	0.1%
Black	1.9%	0.7%	3.9%
White	92.8%	95.1%	90.0%
Other	2.2%	0.8%	1.9%
Two or More Races	1.4%	1.5%	1.7%
Hispanic Ethnicity	6.3%	4.6%	5.5%
Not of Hispanic Ethnicity	93.7%	95.4%	94.5%

**Marital Status:**

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Age 15 + Population	25,150	4,901	90,436
Divorced	9.6%	8.2%	6.6%
Never Married	24.3%	23.0%	33.5%
Now Married	56.8%	61.2%	51.5%
Separated	3.1%	2.0%	4.2%
Widowed	6.0%	5.8%	4.2%
<b>Educational Attainment:</b>			
Total Population Age 25+	20,976	4,106	64,552
Grade K - 8	2.8%	2.7%	2.2%
Grade 9 - 11, No diploma	8.6%	8.8%	6.0%
High School Graduate	29.1%	35.4%	24.3%
Associates Degree	7.1%	6.2%	7.6%
Bachelor's Degree	17.9%	13.9%	22.6%
Graduate Degree	10.1%	6.6%	14.3%
Some College, No Degree	23.8%	26.1%	22.5%
No Schooling Completed	0.7%	0.5%	0.5%
Public School Enrollment	88.2%	89.4%	90.1%
Private School Enrollment	11.8%	10.7%	9.9%
<b>Household Income:</b>			
Income \$ 0 - \$9,999	5.3%	4.7%	7.2%
Income \$ 10,000 - \$14,999	4.0%	3.5%	4.8%
Income \$ 15,000 - \$24,999	10.7%	8.1%	9.0%
Income \$ 25,000 - \$34,999	10.1%	8.9%	8.9%
Income \$ 35,000 - \$49,999	16.8%	17.9%	13.6%
Income \$ 50,000 - \$74,999	25.3%	28.3%	21.6%
Income \$ 75,000 - \$99,999	14.9%	15.6%	14.4%
Income \$100,000 - \$124,999	6.8%	7.3%	8.7%
Income \$125,000 - \$149,999	2.7%	3.3%	4.2%
Income \$150,000 - \$199,999	2.2%	1.5%	3.9%
Income \$200,000 or More	1.8%	1.3%	3.4%
Average Household Income	\$62,305	\$62,544	\$69,895
Median Household Income	\$52,998	\$55,478	\$56,915
Per Capita Income	\$23,589	\$22,194	\$24,250
<b>Vehicles Available</b>			
0 Vehicles Available	6.2%	3.3%	4.7%
1 Vehicle Available	30.6%	26.1%	28.4%
2 Vehicles Available	43.9%	45.4%	45.2%
3+ Vehicles Available	19.3%	25.2%	21.8%

	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Average Vehicles Per Household	1.80	1.90	1.90
Total Vehicles Available	22,816	4,655	76,570

#### Population Trend

2000	32,789	6,510	114,508
2010	41,103	9,060	148,330
Change 2000 to 2010	25.4%	39.2%	29.5%
2017A	41,007	8,847	150,902
2022	45,422	10,067	167,629
Change 2017A to 2022	10.8%	13.8%	11.1%

#### Household Trend

2000	12,414	2,310	39,730
2010	15,831	3,230	52,496
Change 2000 to 2010	27.5%	37.5%	35.1%
2017A	15,830	3,176	53,691
2022	17,617	3,621	60,010
Change 2017A to 2022	11.3%	14.0%	11.8%

#### Average Household Size Trend

2000	2.6	2.8	2.7
2010	2.6	2.7	2.7
Change 2000 to 2010	-0.4%	-3.0%	0.4%
2017A	2.6	2.7	2.7
2022	2.6	2.7	2.7
Change 2017A to 2022	0.0%	-0.2%	0.3%

#### Median Age Trend

2000	34.7	35.0	30.2
2010	35.2	34.7	32.1
2017A	37.0	36.7	34.2
2022	38.0	37.6	35.4

#### Housing Units Trend

##### Total Housing Units

Change 2000 to 2010	29.7%	43.9%	34.6%
Change 2017A to 2022	11.4%	14.4%	11.9%

##### Owner Occupied Housing Units

Change 2000 to 2010	29.4%	42.1%	38.7%
Change 2017A to 2022	12.0%	13.4%	13.0%

##### Renter Occupied Housing Units

Change 2000 to 2010	23.1%	31.4%	19.3%
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	20 min drive-time around Maple Park	15 min drive-time around Maple Park	30 min drive-time around Maple Park
Change 2017A to 2022	9.8%	16.0%	9.2%
<b>Vacant Housing Units</b>			
Change 2000 to 2010	79.7%	155.7%	96.7%
Change 2017A to 2022	12.5%	20.3%	14.3%
<b>Race and Ethnicity Trend</b>			
<b>American Indian, Eskimo, Aleut</b>			
Change 2000 to 2010	143.5%	15.2%	122.6%
Change 2017A to 2022	11.4%	16.6%	10.6%
<b>Asian and Native Hawaiian/Other Pacific Islander</b>			
Change 2000 to 2010	10.5%	21.8%	45.0%
Change 2017A to 2022	26.4%	29.7%	21.5%
<b>Black</b>			
Change 2000 to 2010	103.2%	394.5%	71.0%
Change 2017A to 2022	14.9%	26.3%	11.8%
<b>White</b>			
Change 2000 to 2010	19.9%	32.0%	25.0%
Change 2017A to 2022	9.3%	11.7%	9.8%
<b>Other</b>			
Change 2000 to 2010	157.5%	582.4%	123.5%
Change 2017A to 2022	20.2%	30.3%	21.6%
<b>Two or More Races</b>			
Change 2000 to 2010	78.9%	76.8%	42.2%
Change 2017A to 2022	28.3%	34.4%	29.0%
<b>Hispanic Ethnicity</b>			
Change 2000 to 2010	120.5%	200.7%	111.2%
Change 2017A to 2022	20.7%	29.6%	22.5%
<b>Not of Hispanic Ethnicity</b>			
Change 2000 to 2010	18.9%	31.3%	24.8%
Change 2017A to 2022	9.4%	11.8%	9.9%

\*Report counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).





## Retail Leakage and Surplus Analysis

The Retail Leakage and Surplus Analysis examines the quantitative aspect of the community's retail opportunities. It is a guide to understanding retail opportunities but it is not an analysis that indicates unconditional opportunities. The analysis is sometimes called "a gap analysis" or "a supply and demand analysis" and can aid in the following:

- Indicating how well the retail needs of local residents are being met
- Uncovering unmet demand and possible opportunities
- Understanding the strengths and weaknesses of the local retail sector
- Measuring the difference between estimated and potential retail sales

### Understanding Retail Leakage

Retail leakage means that residents are spending more for products than local businesses capture. Retail sales leakage suggests that there is unmet demand in the trade area and that the community can support additional store space for that type of business.

However, retail leakage does not necessarily translate into opportunity. For example, there could be a strong competitor in a neighboring community that dominates the market for that type of product or store.

### Understanding Retail Surplus

A retail surplus means that the community's trade area is capturing the local market plus attracting non-local shoppers. A retail surplus does not necessarily mean that the community cannot support additional business. Many communities have developed strong clusters of stores that have broad geographic appeal. Examples of these types of retailers include: sporting goods stores, home furnishing stores, restaurants, and other specialty operations that become destination retailers and draw customers from outside the trade area.

Examining the quantitative aspects (Leakage/Surplus) is only part of the evaluation of community's retail opportunities. Before any conclusions can be drawn about potential business expansion or recruitment opportunities, qualitative considerations such as trade area psychographics and buying habits must be analyzed in context of other market factors.

### Interpreting Leakage Index

1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance.  
.80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed.  
1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

All estimates, projections or forecasts in this model are subject to errors, including statistical error, error due to the subjective nature of some data, error due to changes in demographics, error based on lagging competitor information or growth data, and error due to factors that are not included in the model. The user assumes all risk of reliance on this information.



## Leakage/Surplus Index by Major Store Type

The quantitative comparison of retail leakage and surplus in the twelve major store types shown in the chart and table below provides an initial measure of market opportunities. Combining this analysis with the knowledge of the local retail situation will take the process of identifying retail possibilities one step further.

Figure 1 provides the leakage/surplus indices and following is the sales potential and estimated sales for major store types.

Figure 1. Leakage/Surplus Index and Estimated and Potential Sales by Major Store Types

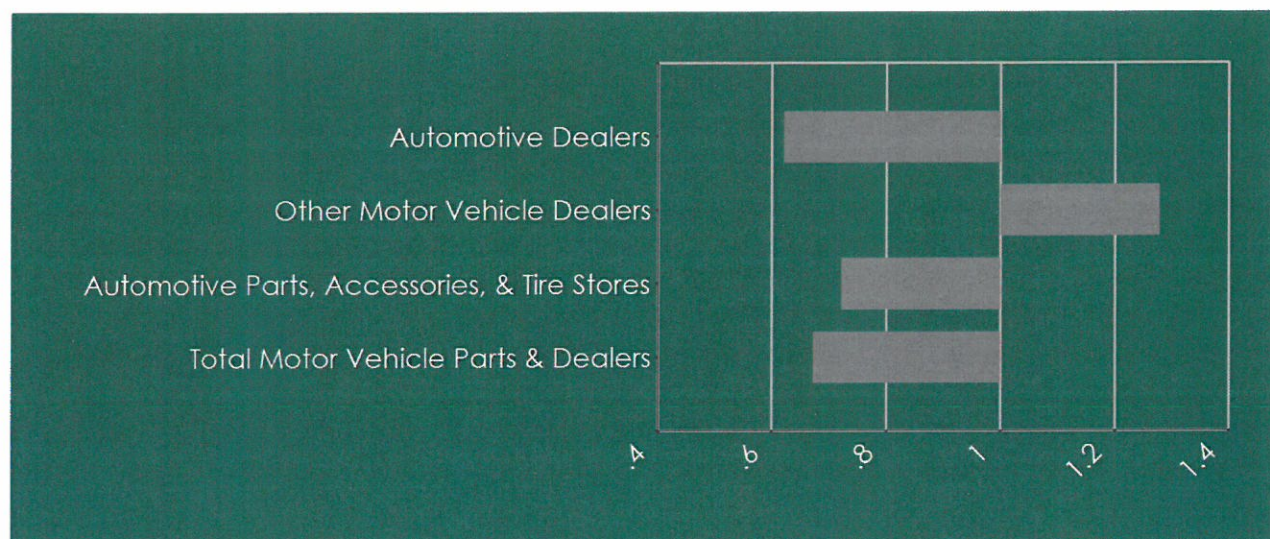


Store Type	Potential	Estimated Sales	Surplus/Leakage
Motor Vehicle Parts & Dealers	568,134,812	381,982,845	0.7
Furniture & Home Furnishing Stores	60,271,563	58,491,964	1.0
Electronics & Appliance Stores	43,938,638	67,014,821	1.5
Building Material, Garden Equip. & Supplies	212,441,848	236,728,572	1.1
Food & Beverage Stores	370,574,821	381,898,345	1.0
Health & Personal Care Stores	171,654,214	128,522,665	0.7
Clothing & Clothing Accessories Stores	153,363,873	203,764,741	1.3
Sporting Goods, Hobby, Book, & Music Stores	46,723,794	71,437,652	1.5
General Merchandise Stores	380,084,521	346,389,222	0.9
Miscellaneous Store Retailers	87,059,359	49,425,539	0.6
Foodservice & Drinking Places	393,239,871	329,687,922	0.8
<b>Total</b>	<b>2,487,487,314</b>	<b>2,255,344,289</b>	<b>0.9</b>

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## Sub-Categories of Motor Vehicle Parts & Dealers



Store Type	Potential	Estimated Sales	Surplus/Leakage
Automotive Dealers	486,111,858	301,923,888	0.6
Other Motor Vehicle Dealers	37,446,593	47,885,983	1.3
Automotive Parts, Accessories, & Tire Stores	44,576,361	32,172,974	0.7
Total Motor Vehicle Parts & Dealers	568,134,812	381,982,845	0.7

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Sub-Categories of Furniture & Home Furnishing Stores

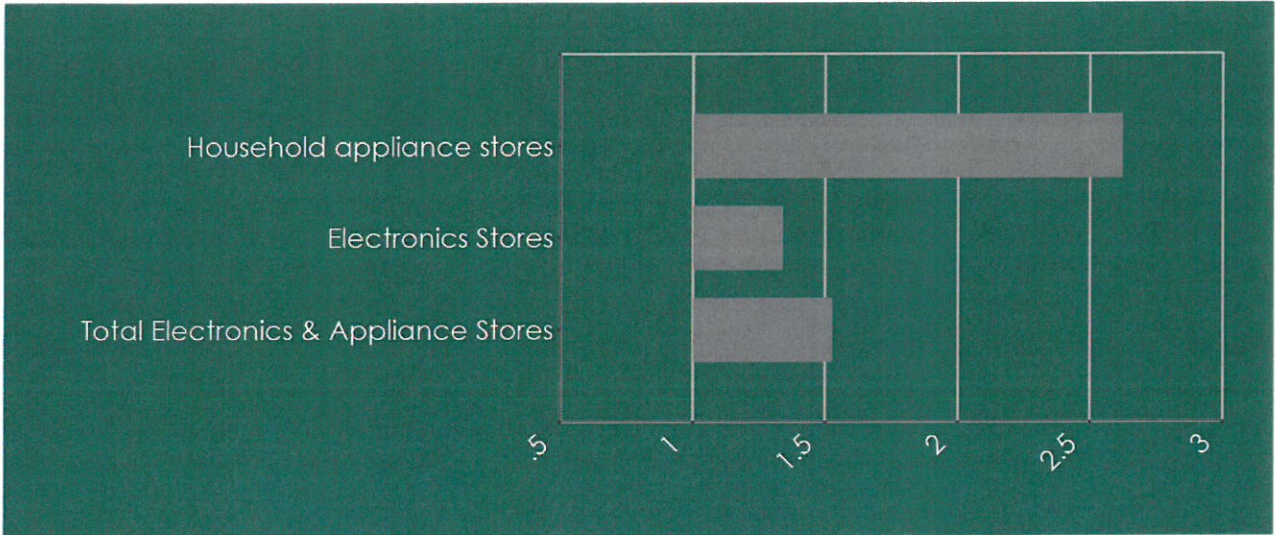


Store Type	Potential	Estimated Sales	Surplus/Leakage
Furniture Stores	28,711,968	12,692,662	0.4
Home Furnishing Stores	31,559,595	45,799,302	1.5
Total Furniture & Home Furnishing Stores	60,271,563	58,491,964	1.0

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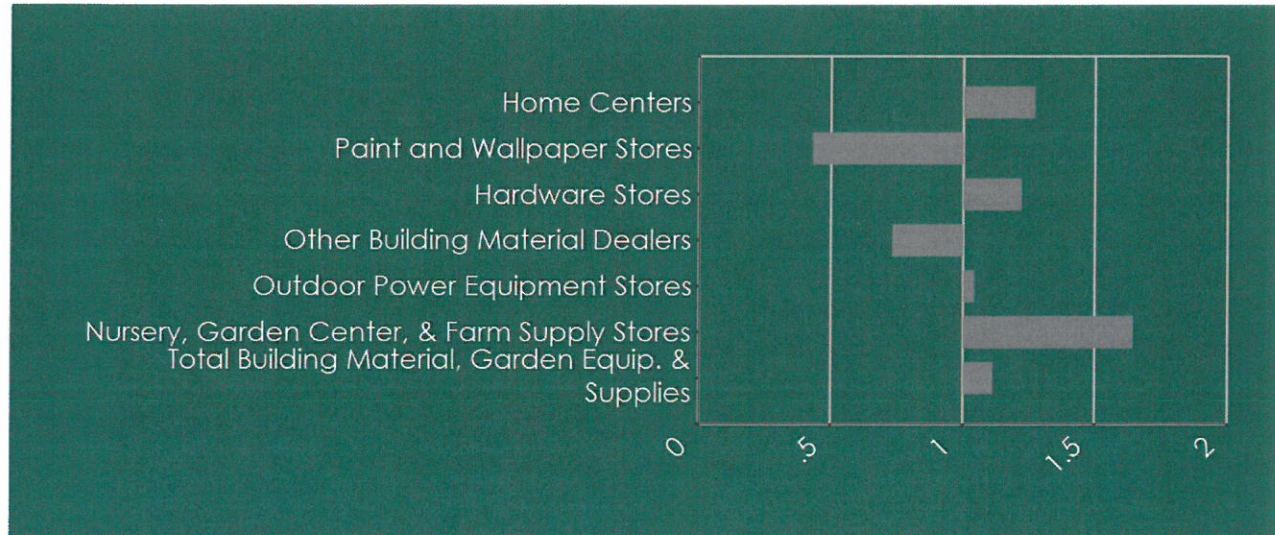


Sub-Categories of Electronics & Appliance Stores



Store Type	Potential	Estimated Sales	Surplus/Leakage
Household appliance stores	6,363,825	16,681,310	2.6
Electronics Stores	37,574,813	50,333,511	1.3
Total Electronics & Appliance Stores	43,938,638	67,014,821	1.5

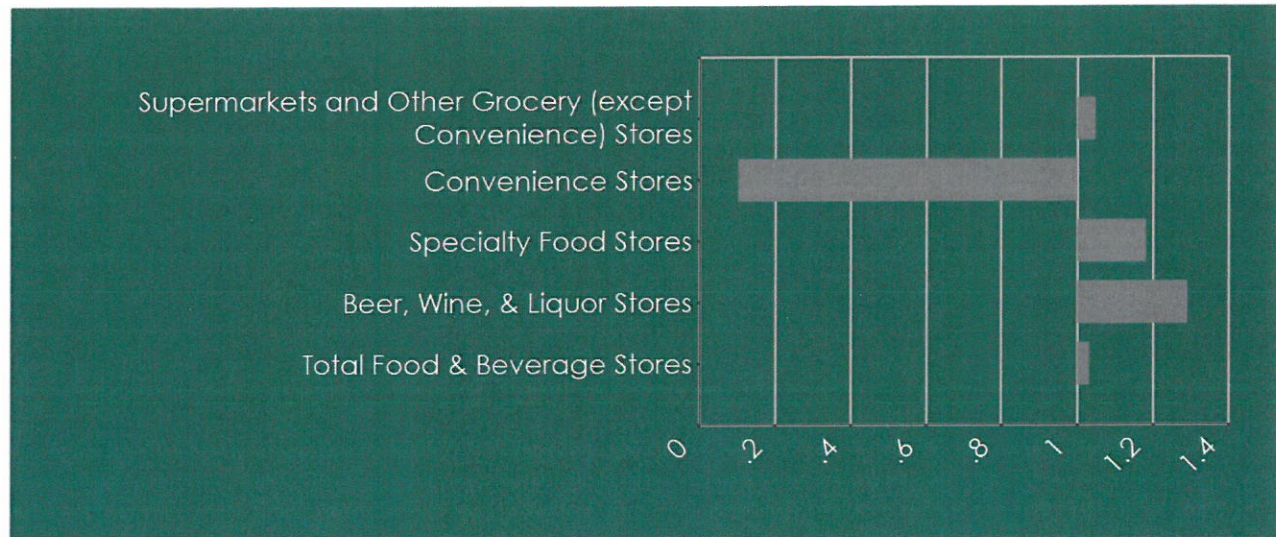
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Sub-Categories of Building Material, Garden Equip. & Supplies

Store Type	Potential	Estimated Sales	Surplus/Leakage
Home Centers	99,873,267	127,121,399	1.3
Paint and Wallpaper Stores	8,422,238	3,618,947	0.4
Hardware Stores	13,716,154	16,763,781	1.2
Other Building Material Dealers	62,750,232	45,872,858	0.7
Outdoor Power Equipment Stores	3,563,694	3,712,603	1.0
Nursery, Garden Center, & Farm Supply Stores	24,116,263	39,638,985	1.6
Total Building Material, Garden Equip. & Supplies	212,441,848	236,728,572	1.1

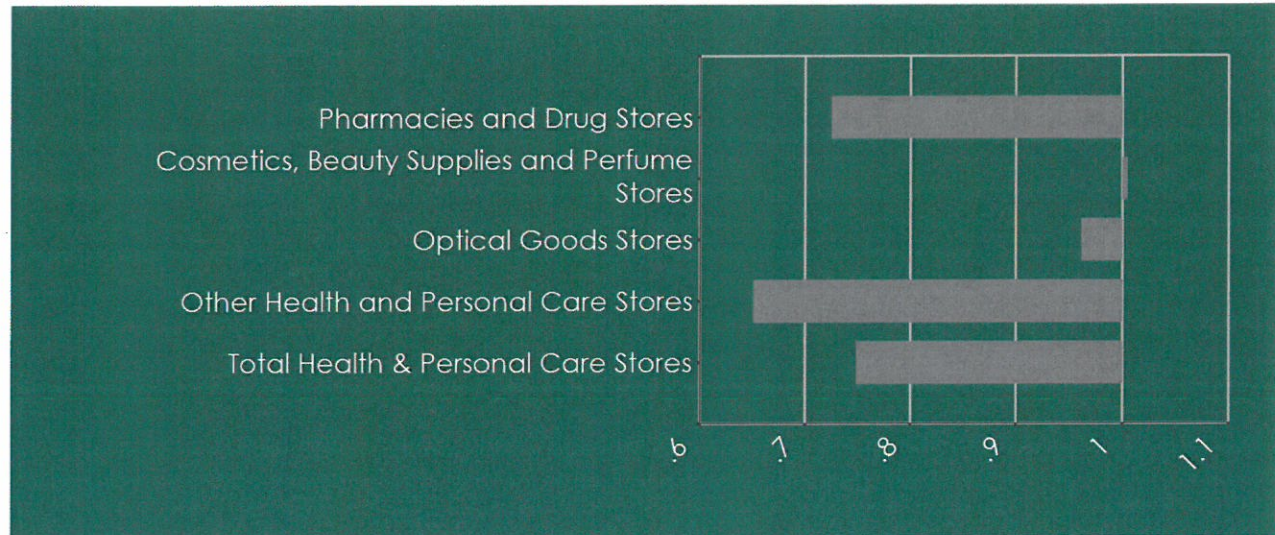
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Sub-Categories of Food & Beverage Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Supermarkets and Other Grocery (except Convenience) Stores	319,950,245	335,219,901	1.0
Convenience Stores	14,577,377	1,483,987	0.1
Specialty Food Stores	12,106,011	14,291,563	1.2
Beer, Wine, & Liquor Stores	23,941,189	30,902,895	1.3
Total Food & Beverage Stores	370,574,821	381,898,345	1.0

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Sub-Categories of Health & Personal Care Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Pharmacies and Drug Stores	140,126,020	101,566,850	0.7
Cosmetics, Beauty Supplies and Perfume Stores	11,042,524	11,092,874	1.0
Optical Goods Stores	8,170,001	7,850,248	1.0
Other Health and Personal Care Stores	12,315,670	8,012,693	0.7
Total Health & Personal Care Stores	171,654,214	128,522,665	0.7

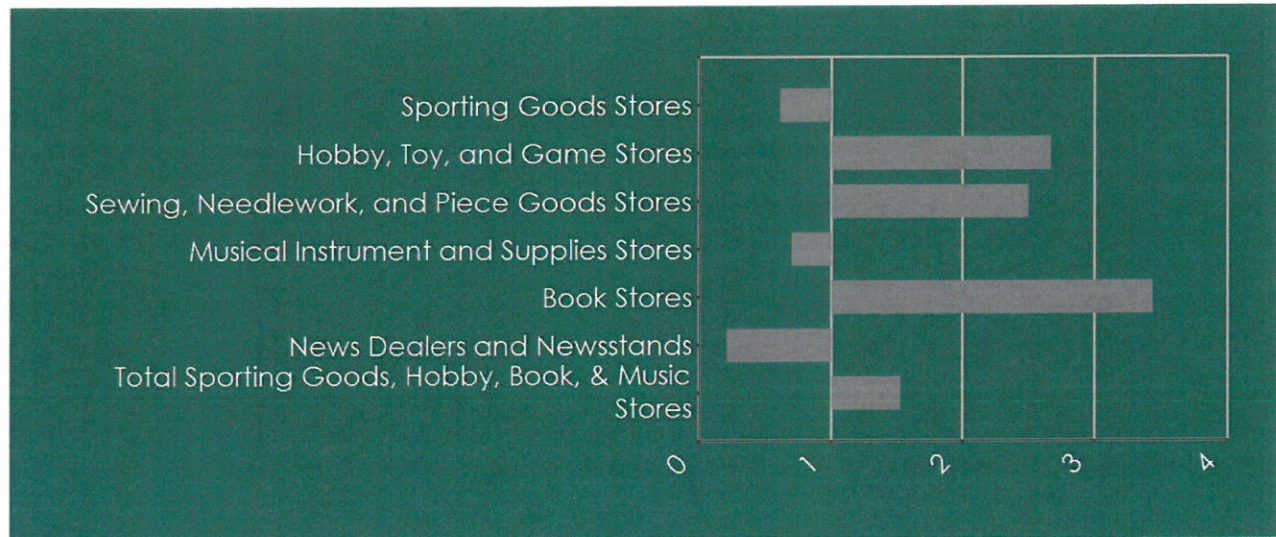
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Sub-Categories of Clothing & Clothing Accessories Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Mens Clothing Stores	5,959,074	8,514,618	1.4
Womens Clothing Stores	24,065,629	10,158,409	0.4
Childrens and Infants Clothing Stores	6,797,733	13,451,974	2.0
Family Clothing Stores	62,289,335	133,488,362	2.1
Clothing Accessories Stores	6,604,241	2,445,364	0.4
Other Clothing Stores	9,101,319	6,527,019	0.7
Shoe Stores	19,588,671	18,494,589	0.9
Jewelry Stores	17,496,043	10,592,453	0.6
Luggage & Leather Goods Stores	1,461,828	91,952	0.1
Total Clothing & Clothing Accessories Stores	153,363,873	203,764,741	1.3

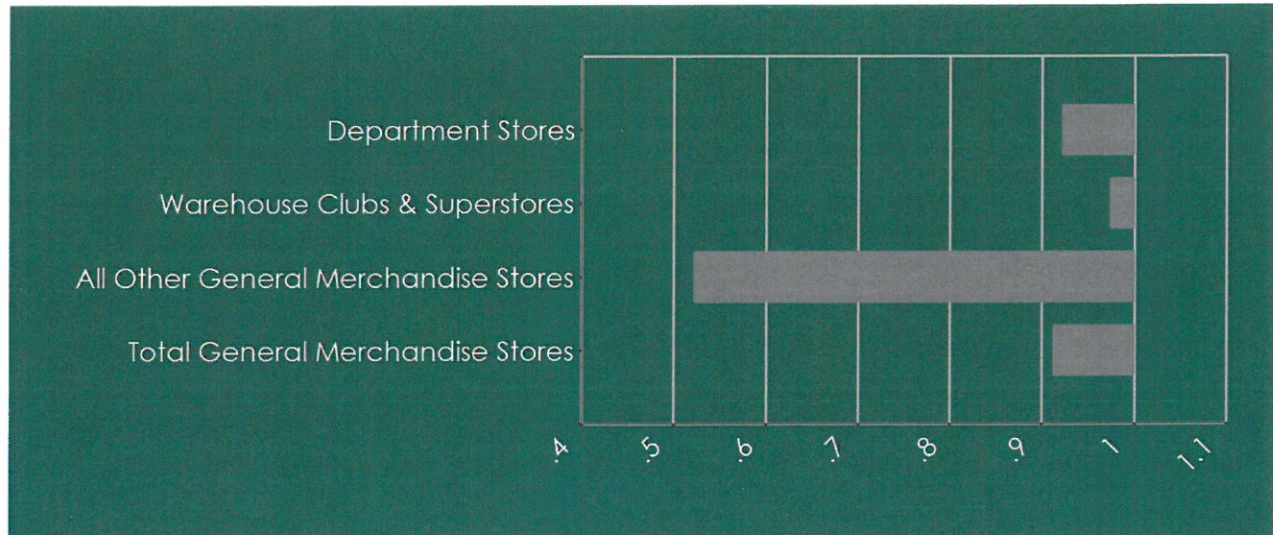
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Sub-Categories of Sporting Goods, Hobby, Book, & Music Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Sporting Goods Stores	23,832,519	14,564,239	0.6
Hobby, Toy, and Game Stores	10,709,000	28,573,230	2.7
Sewing, Needlework, and Piece Goods Stores	2,158,059	5,395,356	2.5
Musical Instrument and Supplies Stores	2,192,201	1,535,705	0.7
Book Stores	6,122,592	21,008,100	3.4
News Dealers and Newsstands	1,709,422	361,021	0.2
Total Sporting Goods, Hobby, Book, & Music Stores	46,723,794	71,437,652	1.5

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Sub-Categories of General Merchandise Stores

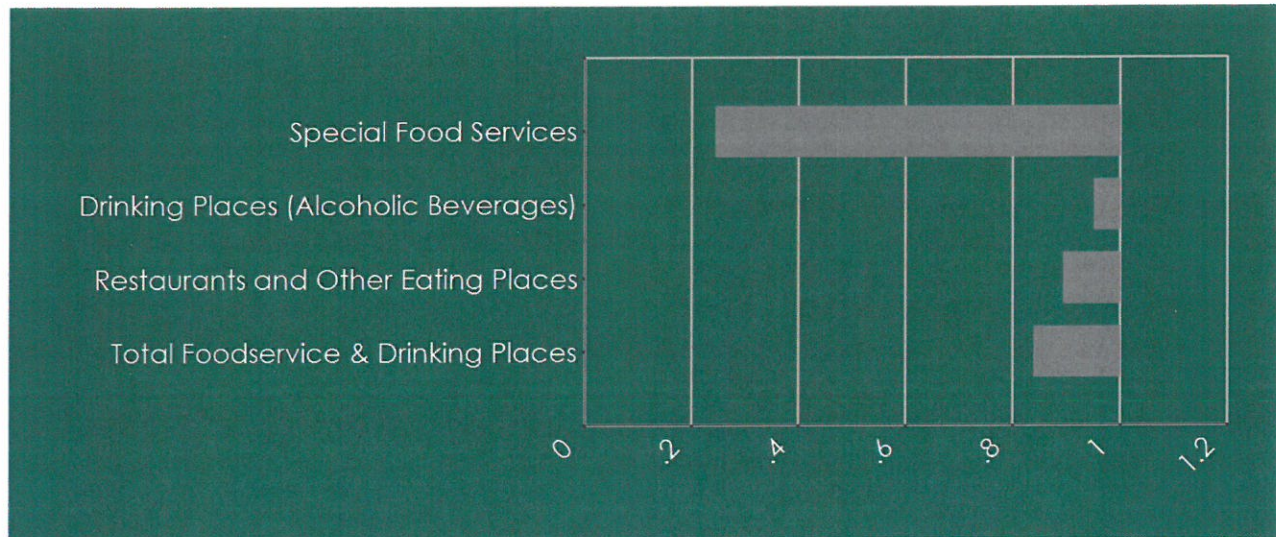
Store Type	Potential	Estimated Sales	Surplus/Leakage
Department Stores	86,959,295	80,099,220	0.9
Warehouse Clubs & Superstores	251,257,513	244,473,276	1.0
All Other General Merchandise Stores	41,867,713	21,816,726	0.5
Total General Merchandise Stores	380,084,521	346,389,222	0.9

Sub-Categories of Miscellaneous Store Retailers

Store Type	Potential	Estimated Sales	Surplus/Leakage
Florists	2,985,891	2,064,101	0.7
Office Supplies and Stationery Stores	5,755,329	9,587,905	1.7
Gift, Novelty, and Souvenir Stores	8,041,803	14,928,583	1.9
Used Merchandise Stores	9,282,021	8,533,926	0.9
Other Miscellaneous Store Retailers	60,994,314	14,311,024	0.2
Total Miscellaneous Store Retailers	87,059,359	49,425,539	0.6

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Sub-Categories of Foodservice & Drinking Places

Store Type	Potential	Estimated Sales	Surplus/Leakage
Special Food Services	34,595,843	8,412,362	0.2
Drinking Places (Alcoholic Beverages)	13,819,881	13,142,332	1.0
Restaurants and Other Eating Places	344,824,147	308,133,228	0.9
Total Foodservice & Drinking Places	393,239,871	329,687,922	0.8

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## Sources and Methodology

The primary data sources used in the construction of the database include:

- Current Year CAPE (Census Area Projections & Estimates) Consumer Expenditure Estimates
- Census of Retail Trade, Merchandise Line Sales
- Census Bureau Monthly Retail Trade

The Census of Retail Trade presents a table known as the Merchandise Line summary, which relates approximately 120 merchandise lines (e.g. hardware) to each of the store types. For each merchandise line, the distribution of sales by store type can be computed, yielding a conversion table which apportions merchandise line sales by store type.

The CAPE (Census Area Projections & Estimates) Consumer Expenditure database was re-computed to these merchandise lines by aggregating both whole and partial categories, yielding, at the block group level, a series of merchandise line estimates which are consistent with the CAPE Consumer Expenditure database.

These two components were then combined in order to derive estimated potential by store type. The results were then compared to current retail trade statistics to ensure consistency and completeness.



## Retail Leakage and Surplus Analysis

The Retail Leakage and Surplus Analysis examines the quantitative aspect of the community's retail opportunities. It is a guide to understanding retail opportunities but it is not an analysis that indicates unconditional opportunities. The analysis is sometimes called "a gap analysis" or "a supply and demand analysis" and can aid in the following:

- Indicating how well the retail needs of local residents are being met
- Uncovering unmet demand and possible opportunities
- Understanding the strengths and weaknesses of the local retail sector
- Measuring the difference between estimated and potential retail sales

### Understanding Retail Leakage

Retail leakage means that residents are spending more for products than local businesses capture. Retail sales leakage suggests that there is unmet demand in the trade area and that the community can support additional store space for that type of business.

However, retail leakage does not necessarily translate into opportunity. For example, there could be a strong competitor in a neighboring community that dominates the market for that type of product or store.

### Understanding Retail Surplus

A retail surplus means that the community's trade area is capturing the local market plus attracting non-local shoppers. A retail surplus does not necessarily mean that the community cannot support additional business. Many communities have developed strong clusters of stores that have broad geographic appeal. Examples of these types of retailers include: sporting goods stores, home furnishing stores, restaurants, and other specialty operations that become destination retailers and draw customers from outside the trade area.

Examining the quantitative aspects (Leakage/Surplus) is only part of the evaluation of community's retail opportunities. Before any conclusions can be drawn about potential business expansion or recruitment opportunities, qualitative considerations such as trade area psychographics and buying habits must be analyzed in context of other market factors.

### Interpreting Leakage Index

1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance.  
.80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed.  
1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

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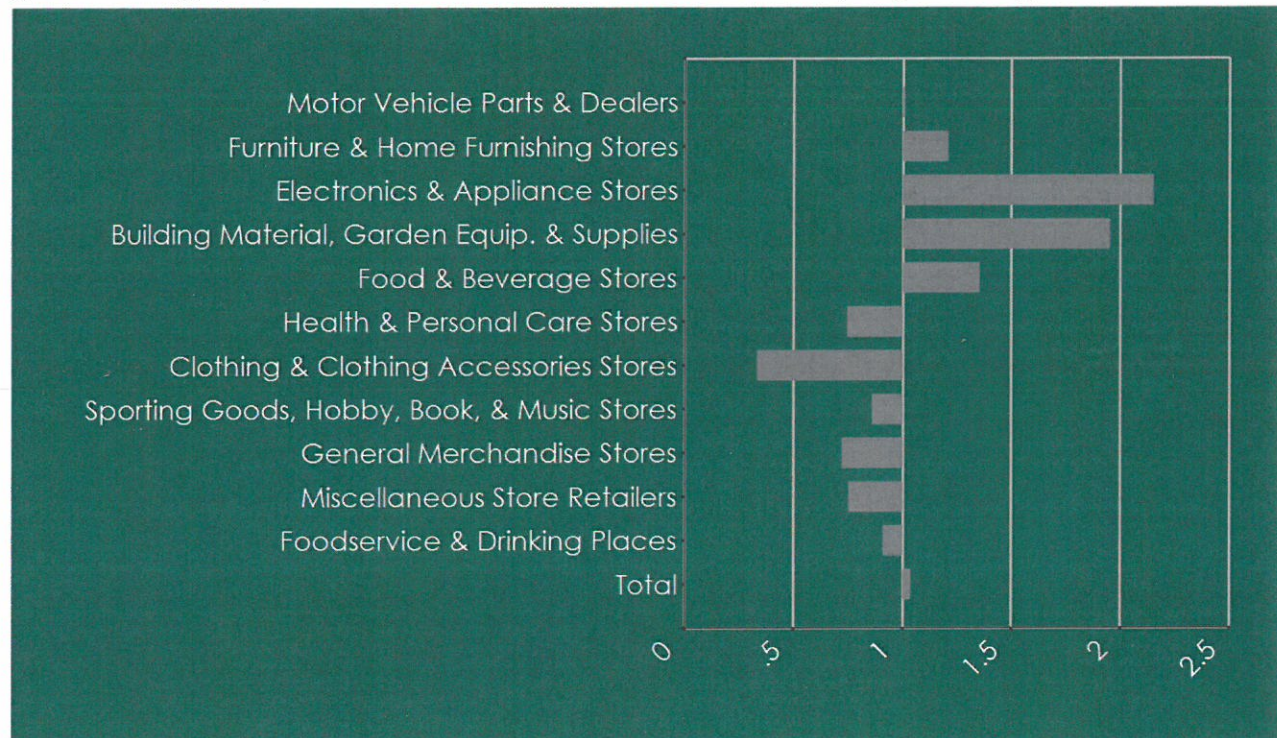


## Leakage/Surplus Index by Major Store Type

The quantitative comparison of retail leakage and surplus in the twelve major store types shown in the chart and table below provides an initial measure of market opportunities. Combining this analysis with the knowledge of the local retail situation will take the process of identifying retail possibilities one step further.

Figure 1 provides the leakage/surplus indices and following is the sales potential and estimated sales for major store types.

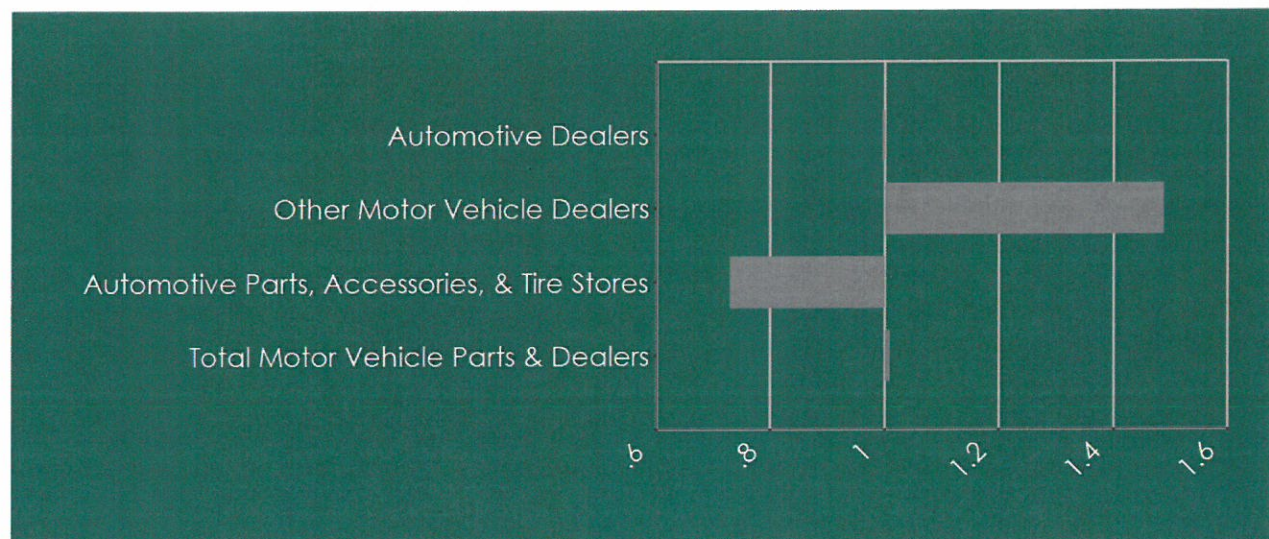
Figure 1. Leakage/Surplus Index and Estimated and Potential Sales by Major Store Types



Store Type	Potential	Estimated Sales	Surplus/Leakage
Motor Vehicle Parts & Dealers	154,616,031	155,977,380	1.0
Furniture & Home Furnishing Stores	16,444,786	19,863,713	1.2
Electronics & Appliance Stores	12,084,706	25,969,516	2.1
Building Material, Garden Equip. & Supplies	59,597,107	116,341,556	2.0
Food & Beverage Stores	104,995,016	141,887,313	1.4
Health & Personal Care Stores	48,746,249	36,325,525	0.7
Clothing & Clothing Accessories Stores	41,551,276	13,771,967	0.3
Sporting Goods, Hobby, Book, & Music Stores	12,476,294	10,703,303	0.9
General Merchandise Stores	105,450,186	75,966,493	0.7
Miscellaneous Store Retailers	23,185,151	17,411,277	0.8
Foodservice & Drinking Places	105,369,266	95,642,623	0.9
Total	684,516,068	709,860,667	1.0

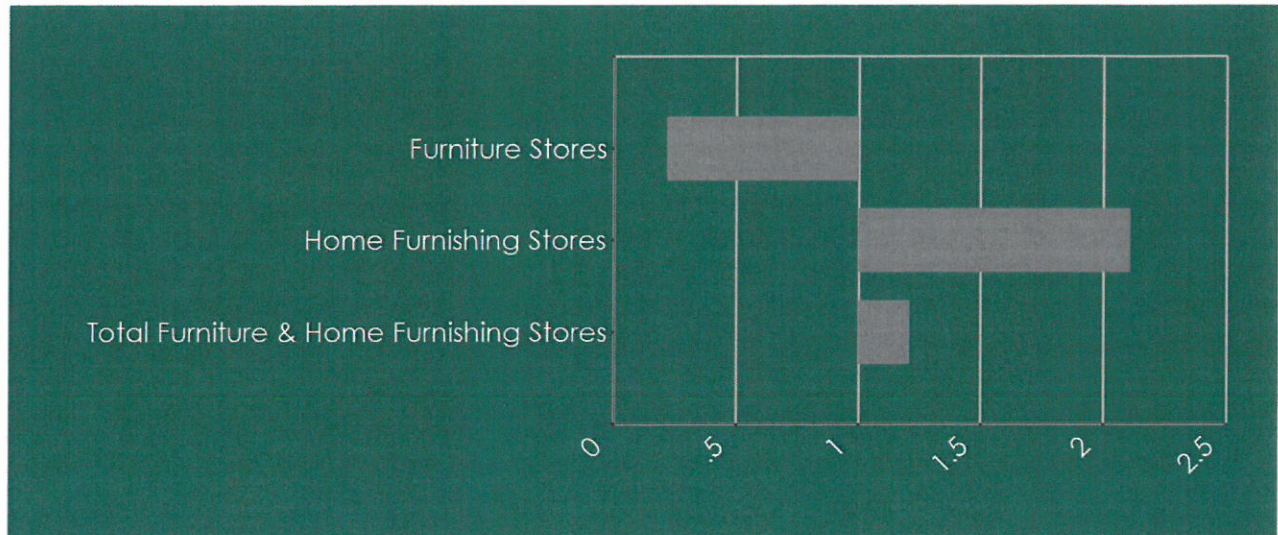
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Sub-Categories of Motor Vehicle Parts & Dealers

Store Type	Potential	Estimated Sales	Surplus/Leakage
Automotive Dealers	132,455,341	131,902,444	1.0
Other Motor Vehicle Dealers	10,432,500	15,523,065	1.5
Automotive Parts, Accessories, & Tire Stores	11,728,190	8,551,872	0.7
Total Motor Vehicle Parts & Dealers	154,616,031	155,977,380	1.0

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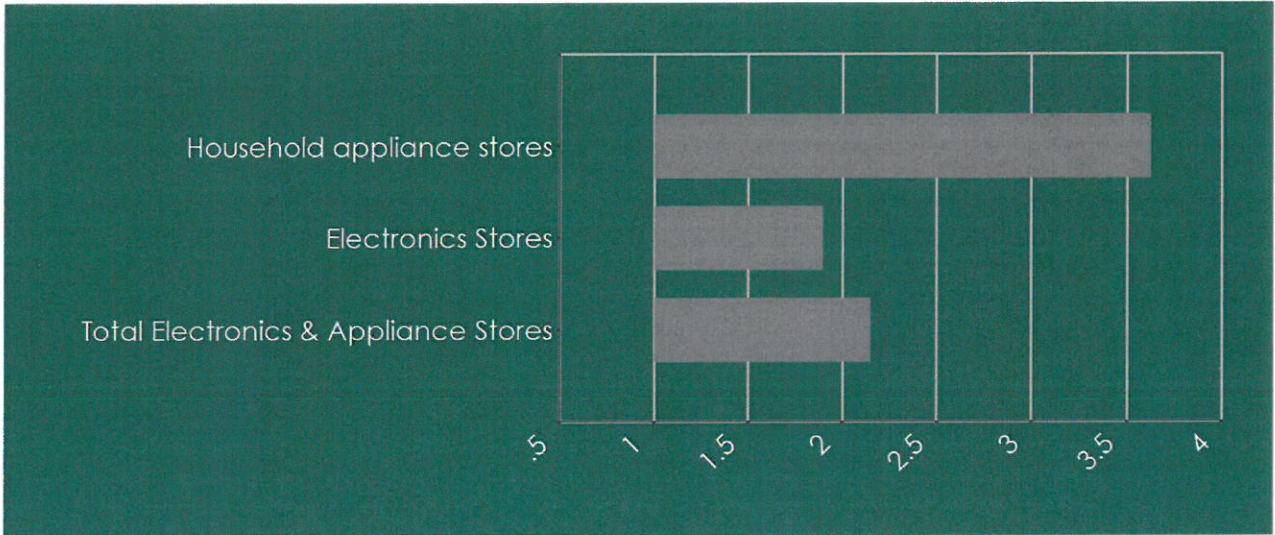
Sub-Categories of Furniture & Home Furnishing Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Furniture Stores	7,805,123	1,678,497	0.2
Home Furnishing Stores	8,639,663	18,185,216	2.1
Total Furniture & Home Furnishing Stores	16,444,786	19,863,713	1.2

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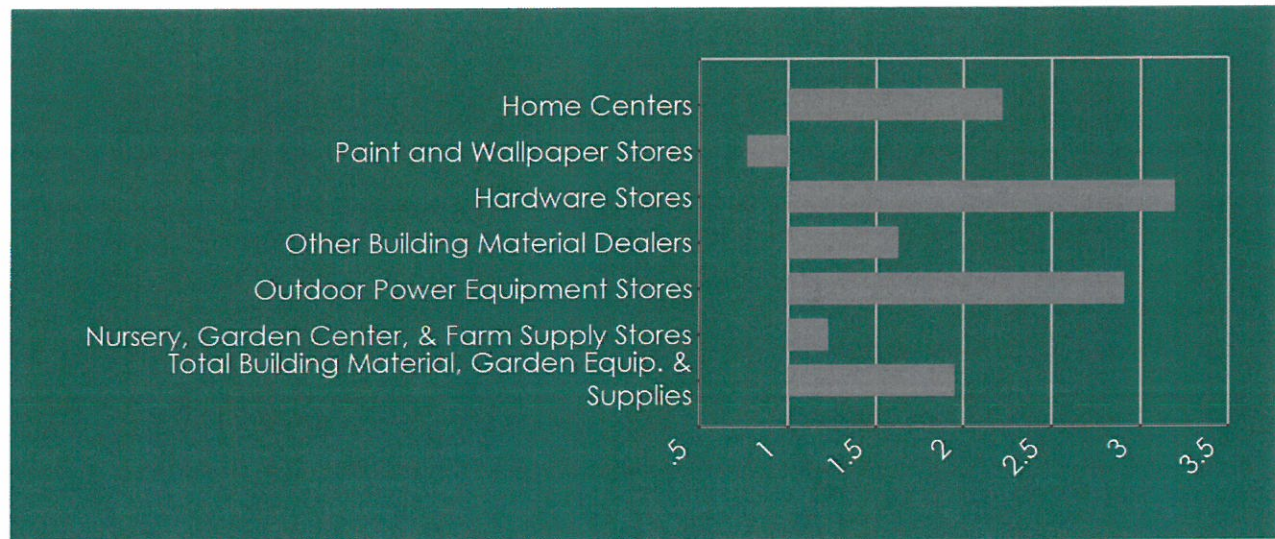


Sub-Categories of Electronics & Appliance Stores



Store Type	Potential	Estimated Sales	Surplus/Leakage
Household appliance stores	1,771,309	6,412,348	3.6
Electronics Stores	10,313,398	19,557,169	1.9
Total Electronics & Appliance Stores	12,084,706	25,969,516	2.1

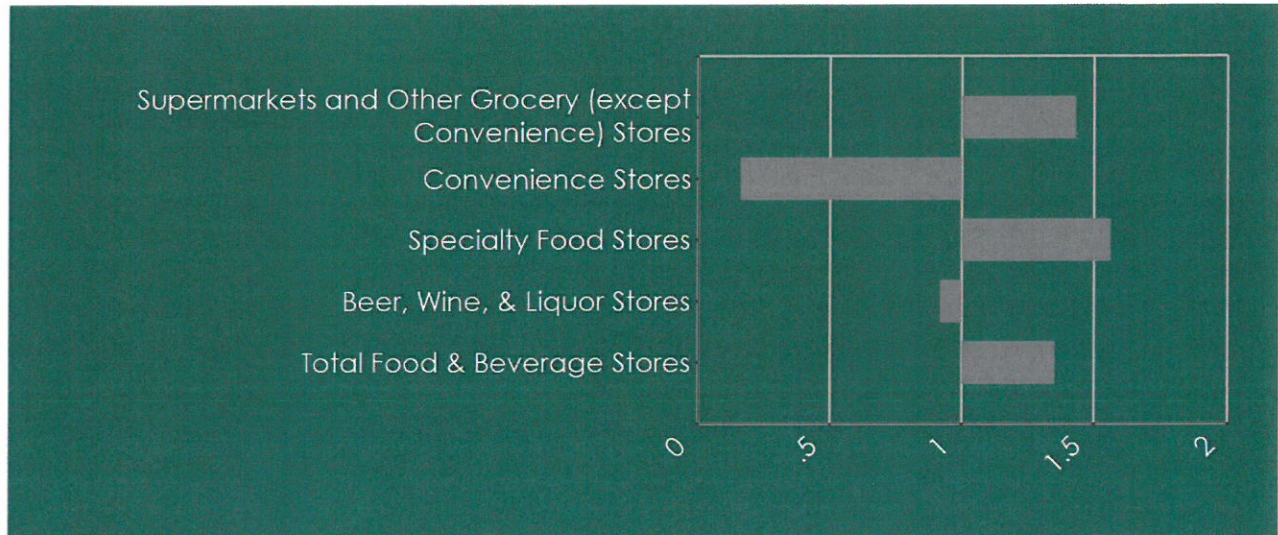
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Sub-Categories of Building Material, Garden Equip. & Supplies

Store Type	Potential	Estimated Sales	Surplus/Leakage
Home Centers	28,021,162	62,248,230	2.2
Paint and Wallpaper Stores	2,345,563	1,790,756	0.8
Hardware Stores	3,831,163	12,243,442	3.2
Other Building Material Dealers	17,791,288	29,016,249	1.6
Outdoor Power Equipment Stores	1,007,027	2,929,869	2.9
Nursery, Garden Center, & Farm Supply Stores	6,600,904	8,113,010	1.2
Total Building Material, Garden Equip. & Supplies	59,597,107	116,341,556	2.0

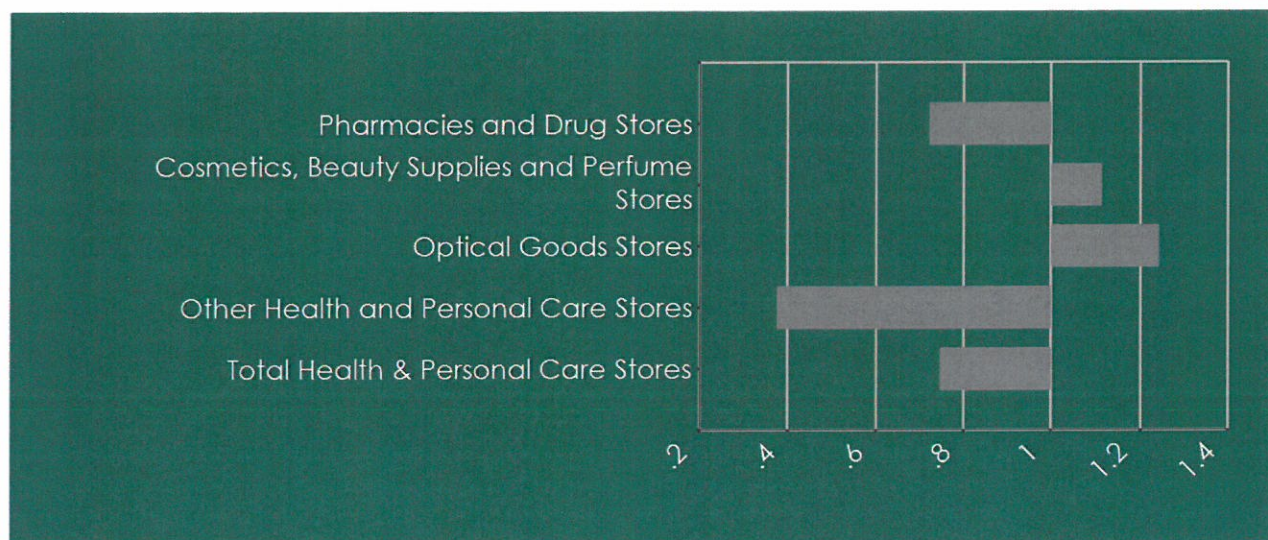
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Sub-Categories of Food & Beverage Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Supermarkets and Other Grocery (except Convenience) Stores	90,673,579	129,664,026	1.4
Convenience Stores	4,135,675	665,051	0.2
Specialty Food Stores	3,451,728	5,382,377	1.6
Beer, Wine, & Liquor Stores	6,734,033	6,175,859	0.9
Total Food & Beverage Stores	104,995,016	141,887,313	1.4

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Sub-Categories of Health & Personal Care Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Pharmacies and Drug Stores	39,837,143	28,690,986	0.7
Cosmetics, Beauty Supplies and Perfume Stores	3,140,755	3,499,830	1.1
Optical Goods Stores	2,273,347	2,825,714	1.2
Other Health and Personal Care Stores	3,495,005	1,308,995	0.4
Total Health & Personal Care Stores	48,746,249	36,325,525	0.7

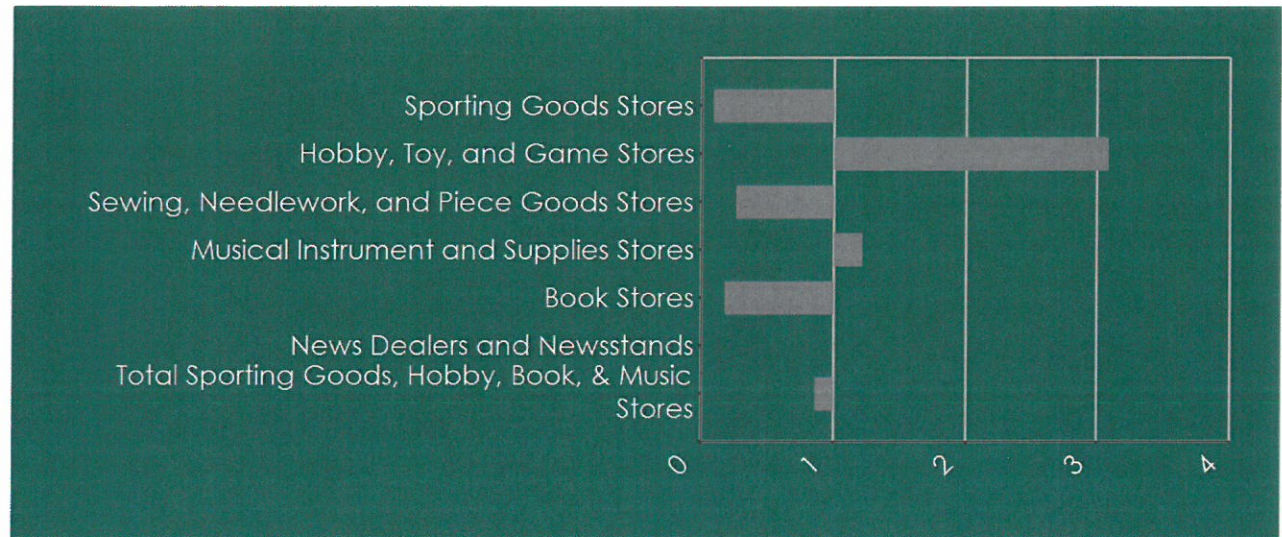
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Sub-Categories of Clothing & Clothing Accessories Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Mens Clothing Stores	1,617,616	0	0.0
Womens Clothing Stores	6,451,486	472,948	0.1
Childrens and Infants Clothing Stores	1,914,877	188,800	0.1
Family Clothing Stores	16,903,999	7,657,087	0.5
Clothing Accessories Stores	1,780,618	472,452	0.3
Other Clothing Stores	2,439,197	738,205	0.3
Shoe Stores	5,289,329	2,140,700	0.4
Jewelry Stores	4,743,425	2,101,775	0.4
Luggage & Leather Goods Stores	410,730	0	0.0
Total Clothing & Clothing Accessories Stores	41,551,276	13,771,967	0.3

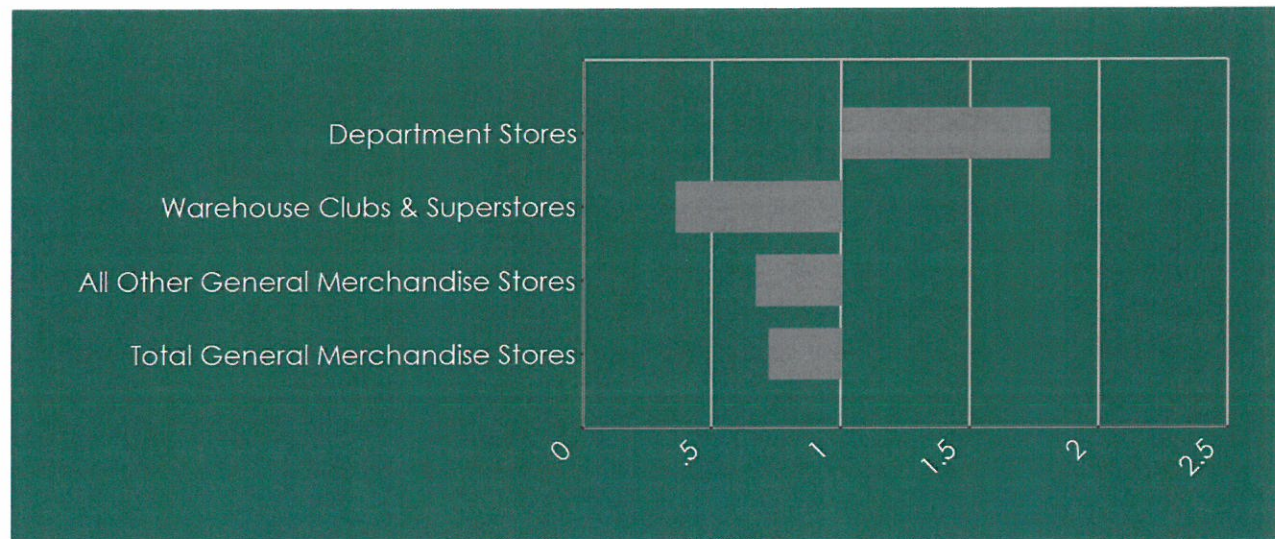
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Sub-Categories of Sporting Goods, Hobby, Book, & Music Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Sporting Goods Stores	6,354,961	557,929	0.1
Hobby, Toy, and Game Stores	2,916,416	8,996,453	3.1
Sewing, Needlework, and Piece Goods Stores	588,468	154,240	0.3
Musical Instrument and Supplies Stores	591,270	719,221	1.2
Book Stores	1,553,349	275,459	0.2
News Dealers and Newsstands	471,830	0	0.0
Total Sporting Goods, Hobby, Book, & Music Stores	12,476,294	10,703,303	0.9

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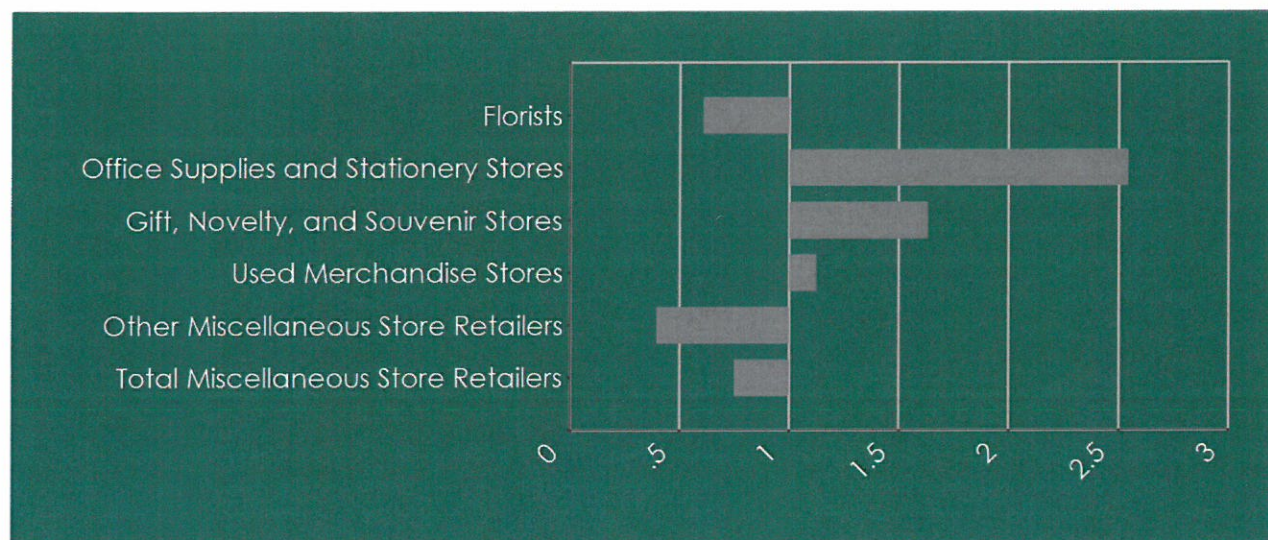
Sub-Categories of General Merchandise Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Department Stores	23,824,043	43,131,989	1.8
Warehouse Clubs & Superstores	70,026,317	25,050,437	0.4
All Other General Merchandise Stores	11,599,826	7,784,067	0.7
Total General Merchandise Stores	105,450,186	75,966,493	0.7

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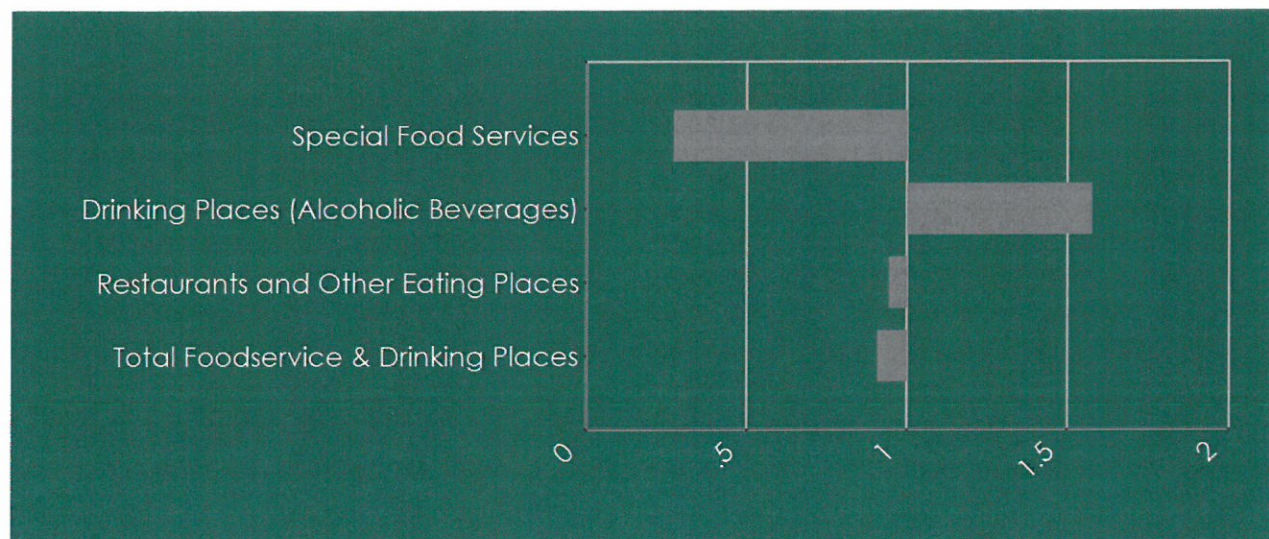


### Sub-Categories of Miscellaneous Store Retailers



Store Type	Potential	Estimated Sales	Surplus/Leakage
Florists	844,779	512,008	0.6
Office Supplies and Stationery Stores	1,613,583	4,099,769	2.5
Gift, Novelty, and Souvenir Stores	2,252,590	3,666,496	1.6
Used Merchandise Stores	2,574,605	2,889,726	1.1
Other Miscellaneous Store Retailers	15,899,595	6,243,277	0.4
Total Miscellaneous Store Retailers	23,185,151	17,411,277	0.8

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Sub-Categories of Foodservice & Drinking Places

Store Type	Potential	Estimated Sales	Surplus/Leakage
Special Food Services	9,027,003	2,433,411	0.3
Drinking Places (Alcoholic Beverages)	3,751,551	5,915,912	1.6
Restaurants and Other Eating Places	92,590,712	87,293,301	0.9
Total Foodservice & Drinking Places	105,369,266	95,642,623	0.9

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## Sources and Methodology

The primary data sources used in the construction of the database include:

- Current Year CAPE (Census Area Projections & Estimates) Consumer Expenditure Estimates
- Census of Retail Trade, Merchandise Line Sales
- Census Bureau Monthly Retail Trade

The Census of Retail Trade presents a table known as the Merchandise Line summary, which relates approximately 120 merchandise lines (e.g. hardware) to each of the store types. For each merchandise line, the distribution of sales by store type can be computed, yielding a conversion table which apportions merchandise line sales by store type.

The CAPE (Census Area Projections & Estimates) Consumer Expenditure database was re-computed to these merchandise lines by aggregating both whole and partial categories, yielding, at the block group level, a series of merchandise line estimates which are consistent with the CAPE Consumer Expenditure database.

These two components were then combined in order to derive estimated potential by store type. The results were then compared to current retail trade statistics to ensure consistency and completeness.





## Retail Leakage and Surplus Analysis

The Retail Leakage and Surplus Analysis examines the quantitative aspect of the community's retail opportunities. It is a guide to understanding retail opportunities but it is not an analysis that indicates unconditional opportunities. The analysis is sometimes called "a gap analysis" or "a supply and demand analysis" and can aid in the following:

- Indicating how well the retail needs of local residents are being met
- Uncovering unmet demand and possible opportunities
- Understanding the strengths and weaknesses of the local retail sector
- Measuring the difference between estimated and potential retail sales

### Understanding Retail Leakage

Retail leakage means that residents are spending more for products than local businesses capture. Retail sales leakage suggests that there is unmet demand in the trade area and that the community can support additional store space for that type of business.

However, retail leakage does not necessarily translate into opportunity. For example, there could be a strong competitor in a neighboring community that dominates the market for that type of product or store.

### Understanding Retail Surplus

A retail surplus means that the community's trade area is capturing the local market plus attracting non-local shoppers. A retail surplus does not necessarily mean that the community cannot support additional business. Many communities have developed strong clusters of stores that have broad geographic appeal. Examples of these types of retailers include: sporting goods stores, home furnishing stores, restaurants, and other specialty operations that become destination retailers and draw customers from outside the trade area.

Examining the quantitative aspects (Leakage/Surplus) is only part of the evaluation of community's retail opportunities. Before any conclusions can be drawn about potential business expansion or recruitment opportunities, qualitative considerations such as trade area psychographics and buying habits must be analyzed in context of other market factors.

### Interpreting Leakage Index

1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance.  
.80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed.  
1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

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## Leakage/Surplus Index by Major Store Type

The quantitative comparison of retail leakage and surplus in the twelve major store types shown in the chart and table below provides an initial measure of market opportunities. Combining this analysis with the knowledge of the local retail situation will take the process of identifying retail possibilities one step further.

Figure 1 provides the leakage/surplus indices and following is the sales potential and estimated sales for major store types.

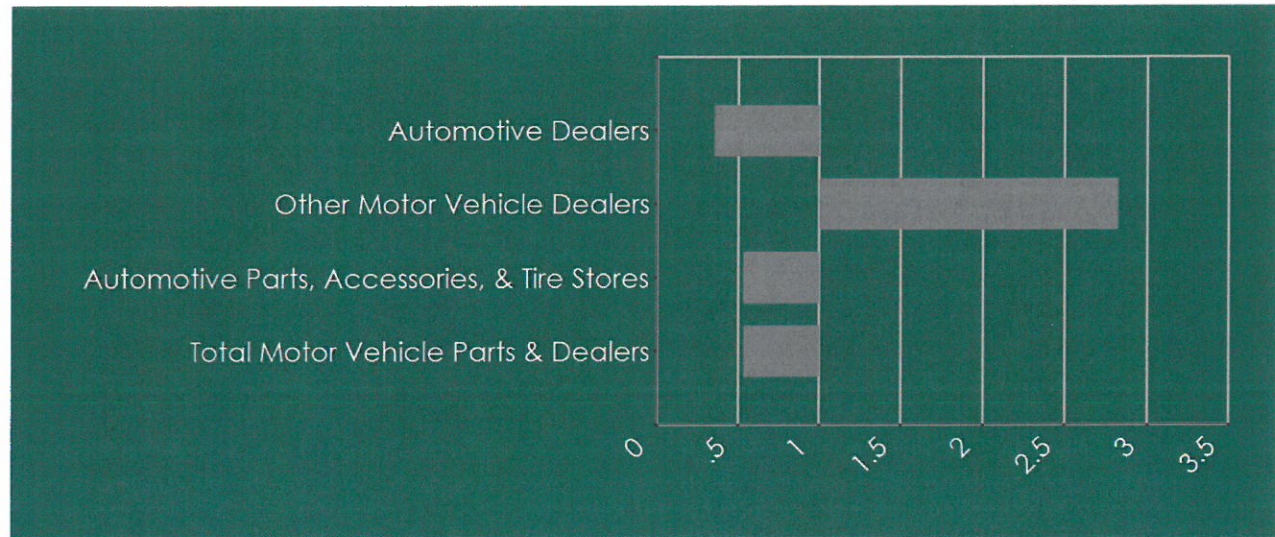
Figure 1. Leakage/Surplus Index and Estimated and Potential Sales by Major Store Types



Store Type	Potential	Estimated Sales	Surplus/Leakage
Motor Vehicle Parts & Dealers	40,433,671	21,554,542	0.5
Furniture & Home Furnishing Stores	4,309,239	2,833,355	0.7
Electronics & Appliance Stores	3,166,320	8,164,843	2.6
Building Material, Garden Equip. & Supplies	15,432,927	29,521,714	1.9
Food & Beverage Stores	27,455,409	50,226,807	1.8
Health & Personal Care Stores	12,649,385	6,440,468	0.5
Clothing & Clothing Accessories Stores	11,064,239	1,866,151	0.2
Sporting Goods, Hobby, Book, & Music Stores	3,334,249	2,810,460	0.8
General Merchandise Stores	27,696,043	34,377,043	1.2
Miscellaneous Store Retailers	6,078,262	6,572,487	1.1
Foodservice & Drinking Places	27,818,629	17,253,685	0.6
<b>Total</b>	<b>179,438,372</b>	<b>181,621,554</b>	<b>1.0</b>

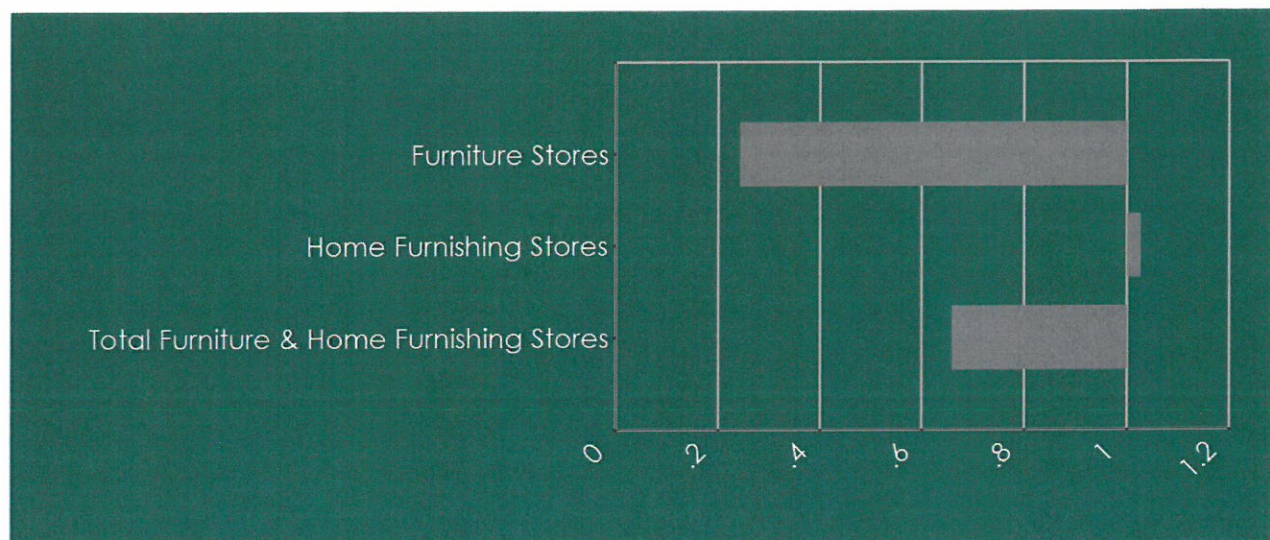
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Sub-Categories of Motor Vehicle Parts & Dealers

Store Type	Potential	Estimated Sales	Surplus/Leakage
Automotive Dealers	34,655,710	12,209,190	0.4
Other Motor Vehicle Dealers	2,740,455	7,732,017	2.8
Automotive Parts, Accessories, & Tire Stores	3,037,506	1,613,336	0.5
Total Motor Vehicle Parts & Dealers	40,433,671	21,554,542	0.5

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Sub-Categories of Furniture & Home Furnishing Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Furniture Stores	2,028,172	490,958	0.2
Home Furnishing Stores	2,281,067	2,342,398	1.0
Total Furniture & Home Furnishing Stores	4,309,239	2,833,355	0.7

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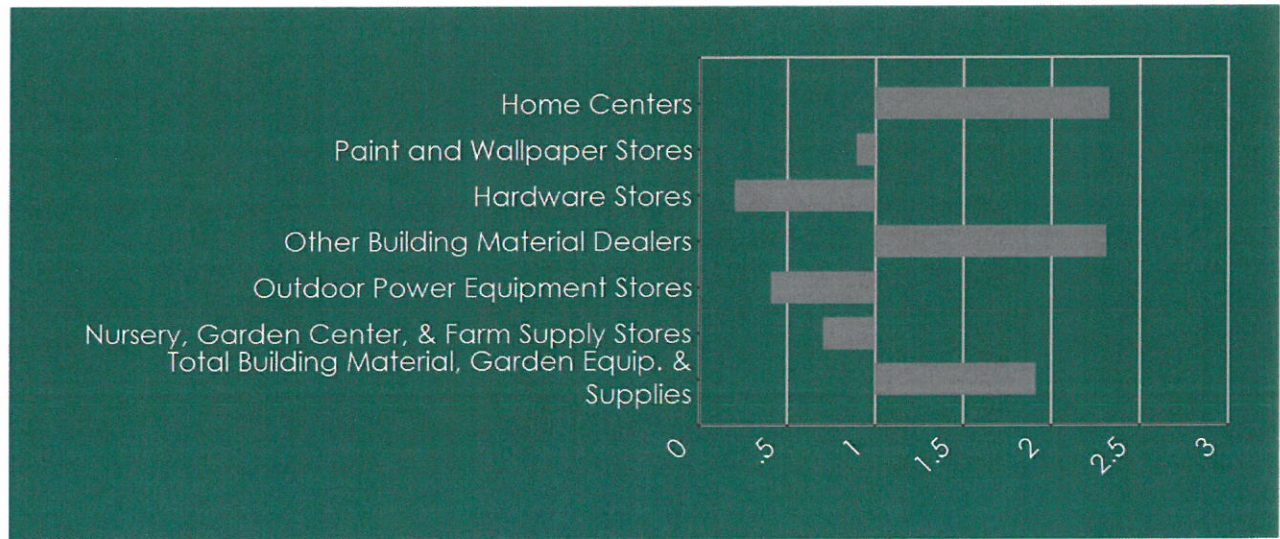


Sub-Categories of Electronics & Appliance Stores



Store Type	Potential	Estimated Sales	Surplus/Leakage
Household appliance stores	459,004	481,361	1.0
Electronics Stores	2,707,316	7,683,482	2.8
Total Electronics & Appliance Stores	3,166,320	8,164,843	2.6

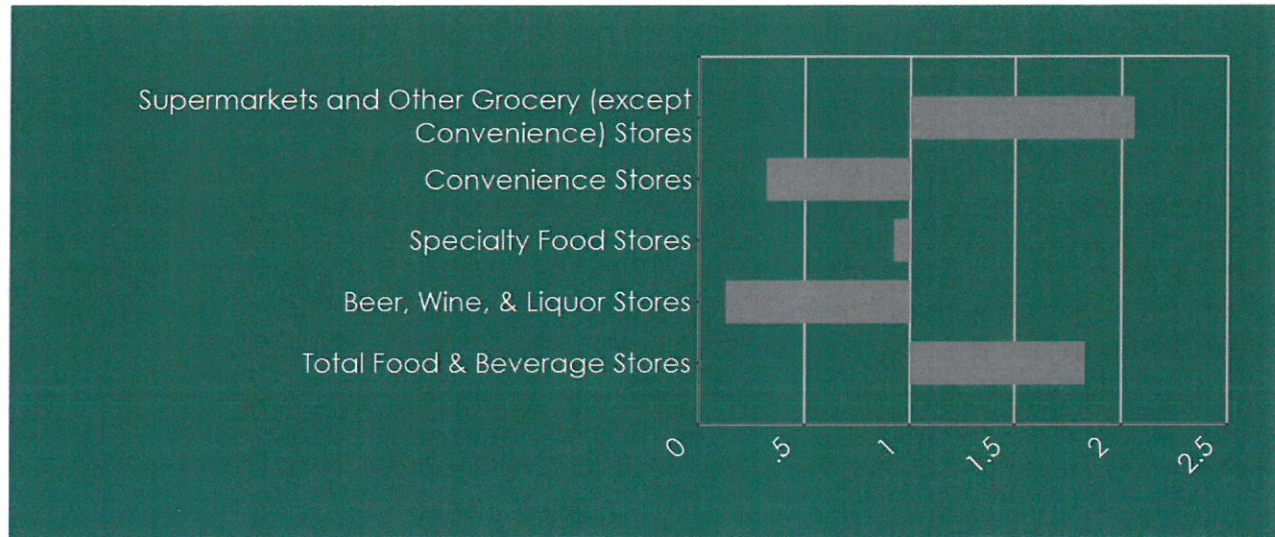
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Sub-Categories of Building Material, Garden Equip. & Supplies

Store Type	Potential	Estimated Sales	Surplus/Leakage
Home Centers	7,264,667	16,891,669	2.3
Paint and Wallpaper Stores	615,061	548,330	0.9
Hardware Stores	996,102	195,329	0.2
Other Building Material Dealers	4,580,696	10,579,260	2.3
Outdoor Power Equipment Stores	260,354	104,680	0.4
Nursery, Garden Center, & Farm Supply Stores	1,716,046	1,202,447	0.7
Total Building Material, Garden Equip. & Supplies	15,432,927	29,521,714	1.9

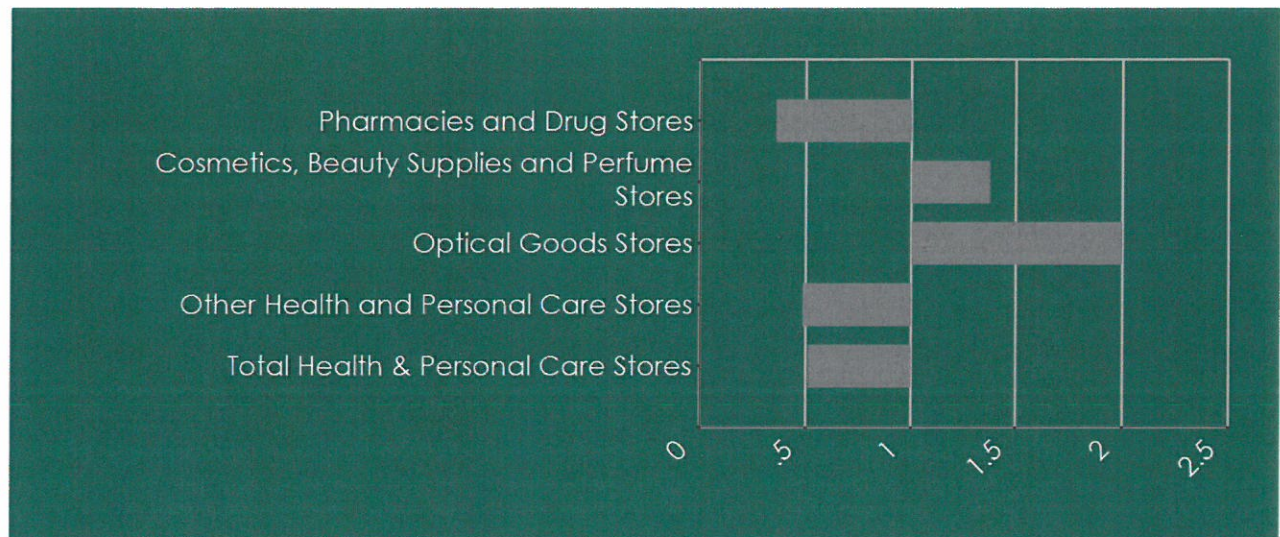
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Sub-Categories of Food & Beverage Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Supermarkets and Other Grocery (except Convenience) Stores	23,713,591	48,827,368	2.1
Convenience Stores	1,078,671	342,783	0.3
Specialty Food Stores	903,033	833,277	0.9
Beer, Wine, & Liquor Stores	1,760,114	223,379	0.1
Total Food & Beverage Stores	27,455,409	50,226,807	1.8

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Sub-Categories of Health & Personal Care Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Pharmacies and Drug Stores	10,337,348	3,700,393	0.4
Cosmetics, Beauty Supplies and Perfume Stores	813,580	1,119,030	1.4
Optical Goods Stores	591,431	1,181,576	2.0
Other Health and Personal Care Stores	907,025	439,469	0.5
Total Health & Personal Care Stores	12,649,385	6,440,468	0.5

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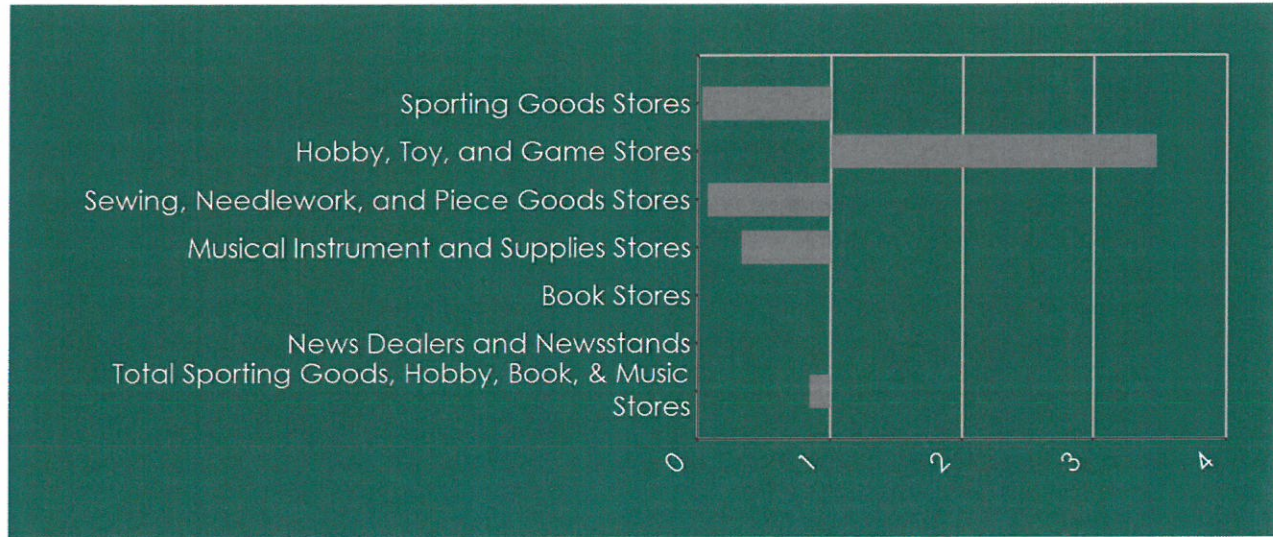


### Sub-Categories of Clothing & Clothing Accessories Stores



Store Type	Potential	Estimated Sales	Surplus/Leakage
Mens Clothing Stores	432,605	0	0.0
Womens Clothing Stores	1,697,931	38,865	0.0
Childrens and Infants Clothing Stores	519,315	28,477	0.1
Family Clothing Stores	4,490,001	654,296	0.1
Clothing Accessories Stores	473,460	234,672	0.5
Other Clothing Stores	642,029	25,271	0.0
Shoe Stores	1,394,483	509,437	0.4
Jewelry Stores	1,306,782	375,132	0.3
Luggage & Leather Goods Stores	107,633	0	0.0
Total Clothing & Clothing Accessories Stores	11,064,239	1,866,151	0.2

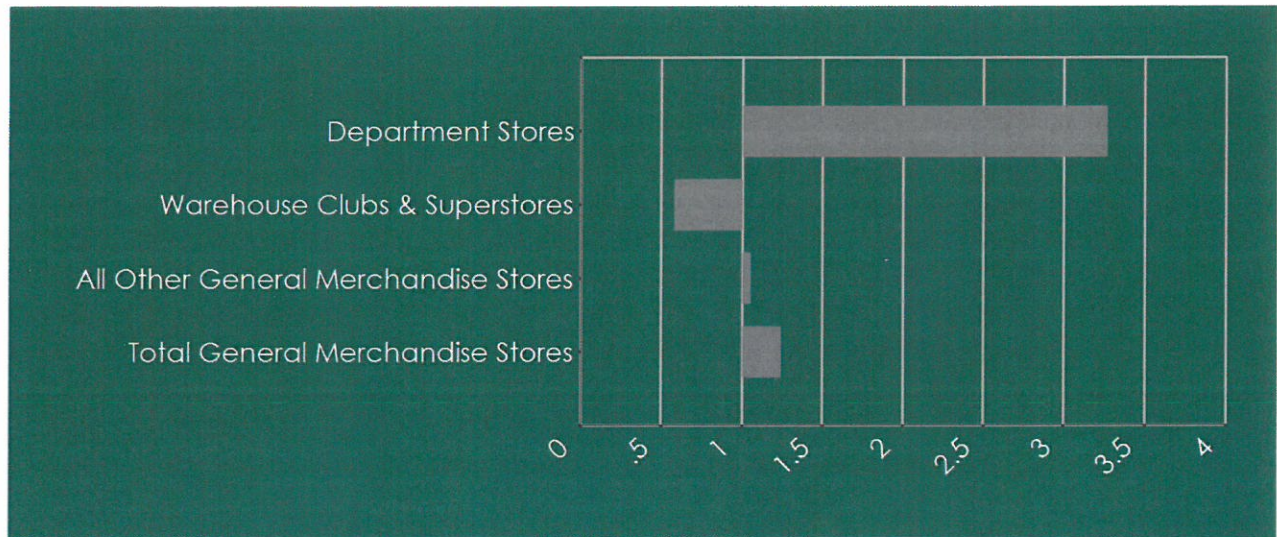
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Sub-Categories of Sporting Goods, Hobby, Book, & Music Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Sporting Goods Stores	1,700,147	45,910	0.0
Hobby, Toy, and Game Stores	778,368	2,700,822	3.5
Sewing, Needlework, and Piece Goods Stores	157,159	11,156	0.1
Musical Instrument and Supplies Stores	160,121	52,571	0.3
Book Stores	414,299	0	0.0
News Dealers and Newsstands	124,154	0	0.0
Total Sporting Goods, Hobby, Book, & Music Stores	3,334,249	2,810,460	0.8

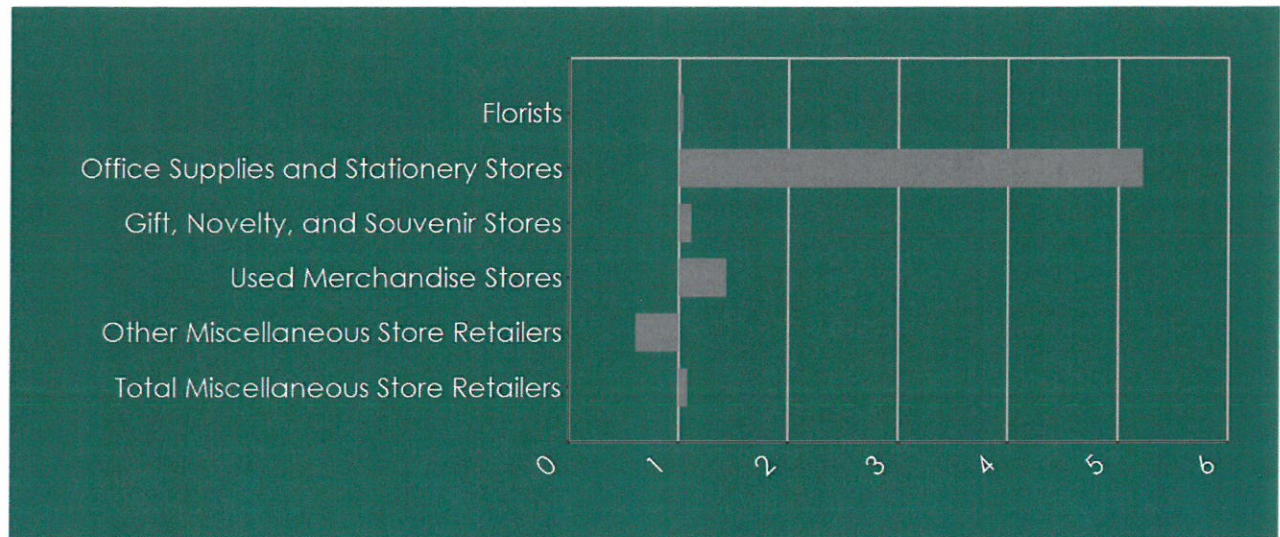
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Sub-Categories of General Merchandise Stores

Store Type	Potential	Estimated Sales	Surplus/Leakage
Department Stores	6,301,471	20,600,962	3.3
Warehouse Clubs & Superstores	18,351,872	10,573,998	0.6
All Other General Merchandise Stores	3,042,700	3,202,083	1.1
Total General Merchandise Stores	27,696,043	34,377,043	1.2

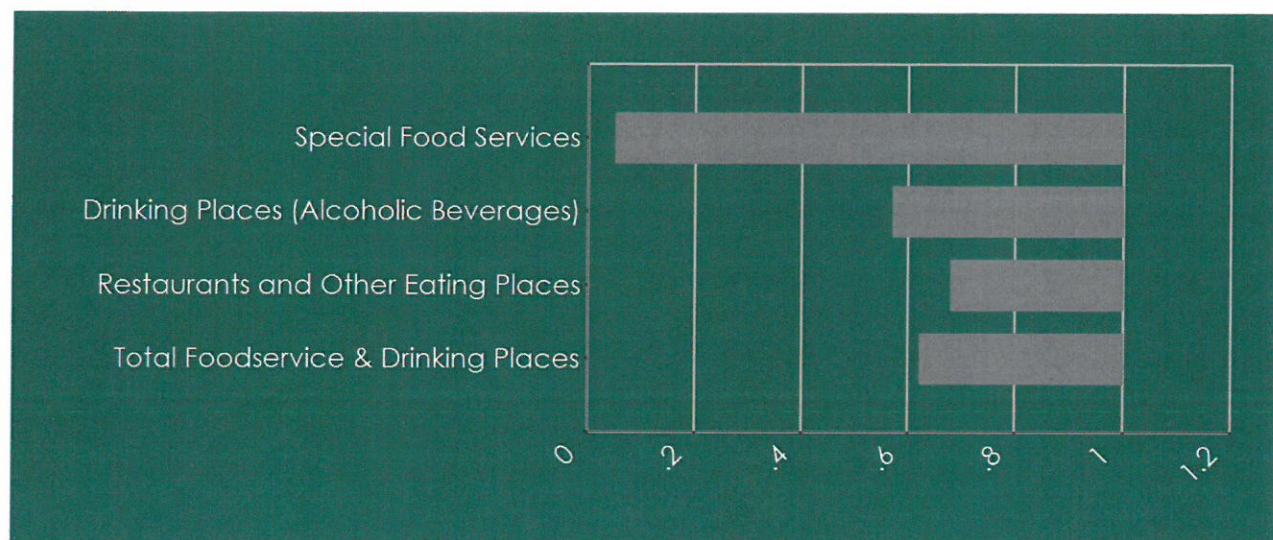
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Sub-Categories of Miscellaneous Store Retailers

Store Type	Potential	Estimated Sales	Surplus/Leakage
Florists	219,239	226,944	1.0
Office Supplies and Stationery Stores	421,433	2,199,715	5.2
Gift, Novelty, and Souvenir Stores	593,737	660,342	1.1
Used Merchandise Stores	677,301	974,224	1.4
Other Miscellaneous Store Retailers	4,166,551	2,511,264	0.6
Total Miscellaneous Store Retailers	6,078,262	6,572,487	1.1

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Sub-Categories of Foodservice & Drinking Places

Store Type	Potential	Estimated Sales	Surplus/Leakage
Special Food Services	2,407,164	118,082	0.0
Drinking Places (Alcoholic Beverages)	997,448	568,598	0.6
Restaurants and Other Eating Places	24,414,017	16,567,005	0.7
Total Foodservice & Drinking Places	27,818,629	17,253,685	0.6

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## Sources and Methodology

The primary data sources used in the construction of the database include:

- Current Year CAPE (Census Area Projections & Estimates) Consumer Expenditure Estimates
- Census of Retail Trade, Merchandise Line Sales
- Census Bureau Monthly Retail Trade

The Census of Retail Trade presents a table known as the Merchandise Line summary, which relates approximately 120 merchandise lines (e.g. hardware) to each of the store types. For each merchandise line, the distribution of sales by store type can be computed, yielding a conversion table which apportions merchandise line sales by store type.

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