



Economic Plan
for

THE WEST END

OF GARFIELD RIDGE

GREAT
Garfield Ridge
Retail Entertainment
and Amusement Team



***"Never doubt that a small group of thoughtful, committed citizens can change the world;
indeed, it is the only thing that ever has."***

Margaret Mead



Executive Summary

- **Over \$168,000,000.00 (168 Million) is spent within a 5 mile radius of Garfield Ridge at restaurants on an annual basis.**
- **The average household within this 5 mile radius of Garfield Ridge spends over \$1,000.00 annually in local restaurants.**
- **Within the heart of the Garfield Ridge community, over 50% of the residents earn over \$60,000 annually. With the average household income at just over \$71,000, Garfield Ridge has a greater proportion of households that are solidly middle class and gainfully employed.**
- **Midway Airport is a big part of our community. There are over 900 fully occupied hotel rooms at the Midway Hotel Center each day whose occupants are looking for somewhere to eat each and everyday.**
- **The Cost of Acquisition and Start Up is favorable to the owner operator as there are at least 30 properties on Archer between Harlem and Narragansett that are available.**
- **There is an active and aggressive effort to develop the area between Harlem and Narragansett on Archer Avenue as a Restaurant Row.**

Garfield Ridge is an untapped market with unlimited potential.

For additional information contact:

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Vision Statement

To create a thriving and sustainable environment where businesses are able to fulfill the needs and enjoyment of local and visiting customers. Enhancing the charm, character and rich history of Garfield Ridge while retaining local revenue in our community.

Our Goals

Refreshing and upgrading Archer Avenue to be visually appealing and inviting. The primary goal is to create a restaurant row on Archer Avenue beginning at Narragansett on the east, and ending at Harlem Avenue on the west. Introducing a small handful of corporate restaurants, i.e. Starbucks, Panara Bread, Five Guys, etc. Then continuing to attract primarily independent restaurants (preferably owner operators) to our community as well as Midway Airports travelers.

Once a restaurant row is established, a secondary goal would be to create a Retailer's Row beginning with Narragansett on the West and ending with Austin on the east.

Economic Baseline Analysis

a) Job Trends by Sector

Garfield Ridge is one of three primary neighborhoods where a majority of well paid civil service employees, principally police, fire, and all other city workers reside with their families. Garfield Ridge is also surrounded by industry with the Bedford Park's Industrial District just to the south.

b) Existing Labor Force Characteristics courtesy of

<http://acs-economic-zip.findthedata.org/1/20730/60638>



EMPLOYMENT STATUS

Population 16 Years And Over	43,511
In Labor Force	66%
Civilian Labor Force	66.5%
Employed	59.8%
Unemployed	6.7%
Armed Forces	0%
Not In Labor Force	33.5%
Unemployment Rate	10.1%

FAMILY EMPLOYMENT STATUS

Parents with Children Under 6 Years	4,588
All Parents In Family In Labor Force	68.5%
Parents with Children 6 To 17 Years	8,533
All Parents In Family In Labor Force	74.9%

FEMALE EMPLOYMENT STATUS

Females 16 Years And Over	22,729
In Labor Force	59.2%
Civilian Labor Force	59.2%
Employed	53.5%

c) Local and Regional Access to Transportation, External Goods & Services



Interstate 55, Chicago's gateway to Hinsdale, Burr Ridge, Willow Springs and the rest of the southwest suburbs, is located just four short blocks from the intersection of Archer and Harlem Avenues.

Archer Avenue is a major thoroughfare from downtown Chicago, as well as a convenient access route to and from Midway Airport. Midway Airport is a five minute car ride to the east of Archer Square.

d) Assessment of Quality of Life

Garfield Ridge is a middle class community with easy access to the major interstates. It is five minutes from Midway Airport and ten minutes from downtown Chicago. A large percentage of its residents are city workers, primarily police and fire. The community boasts the third largest Catholic School in the Archdiocese of Chicago and also offers excellent public school education. Convenience lends additional appeal to the community with the public transportation services of the CTA buses scheduled regularly along Archer Avenue and the Orange Line within five minutes. It is a wonderful community to raise a family.

e) Unemployment Patterns courtesy of Zipskinny.com

ZIP	GR	OLDTOWN/GOLDCOAST	LINCOLN PARK	UKRANIAN VILLAGE	BUCKTOWN	AVONDALE
Unemployed:	3.5%	5.2%	3.4%	4.5%	5.4%	4.6%
Below Pov. Line:	8.7%	19.8%	7.9%	21.1%	22.2%	13.8%

f) Inventories of Vacant or Underutilized Land

Address	Common Name	Lot Size	Building size	Property Class	2012 Taxes
7112	Bodak Video	3,125		5-17	3,517.46
7110	old call center	3,125		5-17	2,666.95
7106	Accurate Optical	3,125		5-17	6,553.96
6950	Vancheri Hair Design	3,125		5-17	5,974.82
6914	Pierzynski Shoes	3,125		5-17	7,149.83
6912	Pierzynski Shoes	3,125		5-17	7,149.83
6850	Archer Puppies	3,125		5-17	4,486.15

6848	Empty Lot	3,125		1-00	728.89
6840	Empty Lot	3,125		5-90	1,867.82
6836	Empty Lot	3,125		5-90	1,916.11
6816	Office Building	3,125	8,000	2-12	3,640.54
6814	Office Building	3,125	8,000	2-12	3,640.54
6658	Empty Shrimp Shack	1,858		5-17	2,508.32
6646	Z's Computer Repair	3,125	1,200	2-11	2,453.08
6522	Gloss	4,375	6,361	2-12	3,442.84
6518	Gloss Cont'd	4,375	6,361	2-12	3,442.84
6425	Totally Tan	4,250		5-17	10,591.26
6421	Mr Submarine	3,125		5-17	7,907.12
6417	Clean Clean (Dry Cleaners)	3,125		5-17	7,907.12
6413	MB Drive Thru Parking Lot	3,125		5-90	1,831.62
6411	MB Drive Thru Parking Lot	3,125		5-90	1,831.62
6401	MB Drive Thru	12,500		5-28	9,734.58
6459	Old Archer Realty West	4,125	2,350	2-12	4,304.89
6515	LaPapa Law Office	3,125		5-17	9,151.91
6501	Harper Financial	4,125	5,629	2-12	5,205.19
6617	Vacant Building	3,125		5-17	3,674.18
6607	Zakic Financial	3,125	3,510	2-12	2,473.46
6655	Vacant Building	3,125		5-17	10,124.16
6713	Chester's Deli	3,125		5-17	10,724.75
6737	Union Hall	4,250		5-17	6,397.09
6925	Sporto Physical Therapy	4,125		5-17	9,291.53
6959	Prism Corp	4,125		5-17	9,909.90
6955	Biting Irish/Smilee's Ice Cream	3,125	4,200	2-12	4,916.67
6953	SECG Tax Practice	3,125		5-17	6,785.20
6951	Majestic Protective Services Vacant Lot	3,125		5-90	2,236.81
7109	Kaminski Heating & Cooling	3,125	2,200	2-12	3,760.66

g) Government Regulations and Permitting Procedures

Garfield Ridge is in the 23rd Ward where Alderman Michael Zalewski has been alderman for almost 20 years. He is chairman of Midway Airport's Aviation Committee along with a host of other civic responsibilities. Alderman Zalewski has a staff in place to assist restaurant owners help in obtaining permits and



licenses easily. To date, Alderman Zalewski has been instrumental in securing support for a Corridor Study, which is the first governmental hurdle that needed to be overcome. Alderman Zalewski has already started the process of gathering support from the state of Illinois' leaders.

3. Market Assessment *(as provided by LoopNet.com)*

a) Demographics: age, sex, and percentage of home ownership

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	11,991	65,456	261,433
2012 Female Population	12,674	67,279	263,643
% 2012 Male Population	48.62%	49.31%	49.79%
% 2012 Female Population	51.38%	50.69%	50.21%
2012 Total Population: Adult	18,788	98,758	374,735
2012 Total Daytime Population	19,015	127,246	475,270
2012 Total Employees	5,501	52,476	172,379
2012 Total Population: Median Age	38	35	33
2012 Total Population: Adult Median Age	48	45	44
2012 Total population: Under 5 years	1,585	9,446	41,997
2012 Total population: 5 to 9 years	1,704	9,594	42,359
2012 Total population: 10 to 14 years	1,651	9,396	41,453
2012 Total population: 15 to 19 years	1,543	8,822	39,514
2012 Total population: 20 to 24 years	1,454	8,653	36,954
2012 Total population: 25 to 29 years	1,602	9,678	39,088
2012 Total population: 30 to 34 years	1,657	9,934	39,266
2012 Total population: 35 to 39 years	1,781	9,680	38,450
2012 Total population: 40 to 44 years	1,694	9,034	35,683
2012 Total population: 45 to 49 years	1,759	9,027	34,348
2012 Total population: 50 to 54 years	1,843	9,057	33,559
2012 Total population: 55 to 59 years	1,616	7,825	27,897
2012 Total population: 60 to 64 years	1,215	6,247	22,101
2012 Total population: 65 to 69 years	900	4,527	15,190
2012 Total population: 70 to 74 years	739	3,480	11,314
2012 Total population: 75 to 79 years	616	2,894	9,291
2012 Total population: 80 to 84 years	638	2,712	8,263
2012 Total population: 85 years and over	668	2,729	8,349
% 2012 Total population: Under 5 years	6.43%	7.12%	8.00%
% 2012 Total population: 5 to 9 years	6.91%	7.23%	8.07%
% 2012 Total population: 10 to 14 years	6.69%	7.08%	7.89%
% 2012 Total population: 15 to 19 years	6.26%	6.65%	7.53%
% 2012 Total population: 20 to 24 years	5.89%	6.52%	7.04%
% 2012 Total population: 25 to 29 years	6.50%	7.29%	7.44%
% 2012 Total population: 30 to 34 years	6.72%	7.48%	7.48%
% 2012 Total population: 35 to 39 years	7.22%	7.29%	7.32%
% 2012 Total population: 40 to 44 years	6.87%	6.81%	6.80%

% 2012 Total population: 45 to 49 years	7.13%	6.80%	6.54%
% 2012 Total population: 50 to 54 years	7.47%	6.82%	6.39%
% 2012 Total population: 55 to 59 years	6.55%	5.90%	5.31%
% 2012 Total population: 60 to 64 years	4.93%	4.71%	4.21%
% 2012 Total population: 65 to 69 years	3.65%	3.41%	2.89%
% 2012 Total population: 70 to 74 years	3.00%	2.62%	2.15%
% 2012 Total population: 75 to 79 years	2.50%	2.18%	1.77%
% 2012 Total population: 80 to 84 years	2.59%	2.04%	1.57%
% 2012 Total population: 85 years and over	2.71%	2.06%	1.59%
2012 White alone	20,161	95,827	341,796
2012 Black or African American alone	189	4,931	25,877
2012 American Indian and Alaska Native alone	144	723	3,200
2012 Asian alone	296	1,883	7,722
2012 Native Hawaiian and OPI alone	6	43	165
2012 Some Other Race alone	3,350	25,684	131,894
2012 Two or More Races alone	519	3,644	14,422
2012 Hispanic	9,074	62,460	291,835
2012 Not Hispanic	15,591	70,275	233,241
% 2012 White alone	81.74%	72.19%	65.09%
% 2012 Black or African American alone	0.77%	3.71%	4.93%
% 2012 American Indian and Alaska Native alone	0.58%	0.54%	0.61%
% 2012 Asian alone	1.20%	1.42%	1.47%
% 2012 Native Hawaiian and OPI alone	0.02%	0.03%	0.03%
% 2012 Some Other Race alone	13.58%	19.35%	25.12%
% 2012 Two or More Races alone	2.10%	2.75%	2.75%
% 2012 Hispanic	36.79%	47.06%	55.58%
% 2012 Not Hispanic	63.21%	52.94%	44.42%
2000 Not Hispanic: White alone	18,954	89,272	279,363
2000 Not Hispanic: Black or African American alone	221	6,111	19,576
2000 Not Hispanic: American Indian and Alaska Native alone	19	145	590
2000 Not Hispanic: Asian alone	212	1,490	6,669
2000 Not Hispanic: Native Hawaiian and OPI alone	9	23	77
2000 Not Hispanic: Some Other Race alone	7	83	493
2000 Not Hispanic: Two or More Races	291	1,883	8,401
% 2000 Not Hispanic: White alone	79.00%	68.75%	53.30%
% 2000 Not Hispanic: Black or African American alone	0.92%	4.71%	3.73%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.08%	0.11%	0.11%
% 2000 Not Hispanic: Asian alone	0.88%	1.15%	1.27%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.02%	0.01%
% 2000 Not Hispanic: Some Other Race alone	0.03%	0.06%	0.09%
% 2000 Not Hispanic: Two or More Races	1.21%	1.45%	1.60%

Population Change

	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	24,665	132,735	525,076
2012 Households	8,789	45,490	162,971
Population Change 2010-2012	344	-329	-11,085
Household Change 2010-2012	-14	-903	-5,465
% Population Change 2010-2012	1.41%	-0.25%	-2.07%
% Household Change 2010-2012	-0.16%	-1.95%	-3.24%
Population Change 2000-2012	673	2,890	940
Household Change 2000-2012	-234	-1,786	-9,830
% Population Change 2000 to 2012	2.81%	2.23%	0.18%
% Household Change 2000 to 2012	-2.59%	-3.78%	-5.69%

Housing

1-mi. 3-mi. 5-mi.

2000 Housing Units	9,249	48,941	180,215
2000 Occupied Housing Units	9,023	47,276	172,802
2000 Owner Occupied Housing Units	7,415	34,519	120,139
2000 Renter Occupied Housing Units	1,608	12,757	52,663
2000 Vacant Housings Units	226	1,665	7,414
% 2000 Occupied Housing Units	97.56%	96.60%	95.89%
% 2000 Owner occupied housing units	82.18%	73.02%	69.52%
% 2000 Renter occupied housing units	17.82%	26.98%	30.48%
% 2000 Vacant housing units	2.44%	3.40%	4.11%

Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$60,800	\$54,370	\$51,414
2012 Household Income: Average	\$71,376	\$68,175	\$66,446
2012 Per Capita Income	\$25,449	\$23,485	\$20,725
2012 Household income: Less than \$10,000	342	2,052	7,398
2012 Household income: \$10,000 to \$14,999	434	2,408	8,791
2012 Household income: \$15,000 to \$19,999	435	2,463	9,243
2012 Household income: \$20,000 to \$24,999	369	2,440	9,780
2012 Household income: \$25,000 to \$29,999	428	2,543	9,469
2012 Household income: \$30,000 to \$34,999	467	2,164	9,182
2012 Household income: \$35,000 to \$39,999	329	2,000	8,177
2012 Household income: \$40,000 to \$44,999	358	2,210	9,119
2012 Household income: \$45,000 to \$49,999	466	2,668	8,399
2012 Household income: \$50,000 to \$59,999	710	4,111	13,620
2012 Household income: \$60,000 to \$74,999	1,058	5,122	18,271
2012 Household income: \$75,000 to \$99,999	1,553	6,563	21,454
2012 Household income: \$100,000 to \$124,999	628	3,555	13,208
2012 Household income: \$125,000 to \$149,999	683	2,480	7,512
2012 Household income: \$150,000 to \$199,999	391	1,765	5,726
2012 Household income: \$200,000 or more	138	946	3,622
% 2012 Household income: Less than \$10,000	3.89%	4.51%	4.54%
% 2012 Household income: \$10,000 to \$14,999	4.94%	5.29%	5.39%
% 2012 Household income: \$15,000 to \$19,999	4.95%	5.41%	5.67%
% 2012 Household income: \$20,000 to \$24,999	4.20%	5.36%	6.00%
% 2012 Household income: \$25,000 to \$29,999	4.87%	5.59%	5.81%
% 2012 Household income: \$30,000 to \$34,999	5.31%	4.76%	5.63%
% 2012 Household income: \$35,000 to \$39,999	3.74%	4.40%	5.02%
% 2012 Household income: \$40,000 to \$44,999	4.07%	4.86%	5.60%
% 2012 Household income: \$45,000 to \$49,999	5.30%	5.87%	5.15%
% 2012 Household income: \$50,000 to \$59,999	8.08%	9.04%	8.36%
% 2012 Household income: \$60,000 to \$74,999	12.04%	11.26%	11.21%
% 2012 Household income: \$75,000 to \$99,999	17.67%	14.43%	13.16%
% 2012 Household income: \$100,000 to \$124,999	7.15%	7.81%	8.10%
% 2012 Household income: \$125,000 to \$149,999	7.77%	5.45%	4.61%
% 2012 Household income: \$150,000 to \$199,999	4.45%	3.88%	3.51%
% 2012 Household income: \$200,000 or more	1.57%	2.08%	2.22%

General Information: Courtesy of ZipSkinny.com

ZIP	<u>GR</u>	<u>OLDTOWN/GOLDCOAST</u>	<u>LINCOLN PARK</u>	<u>UKRANIAN VILLAGE</u>	<u>BUCKTOWN</u>	<u>AVONDALE</u>
Population:	55,788	47,513	65,474	76,015	98,769	98,147
Density*:	5,019.9	30,251.6	20,868.3	17,751.9	25,501.6	19,671.8
Housing Units:	21,293	31,820	38,093	34,577	36,460	37,195
Land Area (sq. mi.):	11.1	1.6	3.1	4.3	3.9	5.0
Water Area (sq. mi.):			0.0	0.1		

* People per square land mile

Educational Achievement:

ZIP	<u>GR</u>	<u>OLDTOWN/GOLDCOAST</u>	<u>LINCOLN PARK</u>	<u>UKRANIAN VILLAGE</u>	<u>BUCKTOWN</u>	<u>AVONDALE</u>
<9th grade:	9.2%	2.1%	2.5%	16.4%	22.9%	16.8%
9-12th:	16.8%	6.8%	3.1%	13.5%	19.7%	14.9%
H.S. grad:	37.5%	9.2%	5.4%	17.5%	17.9%	23.5%
Some coll.:	20.2%	15.1%	8.7%	13.8%	13.8%	16.5%
2 yr deg.:	5.1%	3.3%	1.9%	4.0%	3.8%	4.6%
4 yr deg.:	7.8%	35.1%	44.2%	23.1%	14.5%	16.1%
Grad/prof:	3.3%	28.5%	34.2%	11.8%	7.4%	7.5%
H.S.+:	74.0%	91.1%	94.4%	70.2%	57.3%	68.2%
4 yr+:	11.1%	63.5%	78.4%	34.9%	21.8%	23.6%

Marital Status:

ZIP	<u>GR</u>	<u>OLDTOWN/GOLDCOAST</u>	<u>LINCOLN PARK</u>	<u>UKRANIAN VILLAGE</u>	<u>BUCKTOWN</u>	<u>AVONDALE</u>
Never married:	28.1%	52.2%	54.2%	48.5%	43.0%	37.7%
Married:	52.8%	30.3%	33.8%	35.2%	41.2%	45.8%
Separated:	1.5%	2.4%	0.9%	2.9%	3.5%	2.4%
Widowed:	10.4%	4.2%	3.5%	5.4%	4.0%	5.3%
Divorced:	7.2%	10.9%	7.5%	8.0%	8.3%	8.8%

Stability/Newcomer Appeal:

ZIP	<u>GR</u>	<u>OLDTOWN/GOLDCOAST</u>	<u>LINCOLN PARK</u>	<u>UKRANIAN VILLAGE</u>	<u>BUCKTOWN</u>	<u>AVONDALE</u>
Same home 5+ yrs:	67.1%	36.9%	32.2%	46.8%	50.1%	53.5%

Household Income:

ZIP	<u>GR</u>	<u>OLDTOWN/GOLDCOAST</u>	<u>LINCOLN PARK</u>	<u>UKRANIAN VILLAGE</u>	<u>BUCKTOWN</u>	<u>AVONDALE</u>
<\$10,000:	8.1%	13.1%	7.1%	14.4%	13.1%	8.5%
\$10,000-\$14,999:	6.7%	5.2%	3.3%	7.2%	7.7%	6.0%
\$15,000-\$24,999:	12.3%	8.4%	6.1%	12.5%	14.7%	12.1%
\$25,000-\$34,999:	10.9%	8.3%	7.5%	11.7%	14.1%	14.5%
\$35,000-\$49,999:	16.8%	13.1%	11.7%	15.2%	17.3%	19.2%
\$50,000-\$74,999:	21.9%	17.3%	17.5%	17.5%	16.3%	20.5%
\$75,000-\$99,999:	12.1%	9.5%	11.7%	8.5%	7.8%	9.3%
\$100,000-\$149,999:	9.5%	10.9%	14.4%	7.9%	5.7%	6.9%
\$150,000-\$199,999:	1.2%	5.2%	7.1%	2.6%	1.5%	1.4%
\$200,000+:	0.6%	8.9%	13.5%	2.4%	1.7%	1.6%
Median:	\$45,173	\$51,294	\$68,324	\$38,487	\$35,283	\$41,355

Occupation:

ZIP	<u>GR</u>	<u>OLDTOWN/GOLDCOAST</u>	<u>LINCOLN PARK</u>	<u>UKRANIAN VILLAGE</u>	<u>BUCKTOWN</u>	<u>AVONDALE</u>
Mgt./Prof.:	21.6%	59.6%	66.1%	40.5%	28.9%	28.3%
Service:	19.0%	9.3%	4.6%	15.8%	16.2%	16.9%
Sales/Office:	30.1%	26.3%	26.4%	24.0%	25.6%	26.9%
Fish./Farm./Forest.:	0.1%	0.1%		0.1%	0.1%	
Constr./Extr./Maint.:	10.4%	1.1%	0.9%	6.0%	7.0%	8.6%
Prod./Trans.:	18.7%	3.7%	1.9%	13.6%	22.2%	19.3%

b) Spending Patterns: types of goods

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 General merchandise stores	\$49,397,197	\$257,111,554	\$926,553,762
2012 Department stores (excl leased depts)	\$40,067,739	\$207,395,802	\$748,871,555
2012 Supermarkets and other grocery (except convenience) stores	\$31,739,306	\$166,679,318	\$612,818,151
2012 Automobile dealers	\$38,710,976	\$175,487,947	\$598,536,024
2012 Gasoline stations with convenience stores	\$28,054,254	\$143,307,283	\$511,008,031
2012 Other gasoline stations	\$20,477,691	\$104,070,561	\$367,308,020
2012 Computer and software stores	\$11,661,071	\$60,391,175	\$220,876,778
2012 Restaurant Expenditures	\$8,686,429	\$46,084,411	\$168,332,342
2012 Pharmacies and drug stores	\$9,317,543	\$45,860,418	\$164,013,134
2012 Home furnishings stores	\$7,773,183	\$42,521,679	\$161,790,617
2012 Convenience stores	\$8,716,117	\$44,359,756	\$161,631,480
2012 Automotive parts and accessories stores	\$7,268,983	\$35,497,692	\$123,733,294
2012 Appliance, television, and other electronics stores	\$4,590,933	\$24,134,309	\$90,413,215
2012 Womens clothing stores	\$4,206,227	\$20,766,658	\$75,519,606
2012 Tire dealers	\$3,324,497	\$16,479,855	\$59,457,800
2012 Furniture stores	\$2,962,797	\$16,621,309	\$56,118,628
2012 Other health and personal care stores	\$3,016,303	\$15,187,673	\$53,791,556
2012 Shoe stores	\$2,974,064	\$12,997,760	\$47,358,927
2012 Childrens/Infants clothing stores	\$2,511,685	\$13,223,209	\$46,602,856
2012 Pet and pet supplies stores	\$2,613,336	\$13,080,919	\$46,129,463
2012 Mens clothing stores	\$1,872,674	\$11,470,457	\$41,389,381
2012 Beer, wine, and liquor stores	\$1,717,833	\$9,575,329	\$36,236,463
2012 Other motor vehicle dealers	\$1,090,834	\$8,493,610	\$25,610,245
2012 Jewelry stores	\$1,045,268	\$5,638,427	\$19,649,223
2012 Nursery and garden centers	\$795,677	\$4,336,461	\$15,986,281
2012 Hobby, toy, and game stores	\$650,083	\$4,121,260	\$14,334,742
2012 Book, periodical, and music stores	\$739,579	\$3,891,644	\$14,262,892
2012 Outdoor power equipment stores	\$1,146,746	\$3,763,802	\$14,258,050
			<u>\$14,189,532</u>
2012 Sporting goods stores	\$621,519	\$3,865,001	
2012 Home centers	\$644,911	\$3,538,398	\$12,494,228
2012 Camera and photographic supplies stores	\$510,934	\$2,587,971	\$9,937,312
2012 Sewing, needlework, and piece goods stores	\$264,348	\$1,535,031	\$5,921,051
2012 Musical instrument and supplies stores	\$184,912	\$1,008,933	\$3,891,845
2012 Paint and wallpaper stores	\$57,703	\$288,583	\$998,684
2012 Hardware stores	\$59,666	\$295,159	\$928,102



In conclusion, Garfield Ridge is very similar to LaGrange from the viewpoint of demographics and transportation. Both areas are home to approximately 8000 people, and both are near well traveled expressways. The focus of Garfield Ridge is more pedestrian friendly - more along the lines of LaGrange.

Garfield Ridge offers the accessibility of Oak Park with the small town feel of LaGrange and as such, is rife with opportunity. We have a neighborhood that is

- stable - most everyone is a homeowner, very few multifamily homes;
- well paid - Garfield Ridge boasts one of the highest concentrations of Police, Fire and Chicago Civil Service Employees in the entire City of Chicago; and
- accessible - very easy to get to and navigate

GREAT
Garfield Ridge
Retail Entertainment
and Amusement Team





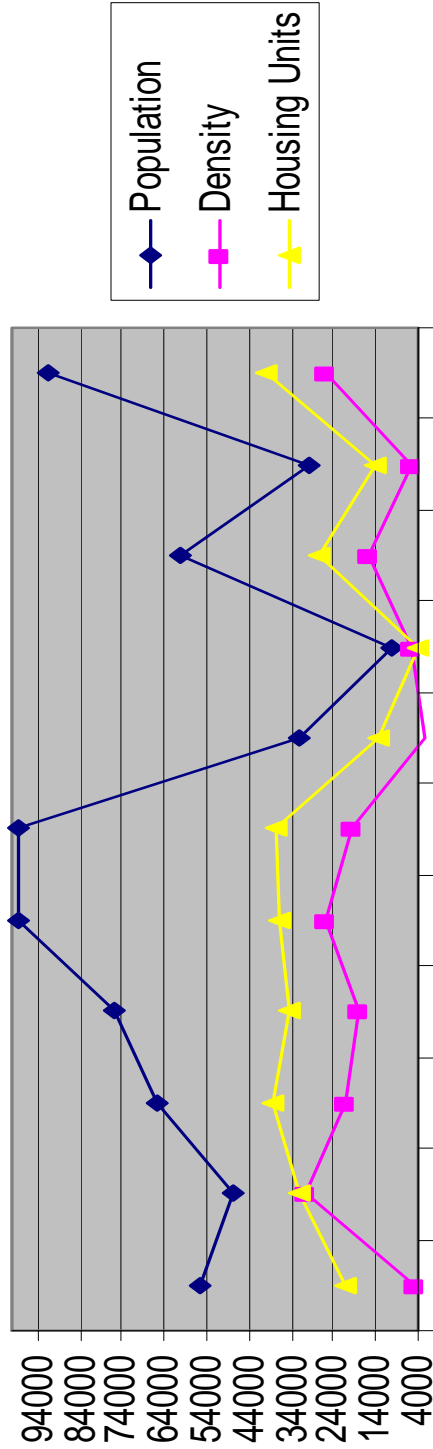
Addendum

Preliminary Operational Parking Plan

Parking & Streetscape of Archer Ave

1. Install Diagonal Parking on all side streets from Archer to the alley. This would allow for the parking of 20 vehicles (10 on each side of the street). There are 15 blocks between Narragansett and Harlem, allowing for 600 parking spots cars (15 blocks x 20 Cars x 2 [both sides of Archer])
2. Eliminate the current lane that is used for parking on Archer Avenue by building out the curbs 7.5 feet (10' wide lane is assumed). The additional 7.5 feet would allow for out door dining on Archer Avenue, as well as appropriate landscaping. In the middle of Archer Ave, install a turning lane to allow for left hand turns and maintain traffic flow. Add streetscaping in the middle of Archer Avenue similar to what Cicero Avenue has.
3. Any empty lots that are 50 feet wide could be purchased and used by the city for the parking of 20 vehicles. Lots that are 25 feet wide would be used to park 10 vehicles.
4. Additional Parking behind each building would need to be mandated much like the landscaping ordinance.
5. Strategic corners would need to be developed as parking garages (if needed).
6. Gateway Arch at Archer and Harlem
7. An obelisk (or a bell tower) at the triangle at Archer and Narragansett to honor the area's veterans

General Information

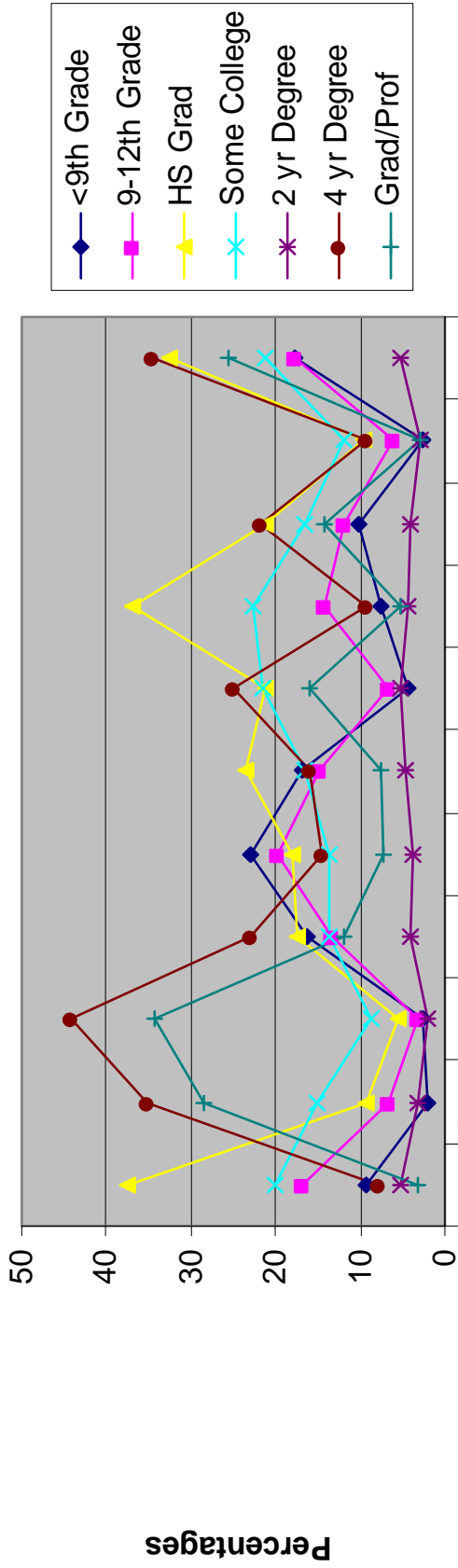


Population	55788	47513	65474	76015	98769	98147	32475	10212	60549	29721	91377
Density	5020	30252	20868	17752	25502	19672	2269	5819	15894	5569	26220
Housing Units	21293	31820	38093	34577	36460	37195	13236	4191	27108	14350	39866

Communities



Educational Achievement

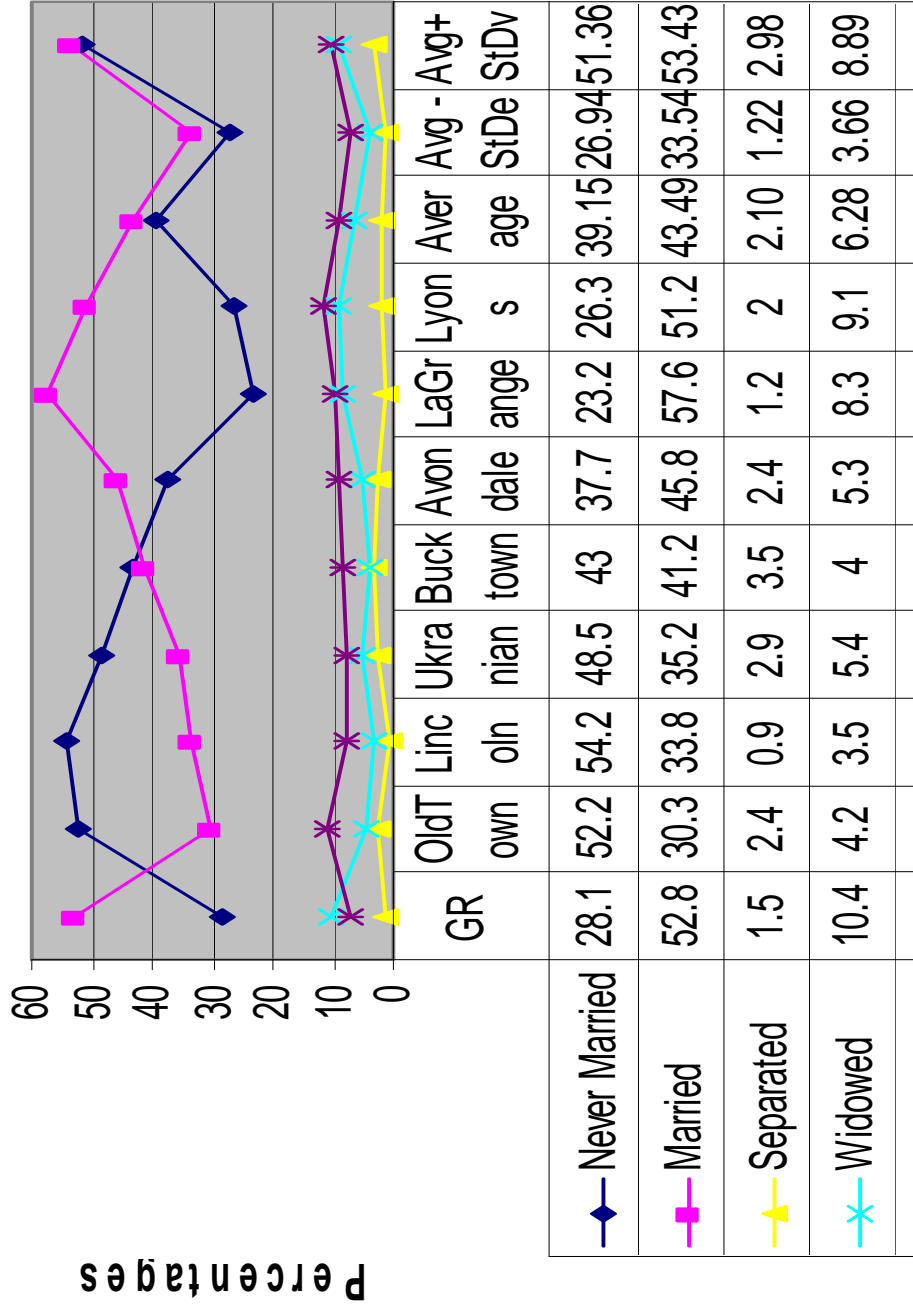


	GR	OldT own Gold Park	Linc oln Park	Ukra nian Villa	Buck town	Avon dale	LaGr ange	Lyon s	Aver age	Avg - StDe	Avg+ StDv
<9th Grade	9.2	2.1	2.5	16.4	22.9	16.8	4.3	7.5	10.21	2.55	17.88
9-12th Grade	16.8	6.8	3.1	13.5	19.7	14.9	6.6	14.1	11.94	6.17	17.70
HS Grad	37.5	9.2	5.4	17.5	17.9	23.5	21.2	36.8	21.13	9.58	32.67
Some College	20.2	15.1	8.7	13.8	16.5	16.5	21.6	22.8	16.56	11.83	21.29
2 yr Degree	5.1	3.3	1.9	4	3.8	4.6	5.2	4.3	4.03	2.95	5.10
4 yr Degree	7.8	35.1	44.2	23.1	14.5	16.1	25	9.3	21.89	9.19	34.58
Grad/Prof	3.3	28.5	34.2	11.8	7.4	7.5	16	5.3	14.25	2.89	25.61

Communities



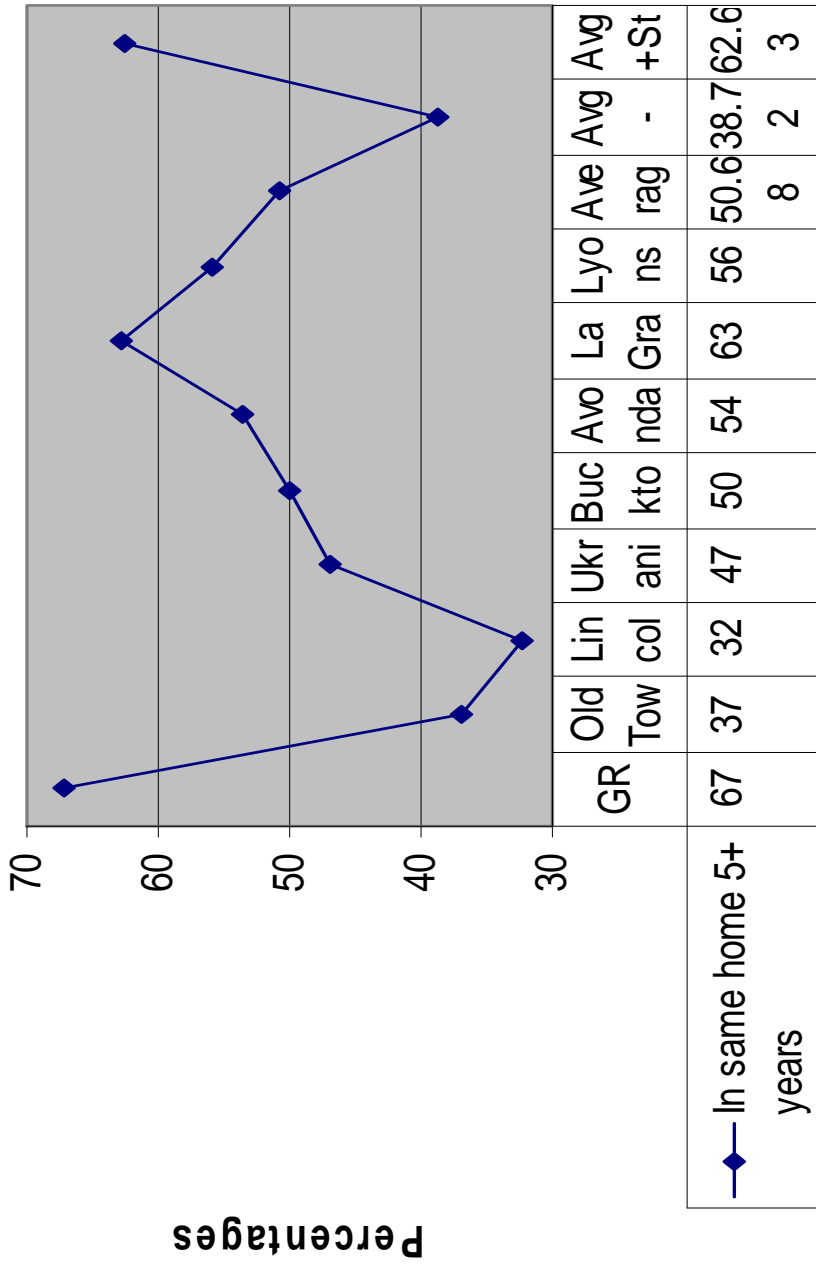
Marital Status



Communities



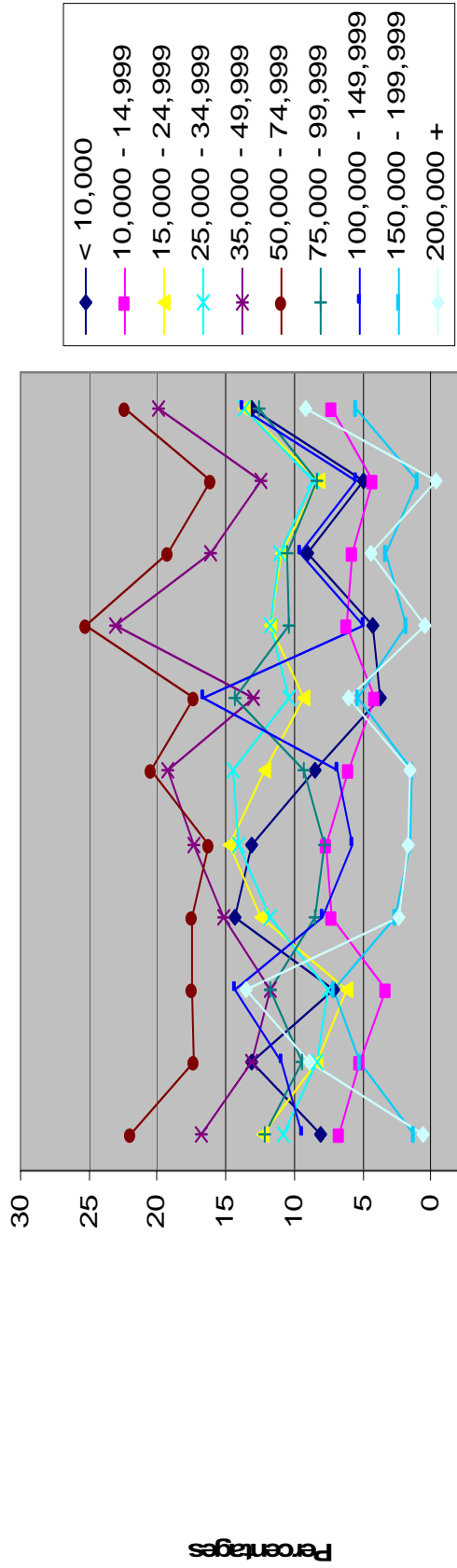
In same home 5+ years



Communities



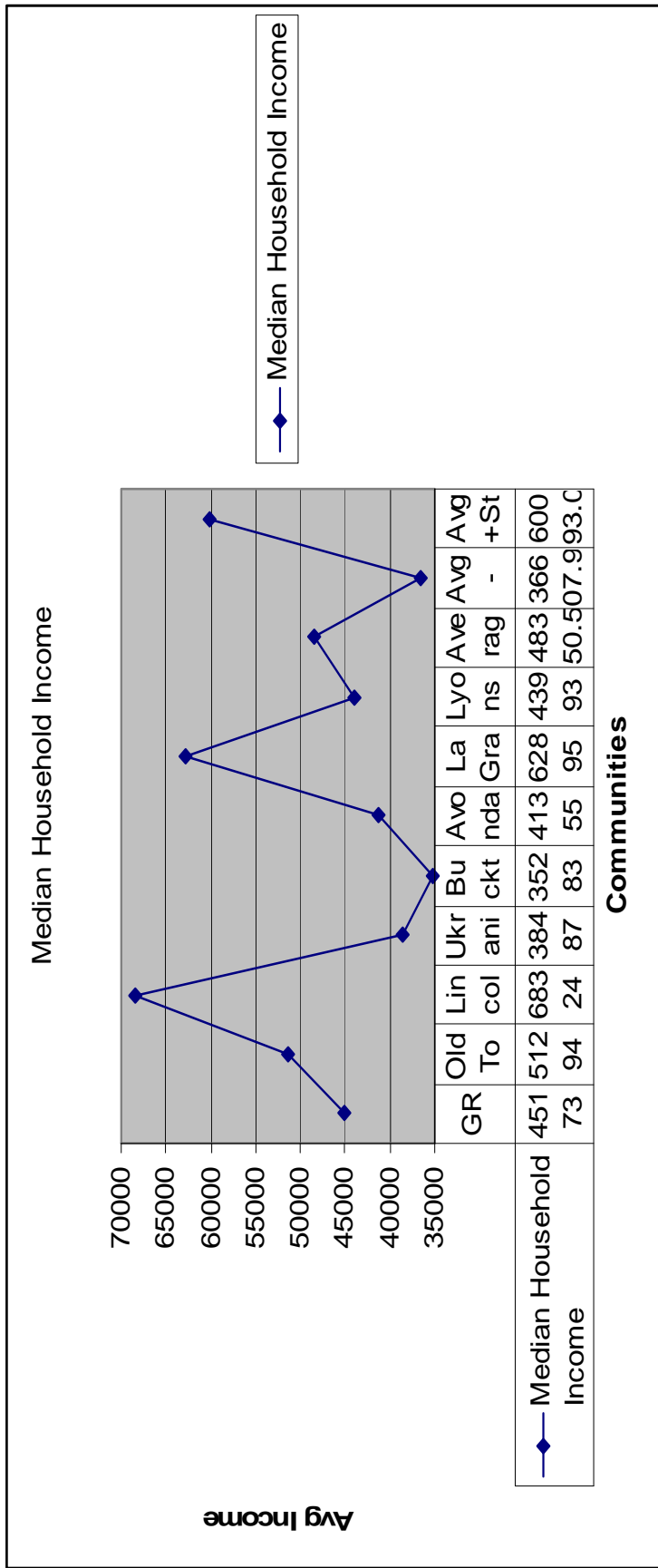
Income Distribution



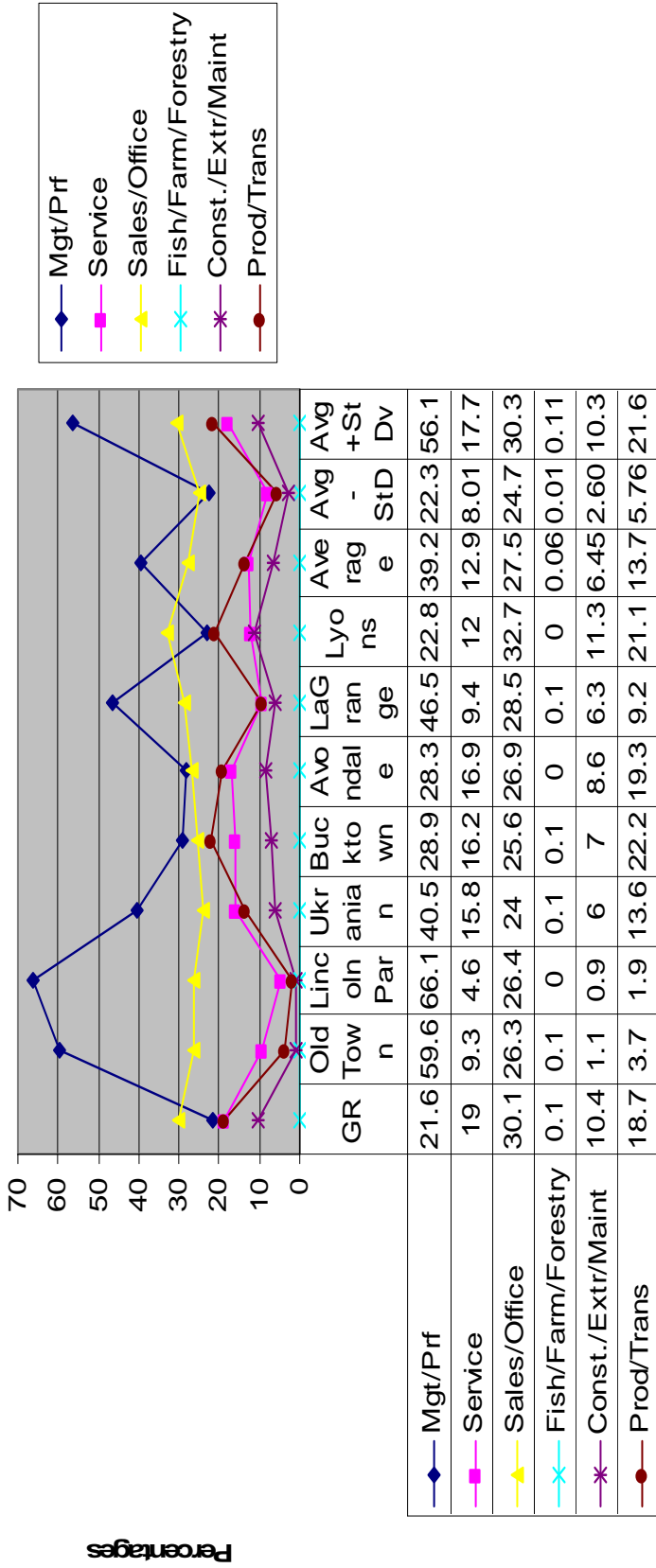
Income Bracket	GR	Old Town	Linc	Ukr	Buc	Avo	LaG	Lyo	Aver	Avg - StD	Avg +StD
< 10,000	8.1	13.1	7.1	14.4	13.1	8.5	3.7	4.3	9.04	4.94	13.1
10,000 - 14,999	6.7	5.2	3.3	7.2	7.7	6	4.1	6.1	5.79	4.28	7.30
15,000 - 24,999	12.3	8.4	6.1	12.5	14.7	12.1	9.3	11.8	10.9	8.15	13.6
25,000 - 34,999	10.8	8.3	7.5	11.7	14.1	14.5	10.4	11.8	11.1	8.67	13.6
35,000 - 49,999	16.8	13.1	11.7	15.2	17.3	19.2	13	23.1	16.1	12.4	19.9
50,000 - 74,999	21.9	17.3	17.5	17.5	16.3	20.5	17.3	25.3	19.2	16.0	22.3
75,000 - 99,999	12.1	9.5	11.7	8.5	7.8	9.3	14.4	10.4	10.4	8.29	12.6
100,000 - 149,999	9.5	10.9	14.4	7.9	5.7	6.9	16.6	4.9	9.60	5.44	13.7
150,000 - 199,999	1.2	5.2	7.1	2.6	1.5	1.4	5.3	1.8	3.26	0.99	5.53
200,000 +	0.6	8.9	13.5	2.4	1.7	1.6	6	0.4	4.39	-0.32	9.10

Communities





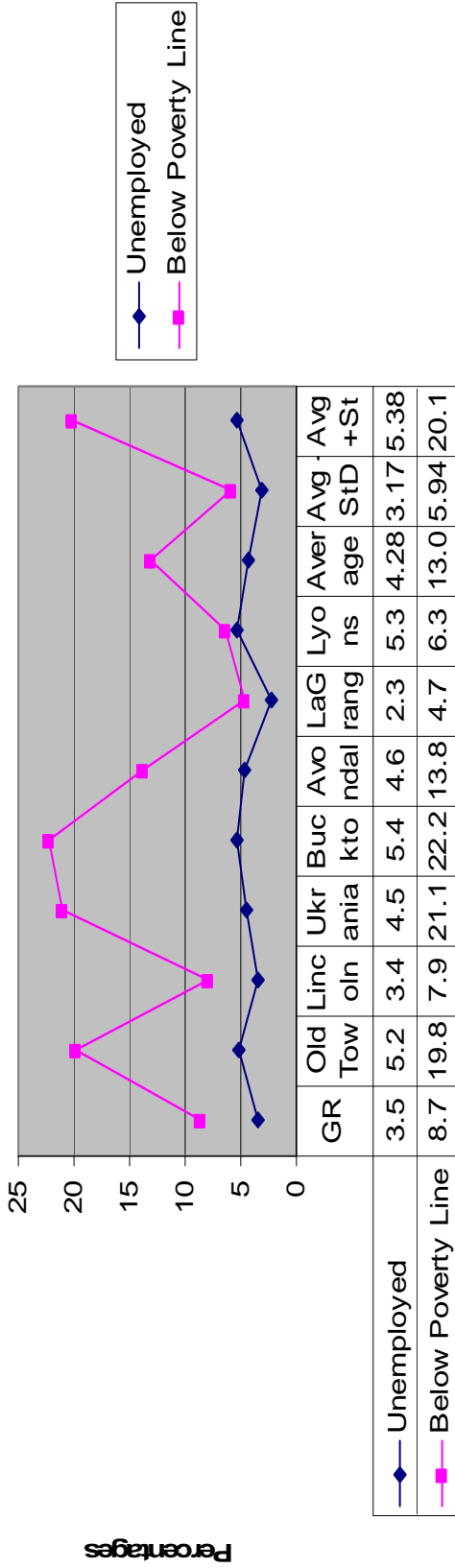
Occupation



Communities



Unemployment/Poverty

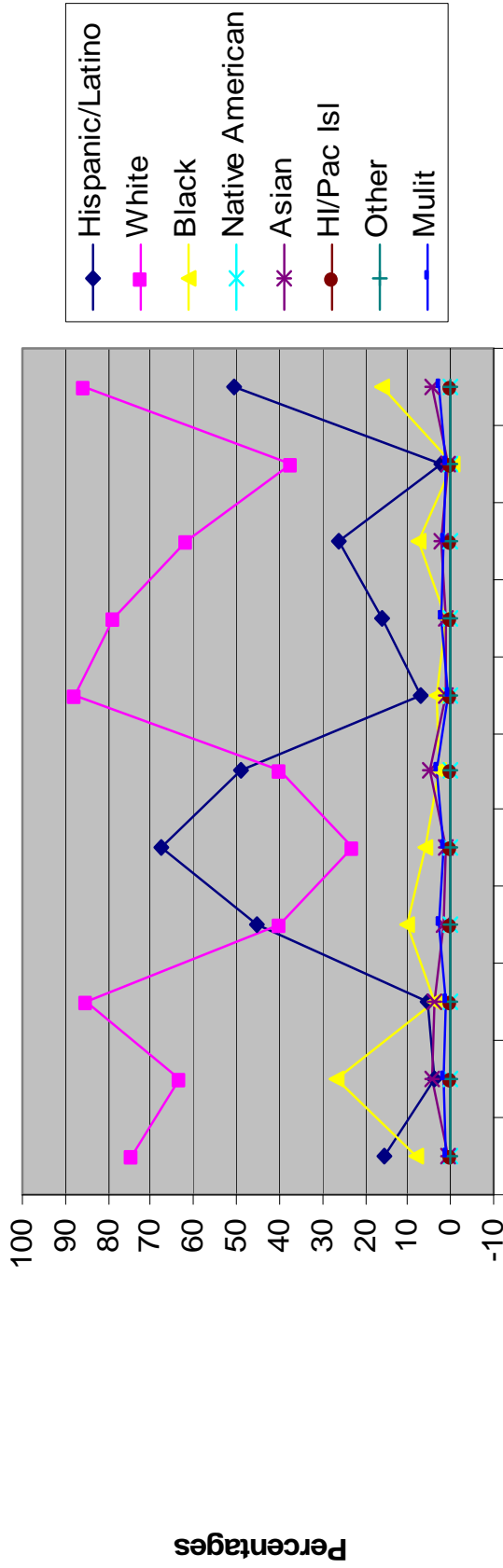


Communities

Age
ment
Team

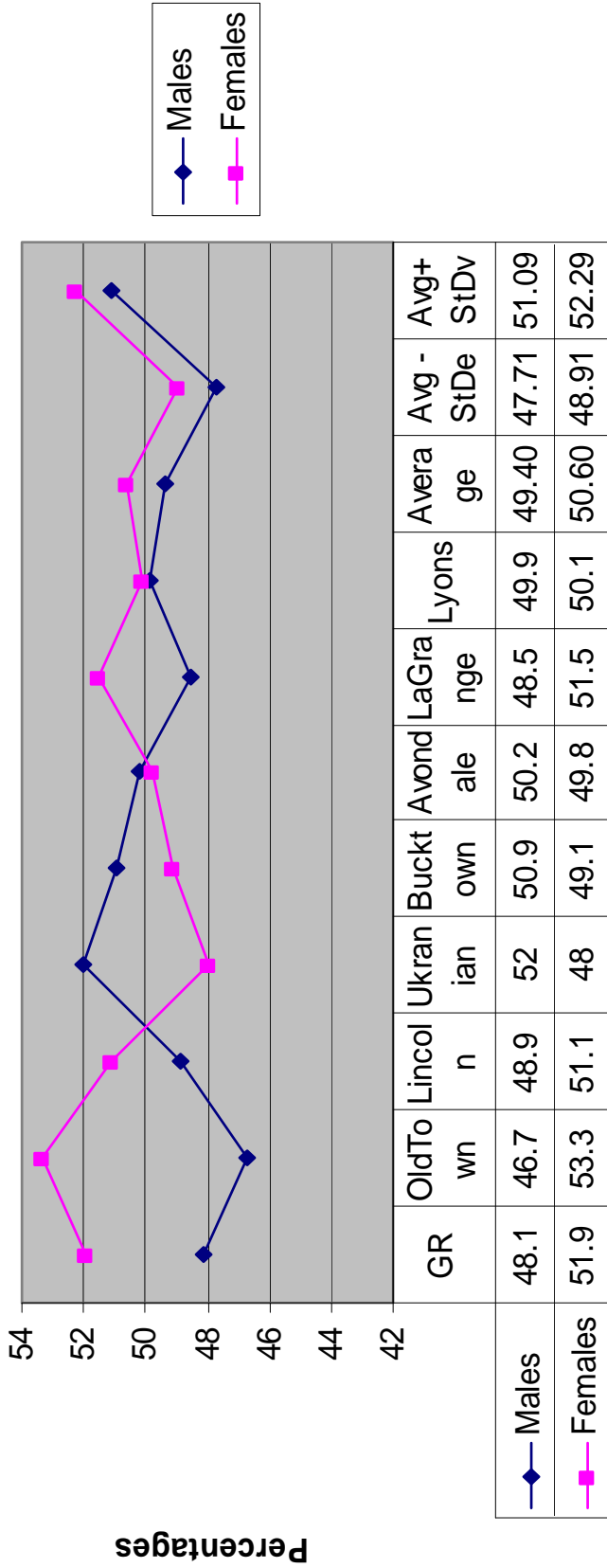


Race



Community

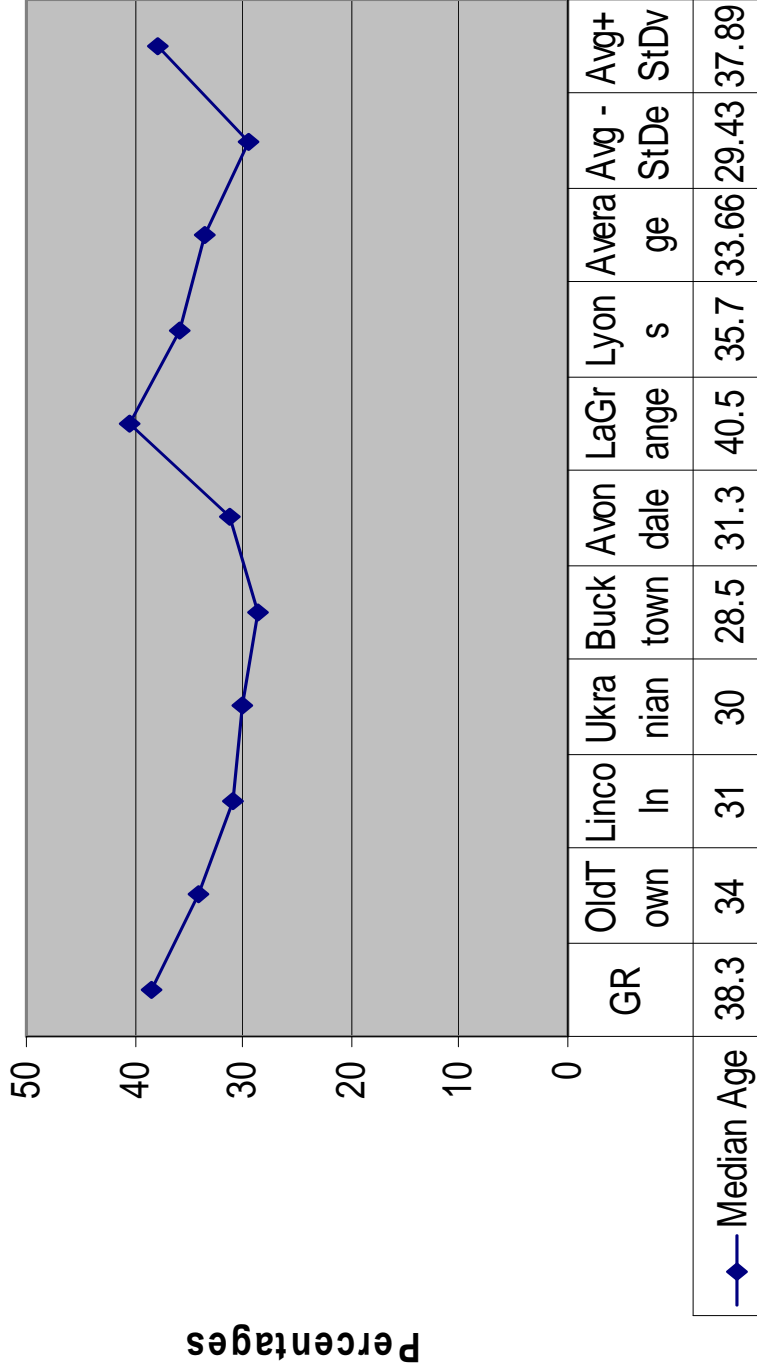
Sex



Communities



Median Age



Communities





Starbuck's Addendum

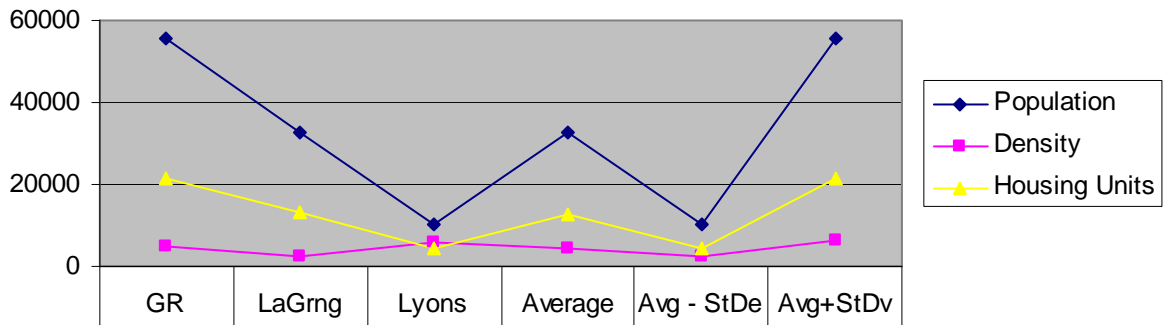
Garfield Ridge is being compared to LaGrange and Lyons as LaGrange and Lyons both have Starbucks and Garfield Ridge does not have a Starbucks. Our goal is to show that the demographics and traffic counts are consistent with other nearby communities, and there is every expectation that a Starbucks would thrive in a location on Archer Ave between Harlem Avenue and Narragansett Avenue.

In LaGrange, a Starbucks is located on LaGrange Road just south of the Metra stop. The traffic count in front of the LaGrange store is 20,000 vehicles. This store does not have a drive thru.

In Lyons, a Starbucks is located on Ogden Avenue just west of 1st Avenue. The traffic count in Lyons is 20,000 vehicles. This store does not have a drive thru.

Garfield Ridge does not currently have a Starbucks on Archer. The traffic count on Archer Ave is 20,000 vehicles. There are properties that could be designed to allow for a drive thru.

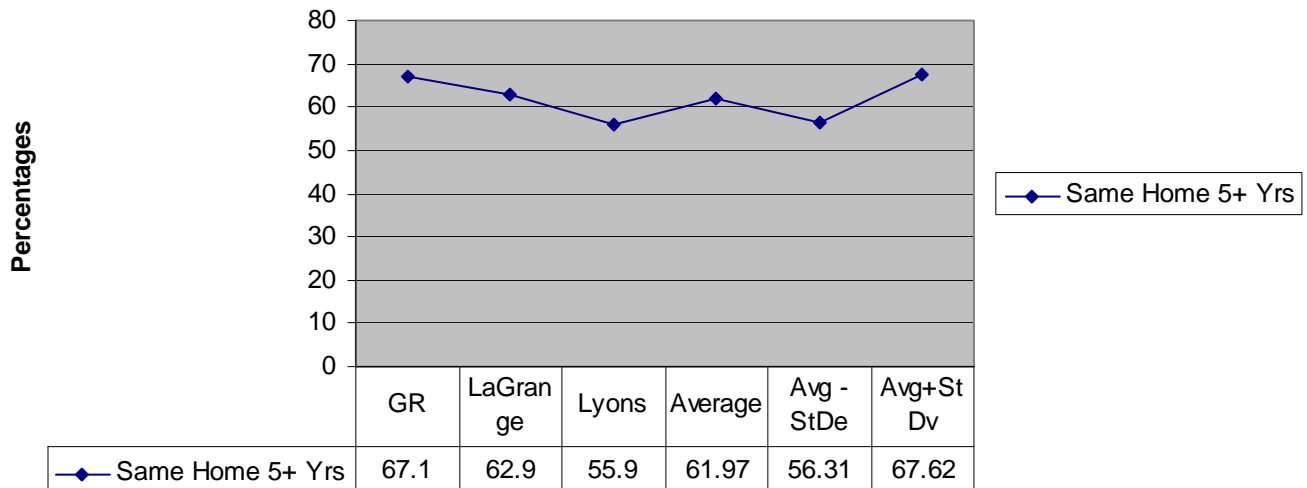
General Information



	GR	LaGrng	Lyons	Average	Avg - StDe	Avg+StDv
Population	55788	32475	10212	32825.00	10034.98	55615.02
Density	5019.9	2269.1	5819.3	4369.43	2507.09	6231.77
Housing Units	21293	13236	4191	12906.67	4350.91	21462.42

Communities

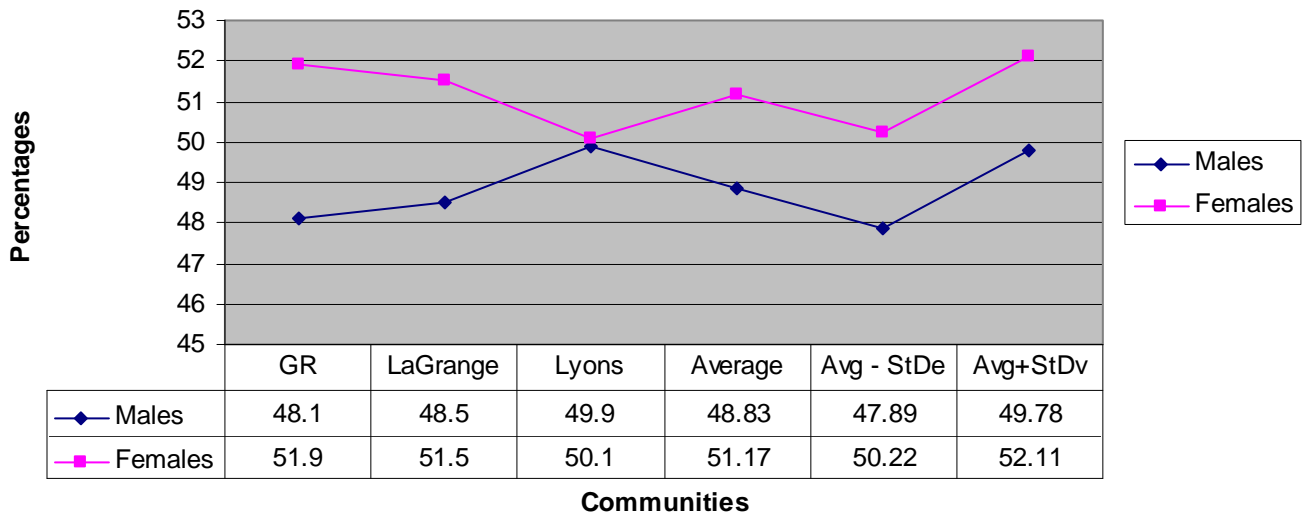
Same Home 5+ Yrs



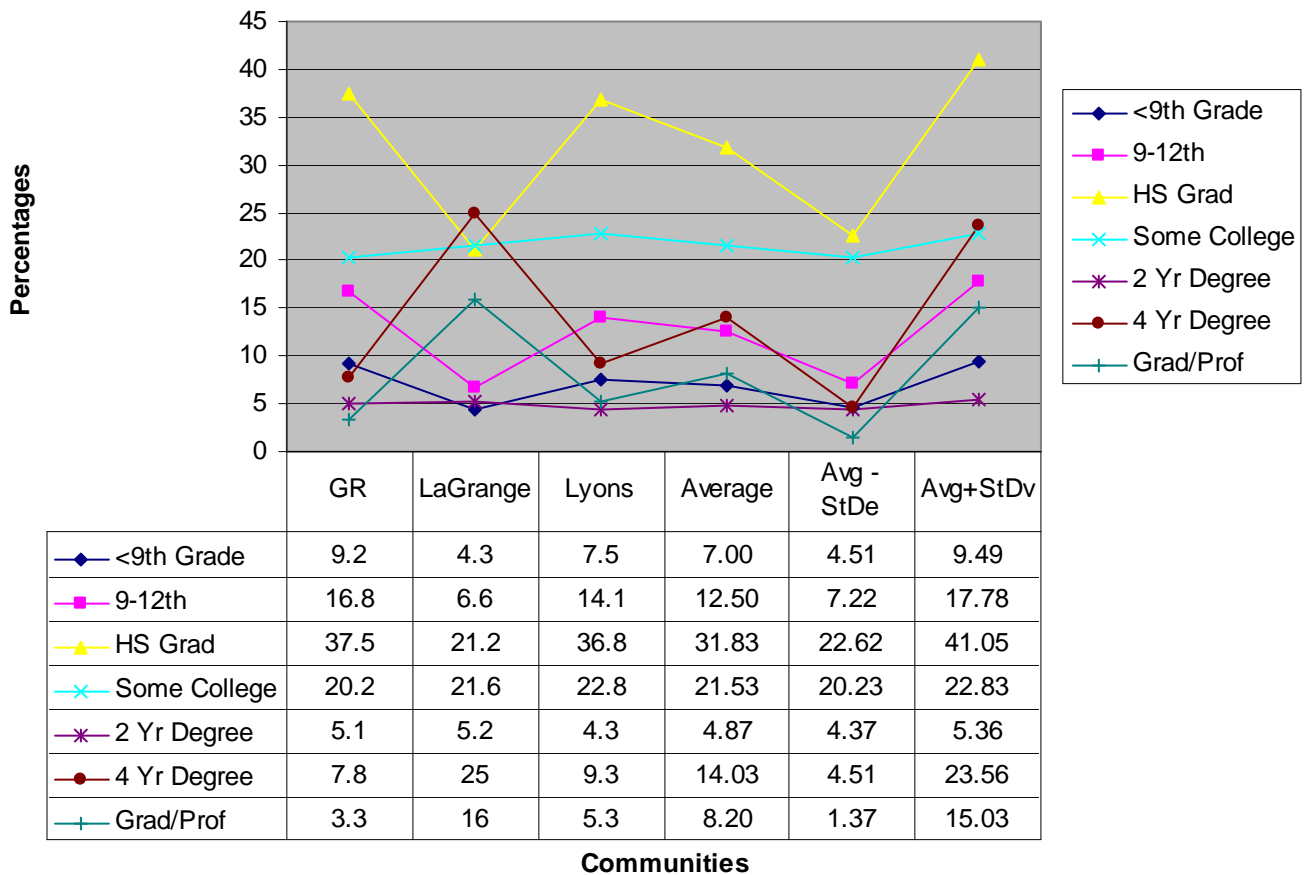
	GR	LaGrange	Lyons	Average	Avg - StDe	Avg+StDv
Same Home 5+ Yrs	67.1	62.9	55.9	61.97	56.31	67.62

Communities

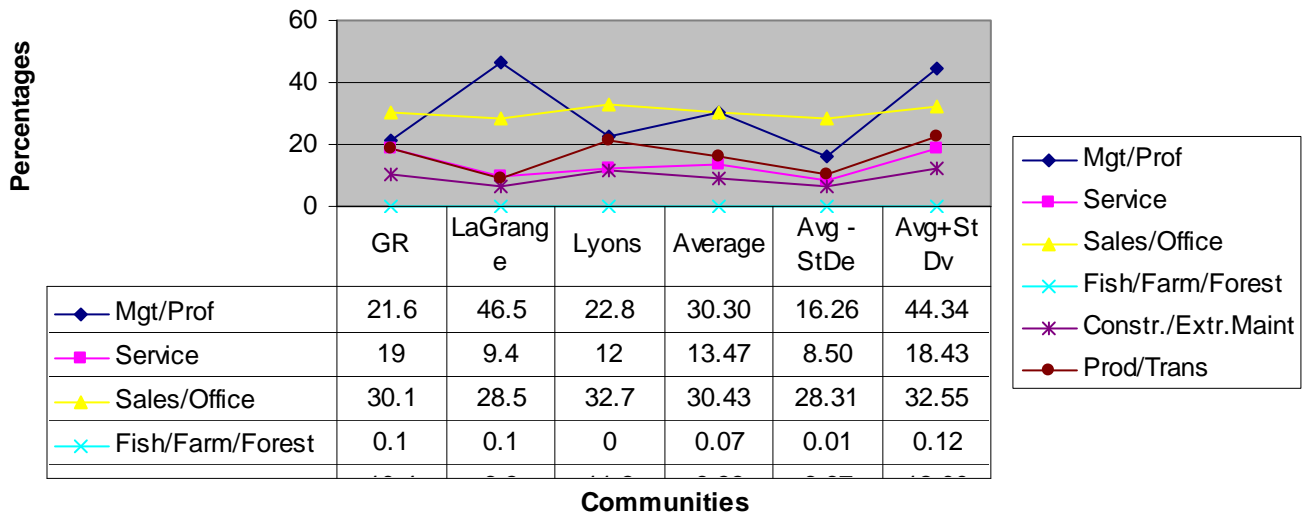
Sex



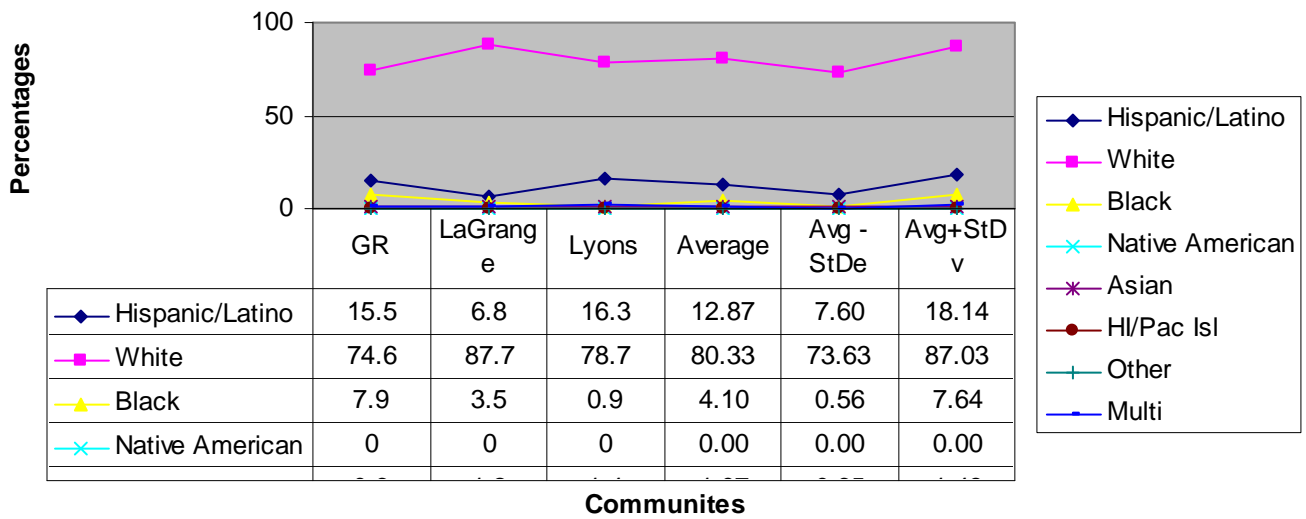
Educational Achievement



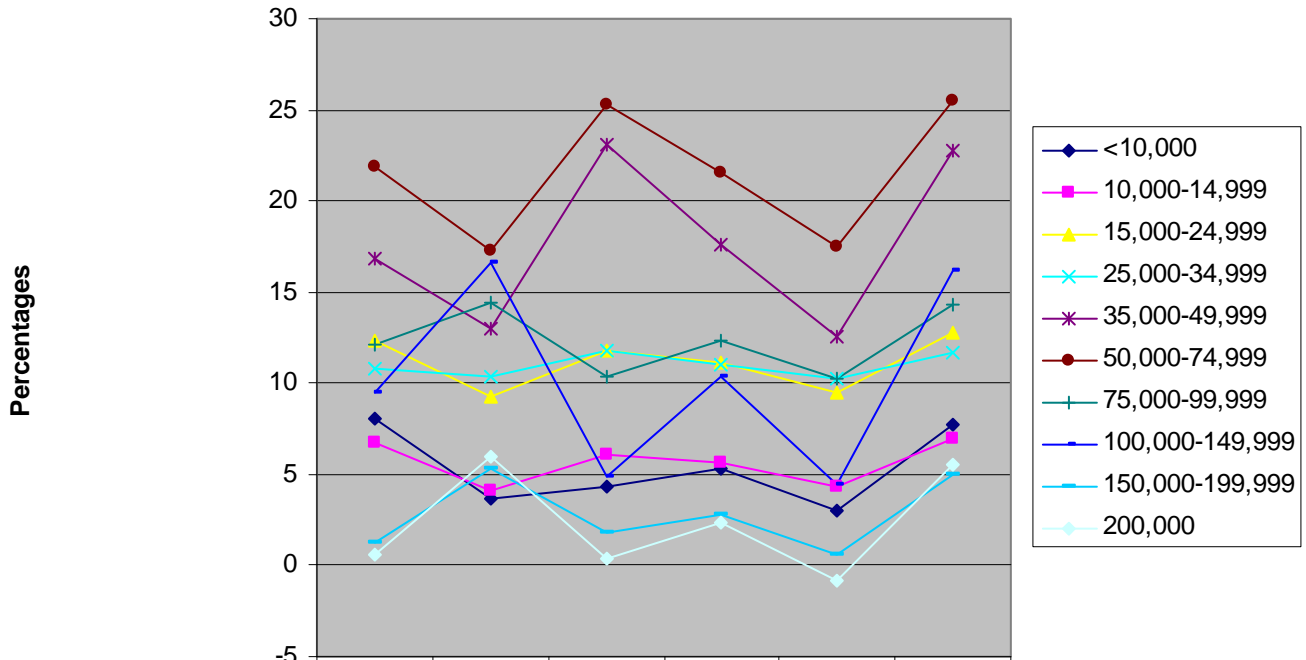
Occupation



Race

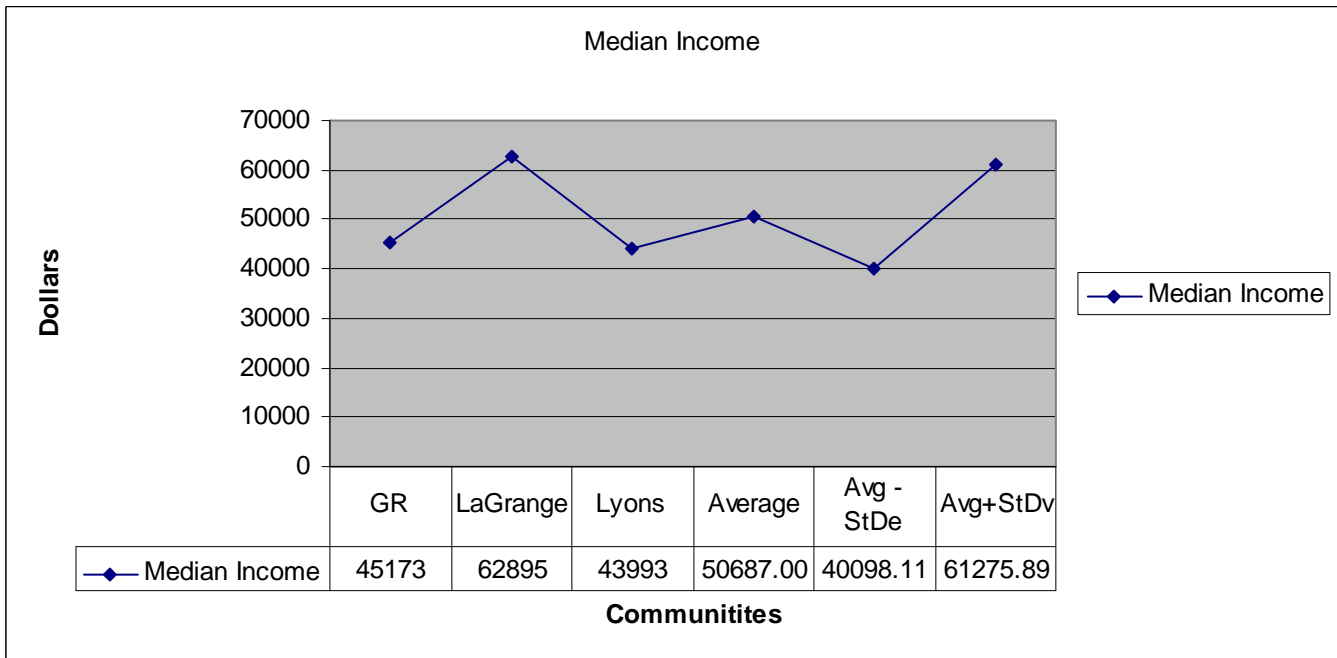
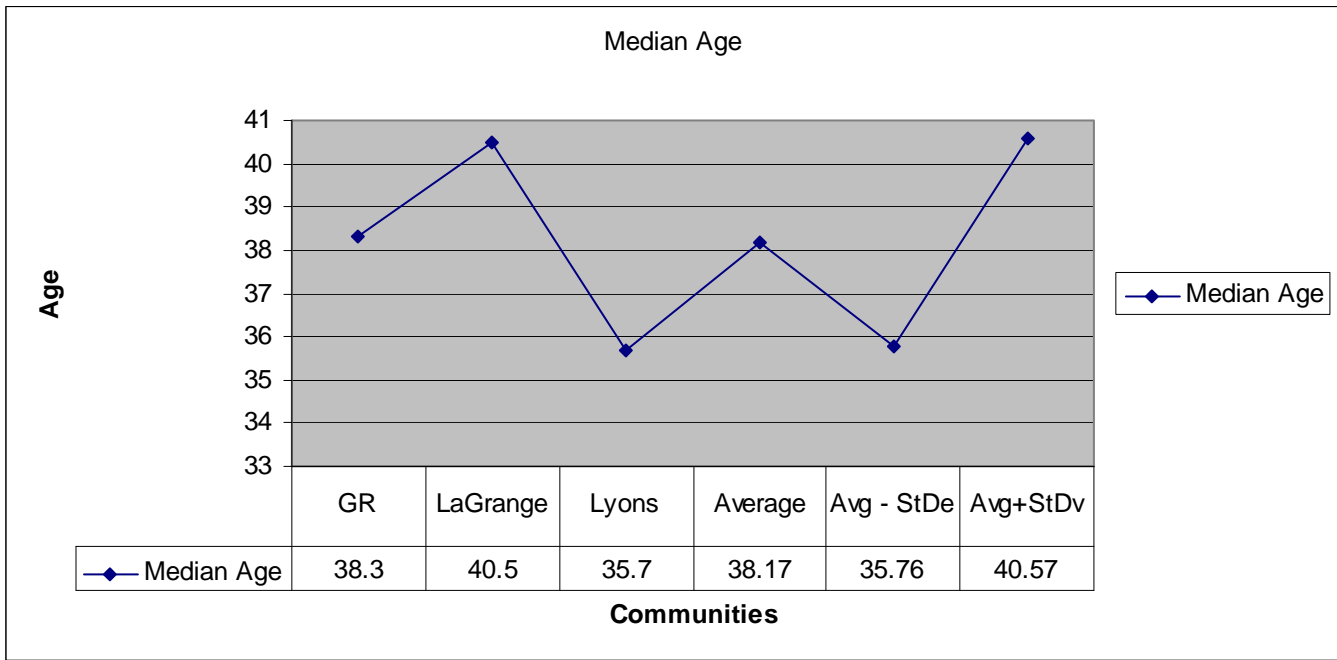


Household Income

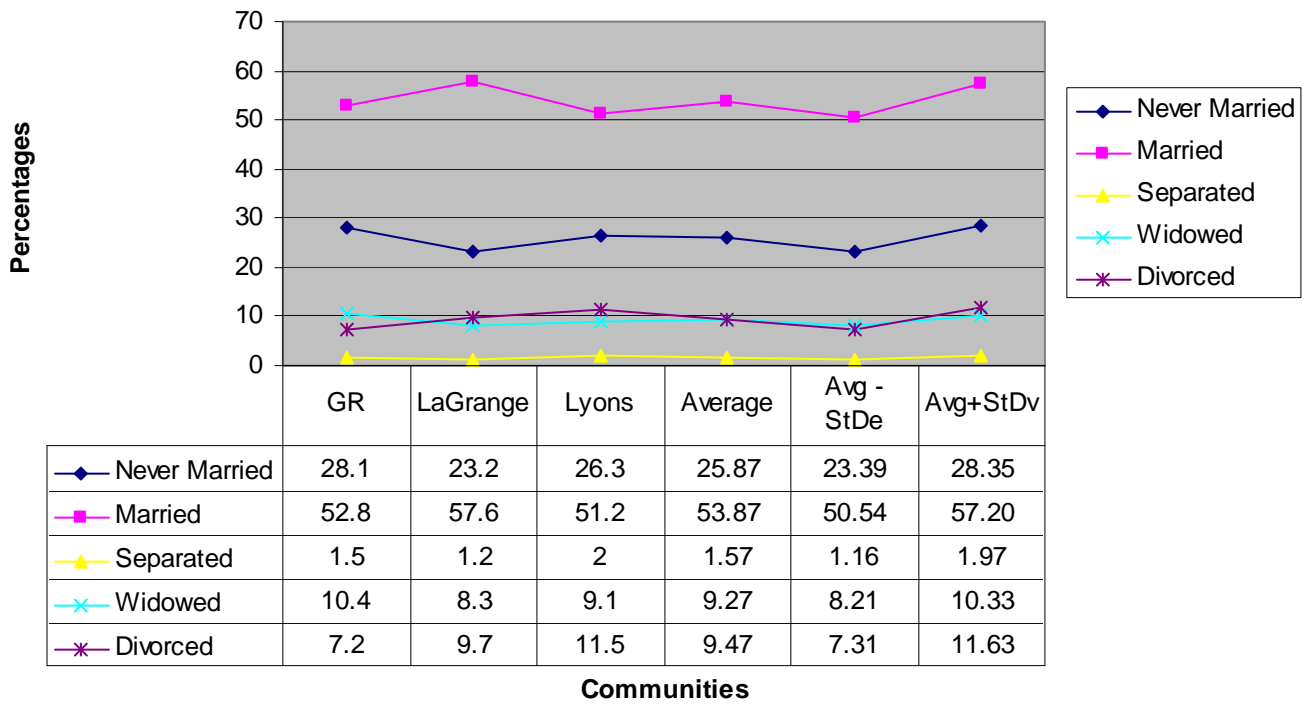


	GR	LaGrange	Lyons	Average	Avg - StDe	Avg+StDev
◆ <10,000	8.1	3.7	4.3	5.37	2.98	7.75
■ 10,000-14,999	6.7	4.1	6.1	5.63	4.27	6.99
▲ 15,000-24,999	12.3	9.3	11.8	11.13	9.53	12.74
✕ 25,000-34,999	10.8	10.4	11.8	11.00	10.28	11.72
✱ 35,000-49,999	16.8	13	23.1	17.63	12.53	22.73
● 50,000-74,999	21.9	17.3	25.3	21.50	17.49	25.51
+ 75,000-99,999	12.1	14.4	10.4	12.30	10.29	14.31
— 100,000-149,999	9.5	16.6	4.9	10.33	4.44	16.23
— 150,000-199,999	1.2	5.3	1.8	2.77	0.55	4.98
◇ 200,000	0.6	6	0.4	2.33	-0.84	5.51

Communities



Marital Status



Garfield Ridge
Retail Entertainment
and Amusement Team