



Agenda  
Village of Glen Ellyn  
Roosevelt Road/Taft Avenue Property Redevelopment  
Working Group  
Wednesday, April 6, 2022  
7:00 PM  
Glen Ellyn Police Department Community Room  
65 S. Park Blvd., Glen Ellyn, IL 60137

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Meeting Procedures Statement

*Visitors are most welcome to attend all meetings of the Ad Hoc Working Group and can find copies of the Agenda on their chairs or online at [www.glenellyn.org](http://www.glenellyn.org) prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.*

**A. Call to Order**

**B. Roll Call**

**C. Ad Hoc Working Group Introduction**

**D. Open Meetings Act (OMA)/Freedom of Information Act (FOIA) Traininig**

**E. Audience Participation**

- 1) Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Working Group. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Working Group. Individuals wishing to address the Working Group shall exercise proper decorum and respect for the proceedings and the business of the Working Group, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

**F. Discussion**

- 1) Available Information: [Roosevelt Road Hotel Properties Redevelopment](#)
- 2) Public Feedback Received To-Date

**G. Next Meeting Date**

**H. Adjourn**



Glen Ellyn Roosevelt Road/Taft Avenue  
Hotel Site Ad Hoc Work Group  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting 4/6/2022 7:00 PM  
Department: Administration  
Department Head:  
Category: Other  
Prepared By:

AGENDA ITEM (ID # 2022-2080)

DOC ID: 2022-2080

## Available Information: [Roosevelt Road Hotel Properties Redevelopment](#)

### **Statement of the Issue:**

Information regarding the Roosevelt Road hotel properties available on the Village's website [here](#).

These documents include staff memos, presentations, contracts, ordinances and other documents, as listed below:

- Open House Presentation - Part 1
- Open House Presentation - Part 2
- Public Engagement Process Presentation
- Village Board Memo Public Engagement Process
- Village Board Memo Design Charrette Process
- Village Board Memo Hotel Property Acquisition
- Village Board Memo Kon Savoy Contract
- Roosevelt Road Hotel Properties RFP Presentation
- Ordinance Approving Purchase and Sale Agreement - Hotels 675-677 Roosevelt - 2021
- Press Release - Hotel Closing
- Press Release - Hotel Purchase & Sale Agreement
- Request for Proposals (RFP)- Developer Recruitment Services
- 2021 Draft Comprehensive Plan Concept Plan
- Phase I ESA
- Appraisal - 675-677 Roosevelt Road - Hotels
- 2021 Property Survey 2021
- Glen Ellyn Roosevelt Road Market Analysis 12-20-21

In addition to the above documents, staff has attached the Market Analysis, a general site map and draft Frequently Asked Question's document for your reference.

### **Analysis:**

### **Budget Impact:**

**Action Requested:**

**Attachments:**

1. Glen Ellyn Roosevelt Road Market Analysis 12-20-21
2. Site Location Map
3. RR Hotel FAQ\_04.07.22



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# **Glen Ellyn Redevelopment Roosevelt and Exmoor**

## **Glen Ellyn, IL**

## **Market Analysis**

**DATE**

**December 2021**

**PRODUCED FOR**

**Village of Glen Ellyn**



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## **SUMMARY AND CONCLUSIONS**

### **Sites**

The focus of this analysis is the potential redevelopment area of the hotel property between Roosevelt Road and Taft Avenue on the north and south, and on both the east and west sides of Exmoor Avenue in Glen Ellyn. The site is comprised of two existing hotel buildings and their parking lots.

The total site area is approximately 2.2 acres. It is possible that Exmoor Avenue will be vacated as a public street and made part of a redevelopment, though it is not known whether such a layout would retain ingress/egress onto Taft Avenue.

Roosevelt is a major commercial corridor through the western suburbs, including Glen Ellyn, with approximately 35,000 average daily trips in this vicinity as of 2019. The streets north and south are primarily residential in character. This location is appropriate for multiple uses.

### **Development Potential**

#### Residential

Residential use has high development potential. Realtors are positive about the market demand for for-sale residential development, including townhouses, other attached single-family housing, condos, and apartments. The site is not appropriate for single-family housing, which is also not the “highest and best use” at this location. Market support exists for new market-rate and affordable (senior and non-age-restricted) apartments.

High quality apartments can cater to a wide range of ages including later middle-aged people and seniors downsizing from single-family homes, and younger households who can't afford to buy a house in the village or who prefer to rent for another reason.

These can be at a variety of price points. Attached, for-sale homes are an important part of a community's housing mix for the same reasons.

#### Retail/Restaurant

There is demand for 15,000-25,000 square feet of new retail space at this location. This would be either a free-standing building or a strip shopping center focused around an anchor store on the “end cap.” In either scenario a particular interested user would drive the development layout. Achievable retail rents near the top of the market appear to be in the mid-\$20s per square foot triple net per year, with the tenant's pro-rata share of taxes, insurance, and common area maintenance additional. However, a chain with specific needs may pay up to \$35/SF/year.

Also, materials and construction costs are a challenge at this time, pushing necessary rents in general toward this \$30-\$35/SF level once tenant- and “vanilla box-” improvements are made – installing basic finishes and climate control. For a restaurant or drive-through, this could push the net rent to \$40/SF. Not all retailers can pay this much, but some can. It will just take finding the right user.

Market statistics from international brokerage CBRE and real estate data service Reis show a healthy local retail market overall despite the challenges facing all bricks-and-mortar retail. Broker commentary paints a positive picture as well. These factors support retail development on the Roosevelt Road frontage at this location.

## Office

Commercial brokers and owners see minimal demand for new office space, but local service providers could be tenants in the Taft frontage of a new shopping center if they are not too price sensitive. The Roosevelt Road frontage should be reserved for retail use. Some brokers indicated that medical offices could be part of the mix. However, this would only work if there were a "tenant in hand", such as a local medical or regional user looking to relocate or expand.

Market statistics and broker commentary are negative regarding the East-West suburban and Glen Ellyn office markets. Without a tenant "in hand," there is not support for new office development.

## **Site Recommendations**

Multiple options for redevelopment exist from a market standpoint. Within some constraints, designers and the community will be able to determine the best mix given the space available and possible configurations. Some options are:

Retail could be developed solely on the Roosevelt-fronting portion with residential development to the south along Taft. This can include a mix of residential types. Alternately, retail could reach farther south to Taft in a north-south linear arrangement but would not include portions of the site east and west along Taft.

The Roosevelt Road frontage is only approximately 125 feet. This is not sizeable but is similar to the nearby Jimmy John's at Roosevelt Road and Park Boulevard, immediately east (approximately 110 feet). The adjacent Chipotle and Starbucks together have 200 feet of Roosevelt frontage, and their location adjacent to other shopping creates greater benefit for them. A site design that exploits the

subject's co-location with these businesses would be positive for retail development here. Attention needs to be given to the Firestone facility between the site and the Starbucks and Chipotle to maximize the benefit.

Retail brokers emphasize the reduced value and appeal for retail without Roosevelt Road frontage. However, extending a retail building south to Taft should be viable if there is good landmark signage and if a vacated Exmoor Road is designed for easy customer access, which could include ingress and egress on Taft. (Any signage would need to meet the Village's signage standards and would be tailored for appropriateness in this location.)

Residential buildings could be built entirely along the Taft frontage, if retail is restricted solely to the northern part of the site. It also would work to the east and west of a retail building if the retail extends south to Taft in a straight line. The eastern part of the site along Taft already contains a hotel, so the footprint is likely similar to what a new multi-family building would require. Townhomes could be west of the current Exmoor alignment.

Proximity to Panfish Park and its trail system to the south is a major plus for residential development. This amenity provides an attractive environment for successful townhouses along the park's eastern side. Other amenities include two grocery stores in walking distance, multiple restaurants, proximity to employers, major commuting routes, and bus service by two Pace routes accessing Metra.

However, the existing townhouses are more sheltered from traffic, noise, and adjacency to the fire station than the Exmoor sites, so sale prices here would need to be lower. Realtors indicated that townhouses at this location should be in a middle price range, at \$250,000-\$300,000 today for 1,800 square foot units with basements and two-car attached garages (basement not included in the

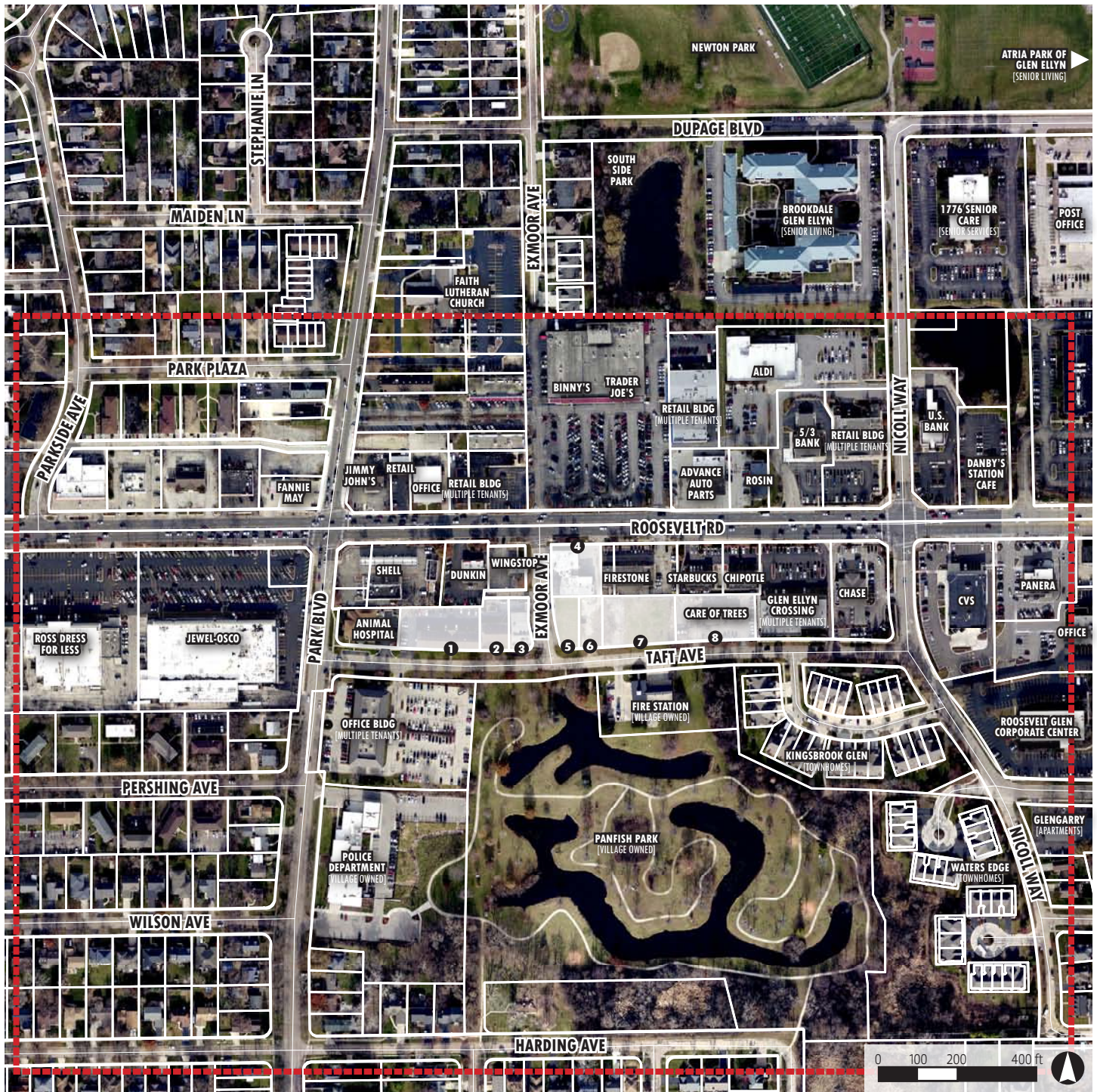
total square footage). For condos, pricing could be similar for three-bedroom units with indoor parking. To fetch the same price as townhouses, interior finishes would need to be higher quality. These units would attract younger households that might not be able to afford a single-family home in Glen Ellyn, as well as middle-aged households looking for a less maintenance-intensive option.

A condo or apartment building of 4-5 stories would be appropriate given the commercial character of Roosevelt Road. Three-story structures are common in the surrounding neighborhood, and the nearby Brookdale Glen Ellyn senior building is 5 stories. The location across from open space with excellent access to shopping along Roosevelt Road makes this a desirable residential location.

Although there have been few recent comparable land sales in Glen Ellyn, an appraisal prepared for the Village provided the following sales comparables.

- Bucky's gas station, \$16.96/SF in 2017 with 300 feet of frontage at 1125 Roosevelt Road.
- Mattress Firm at 369 Roosevelt Road (east of Lambert), \$21.70/SF in 2015 (141 feet on Roosevelt)
- A car wash at 290 Schmale Road in Carol Stream, \$19.84/SF
- Culver's in Naperville, \$17.85/SF with 217 feet of primary frontage on Naperville-Wheaton Road
- A restaurant in Naperville, \$23.81/SF in 2019 for 127-194 feet of primary frontage

Based on the ultimate use, construction costs, sales or rent rates, a developer will determine what he or she can afford to pay for the land.



Site #	Property Owner	PIN	Area (sq ft)	Area (acres)	Existing Zoning	Land Use (per Comp Plan)	Use
1	Glengold Hospitality LLC	05-23-200-012	22,286.86	0.51	C3: Service Commercial	Corridor Commercial	Budgetel Inn & Suites
2	Glengold Hospitality LLC	05-23-200-016	9,841.13	0.23	C3: Service Commercial	Corridor Commercial	Budgetel Inn & Suites
3	Glengold Hospitality LLC	05-23-200-021	7,198.13	0.17	C3: Service Commercial	Corridor Commercial	Budgetel Inn & Suites
4	Glengold Hospitality LLC	05-23-201-026	17,248.82	0.40	C3: Service Commercial	Corridor Commercial	Budgetel Inn & Suites
5	Glengold Hospitality LLC	05-23-200-007	8,114.59	0.19	C3: Service Commercial	Corridor Commercial	Vacant Lot
6	Glengold Hospitality LLC	05-23-200-008	7,903.41	0.18	C3: Service Commercial	Corridor Commercial	Vacant Lot
7	Glengold Hospitality LLC	05-23-201-028	23,426.60	0.54	C3: Service Commercial	Corridor Commercial	Vacant Lot
8	Glen Ellyn Properties LLC	05-23-201-024	23,839.14	0.55	C3: Service Commercial	Corridor Commercial	Care of Trees

Last Revised: October 27, 2021

## Redevelopment Site Data

ROOSEVELT ROAD HOTEL REDEVELOPMENT SITE | VILLAGE OF GLEN ELLYN, IL

## RESIDENTIAL MARKET

### Community Demographics

To examine the residential market in Glen Ellyn, we looked at basic demographics for the community. The village has an estimated 27,600 people in 10,500 households as of 2021, for an average household size of 2.6 people. The population and household counts are projected to remain similar through 2026. Based on these predictions, new residences would be filled by those relocating from existing housing in the village, and those moving out of the village will be offset by others moving in. If more housing is approved in this desirable community, growth is possible beyond these predictions (Table 1).

The median age is almost 42 years, which indicates an older age profile in the community overall. We would expect an area characterized by younger families to have a median age in the mid-30s. Significant growth is projected in the population age 65+ in the next five years led by aging Baby Boomers. As such, the population age 65+ is expected to increase by 15.5% (800 people, while the population age 55-64 will decrease by 9.9% (-400) (Table 2). This is consistent with regional trends.

Glen Ellyn is a high-income community, with a median household income of almost \$119,000, anticipated to increase nearly 10% to almost \$130,000 by 2026. Two thirds of households make \$75,000 or more – just under 7,000. This contributes to a healthy for-sale residential market, as households can afford to buy, but it also supports high-quality apartments with rents to match. It also aids retail attraction and retention and enables the community to provide a wider range of private and public amenities (Table 3).

However, prices and rents in high-income communities can be unattainable for younger

people making less money, including returning grown children, and working people in lower-paying industries such as retail, restaurants, personal and property services, assistant positions in medicine, education, and public service. This situation can also apply to seniors on fixed incomes, and with less savings.

As of 2021, two thirds of Glen Ellyn's households are headed by a householder younger than age 65 (7,200 households). While this number will decrease 5.8% by 2026, the community will still have almost 6,800 younger households. These are generally quite affluent with 68% earning over \$100,000 or more (4,900) (Table 4). However, 2,300 make less, including 800 with incomes under \$35,000. These households are typically burdened by their housing costs, paying more than 30% of their income on housing. Of the 3,300 senior households in Glen Ellyn, only 37% (1,250) make \$100,000 or more, though this number is expected to increase to 44% by 2026 (Table 5). On the flip side, almost one quarter of senior households have incomes under \$35,000 (800) and would qualify for affordable senior housing under the Low-Income Housing Tax Credit program.

Table 1

**GLEN ELLYN POPULATION CHARACTERISTICS**

	Number	Percent
<u>Population</u>		
2000 Census	28,048	
2010 Census	28,077	
Change, 2000-2010	29	0.1%
2021 Estimated	27,577	
Change, 2010-2021	-500	-1.8%
2026 Projected	27,538	
Change, 2021-2026	-39	-0.1%
<u>Households</u>		
2000 Census	10,575	
2010 Census	10,658	
Change, 2000-2010	83	0.8%
2021 Estimated	10,544	
Change, 2010-2021	-114	-1.1%
2026 Projected	10,556	
Change, 2021-2026	12	0.1%
Average Household Size, 2021	2.61	
<u>Population by Age, 2021</u>		
Under 5	1,565	5.7%
5-14	4,014	14.6%
15-24	3,124	11.3%
25-44	6,140	22.3%
45-54	3,572	13.0%
55-64	4,048	14.7%
65-74	2,887	10.5%
75+	2,228	8.1%
Median Age, 2021	41.9	

Source: Esri

Table 2

GLEN ELLYN SENIOR POPULATION BY AGE GROUP

Age Group	Population			Change 2010-2021		Change 2021-2026	
	2010	2021	2026	Number	Percent	Number	Percent
55-64	3,623	4,048	3,649	425	11.7%	-399	-9.9%
65-74	1,794	2,887	3,239	1,093	60.9%	352	12.2%
75+	1,910	2,228	2,669	318	16.6%	441	19.8%
Total 55+	7,327	9,163	9,557	1,836	25.1%	394	4.3%
Total 65+	3,704	5,115	5,908	1,411	38.1%	793	15.5%

Source: Esri

Table 3

GLEN ELLYN 2021 AND 2026 INCOME CHARACTERISTICS

	Number	Percent
<u>2021 Household Distribution</u>	10,544	
Under \$15,000	566	5.4%
\$15,000-24,999	542	5.1%
\$25,000-34,999	488	4.6%
\$35,000-49,999	784	7.4%
\$50,000-74,999	1,229	11.7%
\$75,000 or more	6,935	65.8%
Median Household Income	\$118,141	
<u>2026 Household Distribution</u>	10,554	
Under \$15,000	473	4.5%
\$15,000-24,999	454	4.3%
\$25,000-34,999	413	3.9%
\$35,000-49,999	709	6.7%
\$50,000-74,999	1,169	11.1%
\$75,000 or more	7,336	69.5%
Median Household Income	\$129,623	

Note: Numbers may not sum to given totals due to rounding.

Source: Esri

**Table 4**
**INCOME CHARACTERISTICS OF GLEN ELLYN HOUSEHOLDS UNDER 65**

	<u>2021</u>		<u>2026</u>		<u>Change</u>	
	Number	Percent	Number	Percent	Number	Percent
<b>Households by Age</b>	10,544		10,556		12	0.1%
Age 15-24	187	1.8%	167	1.6%	-20	-10.7%
Age 25-34	1,071	10.2%	1,060	10.0%	-11	-1.0%
Age 35-44	1,664	15.8%	1,714	16.2%	50	3.0%
Age 45-54	1,930	18.3%	1,771	16.8%	-159	-8.2%
Age 55-64	<u>2,344</u>	<u>22.2%</u>	<u>2,067</u>	<u>19.6%</u>	<u>-277</u>	<u>-11.8%</u>
Total Under 65	7,196	68.2%	6,779	64.2%	-417	-5.8%
Age 65+	3,345	31.7%	3,777	35.8%	432	12.9%
<b>Household Income - Under Age 65</b>						
\$0-\$14,999	323	4.5%	240	3.5%	-83	-25.7%
\$15,000-\$24,999	226	3.1%	165	2.4%	-61	-27.0%
\$25,000-\$34,999	265	3.7%	196	2.9%	-69	-26.0%
\$35,000-\$49,999	381	5.3%	305	4.5%	-76	-19.9%
\$50,000-\$74,999	604	8.4%	521	7.7%	-83	-13.7%
\$75,000-\$99,999	539	7.5%	488	7.2%	-51	-9.5%
\$100,000-\$149,999	1,307	18.2%	1,191	17.6%	-116	-8.9%
\$150,000-\$199,999	1,091	15.2%	1,148	16.9%	57	5.2%
\$200,000+	2,460	34.2%	2,525	37.2%	65	2.6%

Source: Esri

Table 5

**GLEN ELLYN HOUSEHOLDS 65+ BY INCOME**

	2021		2026		Change 2021-2026	
	Number	Percent	Number	Percent	Number	Percent
Total Households 65+	3,345		3,777		432	12.9%
Under \$15,000	243	7.3%	233	6.2%	-10	-4.1%
\$15,000-\$24,999	316	9.4%	289	7.7%	-27	-8.5%
\$25,000-\$34,999	223	6.7%	218	5.8%	-5	-2.2%
\$35,000-\$49,999	401	12.0%	404	10.7%	3	0.7%
\$50,000-\$74,999	623	18.6%	648	17.2%	25	4.0%
\$75,000-\$99,999	289	8.6%	321	8.5%	32	11.1%
\$100,000+	1,250	37.4%	1,664	44.1%	414	33.1%

Source: Esri

### Non-Age-Restricted Apartments

VSKA examined the market in Glen Ellyn for both market-rate and affordable non-age restricted apartments and performed a preliminary affordable market penetration analysis, which is a common way to assess demand.

#### Market-Rate Apartments

We obtained data from Reis, a national real estate data company, and analyzed apartment market trends in the Glen Ellyn-Wheaton submarket and the Glendale Heights-Lombard submarket to get the full picture of the apartment environment in and near Glen Ellyn.

The Glen Ellyn-Wheaton submarket contains over 15,500 market-rate rental units. Over the last 10 years, 751 units were added, for an annualized inventory growth of 0.5%, compared to the metro Chicago growth rate of 1.3% annual rate over this period. Average rents in the submarket are \$1,093

for studios, \$1,198 for one-bedrooms, \$1,519 for two-bedrooms, and \$2,279 for three-bedrooms.

Over the last year, 224 units were absorbed in the submarket, more than double the average annual absorption rate of 94 units over the last 10 years. The average vacancy rate is low at 4.4%, which is slightly higher than the long-term average of 4.1%, but 0.9 percentage points lower than the current Chicago metro average of 5.3%.

For newer apartment buildings built from 2010-2019, the average asking rent per unit for all floor plans is much higher at \$2,932, with a low vacancy rate of 4.1%. Apartments built after 2019 have a vacancy rate of almost 52%, as they are still being absorbed into the market. Leasing was slower in 2020 due to the COVID outbreak.

The Glendale Heights-Lombard submarket includes over 18,000 market-rate rental units. In the past 10 years, 1,765 units have been added, amounting to a greater inventory growth rate of 1% annually. Average rents in this submarket are much higher

than in the Glen Ellyn-Wheaton submarket, with studios averaging \$1,415, one-bedrooms \$1,582, two-bedrooms \$1,990, and three-bedrooms \$2,744. These are among the highest averages in the Chicago metro area, though some landlords seem to be increasing the value of rent concessions offered to attract tenants.

Most apartment complexes in Glen Ellyn are considered Class B, generally built in the 1970s and 1980s. These are larger and less competitive properties. Near Roosevelt Road are also some small, mostly 6-unit Class C apartment buildings that are the least competitive.

During the last year, submarket absorption totaled 214 units, 41% over than the average annual rate of 151 units over the past 10 years. The current average vacancy rate is 5.9%, which is higher than the long-term average for the submarket and the Chicago metro area. Developers have added apartments recently at high rents, and, while these apartments are being absorbed, they have led to increased – but still acceptable – vacancy in the near term. Most of these newer high-end apartments opened in Lombard.

For apartment buildings built in 2010-19, the average asking rent per unit for all floor plans is \$2,290 with a somewhat high vacancy rate of 12.7%. These represent a much greater share of the overall inventory in this submarket than units of the same age in the Glen Ellyn-Wheaton submarket. Some built in 2019 may not have been fully absorbed before the pandemic. Here as well, apartments built after 2019 have a high vacancy rate of almost 56% and are still being absorbed.

The newest completed development in Glen Ellyn is Avere on Duane, a 48-unit luxury development downtown. It opened in Spring 2021 and is now fully occupied. It has one- and two-bedroom floor plans with condo-quality finishes, underground parking,

bike storage, a club room with kitchen and lounge, a dog-wash station, stainless steel appliances, quartz counters, walk-in closets, balconies, and even wine refrigerators in some units.

Rents for one-bedrooms with or without a den range from \$1,975-\$2,475 and up for large units with 868-1,030 square feet. Two-bedroom units with a basic layout or with a sitting or dining room and/or den with 1,277-1,615 square feet are \$3,175-3,975 and up. These rents are at or near the top of the market and are higher than what is likely achievable on the subject Roosevelt Road site given downtown's added appeal.

Apex 400 (107 units) and Glenwood Station (86) are fully approved and under or approaching construction in Glen Ellyn. Avere on Forest (77) and Acacia Building Residences (12) are earlier in the planning pipeline and are not yet approved. As these are downtown properties, new apartments in a different type of location on Roosevelt Road would be sensible to give potential residents an alternative, likely at a somewhat lower price point.

Other high-quality developments in Wheaton, Lisle, Downer's Grove, and Lombard have limited availability except for The 450 in Lombard, which has many available units since it only opened recently. In Lombard, Lilac Station is also being built with 118 units, and plans are in place for additional apartments near Yorktown Center east of Route 53 north of Butterfield Road.

Tracy Cross & Associates, a reputable real estate research company, performed a market analysis for Glenwood Station Apartments in late 2020 that is part of the public record. This report estimated market support for construction of 975 rental units through 2025, or 195 units annually. This is with the caveat that the market area extended from Roselle south to I-88, encompassing a large area with other communities that are also seeing new apartments –

Lombard among them. Nonetheless, apartments here would make up a small part of that demand and should find a place in the market.

#### Affordable Apartments

There are only two affordable non-age restricted properties in Glen Ellyn with a total of just 19 affordable units. Both were built or otherwise financed using Low-Income Housing Tax Credits (LIHTC) through the Illinois Housing Development Authority (IHDA). Both are southwest of the subject sites on Pershing Avenue. A third, just north of Roosevelt Road on Greenwood Street nearby to the west, is designated Supportive Housing by IHDA, so is not comparable. While these appear to be in good condition, they are older and not very comparable to newly built affordable housing.

Apartments financed with LIHTCs are required to have rents that keep most, if not all, of the units affordable to households with incomes less than 60% of the Area Median Income (AMI). Maximum allowable rents and incomes are set by HUD each year and are used by IHDA to determine affordability. Maximum incomes are based on household sizes, so for two people the maximum is currently \$44,760 in DuPage County. For four people, it is \$55,920. Maximum rents that can be charged are \$1,049 for a one-bedroom apartment or \$1,258 for a two-bedroom, for example. Developers try to set rents to the maximum possible considering what the market will support. In general, new LIHTC properties are very high quality and often stay full with waiting lists. At this time there are no affordable family projects approved for funding or planned in Glen Ellyn.

In order to determine whether there is market support for affordable family apartments, we looked at the market penetration rate -- the number of affordable units divided by the number of income-eligible households (Table 6). The lower the market

penetration rate, the greater the need and support for more units.

Glen Ellyn has an estimated 7,200 households headed by a person under age 65, of which 1,300 (18%) have incomes less than \$55,000, the approximate four-person maximum income. The existing penetration rate in Glen Ellyn is an extremely low 1.4%. This indicates significant support for more affordable housing from current residents given how few properties the community currently has. This number is somewhat conservative because households headed by a person age 65+ can also reside in affordable non-age restricted properties. A market area is usually not thought at risk of market saturation until it reaches 20%-25% penetration.

Additionally, the law in recent years has changed to allow tax credits to be used for new affordable properties to serve a limited number of households with incomes up to 80% AMI, or \$74,550 for a family of four. With both these populations included, the penetration rate will be even lower. Most new affordable projects are in the range of 60-70 units given funding guidelines.

#### **Senior Apartments**

We also looked at the opportunities for both market-rate and affordable senior rental housing.

#### Market-Rate Independent Living

According to senior data provider, NIC (National Investment Center for Seniors Housing and Care), Glen Ellyn has five market-rate senior properties, only one of which is majority independent living (the others are mostly memory care or assisted living). These are Arden Courts, Brookdale, Park of Glen Ellyn, Charter Senior Living, and Maple Glen Memory Care. Three are more than 20 years old, while the other two opened within the last 4-6 years.



Meaningful summary statistics are not available for this small set of properties for data privacy reasons, but they are available for an expanded set of senior properties including those in Wheaton and Lombard, which together form a reasonable market area.

These three communities have 15 properties with 1,875 total senior units of any kind. They average approximately 25 years of age. Fifty-four percent (1,010 units) are independent living, which would be appropriate for this location given the access to both park space and shopping. They are 88.5% occupancy, which would be low in normal times but is actually very favorable during the pandemic. Senior properties have needed to exercise great caution around moves-in, if not freeze them entirely, and seniors and their families have been justifiably reluctant to congregate. The average rent of \$4,075 is similar to last year's level.

Fifty-two percent of the independent living units are one-bedrooms, 33% are two-bedrooms, and almost all of the rest are studios. This is a common unit mix for senior housing, since senior households have only one or two people, and the cost of living over time becomes a concern. (Smaller units usually rent for less, as one would assume.) Each floor plan type is equally well occupied. Rents average \$3,507-\$5,147 for one- or two-bedrooms.

As of 2019 and into 2020, independent living occupancy at these properties generally exceeded 95%, indicating a very healthy market in the midst or tail-end of a massive disruption from COVID. Rents rose steadily since 2006 before leveling off in 2020.

We expect the market will recover well whenever the pandemic tapers off or stays at a manageable normal. Market support exists for new independent senior apartments at market rents given the projected increase in the senior population, especially those age 75+, and the high incomes in the village and nearby communities.

Table 6

**GLEN ELLYN AFFORDABLE APARTMENT PENETRATION AND CAPTURE RATES**

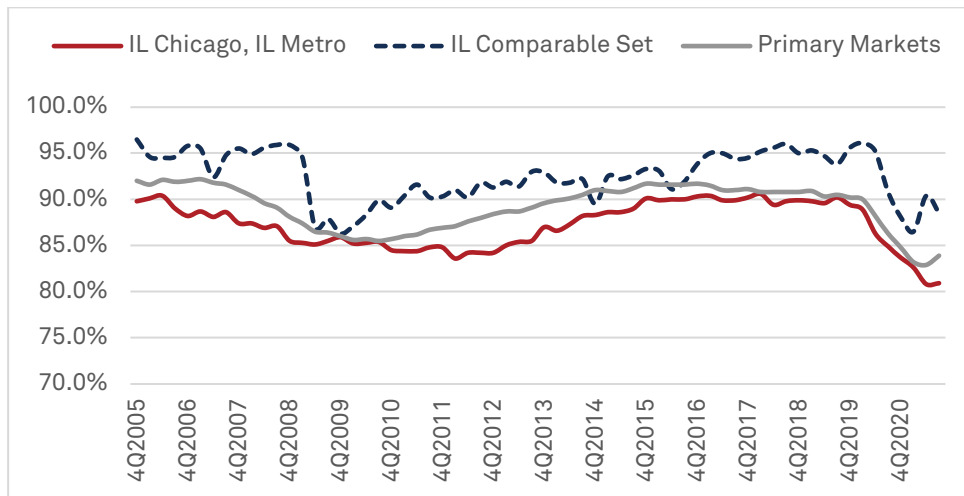
	2021	2026
<b>Market Area Households - Householder &lt; 65 Years</b>	7,196	6,779
Income Under \$15,000	323	240
Income \$15,000-\$24,999	226	165
Income \$25,000-\$34,999	265	196
Income \$35,000-\$49,999	381	305
Income \$50,000-\$54,999	121	104
Total with income < \$55,000 (approx. 60% AMI for 4 people)	1,316	1,010
Income \$55,000+	5,880	5,769
<b>Example Development</b>		75
Total affordable units		50
Market rate units		25
<b>Development Capture Rates</b>		
Affordable units' capture rate of MA households < 65 with incomes < \$55,000		4.9%
<b>Market Area Penetration Rates</b>		
Existing and planned family affordable units with development affordable units	19	69
Market penetration of affordable family units and all development units of MA households < 65 with incomes under \$55,000	1.4%	6.8%

Note: A specific development proposal would require a full market study defining a market area including places outside Glen Ellyn and determining detailed income targets.

Source: Kretchmer Associates based on estimates & projections from Esri

Figure 1

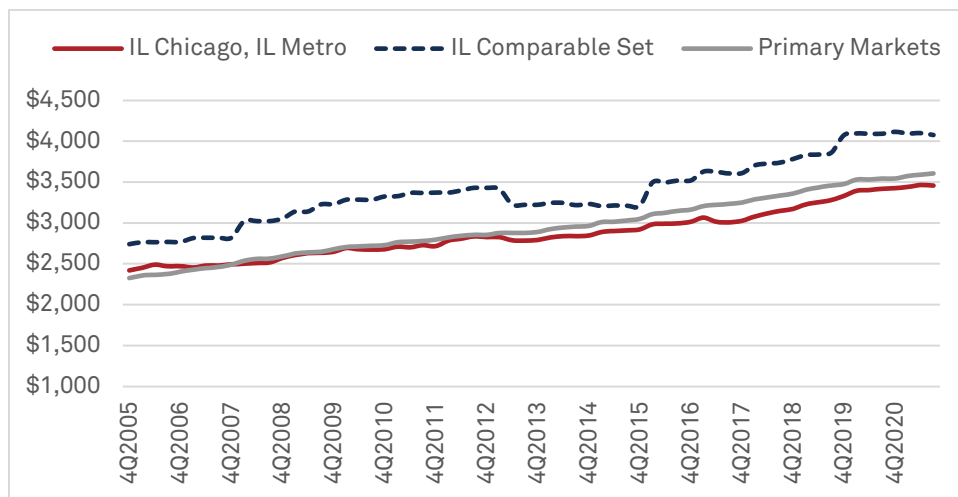
**INDEPENDENT LIVING OCCUPANCY TREND - GLEN ELLYN, WHEATON AND LOMBARD  
(IL Comparable Set)**



Source: NICMAP

Figure 2

**INDEPENDENT LIVING AVERAGE RENT TREND - GLEN ELLYN, WHEATON AND LOMBARD  
(IL Comparable Set)**



Source: NICMAP

### Affordable Independent Living

At present there is only one affordable senior property in Glen Ellyn with a total of 80 apartments. This is Forest Apartments, a property deeply subsidized by HUD. The 6-story building is located northeast of downtown on Forest Avenue in pleasant surroundings and with excellent access to amenities. Residents in this building must qualify by income, with a limit often set at 50% of the area median. They then pay 30% of their income for rent plus utilities. This makes it possible to serve both people with incomes similar to residents of a LIHTC building and those with no income at all. In many cases, this includes younger people with a disability.

To determine support for additional affordable senior housing, we looked at the number of households ages 65+ with incomes under \$45,000, the current 60% AMI maximum for two people (Table 7). The current penetration rate is only 7.6%, also a low rate. This also shows significant support for more affordable senior housing in Glen Ellyn.

### **For-Sale Attached Single-Family Housing**

Data from Midwest Real Estate Data show the number of sales in Glen Ellyn for single-family attached homes from 2019-2021 to date. This includes townhouses, duplexes and condominiums (Table 8).

During these three years, 448 homes sold at a rate of approximately 150 per year, consistently. Overall, attached single-family housing sold for a median of \$195,000, but, within that, condos sold for substantially less than townhouses or house-like building types (\$156,550 vs. \$352,950). Units spent about 2 months on the market, on average, which is reasonable, though condos sold more quickly, and townhouses and other home types took longer to sell. Townhouses averaged nearly 1,900 square feet, while condos were closer to 1,100; this makes

sense, since townhouses were more likely to have more than two bedrooms.

According to a knowledgeable local realtor contacted for this market analysis, townhouses should be in the middle price range from about \$250,000-\$300,000 for 1,800 square foot units with basements and two-car attached garages (basement not included in that total square footage). This is conservative since the site is closer to Roosevelt Road and less surrounded by open space and residential streets than nearby comparables.

Slightly higher pricing or somewhat smaller units – or both – could also be supportable. A reasonable comparable subdivision is Baker Hill, located primarily along Tanglewood Drive approximately ½ mile northeast, on the north side of Roosevelt Road. Since 2019, 25 homes have sold there. These are also a mid-range product, and they are older (built 1999-2002), which can compensate for the favored location north of Roosevelt Road (though close). Sale prices at this time ranged from \$251,000-\$367,000 for units with 2 stories, 2-car garages, 2-3 bedrooms, 1.5-2.5 baths, and 1,460-1,843 square feet in buildings with 4-6 units.

For condos, pricing could be similar for three-bedroom units with indoor parking. To fetch the same price as townhouses, interior finishes would need to be higher quality. As a rule of thumb, the land cost can be assumed to factor in at 20%-30% of the eventual sale price.

According to a knowledgeable realtor, the attached single-family attached developments immediately south/southeast of the subject site, Maryknoll and Kingsbrook, are successful high-end townhomes with prices well above average for this product type in Glen Ellyn. Sale prices range from \$350,000-\$600,000 for units with 1,800-2,000 square feet, 2.5 baths, finished basements, and 2-car garages.

Table 7

**GLEN ELLYN AFFORDABLE SENIOR APARTMENT PENETRATION AND CAPTURE RATES**

	2021	2026
<b>Market Area Households - Householder 65+ Years</b>	3,345	3,777
Income Under \$15,000	243	233
Income \$15,000-\$24,999	316	289
Income \$25,000-\$34,999	223	218
Income \$35,000-\$44,999	267	269
Total with income < \$45,000 (approx. 60% AMI for 2 people)	1,049	1,009
Income \$45,000+	2,296	2,768
<b>Example Development</b>		75
Total affordable units		50
Market rate units		25
<b>Development Capture Rates</b>		
Affordable units' capture rate of MA households < 65 with incomes < \$45,000		5.0%
<b>Market Area Penetration Rates</b>		
Existing and planned family affordable units with development affordable units	80	130
Market penetration of affordable family units and all development units of MA households < 65 with incomes under \$45,000	7.6%	12.9%

Note: A specific development proposal would require a full market study defining a market area including places outside Glen Ellyn and determining detailed income targets.

Source: Kretchmer Associates based on estimates & projections from Esri

Table 8

**ATTACHED HOME SALES IN GLEN ELLYN - 2019-2021 YEAR-TO-DATE**

Description*	All Attached	Condo	Townhouse/Other
Number of sales (count)	448	281	167
Median sale price	\$195,000	\$156,550	\$352,950
Min. sale price	\$83,000	\$83,000	\$137,000
Max. sale price	\$960,000	\$815,000	\$960,000
Days on market	66	49	92
Size (square feet)	1,448	1,185	1,889
Bedrooms	2.1	1.8	2.6
Full baths	1.8	1.7	2.1
Year built	1985	1978	1997
Property tax (annual)	\$4,721	\$3,093	\$7,771

Note: Does not include foreclosures, short sales, or court approved sales. Condo categorization based on VSKA grouping of MRED building types.

\*Averages unless noted.

Source: MRED, VSKA

This pricing is similar to some units near Main Street in downtown Glen Ellyn, which is a more sought-after location.

For comparison, older but updated townhomes north in the community tend to sell within the mid-\$200,000 range, with a 1-2 car attached garage, updates like new trim and woodwork and stainless-steel appliances. These serve as an entry level home in the community for those who may eventually buy a detached house.

Two-story units are the norm for younger buyers and are still appropriate for people up to their mid-50s or early-60s. Many capable seniors can also handle stairs but anticipating the future, they may search for a single-story unit or one with a first-floor master bedroom and/or the ability to add an elevator, as is the case in some two-story properties in northern

Glen Ellyn. Elevator condo buildings are also an option for seniors, but few of these exist in the community.

### Conclusions

The subject site is very suitable for residential development, either apartments, condominiums or townhouses. These could be a 3-5 story building or buildings, or a block of townhomes along Taft Avenue. There is demand for both market-rate and affordable apartments in Glen Ellyn, and this location is suitable for either.

## **RETAIL/RESTAURANT MARKET**

### **Retail Environment**

Fresh Market was the only large vacancy along Roosevelt Road in the vicinity of the subject site, but this is farther west in a more “in-between” location. It is reportedly now under contract, nonetheless.

One broker characterizes the Roosevelt Road corridor in Glen Ellyn as a market mostly served by community residents with little regional draw compared to its neighbors. Retail demand is primarily from service, food, and fitness users. Another broker indicated that the market is very good, and he is quite positive about this corridor and the site's co-location opportunities. Another very experienced broker in the area says market demand exists provided the right deal can come together.

The Pickwick shopping center across Roosevelt Road from the site had explored options for updates and redevelopment in the past couple of years, though nothing has progressed to date. It currently has 22,100 square feet available in three spaces, but the center is well-occupied overall with Trader Joe's and Binny's exerting major drawing power alongside Krisher's Natural Pet and others. Typically, Trader Joe's draws beyond a host community or neighborhood.

Glen Ellyn Crossing, the neighboring center with Starbucks and Chipotle (17,422 SF gross leasable area), had 2,800 square feet available for over a year during the pandemic, but now has a letter of intent for the space with a retailer – not a medical or office user. This is a good quality center built in 2006. The actual rent agreed upon could not be shared, but the asking rate was \$22 NNN (triple net), with taxes, common area maintenance (CAM), and insurance

additional.

Market Plaza at 539 Roosevelt Road, is the largest in the corridor with more than 166,000 square feet. Though it has a few vacant spaces, it has strong anchors with Jewel-Osco, Ross Dress for Less, Dollar Tree, and Staples. It is one block west of the subject site and has sold twice in the past few years, the most recent time this month. This indicates that it remains attractive for investment, including any vacancies.

The shallow depth of the subject site is a challenge for a development of any real size, but the ability to handle stormwater in Panfish Park is a major offset to reduce buildable area spent on infrastructure.

### **Retail Market Trends and Conditions**

Glen Ellyn is part of the Far West Suburbs retail submarket according to the global commercial brokerage firm CBRE. The submarket largely coincides with the DuPage County boundary.

As of the third quarter of 2021, the submarket contains over 22.7 million square feet of retail space, a reduction of over 520,000 square feet since the 4th Quarter 2020. However, less space is vacant than at year-end 2020 (14.6%), although vacancy is still higher than prior to the COVID-19 pandemic in early 2020 (Table 9).

Annual net absorption had been positive in 2017 and 2018 and about neutral in 2019 but became negative during the pandemic. Alongside this shift, average asking rents decreased in 2020 and 2021. Suburban Chicago overall has not seen the same asking rent decreases, though vacancy increased in 2020 before falling in 2021, with 1 million+ square feet of positive net absorption.

Table 9

**FAR WEST SUBURBS & TOTAL SUBURBAN CHICAGO RETAIL MARKET TRENDS  
2017-2021**

Sub-Market	Year	Gross Building Area (SF)	Vacancy	Net Absorption (SF)	Average Asking Lease Range
Far West Suburbs	2017	22,357,389	14.9%	76,494	\$15.11-\$17.48
	2018	23,079,050	13.9%	844,924	\$15.16-\$17.72
	2019 Q3	23,078,703	13.9%	-299	\$15.27-\$17.43
	2020	23,227,096	15.4%	-220,640	\$14.87-\$17.33
	2021 Q3	22,706,632	14.6%	-251,736	\$14.54-\$16.75
All Suburban Chicago	2017	118,837,408	10.6%	1,717,027	\$17.08-\$20.24
	2018	120,669,168	11.5%	579,570	\$16.67-\$20.33
	2019 Q3	122,458,499	11.2%	1,926,722	\$16.54-\$20.53
	2020	121,967,325	12.1%	-1,448,803	\$16.55-\$20.66
	2021 Q3	122,947,220	11.9%	1,002,779	\$16.47-\$20.48

\*Fourth quarter except where noted.

Source: CBRE

Real estate data firm Reis allows for the selection of a group of properties specifically within Glen Ellyn as well as a predefined submarket with additional data points. Looking at both sources helps understand retail activity in the community. The submarket runs along I-290 then roughly to Lake Street on the north, I-294 on the east, I-88 on the south, and the DuPage County line on the west.

Glen Ellyn has a total of nearly 1.5 million square feet of retail space, a large amount but a small share of the submarket's total 29.7 million square feet (Table 10). Property sizes are much smaller on

average than in the submarket.

Rents and vacancy rates are only available for 10 properties in Glen Ellyn, but across the submarket rents are within the range noted by CBRE, while vacancy is a reasonable 8.4%. This is notable in a time of struggling physical retail, where center occupancies in the 80% range or less are common in many places.

These are positive metrics that support pursuing additional retail development on the corridor.

**Table 10**

**RETAIL IN GLEN ELLYN AND ADDISON-LOMBARD SUBMARKET\***

	<b>Glen Ellyn</b>	<b>Submarket</b>
Number of Properties	95	589
Total Square Footage	1,482,424	29,723,983
Average Property Size (SF)	15,940	53,653
Average Year Built	1973	1978
Average Asking Rent	\$20.85	\$19.35
Average Effective Rent	\$18.33	\$17.01
Vacancy Rate	4.4%	8.4%

\* Includes I-290 then roughly Lake Street on the north, I-294 on the east, I-88 on the south, and the DuPage County line on the west.

**Note:** Statistics not available for all properties (only 10 in Glen Ellyn show rent and vacancy rate).

Sources: Reis; Kretchmer Associates

### Retail Market Potential

In the past, retail analysis has often included an examination of the retail spending gap, the amount of retail sales estimated to be leaking out of a community if it is under-retailed – if shoppers must travel outside the community for their purchase. Glen Ellyn has the potential to attract shoppers from other places, particularly given the fact that Roosevelt Road is a major arterial leading to I-355. In recent times, this analysis has lost much of its meaning given the shift to online shopping, as increasing amounts of spending leak out of the community to the Internet.

In this context, it makes sense to discuss relative retail market potential instead. This is relevant to retailer locational decisions since they ultimately must compare their potential to succeed across different communities and ultimately locate where

potential is highest. A measure called the MPI – Market Potential Index – can assist with this. This score ranks how likely households in a place are to make purchases in given categories compared to an average U.S. household based on a combination of local demographic composition and national purchasing patterns. (A score of 100 signifies average likelihood to make a purchase.)

Glen Ellyn households have higher than average market potential scores, which makes intuitive sense given the community's high incomes. Some of the top categories in which Glen Ellyn purchasing could “outperform” the average include buying or leasing a new vehicle, owning an Apple computing device or a digital SLR camera, printing digital photos, spending \$1,000 or more on a recent home computer, attending live theater, exercising at a club 2+ times weekly, traveling, and simply spending more than \$2,000 monthly on a credit card. (The full

list appears at the end of this report.)

Many of these behaviors can be carried out online or in person, while some may only take place in a physical location. In general, the spending potential is there for retailers and service providers to capture with the right offering and if the competitive environment make sense.

## **Conclusions**

The subject site is small and likely to accommodate one or a small number of stores or restaurants. As such, the key is finding the user that isn't already represented here or is in the village or nearby but wants to relocate to a new building in this higher visibility location. Given feedback from retail brokers, the site will be attractive to this type of business.

If any additional parcels adjacent to the subject site were to become available, the retail offering could be expanded, which would facilitate more options.

## OFFICE MARKET

### Office Environment

The office market in Glen Ellyn is at best stable with local, mostly long-time tenants, in older office buildings that have been maintained well but do not offer the highest buildout or amenities. One interviewee called it “very timid” and warned developers away from any speculative office development. The pool of users is small. Meanwhile, this holding pattern may mean low but consistent occupancies. Existing buildings serve local needs at relatively affordable prices, but this is not a growth sector.

Important examples along the Roosevelt Road corridor are the different sections of Roosevelt Glen Corporate Center. This campus straddles the north and south sides of Roosevelt Road. Both sides were developed as a single property by the Stahelin family, who then sold the south side in the 1980s. That side is on its third owner, who bought it as a distressed asset, and it is currently only 55% occupied. According to the leasing agent, this level is sustainable. The property is in good condition with recent updates, and it can sit at this level indefinitely. It is a 10-acre, 7-building property with simple gross leases of \$16.50/SF and many small 1,000-2,000 square foot spaces, aside from 6,000-12,000 SF space that has not been subdivided on purpose. Some small spaces have fewer than 1,000 SF, but these are no longer actively leased.

The north side is approximately 80% occupied with mostly long-term tenants and a more stable history. The mix includes accountants, attorneys, psychologists, etc. The business owners tend to live in Glen Ellyn. The rents are similar at \$13.50-\$16/SF modified gross, with tenants paying their own electricity.

Existing properties like these will continue to serve a need, but the market for new office development in Glen Ellyn is minimal.

### Office Market Trends and Conditions

CBRE includes Glen Ellyn in its East-West Tollway office submarket, which is a large area west of Cook County, north to between US-20 and North Avenue, and south just beyond I-55. As of 2021’s third quarter, the direct vacancy rate (not including subleases) of the submarket’s nearly 40.5 million SF of office space is very high at 22.4%, an increase over 2020’s year-end 20.3% (Table 11).

Vacancy is highest in the best properties, Class A, of which 23.7% is vacant. Older Class B and C properties like those in Glen Ellyn fare better, but still have a high 20.6% vacancy. Tenants may be like those mentioned above – long-term, satisfied with the lower quality level that meets basic needs, and able to afford the lower rents.

Absorption turned negative beginning in 2019, so the situation cannot be attributed entirely to the pandemic. However, vacancy shot up in 2020 while absorption dropped, with nearly 1 million more square feet vacant compared to year-end 2019. Prior vacancy was well below 20%, though still high. At this time, it is not known how the office market will fare in the coming years and how prevalent the work from home trend will be in the future. This could have a major impact on the demand for office space everywhere, not just in Glen Ellyn.

In addition to looking within Glen Ellyn, we defined a custom office market area to understand Reis data for the local market. This includes the area between North Avenue, Butterfield Road, I-355, and Winfield Road. Reis only tracks four office properties within the village, totaling 589,481 square feet (Table 12). These are old, having been built in 1982 on average. The current vacancy rate is lower than reported for



the larger CBRE submarket at 17.2% and is consistent with pre-pandemic vacancy for that geography. The average asking rent of \$19.47 is consistent with current Class B/C rents for that larger area.

Expanding the view to the larger market area outlined in the previous paragraph includes 27 properties with nearly 1.35 million square feet. Their age is similar, while their asking rents are \$2-3 lower, and the vacancy is higher than in Glen Ellyn.

## Conclusions

The statistics above are consistent with our impressions of the office environment based on our interviews with brokers. They do not support speculative office development along Roosevelt Road. It may be possible that a single user wants to be in Glen Ellyn and on Roosevelt Road, but this is less likely. Some small office users could locate in a retail center, either in a storefront or a second floor. If any office is included, it will be a small part of the mix. Retail uses should be emphasized on the ground floor.

**Table 11**
**EAST-WEST TOLLWAY SUBMARKET OFFICE TRENDS - 2017-2021**

<b>Year-End*</b>	<b>Bldg. Class</b>	<b>Rentable Area (SF)</b>	<b>Direct Vacancy Rate</b>	<b>Annual Net Absorption (SF)</b>	<b>Gross Asking Lease Rate/SF</b>
2017	Total	39,766,346	16.6%	302,091	\$22.74
	Class A	12,697,961	13.0%	-95,819	\$28.70
	Class B	19,187,352	18.2%	338,644	\$22.08
	Class C	7,881,033	18.6%	39,266	\$16.98
2018	Total	39,262,218	16.2%	146,44	\$23.57
	Class A	12,272,961	12.8%	74,652	\$29.98
	Class B	19,107,525	17.9%	-36,874	\$22.77
	Class C	7,881,733	17.2%	108,666	\$17.11
2019	Total	39,262,218	17.3%	-55,563	\$23.77
	Class A	12,272,961	15.4%	-71,626	\$29.28
	Class B	19,107,524	18.3%	36,721	\$22.77
	Class C	7,881,733	17.9%	-20,208	\$17.38
2020	Total	40,169,808	20.3%	-935,060	\$24.27
	Class A	13,474,112	20.7%	-234,258	\$29.30
	Class B	18,913,891	20.4%	-614,623	\$22.46
	Class C	7,782,805	19.3%	-86,179	\$17.56
2021 Q3	Total	40,419,799	22.4%	-769,201	\$24.34
	Class A	13,828,112	23.7%	-391,410	\$29.63
	Class B	18,862,404	22.1%	-302,857	\$22.20
	Class C	7,729,283	20.6%	-74,934	\$17.75

\* Fourth quarter except where noted.

Source: CBRE

Table 12

**OFFICE PROPERTIES IN GLEN ELLYN AND VICINITY\***

	<b>Glen Ellyn</b>	<b>Glen Ellyn &amp; Vicinity</b>
Number of Properties	4	27
Total Square Footage	589,481	1,345,424
Average Property Size (SF)	147,370	49,831
Average Year Built	1982	1985
Average Asking Rent	\$19.47	\$17.14
Average Effective Rent	\$14.75	\$12.96
Vacancy Rate	17.2%	21.7%

\* Includes area between North Avenue and Butterfield Road and from I-355 to Winfield Road.

Sources: Reis; Kretchmer Associates

## **APPENDIX**

- A. Retail Market Potential report
- B. Representative market-rate apartments table
- C. Representative market-rate apartments map
- D. Affordable non-age-restricted and senior apartments map



# Retail Market Potential

Glen Ellyn Village, IL  
 Glen Ellyn Village, IL (1729756)  
 Geography: Place

Prepared by Esri

Demographic Summary	2021	2026
Population	27,577	27,538
Population 18+	20,810	20,991
Households	10,544	10,556
Median Household Income	\$118,141	\$129,623

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	10,508	50.5%	103
Bought any women's clothing in last 12 months	9,791	47.0%	104
Bought any shoes in last 12 months	11,728	56.4%	105
Bought costume jewelry in last 12 months	3,788	18.2%	113
Bought any fine jewelry in last 12 months	4,088	19.6%	107
Bought a watch in last 12 months	2,969	14.3%	98
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	9,601	91.1%	105
HH bought/leased new vehicle last 12 months	1,344	12.7%	140
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	18,905	90.8%	106
Bought/changed motor oil in last 12 months	8,799	42.3%	93
Had tune-up in last 12 months	5,457	26.2%	109
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	15,046	72.3%	102
Drank non-diet (regular) in last 6 months	7,117	34.2%	81
Drank beer/ale in last 6 months	9,394	45.1%	109
<b>Cameras (Adults)</b>			
Own digital point & shoot camera/camcorder	1,922	9.2%	115
Own digital SLR camera/camcorder	2,186	10.5%	132
Printed digital photos in last 12 months	5,868	28.2%	128
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	6,392	30.7%	95
Have a smartphone	19,216	92.3%	103
Have a smartphone: Android phone (any brand)	6,827	32.8%	81
Have a smartphone: Apple iPhone	12,390	59.5%	124
Number of cell phones in household: 1	2,744	26.0%	86
Number of cell phones in household: 2	4,225	40.1%	105
Number of cell phones in household: 3+	3,390	32.2%	108
HH has cell phone only (no landline telephone)	5,528	52.4%	81
<b>Computers (Households)</b>			
HH owns a computer	8,911	84.5%	113
HH owns desktop computer	4,341	41.2%	118
HH owns laptop/notebook	7,091	67.3%	114
HH owns any Apple/Mac brand computer	2,881	27.3%	136
HH owns any PC/non-Apple brand computer	6,918	65.6%	108
HH purchased most recent computer in a store	4,148	39.3%	112
HH purchased most recent computer online	1,980	18.8%	119
HH spent \$1-\$499 on most recent home computer	1,314	12.5%	87
HH spent \$500-\$999 on most recent home computer	1,905	18.1%	109
HH spent \$1,000-\$1,499 on most recent home computer	1,404	13.3%	129
HH spent \$1,500-\$1,999 on most recent home computer	774	7.3%	148
HH spent \$2,000+ on most recent home computer	620	5.9%	133

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



# Retail Market Potential

Glen Ellyn Village, IL  
 Glen Ellyn Village, IL (1729756)  
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 months	12,371	59.4%	97
Bought brewed coffee at convenience store in last 30 days	2,667	12.8%	102
Bought cigarettes at convenience store in last 30 days	1,190	5.7%	63
Bought gas at convenience store in last 30 days	6,883	33.1%	90
Spent at convenience store in last 30 days: \$1-19	1,594	7.7%	110
Spent at convenience store in last 30 days: \$20-\$39	2,087	10.0%	107
Spent at convenience store in last 30 days: \$40-\$50	1,708	8.2%	101
Spent at convenience store in last 30 days: \$51-\$99	884	4.2%	77
Spent at convenience store in last 30 days: \$100+	3,904	18.8%	86
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	13,856	66.6%	112
Went to live theater in last 12 months	3,718	17.9%	144
Went to a bar/night club in last 12 months	4,155	20.0%	113
Dined out in last 12 months	12,517	60.1%	118
Gambled at a casino in last 12 months	2,890	13.9%	105
Visited a theme park in last 12 months	4,356	20.9%	113
Viewed movie (video-on-demand) in last 30 days	4,754	22.8%	153
Viewed TV show (video-on-demand) in last 30 days	3,154	15.2%	149
Watched any pay-per-view TV in last 12 months	1,891	9.1%	122
Downloaded a movie over the Internet in last 30 days	2,274	10.9%	116
Downloaded any individual song in last 6 months	4,130	19.8%	107
Used internet to watch a movie online in the last 30 days	6,752	32.4%	100
Used internet to watch a TV program online in last 30 days	4,668	22.4%	106
Played a video/electronic game (console) in last 12 months	1,859	8.9%	94
Played a video/electronic game (portable) in last 12 months	973	4.7%	96
<b>Financial (Adults)</b>			
Have home mortgage (1st)	8,453	40.6%	124
Used ATM/cash machine in last 12 months	12,306	59.1%	110
Own any stock	2,722	13.1%	158
Own U.S. savings bond	1,361	6.5%	134
Own shares in mutual fund (stock)	2,686	12.9%	160
Own shares in mutual fund (bonds)	1,675	8.0%	154
Have interest checking account	7,963	38.3%	128
Have non-interest checking account	6,509	31.3%	102
Have savings account	14,024	67.4%	113
Have 401K retirement savings plan	4,658	22.4%	128
Own/used any credit/debit card in last 12 months	18,460	88.7%	107
Avg monthly credit card expenditures: \$1-110	2,080	10.0%	88
Avg monthly credit card expenditures: \$111-\$225	1,507	7.2%	99
Avg monthly credit card expenditures: \$226-\$450	1,595	7.7%	104
Avg monthly credit card expenditures: \$451-\$700	1,616	7.8%	114
Avg monthly credit card expenditures: \$701-\$1,000	1,656	8.0%	125
Avg monthly credit card expenditures: \$1001-2000	2,348	11.3%	142
Avg monthly credit card expenditures: \$2001+	2,592	12.5%	183
Did banking online in last 12 months	10,561	50.7%	118
Did banking on mobile device in last 12 months	7,444	35.8%	111
Paid bills online in last 12 months	12,467	59.9%	109

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



# Retail Market Potential

Glen Ellyn Village, IL  
 Glen Ellyn Village, IL (1729756)  
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH used beef (fresh/frozen) in last 6 months	7,223	68.5%	101
HH used bread in last 6 months	9,909	94.0%	100
HH used chicken (fresh or frozen) in last 6 months	7,258	68.8%	104
HH used turkey (fresh or frozen) in last 6 months	1,531	14.5%	104
HH used fish/seafood (fresh or frozen) in last 6 months	6,229	59.1%	107
HH used fresh fruit/vegetables in last 6 months	9,325	88.4%	105
HH used fresh milk in last 6 months	8,842	83.9%	101
HH used organic food in last 6 months	3,084	29.2%	122
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	7,593	36.5%	122
Exercise at club 2+ times per week	4,123	19.8%	138
Visited a doctor in last 12 months	17,198	82.6%	107
Used vitamin/dietary supplement in last 6 months	12,686	61.0%	111
<b>Home (Households)</b>			
HH did any home improvement in last 12 months	3,552	33.7%	118
HH used any maid/professional cleaning service in last 12 months	2,433	23.1%	150
HH purchased low ticket HH furnishings in last 12 months	2,046	19.4%	108
HH purchased big ticket HH furnishings in last 12 months	2,665	25.3%	109
HH bought any small kitchen appliance in last 12 months	2,541	24.1%	103
HH bought any large kitchen appliance in last 12 months	1,529	14.5%	108
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	10,511	50.5%	114
Carry medical/hospital/accident insurance	17,085	82.1%	109
Carry homeowner/personal property insurance	12,116	58.2%	119
Carry renter's insurance	1,793	8.6%	93
HH has auto insurance: 1 vehicle in household covered	2,723	25.8%	89
HH has auto insurance: 2 vehicles in household covered	3,412	32.4%	117
HH has auto insurance: 3+ vehicles in household covered	2,787	26.4%	115
<b>Pets (Households)</b>			
Household owns any pet	5,306	50.3%	95
Household owns any cat	2,051	19.5%	84
Household owns any dog	4,024	38.2%	95
<b>Psychographics (Adults)</b>			
Buying American is important to me	7,173	34.5%	95
Usually buy items on credit rather than wait	2,999	14.4%	106
Usually buy based on quality - not price	4,185	20.1%	107
Price is usually more important than brand name	5,530	26.6%	91
Usually use coupons for brands I buy often	3,426	16.5%	105
Am interested in how to help the environment	4,450	21.4%	102
Usually pay more for environ safe product	3,236	15.6%	104
Usually value green products over convenience	2,259	10.9%	93
Likely to buy a brand that supports a charity	7,520	36.1%	102
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	3,555	17.1%	120
Bought hardcover book in last 12 months	5,279	25.4%	122
Bought paperback book in last 12 month	6,849	32.9%	116
Read any daily newspaper (paper version)	3,697	17.8%	121
Read any digital newspaper in last 30 days	10,968	52.7%	118
Read any magazine (paper/electronic version) in last 6 months	19,545	93.9%	104

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



# Retail Market Potential

Glen Ellyn Village, IL  
 Glen Ellyn Village, IL (1729756)  
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	15,842	76.1%	105
Went to family restaurant/steak house: 4+ times a month	5,360	25.8%	104
Went to fast food/drive-in restaurant in last 6 months	18,862	90.6%	101
Went to fast food/drive-in restaurant 9+ times/month	7,201	34.6%	91
Fast food restaurant last 6 months: eat in	7,082	34.0%	105
Fast food restaurant last 6 months: home delivery	1,779	8.5%	96
Fast food restaurant last 6 months: take-out/drive-thru	9,722	46.7%	98
Fast food restaurant last 6 months: take-out/walk-in	4,957	23.8%	116
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any tablet	12,577	60.4%	118
Own any e-reader	3,015	14.5%	141
Own e-reader/tablet: iPad	8,814	42.4%	138
HH has Internet connectable TV	4,330	41.1%	112
Own any portable MP3 player	3,288	15.8%	109
HH owns 1 TV	1,925	18.3%	86
HH owns 2 TVs	2,754	26.1%	98
HH owns 3 TVs	2,376	22.5%	107
HH owns 4+ TVs	2,292	21.7%	124
HH subscribes to cable TV	5,341	50.7%	127
HH subscribes to fiber optic	1,141	10.8%	186
HH owns portable GPS navigation device	2,243	21.3%	111
HH purchased video game system in last 12 months	993	9.4%	115
HH owns any Internet video device for TV	4,083	38.7%	116
<b>Travel (Adults)</b>			
Took domestic trip in continental US last 12 months	13,460	64.7%	121
Took 3+ domestic non-business trips in last 12 months	3,582	17.2%	135
Spent on domestic vacations in last 12 months: \$1-999	2,406	11.6%	109
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	1,581	7.6%	118
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	960	4.6%	115
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	1,214	5.8%	134
Spent on domestic vacations in last 12 months: \$3,000+	2,446	11.8%	165
Domestic travel in last 12 months: used general travel website	1,985	9.5%	142
Took foreign trip (including Alaska and Hawaii) in last 3 years	8,692	41.8%	137
Took 3+ foreign trips by plane in last 3 years	2,160	10.4%	155
Spent on foreign vacations in last 12 months: \$1-999	1,464	7.0%	129
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	1,082	5.2%	116
Spent on foreign vacations in last 12 months: \$3,000+	2,640	12.7%	177
Foreign travel in last 3 years: used general travel website	1,903	9.1%	146
Nights spent in hotel/motel in last 12 months: any	11,670	56.1%	121
Took cruise of more than one day in last 3 years	2,770	13.3%	136
Member of any frequent flyer program	6,601	31.7%	154
Member of any hotel rewards program	6,103	29.3%	137

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.



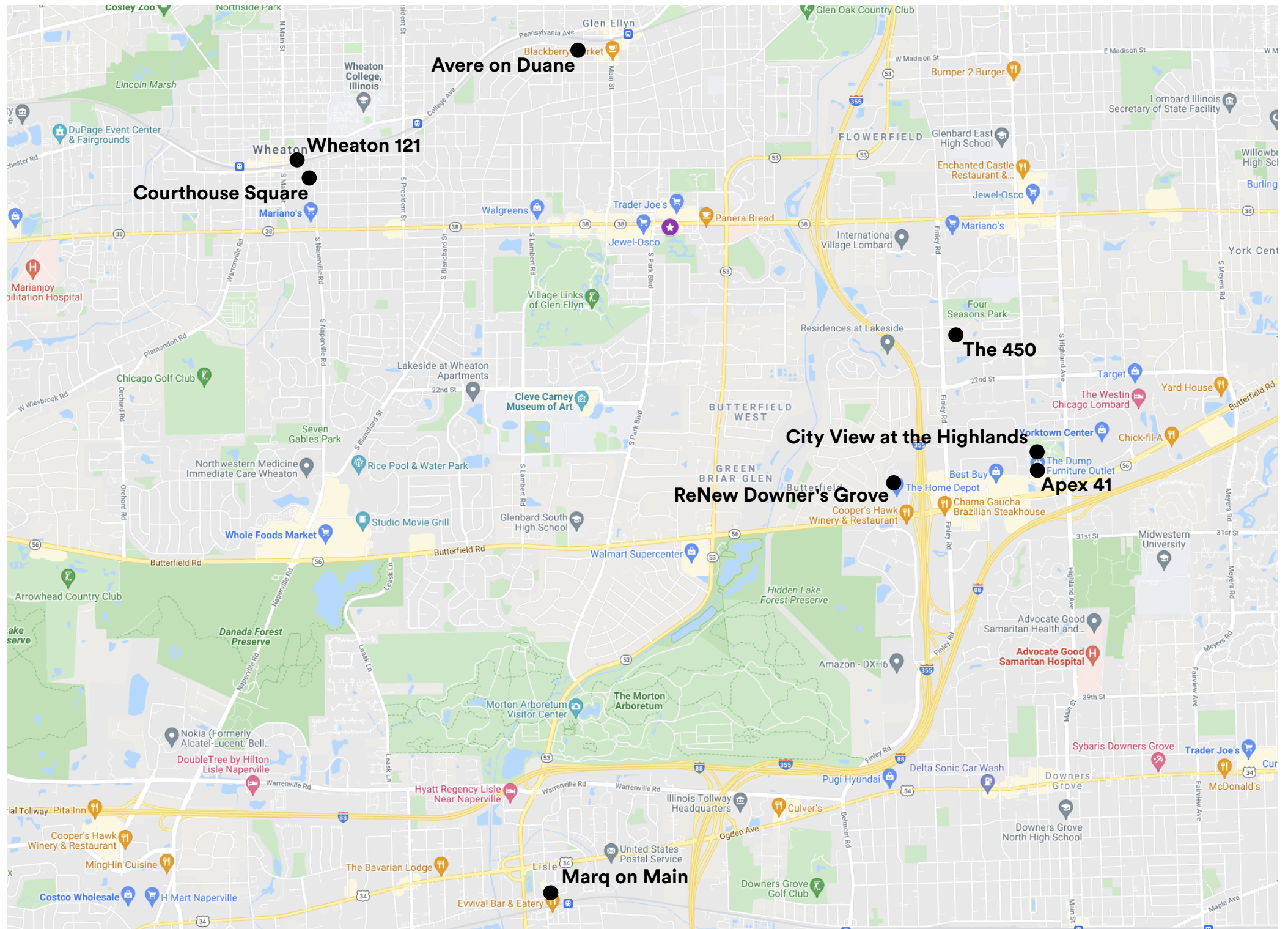
**REPRESENTATIVE CLASS A MARKET-RATE APARTMENTS  
DECEMBER 2021**

<b>Community/Property/ Total Units</b>	<b>Floor Plan</b>	<b>Rent</b>	<b>Size (SF)</b>	<b>Availability</b>
<u>Glen Ellyn</u>				
<b>Avere on Duane</b>	1/1	\$1,975+	868	Full or
437 Duane St.	1/1 + Den	\$2,475+	1,030	nearly
48 units	2/2	\$3,175+	1,360	full
	2/2 + Sitting	\$3,475+	1,470	
	2/2 + Dining	\$3,525+	1,277	
	2/2 + Dining + Den	\$3,975+	1,615	
<u>Wheaton</u>				
<b>Courthouse Square</b>	1/1	\$1,913	774	1
250 S Naperville Rd.				
149 units				
<b>Wheaton 121*</b>				
121 N Cross St.	Studio	\$1,499-1,699	558	1
306 units	1/1	\$1,599-2,099	762-897	5
	2/1	\$2,099-3,199	1,134	1
	2/2	\$2,099-3,199	1,105	1
	3/2	\$3,799-4,199	1,509	1
<u>Lisle</u>				
<b>Marq on Main*</b>	1/1	\$1,823-1,957	676-833	1
4755 Main St.	2/2	\$2,146	934	1
202 units				
<u>Downer's Grove</u>				
<b>ReNew Downer's Grove</b>	Studio	\$1,505	507	1
2845 Easton St.	1/1	\$1,820-1,845	772-820	1
294 units	2/2	\$2,280-2,345	1,101-1,226	1
<u>Lombard</u>				
<b>Apex 41*</b>	Studio	\$1,540	571	1
2760 S Highland Ave.	1/1	\$1,680-2,200	719	4
181 units	2/2	\$2,229-3,230	1,116-1,386	8
<b>City View at the Highlands</b>				
2720 S Highland Ave.	1/1	\$1,616-2,108	598-791	12
403 units	2/2	\$2,052-2,223	1,035	8
<b>The 450</b>				
450 Woodmoor Dr.	Studio	\$1,774-1,874	625	12
288 units	1/1	\$2,005-2,272	815-976	101
	2/2	\$2,790-3,165	1,281	42

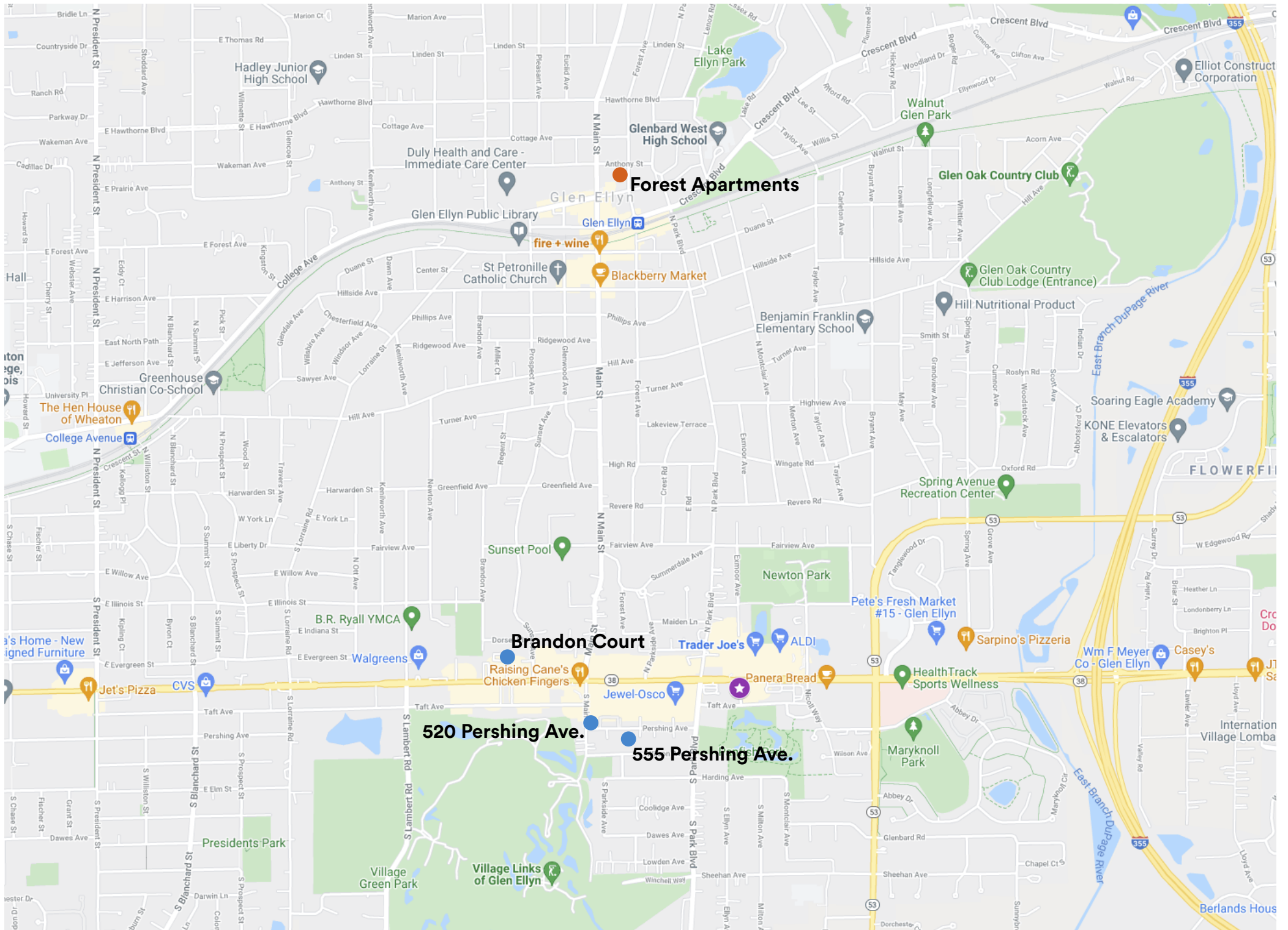
\* Marq on Main offering 1 month free with December moves. Apex 41 offering 1-2 months free on certain units with 16-month leases (rents shown are for 12 months). Wheaton 121 giving \$2,400 discount on studio unit.

Note: Availability based on active listings for December 2021. Most buildings will have a handful more available in January. The 450 is still within initial lease-up after first moves began March 1, 2021.

# Representative Class A Market-Rate Apartments



# Affordable Apartments in Glen Ellyn



Source: Kretchmer Associates

Roosevelt Rd

631

651

661

675-677

681

Exmoor Ave



640

650

656

660

ft Ave



# Roosevelt Road Hotel Properties DRAFT Frequently Asked Questions

Updated 4.4.2022

## SITE INFORMATION

### 1. *What is the size of the of the hotel site?*

The site consists of six parcels and the Exmoor Avenue right-of-way. In total, the site is 2.2 acres with frontage on both Roosevelt Road and Taft Avenue.



### 2. *What about the current buildings on the site?*

There are two buildings on the site – a third building was previously demolished. The eastern building is two stories and the western building is a combination of two and three stories. Each building is approximately 20,000 square feet for a total of 40,000 square feet. Both buildings are currently vacant.

### 3. *What is the current zoning?*

The property is currently zoned C3 commercial zoning which allows for a wide range of auto-oriented commercial uses.

### 4. *What is the Comprehensive Plan designation?*

The 2001 Comprehensive Plan designates the site for commercial uses. The draft 2021 Comprehensive Plan identifies the site as a catalyst site for redevelopment, appropriate for office, retail or other commercial uses.

### 5. *Is the property within a Tax Increment Financing (TIF) District?*

Yes, the properties are located within the boundaries of the Roosevelt Road TIF District, which was established in 2013. For more information on the TIF, [click here](#).

### 6. *What are the current site constraints that may impact redevelopment?*

The site has many challenges. The frontage along Roosevelt Road is limited at approximately 125 feet. The frontage along Taft Avenue is more significant (850') but less desirable from a commercial standpoint. Exmoor Avenue is public right-of-way

that splits the property. A large storm water structure is located underneath Exmoor, which will necessitate maintaining an easement overtop the structure. This easement cannot be built upon, restricting potential building layouts. Roosevelt Road is a state route and access is controlled by the Illinois Department of Transportation (IDOT). Changes to site access to/from Roosevelt Road must be reviewed and approved by IDOT. There is also a significant grade change from the north (Roosevelt) to the south (Taft) of the site, which will impact redevelopment costs and site design.

**7. *What is the history of the site?***

The hotel buildings were constructed in the 1950's and were operated as traditional hotels for several decades. Unfortunately, previous owners of the hotels failed to maintain the buildings and they fell into disrepair. The eastern building sat vacant for several years while the western building was operated as an extended stay hotel. Due to the deteriorated nature of the building, it attracted criminal activity. The Village Police Department regularly monitored the properties and were frequently called to address drug activity, vandalism and other illegal activities. The properties were for sale on-and-off for several years. In order to address the ongoing deterioration of the structures and continued criminal activity on the site, the Village stepped in to purchase the properties.

**8. *Did the Village complete an Environmental Site Assessment (ESA) of the property?***

Yes, the Village completed a Phase 1 ESA, which can be viewed [here](#).

## **PURCHASE**

**9. *Did the Village obtain an appraisal for the site before purchasing it? What did the property appraise for?***

Yes, the Village obtained an independent appraisal which can viewed [here](#). The property was appraised at \$2.175 million.

**10. *When did the Village purchase the properties?***

The Village entered into a Purchase and Sale agreement to buy the properties on July 2021. At the time the Village entered into the agreement, there were 19 guests staying on the property. A condition of the sale was that both buildings must be vacant at time of closing. The Village closed on the purchase of the properties on January 12, 2022.

**11. *What did the Village pay for the properties and how was the purchase funded?***

The Village purchased the properties for \$2.85 million. The Village paid for the properties through General Fund Reserves (\$2,000,000), Corporate Reserve Fund (\$500,000) and the Roosevelt Road TIF Fund (\$350,000).

## FUTURE USE

### 12. What does the Village plan to do with the site?

The Village has hired a consultant, Kon Savoy Consulting Group, to assist the Village Board in evaluating potential uses for the site. Using feedback obtained through the public engagement process and data from Market Assessment completed by the consultant, the Village Board will evaluate the feasibility of various office, commercial and residential. Ultimately, the Kon Savoy will assist the Village in preparing a Request for Proposals (RFP) to solicit development proposals for the site for redevelopment.

### 13. Will the Village be demolishing the buildings?

The Village is currently evaluating whether to demolish the existing building. Both structures have been secured (boarded up). The Village Board will consider estimates to demolish the buildings and if it is determined in the best interest of the community to do so, the Village will solicit bids in accordance with our purchasing policy

### 14. How is the Village engaging the public?

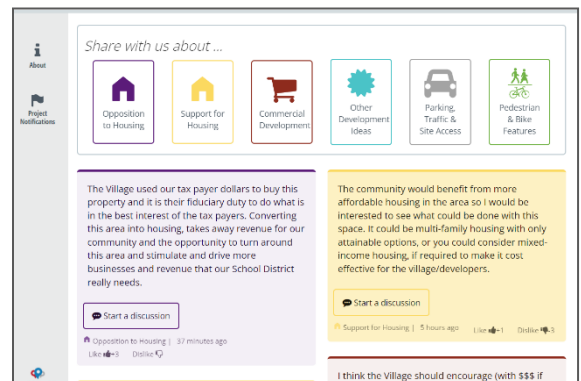
The Village has set forth a multi-step public engagement process in order to gather community input on redevelopment alternatives for the site. The process includes the following steps:

- a. [Community Open House - March 7, 2022](#)
- b. Establishment of an Ad Hoc Work Group - [Listening Session, April 6, 2022](#)  
(Additional listening sessions TBA)
- c. Concept Design Charrette
- d. Presentation to Plan Commission of Concepts & Public Comment
- e. Presentation of Village Board Concept & Public Comment

The public may also comment through [Social Pinpoint](#). Comments can be filtered based on content and sorted by date or popularity.

### 15. What are the results of the Market Assessment?

The Market Assessment completed by Kon Savoy in partnership with Valerie Kretchmer and Associates identified a demand for small scale commercial uses and a variety of multi-family housing uses. It did not identify a demand for office uses on the site, due to existing available space in the market area. The complete Market Assessment can be viewed [here](#).



**16. Once a developer is selected then what happens?**

All development proposals would be required to provide a proforma and illustrate what the return on investment the Village would receive for any particular proposal. Once a proposal is decided upon, the selected developer will have to negotiate the purchase of the property from the Village, seek the appropriate zoning approvals and obtain all required building and storm water management permits. There will be a variety of public input opportunities throughout the review and approval process which is typical with many redevelopment projects within the Village.

**17. There has been some discussion about affordable housing on the site? What is meant by “affordable” housing?**

“Affordable housing” is a general term that has many different definitions which can include many different types of housing and populations.

- a. *Affordable Housing.* Housing that has a value, cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30 percent of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30 percent of the gross annual household income for a household of the size that may occupy the unit. *Source: Affordable Housing Planning and Appeal Act, or PA 93-595*
- b. *Attainable Housing.* There is no universal definition of attainable housing. Some identify the term as equivalent to affordable housing and yet others define it as for-sale housing that is affordable to households with incomes between 80 and 120 of the area median income. Many reports on the US Department of Housing and Urban Development (HUD), website use the terms interchangeably. For the purposes of this memo, attainable housing is defined as equivalent to affordable housing.
- c. *Age-in-Place Housing.* Diversity of affordable housing in a community that allows residents to remain in their community without losing quality of life and access to familiar community services as they age. Age-in-place and age-in-community are sometimes used interchangeably, however age-in-place is more focused on people remaining in their current homes.
- d. *Low-Income Housing.* Housing that is affordable, according to the US Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50% of the area median household income.

- e. *Acheivable or “Missing Middle” Housing*. A type of housing classified by both building type and income bracket of residents; consists of duplexes, townhomes, multi-plexes and other multi-family developments scaled to blend within single-family neighborhoods that are also attainable for single persons, couples, and seniors not living within a senior housing development intended for exclusively seniors.
- f. *Affordable Senior Housing*. A type of affordable multi-family residential housing or housing subsidy intended for use by people of retirement age, typically benchmarked as age 65 or older, within the middle- or low- income brackets; this can include, but is not limited to, housing developments such as independent living communities, assisted living communities, and memory-care facilities for those experiencing declining memory function; may also consist of programs which subsidize housing costs for qualifying residents (age and income).
- g. *Workforce Housing*. Broadly considered housing which is ‘affordable’ for moderate or middle income households’; specifically considered housing which is no more than 30% of the household income for those households earning 80-120% of the area median income; usually excludes households which do not qualify for housing subsidies; intended for households to live in the communities in which they work.
- h. *Supportive Housing*. Supportive housing provides on-site or near-site professional and case management services that assist residents in need of specific support in order to thrive while living independently. These services could range from answering questions and help finding community resources to more complex issues involving intellectual or physical challenges. Educational and social programs are also provided to residents.
- i. *Accessible Housing*. Housing is accessible when it is close to essential services like public transportation, schools, grocery stores, and medical facilities. Accessible housing is close to community amenities like restaurants, retail stores and libraries. It also includes accessibility in terms of physical access to the building and within the building as well.

**18. Does Glen Ellyn have enough “affordable housing”?**

This is a challenging question to answer as what constitutes “enough” affordable housing is subjective. Under Illinois State Law, the Village is required to have 10% of its housing stock qualify as “affordable”. Currently, the Village of Glen Ellyn exceeds the State requirement, with a total of 16% of our housing stock being considered “affordable”.