



APPENDIX

Bensenville Transit Improvement + Station Area Study

Appendix

Appendix A-1

STAKEHOLDER INTERVIEWS AND PUBLIC WORKSHOP—ROADWAY CONDITIONS

Input that was heard during the stakeholder interviews and at the public workshop is briefly described below:

- York and Irving Park Road is a very congested, problematic intersection
- Truck traffic along Irving Park Road and York Road is a big issue
- Sidewalks are not located along every street hindering pedestrian access
- Irving Park Road is very unsightly and very pedestrian unfriendly; buildings are in bad condition, there are too many driveways, sidewalks are close to the street with no buffer, and traffic signals don't seem to be timed correctly
- The street system in the downtown is good
- The roadway infrastructure in the north industrial park is in deplorable shape
- The new lights and streetscape on York Road north of Green Street is very attractive
- Green Street, east of York is in bad condition
- More parking is needed in front of some businesses
- IL Route 83 has a lot of traffic congestion
- There needs to be more street trees and landscaping along the arterial roadways

ONLINE SURVEY

- An online survey resulted in opinions from 34 people to date. Comments specific to roadways are as follows:
- When asked if improvements were needed on local roads, 24 said yes and 3 respondents said no. The following streets were noted as needing improvements. The number of respondents is in parenthesis:
 - Podlin Drive (1)
 - Irving Park Road (6)
 - Church (6)
 - North Industrial Park Roads (4)

- IL Route 83 (1)
- Green Street (3)
- Grand Avenue (3)
- Walnut (1)
- Evergreen (1)
- Jefferson (1)
- York/Irving Park Road Intersection(10)
- York/Green Intersection (1)
- Grand/York Road Intersection (1)
- When asked if improvements were needed to sidewalks, 22 respondents said yes and 6 said no
- When asked if the amount and location of parking in the downtown is acceptable, 19 said yes and 7 said no

STAKEHOLDER INTERVIEWS AND PUBLIC WORKSHOP—TRANSIT SERVICES

Many of the stakeholder participants and public workshop participants were not frequent users of transit although many rode on occasion or were associated with employees or clients who utilized transit on a regular basis. Their input is briefly summarized as follows:

- Transit needs to serve the Redmond Recreational Complex and Robert Morris University
- Transit should serve DeVry University located in Addison
- There is not enough marketing or advertising of Pace or Dial-A-Ride services; residents and employees are unaware of bus routes
- There is a need for Dial-a-Ride service to operate in the evening, particularly to get to and from hair salon in the downtown and library
- Would like Dial-a-Ride to operate outside of Bensenville to various destinations
- It would be nice to have a lunch shuttle form the industrial park north of Irving Park Road to the downtown restaurants
- There may be a need for a bus route between the Metra Station and to the Elk Grove Industrial Park
- The Dial -A-Ride is not affordable; it costs \$8.00 for a round trip for an able bodied person
- Metra is a real asset to the Village

Bensenville Transit Improvement + Station Area Study

Appendix

- There are no pedestrian gates in the downtown; this is very dangerous, particularly for children
- When Metra is in the station, the gates for Center Street and Addison Street are down at the same time causing congestion; is it possible to have Metra stop at a different location to allow one of these gates to be up?
- Train whistle blowing (typically by freight trains) is a real problem for residents living near the downtown; even though Roosevelt Street has been closed to traffic, trains are blowing their whistles as they cross the former intersection
- The employers of the stakeholders interviewed do not offer transit checks as a benefit to their employees

ONLINE SURVEY

An online survey resulted in opinions from 34 people to date. Comments specific to transit are as follows:

- Regarding perception of transit, 19 said neutral, 6 said negative, and 3 said positive
- Twenty respondents said they do not ride transit to work; 8 of those said it was due to no transit option available
- When asked about using transit for reasons other than work, 10 said they don't use transit because it does not provide service at times needed,
- When asked how often they ride Pace from/within Bensenville, 23 said never, 3 said occasional, and 1 said 3-5 days/week
- When asked how often they ride Metra, 16 said occasional, 3 said 3-5 days/week, 1 said 1-2 days/week and 8 said never
- When asked how often they ride the Dial-A-Ride, 26 said never, 1 said occasional
- The following destinations were noted as places respondents would like to travel on transit (number of respondents in parenthesis)
 - Belvidere (1)
 - Wood Dale – Target/Jewel/Super Lo (4)
 - Addison – Walmart/Lake Street corridor (3)
 - Deer Grove Leisure Center (2)
 - Redmond Recreational Center (1)
 - Deer Grove Leisure Center Pool (1)
 - Bensenville Library (1)

- Jewel/Dominicks on Irving/York (1)
- Devon/Busse (1)
- Brookfield Zoo (1)
- Metra Station in Bensenville (2)
- Elmhurst in the evening (1)
- Walmart in Elk Grove Village (1)
- Brentwood Shopping Center (1)
- When asked what changes to Pace bus service within Bensenville would encourage them to ride more frequently (number or respondents in parenthesis):
 - more frequent service (13)
 - earlier service (4)
 - later service (10)
 - more express service (6)
 - more weekend service (4)
 - cheaper fares(1)
 - nothing would encourage them to use it more(13)
 - When asked what changes to Metra service would encourage them to ride more frequently(number or respondents in parenthesis):
 - more frequent service (3)
 - earlier service (2)
 - later service (4)
 - more express service (5)
 - more weekend service (3)
 - nothing would encourage them to use it more (14)
 - When asked what changes to Dial-A-Ride would encourage them to ride more frequently (number or respondents in parenthesis):
 - later service (2)
 - reliable Saturday service (1)
 - cheaper fares (4)
 - make it easier to book a trip (1)
 - service to surrounding towns, including Elmhurst, Wood Dale, Addison and Villa Park (1)
 - nothing would encourage them to use it more (5)

Bensenville Transit Improvement + Station Area Study

Appendix

Appendix A-2

Figure A2-1: 2000 Households by Income for the Village of Bensenville

Income Range	Under 25	25-34	35-44	45-54	55-64	65+	TOTALS
Under \$25,000	24	80	82	95	50	502	832
\$25,000 to \$49,999	98	219	327	197	158	279	1,278
\$50,000 to \$74,999	73	372	377	268	165	234	1,489
\$75,000 to \$99,999	45	317	327	260	111	182	1,242
\$100,000 to \$149,000	37	207	298	236	127	66	971
\$150,000+	17	74	163	91	89	44	478
TOTALS	294	1,269	1,574	1,147	700	1,306	6,291

Sources: ESRI and *S. B. Friedman & Company*

Figure A2-2: 2009 Households by Income for the Village of Bensenville

Income Range	Under 25	25-34	35-44	45-54	55-64	65+	TOTALS
Under \$25,000	22	66	68	93	67	479	795
\$25,000 to \$49,999	88	247	281	234	251	219	1,320
\$50,000 to \$74,999	58	338	309	265	153	267	1,390
\$75,000 to \$99,999	68	413	437	461	261	124	1,764
\$100,000 to \$149,000	63	127	250	251	145	71	907
\$150,000+	30	41	41	19	82	52	267
TOTALS	329	1,233	1,386	1,323	959	1,212	6,443

Sources: ESRI and *S. B. Friedman & Company*

Figure A2-3: 2014 Households by Income for the Village of Bensenville

Income Range	Under 25	25-34	35-44	45-54	55-64	65+	TOTALS
Under \$25,000	32	67	76	89	78	488	830
\$25,000 to \$49,999	81	303	283	243	266	286	1,460
\$50,000 to \$74,999	55	375	313	265	185	266	1,459
\$75,000 to \$99,999	53	303	312	318	221	122	1,328
\$100,000 to \$149,000	71	161	273	270	190	106	1,071
\$150,000+	19	34	45	31	82	48	257
TOTALS	310	1,242	1,301	1,215	1,022	1,315	6,406

Sources: ESRI and *S. B. Friedman & Company*

Bensenville Transit Improvement + Station Area Study

Appendix

Appendix A-3*York Road / Route 83 Industrial Area Employment by Sector*

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of Employees in Sector
Utilities	221	0	0%	0	0%
Beverage and Tobacco Product Manufacturing	312	1	0%	2	0%
Textile Mills	313	1	0%	2	0%
Leather and Allied Product Manufacturing	316	1	0%	2	0%
Gasoline Stations	447	1	0%	2	0%
Executive, Legislative, and Other General Government Support US	921	1	0%	2	0%
National Security and International Affairs US	928	1	0%	2	0.0%
Clothing and Clothing Accessories Stores	448	2	0%	4	0.0%
Food and Beverage Stores	445	1	0%	5	0%
General Merchandise Stores	452	3	0%	6	0%
Water Transportation	483	4	0%	7	0%
Data Processing	518	1	0%	7	0%
Nonstore Retailers	454	1	0%	10	0.1%
Nursing and Residential Care Facilities	623	1	0%	10	0%
Administration of Economic Programs US	926	2	0%	12	0%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of Employees in Sector
Furniture and Related Product Manufacturing	337	2	0%	12	0%
Transit and Ground Passenger Transportation	485	2	0%	12	0%
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	2	0%	12	0%
Ambulatory Health Care Services	621	1	0%	14	0%
Motion Picture and Sound Recording Industries	512	1	0%	15	0%
Other Information Services	519	3	0%	18	0%
Sporting Goods, Hobby, Book, and Music Stores	451	7	1%	19	0%
Transportation Equipment Manufacturing	336	2	0%	19	0%
Couriers and Messengers	492	3	0%	19	0%
Publishing Industries (except Internet)	511	2	0%	19	0%
Telecommunications	517	4	0%	24	0%
No Data	999	13	2%	25	0%
Waste Management and Remediation Services	562	3	0%	29	0%
Insurance Carriers and Related Activities	524	1	0%	30	0%
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	7	1%	31	0%
Food Services and Drinking Places	722	4	0%	35	0%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of Employees in Sector
Furniture and Home Furnishings Stores	442	7	1%	36	0%
Personal and Laundry Services	812	3	0%	38	0%
Health and Personal Care Stores	446	2	0%	48	0%
Warehousing and Storage	493	4	0%	57	0%
Chemical Manufacturing	325	4	0%	59	0%
Miscellaneous Store Retailers	453	8	1%	69	0%
Real Estate	531	14	2%	73	1%
Building Material and Garden Equipment and Supplies Dealers	444	13	2%	80	1%
Motor Vehicle and Parts Dealers	441	8	1%	86	1%
Air Transportation	481	10	1%	93	1%
Rental and Leasing Services	532	5	1%	95	1%
Nonmetallic Mineral Product Manufacturing	327	2	0%	102	1%
Paper Manufacturing	322	3	0%	105	1%
Educational Services	611	4	0%	112	1%
Printing and Related Support Activities	323	13	2%	115	1%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of Employees in Sector
Computer and Electronic Product Manufacturing	334	6	1%	115	1%
Primary Metal Manufacturing	331	3	0%	129	1%
Amusement, Gambling, and Recreation Industries	713	5	1%	140	1%
Credit Intermediation and Related Activities	522	4	0%	144	1%
Construction of Buildings	236	10	1%	146	1%
Miscellaneous Manufacturing	339	14	2%	189	1%
Electrical Equipment, Appliance, and Component Manufacturing	335	7	1%	201	1%
Plastics and Rubber Product Manufacturing	326	9	1%	210	2%
Machinery Manufacturing	333	24	3%	226	2%
Repair and Maintenance	811	36	4%	245	2%
Electronics and Appliance Stores	443	13	2%	246	2%
Heavy and Civil Engineering Construction	237	3	0%	258	2%
Food Manufacturing	311	7	1%	285	2%
Administrative and Support Services	561	25	3%	323	2%
Wholesale Electronic Markets and Agents and Brokers	425	6	1%	425	3%
Specialty Building Trade Contractors	238	44	5%	658	5%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of Employees in Sector
Merchant Wholesalers, Nondurable Goods US	424	29	3%	700	5%
Fabricated Metal Product Manufacturing	332	51	6%	946	6.8%
Support Activities for Transportation	488	89	11%	1195	8.6%
Professional, Scientific, and Technical Services	541	75	9%	1262	9.1%
Truck Transportation	484	65	8%	1598	11%
Merchant Wholesalers, Durable Goods US	423	144	17%	2688	19%
TOTALS		847		13,903	

Sources: ESRI, InfoUSA, and *S. B. Friedman & Company*

Bensenville Transit Improvement + Station Area Study

Appendix

Appendix A-4

County Line Road Industrial Area Employment by Sector

Table A-4a: Full County Line Road Industrial Area Employment by Sector

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of
General Merchandise Stores	452	0	0%	0	0%
Other/Unknown	999	0	0%	0	0%
Support Activities for Transportation	488	1	1%	2	0%
Motion Picture and Sound Recording Industries	512	1	1%	2	0%
Credit Intermediation and Related Activities	522	1	1%	2	0%
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	1	1%	2	0%
Food Services and Drinking Places	722	1	1%	4	0%
Motor Vehicle and Parts Dealers	441	1	1%	5	0%
Wholesale Electronic Markets and Agents and Brokers	425	1	1%	7	0%
Publishing Industries (except Internet)	511	1	1%	7	0%
Waste Management and Remediation Services	562	1	1%	9	0%
Electrical Equipment, Appliance, and Component Manufacturing	335	1	1%	10	0%
Real Estate	531	2	1%	11	0%
Rental and Leasing Services	532	2	1%	11	0%
Utilities	221	1	1%	13	0%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of
Nonmetallic Mineral Product Manufacturing	327	1	1%	14	0%
Computer and Electronic Product Manufacturing	334	1	1%	15	0%
Transit and Ground Passenger Transportation	485	1	1%	15	0%
Administrative and Support Services	561	4	2%	16	0%
Nonstore Retailers	454	2	1%	25	1%
Furniture and Related Product Manufacturing	337	5	3%	26	1%
Printing and Related Support Activities	323	4	2%	29	1%
Heavy and Civil Engineering Construction	237	2	1%	35	1%
Miscellaneous Store Retailers	453	1	1%	40	1%
Amusement, Gambling, and Recreation Industries	713	3	2%	41	1%
Electronics and Appliance Stores	443	1	1%	50	1%
Building Material and Garden Equipment and Supplies Dealers	444	2	1%	52	1%
Miscellaneous Manufacturing	339	5	3%	67	2%
Professional, Scientific, and Technical Services	541	10	5%	79	2%
Truck Transportation	484	5	3%	129	3%
Construction of Buildings	236	10	5%	149	4%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of
Food Manufacturing	311	2	1%	160	4%
Machinery Manufacturing	333	15	8%	174	4%
Primary Metal Manufacturing	331	3	2%	183	5%
Specialty Building Trade Contractors	238	14	7%	220	5%
Plastics and Rubber Product Manufacturing	326	8	4%	226	6%
Repair and Maintenance	811	21	11%	233	6%
Beverage and Tobacco Product Manufacturing	312	1	1%	300	7%
Merchant Wholesalers, Durable Goods US	423	20	10%	339	8%
Fabricated Metal Product Manufacturing	332	30	15%	420	10%
Merchant Wholesalers, Nondurable Goods US	424	8	4%	933	23%
TOTALS		194		4,055	

Sources: ESRI, InfoUSA, and *S. B. Friedman & Company*

Table A3-3b: County Line Road Industrial Area Employment by Sector – Bensenville Businesses Only

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of
Support Activities for Transportation	488	1	1%	2	0%
Motion Picture and Sound Recording Industries	512	1	1%	2	0%
Rental and Leasing Services	532	1	1%	2	0%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of
Administrative and Support Services	561	2	1%	4	0%
Food Services and Drinking Places	722	1	1%	4	0%
Motor Vehicle and Parts Dealers	441	1	1%	5	0%
Furniture and Related Product Manufacturing	337	4	3%	6	0%
Wholesale Electronic Markets and Agents and Brokers	425	1	1%	7	0%
Publishing Industries (except Internet)	511	1	1%	7	0%
Electrical Equipment, Appliance, and Component Manufacturing	335	1	1%	10	1%
Merchant Wholesalers, Nondurable Goods US	424	3	2%	11	1%
Nonmetallic Mineral Product Manufacturing	327	1	1%	14	1%
Computer and Electronic Product Manufacturing	334	1	1%	15	1%
Transit and Ground Passenger Transportation	485	1	1%	15	1%
454 Nonstore Retailers	454	2	1%	25	1%
Printing and Related Support Activities	323	4	3%	29	1%
Truck Transportation	484	4	3%	29	1%
Heavy and Civil Engineering Construction	237	2	1%	35	2%
Miscellaneous Store Retailers	453	1	1%	40	2%
Amusement, Gambling, and Recreation Industries	713	3	2%	41	2%
Electronics and Appliance Stores	443	1	1%	50	3%
Building Material and Garden Equipment and Supplies Dealers	444	2	1%	52	3%
Food Manufacturing	311	1	1%	60	3%
Plastics and Rubber Product Manufacturing	326	4	3%	61	3%
Miscellaneous Manufacturing	339	4	3%	65	3%
Professional, Scientific, and Technical Services	541	8	5%	67	3%
Repair and Maintenance	811	17	11%	122	6%
Primary Metal Manufacturing	331	2	1%	138	7%
Construction of Buildings	236	10	7%	149	8%

Bensenville Transit Improvement + Station Area Study

Appendix

Sector Name	Sector #	Business Count	% of Count	Adjusted Employee Count	% of
Machinery Manufacturing	333	13	8%	169	9%
Specialty Building Trade Contractors	238	14	9%	220	11%
Merchant Wholesalers, Durable Goods US	423	16	10%	246	13%
Fabricated Metal Product Manufacturing	332	25	16%	253	13%
TOTALS		153		1,955	

Sources: ESRI, InfoUSA, and *S. B. Friedman & Company*

Appendix A-5

Retail Leakage Analysis for the 10-minute Drive from Downtown Bensenville (all numbers in millions of dollars)

	Sales	Demand Potential	Retail Gap	# of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$ 588	\$ 154	\$ (435)	88
Automobile Dealers (NAICS 4411)	\$ 549	\$ 137	\$ (413)	42
Other Motor Vehicle Dealers (NAICS 4412)	\$ 5	\$ 9	\$ 4	7
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$ 34	\$ 8	\$ (26)	39
Furniture & Home Furnishings Stores (NAICS 442)	\$ 28	\$ 24	\$ (4)	39
Furniture Stores (NAICS 4421)	\$ 4	\$ 14	\$ 10	9
Home Furnishings Stores (NAICS 4422)	\$ 24	\$ 10	\$ (14)	30
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$ 60	\$ 22	\$ (38)	71
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$ 38	\$ 28	\$ (10)	76
Building Material and Supplies Dealers (NAICS 4441)	\$ 37	\$ 26	\$ (11)	72
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$ 1	\$ 2	\$ 1	5
Food & Beverage Stores (NAICS 445)	\$ 182	\$ 119	\$ (63)	52
Grocery Stores (NAICS 4451)	\$ 169	\$ 109	\$ (60)	29
Specialty Food Stores (NAICS 4452)	\$ 4	\$ 5	\$ 0	12
Beer, Wine, and Liquor Stores (NAICS 4453)	\$ 9	\$ 6	\$ (3)	11
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$ 38	\$ 23	\$ (14)	35
Gasoline Stations (NAICS 447/4471)	\$ 144	\$ 93	\$ (51)	35
Clothing and Clothing Accessories Stores (NAICS 448)	\$ 13	\$ 29	\$ 17	33
Clothing Stores (NAICS 4481)	\$ 8	\$ 23	\$ 15	21
Shoe Stores (NAICS 4482)	\$ 2	\$ 3	\$ 1	5
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$ 3	\$ 4	\$ 1	8
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$ 9	\$ 9	\$ 0	33
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$ 4	\$ 5	\$ 2	22
Book, Periodical, and Music Stores (NAICS 4512)	\$ 5	\$ 3	\$ (1)	11
General Merchandise Stores (NAICS 452)	\$ 204	\$ 78	\$ (126)	27
Department Stores Excluding Leased Depts.(NAICS 4521)	\$ 18	\$ 37	\$ 20	4
Other General Merchandise Stores (NAICS 4529)	\$ 186	\$ 41	\$ (145)	23
Miscellaneous Store Retailers (NAICS 453)	\$ 33	\$ 11	\$ (21)	84
Florists (NAICS 4531)	\$ 2	\$ 2	\$ (0)	13
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$ 5	\$ 2	\$ (3)	25
Used Merchandise Stores (NAICS 4533)	\$ 0	\$ 0	\$ (0)	6

Bensenville Transit Improvement + Station Area Study

Appendix

Other Miscellaneous Store Retailers (NAICS 4539)	\$ 25	\$ 7	\$ (17)	41
Nonstore Retailers (NAICS 454)	\$ 165	\$ 42	\$ (123)	20
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$ 25	\$ 30	\$ 5	2
Vending Machine Operators (NAICS 4542)	\$ 40	\$ 5	\$ (35)	7
Direct Selling Establishments (NAICS 4543)	\$ 99	\$ 7	\$ (92)	12
Food Services & Drinking Places (NAICS 722)	\$ 169	\$ 110	\$ (59)	195
Full-Service Restaurants (NAICS 7221)	\$ 53	\$ 45	\$ (7)	109
Limited-Service Eating Places (NAICS 7222)	\$ 50	\$ 44	\$ (5)	55
Special Food Services (NAICS 7223)	\$ 58	\$ 16	\$ (42)	18
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$ 8	\$ 3	\$ (5)	13
TOTAL	\$ 1,708	\$ 746	\$ (962)	792

Source: ESRI and *S. B. Friedman & Company*

Appendix A-6**Study Area Presence/Absence Analysis**

Retail Category and Use	Located in Downtown Bensenville	
	Total	No
AUTO-ORIENTED USES/SERVICES		
Auto Rental		x
Auto Service Station - Body, Muffler, Tire Shop	1	
Car Dealer		x
Car Wash		x
Gas Station	2	
Other		
BARS & RESTAURANTS		
White Tablecloth Restaurant		x
Eatertainment		
Bar and Grill	2	
Coffee/Cafe		x
Delicatessen	1	
Dine-In Restaurant	1	
Ice Cream/Frozen Drinks	1	
Take-Out/Fast Food		x
Fast Casual Food		x
CULTURAL/INSTITUTIONAL		
Church/Religious Institution	1	
College/University		x
Hospital/Nursing Home		x
Museum		x
Private Membership Club		x
School/Educational Facility		x
Other	1	
ENTERTAINMENT/RECREATION		
Amusement Park		x
Arena/Spectator Sports Facility		x
Bowling/Billiards/Arcade		x
Community Center		x
Convention Center		x
Dance Hall/Studio		x
Fitness Center		x
Movie Theater	1	
Performing Arts Theater		x

Bensenville Transit Improvement + Station Area Study

Appendix

Retail Category and Use	Located in Downtown Bensenville	
	Total	No
Other		
FOOD & LIQUOR STORES		
Bakery	2	
Candy		x
Fruit & Vegetable Market		x
Grocery	2	
Meat or Fish Market		x
Mini-Mart/Convenience Store	1	
Specialty Foods - Ethnic, Organic, etc.		x
Wine/Liquor Store	1	
Other		x
HOTEL/MOTEL		
INDUSTRIAL/WAREHOUSE		
OFFICE SPACE		
	2	
PERSONAL/HOUSEHOLD SERVICES		
Caterers		x
Cleaners/Tailors	3	
Diet Center		x
Driving School		x
Funeral Home	1	
Hair/Nails/Spa	6	
Home Repair/Maintenance		x
Laundromat		x
Medical/Dental	6	
Optician/Hearing	1	
Pet Services		x
Pet Grooming, Kennels		x
Veterinary Services	1	
Photography Studio	1	
Picture Framing		x
Repair Shop - Clocks, Watches, Jewelry		x
Shoe Repair		x
Travel Agency	1	

Bensenville Transit Improvement + Station Area Study

Appendix

Retail Category and Use	Located in Downtown Bensenville	
	Total	No
Upholstery		x
Other	2	
PROFESSIONAL/FINANCIAL SERVICES		
Accounting/Bookkeeping	1	
Advertising Signs		x
Architects/Surveyors	1	
Bank	3	
Currency Exchange		x
Insurance Agency	1	
Investments/Mortgage/Financial Services		x
Legal Services	3	
Mail/Packaging Services		x
Phone Company Service Center		x
Printing/Copying		x
Realtors/Sales Office		x
Staffing Resources	1	
Other		
PUBLIC		
Fire/Police Station		x
Library		x
Municipal Center/City Hall	1	
Post Office		x
Train Station/Public Transit Station	1	
Visitors Center/Chamber of Commerce		x
Other		x
RETAIL STORES		
Antiques		x
Apparel/Shoes/Accessories		x
Accessories		x
Children's Apparel		x
General Apparel		x
Men's Apparel		x
Resale/Consignment		x
Bike Shop/athletic/outfitter		x
Shoes		x

Bensenville Transit Improvement + Station Area Study

Appendix

Retail Category and Use	Located in Downtown Bensenville	
	Total	No
Specialty Clothing - Furs, Leathers, etc.		x
Women's Apparel		x
Art Gallery/Prints		x
Audio-Visual/Electronics/Computers		x
Cellular Phones/Pagers	1	
CD/Record Shop		x
Computers		x
Electronics		x
Auto Parts/Supplies		x
Beauty Supplies/Cosmetics/Wigs		x
Bookstore		x
Camera/Photo Processing		x
Cards/Gifts/Stationery		x
Department Store		x
Drug Store/Pharmacy		x
Florist	2	
Furniture/Appliances		x
Carpets/Rugs/Tile		x
Furniture	1	
Major Appliances		x
Rental Furniture		x
Hardware/Garden Supplies		x
Garden Center		x
Hardware		x
Lumber		x
Paint/Paint Supplies		x
Home Décor Showroom		x
Hobbies/Toys Art Supplies	1	
Cigar Store /Smoke Shop	1	
Crafts		x
Fabric		x
Hobby Shop		x
Pottery Bar		x
Toys		x
Decorative Home Furnishings		x
Housewares		x

Bensenville Transit Improvement + Station Area Study

Appendix

Retail Category and Use	Located in Downtown Bensenville	
	Total	No
Jewelry		x
Luggage		x
Medical Supplies		x
Office Supplies	1	
Party Store/Costumes		x
Pets/Pet Food/Pa Accessories	1	
Resale (General Merchandise)/Pawn Shop		x
Sporting Goods/Equipment		x
Variety/Dollar Store	1	
Video Rental		x
Vitamins/Nutritional Supplements		x
Other	1	
VACANT STOREFRONT/BUSINESS		
	19	
OTHER USES		
Parking Lot/Structure	2	
Parks/Open Space	2	
Residential	21	
Vacant Lot	3	

Source: *S. B. Friedman & Company*

Bensenville Transit Improvement + Station Area Study

Appendix

Appendix A-7

For-Sale Residential Projects in Bensenville and Adjacent Communities

Figure A-7a: For-Sale Residential Development Type, Asking Prices, and Close-Out Dates

Project Name	City Name	Housing Type	Lowest Asking Price	Highest Asking Price	Project Close Out Date	Project Units Planned	Project Cancelled?
Venetian Pointe	Addison	Condominium	\$ 253,000	\$364,900	Open	84	
Morgan's Glen	Addison	Single Family	\$ 490,000	\$490,000	11/30/2008	5	Partial
Armitage Pointe	Addison	Single Family	\$ 419,900	\$479,900	Open	32	
Prescott Woods	Addison	Single Family	\$ 675,000	\$675,000	Open	10	
Auburn Hills	Addison	Townhouse	\$ 299,000	\$389,000	Open	35	
Villa Torino	Addison	Townhouse	\$ 299,000	\$349,000	Open	19	
Edgewood Square	Bensenville	Condominium	\$ 129,900	\$165,990	11/30/2008	24	
1003 Argyle	Bensenville	Condominium	\$ 95,000	\$149,000	09/30/2008	18	
Irving Place Townhomes	Bensenville	Townhouse	\$ 340,900	\$340,900	03/31/2008	10	
Park Place Condominiums	Elk Grove Village	Condominium	\$ 229,900	\$269,900	09/30/2008	104	
Terraces Of Elk Grove Village	Elk Grove Village	Condominium	\$ 89,000	\$164,900	Open	427	
Burton Grove Condominiums	Elk Grove Village	Condominium	\$ 121,400	\$159,900	01/31/2010	83	Partial
Essex Place	Elmhurst	Condominium	\$ 256,500	\$354,900	Open	56	
130 Haven	Elmhurst	Condominium	\$ 244,900	\$244,900	02/28/2009	25	
Crescent Court	Elmhurst	Condominium	\$ 254,900	\$350,000	07/31/2009	67	
Crossings At Franklin Station	Franklin Park	Condominium	\$ 200,000	\$298,000	07/31/2009	75	Partial
Grand Avenue Place	Franklin Park	Condominium	\$ 150,000	\$155,000	12/31/2008	10	
One Wood Dale Condominiums	Wood Dale	Condominium	\$ 84,900	\$ 99,900	10/31/2009	10	Partial
Wood Dale Station II	Wood Dale	Condominium	\$ 248,900	\$310,900	Open	47	
Wood Dale Station	Wood Dale	Condominium	\$ 199,900	\$294,900	Open	28	Partial
Morgan's Gate/Sf	Wood Dale	Single Family	\$ 499,000	\$608,900	04/30/2009	9	
Arbor Woods/Sf	Wood Dale	Single Family	\$ 800,000	\$800,000	Open	14	
Bristol Park/Pulte-Homes	Wood Dale	Townhouse	\$ 320,990	\$354,990	04/30/2008	121	
Georgetown Street Townhomes	Wood Dale	Townhouse	\$ 285,000	\$295,000	Open	45	
Arbor Woods/Th	Wood Dale	Townhouse	\$ 399,900	\$409,900	07/31/2009	4	
Arbor Woods Row Houses	Wood Dale	Townhouse	\$ 294,900	\$299,900	Open	8	
Morgan's Gate/Th	Wood Dale	Townhouse	\$ 249,990	\$315,990	04/30/2009	26	

Sources: Hanley Wood Market Intelligence and S.B. Friedman & Company

Bensenville Transit Improvement + Station Area Study

Figure A-7b: For-Sale Residential Development Market Time, Absorption and Square Footage

Project Name	City Name	Housing Type	Project Open Date	Project Close Out Date	Project		Average Annual Absorption
					Units Planned	Average SF	
Venetian Pointe	Addison	Condominium	06/15/2005	Open	84	1,403	16
Morgan's Glen	Addison	Single Family	10/01/2004	11/30/2008	5	3,500	1
Armitage Pointe	Addison	Single Family	02/16/2007	Open	32	2,963	4
Prescott Woods	Addison	Single Family	05/01/2005	Open	10	3,800	1
Auburn Hills	Addison	Townhouse	05/15/2005	Open	35	2,059	3
Villa Torino	Addison	Townhouse	12/16/2006	Open	19	2,144	5
Edgewood Square	Bensenville	Condominium	11/11/2006	11/30/2008	24	944	12
1003 Argyle	Bensenville	Condominium	06/01/2007	09/30/2008	18	700	13
Irving Place Townhomes	Bensenville	Townhouse	10/08/2005	03/31/2008	10	1,940	4.0
Park Place Condominiums	Elk Grove Village	Condominium	11/15/2004	09/30/2008	104	No Data	27
Terraces Of Elk Grove Village	Elk Grove Village	Condominium	12/17/2005	Open	427	No Data	80
Burton Grove Condominiums	Elk Grove Village	Condominium	05/15/2007	01/31/2010	83	No Data	31
Essex Place	Elmhurst	Condominium	10/15/2005	Open	56	1,672	8
130 Haven	Elmhurst	Condominium	09/15/2005	02/28/2009	25	800	7
Crescent Court	Elmhurst	Condominium	03/01/2007	07/31/2009	67	966	28
Crossings At Franklin Station	Franklin Park	Condominium	01/07/2005	07/31/2009	75	No Data	16
Grand Avenue Place	Franklin Park	Condominium	01/16/2008	12/31/2008	10	No Data	10
One Wood Dale Condominiums	Wood Dale	Condominium	05/05/2007	10/31/2009	10	675	4
Wood Dale Station II	Wood Dale	Condominium	02/01/2008	Open	47	1,269	-
Wood Dale Station	Wood Dale	Condominium	10/20/2005	Open	28	1,245	3
Morgan's Gate/Sf	Wood Dale	Single Family	01/27/2007	04/30/2009	9	3,209	4
Arbor Woods/Sf	Wood Dale	Single Family	06/05/2007	Open	14	2,000	1
Bristol Park/Pulte Homes	Wood Dale	Townhouse	09/24/2005	04/30/2008	121	1,888	47
Georgetown Street Townhomes	Wood Dale	Townhouse	10/01/2005	Open	45	2,100	7
Arbor Woods/Th	Wood Dale	Townhouse	07/18/2007	07/31/2009	4	1,500	2
Arbor Woods Row Houses	Wood Dale	Townhouse	06/18/2007	Open	8	1,500	1
Morgan's Gate/Th	Wood Dale	Townhouse	08/19/2006	04/30/2009	26	1,723	10

Sources: Hanley Wood Market Intelligence and S.B. Friedman & Company

