

East Suburban Dupage County Market Area

The East Suburban market area consists of the following primary community areas:

Addison	Bensenville	Burr Ridge	Clarendon Hills
Darien	Downers Grove	Elmhurst	Hinsdale
Itasca	Lombard	Oakbrook	Oakbrook Terrace
Villa Park	Westmont	Willowbrook	Wood Dale

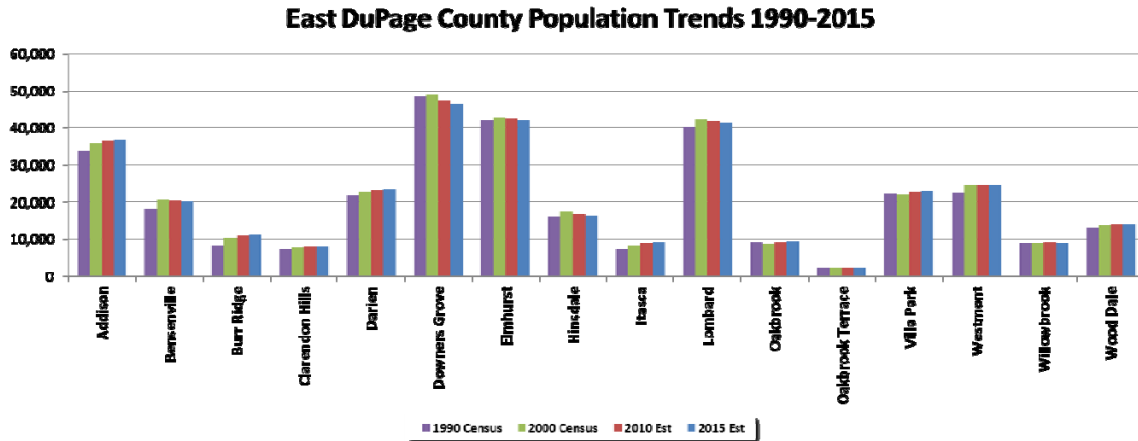
In broad terms, the market area consists of those suburbs that are south of the Elgin O'Hare expressway, west of the Tri-State Tollway (294), east of the interstate I-355, and north of Route 83. There are several US Routes and interstates in the area, making accessibility throughout the region good.



Market Area Map

Demographics

Trends for population, household growth, average household size and median household income are presented below. The data was obtained from Claritas.

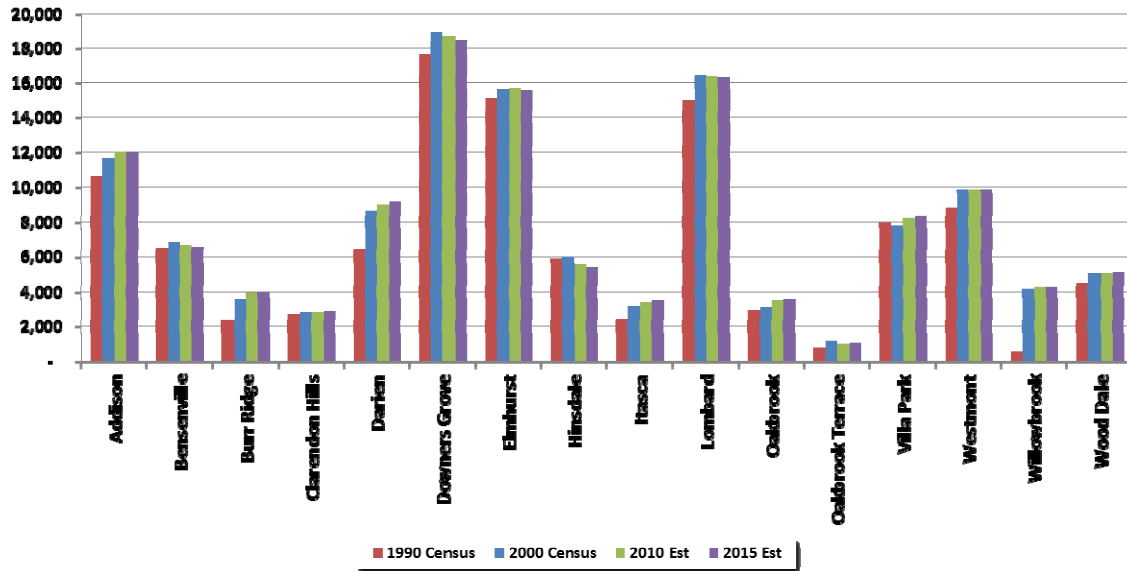


East DuPage County Population Trends

Community	1990	2000	2010	2015	2010-15
Addison	33,723	35,914	36,688	36,774	0%
Bensenville	17,957	20,703	20,381	20,160	-1%
Burr Ridge	8,340	10,408	10,963	11,074	1%
Clarendon Hills	7,174	7,610	7,983	8,102	1%
Darien	21,678	22,860	23,312	23,435	1%
Downers Grove	48,477	48,724	47,318	46,451	-2%
Elmhurst	42,108	42,762	42,564	42,102	-1%
Hinsdale	16,054	17,349	16,709	16,325	-2%
Itasca	7,247	8,302	8,817	8,999	2%
Lombard	40,229	42,322	41,791	41,335	-1%
Oakbrook	9,178	8,702	9,154	9,306	2%
Oakbrook Terrace	2,218	2,300	2,261	2,350	4%
Villa Park	22,214	22,075	22,943	23,117	1%
Westmont	22,443	24,554	24,583	24,429	-1%
Willowbrook	8,791	8,967	9,010	8,953	-1%
Wood Dale	12,974	13,535	13,789	13,859	1%

Source: U.S. Census

East DuPage County Household Trends 1990-2015

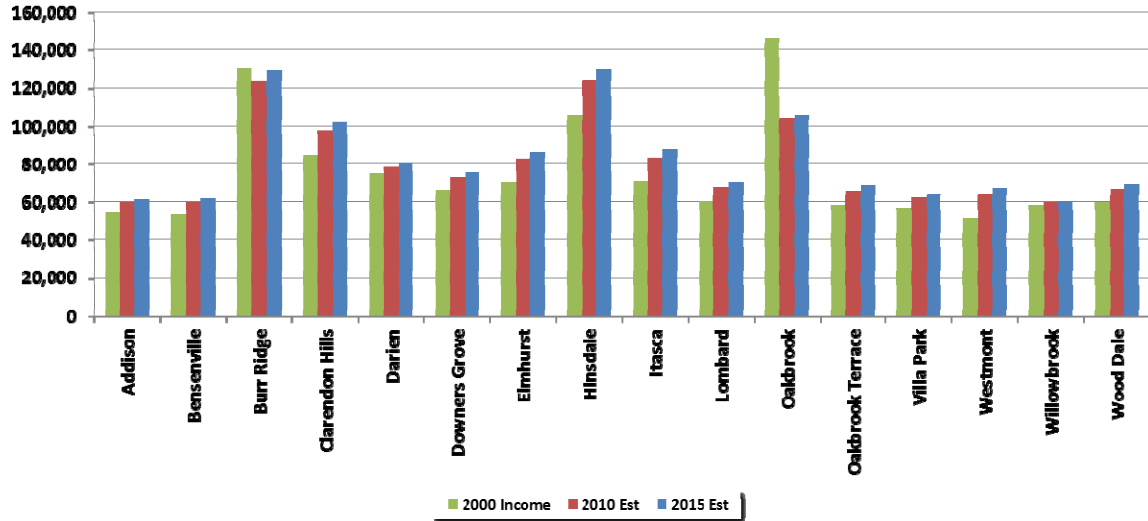


East DuPage County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Addison	10,722	3.15	11,649	3.08	12,036	3.05	12,040	3.05	0%
Bensenville	6,537	2.75	6,885	3.01	6,702	3.04	6,590	3.06	-2%
Burr Ridge	2,402	3.47	3,541	2.94	3,940	2.78	4,020	2.75	2%
Clarendon Hills	2,734	2.62	2,836	2.68	2,871	2.78	2,885	2.81	0%
Darien	6,520	3.32	8,735	2.62	9,068	2.57	9,232	2.54	2%
Downers Grove	17,660	2.75	18,979	2.57	18,763	2.52	18,550	2.50	-1%
Elmhurst	15,135	2.78	15,627	2.74	15,694	2.71	15,587	2.70	-1%
Hinsdale	5,901	2.72	5,977	2.90	5,629	2.97	5,460	2.99	-3%
Itasca	2,451	2.96	3,179	2.61	3,382	2.61	3,485	2.58	3%
Lombard	15,046	2.67	16,487	2.57	16,360	2.55	16,324	2.53	0%
Oakbrook	2,966	3.09	3,124	2.79	3,497	2.62	3,581	2.60	2%
Oakbrook Terrace	789	2.81	1,198	1.92	1,013	2.23	1,062	2.21	5%
Villa Park	8,018	2.77	7,810	2.83	8,302	2.76	8,373	2.76	1%
Westmont	8,872	2.53	9,900	2.48	9,880	2.49	9,878	2.47	0%
Willowbrook	549	2.89	4,178	2.93	4,309	2.91	4,300	2.91	0%
Wood Dale	4,549	2.85	5,117	2.65	5,108	2.70	5,170	2.68	1%

Source: U.S. Census

East DuPage County Median Household Income 2000-2015



East DuPage Median Income

Community	2000	2010	2015	2010-15
Addison	54,644	59,689	61,487	3%
Bensenville	53,832	59,721	62,042	4%
Burr Ridge	130,357	123,692	129,658	5%
Clarendon Hills	84,979	97,461	102,148	5%
Darien	74,811	78,075	80,253	3%
Downers Grove	66,365	72,780	75,231	3%
Elmhurst	70,414	82,709	86,667	5%
Hinsdale	106,215	124,569	129,886	4%
Itasca	70,799	83,455	87,977	5%
Lombard	60,136	67,669	70,116	4%
Oakbrook	146,961	104,736	105,972	1%
Oakbrook Terrace	58,320	65,772	68,889	5%
Villa Park	56,926	62,423	64,541	3%
Westmont	52,000	64,497	67,078	4%
Willowbrook	58,511	59,782	60,512	1%
Wood Dale	59,915	66,961	69,177	3%

Source: U.S. Census

Major Employers

DuPage County Major Employers

Employers	City
BP America	Warrenville
Lucent Technologies	Lisle
Argonne National Lab	Argonne
United Parcel Service	Hinsdale
Northern Illinois Gas	Naperville
Fermi Lab	Batavia
Edward Hospital	Naperville
International Truck and Engine Corp	Westmont
Hinsdale Hospital	Hinsdale
Tellabs	Naperville
McDonalds	Oak Brook
DuPage County	Wheaton
College of DuPage	Glen Ellyn

Source: www.dupageco.org 08/11

Institutional Uses

Several hospitals including Elmhurst Memorial in Elmhurst and Hinsdale Hospital in Hinsdale, serve the area with numerous other facilities within the region. Elmhurst College, provides post-high school education opportunities for a number of area residents.

Recreation

There are several golf courses in the area including Hinsdale Country Club, Butterfield, and Oak Brook Golf Club with a number of facilities within a short drive.

Extensive forest preserves provide ample open space for the communities.

Transportation

The dominant transportation features for the East DuPage County Market Area are Interstate I-88, I-355, and I-290 along with the Tristate, providing great access throughout the region. The Metra Electric line provides excellent access to downtown Chicago with stops at Itasca, Villa Park, Bensenville, Downers Grove, Lombard, Westmont, Elmhurst, Clarendon Hills, Hinsdale and Wood Dale.

Conclusions

The East Suburban DuPage County Market Area was primarily developed after WWII as bedroom communities providing housing to residents working in Chicago's Loop and the west and northwest suburban office and industrial markets.

The long-term outlook for the market area remains positive.

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