

CITY OF AURORA, ILLINOIS
RESOLUTION NO. R11-50
DATE OF PASSAGE March 22, 2011

**A RESOLUTION AUTHORIZING APPROVAL OF THE
NEIGHBORHOOD REVITALIZATION STRATEGY AREA AMENDMENT AS
AN AMENDMENT TO THE CITY OF AURORA'S 2010-2014 COMMUNITY
DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN**

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit as defined in Article 7, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, said section of the Constitution authorizes a home rule unit to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Aurora City Council has made the conservation of Aurora's older neighborhoods a major priority; and

WHEREAS, the City of Aurora has initiated numerous community development activities through participation in the U. S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program for the past thirty-seven years; and

WHEREAS, the City of Aurora's City Council adopted the 2010-2014 Consolidated Plan on December 15, 2009; and

WHEREAS, in the course of administering the CDBG program, the City may need to amend its Consolidated Plan; and

WHEREAS, the City of Aurora is required by HUD to periodically update its Neighborhood Revitalization Strategy Area plan; and

WHEREAS, an extensive public outreach process was conducted during 2010 to collect input for the proposed Neighborhood Revitalization Strategy Area Amendment; and

WHEREAS, said comments have been incorporated into the proposed NRSA amendment and were utilized in the development of Performance Measures outlined in the proposed NRSA Amendment; and

WHEREAS, the City of Aurora now wishes to amend its 2010-2014 Consolidated Plan, to incorporate an updated Neighborhood Revitalization Strategy Area amendment; and

WHEREAS, the City of Aurora's Citizen Participation Plan requires that, in order to amend the Consolidated Plan, a public notice be published and public comment period be

set; and

WHEREAS, said public notice was published in the Our Towns section of the Aurora Beacon News on February 13, 2011, setting a 30-day public comment period from February 13, 2011 through March 14, 2011; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois that the Neighborhood Revitalization Strategy Area Amendment dated January, 2011 be adopted by the City Council of Aurora and submitted to the U.S. Department of Housing and Urban Development as an amendment to the City of Aurora's 2010-2014 Community Development Block Grant Consolidated Plan.

PRESENTED to the City Council of the City of Aurora, Illinois on 03-22-11.

PASSED AND APPROVED by the City Council of the City of Aurora, Illinois, on 03-22-11.

SIGNED by the City Council of the City of Aurora, Illinois, on 03-22-11.

11 Ayes 0 Nays

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Michael B. Santillo
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ATTEST:

Cheryl M. Donhoff
CITY CLERK

[Signature]
MAYOR

City of Aurora, Illinois
Neighborhood Revitalization Strategy
Amendment

January, 2011

Submitted by:
City of Aurora
Department of Community Services
Division of Neighborhood Redevelopment
51 E. Galena Boulevard, Aurora, IL 60505
Karen F. Christensen, Manager

Table of Contents

<u>SECTION</u>	<u>PAGE NUMBER</u>
Introduction	3
Neighborhood and Demographic Criteria	6
Community Consultation	10
Assessment	26
Economic Empowerment	28
Performance Measures	29
Appendix A: Quality of Life Enhancement Program Resident Survey and Results, 2007	32
Appendix B: Proposal from the Metropolitan Planning Council/ Chicago Metropolitan Agency for Planning	33
Appendix C: Notices and Press Releases for NRSA Public Meetings	34
Appendix D: Maps, Neighborhood and Demographic Data, Chicago Metropolitan Agency for Planning	35
Appendix E: Commercial Data, Chicago Metropolitan Agency for Planning	36

Introduction

This document is intended as an amendment to the City of Aurora's Neighborhood Revitalization Strategy, which was previously submitted to the U.S. Department of Housing and Urban Development, pursuant to 24 CFR 91.215 (e)(2). This amendment is submitted in conformance with HUD regulations. The Neighborhood Revitalization Strategy Area (NRSA) was originally created to take advantage of the enhanced flexibility offered in economic development, housing and public service activities using Community Development Block Grant (CDBG) funding within the NRSA boundaries.

The reason for submitting an amendment is that the City has determined that the strategy reflected in the original HUD-approved plan was not working as well as expected and therefore desires to change its approach. The timeframe proposed for this amendment to the NRSA is five years, running concurrently with the City's Consolidated Plan (2010-2014).

In this amendment, the City of Aurora has set goals and planned activities based on consultation with members of the community: i.e., residents, owners/operators of businesses, local financial institutions, nonprofit organizations, and community groups.

Since approval of the original Neighborhood Revitalization Strategy by HUD, the City of Aurora has developed various programs to address quality of life issues for those residing within the NRSA, which is located generally on the near east side of Aurora and includes the downtown central business district. The level of economic and social distress remains high within the NRSA. Many household incomes within the NRSA are in the low to moderate range. Unemployment levels are high and education levels are low, compared to the rest of the City of Aurora. Because of the age of existing housing stock, residents are at higher risks for lead-based paint hazards. As part of the City's community consultation process, the Chicago Metropolitan Agency for Planning (CMAP) collected current neighborhood and demographic data for the NRSA, which is attached as Appendix D.

A number of planning initiatives that affect properties within the NRSA have been undertaken by the City of Aurora since 2000. Residents of the *Bardwell Area Neighborhood* and the *McCarty Park/Burlington Neighborhood* have worked with City staff and consultants to develop *neighborhood plans*, which were ratified by the Aurora City Council. In June 2006, the City Council adopted the *Seize the Future Master Plan* and the *Aurora Riverfront Vision Plan*, both of which were intended to direct continued redevelopment efforts in downtown Aurora. In September 2007, a revised *Riverwalk Master Plan* and the *RiverEdge Park Master Plan* were adopted by the City Council, with the purpose of providing enhanced public access to the Fox River, in concert with adjacent commercial and residential revitalization. In July 2008, a redesigned McCarty Park was unveiled, and in July 2009, the City Council adopted Aurora's first *Bicycle/Pedestrian Plan*. All these projects included significant citizen involvement and public input.

In April 2008, updated Design Guidelines were adopted for the *FoxWalk Overlay District*, which is located within the boundaries of the NRSA. The *Guidelines* now include measures for new construction following sustainability standards set by the U.S. Green Building Council. Examples of new buildings planned under the *Guidelines* include a 132,000 square foot campus

for Waubensee Community College (18 S. River Street), which is slated to open in Fall, 2011, and a 48,000 square foot facility for Wayside Cross Ministries (215 E. New York Street).

Since the designation of the NRSA, assistance has been provided to alleviate economic and social distress within and adjacent to this geographic area:

Economic Development/Job Creation

Section 108 loans to Lennie's New York New York Deli at 37 W. New York Street; Millennium Data Management at 37 S. Stolp; the Moinnudin Medical Center at Lincoln Avenue and New York Street; Pancho's Restaurant at New York and Union Streets; Rachel's Learning Center, 835 W. Illinois Avenue; the Flower Basket, 302 N. Lake Street; Luigi's on the River, 29 W. New York Street; and the Comfort Zone Blues and Jazz Club, 35 W. New York Street

Job Skills Training/Apprenticeship Opportunities

Grants to African-American Men of Unity, Aurora Township, the Quad County Urban League, and the Waubensee Community College/Hesed House Partnership

Homelessness Prevention, Foreclosure Counseling

Grants to Family Counseling Service, Joseph Corporation of Illinois, PADS, SEEDS, Carpenter's Place Aurora, Hesed House, the Quad County Urban League and Hope for Tomorrow

Capacity-Building for Childcare, Healthcare and Transportation

Grants to the Aurora YMCA, the Marie Wilkinson Child Development Center, construction of a new childcare facility to be operated by One Hope United, and funding for roadway/sidewalk improvements in the public right-of-way

Preservation of Existing Housing Stock/Overcrowding Reduction

- Homeowner Maintenance Empowerment Program
- Lead-Based Paint Removal Program
- Aurora Preservation Commission Porch Restoration Program
- Joseph Corporation of Illinois
- Rebuilding Together Aurora
- Reconversion Incentives to return multi-family buildings to single-family homes

Details on these projects are available in the City's Consolidated Annual Performance Evaluation Reports (CAPERs) and the Annual Action Plans (AAPs) submitted previously to HUD.

Additional assistance initiatives in the City are funded through CDBG, the Neighborhood Stabilization Program (NSP 1), and the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Though these programs are not specifically targeted to the NRSA, residents of all neighborhoods, including those located within the NRSA, can avail themselves of services

provided by nonprofits and the City of Aurora. Details are provided in the CAPERs and AAPs submitted to HUD.

Finally, the City of Aurora is a recipient of the Energy Efficiency and Conservation Block Grant awarded by the U.S. Department of Energy under the American Recovery and Reinvestment Act (ARRA). Projects funded through this program are not specifically targeted to the NRSA nor are they income-based; residents of all neighborhoods within the city limits are eligible to apply for various reimbursements and rebates to encourage energy audits, improvements to owner-occupied residences to increase energy efficiency, and enhancements to commercial buildings. The City has also undertaken retrofitting of municipal facilities and several pilot projects using energy generated via wind turbines.

Neighborhood and Demographic Criteria

The boundaries of the Neighborhood Revitalization Strategy Area are Liberty and Spring/Spruce Streets on the north; Beach Street, East Avenue, and Union Street on the east; East Benton and Clark Streets on the south; and Lake Street on the west. A map is attached in Appendix D. All areas within the boundaries are contiguous.

The Neighborhood Revitalization Strategy Area is composed of the census tracts and block groups listed in the table below, and includes the City's Central Business District (downtown Aurora).

TRACT	8533	8534	8534	8536	8536	8537	8537	8541
BLOCK	2	3	4	3	4	1	2	2

Though the City's Central Business District (downtown Aurora) was an active commercial area until the early 1950s, it has experienced significant decline and disinvestment since that time, as automobile use replaced public transportation; housing development began to sprawl to the north, south, east, and west; and suburban-type commercial centers proliferated throughout the Fox Valley region. Specific commercial centers that exacerbated the decline of, and continued lack of investment in the central business district include:

- Northgate Mall (1956) at Lake Street on the near west side, anchored by Carson's
- West Plaza along Galena Boulevard on the far west side, anchored by Jewel (1972) and WalMart (1992)
- Westfield Fox Valley Shopping Center (1975) on the far east side, anchored by J.C. Penney's, Kohl's, Macy's, Carson's, and Sears
- Chicago Premium Outlet Mall (2004) on the north side at I-88 and Farnsworth
- Butterfield commercial center (2007) at Route 56 and Kirk Road on the north side, anchored by WalMart (2006)

Additionally, commercial corridors have developed along major north/south arterials, specifically Orchard Road, Randall Road, Farnsworth, Eola Road, and Route 59 – all of which extend outward to the neighboring communities of Oswego, Montgomery, North Aurora and Batavia.

The Central Business District is approximately 30 blocks in size and bounded by Lake Street on the west, Lincoln Avenue on the east, Spruce/Spring Streets on the north, and Benton Street on the south. Most downtown businesses are microenterprises, with fewer than five employees. Many are Hispanic-owned and serve customers who are primarily NRSA residents. The City does not maintain data on the numbers or origins of people employed by these businesses.

Though efforts have been underway since the 1970s to "reinvent" downtown Aurora, large scale developers are not generally interested in rehabbing pre-World War II buildings and national retail chains do not view NRSA (low-mod income) residents as their targeted customers. Smaller scale investors have taken on rehab projects, but have generally not been able to raise sufficient capital to successfully complete building restorations, even with financial assistance from the City, nor have they been able to attract tenants with the level of sophistication or

expertise needed to sustain them in business over the long term. Local financial institutions have been reluctant to finance commercial rehab loans for downtown buildings or offer lines of credit to “mom and pop” businesses. This lack of access to capital has been dramatically increased in recent months as the overall credit market has constricted and lending to small businesses has decreased.

A list of businesses located within the NRSA is attached in Appendix E.

The Neighborhood Revitalization Strategy Area is primarily residential, as described on page 6. As required by 24 CFR 570.208(a)(1)(ii), it contains a percentage of low- and moderate-income residents that is equal to the “upper quartile percentage” or 70%, whichever is less, but not less than 51 percent.

NRSA characteristics described on pages 8-9 were compiled in August, 2010 by the Chicago Metropolitan Agency for Planning (CMAP), using the 2000 Decennial Census, SF1 and SF3 plus current Dun and Bradstreet reports. Additional neighborhood and demographic data can be found in the section of this document entitled, “Community Consultation” and in Appendix D.

NRSA Characteristic	NRSA Total/Percentage
Population	
Male	5,458 or 54%
Female	4,578 or 46%
Total population	10,036
Median Age	Male: 24; Female: 29.5
Age Range	Male 23.9-33.5; Female 23-33.8
Number of households	2,538
Household size – range	2.47-4.52
Housing Status	
Number of units	2,695 or 100%
Number of occupied units	2,538 or 94%
Number of vacant units	195 or 7%
Owner-occupied units	1,121 or 44%
Renter-occupied units	1,417 or 56%
Median sales price for single-family home	\$135,800
Average monthly rent, two-bedroom unit	\$741
Income	
Income level (extremely low: < 30% AMI) – HH income below \$20,000	589 or 21%
Income level (very low: < 50% AMI) – HH income below \$35,000	1,216 or 44%
Income level (low: < 80% AMI) – HH income below \$60,000	1,803 or 65%
Education	
< 9 th grade	1,768 or 37%
9 th – 12 th grade, no diploma	949 or 20%
High school diploma	1,089 or 23%
College, no degree	543 or 11%
Associate's degree	139 or 3%
Bachelor's degree	186 or 4%
Graduate/professional	60 or 1%
Miscellaneous Economic Data	
Financial institutions located within the NRSA (NOTE: all are located in the downtown business district)	Banco Popular, Fifth Third, PNC, Old Second, West Suburban
Unemployment rate citywide, June, 2010	11.9% (not available for NRSA)

NRSA Characteristic	NRSA Total/Percentage
Race/Ethnicity	
One race	9,613 or 96%
Two races	414 or 4%
Three or more races	9 or 0%
Hispanic/Latino	7,515 or 70%
Not Hispanic/Latino	3,188 or 30%
One-race respondents	
White	5,190 or 54%
Black or African-American	625 or 7%
American Indian and Native Alaskan	70 or 1%
Asian	46 or 0%
Native Hawaiian or other Pacific Islander	3 or 0%
Other	3,679 or 38%

Community Consultation

As stated in the introduction to this document, the reason for amending the NRSA Strategy is that the City of Aurora has determined that the strategy reflected in the HUD-approved plan was not working as well as expected and therefore desires to change its approach.

In this amendment, the City of Aurora has set goals and planned activities based on consultation with members of the community: i.e., residents, owners/operators of businesses, local financial institutions, nonprofit organizations, and community groups.

Before undertaking an update of the NRSA, the City had undertaken various community consultation efforts. In 2007, the City of Aurora developed a *Wildly Important Goal* (WIG) designed to enhance the quality of life on blocks immediately adjacent to McCarty Park, which is bounded by Galena Boulevard, New York Street, East Park Place, and West Park Place, and located within the NRSA. In addition to other activities, a *Quality of Life* survey was created and distributed to residents within the McCarty Park planning area. The survey and results are attached to this document as Appendix A.

An inter-departmental team of City employees collaborated on the *Quality of Life* WIG and helped promote various activities and events including El Dia de los Ninos, Celebrate Our Children, Fiesta De Luces, Walk A Mile In My Shoes, Cinco De Mayo, and Community Cleanup days. Each City department was challenged to target staff, program/policy development, and budget requests to address the needs identified by residents who responded to the survey. Activities were publicized through the City's newsletter (the Aurora Borealis), the City's website (www.aurora-il.org), and ACTV-Channel 10 (Aurora's Public Access Cable Channel). WIG-related actions taken by City departments in response to resident survey comments are listed in Appendix A.

In 2008, two consultant firms were retained by the City of Aurora in an effort to increase public involvement in the development of the Five-Year Consolidated Plan (2010-2014). Urban Strategies, LLC and Community Planning and Development Advisors, LLC conducted a focus group for stakeholders and practitioners involved with programs funded through CDBG grants. Internet-based surveys were used to solicit input from community members during the months of August and September 2009. The surveys were disseminated city-wide, not just to NRSA residents. Survey questions related to the City's full range of CDBG programs and projects. Two hundred sixty-seven (267) residents accessed the survey; 241 completed it. The results of the survey are detailed in the City's Five-Year Consolidated Plan.

To gather input from stakeholders in the update of the NRSA, the City convened a **Local Advisory Team**, which met monthly from November, 2009 through July, 2010. The group provided their ideas and experience regarding needs within the NRSA. The **Local Advisory Team** planned outreach events, including three public meetings, which are described below. The group was instrumental in assisting with the development and goals and activities, which are found in the Performance Measures section of this document.

Members of the Local Advisory Team included:

- Dan Barreiro, City of Aurora Community Services Department
- Pam Bellm, Aurora Regional Chamber of Commerce
- Christina Campos, Aurora Township Supervisory
- Karen F. Christensen, City of Aurora Neighborhood Redevelopment Division
- Nestor Garcia, School District 131
- Alderman Juany Garza, 2nd Ward
- Joe Grisson, III, SAS Outreach
- Sherman Jenkins, Aurora Economic Development Commission
- Sylvia Leonberger, Kane County Board
- Harriet Parker, Waubensee Community College Small Business Development Center
- Bob Reuland, Aurora Downtown
- Katrina Smith, Quad County Urban League
- Emily Stern, Rebuilding Together Aurora
- Norma Vazquez, Aurora Hispanic Chamber of Commerce
- Karen Zilly, City of Aurora Neighborhood Redevelopment Division

A familiarization tour of the NRSA district for the **Local Advisory Team** was led on December 3, 2009 by Sherman Jenkins, Executive Director of the Aurora Economic Development Commission and Dan Barreiro, Chief Community Services Officer for the City of Aurora. After the tour, **Local Advisory Team** members were asked to provide a synopsis of their impressions and ideas. Their comments are recapped below:

- Aurora (in particular, the NRSA) clearly has the characteristics of a city rather than of a suburb. Two qualities in particular that were mentioned were diversity and density. It's almost like a city within a suburb. These qualities are perceived as strengths by some, but as weaknesses by others.
- The area in question needs an identity – something that the residents and business owners can embrace and rally around.
- Need to do a SWOT (strengths, weaknesses, threats, opportunities) analysis, including comprehensive list of services as well as list of businesses in the area. The residents and business owners should be involved. It is really important that this include issues that tend to remain unspoken due to concerns about political correctness.
- For weaknesses – what can be addressed and what can't (due to funding, etc.)
- Opportunities - Potential to make inroads into the housing stock issue where properties are in foreclosure and property values are down.
- Threats – how much apathy and/or in-fighting exists. What will sabotage efforts to fix the problems? Need to identify and deal with these up front, or a lot of effort could be in vain.
- We are focusing on the NRSA area, but the businesses immediately surrounding this area should not be ignored, as they are also potential employers. The restrictions placed on financing being only within NRSA could be perceived as a CAUSE of the problem rather than a solution. For example, if an existing factory could be funded with Section 108 loan dollars, they would create jobs within the NRSA, even though they are outside the NRSA.

- Create a two-pronged marketing/public relations effort; marketing is critical, but also has associated costs.
 1. Getting a critical mass of people within the NRSA to embrace and participate in the effort.
 2. Market it outside the area.
- Regarding diversity of culture and language, there is a perception that businesses within the district are geared toward Spanish-speakers. Does this have any foundation in reality? How comfortable do non-Spanish speakers (potential customers, employers, employees) feel in the district?
- Seems like we need a “Meet Aurora” campaign so people can see who all lives and works here.
- Efforts need to be coordinated to leverage resources and avoid duplication.
- The quality of the schools is a big issue.
- Too many fences exist in the neighborhood. The neighborhood looks like people are very segregated from one another. The appearance is closed, not open and welcoming. Perhaps a competition could be staged where blocks challenge one another to improve overall appearance and spark renovation projects – and to define themselves in some way. Criteria would need to be created and could serve as a way for people to work together for the good of all. Most people probably would like to improve their neighborhood – it just needs to be affordable for them to do so (we don’t need more regulations).
- How do we define those with little education, and then how do we assure them they have a safe place where they can come to learn?
- Would a “Dial a Ride” business be eligible for funding? How well does PACE serve the district? What about a local van or trolley program with a friendly driver and low-cost fare that would take people from one destination to another within the NRSA?
- Do the neighborhood parks have seating areas for caregivers?
- Use Ward Committees to solicit input regarding improvements within the NRSA. Perhaps Ward Committee funds could be allocated for improvements.
- Business development means jobs which means economic stability.
- Waubensee Community College should consider a program that takes their classes into the neighborhood. This would lessen fears and eliminate transportation issues.
- This was my first time taking a tour of the NRSA. It appears much larger when you tour it than it looks like on a map. My overall impression was positive.
- There are many diamonds in the rough and examples of property owners that keep up their properties. There were also newly constructed homes in the NRSA as well as new businesses. There are many assets in the NRSA such as McCarty Park, WCC, churches, commercial and retail businesses, etc. The Fred Rodgers Community Center is located in the NRSA offering many services with potential for more. A new day care center is scheduled to be built adjacent to the center. The area is also near the train station and bus pulse point.
- The fact that the NRSA has many gateways running through it underscores the importance of impact that this area can have on the city as a whole. There are some properties that need some TLC and some properties need to be renovated or demolished. This is an area with an image problem for a number of reasons such a few low-end liquor stores and homeless people. Also, the Wayside Cross does not have a positive image

although it is a much needed institution. Fresh landscaping and new infrastructure would have a great impact in the area. Garbage is an issue that the McCarty Burlington Northern Neighborhood Group has identified. Some of the diamonds in the rough are not visible from the major arterials.

- The NRSA has many historic properties worth preserving. Affordable housing in the NRSA is available. A few model block projects could serve as a catalyst for rejuvenation of the neighborhood. Improvement of properties on the major arterials in the NRSA could really change the image of this area. A market study could reveal opportunities for the right kind of development. The NSP program can also serve as a catalyst in the area. The use of Section 108 funds should be increased for a major initiative(s). Good old-fashioned neighborhood clean-ups and paint-a-thon type projects would go a long way in the NRSA. Some existing programs such Rebuilding Together Aurora struggle to find clients. If we can match resources with needs we can have a greater impact.

In March, 2010, the City issued a Request for Proposals to obtain assistance in collecting updated neighborhood and demographic data, and input from local stakeholders. Respondents included the Northern Illinois University Public Opinion Laboratory, Family Focus of Aurora, and the Chicago Metropolitan Planning Agency (CMAP) in collaboration with the Metropolitan Planning Council (MPC). The successful proposer was the Metropolitan Planning Council, in collaboration with the Chicago Metropolitan Agency for Planning. A copy of the proposal is included as Appendix B.

As part of the work completed under the contract with CMAP/MPC, three public meetings were held to solicit input from the community in terms of the types of redevelopment efforts that will best meet their needs. The meetings were held on June 3, 2010, June 29, 2010 and July 22, 2010 at the Fred Rodgers Community Center, which is located in the NRSA at 501 College Avenue. With assistance from the **Local Advisory Team**, area nonprofits, and local elected officials, hundreds of bi-lingual fliers were distributed to publicize these meetings. Press releases were produced, and elicited excellent media coverage. Copies can be found in Appendix C. Each meeting attracted between 30-45 attendees: residents, business owners, and public officials. A recap of the meetings follows.

The first meeting focused on current land use tools and policies in the neighborhood, and a presentation by CMAP on current demographic and market data. The second meeting involved a "block exercise" where residents used blocks representing standard residential and commercial building sizes to "build" the type of development they would like to see in the community, using three sites in the neighborhood as templates for development. Volunteer architects and developers, recruited by MPC, were present to sketch the buildings and test financial feasibility. Through this exercise, members of the community engaged in thoughtful deliberations about building heights, parking, land uses and affordable housing needs. The end result of this second meeting was a set of development scenarios that reflected residents' ideas.

The final meeting featured two panel discussions about some of the priorities identified during the first two meetings. Experts from the fields of transportation and community planning, real

estate development, commercial development, and workforce creation and retention shared their thoughts on the priorities and engaged in a discussion with residents about how the type of changes the residents would like to see could feasibly occur in the Near East Side neighborhood.

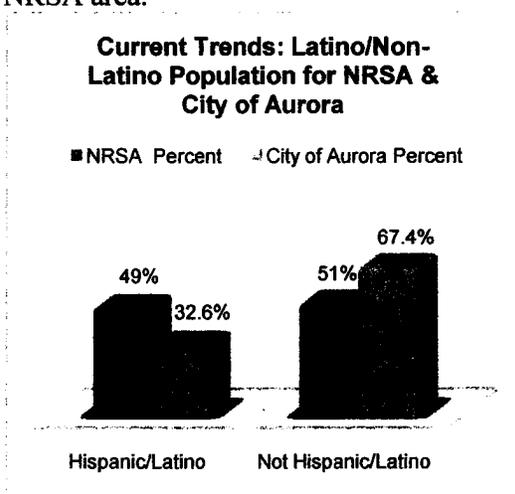
Through these meetings, a set of priorities for the neighborhood emerged. These priorities are summarized later in this report.

Neighborhood Demographic and Real Estate Data

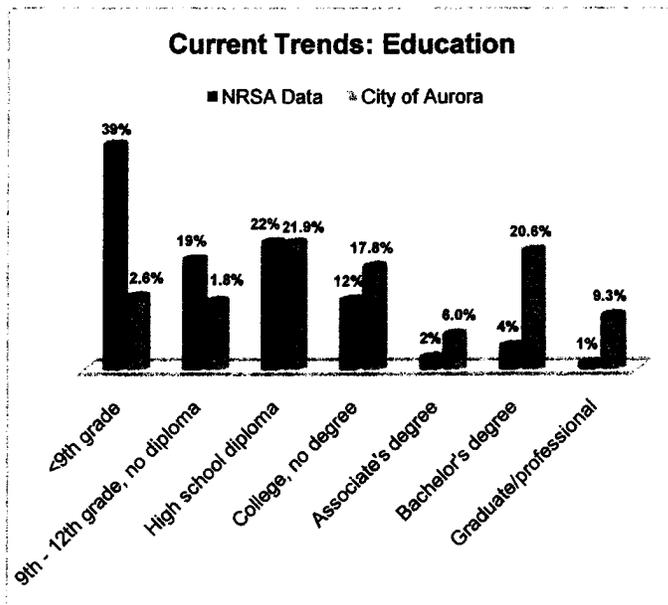
To better understand the neighborhood, CMAP compiled and presented a wealth of data regarding Aurora's NRSA area demographics, consumer spending and real estate market. Most of the data illustrated contrasting profiles of the NRSA area and the City of Aurora as a whole.

Demographics

Using U.S. Census 2000 data, CMAP determined that the NRSA area has a higher Latino population, and its residents have fewer English speakers, than the City of Aurora as a whole. Specifically, the Latino population comprises 49% of the NRSA area, as opposed to 33% in the whole of Aurora. The highest concentration of Latino residents is in the eastern half of the NRSA area.



There is a large disparity of educational attainment between the NRSA area and the City of Aurora as whole. In Aurora, almost 54% of residents have gone beyond high school and completed some college coursework, and almost 76% have obtained a high school diploma. In the NRSA only however, 39% have less than a 9th grade education, and only 41% have a high school diploma.



At 53%, the percentage of residents that speak English less than “very well” is also much higher in the NRSA than in the City of Aurora as whole, which is at 19%.

Language Spoken at Home	6-Block NSRA Area			City of Aurora	
	Number	Percent 6-block Total	Percent Aurora Total	Number	Percent of Aurora Total
Total Population Over Age 5	6,930		5%	128,477	
Speak only English - Total population over age 5	1,864	27%	1%	33,953	65%
Speak language other than English	5,066	73%	4%	44,524	35%
Speak English less than "very well"	3,687	53%	3%	24,892	19%

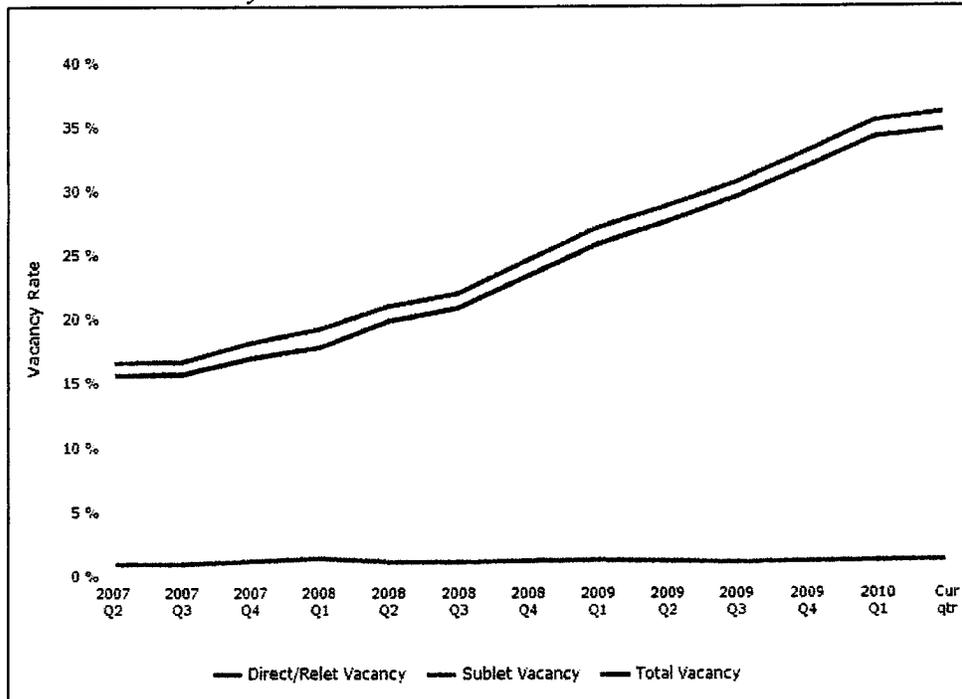
According to information from Claritas, consumer spending in the NRSA area in 2009 topped \$252 million. By 2014, it is expected to grow to \$260.5 million. However, the NRSA area experiences about \$9.7 million in retail leakage per year, and the broader 1-mile radius area, drawn around the NRSA, experiences almost \$202 million in retail leakage annually.

Real Estate Market

CMAP gathered data about both the commercial and residential property market in the NRSA area using data from CoStar Inc. The following data regarding commercial properties in the NRSA includes 10,000 listed properties and 19,220 spaces:

- Existing RBA 476,891,164 SF
- 64% occupied; 36% vacant
- Average time on market : 19 months
- YTD leasing activities 4,078,751 SF

Commercial Vacancy Rate in the NRSA Area



Source: CoStar, Inc.

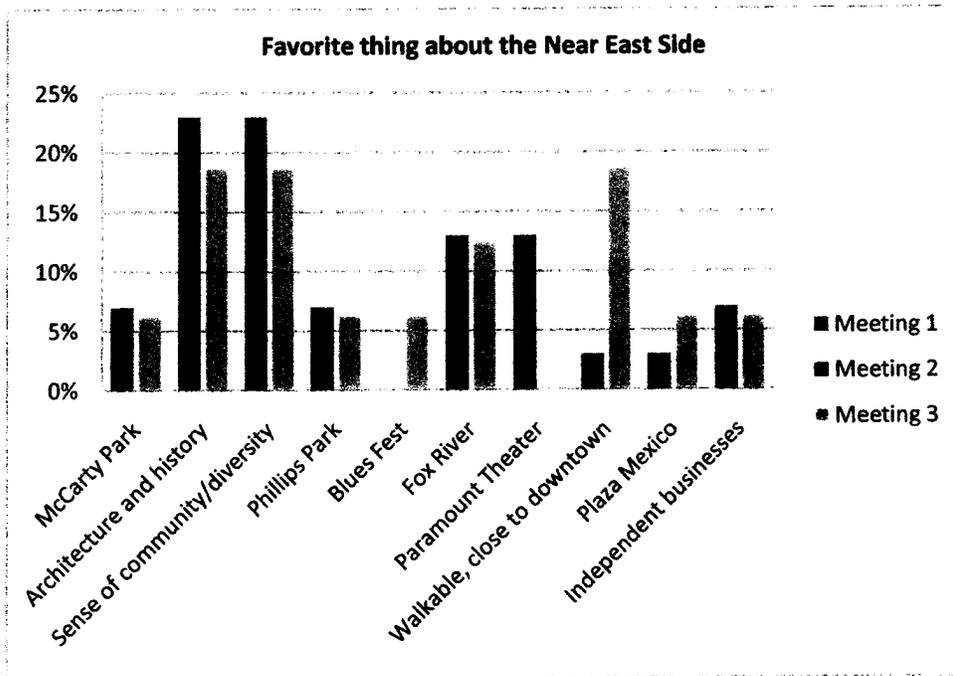
According to data from Zillow and CoStar Inc., the NRSA has a commercial vacancy rate of 36%, which is expected to grow in the coming years. The housing market is experiencing similar vacancies. The median housing value in the NRSA is \$150,000, but the average price for recent sales is \$59,000. Part of this discrepancy is likely due to the fact that 73% of recent sales were on foreclosed homes, while only 28% were homes for sale by an agent.

Property values in the NRSA are lower than the Aurora average by about \$50,000, and continue to decline.

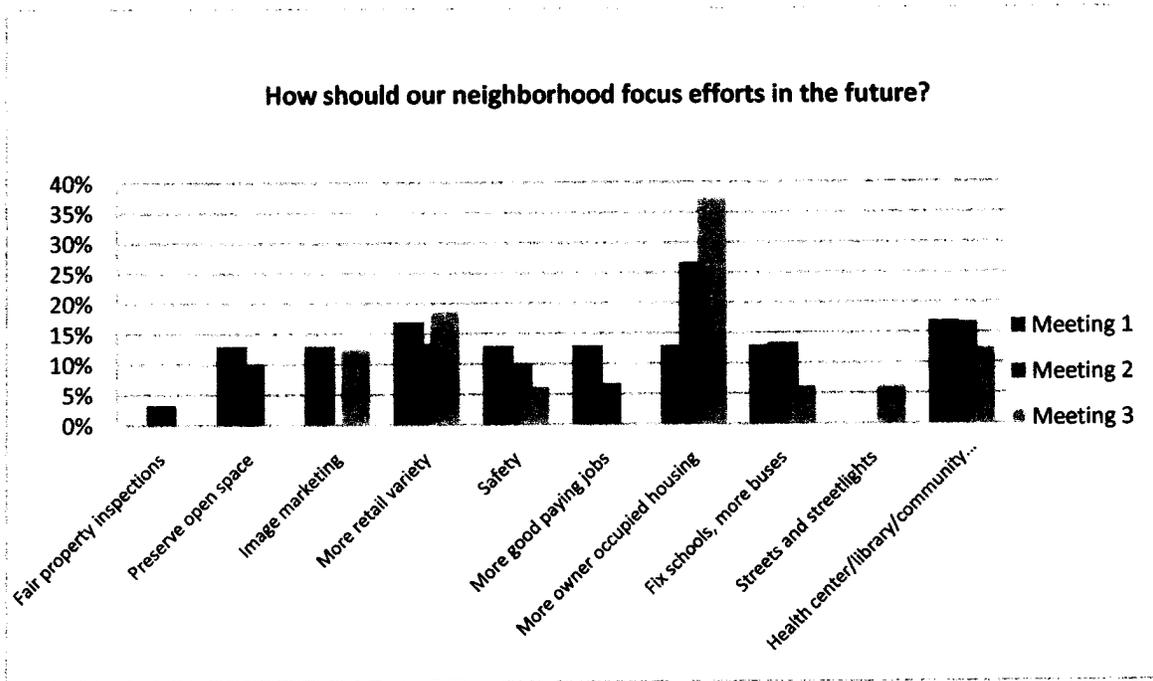
Community Priorities

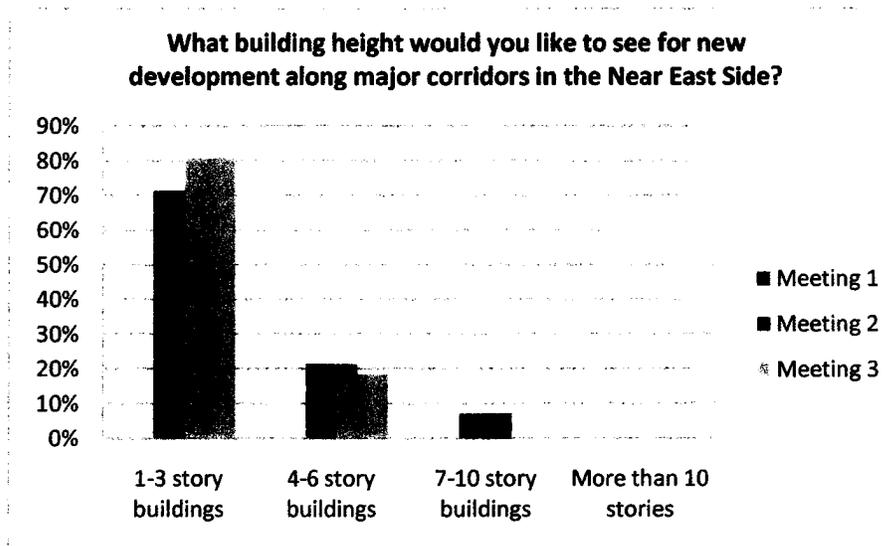
During small group discussions at the first meeting, residents created a list of things they value about the Near East Side, and a list of priorities for the future of the neighborhood. Residents were then asked to vote on their top choice from each list at all three meetings.

People overwhelmingly value the sense of character, historic architecture, and diversity in the neighborhood. They also appreciate how walkable the neighborhood is, and its proximity to downtown Aurora. The top priorities residents identified for the future include more affordable and owner-occupied housing, a community or health center, and more retail options. In terms of building height, residents want to see future buildings resemble the existing building height, with most residents wanting new buildings to be 1-3 stories.



This question was not asked at Meeting 2.





This question was not asked at Meeting 1.

The panelists who attended the third meeting offered several suggestions for boosting desired development in the neighborhood. The following action items are a selection from those suggestions:

- Community members should continue to voice their opinions about new development and transportation planning that promotes walkable neighborhoods (Mark de la Vergne, Sam Schwartz Engineering)
- Foreclosure mitigation programs are a way to keep homeowners in place (Steve Porras, Axia Development)
- Pre- and post-purchase counseling can help potential buyers determine if homeownership is right for them (Steve Porras)
- Business owners should be informed about tax rebate programs (Trinidad Cervantes, SuperMercado Casa Blanca)
- Knowing where people shop, how they get there, and what services are missing in the community is critical to understanding what types of new development are needed (James Matanky, Matanky Realty)
- Community colleges should have academic programs that produce graduates with the skills the community needs (Bola Delano)
- Local elected officials should advocate for jobs programs (Steve Simmons, Chicago Jobs Council)
- Participating in the Aurora Area Jobs Council can help residents have access to employment and career advancement opportunities (Steve Simmons)

Development Scenarios

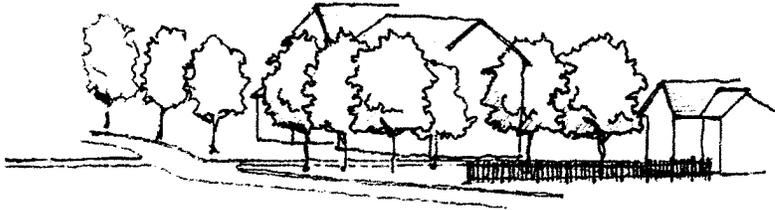
During the block exercise, residents created the following development scenarios with volunteer architects and developers. Though each proposal is for a specific site, residents were encouraged

to use this exercise to create examples of the type of development they would like to see in the neighborhood in general.

At the final meeting, residents voted for their three favorite scenarios. The following scenarios are sorted according to the number of votes they received.

North and Jackson (West)

8 votes



Development Features

- Re-align North Avenue
- Entire lot is green space

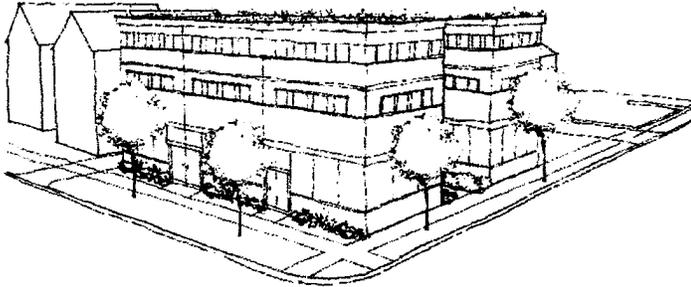
In this scenario, residents discussed the need for adequate transportation access to support the existing commercial development near the site and used this site to realign the street and provide open space. Residents also discussed the need to create larger sites through land acquisition. This site was not of a sufficient size to do much with.

Table Scenario 1

No. Stories:	0
Total Residential Blocks:	0
Affordable	0
Market-rate	0
Commercial Blocks:	0
Total Parking Spaces:	0
Total Green Space:	7920 Sq. Ft.
Net Operating Income:	\$0
Return On Investment:	0%

Root and New York

7 votes



Development Features

- Office and retail space at ground level
- Residential on upper floors
- Green roofs on buildings and interior courtyard green space

In this scenario, residents look at three story mixed-use projects and explored market-rate rental and for-sale housing. They also wanted to maintain the street facades while providing space for green space and parking.

Table Scenario 10

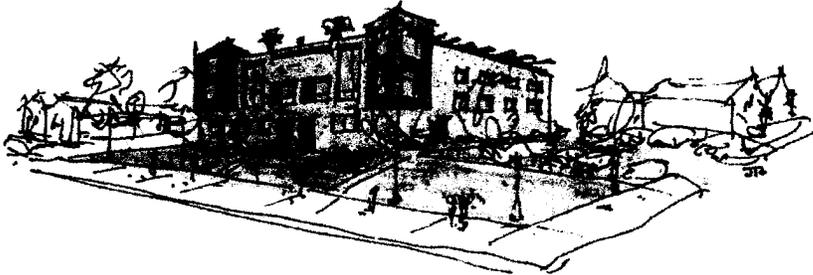
No. Stories:	3
Total Residential Blocks:	18
Affordable	0
Market-rate	18 (For-Sale)
Commercial Blocks:	9
Total Parking Spaces:	10
Total Green Space:	1980 Sq. Ft.
Net Operating Income:	\$196,386
Return On Investment:	3.9%

Alternative Scenario

No. Stories:	3
Total Residential Blocks:	18
Affordable	0
Market-rate	18 (Rental)
Commercial Blocks:	9
Total Parking Spaces:	10
Total Green Space:	1980 Sq. Ft.
Net Operating Income:	\$156,993
Return On Investment:	3.9%

North and Jackson (East)

4 votes



Development Features

- Green roofs
- All retail
- Green space along the street

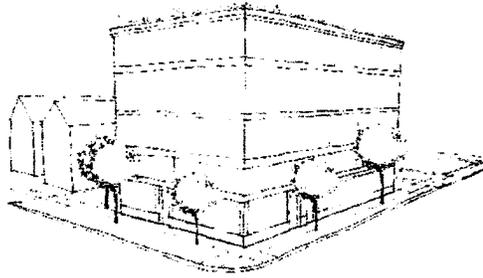
In this scenario, residents thought of new uses for a current minimart that entailed a slightly denser retail project and green space.

Table Scenario 6

No. Stories:	2
Total Residential Blocks:	0
Affordable	0
Market-rate	0
Commercial Blocks:	4
Total Parking Spaces:	10
Total Green Space:	3300 Sq. Ft.
Net Operating Income	\$26,921
Return On Investment:	4.2%

Root and New York

3 votes



Development Features

- Green roof
- Ground floor retail
- Residential on upper floors

In this scenario, residents proposed a taller, five story mixed-use development. They explored both affordable rental and market-rate for-sale residential scenarios.

Table Scenario 13

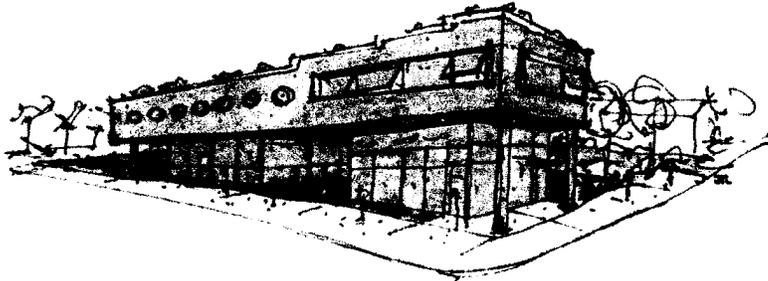
No. Stories:	5
Total Residential Blocks:	32
Affordable	0
Market-rate	32 (For-Sale)
Commercial Blocks:	8
Total Parking Spaces:	12
Total Green Space:	0
Net Operating Income:	\$292,633
Return On Investment:	3.7%

Alternative Scenario

No. Stories:	5
Total Residential Blocks:	32
Affordable	32 (Rental)
Market-rate	0
Commercial Blocks:	8
Total Parking Spaces:	12
Total Green Space:	0
Net Operating Income:	\$150,298
Return On Investment:	9.9%

North and Jackson (East)

3 votes



Development Features

- Office and retail spaces
- Green space on two sides of the building
- Parking in the rear

In this scenario, residents converted an existing mini mart in to two-story modern development that put parking in the rear and allowed for more green space features.

Table Scenario 2

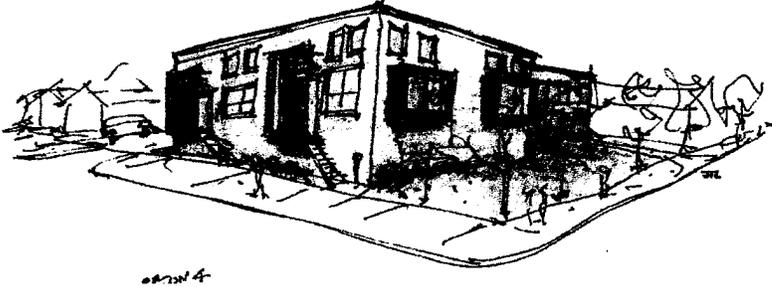
No. Stories:	2
Total Residential Blocks:	0
Affordable	0
Market-rate	0
Commercial Blocks:	6 (Retail Only)
Total Parking Spaces:	15
Total Green Space:	3300 Sq. Ft.
Net Operating Income:	\$40,382
Return On Investment:	4.5

Table Scenario 3

No. Stories:	2
Total Residential Blocks:	0
Affordable	0
Market-rate	0
Commercial Blocks:	6 (Retail/Office)
Total Parking Spaces:	15
Total Green Space:	3300 Sq. Ft.
Net Operating Income:	\$45,718
Return On Investment:	4.2%

North and Jackson (East)

2 votes



Development Features

- Reuse of current structure
- All residential, all for-sale
- Developer profit is -20.7%

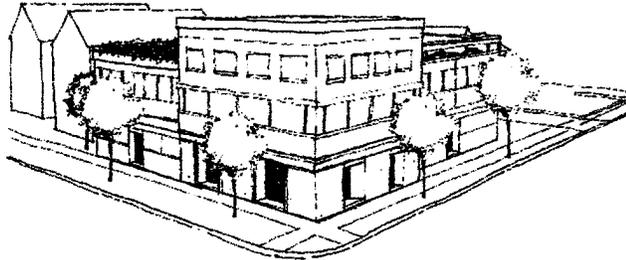
In this scenario, residents converted an existing mini mart in to a residential development.

Table Scenario 4

No. Stories:	2
Total Residential Blocks:	12
Affordable	12 (For-Sale)
Market-rate	0
Commercial Blocks:	0
Total Parking Spaces:	7
Total Green Space:	1980 Sq. Ft.
Net Operating Income:	\$92,902
Return On Investment:	3.3%

Root and New York

2 votes



Development Features

- Structured parking
- Green roof
- Mixed-use development

The parking in this scenario, which is tucked away on the back side of the roof, is in response to a long discussion about the need to balance parking with street life.

Table Scenario 16

No. Stories:	3
Total Residential Blocks:	12
Affordable	0
Market-rate	12 (Rental)
Commercial Blocks:	12
Total Parking Spaces:	20
Total Green Space:	1320 Sq. Ft.
Net Operating Income:	\$134,613
Return On Investment:	3.9%

Alternative Scenario

No. Stories:	3
Total Residential Blocks:	12
Affordable	12 (Rental)
Market-rate	0
Commercial Blocks:	12
Total Parking Spaces:	20
Total Green Space:	1320 Sp. Ft.
Net Operating Income:	112,915
Return On Investment:	6.2%

Final Thoughts

The following are quotes from residents who responded to an optional survey at the final meeting. The question asked was: "What do you think the most important action steps are for the East Side to improve the quality of life for residents?"

- "Good paying jobs are the number one/only thing that will improve the lives of NES residents. We don't need more service-sector, low-paying jobs."
- "The best use of the money would be to offer it to residents to improve their homes (historic or green, energy efficiency rehabs)."
- "Help homeowners stay in their homes."
- "Help improve property conditions."
- "Build transit oriented development near train station near Lincoln Avenue."
- "Bring in businesses that encourage patrons to sit and enjoy the neighborhood (as opposed to drive through services)."
- "Ensure that handicapped residents can access all services in the area (many bus stops let patrons out on hilly parkways)."
- "We need more areas for children to play."
- "Maintain the "walk-ability" of businesses on the Near East side"

Assessment

Based on U.S. Census data for 2000, income levels within the Neighborhood Revitalization Strategy Area are significantly below the City's overall average. Unemployment levels are high, and education levels lag behind the rest of the City. The majority of homes in the NRSA were constructed prior to 1978, and therefore present lead-paint hazards for their residents.

The crisis in mortgage defaults has taken a toll on the NRSA, where the number of foreclosures is high and continues to rise. The City of Aurora is using funding through the Neighborhood Stabilization Program to purchase and rehabilitate abandoned, vacant, and foreclosed properties. Financial counseling to assist distressed homeowners is provided by local nonprofits including Family Counseling Service and Joseph Corporation; their capacity to serve clients needs to be strengthened.

Aging housing stock and overcrowding negatively impact the quality of life for residents within the NRSA boundaries. Resources have been identified and put into place to mitigate these problems, including the Reconversion Incentive Program, which offers funds to owners who return multi-family buildings to their original single-family status. The CDBG-funded "Safety First" program administered by Joseph Corporation offers financial assistance to income-eligible residents wishing to upgrade mechanical and electrical systems, plumbing and roofing, thereby reducing utility costs. Rebuilding Together Aurora uses CDBG-funded assistance to help income-eligible residents make improvements as well.

Obsolete existing commercial structures, particularly within the downtown, require rehabilitation and adaptive re-uses. Compliance with building and fire codes, accessibility requirements, and water and sewer capacity is needed before tenants can be attracted. Tax Increment Financing (TIF)-funded agreements and Section 108 loans have been used as development incentives in the past. The creation of jobs within the NRSA was a critical component of the recently-ended Section 108 loan program.

As the U.S. economy is transformed by the pressures of new technology, globalization, the contraction of capital markets, and the demand for increased productivity, job training partnerships with local employers, agencies, units of government and educational institutions need to be expanded.

The capacity of existing businesses within the NRSA needs to be strengthened. Unfortunately, many entrepreneurs fail to take advantage of technical assistance and opportunities for networking offered by Waubensee Community College, the local Small Business Development Center, and local chambers of commerce. Bi-lingual counseling is available through the SBDC. City of Aurora staff serves on the SBDC Advisory Board and has initiated conversations with board members to discuss ways to improve outreach to NRSA businesses.

Anecdotal evidence indicates a lack of access to commercial credit by NRSA business owners through local lenders even during good economic times; alternatives need to be made available within the NRSA. Earlier this year, a memorandum of understanding was signed between

Accion Chicago, a nonprofit microlender and the Waubensee Community College Small Business Development Center creating a remote lending office at the downtown campus.

Partnerships with agencies such as the Illinois State Treasurer's Office, the Illinois Department of Commerce and Economic Opportunity, the Chicago Metropolitan Agency for Planning, and others need to be strengthened; the City's Neighborhood Redevelopment Division has facilitated these connections through the NRSA consultation process described earlier in this document.

Economic Empowerment

The attraction of new technology and sustainable businesses is critical as a replacement for jobs lost as traditional manufacturing declines in Aurora and throughout the Midwest. The development of viable neighborhood commercial enterprises is needed, as is job training. Partnerships to fulfill this job training need are in place with local school districts, the Quad County Urban League, Hesed House, Waubensee Community College, Aurora Township, and local non-profit agencies.

Many existing commercial buildings within the NRSA are aging and require substantial upgrades to bring them into compliance with current building codes. Financial incentives are available for the rehabilitation of structures located within the Central Business District (TIF #1), in the form of grants for architectural assistance and capped reimbursements for eligible construction costs. Nonetheless, the financial cost of adaptively re-using existing buildings is extremely high and banks are reluctant to provide loans for rehabs, especially where tenants have not committed to leases. In fact, in the current uncertain economic climate, bank financing has nearly become a non-viable option.

Expanded daycare facilities are critical to the success of many NRSA residents in finding and maintaining employment. One new privately-run daycare center has been funded through a Section 108 loan, i.e., Rachel's Learning Center at 835 W. Illinois Avenue. A new daycare facility serving over 180 children will be operated by One Hope United at 525 College Avenue, located in the NRSA. Nonetheless, studies indicate that there still is a deficit in the number of daycare slots available to parents. As the economy begins to recover, this number is likely to increase.

Performance Measures

The Neighborhood Revitalization Strategy Area (NRSA) was originally created to take advantage of the enhanced flexibility offered in economic development, housing and public service activities using CDBG funding within the NRSA boundaries. The reason for amending this document is that the City of Aurora has determined that the strategy reflected in the HUD-approved plan was not working as well as expected and therefore desires to change its approach.

In this amendment, the City of Aurora has set goals and planned activities based on consultation with members of the community: i.e., residents, owners/operators of businesses, local financial institutions, nonprofit organizations, and community groups.

HOUSING GOALS	PLANNED ACTIVITIES	MEASURED OUTCOME
Prevent mortgage foreclosures within the NRSA	Fund foreclosure prevention programs	25 homeowners within the NRSA avoid foreclosure
Increase use of homebuyer counseling programs by NRSA residents	Fund HUD-certified homebuyer counseling programs	50 NRSA residents complete homebuyer counseling programs
Rehabilitate existing owner-occupied housing units within the NRSA	Fund housing rehab program for single-family owner-occupied units	50 single-family owner-occupied homes within the NRSA become code-compliant and energy efficient
Offer incentives for home ownership within the NRSA	Fund down payment assistance and closing costs to qualified homebuyers within the NRSA; encourage use of the ASSIST program (private-activity bonds)	10 homes are purchased in the NRSA with down payment and closing cost assistance

ECONOMIC DEVELOPMENT GOALS	PLANNED ACTIVITIES	MEASURED OUTCOME
Connect NRSA residents with employers; improve employability of NRSA residents	In partnership with local nonprofits, other governmental agencies and Waubonsee Community College, host annual <i>Career Job Fairs</i> , held in the NRSA and geared to NRSA residents (Aurora Economic Development Commission takes lead responsibility)	<ul style="list-style-type: none"> • 5 Annual Career Job Fairs • 25 NRSA residents attend each Career Job Fair • 5 employers attend each Career Job Fair • 100 NRSA residents who attend Career Job Fairs find employment or register for programs or classes to enhance their employability
Expand and retain businesses within the NRSA	In partnership with local banks, Aurora Township, 2 nd and 3 rd Ward Aldermen, and Waubonsee Community College's Small Business Development Center, create <i>NRSA Business Assistance Program</i> to provide loans, gap financing, and technical assistance for targeted businesses located within the NRSA (Aurora Economic Development Commission takes lead responsibility)	<ul style="list-style-type: none"> • 10 businesses located within the NRSA receive assistance
Enhance job training opportunities for NRSA residents	Fund job training programs for NRSA residents through area nonprofits	<ul style="list-style-type: none"> • 100 NRSA residents enroll in job training programs • 80 NRSA residents complete job training programs • 50 NRSA residents obtain employment

NEIGHBORHOOD REVITALIZATION GOALS	PLANNED ACTIVITIES	MEASURED OUTCOME
Improve infrastructure within the NRSA	Fund infrastructure improvements within the NRSA	<ul style="list-style-type: none"> • Infrastructure improvement projects completed within the NRSA (streets, lighting, parks)

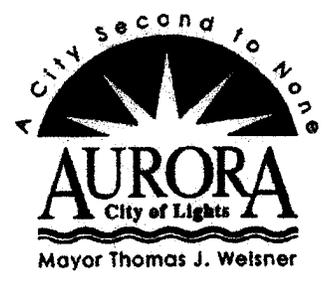
APPENDIX A

Quality of Life Enhancement Program City of Aurora Resident Survey and Results, 2007

community survey

get ready to
share
your thoughts

How do you feel about the
community? What do you
think we should do?



compartir tus pensamientos
Preparate para
comunidad
encuesta

City of Aurora
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Aurora, IL 60507

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improving

the quality of life in the McCarty Park area throughout 2007

Wildly Important Goal #3

Give us your thoughts!

At the end of May 2007, employees from the City of Aurora may be knocking on your door to ask how you like living in your neighborhood. Improving the quality of life in the McCarty Park area is one of the city's three Wildly Important Goals for 2007. To help us determine what services would most benefit the citizens living and working in your area, the City of Aurora will be surveying residents and business owners. City surveyors will be wearing aqua blue shirts and will present city identification. Survey responses are completely confidential and will only be used to help Aurora determine how to improve the quality of life in your neighborhood.

The city has already identified a number of enhancements to improve your neighborhood and stepped up services in the McCarty Park area. Throughout 2007, we will continue to target our services and provide property owners information on how to work with the city to address community challenges. Check out a few of the ways we will be partnering with you to improve the quality of life in the McCarty neighborhood.

- community events
- create & implement an area action plan
- identify & decrease nuisance issues
- identify & support neighborhood leaders
- pet care education
- rebuilding McCarty Park
- cleaning storm sewers
- increasing police patrol methods
- replacing older fire hydrants
- neighborhood clean-up days
- voluntary fire safety checks

for more information
please call
our website
or visit



nuestro Web site

- Reponiendo boca
- educación del animal
- cuidado del animal doméstico
- días de limpiezas de la vecindad
- reconstrucción del parque de McCarty
- limpiezas de alcantarillas de tormenta
- métodos de aumentar patrullas de policía
- evacuaciones voluntarias de la seguridad de la
- seguridad de fuego

- eventos de la comunidad
- establecer y implementar un plan de acción del área
- identificar y disminuir los problemas de fastidios
- apoyar a líderes de la vecindad

A finales de mayo de 2007, los empleados de la ciudad de Aurora pueden tocar en su puerta para preguntar como usted tiene gusto de vivir en su vecindad. Mejorar la calidad de la vida en el área de parque de McCarty es una de las tres metas importantes de la ciudad en el año 2007. Para ayudarnos a determinar que servicios serian de ventaja a los ciudadanos que viven y que trabajaban en su área, la ciudad de Aurora llevara a cabo una encuesta a los residentes y a dueños de negocio. Los digitarios de la ciudad usaran las canchales aguanarrina y presentaran la identificación de la ciudad. Las respuestas de la encuesta son totalmente confidenciales y seran utilizadas solamente para ayudar a Aurora a determinar como mejorar la calidad de la vida en su vecindad.

La ciudad ha identificado ya un numero de reacciones para mejorar su vecindad y a intensificado los servicios en el área de parque de McCarty. Durante este año, estaremos enfocandonos en nuestros servicios y proveer informacion a los dueños de propiedad de como trabajar con la ciudad para tratar desafios de la vecindad. Alre algunas de las maneras que vamos a colaborar con usted para mejorar la calidad de la vida en el área de McCarty.

¡Démos sus pensamientos!

la calidad de la vida en el área del parque de McCarty durante el año 2007

La ciudad de aurora esta comiendo a mejorar

Neighborhood Revitalization WIGs

Community Development / Building & Permits

Building & Permits will improve QOL by reducing resolution timeframes for Code Enforcement cases by 20% and by providing accessible bilingual information to help residents understand Building & permits programs in 2007.

Community Development / Historic Preservation

Historic Preservation Division will increase awareness of investment opportunities in historic districts.

Community Development / Land Use and Zoning

Land Use & Zoning Division will create a neighborhood level Comprehensive Plan with policies for redevelopment in the McCarty Park area by July 4th 2007.

Community Development / Planning

Planning Division will add to the Quality of Life Enhancement Program by complete the ANPI process in the McCarty Park area by July 4, 2007

Community Services / Cable Access

The Cable Access Division will produce and broadcast a McCarty Park Neighborhood documentary video by December 31, 2007

Community Services / Community Services Administration

The Community Services Administration will organize 4 McCarty Park Neighborhood Clean-ups between June 1 and Oct 1, 2007.

Community Services / Customer Service

The Customer Service Division will distribute 12 monthly updates to department/divisions of Knexa issues for ward 2 which includes the McCarty Park Neighborhood in 2007.

Community Services / Public Information

The Public Information Division will improve communication of city services by developing and rolling out standard templates and guidelines for educational collateral related to city services no later than May 31, 2007.

Community Services / Youth Services

The Youth Services Division will increase awareness of Youth Services programs by distributing program information 1 time per month and sponsor 2 community events in the McCarty Park Neighborhood by December 31, 2007

Fire Department

Notify 100% of homes in the McCarty Park area of need for co/smoke detectors. Offer assistance or Home Safety inspection & installation of detectors by October 31, 2006

Neighborhood Standards / Animal Control

The Department of Animal Control will make 5000 people aware of the new micro chipping program by 12/31/07.

Neighborhood Standards / PM, AC, Zoning, Q of Life

The Department of Neighborhood Standards will improve the quality of life in the McCarty Park Neighborhood by inspecting all properties for Property Maintenance, Animal Control, Zoning and Quality of Life code compliance by 12/31/07.

Police Department / Area 2

Area 2 will increase effective patrol methods in the McCarthy Park Neighborhood to reduce Nuisance Crime activity by 10% in 2007.

Public Property / Downtown Service

Train 100% of downtown staff on Safety, equipment maintenance, and employee improvement by the end of 2007

Public Property / Streets

In accordance with the Neighborhood Redevelopment WIG the Street Department will increase street marker upgrades by 10% over 2006. Also to comply with federal mandates.

Complying with Neighborhood Redevelopment WIG we will continue lowering tree trimming goal of 2006 by an additional 5% from 85.6 hrs to 81.3 hrs..

Public Works / Engineering

We will increase the number of man hours in the targeted area from 50 hrs to 100 hrs by 12/31/07.

QUALITY OF LIFE SURVEY---NEIGHBORHOOD RESULTS---MAY 2007

Category 1	point values	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Participants	Avg Score
Category 1 TRANSPORTATION								
101	It is easy to get around my neighborhood with a car. *	13	37	2	3	2	57	3.98
102	It is easy to get around my neighborhood on a bicycle	11	23	10	16	3	57	3.51
103	It is easy to get around my neighborhood by walking.	15	25	3	8	3	57	3.77
104	I have good access to public transportation in my neighborhood. *	9	31	11	4	2	56	3.71
105	There is enough on-street parking in my neighborhood	6	12	1	18	20	57	2.40
106	There is enough off-street parking in my neighborhood	4	17	4	17	14	56	2.64
107	There is no traffic volume issue in my neighborhood.	5	18	3	17	10	53	3.02
Category 2 HOUSING CHOICES								
201	I have housing choices in my neighborhood regardless of age, etc.	7	29	10	5	4	58	3.47
202	I currently have family members living in my neighborhood	8	24	6	12	5	59	3.14
203	If I had family over 65, they could find housing in neighborhood	3	16	17	15	5	58	2.58
Category 3 LIFELONG LEARNING								
301	I am satisfied with the education my children are receiving. *	7	25	15	3	7	61	3.37
302	I am able to find job training opportunities in neighborhood. *	4	16	18	10	9	59	3.02
303	I can find opportunities to get an education no matter how old	7	28	13	11	1	59	3.48
304	I can easily get information about COA services, programs, etc.	10	30	8	19	2	66	3.60
305	I am satisfied with the availability of library services	11	28	8	1	1	58	4.03
306	I have access to affordable, high-speed internet service.	8	24	15	10	2	59	3.44
Category 4 CULTURAL/ENTERTAINMENT OPPORTUNITIES								
401	I am satisfied with the cultural events and activities that are available in neighborhood. *	9	29	11	6	4	59	3.56
402	I am satisfied with Aurora Community Access Television.	8	29	28	2	0	56	3.59
Category 5 OPEN SPACE AND PARKS								
501	I am satisfied with the recreational opportunities. *	9	25	11	9	5	58	3.41
502	My family has access to a public playground and equipment. *	10	19	11	12	8	60	3.18
503	I can enjoy nature in my neighborhood. *	12	23	11	6	5	56	3.57
504	I use the parks in my neighborhood	8	20	8	13	9	56	3.09
Category 6 SAFETY								
601	I feel safe walking at any time day or night.	6	17	4	14	16	57	2.70
602	My children/grandchildren can play safely in my front/back yard.	10	18	10	12	8	56	3.17
603	I have a working smoke detector in my home	32	25	1	2	0	60	4.45
604	I have a working carbon monoxide detector in my home.	21	22	3	9	5	60	3.75
605	I feel safe using my neighborhood parks	7	25	5	14	6	59	3.15
606	I feel safe walking and bicycling in my neighborhood	7	28	1	11	10	60	3.18
607	I feel safe driving in my neighborhood	14	32	2	11	1	59	3.85
608	My neighbors and I call the police when we need help	21	31	4	2	1	59	4.17
609	My neighborhood has an active Neighborhood Watch Group	5	13	17	17	7	59	2.66
Category 7 ECONOMIC HEALTH AND NEIGHBORHOOD SERVICES								
701	My family & I can find a job in Aurora	7	28	9	8	6	58	3.36
702	I could open a business in Aurora	8	16	20	10	5	57	3.14
703	I am satisfied with the grocery stores in my neighborhood	11	30	5	7	4	57	3.65
704	I am satisfied with the restaurants in my neighborhood	9	31	8	5	3	58	3.63
705	I am satisfied with the medical services available	7	24	10	12	4	57	3.32
706	I am satisfied with the dental services available	6	13	18	10	4	56	3.21
707	I am satisfied with the financial services available	2	11	17	13	4	57	3.07
708	I am satisfied with the drug stores available	9	31	8	9	4	57	3.54
709	My neighborhood has affordable and accessible day care	5	17	25	4	2	56	3.23
710	Businesses in my neighborhood are well-maintained	4	11	7	5	4	56	3.48
Category 8 ENVIRONMENTAL HEALTH								
801	My neighborhood has clean water. *	14	33	4	2	1	64	4.06
802	My neighborhood has clean air. *	14	31	4	5	2	60	3.69
803	My family recycles its garbage.	21	33	3	0	0	56	4.34
804	I am satisfied with the garbage collection service	15	33	3	3	1	53	4.12
805	The catch basins in my street are clean	14	22	14	9	1	59	3.65
806	The streets in my neighborhood do not flood	16	30	3	5	1	59	3.86
807	My house does not flood.	20	38	2	4	0	56	4.17
Category 9 NEIGHBORHOOD IMAGE AND PERCEPTION								
901	Properties in my neighborhood are well maintained	10	28	3	11	7	59	3.39
902	Streets in my neighborhood are in good repair	10	30	2	12	5	59	3.47
903	Side-walks in my neighborhood are in good repair.	8	34	2	11	5	60	3.48
904	Alleys in my neighborhood are in good repair.	5	19	20	8	7	59	3.12
905	Streets in my neighborhood are well lit.	11	23	2	13	9	60	3.20
906	Streets in my neighborhood are lined with trees	12	36	4	7	1	60	3.85
907	There are buildings that are architecturally interesting	8	27	13	6	6	60	3.42
908	I know my neighbors.	9	26	8	11	3	57	3.47
909	I would recommend my neighborhood to others.	8	30	12	5	6	61	3.48
910	I am proud of my neighborhood.	10	29	4	10	5	58	3.50
911	I am proud to live in the City of Aurora.	18	27	6	4	3	58	3.91

Grand Total Average Score **3.48**

QUALITY OF LIFE SURVEY---NEIGHBORHOOD RESULTS---MAY 2007

Av Score	Question #	All Questions - * indicates little COA control	point values				Strongly Disagree	Participants
			Strongly Agree	Agree	No Opinion	Disagree		
			5	4	3	2	1	
2.40	1.05	There is enough on-street parking in my neighborhood.	6	12	1	18	20	57
2.64	1.08	There is enough off-street parking in my neighborhood.	4	17	4	17	14	56
2.70	6.01	I feel safe walking at any time day or night. My neighborhood has an active Neighborhood Watch Group.	6	17	4	14	16	57
2.86	6.09	If I had family over 65, they could find housing in neighborhood.	5	13	17	17	7	59
2.98	2.03	There is no traffic volume issue in my neighborhood.	3	18	17	15	5	58
3.02	1.07	I am able to find job training/opportunities in neighborhood. *	5	28	3	17	10	63
3.02	3.02	I am satisfied with the financial services available.	4	18	19	13	6	60
3.07	7.07	I use the parks in my neighborhood.	2	21	17	13	4	57
3.09	5.04	Alleys in my neighborhood are in good repair.	8	20	8	13	9	58
3.12	9.04	I currently have family members living in my neighborhood.	5	19	20	8	7	59
3.14	2.02	I could open a business in Aurora.	6	24	6	18	5	59
3.14	7.02	I feel safe using my neighborhood parks.	6	16	20	10	5	57
3.15	6.05	My children/grandchildren can play safely in my front/back yard.	7	25	5	14	8	59
3.17	6.02	My family has access to a public playground and equipment. *	10	18	10	12	8	58
3.18	5.02	I feel safe walking and bicycling in my neighborhood.	10	19	11	12	8	60
3.18	6.06	Streets in my neighborhood are well lit.	7	26	4	11	10	60
3.20	9.05	I am satisfied with the dental services available.	11	23	2	15	9	60
3.21	7.06	My neighborhood has affordable and accessible day care.	6	18	18	10	4	56
3.23	7.09	I am satisfied with the medical services available.	5	17	25	4	5	56
3.32	7.05	I can find a job in Aurora.	7	24	10	12	4	57
3.36	7.01	I am satisfied with the education my children are receiving. *	7	26	9	8	6	56
3.37	3.01	Properties in my neighborhood are well maintained.	7	25	18	3	7	60
3.39	9.01	I am satisfied with the recreational opportunities. *	10	28	3	11	7	59
3.41	5.01	There are buildings that are architecturally interesting.	9	25	11	9	5	59
3.42	9.07	I have access to affordable, high-speed internet service. I have housing choices in my neighborhood regardless of age, etc.	8	27	13	6	6	60
3.44	3.06	I know my neighbors.	8	24	15	10	2	59
3.47	2.01	Streets in my neighborhood are in good repair.	7	29	10	8	4	58
3.47	9.08	I would recommend my neighborhood to others.	9	26	8	11	3	57
3.47	9.02	Businesses in my neighborhood are well-maintained. I can find opportunities to get an education no matter how old. *	10	30	2	12	5	59
3.48	9.09	I am proud of my neighborhood.	8	30	12	5	6	61
3.48	7.10	Sidewalks in my neighborhood are in good repair.	6	31	7	8	4	56
3.48	3.03	I am satisfied with the cultural events and entertainment available in neighborhood. *	7	28	13	11	1	60
3.48	9.03	I am satisfied with Aurora Community Access Television.	8	34	2	11	5	60
3.50	9.10	I can easily get information about COA services, programs, etc.	10	29	4	10	5	58
3.51	1.02	I am satisfied with the grocery stores in my neighborhood.	11	23	10	10	3	57
3.54	7.08	The catch basins in my street are clean. I have good access to public transportation in my neighborhood. *	9	30	5	9	4	57
3.56	4.01	I can enjoy nature in my neighborhood. *	9	29	11	6	4	59
3.57	5.03	I am satisfied with the availability of library services.	13	23	11	6	5	58
3.59	4.02	I am satisfied with the availability of library services.	8	20	28	2	0	58
3.60	3.04	I am satisfied with the restaurants in my neighborhood.	10	30	8	10	2	60
3.63	7.04	I am satisfied with the grocery stores in my neighborhood.	9	31	5	8	3	56
3.65	7.03	The catch basins in my street are clean.	11	30	5	7	4	57
3.65	8.05	I have good access to public transportation in my neighborhood. *	14	22	14	9	1	60
3.71	1.04	I have a working carbon monoxide detector in my home.	9	30	11	4	2	56
3.75	6.04	It is easy to get around my neighborhood by walking.	21	22	3	9	5	60
3.77	1.03	I feel safe driving in my neighborhood.	15	28	3	8	3	57
3.85	6.07	Streets in my neighborhood are lined with trees.	14	32	2	11	1	59
3.85	9.06	The streets in my neighborhood do not flood.	12	36	4	7	1	60
3.86	8.06	My neighborhood has clean air. *	16	30	3	9	1	59
3.89	8.02	I am proud to live in the City of Aurora.	14	31	4	5	2	56
3.91	9.11	I am satisfied with the availability of library services.	18	27	6	4	3	58
3.98	1.01	My neighborhood has clean water. *	13	37	2	3	2	57
4.03	3.05	I am satisfied with the garbage collection service.	11	38	8	1	1	58
4.06	8.01	My neighbors and I call the police when we need help.	14	33	4	2	1	54
4.12	8.04	My house does not flood.	19	33	3	3	1	59
4.17	6.08	My family recycles its garbage.	21	31	4	2	1	59
4.17	8.07	I have a working smoke detector in my home.	20	32	2	4	0	58
4.34	8.03		21	33	2	0	0	56
4.45	6.03		32	25	1	2	0	60

COMMENTS ABOUT OUR NEIGHBORHOOD

Category 1 - Transportation

Concern for more yellow curbs on corners-lots of close calls (hits)
A lot of traffic. Employees from store park on side streets
There is a dangerous curve on 5th St a few feet where it meets Benton due to cars parked on street.
Too narrow-too many cars-should allow parking on only one side of street
We need more light in the streets
There is a lot of traffic
It's o.k. There is a lot of traffic but I like the police presence.
We are in need of a stop sign at Benton & Anderson.

Category 2 - Housing Choices

Not many homes for sale, but it is calm (quiet).

Category 3 - Lifelong Learning

There is a lot of help.
Home schooled.
Would like to see some free courses in education.
Bardwell Elementary, good school!
Juany Garza is great about getting out information. Waiting for WiFi.
We need more activities for children and adults in summer, like an art center
Very expensive internet service
Would like free internet for a sick child

Category 4 - Cultural/Entertainment Opportunities

We need adult activities.
Love Downtown Alive!
I was not aware of Channel 10

Category 5 - Open Space and Parks

I used the parks when playground was available, but it was removed
Too many drunks at the park!
Police enforcement of drinking in park
We need more safe parks.
Do not think it is safe to be at the park with children.
Remove all who don't belong in the park, need something there for the children.

Category 6 - Safety

Need more lighting on 4th and Flagg, too dark
Many unknown people walk on the street during late hours.
Live on a one way street and people fly by, no concern for kids playing on sidewalk.
Neighbors work together (6/9)
Need a speed bump.
Don't know if it still exists (6/9)
I feel safe when police are around.

Category 7 - Economic Health and Neighborhood Services

Too much competition (7/2) I could open a business.
What drugstore?

Category 8 - Environmental Health

Trees inside Pinson Park need to be trimmed back.

Category 9 - Neighborhood Image and Perception

And happy (9/11) I am proud to live in the COA.
A couple of street lights in my block go off and on during the night and big spot of street stays dark for a long time
Aurora need to be a safe place to live without drugs on street and more activities for children, adults like places to promote the arts or play

Respondent Profile

My Age

applicants

<u>0-12</u>	<u>13-25</u>	<u>26-35</u>	<u>36-50</u>	<u>51-75</u>	<u>76+</u>	
0	10	21	12	11	2	56

My ethnicity

White	Black	Hispanic or Latino	2 or more races	
10	4	40	2	56

My gender

Female	Male	
24	28	52

Annual income

under 10g	10-25g	26-40g	41-75g	76g +	
6	16	12	5	3	42

Primary Language

English	Spanish	
26	30	56

Secondary Language

English	Spanish	
20	10	30

Rent or Own

Rent	Own	
20	22	42

APPENDIX B

Proposal from the Metropolitan Planning Council
And the Chicago Metropolitan Agency for Planning

Metropolitan Planning Council and Chicago Metropolitan Agency for Planning Aurora Neighborhood Revitalization Strategy Area Amendment Proposal

Purpose:

To outline the role of the Metropolitan Planning Council and Chicago Metropolitan Agency for Planning in supporting the City of Aurora's Neighborhood Revitalization Strategy Area amendment, due August 2010, as well as potential ongoing support to the strategies identified in the amendment.

Background:

The City of Aurora has determined that the strategies outlined in the U.S. Dept. of Housing and Urban Development (HUD) approved Neighborhood Revitalizations Strategy Area plan were not effective and is in the process of submitting an amendment. This amendment will include a Community Consultation and Assessment process, which involves the:

1. Creation of a baseline of existing conditions within the NRSA
2. Identification of problems and obstacles to development that can be addressed within the NRSA by the use of CDBG funding, in consultation with residents and businesses
3. Setting goals for improving the conditions within the NRSA by the use of CDBG funding, in consultation with residents and businesses
4. Defining the roles of key institutions and partners in advancing identified strategies
5. Coordinating NRSA activities with broader, related citywide initiatives

Metropolitan Planning Council:

Since 1934, the Metropolitan Planning Council (MPC) has been dedicated to shaping a more sustainable and prosperous greater Chicago region. As an independent, nonprofit, nonpartisan organization, MPC serves communities and residents by developing, promoting and implementing solutions for sound regional growth. Formally established in 2005, Metropolitan Planning Council's Community Building Initiative (CBI) works with community partners throughout the greater Chicago region to tackle development challenges that demand a creative vision for the future, consistent with MPC's mission for a more equitable, sustainable and competitive region. CBI coordinates MPC's existing work into a unified program, drawing on our core strengths in planning and policy, and addressing the intersecting issues of housing, transportation, sustainable, and economic development. CBI works to help communities meet development-related challenges by providing technical expertise, and market-based strategies for community redevelopment and sensibly-planned new development. MPC's community partnerships through CBI offer assistance to municipalities and community-based partners through a variety of tools including short-term consultations, long term task forces that engage our broad base of expert board and committee volunteers, and a diversified set of community engagement tools.

Chicago Metropolitan Agency for Planning:

CMAP was created to integrate planning for land use and transportation in the seven counties of northeastern Illinois. CMAP is responsible for producing the regions integrated plan for land use and transportation. The GO TO 2040 planning campaign is designed to develop strategies to address projected growth in population and employment and their serious implications for transportation, housing, economic development, open space, the environment and natural resources.

CMAP's conducts a technical assistance program that provides tools, programs and opportunities to help communities and organizations build capacity, improve quality of life and participate in the regional planning process. CMAP's technical assistance programs work cooperatively with municipalities, counties and development organizations whose decisions determine how land is used.

Proposal

MPC and CMAP propose to assist the City of Aurora collect and synthesize data and indicators and solicit input from residents, business owners, and other stakeholders that will inform the NRSA amendment. The goals of this effort are to:

1. Engage a broad set of community stakeholders, with specific attention to often underrepresented constituencies such as Latino residents and business owners.
2. Identify existing conditions within the business district, as well as provide a broad overview of housing development issues, including updated electronic data and indicators about the NRSA, which will be made publicly available and used to inform strategies moving forward
3. Inform stakeholders about and link NRSA efforts to existing resources and broader city initiatives (rooftop to rivers, Neighborhood Stabilization Program, etc)
4. Build from area assets and opportunities
5. Cultivate and activate community leadership to take ownership of implementation
6. Educate stakeholders about the development process
7. Capture community input for NRSA amendment

The format for the community meetings will be similar to the Corridor Development Initiative's (CDI) MPC and CMAP have hosted, though this project will have a larger focus than a typical CDI to better address Aurora's NRSA strategy. For more information on CDI, visit www.metroplanning.org/cdi.

Step 1 (by April 21) – Existing Conditions and Data Collection: CMAP staff will pull and synthesize data of the area and liaise with stakeholders to identify and create baseline information for the NRSA area. Information will be provided in easy to read formats including maps, comparative charts, and graphs, and will include key finding summaries. The data collection process and analysis will take approximately three weeks and will be presented to the local advisory team and during public meetings. Information will build from the

information CMAP provided to the Aurora Economic Development Corporation in 2009.
Specific data gaps include:

- Demographics (NRSA v rest of the city)
- Race
- Income
- Education levels
- Employment
- Language
- Population change
- Age
- Business inventory of business and vacancy of land and properties for the Union, Broadway, Downer, Galena, Benton, Lincoln, and New York commercial corridors
- Commercial market analysis
- Residential market: tenure, vacancy, median rent/value
- Contextual maps

In the interim, CMAP staff will work with City of Aurora staff to define how the data will be presented, including time and geographic comparisons prior to April 21st.

Step 2 (April 21) - Meet with local advisory team:

In the month of April, MPC, CMAP and the City of Aurora will meet with the local advisory team for the NRSA, which is made up of a diverse set of stakeholders, including local business owners, elected officials, and local community organizations. This advisory team will be charged with guiding public outreach, identification of core issues, providing feedback on the structure of the process, and ultimately, leading implementation efforts and may require additional participation from other stakeholders to assist with these tasks. Their work will be informed by the fact that the City of Aurora, due to staff cuts, needs to establish a new working relationship with the NRSA community and key organizations need to take charge of ongoing implementation. MPC and CMAP will support setting that tone and activating that local leadership. This steering committee will be put in place to help identify capacity gaps and opportunities for outside organizations to lead certain tasks moving forward. This first meeting will provide an overview of the CMAP existing conditions and data collection results and an overview of the three-month process, as well as get input from the team on appropriate meeting dates, outreach strategies, and to schedule a follow-up meeting in late April/early May to plan the first meeting.

Step 3 (late May) – First community-wide meeting (3 hrs):

This first public meeting will focus on providing an overview of broader city-wide efforts, key policy opportunities, existing programs and resources, new data as provided by CMAP, and key challenges within the NRSA and with city reduced staff and financial resources. Through keypad polling and other facilitated interactive tools, the audience will be asked to prioritize issues, identify challenges, and discuss solutions.

Key goals include:

- Provide baseline information on existing conditions
- Provide information on existing resources and need for more city, community, non profit partnerships
- Solicit input on key goals, challenges, opportunities
- Promote and lay the groundwork for the next two meetings

Step 4 (Mid-June) – Second public meeting – “Block Exercise” (3 hrs):

The steering committee will meet again on May 19 (this date may need to change depending on when the first meeting is held) prior to the second meeting to assess the outcomes of the first public meeting and plan for the second. As these meetings are progressive, the second meeting will briefly recap on what happened in the first and then will focus on establishing a vision for development. Participants will work with a team of developers and architects, using real sites in the NRSA, to begin to think about what development should look like in the area. Results from this process will include design concepts and financial pro formas. Participants will be asked to think about what they would ask of developers and financial institutions.

Key goals include:

- Recap first meeting for new audience members
- Help to translate the challenges/opportunities highlighted in the first meeting to create vision for commercial corridor real estate development that includes design and financial considerations
- Help residents and businesses understand the “rules and tools” of development

Step 5 (Mid-July) – Final public meeting (3 hrs):

The steering committee will meet again on June 23rd prior to the final meeting to assess the outcomes of the second public meeting and plan for the third. This last meeting will include a panel discussion with developers, lenders and other needed experts who will respond to the concepts that came out of the first and second meetings. From the panel’s feedback, participants will be asked to prioritize development concepts, as well as rank implementation strategies by level of importance. Participants will also be asked to commit to ongoing involvement in particular implementation efforts.

Key goals include:

- Recap first and second meetings for new audience members
- Identify preliminary next steps
- Get feedback from a panel of development and financial experts on community strategies and development concepts

Step 6 (August) - Summary:

This written summary will outline prioritized strategies, analyze and share data results, and summarize development concepts. A final, more polished report will be provided at a later date, but a draft will be provided to inform the City's NRSA amendment.

Next Steps:

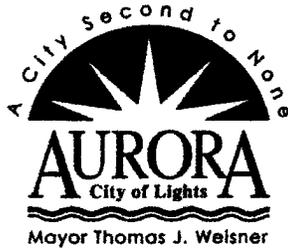
The Metropolitan Planning Council is interested in supporting not only the NRSA implementation efforts, but also the advancement of Aurora's overall downtown redevelopment vision. MPC and CMAP have both been increasingly involved in identifying opportunities in the region to advance efforts to connect investments in housing, economic development, transportation, and the environment. We believe Aurora's downtown revitalization and environmental strategies are exemplary of the opportunities emerging at the federal level to advance sustainable communities. As such, MPC is interested in continuing to work with the City to strategize about how to connect, package and promote these efforts in a way that may be attractive for new federal investment. We look forward to exploring those opportunities further with the City.

Budget:

Metropolitan Planning Council Aurora NRSA Budget	
Staff	\$5,588
Travel	\$319
Publication	\$2,794
Catering/meeting materials	\$798
Total	\$9,500.00

APPENDIX C

Notices and Press Releases for Public Meetings



PRESS RELEASE

July 15, 2010

Contacts: Karen Christensen-Mgr. Neighborhood Redevelopment Division-(630) 264-3054

Dan Barreiro-Chief Community Services Officer-(630) 264-8301

Joanna Trotter-Metropolitan Planning Council-(312) 863-6008

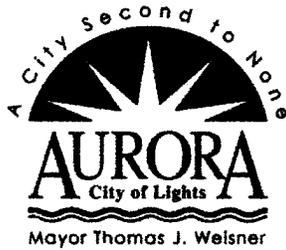
FINAL MEETING ON NEAR EAST SIDE REVITALIZATION IS JULY 22

The third and final meeting at which near east side business owners and residents are invited to provide input into the continued revitalization of their neighborhood is Thursday, July 22, from 6:00-8:00 p.m., at the Fred Rodgers Community Center, 501 College Avenue. It will serve as a wrap-up to the two previous conferences that discussed a vision for the area along with interactive exercises at which participants' ideas were discussed.

The neighborhood, roughly bounded by Lake Street, Liberty Street, North Avenue, and East Avenue, has been designated a Neighborhood Revitalization Strategy Area (NRSA) by the U.S. Department of Housing and Urban Development (HUD) since 1999. The NSRA is a program created by HUD to revitalize distressed community areas and is funded through Community Development Block Grant (CDBG) funds. CDBG provides communities with resources to address a wide range of needs including affordable housing, services to people in need and job creation and retention.

Around 80 residents and business owners have attended the meetings so far. At the kickoff event, they answered questions as to how they want their neighborhood to look, the needs they believe need to be met, and suggestions into its long term future. The City contracted with the Metropolitan Planning Council (MPC) and the Chicago Metropolitan Agency for Planning (CMAP) to assist with garnering the input from residents and businesses in the revitalization area. The answers of all attendees were recorded electronically and were used during the second meeting with an MPC Developer Panel. The members of the panel worked directly with the attendees to explain what was feasible from an economic development point of view including ideas for new housing, retail, and mixed use development.

The meeting on July 22 will prioritize the resident's, business owners' and developers' views and will be integrated into a final plan that will be submitted to HUD in August.



PRESS RELEASE

May 21, 2010

Contact: Karen Christensen, Manager, Neighborhood Redevelopment Division, 630-264-3054
Dan Barreiro, Chief, Community Services Department, 630-264-8301
Joanna Trotter, Metropolitan Planning Council, 312-863-6008

MEETINGS ANNOUNCED FOR INPUT ON NEAR EAST SIDE REVITALIZATION

City officials are hoping business owners and residents on the near east side will attend a series of three upcoming meetings to provide input into the continued revitalization of their neighborhood.

The neighborhood, roughly bounded by Lake Street, Liberty Street, North Avenue, and East Avenue, has been designated a Neighborhood Revitalization Strategy Area (NRSA) by the U.S. Department of Housing and Urban Development since 1999. One consequence of that designation has been the availability of funding to local businesses. The loan program, Section 108,d has led to jobs being created through the establishment or remodeling of a medical building, restaurant, florist, and daycare facility. The city has been working on updating the plan, "To best leverage federal dollars as we go forward in revitalizing the area", according to Karen Christensen, Aurora's Manager of Neighborhood Redevelopment.

The meetings, which will be held June 3, June 29, and July 22, are designed to collect direct feedback from residents and businesses in the area as to how they want their neighborhood to look, the needs they believe need to be met, and suggestions into its long term future. An advisory board consisting of representatives from Waubensee Community College, the Quad County Urban League, East Aurora School District 131, the Aurora Economic Development Commission, Family Focus, Rebuilding Together Aurora, the Aurora Regional and Aurora Hispanic Chambers of Commerce, Aurora Downtown, and Aurora Township has been meeting since January to begin updating the original plan.

Christensen said they have contracted with the Metropolitan Planning Council (MPC) and Chicago Metropolitan Agency for Planning (CMAP) to assist with garnering input from residents and businesses in the revitalization area. She said that ideally, attendees will go to all three meetings as they are meant to build off of one another.

For example, at the first meeting, CMAP will present demographics and census information in the target area and compare it to similar information in the city as a whole. They will then ask a series of questions to attendees as to how they want their neighborhood to look and suggestions for the future. The answers of all attendees will be recorded electronically and used during the second meeting which will feature an MPC Developer Panel. The members of that panel will work directly with residents and business owners to explain what may be feasible from an economic development point of view including ideas for new housing, retail, or mixed use development. The third meeting will be an analysis of the attendees' views along with the ideas of the developers that will be integrated into a final plan that will be submitted to HUD in August.

“Because this area is designated as an NRSA, we may be able to take advantage of other federal programs that will lead to housing and economic redevelopment much like the Section 108 Loan”, said Christensen. “These meetings present excellent opportunities for those who live and work in the neighborhood to have a stake in its future.”

All of the meetings will be from 6-8 p.m. at the Fred Rodgers Community Center, 501 College Av., Room 315.

¡Ayúdenos a mejorar el futuro de la comunidad en el este de Aurora!

Hemos recibido numerosos comentarios y sugerencias sobre la comunidad en el este de Aurora y ahora es tiempo para seguir planeando lo siguiente.

¡El 22 de julio presentaremos las opiniones que recibimos de los residentes y escucharemos las opiniones de los expertos!

Los cuales hablaran sobre:

Desarrollo domestico

Desarrollo comercial

Transporte e ingeniera civil

Financiamientos para lugares públicos

Trabajos y retención

Desarrollo económico

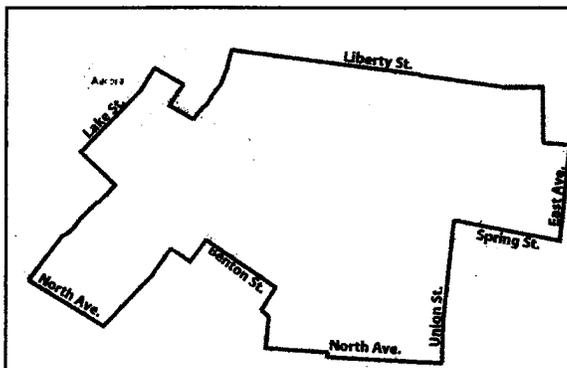
Detalles para la junta

Jueves, 22 de Julio

6:00-8:00 pm

Centro Comunitario de Fred Rogers, 501 College Avenue, Salón 315

Todos están invitados. No es necesario registrarse.



Questions?

Call 630-264-3060 (English: Karen Christensen; Spanish: Liz DeLeon)



Metropolitan **Planning Council**



Chicago Metropolitan
Agency for Planning

Help shape the future of Aurora's Near East Side!

We've gotten great input about the Near East Side, now it's time to help us plan what happens next!

On July 22nd, we'll share what we heard - and hear what the experts have to say!

Here'll be talking about:

Housing Development

Commercial Development

Transportation Planning and Engineering

Public Facilities and Finance

Job Creation

Workforce Development

Economic Development

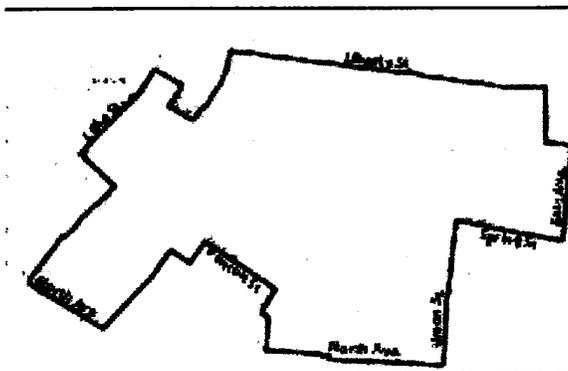
When & Where:

Thursday, July 22

6:00-8:00 pm

Fred Rodgers Community Center, 501 College Avenue, Room 315

All are welcome. No registration is necessary.



Questions?

Call 630-264-3060 (English: Karen Christensen; Spanish: Liz DeLeon)



Metropolitan Planning Council



Chicago Metropolitan
Agency for Planning

Ayúdenos a mejorar el futuro de la comunidad en el este de Aurora!

Díganos que opina!

Ayuda a los dirigentes de la ciudad de Aurora y comunidades vecinas a fortalecer su futuro.

Quieres:

- más opciones habitacionales?
- mejores comercio local?
- calles limpias?
- mejores parques?
- mejor transporte público?

Acerca de las juntas

Primer Paso – La Visión

Jueves, 3 de Junio

6:00-8:00 pm

Como desearía que fuera su comunidad?

Segundo Paso – Ejercicio Interactivo

Martes, 29 de Junio

6:00-8:00 pm

Diseña una imagen del futuro!

Tercer Paso - Conclusión

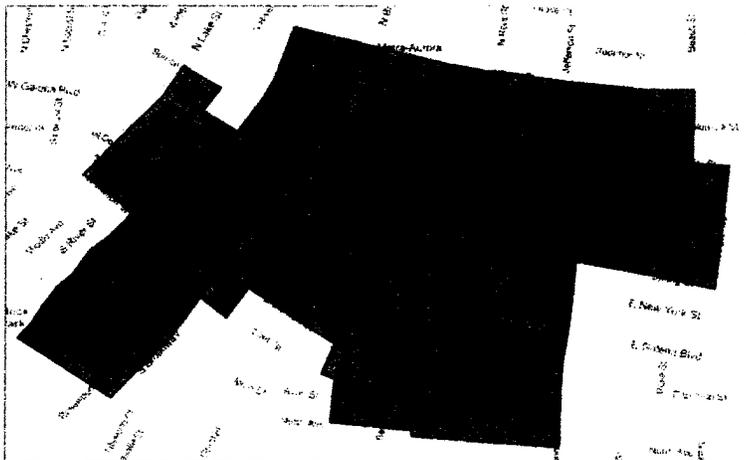
Jueves, 22 de Julio

6:00-8:00 pm

Cuales son sus prioridades para la comunidad?

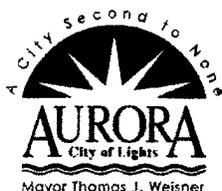
Todas las juntas tomaran lugar en el Centro Comunitario de Fred Rodgers, 501 College Avenue, Salón 315

Todos están invitados. No es necesario registrarse. Se recomienda asistir a todas las juntas!



Preguntas?

Llame al 630-264-3060, Liz DeLeon (español)



From: Ferrelli, Dan
Sent: Monday, June 21, 2010 12:48 PM
To: Ferrelli, Dan
Subject: NEWS RELEASE-SECOND MEETING ON NEAR EAST SIDE REVITALIZATION IS JUNE 29
Attachments: NRSA 2 RELEASE-KEYPAD RESULTS.xlsx



PRESS RELEASE

June 21, 2010

Contacts: Karen Christensen-Mgr. Neighborhood Redevelopment Division-(630) 264-3054
Dan Barreiro-Chief Community Services Officer-(630) 264-8301
Joanna Trotter-Metropolitan Planning Council-(312) 863-6008

SECOND MEETING ON NEAR EAST SIDE REVITALIZATION IS JUNE 29

The second in a series of three meetings at which near east side business owners and residents are invited to provide input into the continued revitalization of their neighborhood is Tuesday, June 29, from 6:00-8:00 p.m., at the Fred Rodgers Community Center, 501 College Avenue.

The neighborhood, roughly bounded by Lake Street, Liberty Street, North Avenue, and East Avenue, has been designated a Neighborhood Revitalization Strategy Area (NRSA) by the U.S. Department of Housing and Urban Development (HUD) since 1999. The NSRA is a program created by HUD to revitalize distressed community areas and is funded through Community Development Block Grant (CDBG) funds. CDBG provides communities with resources to address a wide range of needs including affordable housing, services to people in need and job creation and retention.

Approximately 50 people attended the kickoff meeting on June 3 and answered questions as to how they want their neighborhood to look, the needs they believe need to be met, and suggestions into its long term future. The City contracted with the Metropolitan Planning Council (MPC) and the Chicago Metropolitan Agency for Planning (CMAP) to assist with garnering the input from residents and businesses in the revitalization area. The answers of all attendees were recorded electronically and will be used during the second meeting with an MPC Developer Panel. **(See attachment for complete information gathered at first meeting)** The members of the developer panel will work directly with residents and business owners to explain what may be feasible from an economic development point of view including ideas for new housing, retail, or mixed use development.

A The third meeting on July 22 will be an analysis of the attendees' views along with the ideas of the developers that will be integrated into a final plan that will be submitted to HUD in August.

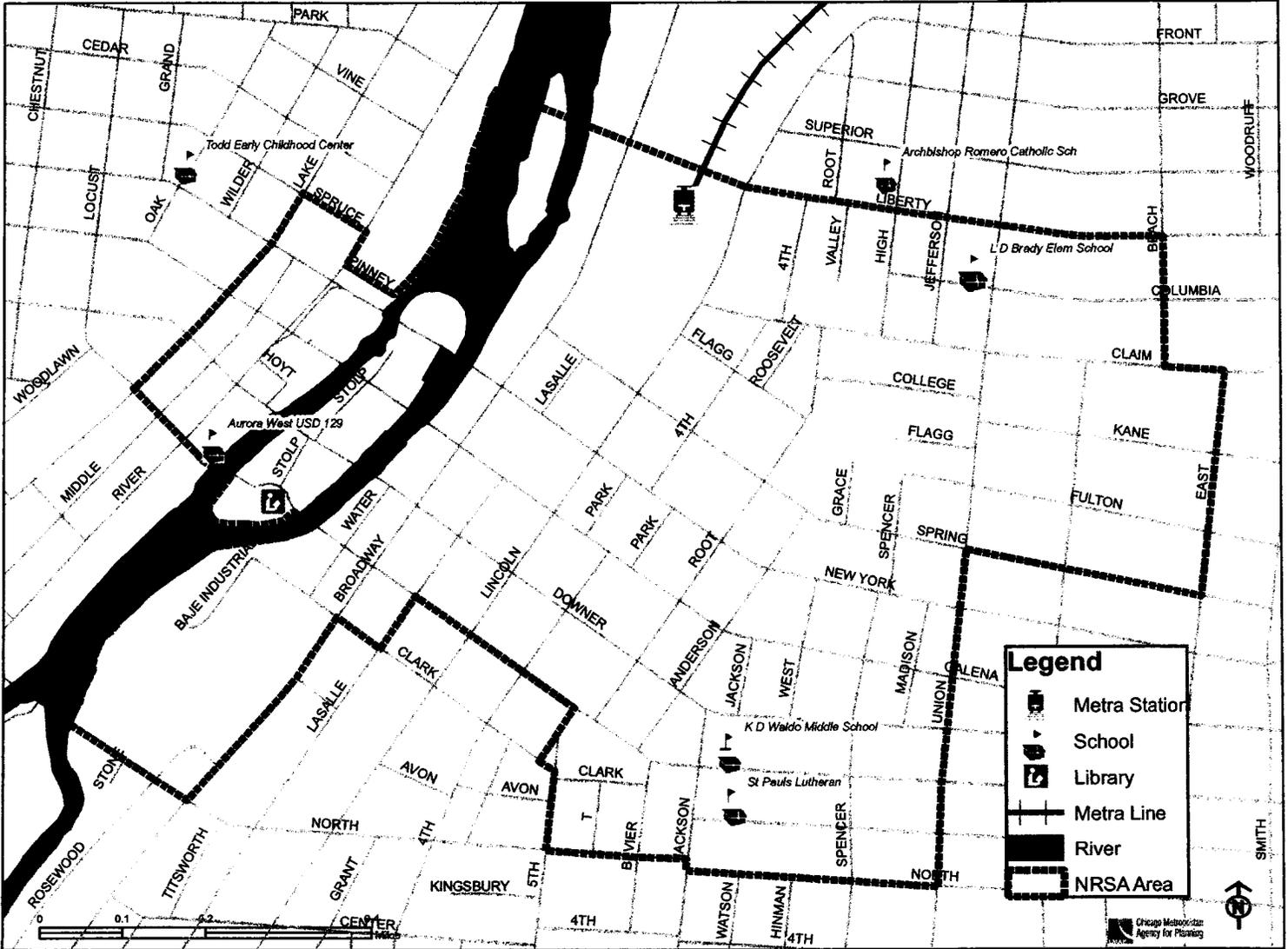
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APPENDIX D

Maps, Neighborhood and Demographic Data Prepared by the Chicago Metropolitan Agency for Planning

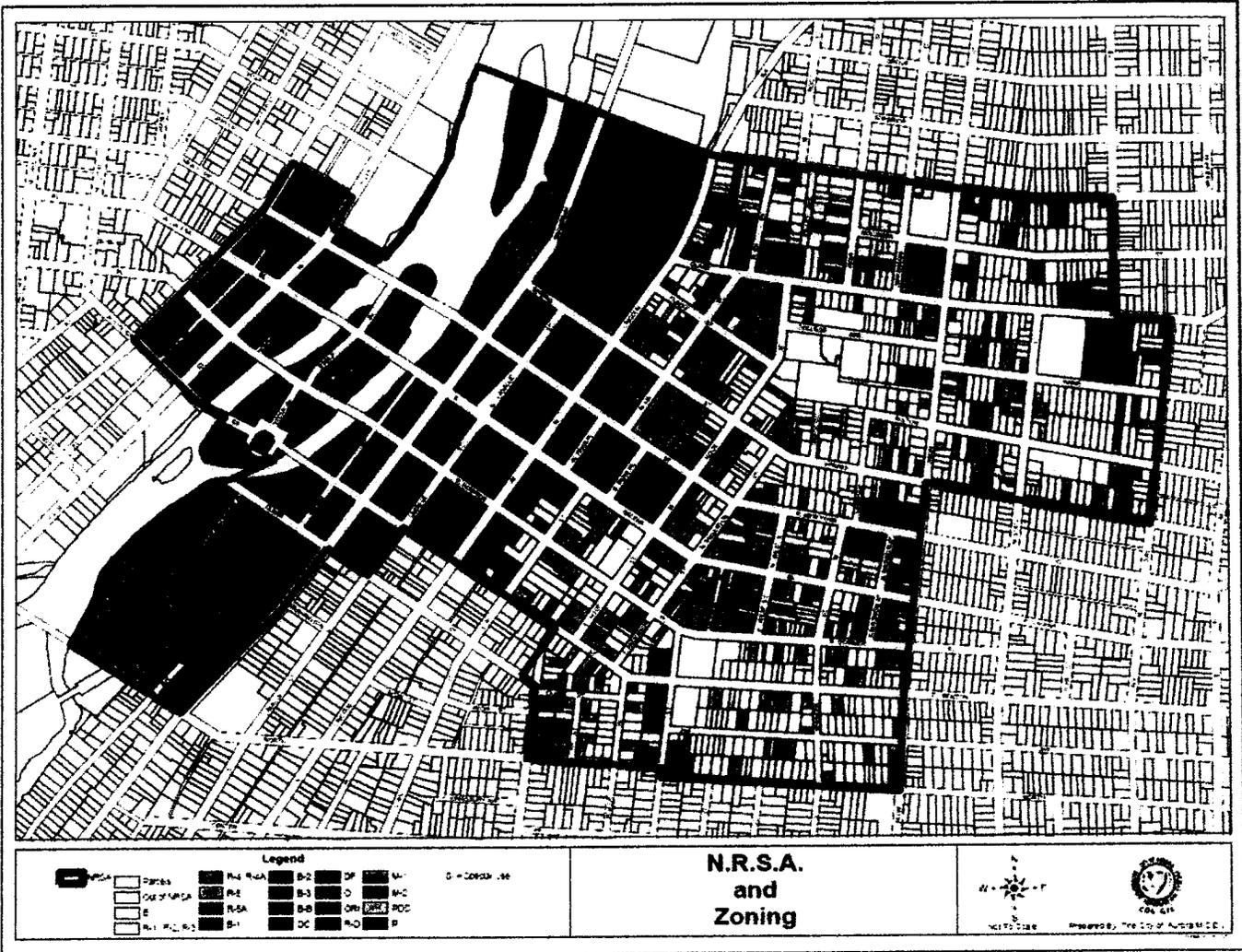
- NRSA Project Area (base map)
- NRSA Zoning Map
- Snapshot of Existing Conditions in NRSA
- Distribution of Hispanics by Census Block
- Population Distribution by Census Block
- Renter vs Owner-Occupied Housing by Census Block
- Concentration of Housing Units by Census Block

City of Aurora: N.S.R.A Project Area



Legend

-  Metra Station
-  School
-  Library
-  Metra Line
-  River
-  NRSR Area



Legend

	City of N.R.S.A.		R-4 R-CA		B-2		DP		M-1		C-1		S - Commercial
	City of N.R.S.A.		R-2		B-3		O		M-2		R-OC		
	E		R-5A		B-6		DR		P-OC		P		
	R-1 R-2 B-1		B-1		DC		R-O						

**N.R.S.A.
and
Zoning**



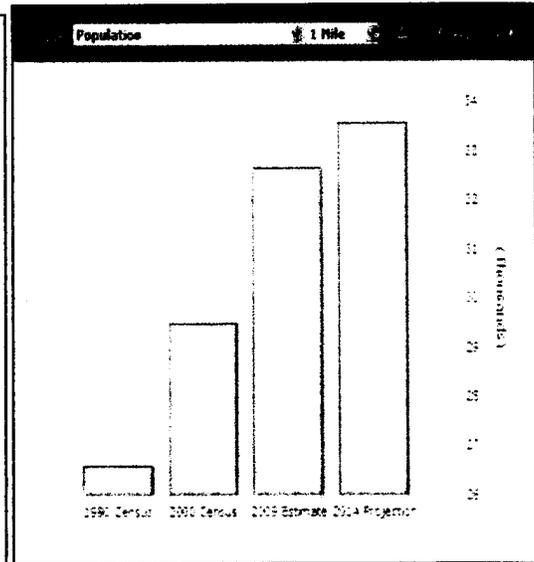
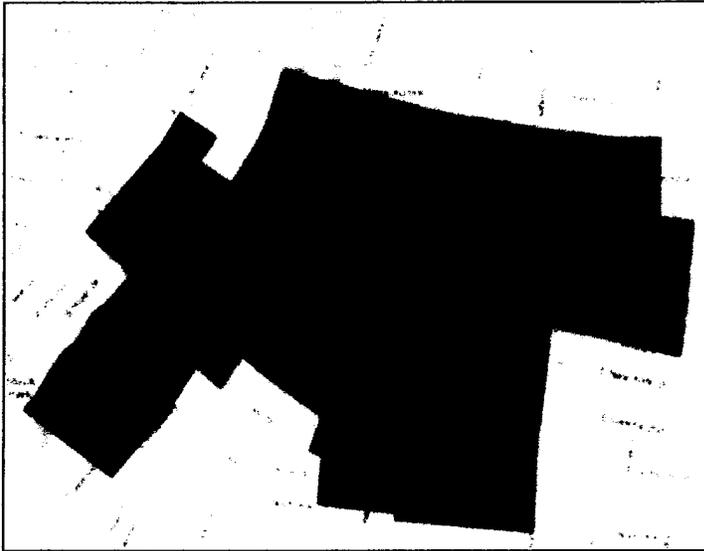
 N 0° 0' 0" E
 1:50,000
 Prepared by: The City of N.R.S.A.

Neighborhood Revitalization Strategy Area (NRSA)

Snapshot of Existing Condition

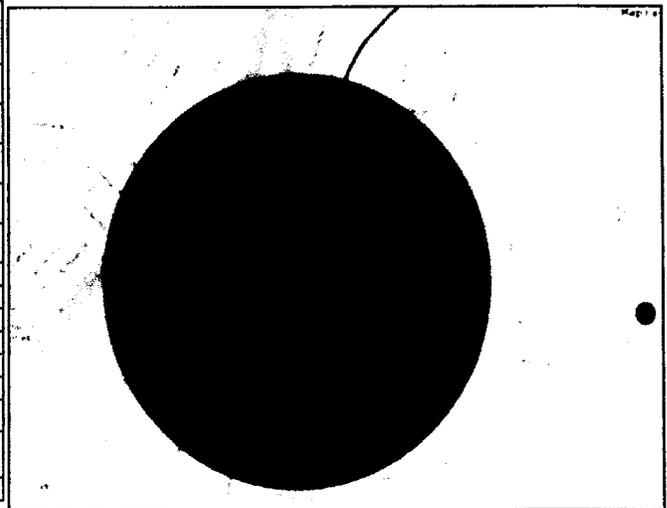
By Sef Okoth

Chicago Metropolitan Agency for Planning (CMAP)



Revitalization Area

POPULATION	1 Mile	3 Mile	5 Mile
2009 Total population	32,675	125,979	243,284
Pop Growth 2009-2014	2.70%	5.7%	11.40%
Per Capita Income	\$14,286	\$20,199	\$29,481
Average Age	29.40	31.70	32.10
HOUSEHOLDS			
2009 Total Households	8,575	38,971	80,198
HH Growth 2009-2014	2.20%	5.90%	11.60%
Median Household Income	\$46,628	\$56,111	\$73,829
Average Household Size	3.74	3.19	3.01
Avg. Vehicles per Household	1.60	1.70	1.8
Average travel time to work	25 min	26 min	30 min
HOUSING			
Median Housing Value	\$149,819	\$173,479	\$229,218
Median Year Built	1944	1965	1988



1 mile radius



Chicago Metropolitan Agency for Planning

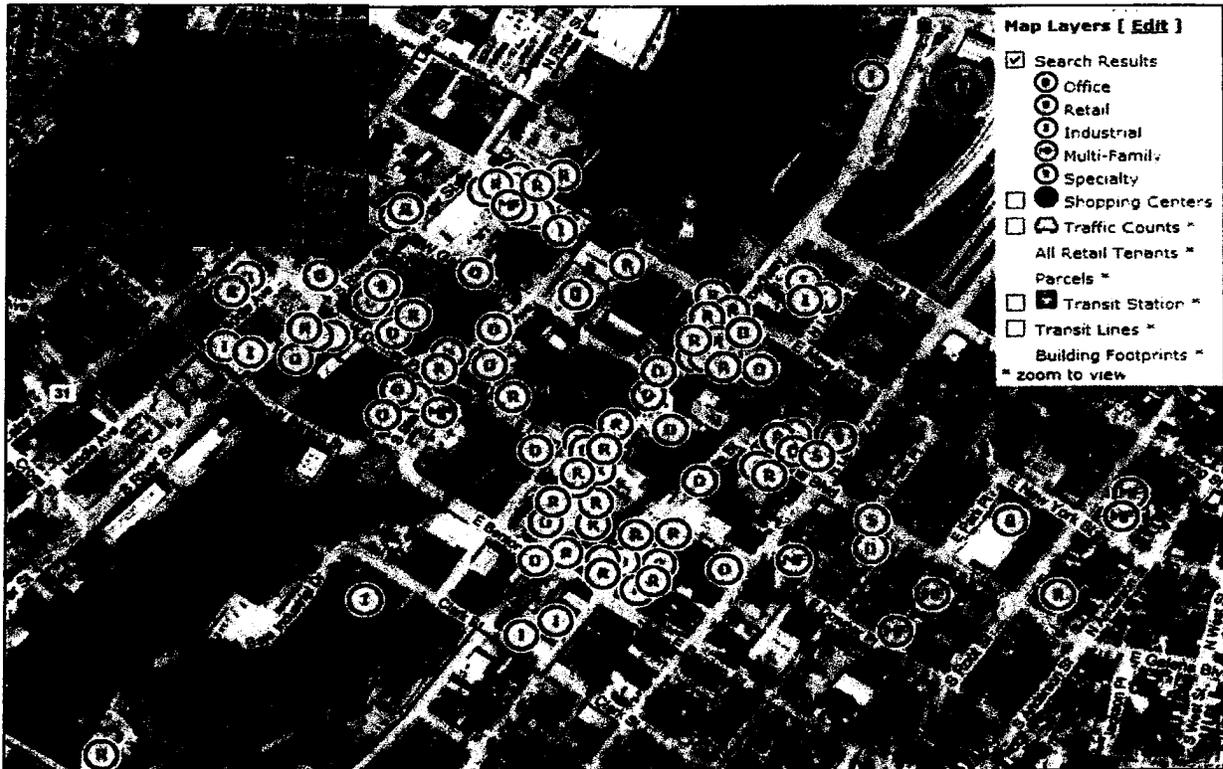
Demographics and Income Levels

Category	1 Mile	3 Miles	5 Miles
Population:			
2014 Projection	33,568	133,111	271,082
2009 Estimate	32,675	125,979	243,284
2000 Census	29,499	107,536	186,125
Growth 2009-2014	2.70%	5.70%	11.40%
Growth 2000-2009	10.80%	17.20%	30.70%
2009 Population By Hispanic Origin:	25,180	68,478	84,296
2009 Population by Race:			
White	16,244	72,533	165,517
Black or African American	2,658	15,163	23,039
American Indian and Alaska Native	179	585	840
Asian	112	1,669	8,969
Native Hawaiian and Pacific Islanders	7	52	95
Other Race	12,073	31,386	37,177
Two or More Races	1,402	4,591	7,645
2009 Households:			
2014 Projection	8,763	41,268	89,520
2009 Estimate	8,575	38,971	80,198
2000 Census	8,010	33,611	61,835
Growth 2009-2014	2.20%	5.90%	11.60%
Growth 2000-2009	7.10%	15.90%	29.70%
Owner Occupied	4,058	24,692	58,239
Renter Occupied	4,517	14,279	21,959
2009 Avg Household Income	\$53,014	\$64,421	\$89,007
2009 Med Household Income	\$46,628	\$56,111	\$73,829
2009 Per Capita Income	\$14,286	\$20,199	\$29,481
2009 Households by Household Inc:			
Income Less than \$15,000	1,050	3,428	4,532
Income \$15,000 - \$24,999	978	3,364	4,543
Income \$25,000 - \$34,999	1,086	3,881	5,461
Income \$35,000 - \$49,999	1,445	5,990	9,406
Income \$50,000 - \$74,999	2,102	9,333	16,779
Income \$75,000 - \$99,999	1,240	7,600	15,878
Income \$100,000 - \$149,999	529	3,913	14,383
Income \$150,000 - \$249,999	118	1,229	7,227
Income \$250,000 - \$499,999	21	187	1,610
Income \$500,000 or more	5	45	380

Annual Consumer Spending

Category	1992	1993	1994	1995	1996	1997
Aggregate of Restaurants						
Total Specified Consumer Spending	152,117	1,172,849	1,861,717	1,500,512	1,412,942	1,487,161
Apparel:						
Total Apparel	7,129	19,582	27,313	4,411	9,871	14,177
Women's Apparel	1,375	19,012	51,998	1,488	19,844	58,675
Men's Apparel	1,100	14,011	21,790	2,227	11,172	18,186
Girl's Apparel	824	4,457	12,006	851	4,632	13,125
Boys' Apparel	531	2,587	6,501	754	3,747	11,141
Infant Apparel	786	1,711	9,890	701	3,973	19,380
Footwear and Accessories	1,402	7,802	17,801	1,197	7,844	17,111
Other Apparel Prod/Services	1,306	6,283	16,598	1,349	6,558	17,421
Entertainment:						
Total Entertainment	1,176	11,991	48,587	21,161	126,444	167,751
Sports and Recreation	973	5,432	15,935	1,906	5,970	16,725
Toys, Books, and Household Equipment	714	41,001	134,011	7,475	44,406	134,011
Reading Materials	973	5,530	15,660	1,005	5,772	16,437
Music	111	6,028	16,981	1,775	18,994	40,578
Photographic Equipment	330	1,754	5,023	741	1,831	5,272
Food at Home:						
Total Food At Home	11,141	110,481	207,135	121	117,614	111,134
Cereal Products	1,340	7,002	19,013	1,385	7,308	19,955
Breads & Pastries	714	14,411	21,214	755	11,111	41,111
Seafood	1,126	5,876	16,024	1,163	6,132	14,812
Meats and Poultry	1,126	5,876	16,024	1,163	6,132	14,812
Dairy Products	3,444	18,159	49,611	3,559	18,954	52,971
Other Food Products	1,631	13,957	36,268	1,631	14,959	31,136
Food Away From Home:						
Total Food Away From Home	2,877	110,481	111,267	21,991	117,598	111,134
Breakfast and Brunch	1,114	19,992	29,472	2,205	13,481	39,974
Lunch	1,114	19,992	29,472	2,205	13,481	39,974
Dinner	6,651	37,741	105,493	7,142	79,793	110,657
Snacks and Light Alcohol Bev.	1,562	8,756	46,812	2,443	9,107	20,729
Alcoholic Beverages:						
Total Alcoholic Beverages	3,831	20,940	58,507	3,958	21,857	61,408
Total Alcoholic Bev. at Home	2,253	12,109	33,790	2,328	12,639	35,465
Total Alcoholic Bev. away from Home	1,577	8,831	24,717	1,630	9,217	25,943
Furniture and Appliance:						
Total Furniture and Appliances	24,016	132,452	381,799	24,815	138,250	400,729
Bedroom Furniture	1,534	8,080	22,864	1,585	8,434	23,997
Living Room Furniture	2,149	11,745	33,863	2,220	12,260	35,542
Other Living & Family Room Furniture	549	3,123	9,352	567	3,260	9,816
Other Furniture	208	1,215	3,651	215	1,268	3,832
Major Appliances	1,888	10,567	30,412	1,951	11,030	31,920
Small Appliances	5,011	27,571	79,259	5,178	28,777	83,189
Misc Household Equipment	12,677	70,151	202,398	13,099	73,222	212,433
Transportation and Maintenance:						
Total Transportation and Maintenance	126,310	681,635	1,910,282	130,515	711,473	2,004,995
New Autos/Trucks/Vans	16,489	92,624	269,800	17,038	96,678	283,177
Used Vehicles	15,116	77,684	211,550	15,620	81,085	222,039
RVs and Boats	1,467	8,746	26,458	1,516	9,129	27,770
Gasoline	17,664	94,936	262,274	18,252	99,091	275,278
Diesel Fuel	294	1,588	4,540	304	1,658	4,766
Automotive Maintenance/Repair	6,208	33,426	92,822	6,415	34,889	97,424
Transportation	69,071	372,631	1,042,836	71,371	388,943	1,094,541
Health Care:						
Total Health Care	9,613	54,826	159,531	9,933	57,226	161,143
Medical Services	5,815	32,474	91,446	6,009	33,895	95,980
Prescription Drugs	2,895	17,216	47,697	2,991	17,970	50,062
Medical Supplies	902	5,136	14,388	932	5,361	15,102
Education and Day Care:						
Total Education and Day Care	16,836	99,675	295,114	17,396	104,038	309,746
Education	7,438	43,699	128,151	7,686	45,612	134,505
Room and Board	653	4,163	13,011	675	4,345	13,656
Tuition/School Supplies	6,601	39,035	114,549	6,821	40,743	120,228
Day Care	2,144	12,778	39,403	2,215	13,338	41,357

Real Estate Market Analysis

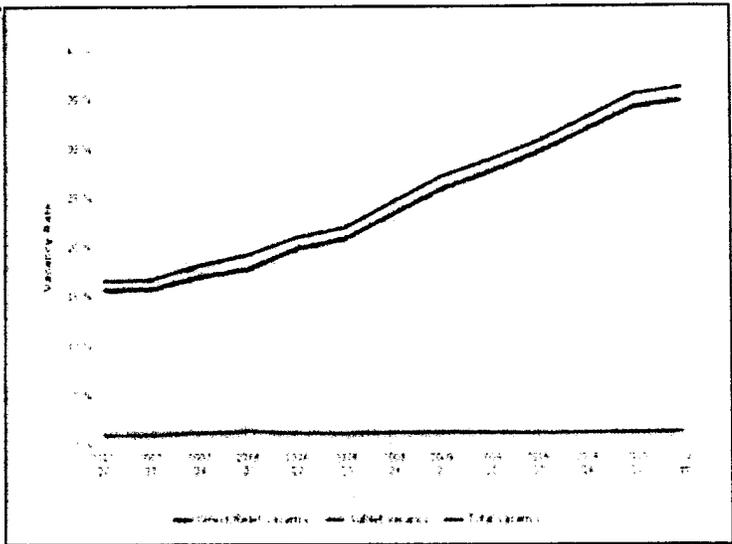


Listed properties in NRSA Area: Commercial properties ((Retail, Industrial, Office, Flex, & Multi-Family))

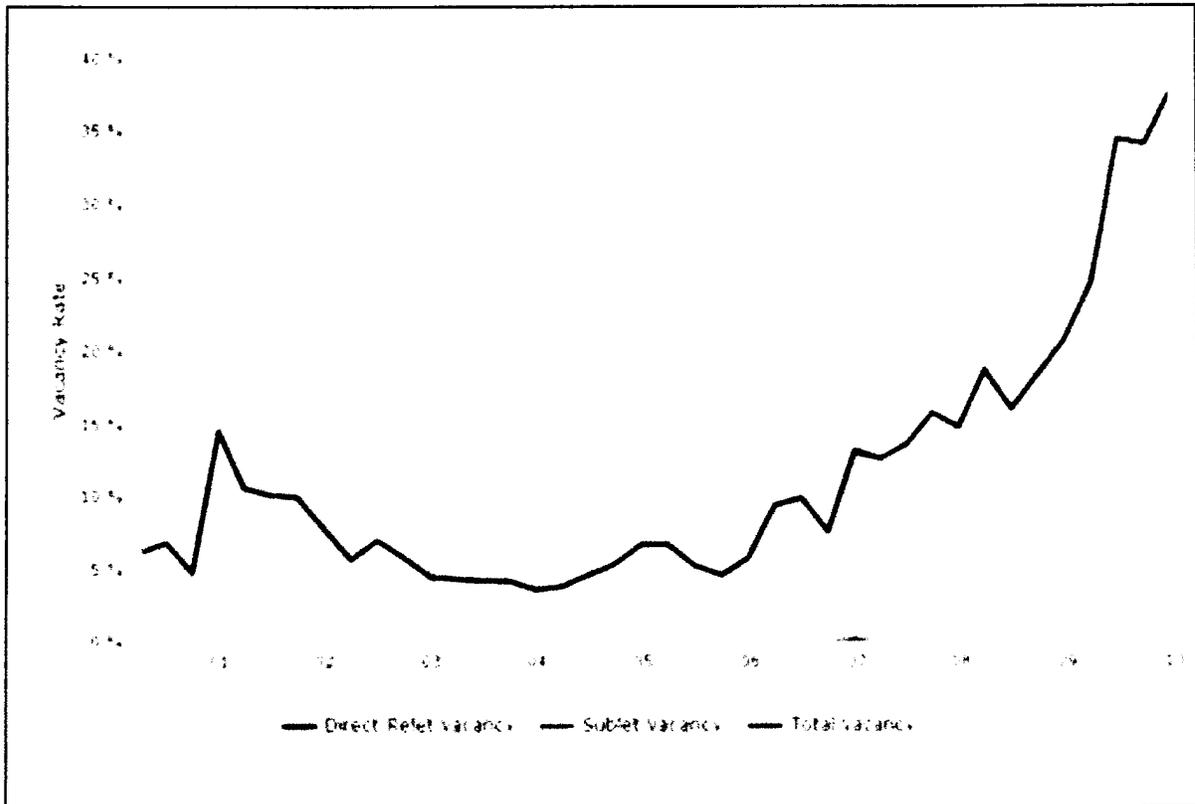
Overview						export			
	9,909		36.2 %				(15,790,766)		
	476,891,164		67.8 %				4,878,751		
	36.1		47.1 %				39		
Nonresidential	Value	Count	Value	Count	Value	Count	Value		
Net Absorption	18,790,766		16,221,929		4,260,513		6,719,432		
Gross Absorption	12,178,720		35,231,331		4,358,790		9,796,954		
Leasing Activity	4,078,781		11,159,421		1,160,410		4,418,971		
Deliveries	39		120		20		28		
Vacant	Value	%	Value	%	Value	%	Value		
Vacant	166,183,463	34.8 %	5,430,062	1.1 %	170,551,545	36.0 %			
Vacant Available	157,570,185	33.0 %	6,314,925	1.3 %	163,895,110	34.4 %			
Available	114,427,667	24.1 %	12,308,973	2.6 %	128,703,289	27.1 %			
Asking Price	# of Prop	Avg	Range	# of Prop	Avg	Range	# of Prop	Avg	Range
- Elec & Clear	1	\$15.37	\$14.00-\$16.00	0	-	-	3	\$15.37	\$14.00-\$16.00
Double Net	7	\$18.36	\$10.00-\$25.00	0	-	-	7	\$18.36	\$10.00-\$25.00
Full Service Gross	418	\$9.51	\$1.00-\$10.00	27	\$6.31	\$1.75-\$15.00	445	\$8.91	\$1.20-\$13.00
Industrial Gross	1,206	\$4.67	\$0.99-\$29.50	24	\$4.71	\$1.99-\$12.86	1,230	\$4.67	\$0.99-\$29.50
Modified Gross	2,121	\$7.94	\$1.00-\$10.00	19	\$6.80	\$4.00-\$15.00	2,140	\$7.96	\$1.00-\$10.00
Negotiable	5,454	\$21.93	\$1.66-\$47.00	95	\$46.50	\$46.50	5,549	\$22.05	\$1.66-\$47.00
Net	1,348	\$5.95	\$0.99-\$20.00	10	\$4.11	\$0.99-\$45.13	1,358	\$5.68	\$0.99-\$20.00
Plus All Utilities	378	\$7.30	\$1.20-\$15.11	5	\$13.22	\$10.50-\$18.00	383	\$7.32	\$1.20-\$15.11
Plus Cleaning	1	\$19.90	\$9.50-\$19.90	1	-	-	1	\$19.90	\$9.50-\$19.90
Plus Electric	118	\$4.53	\$1.50-\$31.20	14	\$14.57	\$4.61-\$50.80	132	\$6.20	\$1.50-\$50.80
TSC	358	\$11.40	\$2.00-\$12.00	5	-	-	363	\$11.40	\$2.00-\$12.00
Tenant Electric	15	\$3.89	\$1.50-\$24.48	0	-	-	15	\$3.89	\$1.50-\$24.48
Triple Net	7,734	\$5.70	\$0.25-\$400.00	121	\$7.40	\$0.61-\$65.57	7,855	\$5.64	\$0.25-\$400.00
Utilities & Char	1	\$7.50	\$7.50	0	-	-	1	\$7.50	\$7.50

Vacancy for Commercial Properties

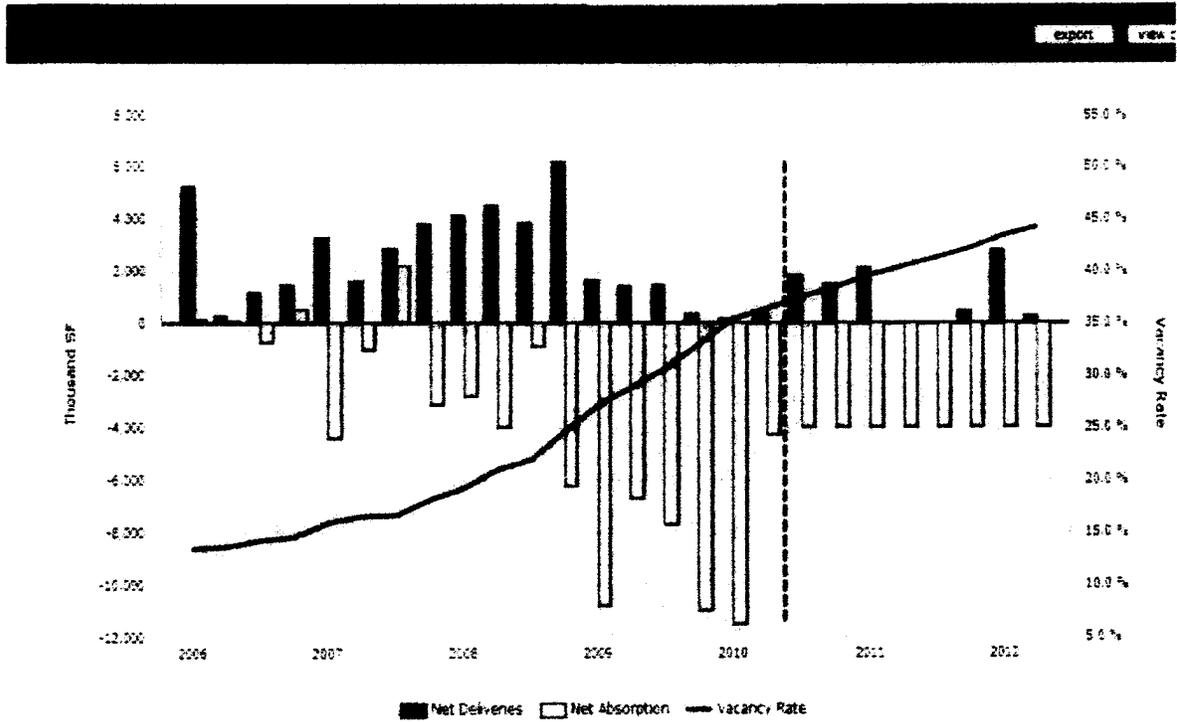
occupancy		
Properties:	10,702	
Existing:	9,909 of 10,604	
Spaces:	18,444	
Existing RBA:	476,891,164	
Vacant:	172,551,545	36 %
Occupied:	304,339,619	64 %
Leased:	319,320,979	67 %
availability		
Vacant Avail:	163,885,110	34 %
Total Avail:	225,703,289	47 %
Direct Avail:	214,437,867	45 %
Sublet Avail:	10,308,073	2 %
Average Time:	19.0 Months	
leasing activity		
Leasing YTD:	4,078,751	1 %
Net Abs YTD:	(15,790,766)	(3 %)
direct triple rent		
Whse Range:	\$0.49-\$26.89/yr	
Whse Avg:	\$4.21/yr	



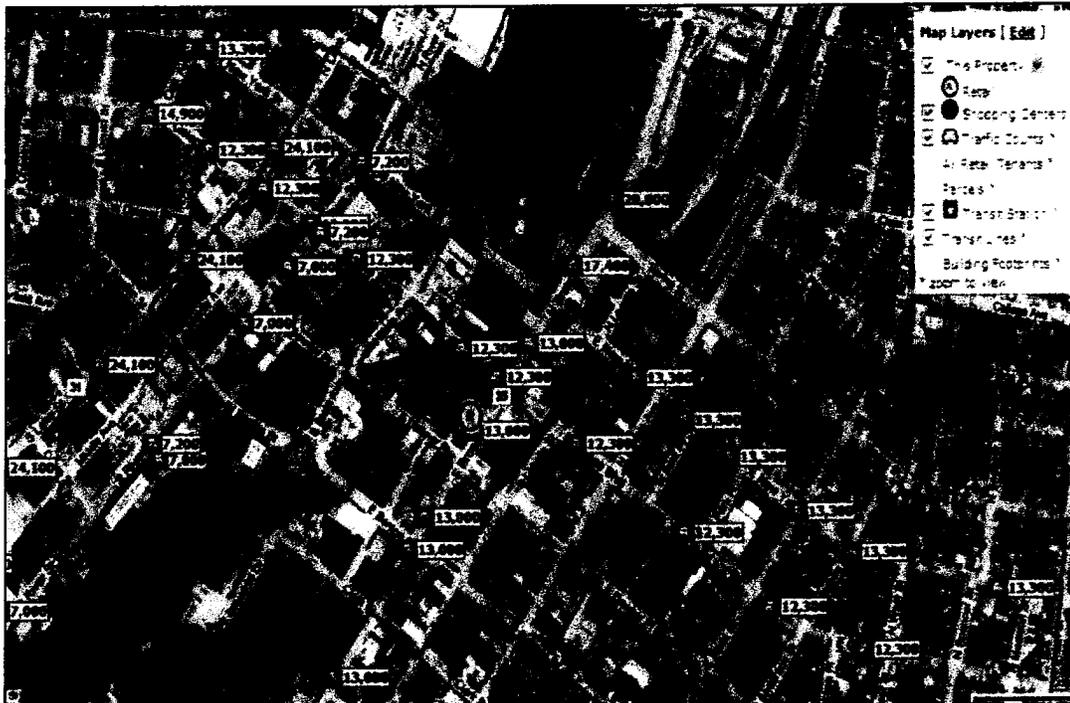
Source: Costar Inc, May 2010



Deliveries, Absorption and Vacancy Rates



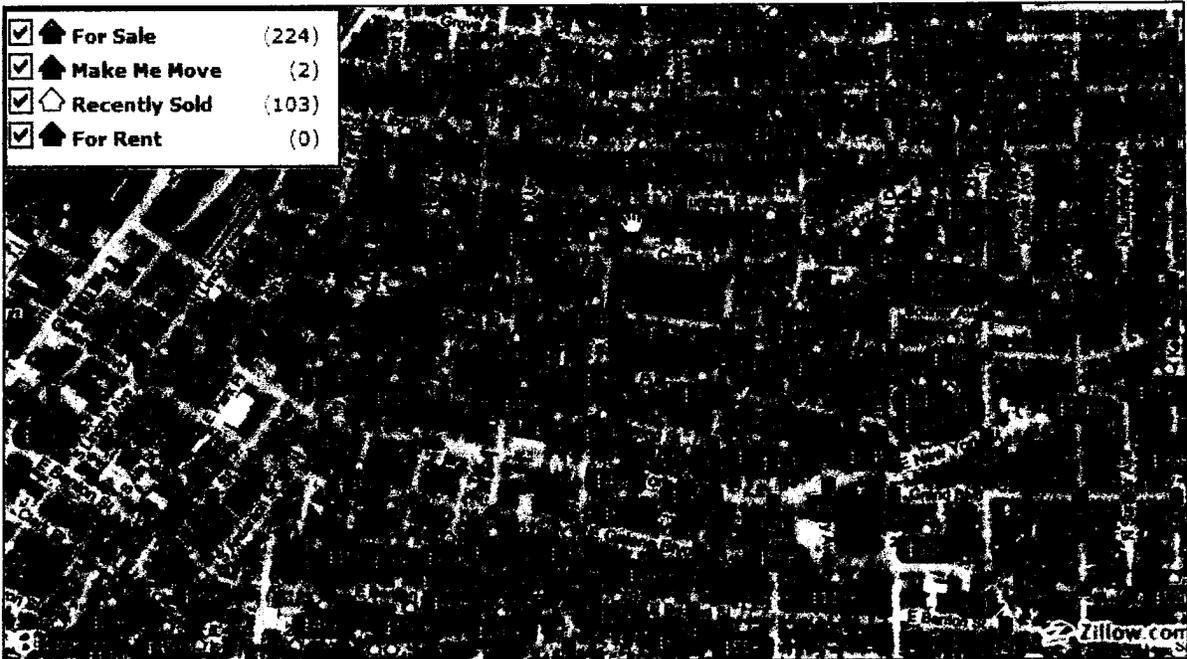
Traffic Volumes



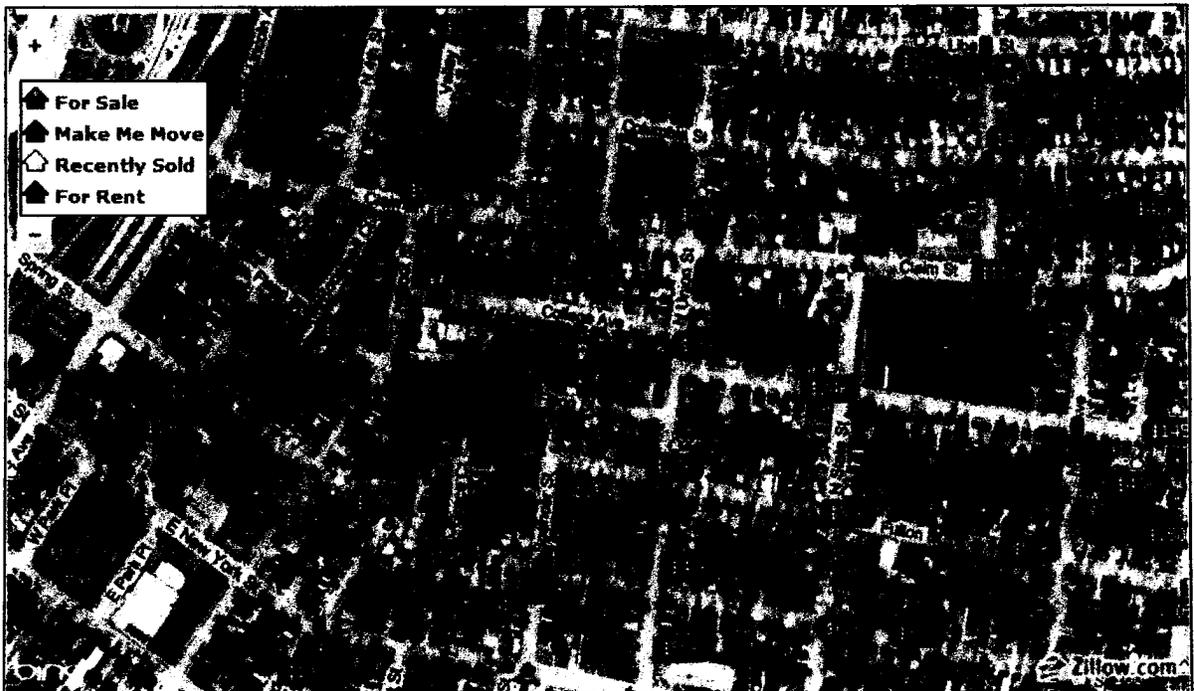
Residential Housing Market

Average sale price for recently sold residential property is \$59,000.

72% of the recent sales are foreclosure properties. Only 28% are For Sale by an agent



Estimated Housing Values in NRSA Area



Declining Residential Property Values

111 N Union St

Aurora, IL 60505

Recently Sold: \$45,000

Monthly payment: \$189

GOING DIRECT Mortgages Get Started

Zestimate: \$110,000

Property type: Single Family

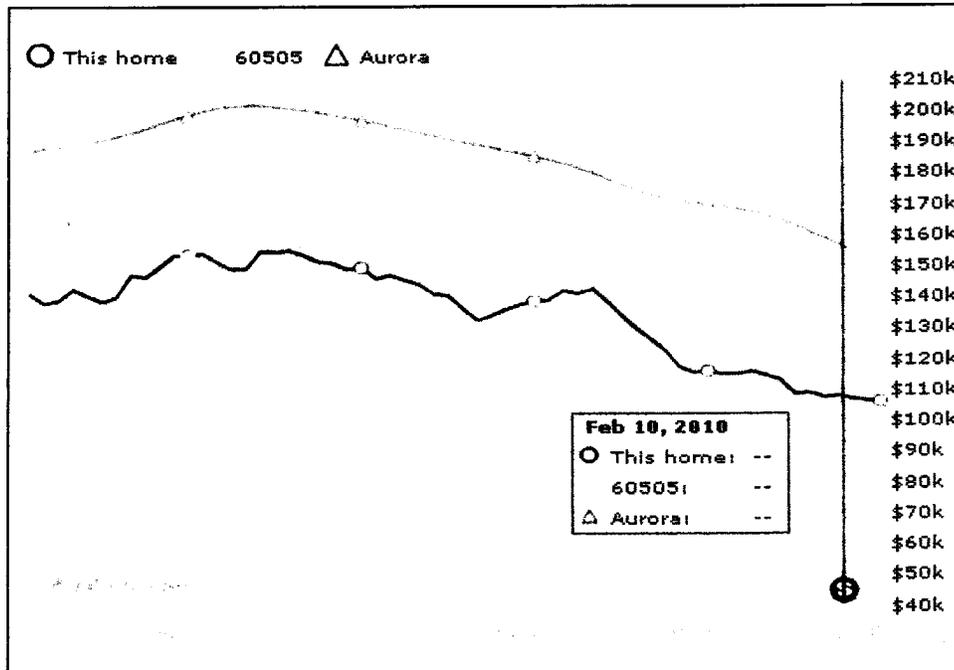
Bedrooms: 3

Bathrooms: 1

Sqft: 1,500

Lot size: 0.15

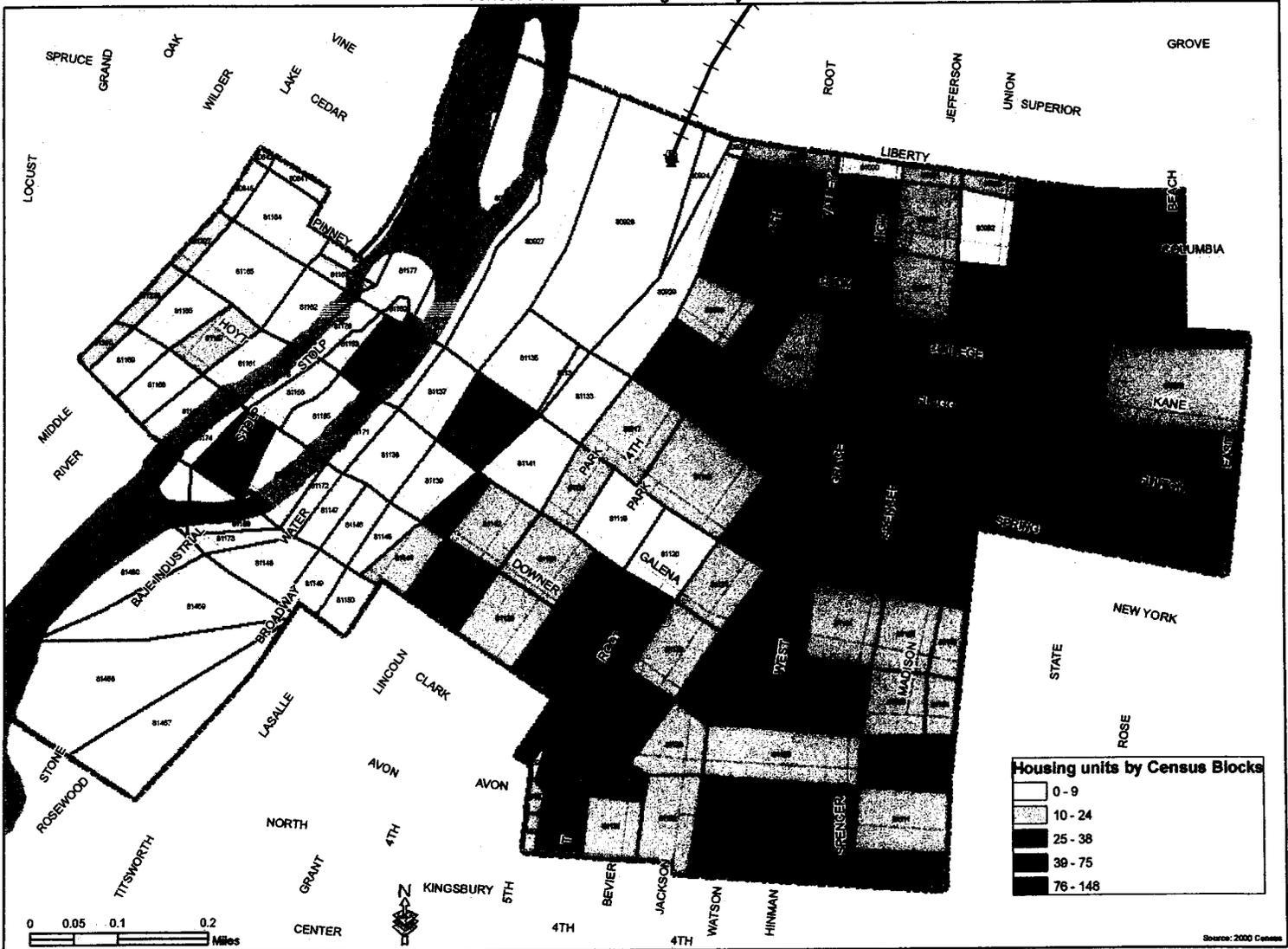
Year built: 1920



City of Aurora N.R.S.A
 Distribution of Hispanics by Census Blocks



City of Aurora N.R.S.A
 Concentration of Housing Units by Census Blocks



APPENDIX E

Commercial Data

Prepared by the Chicago Metropolitan Agency for Planning

- NRSA Businesses by Code
- Local Business Establishments
- Professional Business Establishments
- Retail Leakage for NRSA
- Retail Leakage for 1-3-5 miles of NRSA

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
5	Proactive Software, Inc.	8 E Galena Blvd Ste 305	60506	541512 - Computer Systems Design Services
9	Margarita Marchan-Mankus	64 E Downer Pl Ste 1	60505	541110 - Offices of Lawyers
15	The Robert Crown Center For Health Education	501 College Ave	60505	611699 - All Other Miscellaneous Schools and Instruction
33	Sunroc	5 W Downer Pl	60506	454390 - Other Direct Selling Establishments
53	Muddy Duck Inn	1 S Stolp Ave	60506	721191 - Bed-and-Breakfast Inns
66	Eyeland Optical	29 E Downer Pl	60505	446130 - Optical Goods Stores
68	Chapa Income Tax & Accounting	220 E Galena Blvd	60505	541219 - Other Accounting Services
70	Speers, Reuland, and Cibulskis P.C.	54 W Downer Pl	60506	541110 - Offices of Lawyers
79	S.G. Sumner Company	81 S La Salle St	60505	238220 - Plumbing, Heating and Air-Conditioning Contractors
88	United Way of The Aurora Area	111 W Downer Pl Ste 308	60506	624190 - Other Individual and Family Services
89	Chek Lab Inc	208 E Benton St	60505	424310 - Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers
91	FM Graphic Impressions Inc	84 S La Salle St	60505	323119 - Other Commercial Printing
103	Stillman Co	323 E Galena Blvd	60505	325620 - Toilet Preparation Manufacturing
110	Macfee Manufacturing Company	323 E Galena Blvd	60505	325620 - Toilet Preparation Manufacturing
141	Old Second National Bank of Aurora	37 S River St	60506	522110 - Commercial Banking
145	Expressway Stop Inc	444 E New York St	60505	447190 - Other Gasoline Stations
146	Greyhound Lines, Inc.	233 N Broadway	60505	488999 - All Other Support Activities for Transportation
158	From The Wire	233 N Broadway	60505	451220 - Pre-recorded Tape, Compact Disc and Record Stores
164	Legal EZ Forms & Translations	17 N Broadway	60505	541930 - Translation and Interpretation Services
165	Eyeland Optical	26 E Downer Pl	60505	446130 - Optical Goods Stores
166	The Little Place Store	590 E Galena Blvd	60505	453998 - All Other Miscellaneous Store Retailers (except Tobacco Stores)
169	News From The Wire	1 N Broadway	60505	511110 - Newspaper Publishers
174	Culver Properties LLC	2 S Broadway Ste 43	60505	531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)
189	Fox River Valley Center For Independent Living	105 E Galena Blvd Ste 500	60505	623312 - Homes for the Elderly
196	Keith A Johnson	54 W Downer Pl	60506	541110 - Offices of Lawyers
202	Zc Realtor	30 S Stolp Ave	60506	531210 - Offices of Real Estate Agents and Brokers
211	Seida Spa Salon LLC	220 E Galena Blvd	60505	713940 - Fitness and Recreational Sports Centers
219	Celia's Fashions	620 E New York St	60505	452111 - Department Stores
232	Bella Jewelry	23 N Broadway	60505	448310 - Jewelry Stores
238	Silver Mortgage Bancorp Inc	613 E New York St	60505	522390 - Other Activities Related to Credit Intermediation
250	The Martini Room	29 W New York St Ste 2	60506	722410 - Drinking Places (Alcoholic Beverages)
254	Gremmen Musician Services	130 W Downer Pl	60506	541990 - All Other Professional, Scientific, and Technical Services
261	Floreria Mexico	14 N Union St	60505	453110 - Florists
262	Order Express	22 and A Half N Union St	60505	523130 - Commodity Contracts Dealing
271	W S Maint	44 E Downer Pl	60505	561720 - Janitorial Services
274	Professional Packaging Corp	208 E Benton St	60505	325412 - Pharmaceutical Preparation Manufacturing
284	Spanish Broadcasting	30 N Root St	60505	515120 - Television Broadcasting
285	Thomas Roderick Atty	31 W Downer Pl Ste 406	60506	541110 - Offices of Lawyers
324	Old Second National Bank of Aurora	37 S River St	60506	522110 - Commercial Banking
328	Monroy	123 Jackson St	60505	524298 - All Other Insurance Related Activities
333	Incomex Tax Service	40 E New York St	60505	541213 - Tax Preparation Services
338	Pro-Life Action League	31 W Downer Pl	60506	624190 - Other Individual and Family Services
357	Paris Vitae Inc	5 E Downer Pl Ste E	60505	722211 - Limited-Service Restaurants
365	Marquez Tax & Accounting Services	613 E New York St	60505	541219 - Other Accounting Services

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
372	SERVPRO of Aurora		60505	561720 - Janitorial Services
379	Media Group	31 W Downer Pl	60506	517919 - All Other Telecommunications
394	Metro Finance Corp	30 S Stolp Ave Ste 314	60506	541611 - Administrative Management and General Management Consulting Services
395	Red Star Tavern Aurora	220 N Broadway	60505	722410 - Drinking Places (Alcoholic Beverages)
396	Sirs Play Palace	190 N Root St	60505	624410 - Child Day Care Services
401	AA1 Discount Towing	119 S La Salle St	60505	541618 - Other Management Consulting Services
407	Lawrence Management	63 S Broadway	60505	531210 - Offices of Real Estate Agents and Brokers
415	Graffstract Media	52 W Downer Pl	60506	517919 - All Other Telecommunications
431	Aurora Community Development	1 S Broadway	60505	237210 - Land Subdivision
453	Crestal Furniture	65 S La Salle St	60505	442110 - Furniture Stores
458	Disco De Oro	6 N Broadway	60505	453220 - Gift, Novelty and Souvenir Stores
462	Mm Electronics Inc	117 N 4th St	60505	453998 - All Other Miscellaneous Store Retailers (except Tobacco Stores)
464	Pesto Restaurante	31 W New York St	60506	722110 - Full-Service Restaurants
501	Fabela Foundation	501 College Ave Ste 308	60505	624190 - Other Individual and Family Services
502	Galena Hotel	116 W Galena Blvd	60506	721110 - Hotels (except Casino Hotels) and Motels
522	None Left Behind Inc	171 N Union St	60505	561990 - All Other Support Services
530	Sergio Furniture, Inc.	36 W Downer Pl	60506	442110 - Furniture Stores
552	Eden Tax Service LLC	31 W Downer Pl Ste 307	60506	541213 - Tax Preparation Services
553	Comfort Zone Barbecue Restaurant	37 W New York St	60506	722110 - Full-Service Restaurants
554	Brickyard Legal Services PC	56 E Galena Blvd	60505	541110 - Offices of Lawyers
559	Realty & Mortgage Co.	2 N Stolp Ave Ofc	60506	531110 - Lessors of Residential Buildings and Dwellings
562	Aurora West School District 129	80 S River St	60506	611110 - Elementary and Secondary Schools
572	Transportation World Assoc	2 N Stolp Ave	60506	488999 - All Other Support Activities for Transportation
576	Moore News	233 N Broadway Ste 5	60505	451212 - News Dealers and Newsstands
583	Jaritzio Travel & Tax Service	22 N Union St	60505	541219 - Other Accounting Services
587	Minute Men, Inc.	33 S Stolp Ave APT 41	60506	561320 - Temporary Help Services
602	Econ Technologies Inc.	302 E New York St	60505	561499 - All Other Business Support Services
606	Ballydoyle Aurora, LLC	28 W New York St	60506	722410 - Drinking Places (Alcoholic Beverages)
607	City of Aurora	501 College Ave Ste 304	60505	624110 - Child and Youth Services
639	Aurora Wiring & Fixture Co Inc	251 N Union St	60505	238210 - Electrical Contractors
661	Stallion Restaurant	35 S Broadway	60505	722110 - Full-Service Restaurants
662	Ron Stewart Portraiture	314 E Downer Pl	60505	541921 - Photographic Studios, Portrait
666	Ziegler Music Co	30 N Broadway	60505	451140 - Musical Instrument and Supplies Stores
667	Colonial Appliance, Inc	11 W Downer Pl	60506	443111 - Household Appliance Stores
668	Capital Long Term	275 E Downer Pl	60505	523910 - Miscellaneous Intermediation
671	Lindsay & Associates, Inc.	8 E Galena Blvd Ste 208	60506	541330 - Engineering Services
677	Wayside Cross Rescue Mission	215 E New York St	60505	623220 - Residential Mental Health and Substance Abuse Facilities
686	Banco Popular North America, Inc.	2 S Broadway	60505	522110 - Commercial Banking
688	Chicanita Ice Cream	217 Jackson St	60505	722211 - Limited-Service Restaurants
693	Rivers Edge Cafe	14 W Downer Pl Ste 18	60506	722110 - Full-Service Restaurants
694	Chicago Medical and Pain Associates Ltd.	47 W New York St	60506	621340 - Offices of Physical, Occupational, and Speech Therapists and Audio
723	Newspaper Delivery	188 N East Ave	60505	454390 - Other Direct Selling Establishments
724	Vasiliki	116 W Galena Blvd	60506	721110 - Hotels (except Casino Hotels) and Motels
732	Grand Army of The Republic Memorial	23 E Downer Pl	60505	712110 - Museums

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
735	Francisco Garcia	281 S Broadway	60505	722110 - Full-Service Restaurants
738	The Web	134 W Downer Pl	60506	722410 - Drinking Places (Alcoholic Beverages)
739	W Edwards	56 E Galena Blvd	60505	541211 - Offices of Certified Public Accountants
750	Lifespring Center	517 College Ave Ste 102	60505	624221 - Temporary Shelters
754	St Paul Lutheran School	550 2nd Ave	60505	611110 - Elementary and Secondary Schools
757	Aurora East School District 131	501 College Ave Ste 444	60505	611110 - Elementary and Secondary Schools
765	Carlitos Tacos	614 E New York St	60505	722110 - Full-Service Restaurants
766	Head Start Aurora Two Rivers	107 Jackson St	60505	624410 - Child Day Care Services
767	Jumpin Java Coffee Co	233 N Broadway Ste 2	60505	722211 - Limited-Service Restaurants
779	Arenkill's Loan Bank	11 N Broadway	60505	448320 - Luggage and Leather Goods Stores
782	Wurst Kitchen Inc	638 2nd Ave	60505	311612 - Meat Processed from Carcasses
784	Colima Jewelers	4 N Broadway	60505	448310 - Jewelry Stores
785	Budget Finance Corporation	44 E Galena Blvd	60505	522291 - Consumer Lending
803	Capercucia III, Inc.	28 N Broadway	60505	448140 - Family Clothing Stores
811	Frantz Sports Inc	62 S Broadway	60505	713940 - Fitness and Recreational Sports Centers
832	Unigraphics Inc	64 S Water St	60505	424920 - Book, Periodical and Newspaper Merchant Wholesalers
842	White Diamond Mobile Wash	600 Flagg St	60505	423830 - Industrial Machinery and Equipment Merchant Wholesalers
844	Mindwave Design Inc	35 N Broadway 201	60505	541810 - Advertising Agencies
855	Fiesta Food Mart	220 Jackson St	60505	445110 - Supermarkets and Other Grocery (except Convenience) Stores
876	Epic Buffet	1 W New York St	60506	722211 - Limited-Service Restaurants
878	Johno's Inc	65 E Downer Pl	60505	448110 - Men's Clothing Stores
885	K'S Discount Store	23 N Broadway	60505	453220 - Gift, Novelty and Souvenir Stores
886	Velazquez Pool Hall	57 S Lasalle St Ste A	60505	713990 - All Other Amusement and Recreation Industries
891	Aurora Finance Corporation	24 E Downer Pl	60505	522291 - Consumer Lending
894	Supermercado El Guero Do Aurora Inc	30 N Root St	60505	445110 - Supermarkets and Other Grocery (except Convenience) Stores
910	Supermercado Casa Blanca Inc	770 Claim St	60505	445110 - Supermarkets and Other Grocery (except Convenience) Stores
924	Estrellas Bridal	14 N Broadway	60505	448120 - Women's Clothing Stores
936	Health Connection	31 W Downer Pl Ste 210	60506	624190 - Other Individual and Family Services
941	Armando Alvarez	102 E Galena Blvd	60505	453991 - Tobacco Stores
960	Aunt Martha's Youth Service Center, Inc.	101 S Broadway FL 2	60505	624190 - Other Individual and Family Services
975	Brew Pubbers Management	205 N Broadway	60505	541611 - Administrative Management and General Management Consulting Services
976	Josdeh Corporation	32 N Broadway	60505	531110 - Lessors of Residential Buildings and Dwellings
979	Natcity Investments, Inc.	77 S Broadway Ste 1	60505	523120 - Securities Brokerage
983	Schindel's Tavern Inc	717 Fulton St	60505	722410 - Drinking Places (Alcoholic Beverages)
988	Ronald Walker	119 S La Salle St	60505	423850 - Service Establishment Equipment and Supplies Merchant Wholesalers
1013	Club Gala	210 E Galena Blvd	60505	722110 - Full-Service Restaurants
1018	The Fifth Third Bank	205 E Downer Pl	60505	522110 - Commercial Banking
1040	Stuart L Whitt	105 E Galena Blvd FL 8	60505	541110 - Offices of Lawyers
1053	Millwood Builders Inc	1444 Fnsworth Ave Ste 203	60505	236115 - New Single-Family Housing Construction (except Operative Builders)
1060	Aurora Civic Center Authority Inc	8 E Galena Blvd Ste 230	60506	711310 - Promoters of Performing Arts, Sports, and Similar Events with Facilit
1067	Aurora Fastprint, Inc.	54 E Galena Blvd	60505	323110 - Commercial Lithographic Printing
1085	El Potrillo Western Wear	33 S Broadway	60505	448190 - Other Clothing Stores
1086	Ameer Big Dollar Plus Inc	641 E New York St	60505	452990 - All Other General Merchandise Stores
1090	City of Aurora	20 E Downer Pl	60505	712110 - Museums

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
1096	Aurora Public School East Side District 131	600 Columbia St	60505	611110 - Elementary and Secondary Schools
1117	Kz 2000 Inc	15 W Downer Pl	60506	517210 - Wired Telecommunications Carriers (except Satellite)
1121	Crb Commercial Interiors Inc	31 W Downer Pl Ste 202	60506	236116 - New Multifamily Housing Construction (except Operative Builders)
1132	Old Second Bancorp, Inc.	37 S River St	60506	522110 - Commercial Banking
1147	Dental Arts Laboratory, Inc.	28 W New York St	60506	339116 - Dental Laboratories
1148	The Aspen Marketing Corporation	44 W Downer Pl FL 2	60506	541613 - Marketing Consulting Services
1154	Salvation Army of Aurora	437 E Galena Blvd	60505	624190 - Other Individual and Family Services
1178	Julio's Grill	1 N Broadway	60505	722110 - Full-Service Restaurants
1188	Evyliz Bridal	132 W Downer Pl	60506	448120 - Women's Clothing Stores
1190	Herbert Hill	31 W Downer Pl Ste 308	60506	541110 - Offices of Lawyers
1193	Banbury, Davis & Erschen PC	122 W Downer Pl Ste A	60506	541110 - Offices of Lawyers
1208	Bellas Gifts	736 Kane St	60505	453220 - Gift, Novelty and Souvenir Stores
1211	Wardell Art Glass	28 S Stolp Ave	60506	711510 - Independent Artists, Writers, and Performers
1216	Aurora Public School East Side District 131	56 Jackson St	60505	611110 - Elementary and Secondary Schools
1224	Murphy, Hupp & Kinnally	8 E Galena Blvd Ste 202	60506	541110 - Offices of Lawyers
1232	Kishore Belani DDS Inc	57 E Downer Pl Ste 202	60505	621111 - Offices of Physicians (except Mental Health Specialists)
1240	Aurora West Public School District	80 S River St	60506	611699 - All Other Miscellaneous Schools and Instruction
1247	The Fifth Third Bank	34 S Broadway	60505	522110 - Commercial Banking
1253	City of Aurora	1 E Benton St	60505	519120 - Libraries and Archives
1280	Kleckner Construction Co Inc	131 S La Salle St	60505	236116 - New Multifamily Housing Construction (except Operative Builders)
1285	W Suburban Ban	101 N Lake St	60506	561499 - All Other Business Support Services
1294	Solution Financial Center	5 W Downer Pl	60506	522390 - Other Activities Related to Credit Intermediation
1295	Son Risas	13 N Broadway	60505	722110 - Full-Service Restaurants
1317	East Aurora Flea Market Inc	175 N State St	60505	561990 - All Other Support Services
1330	American Resource Solutions Inc	52 W Downer Pl Ste 207	60506	561110 - Office Administrative Services
1338	M G International Insurance Ce	15 N Broadway	60505	524210 - Insurance Agencies and Brokerages
1365	Diversified Investment Advisors, Inc.	93 Jackson St	60505	524113 - Direct Life Insurance Carriers
1381	Armando's Photography	8 N Broadway	60505	541921 - Photographic Studios, Portrait
1387	Broadway Ltd of Aurora LLC	11 N Broadway	60505	561499 - All Other Business Support Services
1391	Jvz Jewelry Inc	59 S Broadway	60505	448310 - Jewelry Stores
1406	Le Gifts Unlimited	765 Kane St	60505	453220 - Gift, Novelty and Souvenir Stores
1414	Fotocaps Ulage	175 N State St	60505	541921 - Photographic Studios, Portrait
1445	Sculpted Image	16a W Downer Pl	60506	541611 - Administrative Management and General Management Consulting Services
1447	Aramex Real Estate	45 S Lincoln Ave Ste 101	60505	531210 - Offices of Real Estate Agents and Brokers
1459	Akil Moinuddin	302 E New York St	60505	621111 - Offices of Physicians (except Mental Health Specialists)
1498	Allen, Jimi Photography	76 S Lasalle St Ste 201	60505	541921 - Photographic Studios, Portrait
1506	AAA Service & Supply Inc	6 N River St	60506	423990 - Other Miscellaneous Durable Goods Merchant Wholesalers
1511	Aurora Denture Laboratory	30 S Stolp Ave Ste 211	60506	339116 - Dental Laboratories
1512	The National City Bank	77 S Broadway Ste 1	60505	522110 - Commercial Banking
1517	A & J Masonry Cleaners	515 Columbia St	60505	238140 - Masonry Contractors
1558	Olympic Technologies Inc	30 S Stolp Ave Ste 408	60506	238210 - Electrical Contractors
1561	Marios Records	175 N State St	60505	451220 - Pre-recorded Tape, Compact Disc and Record Stores
1567	Expert Personal Insurance Agency LLC	84 S Broadway	60505	524210 - Insurance Agencies and Brokerages
1568	Bacci Pizzeria Ltd	29 W New York St Ste 1	60506	722211 - Limited-Service Restaurants

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
1578	El Oasis Tropical	175 N State St	60505	424480 - Fresh Fruit and Vegetable Merchant Wholesalers
1580	Lorac & Cire Inc	31 W Downer Pl Ste 100	60506	236220 - Commercial and Institutional Building Construction
1609	Lindo Michoacan	175 N State St	60505	448190 - Other Clothing Stores
1610	Mac Hotel	9 S Water St	60505	721110 - Hotels (except Casino Hotels) and Motels
1611	C C Marshall & Sons	84 S Root St	60505	238110 - Poured Concrete Foundation and Structure Contractors
1614	Dan Declene	46 W New York St	60506	236220 - Commercial and Institutional Building Construction
1625	Marcelo Diaz & Associates	80 S Lincoln Ave	60505	541213 - Tax Preparation Services
1626	Riverfront Playhouse	11 S Water St	60505	711410 - Agents and Managers for Artists, Athletes, Entertainers and Other Pub
1628	Precision Curb Cut	82 S Stolp Ave	60506	238990 - All Other Specialty Trade Contractors
1640	Urbaric Mortgage Corporation	35 N Broadway	60505	522310 - Mortgage and Nonmortgage Loan Brokers
1653	La Chicanita Bakery	215 Jackson St	60505	311811 - Retail Bakeries
1655	Del Real Rogelio	15 N Anderson St	60505	561990 - All Other Support Services
1672	Michael Miller	225 E Galena Blvd	60505	621111 - Offices of Physicians (except Mental Health Specialists)
1678	Blair Bobo Accounting	30 S Stolp Ave Ste 305	60506	541213 - Tax Preparation Services
1691	Amer Travel Agency	17 N Broadway	60505	561510 - Travel Agencies
1692	Franciscos Mens Wear	5 N BROADWAY	60505	448110 - Men's Clothing Stores
1697	Villalpando Services	224 High St	60505	541990 - All Other Professional, Scientific, and Technical Services
1703	Paradigm Property	31 W Downer Pl Ste 303	60506	531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)
1717	City of Aurora	65 S Water St	60505	541350 - Building Inspection Services
1723	Rubin De Mora	746 Claim St	60505	561990 - All Other Support Services
1738	Park Phillips	44 E Downer Pl	60505	713110 - Amusement and Theme Parks
1741	Rosa Boca	22 N Broadway	60505	448140 - Family Clothing Stores
1752	Applied Computer Technology, Inc	69 S La Salle St	60505	541512 - Computer Systems Design Services
1754	Lopez Income Tax Service	613 E New York St	60505	541213 - Tax Preparation Services
1769	Castle Keep Ltd	83 S La Salle St	60505	448190 - Other Clothing Stores
1771	Rizo's Resources	511 E Benton St	60505	561492 - Court Reporting and Stenotype Services
1772	Los Cabos Restaurant	36 E New York St	60505	722110 - Full-Service Restaurants
1780	A & A Income Tax Service	64 E DOWNER PL	60505	541213 - Tax Preparation Services
1782	Chet Niesel	7 S Stolp Ave	60506	531110 - Lessors of Residential Buildings and Dwellings
1805	The Tonjon Company	56 S La Salle St	60505	335211 - Electric Housewares and Household Fan Manufacturing
1811	The Thomas Group	30 S Stolp Ave Ste 414	60506	541110 - Offices of Lawyers
1826	Dianas Jewelry	31 S Broadway	60505	448310 - Jewelry Stores
1844	Mark Ventch Home Loans	613 E New York St	60505	524126 - Direct Property and Casualty Insurance Carriers
1853	Fox River Pavilion LP	400 E New York St	60505	623110 - Nursing Care Facilities
1867	Tools For Life	35 S Stolp Ave	60506	621498 - All Other Outpatient Care Centers
1870	River & Benton, LLC	8 E Galena Blvd Ste 202	60506	237210 - Land Subdivision
1885	J R Enterprises	550 2nd Ave	60505	713950 - Bowling Centers
1887	Aurora Area Convention and Visitors Bureau	43 W Galena Blvd	60506	561591 - Convention and Visitors Bureaus
1919	Regal Construction	114 N State St	60505	236115 - New Single-Family Housing Construction (except Operative Builders)
1950	The Vanstrand Group Inc	8 E Galena Blvd	60506	237210 - Land Subdivision
2007	Jakious, Ron Real Estate & Insurance Ltd	31 W DOWNER PL STE 409	60506	524210 - Insurance Agencies and Brokerages
2008	Dental Arts Laboratory, Inc.	30 W New York St	60506	339116 - Dental Laboratories
2011	Tropical Fashions	7 S Broadway	60505	452990 - All Other General Merchandise Stores
2022	Chapa Realty Inc	609 E New York St Ste 1	60505	531210 - Offices of Real Estate Agents and Brokers

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
2027	Gamboia, Presiliano	182 N Union St	60505	561990 - All Other Support Services
2034	Bohr Roofing, Inc	223 Spring St	60505	238160 - Roofing Contractors
2036	Betal Autoplex Ltd Inc	634 E Galena Blvd	60505	441110 - New Car Dealers
2039	Family Focus Inc	555 E Benton St	60505	624190 - Other Individual and Family Services
2040	Daniel Mintz	67 E Downer Pl	60505	541110 - Offices of Lawyers
2045	Global Staffing Solutions	60 S Broadway	60505	561320 - Temporary Help Services
2052	Midwest Management II Inc	111 N Broadway	60505	721110 - Hotels (except Casino Hotels) and Motels
2065	Science & Technology Interactive Center (inc)	18 W Benton St	60506	712110 - Museums
2070	Mejia Virginia A Lcsw Cadc	31 W Downer Pl	60506	621498 - All Other Outpatient Care Centers
2089	Bnsf Railway Company	57 S Broadway	60505	482111 - Line-Haul Railroads
2097	Waubensee Community College	5 E Galena Blvd	60506	611210 - Junior Colleges
2121	Bi Inc	325 E Galena Blvd	60505	531110 - Lessors of Residential Buildings and Dwellings
2138	River Breeze	14 W Downer Pl Ste 16	60506	712110 - Museums
2156	Foreclosure Corso Assoc C	540 E Benton St	60505	561499 - All Other Business Support Services
2194	Old Second Mortgage Company	37 S River St	60506	522310 - Mortgage and Nonmortgage Loan Brokers
2199	Aurora Jewelry Inc	29 N Broadway	60505	423940 - Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesal
2200	Safer Foundation	30 S Stolp Ave Ste 310	60506	624190 - Other Individual and Family Services
2202	The Graham Building LP	33 S Stolp Ave APT 41	60506	738910 - Site Preparation Contractors
2206	Galena Express Plaza Inc	305 E Galena Blvd	60505	511199 - All Other Publishers
2223	Arnas Shoes & More Ltd	5 N Broadway	60505	448210 - Shoe Stores
2225	Herrera Tires & Wheels	637 E Galena Blvd	60505	441320 - Tire Dealers
2248	Golf Fitness	14 W Downer Pl Ste 16	60506	713940 - Fitness and Recreational Sports Centers
2269	Compass Realtors	35 N Broadway Rear	60505	531210 - Offices of Real Estate Agents and Brokers
2281	Remington At Tanner Trails	400 E Benton St	60505	237210 - Land Subdivision
2289	Runde Engineering Inc	39 W New York St	60506	541330 - Engineering Services
2291	La Victoria	100 N State St	60505	445110 - Supermarkets and Other Grocery (except Convenience) Stores
2295	IB T Co	38 W New York St	60506	444130 - Hardware Stores
2317	First Presbyterian Church	60 S 4th St	60505	624190 - Other Individual and Family Services
2318	Nellie's Bridal Shop	10 N Broadway	60505	448120 - Women's Clothing Stores
2320	Reed's	123 Jackson St	60505	238320 - Painting and Wall Covering Contractors
2322	Tres Hermanos Jewelers	618 E New York St	60505	448310 - Jewelry Stores
2355	New Millenium Communication	219 E Galena Blvd	60505	443112 - Radio, Television, and Other Electronics Stores
2361	Sfc Realty & Insurance	75 S La Salle St	60505	524210 - Insurance Agencies and Brokerages
2372	Amland Realty Inc	31 W Downer Pl	60506	531210 - Offices of Real Estate Agents and Brokers
2399	Words & Music Inc	67 S Stolp Ave	60506	711190 - Other Performing Arts Companies
2404	Saint Marys Choir	434 E Downer Pl	60505	561990 - All Other Support Services
2411	Joe's Cantina	112 E Galena Blvd	60505	722410 - Drinking Places (Alcoholic Beverages)
2427	Center For Community Empowerment, Inc.	44 1/2 W Downer Pl FL 2	60506	624190 - Other Individual and Family Services
2431	The Smith Collection	105 E Galena Blvd FL 3	60505	525990 - Other Financial Vehicles
2435	Las Asadas Grill	31 N Broadway	60505	722211 - Limited-Service Restaurants
2451	Illinois New & Used Carpet	30 S Stolp Ave Ste 312	60506	442210 - Floor Covering Stores
2464	Metrocall	7 S Stolp Ave	60506	517210 - Wired Telecommunications Carriers (except Satellite)
2476	Express Home Care	5 W Downer Pl	60506	621610 - Home Health Care Services
2492	Tecaliflan Restaurant	35 S Broadway	60505	722110 - Full-Service Restaurants

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
2497	Elevator Emergency	501 College Ave	60505	238910 - Site Preparation Contractors
2512	St Paul Personal Nursing Service Ltd	595 2nd Ave	60505	561311 - Employment Placement Agencies
2524	State Representative	8 E Galena Blvd	60506	524210 - Insurance Agencies and Brokerages
2526	Fox Valley Home Brew & Winery	14 W Downer Pl	60506	312130 - Wineries
2529	Miguel Palacios Ddc PC	5 W Galena Blvd	60506	621210 - Offices of Dentists
2533	Aurora Regional Fire Museum	53 N Broadway	60505	712110 - Museums
2560	Aztech Electric, Inc.	30 S Stolp Ave Ste 218	60506	238210 - Electrical Contractors
2594	Naper Valley Insurance Center Inc	8 E Galena Blvd Ste 201	60506	524210 - Insurance Agencies and Brokerages
2606	Computeks Inc.	209 E Galena Blvd	60505	541511 - Custom Computer Programming Services
2631	The National City Bank	101 S Broadway	60505	522110 - Commercial Banking
2641	AT&T Corp.	82 S Stolp Ave	60506	517911 - Telecommunications Resellers
2644	Fox Valley Carpenter's Place	68 S 4th St	60505	624190 - Other Individual and Family Services
2696	Excel Forms Inc	44 1/2 W DOWNER PL STE 4	60506	424120 - Stationery and Office Supplies Merchant Wholesalers
2697	Ic Carpet Services	505 E Galena Blvd	60505	442210 - Floor Covering Stores
2699	Pahrump Partners Inc	31 W New York St	60506	561499 - All Other Business Support Services
2702	Liberty Solutions LLC	31 W Downer Pl	60506	561499 - All Other Business Support Services
2706	Randall Plaza Liquors Inc	315 E Galena Blvd	60505	445310 - Beer, Wine and Liquor Stores
2716	Fashion For Less	641 E New York St	60505	448120 - Women's Clothing Stores
2725	Taqueria Durango	101 S La Salle St	60505	722110 - Full-Service Restaurants
2734	Loan Financial Systems	31 W Downer Pl	60506	522291 - Consumer Lending
2736	Bad Monkey Circus Ad Agency	31 W Downer Pl Ste 403	60506	561499 - All Other Business Support Services
2740	Nuestra Clinica De Aurora	645 E New York St	60505	621310 - Offices of Chiropractors
2746	Fernandez Auto Glass	32 S Lincoln Ave	60505	444190 - Other Building Material Dealers
2748	Rana IA Enterprises Inc	287 S Broadway	60505	316999 - All Other Leather Good Manufacturing
2750	Lupe's Bridal & Gift	132 W Downer Pl	60506	448120 - Women's Clothing Stores
2765	Chiropractic Center Aurora PC	22 N Union St	60505	621310 - Offices of Chiropractors
2767	Sotelos Carpet & Tile Inc	156 N State St	60505	238340 - Tile and Terrazzo and Tile Contractors
2768	Hollywood Casino - Aurora, Inc.	49 W Galena Blvd	60506	713210 - Casinos (except Casino Hotels)
2782	Mobile Taco	81 S River St	60506	722110 - Full-Service Restaurants
2796	Tavern On The Fox, The Inc.	24 N Broadway	60505	722110 - Full-Service Restaurants
2815	L.J. Morse Construction Co.	128 S Broadway	60505	236118 - Residential Remodelers
2823	Corporate Printing & Systems, Inc	105 E Galena Blvd Ste 800	60505	423830 - Industrial Machinery and Equipment Merchant Wholesalers
2828	Genesys Financial	30 S Stolp Ave	60506	541611 - Administrative Management and General Management Consulting Services
2836	Guardian Angel Technology	19 S Broadway	60505	541712 - Research and Development in the Physical, Engineering, and Life Scien
2846	Lamphere & Son Inc	200 E Galena Blvd	60505	493110 - General Warehousing and Storage
2850	First Round Fourth Pick LP	205 N Broadway	60505	531120 - Lessors of Nonresidential Buildings (except Miniwarehouses)
2851	The Alexander Studio	52 W Downer Pl Ste 3e	60506	321911 - Wood Window and Door Manufacturing
2852	Roundhouse	205 N Broadway	60505	722110 - Full-Service Restaurants
2864	Aurora Fire Fighters Credit Union	88 N La Salle St	60505	522130 - Credit Unions
2871	Hollywood Jewelers	21 N Broadway	60505	448310 - Jewelry Stores
2874	Nelson, Robert E Law Office	30 S Stolp Ave Ste 402	60506	541110 - Offices of Lawyers
2894	Universal Prestige Enterprises	5 W Downer Pl	60506	561510 - Travel Agencies
2899	D Oscars Shoe	14 N Broadway	60505	424340 - Footwear Merchant Wholesalers
2900	J Jackson & Associates	37 S La Salle St	60505	561499 - All Other Business Support Services

NRSA Businesses by Code

OBJECTID	Business	Address	ZIP CODE	NAICS 6-Digit Description
2902	La France Bakery West	118 E Galena Blvd	60505	311811 - Retail Bakeries
2903	Downer Place Lofts Apartments LLP	220 E Downer Pl Ste C5	60505	531311 - Residential Property Managers
2904	Visiting Nurse Association of Fox Valley	49 E Downer Pl Ste 201	60505	624190 - Other Individual and Family Services
2920	Affordable Legal Service	31 W Downer Pl Ste 306	60506	541110 - Offices of Lawyers
2939	William J Durst Agency	275 E Downer Pl	60505	561499 - All Other Business Support Services
2941	E and A Construction	932 Harley CT	60505	236115 - New Single-Family Housing Construction (except Operative Builders)
2957	America's Brewing Company	205 N Broadway	60505	312120 - Breweries
2958	Family Dollar Stores, Inc.	425 E New York St	60505	452990 - All Other General Merchandise Stores
2960	Industrial Commercial Realty	31 W Downer Pl Ste 306	60506	531210 - Offices of Real Estate Agents and Brokers
2968	El Paso Grande Inc.	634 E New York St	60505	445210 - Meat Markets
2976	Heaven Up Inc	233 N Broadway	60505	517210 - Wired Telecommunications Carriers (except Satellite)
2979	Aaron Garcia	60 S Broadway	60505	561499 - All Other Business Support Services
2987	Wardell Art Glass	28 S Stolp Ave	60506	442299 - All Other Home Furnishings Stores
3021	Joseph Corporation of Illinois Inc	32 S Broadway	60505	541690 - Other Scientific and Technical Consulting Services
3036	The Menta Group Inc	755 Fulton St	60505	621111 - Offices of Physicians (except Mental Health Specialists)



	2009 Demand (Consumer Expenditures)
Total Retail Sales Incl Eating and Drinking Places	82,433,999
Motor Vehicle and Parts Dealers-441	12,148,456
Automotive Dealers-4411	10,500,945
Other Motor Vehicle Dealers-4412	558,583
Automotive Parts/Accsrs, Tire Stores-4413	1,088,928
Furniture and Home Furnishings Stores-442	1,292,348
Furniture Stores-4421	712,308
Home Furnishing Stores-4422	580,040
Electronics and Appliance Stores-443	1,880,362
Appliances, TVs, Electronics Stores-44311	1,412,279
Household Appliances Stores-443111	296,380
Radio, Television, Electronics Stores-443112	1,115,898
Computer and Software Stores-44312	394,541
Camera and Photographic Equipment Stores-44313	73,543
Building Material, Garden Equip Stores -444	6,089,128
Building Material and Supply Dealers-4441	5,504,559
Home Centers-44411	2,343,666
Paint and Wallpaper Stores-44412	109,242
Hardware Stores-44413	500,834
Other Building Materials Dealers-44419	2,550,817
Building Materials, Lumberyards-444191	990,018
Lawn, Garden Equipment, Supplies Stores-4442	584,569
Outdoor Power Equipment Stores-44421	86,145
Nursery and Garden Centers-44422	498,424
Food and Beverage Stores-445	13,039,386
Grocery Stores-4451	11,974,299
Supermarkets, Grocery (Ex Conv) Stores-44511	11,402,509
Convenience Stores-44512	571,790
Specialty Food Stores-4452	370,391
Beer, Wine and Liquor Stores-4453	694,695
Health and Personal Care Stores-446	4,655,593
Pharmancies and Drug Stores-44611	3,970,157
Cosmetics, Beauty Supplies, Perfume Stores-44612	164,077
Optical Goods Stores-44613	222,331
Other Health and Personal Care Stores-44619	299,028
Gasoline Stations-447	10,088,552
Gasoline Stations With Conv Stores-44711	7,632,371
Other Gasoline Stations-44719	2,456,181

Clothing and Clothing Accessories Stores-448	4,454,528
Clothing Stores-4481	3,313,354
Men's Clothing Stores-44811	218,616
Women's Clothing Stores-44812	776,078
Childrens, Infants Clothing Stores-44813	252,331
Family Clothing Stores-44814	1,787,613
Clothing Accessories Stores-44815	70,365
Other Clothing Stores-44819	208,351
Shoe Stores-4482	763,588
Jewelry, Luggage, Leather Goods Stores-4483	377,586
Jewelry Stores-44831	341,681
Luggage and Leather Goods Stores-44832	35,906
Sporting Goods, Hobby, Book, Music Stores-451	1,474,841
Sportng Goods, Hobby, Musical Inst Stores-4511	1,050,279
Sporting Goods Stores-45111	503,075
Hobby, Toys and Games Stores-45112	359,675
Sew/Needlework/Piece Goods Stores-45113	80,977
Musical Instrument and Supplies Stores-45114	106,551
Book, Periodical and Music Stores-4512	424,562
Book Stores and News Dealers-45121	267,798
Book Stores-451211	252,051
News Dealers and Newsstands-451212	15,747
Prerecorded Tapes, CDs, Record Stores-45122	156,765
General Merchandise Stores-452	11,858,656
Department Stores Excl Leased Depts-4521	5,716,093
Other General Merchandise Stores-4529	6,142,563
Miscellaneous Store Retailers-453	1,601,733
Florists-4531	123,925
Office Supplies, Stationery, Gift Stores-4532	686,055
Office Supplies and Stationery Stores-45321	377,697
Gift, Novelty and Souvenir Stores-45322	308,358
Used Merchandise Stores-4533	168,486
Other Miscellaneous Store Retailers-4539	623,267
Non-Store Retailers-454	5,060,753
Foodservice and Drinking Places-722	8,789,664
Full-Service Restaurants-7221	3,900,377
Limited-Service Eating Places-7222	3,770,500
Special Foodservices-7223	754,950
Drinking Places -Alcoholic Beverages-7224	363,837
GAFO *	21,646,790
General Merchandise Stores-452	11,858,656
Clothing and Clothing Accessories Stores-448	4,454,528
Furniture and Home Furnishings Stores-442	1,292,348
Electronics and Appliance Stores-443	1,880,362
Sporting Goods, Hobby, Book, Music Stores-451	1,474,841
Office Supplies, Stationery, Gift Stores-4532	686,055

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Claritas' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census both supply and demand estimates.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.

<u>Polygon Points for the area analyzed</u>	
41.762401	-88.312571
41.754732	-88.295888
41.752108	-88.310948
41.750695	-88.317711
41.761997	-88.319515
41.760114	-88.314375

Source

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Prepared By: Sef

	LEAKAGE	
2009 Supply (Retail Sales)		Opportunity Gap/Surplus
	72,765,959	9,668,040
	4,870,152	7,278,304
	4,068,556	6,432,389
	33,012	525,571
	768,583	320,345
	758,574	533,774
	720,943	(8,635)
	37,631	542,409
	1,273,201	607,161
	842,074	570,205
	362,772	(66,392)
	479,302	636,596
	431,127	(36,586)
	0	73,543
	6,227,276	(138,148)
	6,227,276	(722,717)
	0	2,343,666
	0	109,242
	0	500,834
	6,227,276	(3,676,459)
	2,436,206	(1,446,188)
	0	584,569
	0	86,145
	0	498,424
	14,346,607	(1,307,221)
	13,092,288	(1,117,989)
	11,774,999	(372,490)
	1,317,289	(745,499)
	81,954	288,437
	1,172,365	(477,670)
	2,132,542	2,523,051
	2,132,542	1,837,615
	0	164,077
	0	222,331
	0	299,028
	15,321,191	(5,232,639)
	12,527,075	(4,894,704)
	2,794,115	(337,934)

6,812,754	(2,358,226)
3,956,965	(643,611)
753,574	(534,958)
1,288,376	(512,298)
269,314	(16,983)
1,201,182	586,431
181,686	(111,321)
262,834	(54,483)
152,284	611,304
2,703,505	(2,325,919)
2,703,505	(2,361,824)
0	35,906
453,454	1,021,387
212,056	838,223
212,056	291,019
0	359,675
0	80,977
0	106,551
241,398	183,164
241,398	26,400
241,398	10,653
0	15,747
0	156,765
14,324,915	(2,466,259)
10,283,721	(4,567,628)
4,041,193	2,101,370
1,097,666	504,067
267,145	(143,220)
140,099	545,956
0	377,697
140,099	168,259
273,041	(104,555)
417,381	205,886
0	5,060,753
5,147,627	3,642,037
3,821,170	79,207
488,206	3,282,294
44,473	710,477
793,777	(429,940)
23,762,997	(2,116,207)
14,324,915	(2,466,259)
6,812,754	(2,358,226)
758,574	533,774
1,273,201	607,161
453,454	1,021,387
140,099	545,956

41.760786
41.755472
41.752646
41.753588
41.761459
41.761526

-88.296880
-88.301389
-88.312301
-88.323573
-88.318433
-88.313022

41.758970
41.749552
41.753521
41.757221
41.760652
41.762401



-88.296970
-88.302020
-88.311579
-88.318703
-88.319154
-88.312571

41.758835
41.750225
41.754463
41.759105
41.759239
41.759239

-88.295347
-88.311038
-88.314014
-88.321950
-88.316178
-88.316178

Map: Retail Categories Within 1 Mile, 3 Miles and 5 Miles of the NRSA Area

1 MILE RADIUS

	2009 Demand (Consumer Expenditures)
Total Retail Sales Incl Eating and Drinking Places	347,453,858
Motor Vehicle and Parts Dealers-441	52,958,597
Automotive Dealers-4411	45,727,091
Other Motor Vehicle Dealers-4412	2,578,329
Automotive Parts/Accsrs, Tire Stores-4413	4,653,178
Furniture and Home Furnishings Stores-442	5,894,767
Furniture Stores-4421	3,192,013
Home Furnishing Stores-4422	2,702,754
Electronics and Appliance Stores-443	7,956,213
Appliances, TVs, Electronics Stores-44311	5,964,543
Household Appliances Stores-443111	1,328,402
Radio, Television, Electronics Stores-443112	4,636,140
Computer and Software Stores-44312	1,664,722
Camera and Photographic Equipment Stores-44313	326,949
Building Material, Garden Equip Stores -444	29,901,631
Building Material and Supply Dealers-4441	27,173,122
Home Centers-44411	11,445,617
Paint and Wallpaper Stores-44412	557,270
Hardware Stores-44413	2,456,095
Other Building Materials Dealers-44419	12,714,140
Building Materials, Lumberyards-444191	4,922,369
Lawn, Garden Equipment, Supplies Stores-4442	2,728,508
Outdoor Power Equipment Stores-44421	404,811
Nursery and Garden Centers-44422	2,323,697
Food and Beverage Stores-445	52,145,277
Grocery Stores-4451	47,824,235
Supermarkets, Grocery (Ex Conv) Stores-44511	45,535,226
Convenience Stores-44512	2,289,008
Specialty Food Stores-4452	1,468,410
Beer, Wine and Liquor Stores-4453	2,852,632
Health and Personal Care Stores-446	19,263,918
Pharmancies and Drug Stores-44611	16,445,252
Cosmetics, Beauty Supplies, Perfume Stores-44612	680,071
Optical Goods Stores-44613	904,630
Other Health and Personal Care Stores-44619	1,233,964
Gasoline Stations-447	41,462,352
Gasoline Stations With Conv Stores-44711	31,257,886
Other Gasoline Stations-44719	10,204,467
Clothing and Clothing Accessories Stores-448	17,934,091

Clothing Stores-4481	13,290,859
Men's Clothing Stores-44811	845,353
Women's Clothing Stores-44812	3,142,024
Childrens, Infants Clothing Stores-44813	1,014,065
Family Clothing Stores-44814	7,161,693
Clothing Accessories Stores-44815	286,893
Other Clothing Stores-44819	840,831
Shoe Stores-4482	2,975,515
Jewelry, Luggage, Leather Goods Stores-4483	1,667,717
Jewelry Stores-44831	1,512,585
Luggage and Leather Goods Stores-44832	155,131
Sporting Goods, Hobby, Book, Music Stores-451	6,274,313
Sporting Goods, Hobby, Musical Inst Stores-4511	4,486,772
Sporting Goods Stores-45111	2,171,710
Hobby, Toys and Games Stores-45112	1,522,345
Sew/Needlework/Piece Goods Stores-45113	358,965
Musical Instrument and Supplies Stores-45114	433,752
Book, Periodical and Music Stores-4512	1,787,541
Book Stores and News Dealers-45121	1,149,063
Book Stores-451211	1,082,085
News Dealers and Newsstands-451212	66,978
Prerecorded Tapes, CDs, Record Stores-45122	638,477
General Merchandise Stores-452	48,898,866
Department Stores Excl Leased Depts-4521	23,670,766
Other General Merchandise Stores-4529	25,228,100
Miscellaneous Store Retailers-453	6,963,924
Florists-4531	582,170
Office Supplies, Stationery, Gift Stores-4532	2,995,070
Office Supplies and Stationery Stores-45321	1,657,741
Gift, Novelty and Souvenir Stores-45322	1,337,328
Used Merchandise Stores-4533	714,683
Other Miscellaneous Store Retailers-4539	2,672,002
Non-Store Retailers-454	21,500,961
Foodservice and Drinking Places-722	36,298,947
Full-Service Restaurants-7221	16,139,291
Limited-Service Eating Places-7222	15,504,618
Special Foodservices-7223	3,108,374
Drinking Places -Alcoholic Beverages-7224	1,546,665
GAFO *	89,953,320
General Merchandise Stores-452	48,898,866
Clothing and Clothing Accessories Stores-448	17,934,091
Furniture and Home Furnishings Stores-442	5,894,767
Electronics and Appliance Stores-443	7,956,213
Sporting Goods, Hobby, Book, Music Stores-451	6,274,313
Office Supplies, Stationery, Gift Stores-4532	2,995,070



	2009 Demand (Consumer Expenditures)
Total Retail Sales Incl Eating and Drinking Places	1,684,349,700
Motor Vehicle and Parts Dealers-441	260,724,380
Automotive Dealers-4411	224,792,316
Other Motor Vehicle Dealers-4412	13,240,224
Automotive Parts/Accsrs, Tire Stores-4413	22,691,840
Furniture and Home Furnishings Stores-442	32,492,260
Furniture Stores-4421	17,464,063
Home Furnishing Stores-4422	15,028,198
Electronics and Appliance Stores-443	39,715,510
Appliances, TVs, Electronics Stores-44311	29,670,208
Household Appliances Stores-443111	6,972,378
Radio, Television, Electronics Stores-443112	22,697,831
Computer and Software Stores-44312	8,295,975
Camera and Photographic Equipment Stores-44313	1,749,327
Building Material, Garden Equip Stores -444	170,063,131
Building Material and Supply Dealers-4441	155,129,987
Home Centers-44411	64,790,866
Paint and Wallpaper Stores-44412	3,340,189
Hardware Stores-44413	13,828,078
Other Building Materials Dealers-44419	73,170,853
Building Materials, Lumberyards-444191	28,396,507
Lawn, Garden Equipment, Supplies Stores-4442	14,933,144
Outdoor Power Equipment Stores-44421	2,226,565
Nursery and Garden Centers-44422	12,706,580
Food and Beverage Stores-445	232,921,780
Grocery Stores-4451	212,837,972
Supermarkets, Grocery (Ex Conv) Stores-44511	202,424,196
Convenience Stores-44512	10,413,777
Specialty Food Stores-4452	6,425,762
Beer, Wine and Liquor Stores-4453	13,658,046
Health and Personal Care Stores-446	91,452,191
Pharmancies and Drug Stores-44611	78,194,659
Cosmetics, Beauty Supplies, Perfume Stores-44612	3,239,991
Optical Goods Stores-44613	4,188,937
Other Health and Personal Care Stores-44619	5,828,603
Gasoline Stations-447	195,521,640
Gasoline Stations With Conv Stores-44711	146,857,901
Other Gasoline Stations-44719	48,663,739
Clothing and Clothing Accessories Stores-448	81,127,783

Clothing Stores-4481	59,291,150
Men's Clothing Stores-44811	3,701,357
Women's Clothing Stores-44812	14,310,799
Childrens, Infants Clothing Stores-44813	4,149,702
Family Clothing Stores-44814	31,969,979
Clothing Accessories Stores-44815	1,339,650
Other Clothing Stores-44819	3,819,663
Shoe Stores-4482	12,383,437
Jewelry, Luggage, Leather Goods Stores-4483	9,453,197
Jewelry Stores-44831	8,648,888
Luggage and Leather Goods Stores-44832	804,309
Sporting Goods, Hobby, Book, Music Stores-451	31,283,988
Sportng Goods, Hobby, Musical Inst Stores-4511	22,078,539
Sporting Goods Stores-45111	10,759,319
Hobby, Toys and Games Stores-45112	7,394,830
Sew/Needlework/Piece Goods Stores-45113	1,867,715
Musical Instrument and Supplies Stores-45114	2,056,675
Book, Periodical and Music Stores-4512	9,205,449
Book Stores and News Dealers-45121	6,166,010
Book Stores-451211	5,826,113
News Dealers and Newsstands-451212	339,896
Prerecorded Tapes, CDs, Record Stores-45122	3,039,439
General Merchandise Stores-452	229,343,629
Department Stores Excl Leased Depts-4521	111,586,509
Other General Merchandise Stores-4529	117,757,119
Miscellaneous Store Retailers-453	36,163,756
Florists-4531	3,219,311
Office Supplies, Stationery, Gift Stores-4532	15,731,422
Office Supplies and Stationery Stores-45321	8,807,732
Gift, Novelty and Souvenir Stores-45322	6,923,689
Used Merchandise Stores-4533	3,568,024
Other Miscellaneous Store Retailers-4539	13,644,999
Non-Store Retailers-454	106,352,267
Foodservice and Drinking Places-722	177,187,384
Full-Service Restaurants-7221	79,168,728
Limited-Service Eating Places-7222	74,902,802
Special Foodservices-7223	15,046,314
Drinking Places -Alcoholic Beverages-7224	8,069,541
GAFO *	429,694,592
General Merchandise Stores-452	229,343,629
Clothing and Clothing Accessories Stores-448	81,127,783
Furniture and Home Furnishings Stores-442	32,492,260
Electronics and Appliance Stores-443	39,715,510
Sporting Goods, Hobby, Book, Music Stores-451	31,283,988
Office Supplies, Stationery, Gift Stores-4532	15,731,422



	2009 Demand (Consumer Expenditures)
Total Retail Sales Incl Eating and Drinking Places	3,627,023,044
Motor Vehicle and Parts Dealers-441	573,516,341
Automotive Dealers-4411	493,785,121
Other Motor Vehicle Dealers-4412	32,081,688
Automotive Parts/Accsrs, Tire Stores-4413	47,649,532
Furniture and Home Furnishings Stores-442	78,002,753
Furniture Stores-4421	42,106,809
Home Furnishing Stores-4422	35,895,944
Electronics and Appliance Stores-443	89,499,856
Appliances, TVs, Electronics Stores-44311	66,620,331
Household Appliances Stores-443111	15,794,681
Radio, Television, Electronics Stores-443112	50,825,650
Computer and Software Stores-44312	18,699,765
Camera and Photographic Equipment Stores-44313	4,179,761
Building Material, Garden Equip Stores -444	396,184,705
Building Material and Supply Dealers-4441	361,760,758
Home Centers-44411	151,153,030
Paint and Wallpaper Stores-44412	8,179,862
Hardware Stores-44413	32,166,450
Other Building Materials Dealers-44419	170,261,416
Building Materials, Lumberyards-444191	66,005,284
Lawn, Garden Equipment, Supplies Stores-4442	34,423,947
Outdoor Power Equipment Stores-44421	5,158,363
Nursery and Garden Centers-44422	29,265,584
Food and Beverage Stores-445	468,234,164
Grocery Stores-4451	426,465,499
Supermarkets, Grocery (Ex Conv) Stores-44511	405,490,656
Convenience Stores-44512	20,974,843
Specialty Food Stores-4452	12,795,554
Beer, Wine and Liquor Stores-4453	28,973,112
Health and Personal Care Stores-446	185,631,396
Pharmancies and Drug Stores-44611	158,498,739
Cosmetics, Beauty Supplies, Perfume Stores-44612	6,522,111
Optical Goods Stores-44613	8,894,381
Other Health and Personal Care Stores-44619	11,716,165
Gasoline Stations-447	400,935,992
Gasoline Stations With Conv Stores-44711	300,228,436
Other Gasoline Stations-44719	100,707,557
Clothing and Clothing Accessories Stores-448	176,306,018
Clothing Stores-4481	127,638,762
Men's Clothing Stores-44811	8,013,880
Women's Clothing Stores-44812	31,231,435

Childrens, Infants Clothing Stores-44813	8,256,456
Family Clothing Stores-44814	68,883,431
Clothing Accessories Stores-44815	2,978,777
Other Clothing Stores-44819	8,274,784
Shoe Stores-4482	25,146,624
Jewelry, Luggage, Leather Goods Stores-4483	23,520,631
Jewelry Stores-44831	21,695,194
Luggage and Leather Goods Stores-44832	1,825,437
Sporting Goods, Hobby, Book, Music Stores-451	72,396,827
Sportng Goods, Hobby, Musical Inst Stores-4511	50,886,762
Sporting Goods Stores-45111	25,773,498
Hobby, Toys and Games Stores-45112	16,277,141
Sew/Needlework/Piece Goods Stores-45113	4,162,374
Musical Instrument and Supplies Stores-45114	4,673,749
Book, Periodical and Music Stores-4512	21,510,066
Book Stores and News Dealers-45121	14,673,934
Book Stores-451211	13,922,230
News Dealers and Newsstands-451212	751,704
Prerecorded Tapes, CDs, Record Stores-45122	6,836,132
General Merchandise Stores-452	489,169,008
Department Stores Excl Leased Depts-4521	241,587,094
Other General Merchandise Stores-4529	247,581,914
Miscellaneous Store Retailers-453	81,292,591
Florists-4531	7,470,983
Office Supplies, Stationery, Gift Stores-4532	35,900,565
Office Supplies and Stationery Stores-45321	20,230,731
Gift, Novelty and Souvenir Stores-45322	15,669,834
Used Merchandise Stores-4533	8,103,676
Other Miscellaneous Store Retailers-4539	29,817,366
Non-Store Retailers-454	232,288,706
Foodservice and Drinking Places-722	383,564,686
Full-Service Restaurants-7221	172,008,572
Limited-Service Eating Places-7222	160,876,114
Special Foodservices-7223	32,372,688
Drinking Places -Alcoholic Beverages-7224	18,307,312
GAFO *	941,275,028
General Merchandise Stores-452	489,169,008
Clothing and Clothing Accessories Stores-448	176,306,018
Furniture and Home Furnishings Stores-442	78,002,753
Electronics and Appliance Stores-443	89,499,856
Sporting Goods, Hobby, Book, Music Stores-451	72,396,827
Office Supplies, Stationery, Gift Stores-4532	35,900,565

Defination of Terms

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Claritas' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census both supply and demand estimates.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.

Prepared On:
Source
Prepared By Sef

Thurs May 20, 2010
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LEAKAGE

2009 Supply (Retail Sales)	Opportunity Gap/Surplus
145,643,751	201,810,107
24,572,340	28,386,257
21,777,511	23,949,580
918,889	1,659,440
1,875,939	2,777,239
1,616,369	4,278,398
1,240,819	1,951,194
375,551	2,327,203
1,699,176	6,257,037
1,258,495	4,706,048
362,772	965,630
895,723	3,740,417
440,681	1,224,041
0	326,949
7,362,836	22,538,795
7,362,836	19,810,286
0	11,445,617
0	557,270
548,226	1,907,869
6,814,609	5,899,531
2,665,980	2,256,389
0	2,728,508
0	404,811
0	2,323,697
21,045,639	31,099,638
19,054,774	28,769,461
16,442,129	29,093,097
2,612,645	(323,637)
398,729	1,069,681
1,592,136	1,260,496
6,904,669	12,359,249
6,575,954	9,869,298
0	680,071
0	904,630
328,715	905,249
32,571,300	8,891,052
22,505,652	8,752,234
10,065,648	138,819
8,212,878	9,721,213

4,745,396	8,545,463
753,574	91,779
1,293,048	1,848,976
269,314	744,751
1,870,191	5,291,502
181,686	105,207
377,583	463,248
152,284	2,823,231
3,315,198	(1,647,481)
3,315,198	(1,802,613)
0	155,131
1,389,670	4,884,643
531,239	3,955,533
531,239	1,640,471
0	1,522,345
0	358,965
0	433,752
858,431	929,110
712,203	436,860
442,193	639,892
270,011	(203,033)
146,228	492,249
19,334,969	29,563,897
11,062,803	12,607,963
8,272,166	16,955,934
1,436,000	5,527,924
267,145	315,025
230,629	2,764,441
0	1,657,741
230,629	1,106,699
419,659	295,024
518,567	2,153,435
0	21,500,961
19,497,905	16,801,042
10,054,721	6,084,570
4,942,664	10,561,954
3,259,697	(151,323)
1,240,823	305,842
32,483,692	57,469,628
19,334,969	29,563,897
8,212,878	9,721,213
1,616,369	4,278,398
1,699,176	6,257,037
1,389,670	4,884,643
230,629	2,764,441

2009 Supply (Retail Sales)	Opportunity Gap/Surplus
1,059,870,466	624,479,234
150,670,260	110,054,120
128,084,722	96,707,594
5,162,098	8,078,126
17,423,440	5,268,400
7,346,257	25,146,003
4,433,036	13,031,027
2,913,221	12,114,977
18,397,840	21,317,670
14,351,872	15,318,336
1,416,657	5,555,721
12,935,215	9,762,616
3,956,370	4,339,605
89,597	1,659,730
95,635,436	74,427,695
92,863,778	62,266,209
22,639,311	42,151,555
725,998	2,614,191
17,624,300	(3,796,222)
51,874,170	21,296,683
20,293,951	8,102,556
2,771,658	12,161,486
193,835	2,032,730
2,577,823	10,128,757
127,289,963	105,631,817
120,000,325	92,837,647
110,276,612	92,147,584
9,723,712	690,065
823,961	5,601,801
6,465,677	7,192,369
77,872,548	13,579,643
70,605,928	7,588,731
1,197,663	2,042,328
2,535,117	1,653,820
3,533,839	2,294,764
125,819,035	69,702,605
94,334,456	52,523,445
31,484,579	17,179,160
31,555,233	49,572,550

23,084,941	36,206,209
1,082,688	2,618,669
8,130,019	6,180,780
1,163,253	2,986,449
10,369,823	21,600,156
207,094	1,132,556
2,132,063	1,687,600
2,766,057	9,617,380
5,704,235	3,748,962
5,696,864	2,952,024
7,371	796,938
13,458,448	17,825,540
9,803,766	12,274,773
4,132,107	6,627,212
4,555,680	2,839,150
13,727	1,853,988
1,102,252	954,423
3,654,683	5,550,766
1,739,064	4,426,946
789,065	5,037,048
949,999	(610,103)
1,915,619	1,123,820
154,136,566	75,207,063
104,629,731	6,956,778
49,506,835	68,250,284
12,751,959	23,411,797
3,999,786	(780,475)
3,874,137	11,857,285
1,661,759	7,145,973
2,212,378	4,711,311
1,931,168	1,636,856
2,946,868	10,698,131
142,981,290	(36,629,023)
101,955,630	75,231,754
51,783,338	27,385,390
31,407,154	43,495,648
12,253,134	2,793,180
6,512,004	1,557,537
228,768,482	200,926,110
154,136,566	75,207,063
31,555,233	49,572,550
7,346,257	25,146,003
18,397,840	21,317,670
13,458,448	17,825,540
3,874,137	11,857,285

2009 Supply (Retail Sales)	Opportunity Gap/Surplus
3,817,570,527	(190,547,483)
474,795,372	98,720,969
429,931,375	63,853,746
13,559,676	18,522,012
31,304,321	16,345,211
42,507,857	35,494,896
27,950,940	14,155,869
14,556,918	21,339,026
79,134,457	10,365,399
67,875,723	(1,255,392)
7,304,695	8,489,986
60,571,028	(9,745,378)
10,215,740	8,484,025
1,042,995	3,136,766
383,265,736	12,918,969
368,342,744	(6,581,986)
71,739,949	79,413,081
2,659,615	5,520,247
21,806,412	10,360,038
272,136,768	(101,875,352)
106,463,956	(40,458,672)
14,922,992	19,500,955
1,396,467	3,761,896
13,526,525	15,739,059
359,862,537	108,371,627
347,169,137	79,296,362
332,480,443	73,010,213
14,688,694	6,286,149
3,407,041	9,388,513
9,286,359	19,686,753
141,160,862	44,470,534
117,493,300	41,005,439
6,949,900	(427,789)
9,288,533	(394,152)
7,429,129	4,287,036
232,507,016	168,428,976
177,854,692	122,373,744
54,652,323	46,055,234
223,243,276	(46,937,258)
169,584,915	(41,946,153)
8,211,535	(197,655)
33,185,777	(1,954,342)

13,543,052	(5,286,596)
104,608,224	(35,724,793)
1,923,601	1,055,176
8,112,726	162,058
27,903,566	(2,756,942)
25,754,795	(2,234,164)
23,844,993	(2,149,799)
1,909,802	(84,365)
54,824,195	17,572,632
49,059,884	1,826,878
18,010,038	7,763,460
23,926,704	(7,649,563)
367,681	3,794,693
6,755,461	(2,081,712)
5,764,311	15,745,755
2,743,306	11,930,628
1,793,307	12,128,923
949,999	(198,295)
3,021,005	3,815,127
521,716,036	(32,547,028)
412,008,564	(170,421,470)
109,707,472	137,874,442
40,735,198	40,557,393
8,375,970	(904,987)
15,785,186	20,115,379
4,862,646	15,368,085
10,922,540	4,747,294
2,231,569	5,872,107
14,342,473	15,474,893
963,914,724	(731,626,018)
299,903,262	83,661,424
123,917,541	48,091,031
130,628,891	30,247,223
34,696,292	(2,323,604)
10,660,539	7,646,773
937,211,007	4,064,021
521,716,036	(32,547,028)
223,243,276	(46,937,258)
42,507,857	35,494,896
79,134,457	10,365,399
54,824,195	17,572,632
15,785,186	20,115,379

City of Aurora
Committee Meeting and Referral Schedule
Planning and Development Committee Referral

TO: Mayor Thomas J. Weisner
FROM: Karen F. Christensen, Manager, Neighborhood Redevelopment Division *KFC*
DATE: February 10, 2011
SUBJECT: Referral to Planning and Development Committee, February 24, 2011 meeting –
A Resolution Authorizing Approval of the Neighborhood Revitalization Strategy
Area Amendment as an Amendment to the City of Aurora's 2010-2014
Community Development Block Grant Consolidated Plan

PURPOSE:

Staff requests approval of the Neighborhood Revitalization Strategy Area Amendment as an Amendment to the City of Aurora's 2010-2014 Community Development Block Grant Consolidated Plan.

DISCUSSION:

In 1999, the U.S. Department of Housing and Urban Development (HUD) approved the creation of the Neighborhood Revitalization Strategy Area (NRSA) for the City of Aurora, as an element of the City's Consolidated Plan. The City is required to update the NRSA plan periodically – usually every five years, with the submission of the new Consolidated Plan. When Aurora's Consolidated Plan for 2010-2014 was approved by HUD in December, 2009, it was done so with the understanding that the City would update its NRSA plan, using an enhanced community consultation and outreach process; this process would occur over the summer of 2010. A draft NRSA Amendment was submitted to HUD in August, 2010. HUD's comments on that draft, along with new performance measures, have been incorporated into the NRSA Amendment and are now being submitted to the City Council for its approval. The approved document will be forwarded to HUD as an amendment to the City's 2010-2014 Consolidated Plan.

RECOMMENDATIONS:

Staff recommends approval of the Neighborhood Revitalization Strategy Area Amendment as an Amendment to the City of Aurora's 2010-2014 Community Development Block Grant Consolidated Plan.

Forwarded to the Planning & Development Committee for consideration

Mayor's Office Initials & Date

Cc: Alderman Saville
Alderman Mervine
Alderman Schuler
Alderman Peters (alternate)

Chuck Nelson, Mayor's Office
Dan Barreiro, Chief Community Services Officer
City Clerk

PD11.008

RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE PLANNING & DEVELOPMENT COMMITTEE

The Planning & Development Committee At Their Meeting On Thursday, February 24, 2011
Recommended **APPROVAL** A Resolution Authorizing Approval Of The Neighborhood
Revitalization Strategy Area Amendment As An Amendment To The City Of Aurora's 2010-
2014 Community Development Block Grant Consolidation Plan.

VOTE: 3-0

Submitted By

Michael B. Saville

Alderman Michael Saville, Chairman

Rick Mervine

Alderman Rick Mervine

Abby Schuler

Alderman Abby Schuler

Alderman John "Whitey" Peters, Alternate

Dated This 25th Day Of February 2011