

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

_____ Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
_____ Recommendations of Boards, Commissions & Committees (Green)
 X Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: July 14, 2004 (B of T) Date: July 22, 2004

TITLE: Annexation Agreement Amendments

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for discussion a memorandum seeking direction relative to the amendment of annexation agreements for Fountain Square, CVS/Wilton and BP Amoco/V-Land. (DISTRICTS #3 and #6)

Please place this item for discussion on the July 22, 2004 Village Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *W. T. Lichter* _____ Date *7/15/04*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

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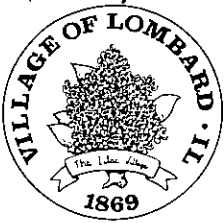
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MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP *DAH*
Director of Community Development

DATE: July 22, 2004

SUBJECT: **Annexation Agreement Amendments**

Staff has been contacted by three separate entities seeking to amend various annexation agreements for properties within the Village. Each is looking to amend either the site plan, the area covered by the agreement and/or the terms and conditions of the respective agreements. While the amended plans would require a public hearing and recommendation from the Plan Commission prior to Board consideration, annexation agreements are under the sole discretion of the Village Board. Therefore, before staff directs the petitioner to apply to the Plan Commission for a public hearing, we are looking for direction from the Board as to whether the Village Board would be interested in opening the respective agreements in the first place.

Noted below is a brief discussion of each of the proposed requests from the prospective petitioners. Staff is not looking for a favorable or unfavorable opinion of the petition, but rather a direction as to whether the Board is interested in opening the agreement in the first place.

Fountain Square Townhomes

At last month's Plan Commission meeting Shaw Company requested the thoughts of the Plan Commissioners as it relates to a proposed townhome development at 845 & 855 East 22nd Street. This site was previously approved for two additional condominium units totaling 121 units and mirror the buildings erected east of the site. Shaw Company would be seeking an amendment to the Fountain Square R-4 Annexation Agreement replacing two condominium buildings with 68 townhouse units in eleven buildings.

For reference purposes, staff is attaching a copy of a letter transmitted to the Plan Commission stating the reasons for the requested actions, their concept site plans, the staff memorandum to the Plan Commission regarding the concept proposal and a tape of the discussion brought forward to the Plan Commission.

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Staff Comments

As noted in the attached correspondence, staff raised concerns regarding the townhouse land development plan to the petitioner and the Plan Commission as it relates to the transitional yard provisions, the layout and design of the project, and issues associated with the nature of the proposed housing and its impacts within the development and on the community. Staff concurs with the Plan Commission and believes the townhouse design is attractive, but staff believes that the original development plan provides a greater benefit to the overall planned development and to the community.

From a valuation standpoint, staff notes the estimated equalized assessed valuation (EAV) for condominium units versus townhomes at Fountain Square:

	Average EAV	Number of Units	Anticipated EAV
Condominiums	\$78,471	121	\$9,494,991
Townhouses	\$106,854 *	68	\$7,266,072

* To derive this figure, staff took the average 2003 EAV found at Lancaster Square and added a 110% multiplier to derive the anticipated EAV of a typical townhouse unit. Staff notes that this number could be adjusted based upon final design considerations.

While the petitioner and some of the residents within the Fountain Square development has expressed a preference to see the vacant R-4 lot developed in the short term, this must be balanced against the longer term options for the property. Although the owner has stated that market conditions are not favorable at this time to proceed with the remaining buildings, staff has suggested that the Village desires the terms of the annexation agreement to be met. Further, the owner could proceed with the Lot 2 development (a.k.a., the swing parcel) at the southwest corner of 22nd and Meyers at this time and wait for market conditions to improve for the R-4 parcel.

CVS/Wilton Agreement

In 2001, the Village entered into an agreement with CVS and Wilton Partners as it relates to the CVS Pharmacy development at 1005 East Roosevelt Road. In the annexation agreement, the Village granted substantial signage relief for the development upon annexation of the property, including:

1. Increasing the maximum permitted area of wall signs to one hundred thirty-six (136) square feet on the west wall facing Meyers Road (from 85 square feet permitted) and on the north wall facing Roosevelt Road (from 100 square feet permitted); and
2. Reducing the minimum setback for a freestanding sign adjacent to Meyers Road from 75 feet down to 65 feet from the centerline of Meyers Road.

In consideration of this relief, the petitioner/owner/developer agreed to cap the overall sign square footage of the free-standing signs to a maximum of fifty square feet (as depicted on the

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approved signage package referenced in the agreement) and the Plan Commission and Village Board granted this relief based upon this consideration.

Staff has now received a request from the sign contractor for CVS to add an automatic changeable copy sign (also known as an electronic message board) to the free-standing sign as well. This additional signage would result in the signage exceeding the agreed to sign size and design, or would necessitate additional relief not originally considered as part of the original agreement.

Staff's Comments

During the annexation agreement negotiation process, staff raised the concern of the additional wall signage on the proposed plans, the Plan Commissioners also echoed this sentiment. While initially not favorable to additional signage relief, staff supported the request specifically because the petitioner guaranteed that the free-standing signage would be less than what was permitted by right for the property. Staff believes that there is no compelling reason to alter this agreement to accommodate even more free-standing signage on the property than that which was originally approved.

V-Land Development (Southwest Corner of Roosevelt and Highland)

In 2002, the Village Board approved an annexation agreement for the former Sharko's site located at 205 E. Roosevelt Road. The agreement provided for the redevelopment of the site, along with two other properties immediately east of Sharko's, as a gas station/car wash facility. Since the original agreement was executed, BP Amoco, the owner/petitioner, decided not to proceed with their development plans. While they effectuated the clearing of the site of the three structures and the billboard, they decided to sell the property to V-Land Corporation. V-Land has been developing plans for the site for a commercial retail center and a banking facility. Most notably, they also have the Reilly's Pub site and the legal non-conforming residences along 13th Street also under contract and are seeking to devise a larger commercial development plan encompassing almost all of the properties in the block face.

Staff's Comments

In consideration of the original proposal and the latest proposal being developed for the property, staff believes that considering an amendment to the agreement for this project could be conceptually supported, based upon the following reasons:

- The redevelopment plan takes up the entire block face, which would allow for a more comprehensive infrastructure plan to be developed for the area;
- The project razes legal non-conforming structures on 13th Street and reorients the property toward Roosevelt Road and away from the single-family residences on 13th Street;
- Traffic improvements in the form of reduced curb cuts;
- The land uses will have higher equalized assessed valuations and will be greater tax revenue generators for the Village; and
- The structures will have greater design and appearance attributes than the original proposal.

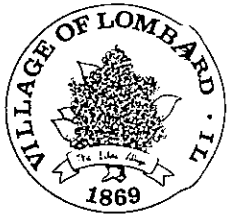
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ACTION REQUESTED

Staff requests that this item be placed on the July 22, 2004 Village Board agenda under Agenda Items for Discussion. Staff requests direction from the Village Board as to whether they are interested in considering amending the annexation agreements for Fountain Square, CVS/Wilton and BPAmoco/V-Land.



MEMORANDUM

TO : LOMBARD PLAN COMMISSION
Donald Ryan, Chairperson

FROM: William J. Heniff, AICP, Senior Planner *BH*

DATE: June 21, 2004

SUBJECT: Workshop Session – Fountain Square Townhomes (845-855 E. 22nd St.)

Attached is a correspondence from the Robert Pugliese, attorney for the Fountain Square of Lombard Condominiums, LLC, owner of the property at 845 & 855 East 22nd Street. The correspondence requests consideration of a townhouse proposal for the subject property. To receive direction and/or proceed with this proposal, the petitioner is requesting that their concept proposal be placed on the Plan Commission Workshop Agenda at the June 21, 2004 meeting.

BACKGROUND

As the Plan Commissioners may remember, the subject property received development approvals in 1997 (PC Case 97-28) as part of the Fountain Square R4 Planned Development project. The approval included approval of an annexation agreement, annexation of the property, rezoning of the property to the R4 District and approval of a conditional use for a planned development. These actions were taken to facilitate the construction of four condominium buildings, totaling 242 units. Two of the four condominium buildings were constructed in 2001 and 2002. The two other buildings west of the completed condominiums have not been constructed to date and the property remains vacant.

DEVELOPMENT CONCEPT

The proposed plan replaces two condominium buildings totaling 121 units with 68 townhouse units in eleven buildings, as shown on the submitted plans. The petitioner states the reasons for their land use change in their attached letter.

The petitioner's letter responds to many of the issues and/or concerns raised by staff in the concept plan review process. These comments include:

Site Design Issues

- The concept plan reduces the amount of perimeter open space along the southern perimeter of Lot 1 abutting Lot 6 (now known as the "AmeriSuites parcel"). The B-3 Annexation Agreement relaxed the standards for transitional landscaping from the B3

portion of the development as the transitional yard requirement, as the transition would be provided on the Lot 1 site. As a trade-off on the transitional yard issue, the R-4 Annexation Agreement (Section 5 B. 1.) requires the transitional landscape yard of thirty feet (30') in width along the southern R-4 property line. In review of the plan, much of this transitional area would be replaced by access drive aisles, which is contrary to the original plan provisions.

- While the approved condominium plan results in an increase the overall residential unit density of the site, the townhome proposal would result in a significant increase in the overall lot area coverage of the site for buildings, drive aisles and parking spaces. One of the real amenities of the first two condominium buildings is the center courtyard area, which provides a significant open space expanse within the development. The proposed townhome plan concept substantially increases the impervious area and does not provide any substantial open space benefits to the site. As open space issues were a significant consideration in the initial approval of the site, staff believes that the townhome proposal moves away from this essential planned development provision.
- Structure Separation – the proposed townhouse layout places buildings closer than thirty feet from each other. Section 155.408 (K)(3) of the Zoning Ordinance and local Building Code amendments require at least a thirty-foot separation.

Aesthetic Concerns

Staff received correspondence from the Fountain Square Condominium Association raising a concern about the existing negative aesthetics of the subject property in its current state (i.e., a vacant tract of land). From staff's perspective, the negative aesthetics issue and the development issues need to be kept separate – the Village has not supported zoning actions solely to address the aesthetics of an undeveloped lot. If the Association is most concerned about this issue, the property owner could secure a fill and grading permit from the Village and fine grade and hydraseed the site accordingly. This improvement would still provide an interim open space amenity to the site as well. Keeping the property free from litter and establish a mowing cycle for the property will also address the property aesthetics as well.

Lot 2 Development

Staff has noted that to address issues such as market timing, the Village allowed for substantial flexibility for Lot 2 of Fountain Square (a.k.a., the “swing parcel”) located at the southwest corner of 22nd Street and Meyers Road. That parcel has yet to develop to date and no concept plans have been received by Village staff to date. As the B-3 Annexation Agreement provides for residential units as a permitted use on Lot 2 and allows for great flexibility should the property develop as a business use, the petitioner has the ability to consider development opportunities for this parcel in order to address overall investment concerns.

School/Children Issues

Staff originally raised concerns about the desirability of the site for families with children. Given the nature of the uses surrounding the property (commercial development to the south, office buildings to the west, condominiums to the east and unincorporated residences to the north) the ability of the Fountain Square development to satisfactorily accommodate children can be questioned. Additionally, the lack of immediate green space associated with the development also raised concerns. The owner's correspondence states that they do not anticipate substantial numbers of families with children within the development, as they will be marketing their housing to "empty nesters".

ACTION REQUESTED:

Staff and the petitioner is seeking the input of the Commissioner's regarding the development proposal. As the annexation agreement for the property ties the annexation with the original development plans, the associated annexation agreement would need to be amended – this amendment would be subject to Village Board consideration. However, the Plan Commission would be hearing the land use and zoning issues associated with the proposed development change.

Specifically, staff would like the thoughts of the Commissioners with respect to the following issues:

1. Would substituting townhomes for condominiums be an appropriate land use change on the property?
2. Do the Commissioners have any comments relative to the overall site layout?
3. Lastly, if the Commissioners are supportive of the proposed use and layout, are there particular concerns regarding the building elevations?

June 1, 2004

Robert J. Pugliese

312.443.0609
Fax: 312.896.6609
bpugliese@lordbissell.com

Mr. William Heniff
Senior Planner
Village of Lombard
255 E. Wilson Avenue
Lombard, Illinois 60147-3931

Re: Lot 1 of Fountain Square of Lombard
June 21, 2004 Workshop

Dear Bill:

Per our telephone discussions with you and David Hulseberg, on behalf of my client Fountain Square of Lombard Condominiums, LLC I am requesting that you include us on the June 21, 2004 Plan Commission agenda for a workshop on a proposal to amend the plans for Lot 1 of Fountain Square of Lombard. This proposal would result in construction of 68 town homes instead of another 121 condominium units in the last two buildings. I am submitting the following materials for this purpose:

- The original and 11 copies of this letter.
- Twelve 11" by 17" reductions and one full size copy of each of the following prepared by HKM Architects & Planners, Inc.:
 1. Site Plan
 2. Unit A Floor Plan
 3. Unit B Floor Plan
 4. Unit C Floor Plan
 5. Unit D Floor Plan
 6. View From Entrance - colored perspective
 7. Composite Elevation - colored
 8. Typical Front Elevation

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9. Typical Side Elevation
 10. Typical Rear Elevation
- Twelve copies of a letter dated March 18, 2004 from Fountain Square Condominium Association to Dennis J. Stine in support of this proposal.
 - Twelve copies of Fountain Square Town home Project Demographics compiled by Kathleen Ullo, Marketing Director.

We request that we be allowed to directly address the Plan Commission at the workshop so that we may cover various points or issues that have arisen in our earlier discussions with the Village's professional staff and Trustee Koenig. First among the questions we have been asked, is why we are proposing a change.

Although we and the condominium owners are both quite pleased with the quality of the first two buildings, the unusually slow absorption rate which we have experienced, combined with the high number of units in each building, makes it impossible for us to secure the number of pre-sales needed to obtain necessary financing for the last two buildings. We simply are not able to move forward to complete these two buildings. In light of this situation, we have explored the possibility of various alternative uses with the condominium owners. They have given us their support for our town home plan. Not only have those owners expressed their view that a town home component to the residential portion of Fountain Square of Lombard will enhance the marketability and value of their homes, but several owners have indicated their interest in buying a town home if we are allowed to proceed with the project. They are among the over 100 people who have expressed such an interest to us to date.

At the request of the homeowners, we have prepared a rendering which shows how the town home buildings would look across the drive aisle from the condominium buildings. The enclosed perspective was very favorably received.

The condominium owners also expressed to us that they would like to see development of the west half of the project begin so that the development would be completed as soon as possible and any uncertainty over what will happen on that portion of the site would be eliminated. The strong and clear views of the condominium owners association were expressed to us in the enclosed letter from the Association's President, Ronald T. Madsen, Jr.

One question raised in our prior discussions with Village representatives has been whether the town homes will produce more families with children than is true for the condominiums. Our compiled demographic data indicates, however, that the demographics of the town home population will be essentially the same as in the condominiums, which have acquired an "empty nester" character.

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The existing 121 condominium units include three children. The demographic information that we have obtained from our town home prospects includes 107 names. Of these prospects, 100 have provided their approximate age and 102 have provided their marital/family status. Only 3 of the 103 prospects providing their marital/family status indicated that they have children. 84% of the prospects are over 40 years old; 62% are over 50; and only 16% are under 40. Likely reasons for these demographics are the location and the proposed price point for the town homes. Projected sales prices will average over \$400,000 compared to an average condominium purchase price of \$260,000.

Other issues noted to us include (1) the need for a variation to reduce the transitional landscape yard from 30 feet to 10 feet at the south portion of the project; (2) perceived loss of open space; and (3) the need for a variation to reduce the minimum structure separation to less than 30 feet at three points. In light of the condominium owners' preference for the town home plan, we ask that the Plan Commission and the Village's staff consider the following points on each of these issues.

Perimeter Transitional Landscape Yard

- The transitional yard requirement is in your ordinance to protect residential areas from commercial development. In this case, the abutting residential area has not yet been developed and there are no existing residents. No town home purchaser will be surprised by how the area will be developed. Each new owner will make a choice to accept the site layout presented by choosing to invest in a town home. The condominium owners already have expressed their support.
- We can use dense evergreen plantings within the reduced transitional yard to provide a substantial screen and transition between the town homes and the commercial uses to the south. These uses--a limited service hotel and a furniture store--are some of the least intensive uses within Fountain Square of Lombard.
- The proposed town home plan includes a 36 foot building set back from the south property line that exceeds the setback requirement of the zoning ordinance by 20 percent.
- There is precedent in the Village for the type of relief we are requesting. Section 3(A) of Ordinance No. 4682 grants a variation for the Marriott Town Suites development to reduce the required transitional landscape yard from 30 feet to only 5 feet and to reduce the transitional landscape yard requirements. Thus, it is clear there can be circumstances where relief from the transitional yard requirements can be appropriate, even, unlike our situation, where the adjacent residences precede the yard variation and the yard is reduced to half of what we have proposed. We believe we have made a reasonable request for all the reasons set forth above.

Mr. William Heniff
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- While it is true that our site layout along the south property line is different than the original plan provisions, amendments in response to changing or unforeseen conditions are not uncommon and not necessarily undesirable. We have never viewed Lombard as the type of village that would refuse to consider an amendment solely because it is an amendment, and we would not have been comfortable developing in Lombard if that had been its history.

Lot Area Coverage

- The current Final Plat of Planned Development provides for 52.4 percent of Lot 1 to be maintained as open space, which is in excess of the 50 percent requirement for a condominium planned development (40 percent plus 25 percent for a planned development yields a 50 percent requirement). Much of this open space was planned to be and is provided along the western border of the property, which is unbuildable flood plain. The condominium owners would not lose the benefit of any of the open space along the western border of the property nor any of the open space surrounding the two buildings which have been developed to date.
- The Village requires less open space for town homes (35 percent plus 25 percent for a planned development yields 43.75 percent). Thus, some loss of open space is not inappropriate when the use is modified from condominium to town homes.
- Although it is unclear how the Village would interpret the overall open space requirement for Lot 1 given the two types of uses proposed within the planned development, averaging the requirements would produce an open space requirement of 46.87 percent. The proposed plan produces overall open space for Lot 1 of 48.756 percent. Thus, we continue to maintain a comparable margin over the open space requirement.
- The interior courtyard, which is attractive both on the plans and on the site, is rarely used by the condominium owners. In any event, the courtyard would be available to both the condominium and town home residents. Because this is private open space, it is not available to the general public, just as a second courtyard under the current plan would not be available to the general public. Thus, the loss of a second courtyard would not be significant from a function or use standpoint.

Structure Separation

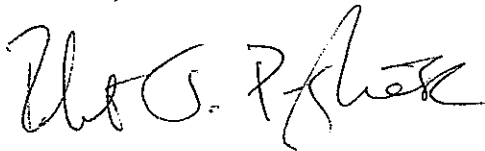
- On average, structure separation is much greater than required by code. The need for relief only occurs in three locations which are at the short facades of the buildings. These locations are all interior to the site and away from 22nd Street.
- We are prepared to significantly upgrade exterior materials by constructing all masonry buildings and we are prepared to appropriately address any fire safety concerns.

Mr. William Heniff
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We appreciate the opportunity to workshop this proposal with the Plan Commission. We have always valued and continue to value the high level of communication we have pursued and enjoyed with the Village of Lombard in the spirit of cooperation toward proceeding only with development of the highest quality. We have taken great pride and satisfaction in the manner in which we have been able to work closely with the Plan Commission, the Village professional staff, and the Village Board to develop what has become one of the crown jewels of new development in Lombard and all of the East-West Corridor. We consider Fountain Square of Lombard to be an unqualified success for the Village in terms of project quality, competition with surrounding communities in drawing outside dollars to dining and shopping venues, sales tax generation, and establishing a high standard on both planning and execution aspects of new development. The town homes which we are proposing will continue to meet the standard for quality which has been set for all of Fountain Square of Lombard.

Respectfully submitted,

LORD, BISSELL & BROOK LLP



Robert J. Pugliese, Attorney for Fountain Square of Lombard Condominiums, LLC

RJP:kn

Enclosures

cc: w/o enclosures Via U.S. Mail to:

D. Stine
W. King
C. Shaw
Fountain Square Condominium Association
Attn: Ronald T. Madsen, Jr., President

Fountain Square Condominium Association
865-875 E. 22nd Street
Lombard IL 60148

March 18, 2004

Mr. Dennis J. Stine
President
The Shaw Company
2001 York Road, Suite 550
Oak Brook, IL 60523

Re: Fountain Square Condominiums

Dear Mr. Stine:

As President of Fountain Square Condominiums Association, I thank you for the time and attention you and your company have devoted to addressing the homeowners' concerns regarding the status of the condominium development. Each of the Homeowners has a significant personal interest as well as a financial stake in what the further course of the development will be and exactly when that will occur. Although we are obviously pleased with the fine job that the Shaw Company has done in building our homes as well as developing the commercial areas of Fountain Square, we have been concerned with the unfinished status of the condominium project for a variety of reasons, including the negative aesthetics and the uncertainty of how and when the remaining property will be developed.

Our understanding of the current status of the situation is that proceeding with the construction of the third and fourth condominium buildings will not occur because it is not economically feasible, thus causing your company to explore alternatives. However, your original townhome plan was not encouraged in your discussions with Village staff and our district trustee who favored proceeding with the approved plan, rental apartments or various nonresidential alternatives, which might include office, retail or hotel uses.

The homeowners are categorically opposed to any rental apartments or any nonresidential use of the property. As we have discussed, the homeowners would have to consent to an amendment to the existing annexation agreement for Fountain Square before such a radical change of use could be allowed. Also, our consent would be needed for certain annexation agreement amendments needed to facilitate your plans for townhomes.

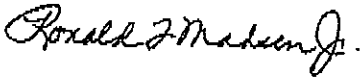
Of the various alternatives which have been proposed either by you or the Village, the consensus of the homeowners strongly favors your townhome plan as set forth in your revised site plan and as illustrated by the rendering you prepared for us showing the relative condominium and townhome building elevations. The townhome plan meets the homeowners' two primary goals for the

Mr. Dennis J. Stine
March 18, 2004
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undeveloped property: (1) maintaining the use as for-sale residences, and (2) completing the development in the reasonably near future. Also, by your varying the type of housing product, the value and marketability of the homeowners' condominiums is likely to be enhanced.

Please feel free to share this letter with the Village in any further discussions you may have regarding the future of the undeveloped property. If either you or the Village should request, we would be happy to participate in any meetings or discussions addressing the development of the property in order to more fully explain the homeowners' position. We would like to see something happen on the property at the earliest possible time.

Sincerely,



Ronald T. Madsen Jr.
President, Fountain Square Condominium Association
875 E 22nd Street Unit 106

FOUNTAIN SQUARE TOWNHOME PROSPECT DEMOGRAPHICS

Name	Family Status	Age	Current Ownership
Gillentine	M	50-59	SFH
Bartolome	M	60-69	SFH
Pucci	M	70+	SFH
Cheboub	S	50-59	SFH
Cullen	M	40-49	SFH
Herofor	S	30-39	Rent
Pantaleon	M	70+	SFH
Pervan	M	40-49	SFH
Price	S	60-69	Condo
Reardon	M	60-69	SFH
Siegel	M	60-69	SFH
Tiano	S	30-39	Condo
Tibbias	S	40-49	SFH
Walters	S	40-49	Condo
Danius	SWC	40-49	SFH
Swensen	S	40-49	Condo
Moreno	S	60-69	Condo
Gabriel	M	70+	SFH
Kimball	M	50-59	SFH
Widmer	S	40-49	Rent
O'Shea	M	60-69	SFH
Sapata			
Haas	M	50-59	SFH
Koch	S	20-29	Rent
Dziura	S	60-69	SFH
Aleo	S	40-49	Rent
Vrinios	S	50-59	SFH
Baeshc	M	70+	SFH
Littlefield	MWC	40-49	Condo
Pandolfi	M	50-59	SFH
Pelegrino	M	60-69	SFH
Duan			TH
Romuald	S	20-29	Rent
Yoon	M	20-29	TH
Sementa	M	70+	Rent
Korinak	M	60-69	SFH
Otock	S	30-39	Rent
Ritche	M	30-39	SFH
Whalen	S	40-49	SFH
Moy	M	50-59	SFH
Wisneski	M	40-49	SFH
Patel	S	20-29	Condo
Kappel	M	60-69	Rent
Caran	S	40-49	Rent
Slack	M	40-49	SFH
Kennedy	M	30-39	TH
Schmitz	S		TH
Martinez	S	30-39	Rent
Clausen	M	60-69	TH

FOUNTAIN SQUARE TOWNHOME PROSPECT DEMOGRAPHICS

Porebski	S	50-59	Condo
Yoo	S	20-29	Rent
Jorden	S	50-59	SFH
Allen	M	50-59	SFH
Letson	S	60-69	SFH
Forstall	M	50-59	TH
Sophie	S	50-59	Condo
Youngren	M	50-59	SFH
G.Smith	M	30-39	Rent
L.Smith	M	60-69	SFH
Santefort	S	30-39	Condo
Esposito	S	50-59	SFH
Annunziat	M	50-59	SFH
Angileri	M	40-49	SFH
Boiland	M	50-59	SFH
Daiber	M	60-69	SFH
Krelle	M	50-59	SFH
Hodul	M	60-69	TH
Erdman	M	60-69	TH
Anderson	M	50-59	SFH
Hotovec	M	40-49	SFH
Bakker	M	40-49	SFH
Barth	M	60-69	SFH
Gutberlet	M	40-49	TH
DiMonte	M	60-69	SFH
Burt	M	70+	SFH
Brown	S	40-49	SFH
Henninger	S	50-59	SFH
DePierre	S	50-59	SFH
Lennon	S	40-49	SFH
Roti	M	50-59	SFH
Peck			Condo
Weinhlem	SWC	30-39	SFH
Novak	S	60-69	Condo
Moroni	M	60-69	SFH
Leber	M	70+	SFH
Pankaj	M	60-69	SFH
Wickey	M	50-59	SFH
Menke	M	40-49	SFH
Shyn	M	30-39	SFH
Figliola	M	50-59	Condo
Tsui			
Casey	S	40-49	Condo
Daw	S	20-29	Rent
Kusen	M	50-59	SFH
Laguankar	M	60-69	SFH
Porsche	S	50-59	SFH
Terpinas	M	60-69	TH
Rozeboon			
Cavanagh	S	50-59	SFH
Jacobson	M	60-69	SFH

FOUNTAIN SQUARE TOWNHOME PROSPECT DEMOGRAPHICS

Clay	M	50-59	SFH
Laita	M	60-69	SFH
Glovik	M	60-69	TH
Graia	S	50-59	SFH
Murray	M	40-49	Condo
Uptas			
Vreisman	M	60-69	SFH