

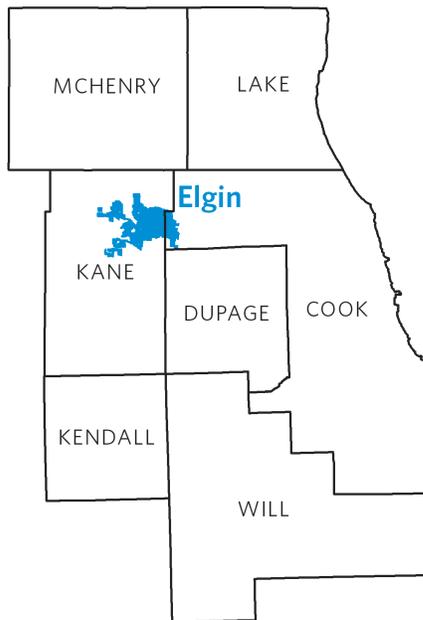


## Elgin

Community Data Snapshot

Municipality Series

July 2025 Release



### About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the [Chicago Metropolitan Agency for Planning \(CMAP\)](#) seven-county northeastern Illinois region. The snapshots primarily feature data from the [American Community Survey \(ACS\) five-year estimates](#). All data sources are noted beneath each table.

CMAP publishes updated Community Data Snapshots annually, usually in July. The latest version can always be found on the CMAP website at [cmap.illinois.gov/data/community-snapshots](http://cmap.illinois.gov/data/community-snapshots). Current and historical snapshot data is available in table format at the [CMAP Data Hub](#). Please direct any questions to [info@cmap.illinois.gov](mailto:info@cmap.illinois.gov).

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

### User Notes

#### Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the [ACS subject definitions](#).

#### Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the [ACS sample size and data quality methodology](#).

#### Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

#### Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the [grouped frequency distributions](#) reported in the ACS.

#### Municipalities Located in Multiple Counties

County data is presented for the CMAP county containing the largest portion of the municipality's population, as of the 2020 decennial census.

#### Municipalities That Extend Beyond the CMAP Region

Values derived from CMAP analyses are generally restricted to geographies that fall within the CMAP regional boundaries. Specifically, values in the General Land Use, Equalized Assessed Value, and Water Supply tables only represent the portion of each municipality that falls within the seven-county CMAP region. This snapshot is for Elgin, which does *not* extend beyond the CMAP region.

#### Comparing ACS Data Across Past Community Data Snapshots

When using multiple releases of the CDS, please take care not to compare overlapping ACS 5-year estimates. The Census Bureau provides [specific guidance](#) for when it is appropriate to compare ACS data across time. Please contact CMAP staff at [info@cmap.illinois.gov](mailto:info@cmap.illinois.gov) if you have additional questions.

## Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Elgin.

### General Population Characteristics, 2023

	Elgin	Kane County	CMAP Region
<b>Total Population</b>	114,106	516,097	8,485,926
<b>Total Households</b>	38,846	183,196	3,276,096
<b>Average Household Size</b>	2.9	2.8	2.5
<b>Percent Population Change, 2000-10</b>	14.5	27.5	3.5
<b>Percent Population Change, 2010-23</b>	5.5	0.2	0.6
<b>Percent Population Change, 2000-23</b>	20.8	27.7	4.2

Source: 2000 and 2010 Census, 2019-2023 American Community Survey five-year estimates.

### Race and Ethnicity, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	41,369	36.3	282,290	54.7	4,119,620	48.5
<b>Hispanic or Latino (of Any Race)</b>	55,251	48.4	170,629	33.1	2,077,117	24.5
<b>Black (Non-Hispanic)</b>	5,594	4.9	25,051	4.9	1,359,554	16.0
<b>Asian (Non-Hispanic)</b>	6,751	5.9	20,168	3.9	649,017	7.6
<b>Other/Multiple Races (Non-Hispanic)</b>	5,141	4.5	17,959	3.5	280,618	3.3

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	7,904	6.9	30,266	5.9	475,109	5.6
<b>5 to 19</b>	24,709	21.7	109,365	21.2	1,624,391	19.1
<b>20 to 34</b>	23,022	20.2	93,970	18.2	1,742,314	20.5
<b>35 to 49</b>	23,396	20.5	103,073	20.0	1,704,607	20.1
<b>50 to 64</b>	20,478	17.9	102,045	19.8	1,627,982	19.2
<b>65 to 74</b>	9,347	8.2	46,834	9.1	784,080	9.2
<b>75 to 84</b>	3,848	3.4	22,877	4.4	371,447	4.4
<b>85 and Over</b>	1,402	1.2	7,667	1.5	155,996	1.8
<b>Median Age</b>	36.3		38.6		38.4	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

**Educational Attainment\*, 2019-2023**

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	13,945	18.8	44,681	13.0	615,007	10.5
High School Diploma or Equivalent	19,073	25.8	78,150	22.7	1,290,688	22.0
Some College, No Degree	15,658	21.2	66,975	19.5	1,055,421	18.0
Associate's Degree	6,121	8.3	25,164	7.3	415,097	7.1
Bachelor's Degree	12,480	16.9	82,943	24.1	1,469,731	25.1
Graduate or Professional Degree	6,755	9.1	45,924	13.4	1,011,913	17.3

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Population 25 years and older

\*Highest degree or level of school completed by an individual.

**Nativity, 2019-2023**

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	83,868	73.5	427,088	82.8	6,827,326	80.5
Foreign Born	30,238	26.5	89,009	17.2	1,658,600	19.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

**Language Spoken at Home and Ability to Speak English, 2019-2023**

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	54,584	51.4	330,146	68.0	5,434,701	67.8
Spanish	43,190	40.7	127,519	26.2	1,517,770	18.9
Slavic Languages	1,487	1.4	6,099	1.3	284,004	3.5
Chinese	226	0.2	846	0.2	92,694	1.2
Tagalog	938	0.9	3,193	0.7	75,308	0.9
Arabic	92	0.1	1,247	0.3	63,580	0.8
Korean	112	0.1	634	0.1	35,008	0.4
Other Asian Languages	2,250	2.1	3,878	0.8	116,634	1.5
Other Indo-European Languages	3,019	2.8	10,902	2.2	330,350	4.1
Other/Unspecified Languages	304	0.3	1,367	0.3	60,768	0.8
<b>TOTAL NON-ENGLISH</b>	<b>51,618</b>	<b>48.6</b>	<b>155,685</b>	<b>32.0</b>	<b>2,576,116</b>	<b>32.2</b>
Speak English Less than "Very Well"*	20,533	19.3	56,907	11.7	965,360	12.1

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Population 5 years and older

\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Population with a Disability, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	11,075	9.7	48,470	9.4	878,107	10.3
One Type of Disability Only	6,000	5.3	27,254	5.3	470,370	5.5
Two or More Types of Disability	5,075	4.4	21,216	4.1	407,737	4.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	2,390	2.1	12,768	2.5	209,497	2.5
<b>Vision Difficulty</b>	2,774	2.4	9,175	1.8	166,646	2.0
<b>Cognitive Difficulty</b>	4,133	3.6	16,945	3.3	321,997	3.8
<b>Ambulatory Difficulty</b>	4,945	4.3	22,485	4.4	435,950	5.1
<b>Self-Care Difficulty</b>	2,066	1.8	8,510	1.6	170,525	2.0
<b>Independent Living Difficulty<sup>†*</sup></b>	3,906	4.7	17,000	4.4	329,972	5.1

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

[Click here](#) to learn more about how disability is defined for this dataset.

\*Universe: Total population over 18

<sup>†</sup>Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	814	0.7	3,719	0.7	65,487	0.8
<b>18-64 with a Disability</b>	6,316	5.5	23,390	4.5	428,242	5.0
<b>65-74 with a Disability</b>	1,722	1.5	8,775	1.7	161,968	1.9
<b>75 and Over with a Disability</b>	2,223	1.9	12,586	2.4	222,410	2.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

Health Insurance Coverage, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Uninsured</b>	12,286	10.8	40,463	7.8	654,731	7.7
Uninsured and disabled	945	0.8	2,519	0.5	43,267	0.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Household Size, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	8,780	22.6	39,984	21.8	985,617	30.1
<b>2-Person Household</b>	11,533	29.7	58,636	32.0	1,008,017	30.8
<b>3-Person Household</b>	5,992	15.4	30,653	16.7	504,018	15.4
<b>4-or-More-Person Household</b>	12,541	32.3	53,923	29.4	778,444	23.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	27,965	72.0	132,829	72.5	2,070,874	63.2
Single Parent with Child	3,694	9.5	15,718	8.6	257,654	7.9
<b>Non-Family</b>	10,881	28.0	50,367	27.5	1,205,222	36.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	3,873	10.0	16,911	9.2	439,439	13.4
<b>\$25,000 to \$49,999</b>	6,502	16.7	23,643	12.9	476,017	14.5
<b>\$50,000 to \$74,999</b>	5,637	14.5	25,826	14.1	458,143	14.0
<b>\$75,000 to \$99,999</b>	6,254	16.1	24,554	13.4	407,824	12.4
<b>\$100,000 to \$149,999</b>	8,575	22.1	39,234	21.4	601,803	18.4
<b>\$150,000 and Over</b>	8,005	20.6	53,028	28.9	892,870	27.3
<b>Median Income</b>	\$88,316		\$100,678		\$91,211	
<b>Per Capita Income*</b>	\$36,037		\$46,013		\$49,183	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population

### Household Computer and Internet Access, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	37,646	96.9	177,020	96.6	3,123,104	95.3
Smartphone(s) Only	3,690	9.5	11,977	6.5	260,365	7.9
<b>No Computing Devices</b>	1,200	3.1	6,176	3.4	152,992	4.7
<b>Internet Access</b>	36,928	95.1	172,897	94.4	3,062,137	93.5
Broadband Subscription	36,223	93.2	169,377	92.5	2,976,465	90.9
<b>No Internet Access</b>	1,918	4.9	10,299	5.6	213,959	6.5

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	38,846	96.8	183,196	96.5	3,276,096	93.2
Owner-Occupied*	27,755	71.4	138,755	75.7	2,116,804	64.6
Renter-Occupied*	11,091	28.6	44,441	24.3	1,159,292	35.4
<b>Vacant Housing Units</b>	1,265	3.2	6,722	3.5	239,417	6.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units  
\*Universe: Occupied housing units

### Housing Costs as a Percentage of Household Income\*, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	2,800	7.3	10,825	6.0	282,533	8.9
Less than 20 Percent	36	0.1	192	0.1	5,512	0.2
20 to 29 Percent	195	0.5	506	0.3	17,248	0.5
30 Percent or More	2,569	6.7	10,127	5.6	259,773	8.1
<b>\$20,000 to \$49,999</b>	7,260	18.9	27,756	15.4	562,059	17.6
Less than 20 Percent	632	1.6	2,822	1.6	53,141	1.7
20 to 29 Percent	1,111	2.9	4,405	2.4	92,118	2.9
30 Percent or More	5,517	14.4	20,529	11.4	416,800	13.1
<b>\$50,000 to \$74,999</b>	5,621	14.6	25,630	14.2	452,299	14.2
Less than 20 Percent	1,567	4.1	6,694	3.7	110,823	3.5
20 to 29 Percent	1,836	4.8	7,999	4.4	150,697	4.7
30 Percent or More	2,218	5.8	10,937	6.1	190,779	6.0
<b>\$75,000 or More</b>	22,714	59.2	116,415	64.5	1,891,958	59.3
Less than 20 Percent	15,043	39.2	76,548	42.4	1,236,129	38.8
20 to 29 Percent	6,105	15.9	29,169	16.1	470,193	14.7
30 Percent or More	1,566	4.1	10,698	5.9	185,636	5.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Excludes households with zero/negative income, and renting households paying no cash rent.

### Housing & Transportation (H+T) Costs as a Percentage of Household Income\*, 2018-2022

	Median-Income Family**	Moderate-Income Family***
<b>Housing Costs</b>	24	30
<b>Transportation Costs</b>	18	21
<b>TOTAL H+T COSTS</b>	42	51

Source: Center for Neighborhood Technology (CNT), [H+T Affordability Index](#) (2018-2022).

\*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, and is reported for different household typologies. The values above represent the percent of household income that an average household of each type spends on housing and transportation. The standard threshold of affordability is 30% for housing costs alone, and 45% for housing and transportation costs combined.

\*\*"Median-income family" assumes a 4-person, 2-commuter household with income equal to the regional median.

\*\*\*"Moderate-income family" assumes a 3-person, 1-commuter household with income equal to 80% of the regional median.

## Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Elgin.

### Housing Type, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	24,404	60.8	130,950	69.0	1,743,869	49.6
<b>Single Family, Attached</b>	5,462	13.6	22,486	11.8	267,616	7.6
<b>2 Units</b>	2,008	5.0	6,298	3.3	233,187	6.6
<b>3 or 4 Units</b>	1,918	4.8	6,142	3.2	276,611	7.9
<b>5 to 9 Units</b>	1,889	4.7	6,224	3.3	272,171	7.7
<b>10 to 19 Units</b>	1,247	3.1	5,348	2.8	158,373	4.5
<b>20 or More Units</b>	1,838	4.6	10,762	5.7	533,018	15.2
<b>Mobile Home/Other*</b>	1,345	3.4	1,708	0.9	30,668	0.9

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*"Other" includes boats, recreational vehicles (RVs), vans, etc.

### Housing Size, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	4,134	10.3	16,502	8.7	584,858	16.6
<b>2 Bedrooms</b>	12,251	30.5	45,766	24.1	974,700	27.7
<b>3 Bedrooms</b>	13,934	34.7	65,290	34.4	1,154,991	32.9
<b>4 Bedrooms</b>	8,158	20.3	50,010	26.3	616,835	17.5
<b>5 or More Bedrooms</b>	1,634	4.1	12,350	6.5	184,129	5.2
<b>Median Number of Rooms*</b>	5.8		6.3		6.0	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

### Housing Age, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	2,669	6.7	13,989	7.4	172,688	4.9
<b>Built 1990 to 2009</b>	11,613	29.0	70,611	37.2	764,770	21.8
<b>Built 1970 to 1989</b>	9,167	22.9	40,402	21.3	813,872	23.2
<b>Built 1940 to 1969</b>	8,992	22.4	40,788	21.5	1,032,806	29.4
<b>Built Before 1940</b>	7,670	19.1	24,128	12.7	731,377	20.8
<b>Median Year Built</b>	1976		1984		1970	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

## Transportation

The transportation tables include vehicle availability by household, mode of travel to work, and annual vehicle miles traveled for Elgin.

### Vehicles Available per Household, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	2,128	5.5	8,397	4.6	423,777	12.9
<b>1 Vehicle Available</b>	11,492	29.6	49,000	26.7	1,196,026	36.5
<b>2 Vehicles Available</b>	14,984	38.6	77,121	42.1	1,112,204	33.9
<b>3 or More Vehicles Available</b>	10,242	26.4	48,678	26.6	544,089	16.6

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	6,517	11.6	37,731	14.4	690,746	16.4
<b>Drive Alone</b>	40,869	72.7	188,967	71.9	2,616,122	62.0
<b>Carpool</b>	5,602	10.0	23,448	8.9	326,525	7.7
<b>Transit</b>	1,036	1.8	4,442	1.7	376,771	8.9
<b>Walk or Bike</b>	832	1.5	4,048	1.5	147,732	3.5
<b>Other</b>	1,329	2.4	4,181	1.6	64,598	1.5
<b>TOTAL COMMUTERS</b>	49,668	88.4	225,086	85.6	3,531,748	83.6
<b>Mean Commute Time (Minutes)</b>	27.8		28.3		30.9	

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

### Annual Vehicle Miles Traveled per Household\*, 2023

	Elgin	Kane County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	17,907	18,057	13,828

Source: Chicago Metropolitan Agency for Planning analysis of 2023 Illinois Environmental Protection Agency, HERE Technologies, and Census Bureau data. In 2023, the methodology for an adjustment of VMT for new cars (<4 years old) was discontinued. Estimates are not fully comparable to previous years.

\*Data not available for all communities in the CMAP region.

## Employment

The employment tables include general workforce characteristics for Elgin.

### Employment Status, 2019-2023

	Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	61,339	69.2	282,434	69.5	4,590,752	67.2
Employed <sup>†*</sup>	57,347	93.5	268,173	95.0	4,298,652	93.6
Unemployed*	3,886	6.3	14,051	5.0	278,175	6.1
<b>Not in Labor Force</b>	27,307	30.8	124,161	30.5	2,235,861	32.8

Source: 2019-2023 American Community Survey five-year estimates.

Universe: Population 16 years and older

<sup>†</sup>Does not include employed population in the Armed Forces.

\*Universe: In labor force

### Private Sector Employment\*, 2024

	Elgin		Kane County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	42,022	N/A	177,185	N/A	3,560,776	N/A
<b>Job Change, 2014-24</b>	-682	-1.6	7,353	4.3	179,601	5.3
<b>Job Change, 2004-24</b>	2,016	5.0	10,139	6.1	252,854	7.6
<b>Private Sector Jobs per Household***</b>	1.08		0.97		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2024).

\*Figures exclude employees not covered by unemployment insurance. Data not available for all communities in the CMAP region.

\*\*Data is not available for Kendall County.

\*\*\*Based on households from 2019-2023 American Community Survey five-year estimates.

### Employment of Elgin Residents\*, 2022

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Manufacturing</b>	7,210	14.1
<b>2. Health Care</b>	5,998	11.7
<b>3. Retail Trade</b>	5,302	10.4
<b>4. Administration</b>	4,636	9.1
<b>5. Education</b>	4,038	7.9
TOP EMPLOYMENT LOCATIONS		
<b>1. Elgin</b>	10,323	20.2
<b>2. Chicago</b>	5,230	10.2
<b>3. Schaumburg</b>	2,468	4.8
<b>4. St. Charles</b>	1,392	2.7
<b>5. Elk Grove Village</b>	1,137	2.2

### Employment in Elgin\*, 2022

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Education</b>	7,738	14.6
<b>2. Manufacturing</b>	6,409	12.1
<b>3. Health Care</b>	6,369	12.0
<b>4. Administration</b>	5,935	11.2
<b>5. Wholesale Trade</b>	5,252	9.9
TOP RESIDENCE LOCATIONS		
<b>1. Elgin</b>	10,323	19.4
<b>2. Chicago</b>	2,564	4.8
<b>3. Carpentersville</b>	1,728	3.3
<b>4. South Elgin</b>	1,719	3.2
<b>5. Bartlett</b>	1,255	2.4

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2022).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

## Land Use

The land use tables include general land use composition for Elgin.

### General Land Use, 2020

	Acres	Percent
<b>Single-Family Residential</b>	7,313.7	29.6
<b>Multi-Family Residential</b>	418.1	1.7
<b>Commercial</b>	1,151.7	4.7
<b>Industrial</b>	2,163.7	8.8
<b>Institutional</b>	1,611.1	6.5
<b>Mixed Use</b>	9.6	0.0
<b>Transportation and Other</b>	4,644.7	18.8
<b>Agricultural</b>	3,396.4	13.7
<b>Open Space</b>	2,385.2	9.7
<b>Vacant</b>	1,610.3	6.5
<b>TOTAL</b>	24,704.6	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2020 [Land Use Inventory](#).

## Tax Base

The tax base tables include retail sales and equalized assessed values for Elgin.

### General Merchandise Retail Sales, 2024

	Elgin	Kane County	CMAP Region
<b>General Merchandise</b>	\$1,862,589,492	\$8,526,578,331	\$145,067,000,000
<b>Total Retail Sales</b>	\$2,322,344,487	\$10,709,120,750	\$183,977,000,000
<b>Total Sales per Capita*</b>	\$20,353	\$20,750	\$21,680

Source: Illinois Department of Revenue, 2024.

\*Per capita calculations based on population from 2019-2023 American Community Survey five-year estimates.

### Equalized Assessed Value, 2023

<b>Residential</b>	\$2,352,786,403
<b>Commercial</b>	\$498,823,396
<b>Industrial</b>	\$692,994,732
<b>Railroad</b>	\$1,408,962
<b>Farm</b>	\$2,656,894
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$3,548,670,387

Source: Illinois Department of Revenue, 2023.

## Change Over Time

The time series tables include comparisons of current 2019-2023 ACS estimates to historic year estimates from the 2000 Census and 2009-2013 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

### Race and Ethnicity, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>White (Non-Hispanic)</b>	53.8	41.8	36.3
<b>Hispanic or Latino (of Any Race)</b>	34.3	44.8	48.4
<b>Black (Non-Hispanic)</b>	6.5	6.1	4.9
<b>Asian (Non-Hispanic)</b>	3.8	5.6	5.9
<b>Other/Multiple Races (Non-Hispanic)</b>	1.6	1.7	4.5

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>19 and Under</b>	31.9	31.8	28.6
<b>20 to 34</b>	25.3	22.4	20.2
<b>35 to 49</b>	22.6	20.2	20.5
<b>50 to 64</b>	11.7	16.5	17.9
<b>65 and Over</b>	8.6	9.0	12.8
<b>Median Age</b>	30.9	32.7	36.3

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

### Educational Attainment\*, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>Less than High School Diploma</b>	26.2	21.4	18.8
<b>High School Diploma or Equivalent</b>	25.0	26.9	25.8
<b>Some College, No Degree</b>	21.4	20.5	21.2
<b>Associate's Degree</b>	6.8	7.1	8.3
<b>Bachelor's Degree</b>	14.5	16.3	16.9
<b>Graduate or Professional Degree</b>	6.0	7.7	9.1

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Population 25 years and older

\*Highest degree or level of school completed by an individual.

**Nativity, Over Time**

	2009-2013 Percent	2019-2023 Percent
<b>Native</b>	74.4	73.5
<b>Foreign Born</b>	25.6	26.5

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Total population

**Language Spoken at Home and Ability to Speak English, Over Time**

	2009-2013 Percent	2019-2023 Percent
<b>English Only</b>	53.1	51.4
<b>Spanish</b>	39.4	40.7
<b>Slavic Languages</b>	1.2	1.4
<b>Chinese</b>	0.4	0.2
<b>Tagalog</b>	1.7	0.9
<b>Arabic</b>	0.1	0.1
<b>Korean</b>	0.1	0.1
<b>Other Asian Languages</b>	2.0	2.1
<b>Other Indo-European Languages</b>	1.6	2.8
<b>Other/Unspecified Languages</b>	0.4	0.3
<b>TOTAL NON-ENGLISH</b>	46.9	48.6
Speak English Less than "Very Well"*	28.5	19.3

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Population 5 years and older

\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

### Household Size, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>1-Person Household</b>	24.3	22.6
<b>2-Person Household</b>	25.3	29.7
<b>3-Person Household</b>	14.9	15.4
<b>4-or-More-Person Household</b>	35.5	32.3

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>Family</b>	70.8	72.0
Single Parent with Child	10.6	9.5
<b>Non-Family</b>	29.2	28.0

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, Over Time

	2009-2013 (2023 Dollars)	2019-2023 (2023 Dollars)
<b>Median Income</b>	\$76,745	\$88,316

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, Over Time

	2000 Percent	2009-2013 Percent	2019-2023 Percent
<b>Occupied Housing Units</b>	96.6	93.3	96.8
Owner-Occupied*	70.2	70.0	71.4
Renter-Occupied*	29.8	30.0	28.6
<b>Vacant Housing Units</b>	3.4	6.7	3.2

Source: 2000 Census; 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income\*, Over Time

	2009-2013	2019-2023
	Percent	Percent
<b>Less than \$20,000</b>	11.4	7.3
Less than 20 Percent	0.6	0.1
20 to 29 Percent	0.7	0.5
30 Percent or More	10.0	6.7
<b>\$20,000 to \$49,999</b>	29.6	18.9
Less than 20 Percent	3.4	1.6
20 to 29 Percent	5.8	2.9
30 Percent or More	20.4	14.4
<b>\$50,000 to \$74,999</b>	19.1	14.6
Less than 20 Percent	5.2	4.1
20 to 29 Percent	5.9	4.8
30 Percent or More	8.0	5.8
<b>\$75,000 or More</b>	38.5	59.2
Less than 20 Percent	20.6	39.2
20 to 29 Percent	12.9	15.9
30 Percent or More	5.0	4.1

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Excludes households with zero/negative income, and renting households paying no cash rent.

**Housing Type, Over Time**

	2009-2013	2019-2023
	Percent	Percent
<b>Single Family, Detached</b>	58.0	60.8
<b>Single Family, Attached</b>	12.2	13.6
<b>2 Units</b>	6.7	5.0
<b>3 or 4 Units</b>	6.1	4.8
<b>5 or More Units</b>	14.5	12.4
<b>Mobile Home/Other*</b>	2.4	3.4

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*"Other" includes boats, recreational vehicles (RVs), vans, etc.

**Housing Size, Over Time**

	2009-2013	2019-2023
	Percent	Percent
<b>0 or 1 Bedroom</b>	9.5	10.3
<b>2 Bedrooms</b>	32.1	30.5
<b>3 Bedrooms</b>	37.5	34.7
<b>4 Bedrooms</b>	17.4	20.3
<b>5 or More Bedrooms</b>	3.5	4.1
<b>Median Number of Rooms*</b>	5.7	5.8

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Housing units

\*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Vehicles Available per Household, Over Time

	2009-2013 Percent	2019-2023 Percent
No Vehicle Available	5.7	5.5
1 Vehicle Available	32.2	29.6
2 Vehicles Available	40.5	38.6
3 or More Vehicles Available	21.5	26.4

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2009-2013 Percent	2019-2023 Percent
Work at Home*	2.4	11.6
Drive Alone	81.2	72.7
Carpool	11.4	10.0
Transit	2.2	1.8
Walk or Bike	1.7	1.5
Other	1.1	2.4
<b>TOTAL COMMUTERS</b>	<b>97.6</b>	<b>88.4</b>
<b>Mean Commute Time (Minutes)</b>	<b>28.6</b>	<b>27.8</b>

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

Employment Status, Over Time

	2009-2013 Percent	2019-2023 Percent
<b>In Labor Force</b>	<b>72.1</b>	<b>69.2</b>
Employed†*	89.5	93.5
Unemployed*	10.5	6.3
<b>Not in Labor Force</b>	<b>27.9</b>	<b>30.8</b>

Source: 2009-2013 and 2019-2023 American Community Survey five-year estimates.

Universe: Population 16 years and older

†Does not include employed population in the Armed Forces.

\*Universe: In labor force

## Water Supply

CMAP supports an integrated approach to water resource management, and encourages communities to incorporate water supply and demand considerations into land use, transportation, and infrastructure investment decisions. Assessing demand, price, and loss trends of a community can inform decisions that strengthen regional water supply management, maintain drinking water infrastructure, and manage demand. CMAP’s ON TO 2050 plan contains [more information](#) about how communities can coordinate and conserve our shared water supply resources.

### Water Source and Demand Trends of Elgin\*

**Water Source(s):** Deep Groundwater, Fox River\*\*

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	12.39	10.36	-16.4

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

\*Only available for municipalities with community water suppliers providing service to the majority of the community. Reported water withdrawals do not include private, industrial, commercial, or residential wells/intakes.

\*\*For communities with multiple sources, the sources are listed by withdrawal volume from largest to smallest. If a community is a Lake Michigan permittee, backup source(s) are listed in parentheses.

\*\*\*Millions of gallons per day.

### Daily Water Demand per Capita

	Elgin			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
<b>Gallons per Capita per Day*</b>	117.4	91.8	-21.8	142.9	116.9	-18.2

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

\*Gallons of water per capita per day (GPCD) is calculated by dividing the water usage by the population (and then again by 365). Population values come from the U.S. Census. The prevalence of private residential wells or community water suppliers that provide water outside of the municipal boundary could lead to artificially lower or higher GPCD values respectively.

### Residential Water and Wastewater Price Trends\*

MONTHLY COST PER 5,000 GALLONS**	2016 (2023 Dollars)	2022 (2023 Dollars)	Percent Change	Annualized Percent Change
<b>Drinking Water</b>	\$39.52	\$71.23	80.2	10.3
<b>Sewer</b>	\$24.95	\$18.65	-25.2	-4.7
<b>Combined***</b>	N/A	N/A	N/A	N/A

Source: Illinois-Indiana Sea Grant Water Rates Data for Northeastern Illinois, IISG19-RCE-RLA-031.

\*Only available for communities with water utilities and that responded to data requests. Percent changes and prices were adjusted for inflation using the U.S. Bureau of Labor Statistics’ Consumer Price Index for All Urban Consumers (CPI-U).

\*\*Monthly water bills are calculated as: *monthly base charge + ((5,000 gallons – water provision included in base charge) × \$/1,000 gallons)*. Note that actual billing calculation practices may vary across communities.

\*\*\*Some utilities combine drinking water and sewer prices, rather than separating them as two distinct rates.

**Water Loss\***

Reporting utility: N/A

	<b>2017</b>
<b>Nonrevenue Water (Millions of Gallons per Day)**</b>	N/A
<b>Annual Cost of Nonrevenue Water</b>	N/A
<b>Percent of Nonrevenue Water to Water Supplied***</b>	N/A

Source: Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2017.

\*Data is only regionally available for Lake Michigan permittees; water losses from other communities and industrial and commercial businesses are not reported to the state.

\*\*Nonrevenue water is the difference between net annual pumpage (water supplied) and billed, authorized consumption. Non-revenue water includes water that is lost from the system due to underregistration of meters, systematic data handling errors, leakage anywhere within the distribution system, unauthorized consumption, or unbilled authorized consumption.

\*\*\*The threshold for permit compliance is no more than 10%. Permittees that exceed the threshold are required to submit a water system improvement plan.