

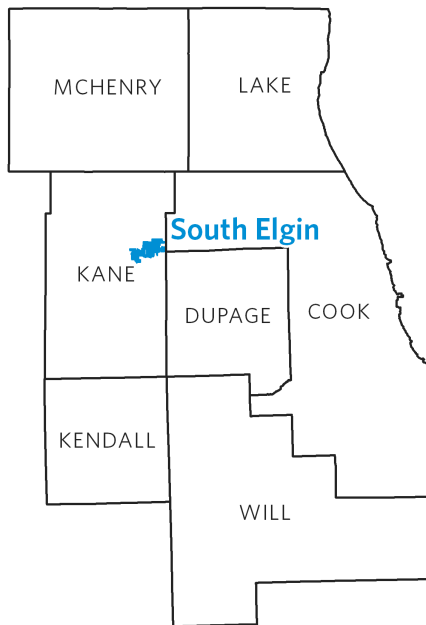


South Elgin

Community Data Snapshot

Municipality Series

August 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. Current and historical snapshot data is available in table format at the [CMAP Data Hub](#). Please direct any questions to 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 South 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 if you have additional questions.

Population and Households

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

General Population Characteristics, 2023

	South Elgin	Kane County	CMAP Region
Total Population	23,984	516,097	8,485,926
Total Households	8,447	183,196	3,276,096
Average Household Size	2.8	2.8	2.5
Percent Population Change, 2000-10	36.6	27.5	3.5
Percent Population Change, 2010-23	9.1	0.2	0.6
Percent Population Change, 2000-23	49.0	27.7	4.2

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

Race and Ethnicity, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	13,583	56.6	282,290	54.7	4,119,620	48.5
Hispanic or Latino (of Any Race)	5,033	21.0	170,629	33.1	2,077,117	24.5
Black (Non-Hispanic)	1,396	5.8	25,051	4.9	1,359,554	16.0
Asian (Non-Hispanic)	2,797	11.7	20,168	3.9	649,017	7.6
Other/Multiple Races (Non-Hispanic)	1,175	4.9	17,959	3.5	280,618	3.3

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

Universe: Total population

Age Cohorts, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	986	4.1	30,266	5.9	475,109	5.6
5 to 19	5,272	22.0	109,365	21.2	1,624,391	19.1
20 to 34	3,857	16.1	93,970	18.2	1,742,314	20.5
35 to 49	6,505	27.1	103,073	20.0	1,704,607	20.1
50 to 64	4,548	19.0	102,045	19.8	1,627,982	19.2
65 to 74	1,616	6.7	46,834	9.1	784,080	9.2
75 to 84	769	3.2	22,877	4.4	371,447	4.4
85 and Over	431	1.8	7,667	1.5	155,996	1.8
Median Age	39.2		38.6		38.4	

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

Universe: Total population

Educational Attainment*, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	1,524	9.3	44,681	13.0	615,007	10.5
High School Diploma or Equivalent	4,091	25.0	78,150	22.7	1,290,688	22.0
Some College, No Degree	2,866	17.5	66,975	19.5	1,055,421	18.0
Associate's Degree	1,602	9.8	25,164	7.3	415,097	7.1
Bachelor's Degree	4,073	24.9	82,943	24.1	1,469,731	25.1
Graduate or Professional Degree	2,204	13.5	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	20,086	83.7	427,088	82.8	6,827,326	80.5
Foreign Born	3,898	16.3	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	16,639	72.3	330,146	68.0	5,434,701	67.8
Spanish	3,440	15.0	127,519	26.2	1,517,770	18.9
Slavic Languages	251	1.1	6,099	1.3	284,004	3.5
Chinese	184	0.8	846	0.2	92,694	1.2
Tagalog	232	1.0	3,193	0.7	75,308	0.9
Arabic	49	0.2	1,247	0.3	63,580	0.8
Korean	176	0.8	634	0.1	35,008	0.4
Other Asian Languages	413	1.8	3,878	0.8	116,634	1.5
Other Indo-European Languages	1,614	7.0	10,902	2.2	330,350	4.1
Other/Unspecified Languages	0	0.0	1,367	0.3	60,768	0.8
TOTAL NON-ENGLISH	6,359	27.7	155,685	32.0	2,576,116	32.2
Speak English Less than "Very Well"*	1,988	8.6	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	1,840	7.7	48,470	9.4	878,107	10.3
One Type of Disability Only	1,052	4.4	27,254	5.3	470,370	5.5
Two or More Types of Disability	788	3.3	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	512	2.1	12,768	2.5	209,497	2.5
Vision Difficulty	420	1.8	9,175	1.8	166,646	2.0
Cognitive Difficulty	614	2.6	16,945	3.3	321,997	3.8
Ambulatory Difficulty	768	3.2	22,485	4.4	435,950	5.1
Self-Care Difficulty	359	1.5	8,510	1.6	170,525	2.0
Independent Living Difficulty^{†*}	560	3.1	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

[†]Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	94	0.4	3,719	0.7	65,487	0.8
18-64 with a Disability	898	3.7	23,390	4.5	428,242	5.0
65-74 with a Disability	348	1.5	8,775	1.7	161,968	1.9
75 and Over with a Disability	500	2.1	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	1,577	6.6	40,463	7.8	654,731	7.7
Uninsured and disabled	119	0.5	2,519	0.5	43,267	0.5

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

Universe: Total population

Household Size, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	1,677	19.9	39,984	21.8	985,617	30.1
2-Person Household	2,528	29.9	58,636	32.0	1,008,017	30.8
3-Person Household	1,540	18.2	30,653	16.7	504,018	15.4
4-or-More-Person Household	2,702	32.0	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	6,352	75.2	132,829	72.5	2,070,874	63.2
Single Parent with Child	317	3.8	15,718	8.6	257,654	7.9
Non-Family	2,095	24.8	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	541	6.4	16,911	9.2	439,439	13.4
\$25,000 to \$49,999	773	9.2	23,643	12.9	476,017	14.5
\$50,000 to \$74,999	1,229	14.5	25,826	14.1	458,143	14.0
\$75,000 to \$99,999	885	10.5	24,554	13.4	407,824	12.4
\$100,000 to \$149,999	2,138	25.3	39,234	21.4	601,803	18.4
\$150,000 and Over	2,881	34.1	53,028	28.9	892,870	27.3
Median Income	\$123,744		\$100,678		\$91,211	
Per Capita Income*	\$51,413		\$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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	8,159	96.6	177,020	96.6	3,123,104	95.3
Smartphone(s) Only	230	2.7	11,977	6.5	260,365	7.9
No Computing Devices	288	3.4	6,176	3.4	152,992	4.7
Internet Access	8,058	95.4	172,897	94.4	3,062,137	93.5
Broadband Subscription	8,001	94.7	169,377	92.5	2,976,465	90.9
No Internet Access	389	4.6	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	8,447	98.1	183,196	96.5	3,276,096	93.2
Owner-Occupied*	6,867	81.3	138,755	75.7	2,116,804	64.6
Renter-Occupied*	1,580	18.7	44,441	24.3	1,159,292	35.4
Vacant Housing Units	167	1.9	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	354	4.2	10,825	6.0	282,533	8.9
Less than 20 Percent	0	0.0	192	0.1	5,512	0.2
20 to 29 Percent	0	0.0	506	0.3	17,248	0.5
30 Percent or More	354	4.2	10,127	5.6	259,773	8.1
\$20,000 to \$49,999	940	11.2	27,756	15.4	562,059	17.6
Less than 20 Percent	67	0.8	2,822	1.6	53,141	1.7
20 to 29 Percent	130	1.5	4,405	2.4	92,118	2.9
30 Percent or More	743	8.8	20,529	11.4	416,800	13.1
\$50,000 to \$74,999	1,215	14.4	25,630	14.2	452,299	14.2
Less than 20 Percent	404	4.8	6,694	3.7	110,823	3.5
20 to 29 Percent	377	4.5	7,999	4.4	150,697	4.7
30 Percent or More	434	5.2	10,937	6.1	190,779	6.0
\$75,000 or More	5,904	70.2	116,415	64.5	1,891,958	59.3
Less than 20 Percent	3,640	43.3	76,548	42.4	1,236,129	38.8
20 to 29 Percent	1,645	19.6	29,169	16.1	470,193	14.7
30 Percent or More	619	7.4	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***
Housing Costs	30	37
Transportation Costs	19	22
TOTAL H+T COSTS	49	59

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 South Elgin.

Housing Type, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	5,835	67.7	130,950	69.0	1,743,869	49.6
Single Family, Attached	1,308	15.2	22,486	11.8	267,616	7.6
2 Units	66	0.8	6,298	3.3	233,187	6.6
3 or 4 Units	377	4.4	6,142	3.2	276,611	7.9
5 to 9 Units	256	3.0	6,224	3.3	272,171	7.7
10 to 19 Units	129	1.5	5,348	2.8	158,373	4.5
20 or More Units	582	6.8	10,762	5.7	533,018	15.2
Mobile Home/Other*	61	0.7	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	602	7.0	16,502	8.7	584,858	16.6
2 Bedrooms	1,848	21.5	45,766	24.1	974,700	27.7
3 Bedrooms	3,147	36.5	65,290	34.4	1,154,991	32.9
4 Bedrooms	2,469	28.7	50,010	26.3	616,835	17.5
5 or More Bedrooms	548	6.4	12,350	6.5	184,129	5.2
Median Number of Rooms*	6.4		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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	1,002	11.6	13,989	7.4	172,688	4.9
Built 1990 to 2009	4,955	57.5	70,611	37.2	764,770	21.8
Built 1970 to 1989	1,456	16.9	40,402	21.3	813,872	23.2
Built 1940 to 1969	934	10.8	40,788	21.5	1,032,806	29.4
Built Before 1940	267	3.1	24,128	12.7	731,377	20.8
Median Year Built	1996		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 South Elgin.

Vehicles Available per Household, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	690	8.2	8,397	4.6	423,777	12.9
1 Vehicle Available	1,497	17.7	49,000	26.7	1,196,026	36.5
2 Vehicles Available	3,895	46.1	77,121	42.1	1,112,204	33.9
3 or More Vehicles Available	2,365	28.0	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

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	1,745	13.2	37,731	14.4	690,746	16.4
Drive Alone	9,800	74.0	188,967	71.9	2,616,122	62.0
Carpool	1,233	9.3	23,448	8.9	326,525	7.7
Transit	170	1.3	4,442	1.7	376,771	8.9
Walk or Bike	90	0.7	4,048	1.5	147,732	3.5
Other	198	1.5	4,181	1.6	64,598	1.5
TOTAL COMMUTERS	11,491	86.8	225,086	85.6	3,531,748	83.6
Mean Commute Time (Minutes)	28.8		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

	South Elgin	Kane County	CMAP Region
Average Vehicle Miles Traveled per Year	19,427	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 South Elgin.

Employment Status, 2019-2023

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	13,877	71.9	282,434	69.5	4,590,752	67.2
Employed ^{†*}	13,500	97.3	268,173	95.0	4,298,652	93.6
Unemployed*	377	2.7	14,051	5.0	278,175	6.1
Not in Labor Force	5,430	28.1	124,161	30.5	2,235,861	32.8

Source: 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

Private Sector Employment*, 2024

	South Elgin		Kane County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	7,488	N/A	177,185	N/A	3,560,776	N/A
Job Change, 2014-24	1,060	16.5	7,353	4.3	179,601	5.3
Job Change, 2004-24	2,745	57.9	10,139	6.1	252,854	7.6
Private Sector Jobs per Household***	0.89		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 South Elgin Residents*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	1,386	11.9
2. Manufacturing	1,384	11.9
3. Retail Trade	1,152	9.9
4. Education	1,114	9.6
5. Professional	913	7.9
TOP EMPLOYMENT LOCATIONS		
1. Elgin	1,719	14.8
2. Chicago	1,120	9.6
3. St. Charles	711	6.1
4. Schaumburg	595	5.1
5. South Elgin	493	4.2

Employment in South Elgin*, 2022

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	1,766	27.4
2. Retail Trade	1,243	19.3
3. Accommodation and Food Service	732	11.4
4. Health Care	662	10.3
5. Construction	487	7.6
TOP RESIDENCE LOCATIONS		
1. Elgin	1,087	16.9
2. South Elgin	493	7.6
3. Chicago	334	5.2
4. St. Charles	164	2.5
5. Aurora	150	2.3

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 South Elgin.

General Land Use, 2020

	Acres	Percent
Single-Family Residential	1,663.2	35.8
Multi-Family Residential	84.1	1.8
Commercial	293.6	6.3
Industrial	559.1	12.0
Institutional	173.4	3.7
Mixed Use	0.0	0.0
Transportation and Other	1,016.8	21.9
Agricultural	205.0	4.4
Open Space	444.2	9.6
Vacant	207.3	4.5
TOTAL	4,646.9	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 South Elgin.

General Merchandise Retail Sales, 2024

	South Elgin	Kane County	CMAP Region
General Merchandise	\$455,645,177	\$8,526,578,331	\$145,067,000,000
Total Retail Sales	\$592,477,448	\$10,709,120,750	\$183,977,000,000
Total Sales per Capita*	\$24,703	\$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

Residential	\$709,732,132
Commercial	\$133,606,814
Industrial	\$57,235,343
Railroad	\$500,817
Farm	\$405,561
Mineral	\$0
TOTAL	\$901,480,667

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
White (Non-Hispanic)	80.1	75.8	56.6
Hispanic or Latino (of Any Race)	10.3	11.4	21.0
Black (Non-Hispanic)	2.6	4.3	5.8
Asian (Non-Hispanic)	5.4	7.6	11.7
Other/Multiple Races (Non-Hispanic)	1.6	1.0	4.9

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
19 and Under	30.9	34.5	26.1
20 to 34	28.6	15.7	16.1
35 to 49	24.3	28.9	27.1
50 to 64	10.5	14.7	19.0
65 and Over	5.7	6.2	11.7
Median Age	31.3	34.9	39.2

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
Less than High School Diploma	9.6	6.2	9.3
High School Diploma or Equivalent	27.5	26.3	25.0
Some College, No Degree	28.6	24.8	17.5
Associate's Degree	8.9	9.5	9.8
Bachelor's Degree	19.7	23.2	24.9
Graduate or Professional Degree	5.7	10.0	13.5

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
Native	89.8	83.7
Foreign Born	10.2	16.3

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
English Only	84.9	72.3
Spanish	6.8	15.0
Slavic Languages	0.4	1.1
Chinese	0.2	0.8
Tagalog	1.7	1.0
Arabic	0.1	0.2
Korean	0.0	0.8
Other Asian Languages	3.1	1.8
Other Indo-European Languages	1.9	7.0
Other/Unspecified Languages	0.9	0.0
TOTAL NON-ENGLISH	15.1	27.7
Speak English Less than "Very Well"*	6.9	8.6

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
1-Person Household	18.4	19.9
2-Person Household	27.5	29.9
3-Person Household	16.2	18.2
4-or-More-Person Household	38.0	32.0

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
Family	76.4	75.2
Single Parent with Child	7.7	3.8
Non-Family	23.6	24.8

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)
Median Income	\$111,547	\$123,744

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
Occupied Housing Units	98.4	96.6	98.1
Owner-Occupied*	89.3	88.7	81.3
Renter-Occupied*	10.7	11.3	18.7
Vacant Housing Units	1.6	3.4	1.9

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
Less than \$20,000	6.5	4.2
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.6	0.0
30 Percent or More	5.9	4.2
\$20,000 to \$49,999	17.8	11.2
Less than 20 Percent	1.6	0.8
20 to 29 Percent	1.9	1.5
30 Percent or More	14.3	8.8
\$50,000 to \$74,999	18.4	14.4
Less than 20 Percent	2.8	4.8
20 to 29 Percent	6.7	4.5
30 Percent or More	8.9	5.2
\$75,000 or More	56.7	70.2
Less than 20 Percent	24.5	43.3
20 to 29 Percent	22.6	19.6
30 Percent or More	9.6	7.4

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
Single Family, Detached	68.8	67.7
Single Family, Attached	17.4	15.2
2 Units	0.7	0.8
3 or 4 Units	5.2	4.4
5 or More Units	7.5	11.2
Mobile Home/Other*	0.3	0.7

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
0 or 1 Bedroom	2.5	7.0
2 Bedrooms	23.2	21.5
3 Bedrooms	41.6	36.5
4 Bedrooms	30.0	28.7
5 or More Bedrooms	2.7	6.4
Median Number of Rooms*	6.5	6.4

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	2.4	8.2
1 Vehicle Available	22.9	17.7
2 Vehicles Available	49.5	46.1
3 or More Vehicles Available	25.2	28.0

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*	5.5	13.2
Drive Alone	84.2	74.0
Carpool	6.6	9.3
Transit	2.6	1.3
Walk or Bike	0.9	0.7
Other	0.1	1.5
TOTAL COMMUTERS	94.5	86.8
Mean Commute Time (Minutes)	32.2	28.8

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
In Labor Force	75.8	71.9
Employed†*	93.7	97.3
Unemployed*	6.1	2.7
Not in Labor Force	24.2	28.1

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 South Elgin*

Water Source(s): Deep Groundwater, Shallow Groundwater**

	2008 MGD***	2018 MGD***	Percent Change
Total Water Withdrawals	1.85	1.83	-1.1

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

	South Elgin			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
Gallons per Capita per Day*	87.0	81.6	-6.2	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
Drinking Water	\$66.32	N/A	N/A	N/A
Sewer	\$11.87	N/A	N/A	N/A
Combined***	N/A	\$52.55	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

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