

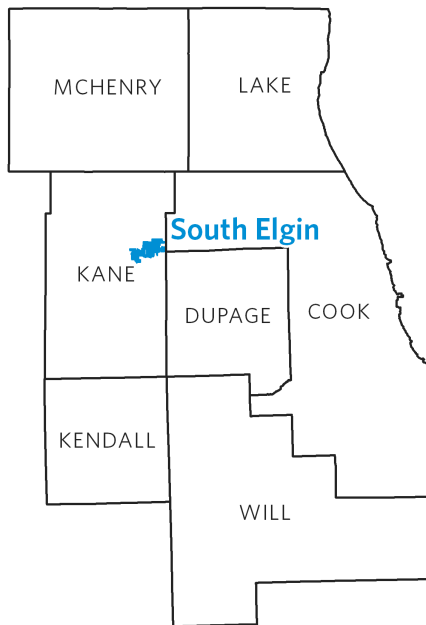


South Elgin

Community Data Snapshot

Municipality Series

June 2026 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, 2024

	South Elgin	Kane County	CMAP Region
Total Population	24,217	517,255	8,495,320
Total Households	8,760	184,706	3,301,388
Average Household Size	2.7	2.8	2.5
Percent Population Change, 2000-10	36.6	27.5	3.5
Percent Population Change, 2010-24	10.2	0.4	0.8
Percent Population Change, 2000-24	50.4	28.0	4.3

Source: 2000 and 2010 Census, 2020-2024 American Community Survey five-year estimates.

Race and Ethnicity, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	13,896	57.4	279,104	54.0	4,070,419	47.9
Hispanic or Latino (of Any Race)	4,923	20.3	172,723	33.4	2,106,868	24.8
Black (Non-Hispanic)	1,150	4.7	24,561	4.7	1,341,618	15.8
Asian (Non-Hispanic)	2,633	10.9	20,876	4.0	668,971	7.9
Other/Multiple Races (Non-Hispanic)	1,615	6.7	19,991	3.9	307,444	3.6

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	1,060	4.4	29,631	5.7	462,655	5.4
5 to 19	4,869	20.1	107,579	20.8	1,610,678	19.0
20 to 34	4,578	18.9	95,131	18.4	1,751,152	20.6
35 to 49	6,012	24.8	102,785	19.9	1,707,049	20.1
50 to 64	4,719	19.5	101,738	19.7	1,612,962	19.0
65 to 74	1,748	7.2	48,253	9.3	803,224	9.5
75 to 84	839	3.5	23,813	4.6	388,880	4.6
85 and Over	392	1.6	8,325	1.6	158,720	1.9
Median Age	39.0		38.8		38.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	1,392	8.3	43,584	12.6	608,225	10.3
High School Diploma or Equivalent	4,514	26.9	79,841	23.0	1,287,338	21.9
Some College, No Degree	2,887	17.2	66,077	19.0	1,039,489	17.7
Associate's Degree	1,659	9.9	25,385	7.3	417,149	7.1
Bachelor's Degree	3,992	23.8	84,911	24.5	1,493,459	25.4
Graduate or Professional Degree	2,346	14.0	47,135	13.6	1,042,387	17.7

Source: 2020-2024 American Community Survey five-year estimates.
 *Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

Nativity, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	20,174	83.3	428,216	82.8	6,804,818	80.1
Foreign Born	4,043	16.7	89,039	17.2	1,690,502	19.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Language Spoken at Home and Ability to Speak English, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	17,304	74.7	332,494	68.2	5,427,887	67.6
Spanish	3,123	13.5	127,236	26.1	1,526,595	19.0
Russian, Polish, or other Slavic Languages	251	1.1	5,602	1.1	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	197	0.9	869	0.2	93,083	1.2
Tagalog (incl. Filipino)	270	1.2	3,220	0.7	76,863	1.0
Arabic	46	0.2	1,078	0.2	65,592	0.8
Korean	41	0.2	491	0.1	36,471	0.5
Other Asian Languages	474	2.0	4,420	0.9	119,487	1.5
Other Indo-European Languages	1,415	6.1	10,932	2.2	336,581	4.2
Other/Unspecified Languages	36	0.2	1,282	0.3	61,790	0.8
TOTAL NON-ENGLISH	5,853	25.3	155,130	31.8	2,604,778	32.4
Speak English Less than "Very Well"*	1,813	7.8	57,644	11.8	979,229	12.2

Source: 2020-2024 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, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Number of People with a Disability	1,797	7.4	49,598	9.6	900,445	10.6
One Type of Disability Only	1,097	4.5	28,119	5.4	486,435	5.7
Two or More Types of Disability	700	2.9	21,479	4.2	414,010	4.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Hearing Difficulty	556	2.3	13,014	2.5	214,075	2.5
Vision Difficulty	386	1.6	9,205	1.8	171,275	2.0
Cognitive Difficulty	619	2.6	18,104	3.5	334,479	3.9
Ambulatory Difficulty	678	2.8	22,370	4.3	437,316	5.1
Self-Care Difficulty	296	1.2	8,653	1.7	171,243	2.0
Independent Living Difficulty^{1*}	492	2.7	17,893	4.6	336,594	5.1

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Learn more about [how disability is defined](#) for this dataset.

*Universe: Total population over 18

¹Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0-17 with a Disability	82	0.3	3,966	0.8	66,935	0.8
18-64 with a Disability	933	3.9	23,769	4.6	436,241	5.1
65-74 with a Disability	284	1.2	9,245	1.8	166,015	2.0
75 and Over with a Disability	498	2.1	12,618	2.4	231,254	2.7

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Health Insurance Coverage, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Uninsured	1,678	6.9	40,060	7.7	646,573	7.6
Uninsured and disabled	130	0.5	2,408	0.5	43,842	0.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	1,935	22.1	41,759	22.6	1,004,516	30.4
2-Person Household	2,543	29.0	58,564	31.7	1,018,513	30.9
3-Person Household	1,680	19.2	30,949	16.8	501,858	15.2
4-or-More-Person Household	2,602	29.7	53,434	28.9	776,501	23.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Family	6,360	72.6	132,694	71.8	2,073,094	62.8
Single Parent with Child	386	4.4	15,493	8.4	255,272	7.7
Non-Family	2,400	27.4	52,012	28.2	1,228,294	37.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	552	6.3	16,630	9.0	437,334	13.2
\$25,000 to \$49,999	907	10.4	23,399	12.7	468,081	14.2
\$50,000 to \$74,999	1,188	13.6	25,758	13.9	451,436	13.7
\$75,000 to \$99,999	867	9.9	23,472	12.7	406,073	12.3
\$100,000 to \$149,999	1,891	21.6	38,351	20.8	604,303	18.3
\$150,000 and Over	3,355	38.3	57,096	30.9	934,161	28.3
Median Income	\$127,203		\$103,163		\$93,091	
Per Capita Income*	\$52,103		\$47,482		\$50,613	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population

Household Computer and Internet Access, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
One or More Computing Devices	8,409	96.0	179,291	97.1	3,168,942	96.0
Smartphone(s) Only	268	3.1	11,673	6.3	265,765	8.1
No Computing Devices	351	4.0	5,415	2.9	132,446	4.0
Internet Access	8,490	96.9	175,798	95.2	3,122,435	94.6
Broadband Subscription	8,390	95.8	172,275	93.3	3,037,636	92.0
No Internet Access	270	3.1	8,908	4.8	178,953	5.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	8,760	99.5	184,706	96.7	3,301,388	93.6
Owner-Occupied*	6,933	79.1	140,301	76.0	2,140,282	64.8
Renter-Occupied*	1,827	20.9	44,405	24.0	1,161,106	35.2
Vacant Housing Units	43	0.5	6,215	3.3	225,992	6.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units
*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income*, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$20,000	385	4.4	10,768	5.9	284,351	8.9
Less than 20 Percent	0	0.0	149	0.1	4,916	0.2
20 to 29 Percent	0	0.0	510	0.3	16,165	0.5
30 Percent or More	385	4.4	10,109	5.6	263,270	8.2
\$20,000 to \$49,999	1,054	12.1	27,084	14.9	548,567	17.1
Less than 20 Percent	110	1.3	2,811	1.5	49,943	1.6
20 to 29 Percent	112	1.3	4,142	2.3	85,571	2.7
30 Percent or More	832	9.5	20,131	11.1	413,053	12.9
\$50,000 to \$74,999	1,175	13.5	25,596	14.1	445,688	13.9
Less than 20 Percent	324	3.7	6,066	3.3	104,246	3.2
20 to 29 Percent	379	4.3	7,810	4.3	144,885	4.5
30 Percent or More	472	5.4	11,720	6.4	196,557	6.1
\$75,000 or More	6,113	70.0	118,506	65.1	1,934,018	60.2
Less than 20 Percent	4,030	46.2	79,292	43.6	1,259,840	39.2
20 to 29 Percent	1,569	18.0	28,068	15.4	475,559	14.8
30 Percent or More	514	5.9	11,146	6.1	198,619	6.2

Source: 2020-2024 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, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	5,778	65.6	131,922	69.1	1,744,963	49.5
Single Family, Attached	1,379	15.7	22,842	12.0	267,540	7.6
2 Units	6	0.1	5,859	3.1	225,323	6.4
3 or 4 Units	484	5.5	6,509	3.4	278,696	7.9
5 to 9 Units	346	3.9	5,806	3.0	272,436	7.7
10 to 19 Units	150	1.7	5,523	2.9	162,206	4.6
20 or More Units	660	7.5	10,850	5.7	545,750	15.5
Mobile Home/Other*	0	0.0	1,610	0.8	30,466	0.9

Source: 2020-2024 American Community Survey five-year estimates.
 *"Other" includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

Housing Size, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 or 1 Bedroom	789	9.0	16,704	8.7	596,223	16.9
2 Bedrooms	1,817	20.6	44,739	23.4	970,902	27.5
3 Bedrooms	2,938	33.4	65,487	34.3	1,149,073	32.6
4 Bedrooms	2,645	30.0	50,837	26.6	621,544	17.6
5 or More Bedrooms	614	7.0	13,154	6.9	189,638	5.4
Median Number of Rooms*	6.4		6.3		6.0	

Source: 2020-2024 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, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2010 or Later	1,269	14.4	16,085	8.4	198,138	5.6
Built 1990 to 2009	5,123	58.2	71,223	37.3	768,316	21.8
Built 1970 to 1989	1,271	14.4	39,519	20.7	812,639	23.0
Built 1940 to 1969	909	10.3	39,831	20.9	1,020,505	28.9
Built Before 1940	231	2.6	24,263	12.7	727,782	20.6
Median Year Built	1997		1985		1970	

Source: 2020-2024 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, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	713	8.1	8,597	4.7	429,242	13.0
1 Vehicle Available	1,642	18.7	49,892	27.0	1,213,932	36.8
2 Vehicles Available	4,124	47.1	77,837	42.1	1,112,702	33.7
3 or More Vehicles Available	2,281	26.0	48,380	26.2	545,512	16.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Work at Home*	2,042	15.4	42,136	15.9	783,713	18.5
Drive Alone	9,429	71.2	187,539	70.7	2,558,570	60.5
Carpool	1,237	9.3	23,609	8.9	328,727	7.8
Transit	141	1.1	4,349	1.6	344,109	8.1
Walk or Bike	94	0.7	3,797	1.4	151,058	3.6
Other	295	2.2	3,888	1.5	65,884	1.6
TOTAL COMMUTERS	11,196	84.6	223,182	84.1	3,448,348	81.5
Mean Commute Time (Minutes)	28.2		27.8		30.5	

Source: 2020-2024 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, 2020-2024

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	14,103	72.0	284,754	69.5	4,610,045	67.1
Employed ^{†*}	13,664	96.9	270,875	95.1	4,310,932	93.5
Unemployed*	439	3.1	13,632	4.8	284,304	6.2
Not in Labor Force	5,479	28.0	125,203	30.5	2,255,280	32.9

Source: 2020-2024 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*, 2025

	South Elgin		Kane County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Private Sector Employment	7,678	N/A	178,702	N/A	3,607,704	N/A
Job Change, 2015-25	887	13.1	6,774	3.9	141,870	4.1
Job Change, 2005-25	2,504	48.4	7,554	4.4	259,486	7.7
Private Sector Jobs per Household**	0.88		0.97		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2025), Illinois at Work report (2025).

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

**Based on households from 2020-2024 American Community Survey five-year estimates.

Employment of South Elgin Residents*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	1,450	12.2
2. Manufacturing	1,418	11.9
3. Retail Trade	1,210	10.2
4. Education	1,153	9.7
5. Wholesale Trade	915	7.7
TOP EMPLOYMENT LOCATIONS		
1. Elgin	1,691	14.2
2. Chicago	1,191	10.0
3. St. Charles	712	6.0
4. Schaumburg	528	4.4
5. South Elgin	526	4.4

Employment in South Elgin*, 2023

TOP INDUSTRY SECTORS	Count	Percent
1. Manufacturing	2,185	30.4
2. Retail Trade	1,234	17.2
3. Accommodation and Food Service	1,019	14.2
4. Health Care	639	8.9
5. Construction	488	6.8
TOP RESIDENCE LOCATIONS		
1. Elgin	1,276	17.8
2. South Elgin	526	7.3
3. Chicago	427	5.9
4. Unincorporated Kane County	358	5.0
5. De Kalb County, Illinois	264	3.7

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2023).

*Includes workers and workplaces outside the seven-county CMAP region, including neighboring states such as Indiana, Wisconsin, and Iowa.

Land Use

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

General Land Use, 2023

	Acres	Percent
Single-Family Residential	1,717.1	35.9
Multi-Family Residential	83.6	1.7
Commercial	290.3	6.1
Industrial	561.9	11.8
Institutional	207.0	4.3
Mixed Use	0.0	0.0
Transportation and Other	1,051.0	22.0
Agricultural	179.1	3.7
Open Space	446.0	9.3
Vacant	243.9	5.1
TOTAL	4,779.8	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2023 [Land Use Inventory](#).

Tax Base

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

General Merchandise Retail Sales, 2025

	South Elgin	Kane County	CMAP Region
General Merchandise	\$479,439,679	\$9,601,896,670	\$169,979,000,000
Total Retail Sales	\$643,186,273	\$11,971,087,246	\$214,930,000,000
Total Sales per Capita*	\$26,559	\$23,143	\$25,300

Source: Illinois Department of Revenue, 2025.

*Per capita calculations based on population from 2020-2024 American Community Survey five-year estimates.

Equalized Assessed Value, 2024

Residential	\$823,439,895
Commercial	\$144,774,500
Industrial	\$62,722,436
Railroad	\$474,944
Farm	\$429,745
Mineral	\$0
TOTAL	\$1,031,841,520

Source: Illinois Department of Revenue, 2024.

Change Over Time

The time series tables include comparisons of current 2020-2024 ACS estimates to historic year estimates from the 2000 Census and 2010-2014 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

Race and Ethnicity, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
White (Non-Hispanic)	80.1	77.2	57.4
Hispanic or Latino (of Any Race)	10.3	12.2	20.3
Black (Non-Hispanic)	2.6	2.5	4.7
Asian (Non-Hispanic)	5.4	7.1	10.9
Other/Multiple Races (Non-Hispanic)	1.6	1.1	6.7

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Age Cohorts, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
19 and Under	30.9	33.3	24.5
20 to 34	28.6	14.9	18.9
35 to 49	24.3	28.2	24.8
50 to 64	10.5	16.8	19.5
65 and Over	5.7	6.8	12.3
Median Age	31.3	35.9	39.0

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Educational Attainment*, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Less than High School Diploma	9.6	5.9	8.3
High School Diploma or Equivalent	27.5	26.4	26.9
Some College, No Degree	28.6	24.1	17.2
Associate's Degree	8.9	8.7	9.9
Bachelor's Degree	19.7	24.6	23.8
Graduate or Professional Degree	5.7	10.3	14.0

Source: 2000 Census; 2010-2014 and 2020-2024 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

	2010-2014 Percent	2020-2024 Percent
Native	89.0	83.3
Foreign Born	11.0	16.7

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

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

	2010-2014 Percent	2020-2024 Percent
English Only	83.0	74.7
Spanish	9.4	13.5
Russian, Polish, or other Slavic Languages	0.4	1.1
Chinese (incl. Mandarin, Cantonese)	0.2	0.9
Tagalog (incl. Filipino)	1.8	1.2
Arabic	0.0	0.2
Korean	0.0	0.2
Other Asian Languages	2.7	2.0
Other Indo-European Languages	1.8	6.1
Other/Unspecified Languages	0.6	0.2
TOTAL NON-ENGLISH	17.0	25.3
Speak English Less than "Very Well"*	7.2	7.8

Source: 2010-2014 and 2020-2024 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."

Health Insurance Coverage, Over Time

	2010-2014 Percent	2020-2024 Percent
With Health Insurance Coverage	94.9	93.0
No Health Insurance	5.1	7.0

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Civilian non-institutional population

Household Size, Over Time

	2010-2014 Percent	2020-2024 Percent
1-Person Household	18.3	22.1
2-Person Household	27.8	29.0
3-Person Household	16.8	19.2
4-or-More-Person Household	37.1	29.7

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, Over Time

	2010-2014 Percent	2020-2024 Percent
Family	78.4	72.6
Single Parent with Child	7.1	4.4
Non-Family	21.6	27.4

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, Over Time

	2010-2014 (2024 Dollars)	2020-2024 (2024 Dollars)
Median Income	\$114,750	\$127,203

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Housing Occupancy and Tenure, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
Occupied Housing Units	98.4	97.8	99.5
Owner-Occupied*	89.3	86.7	79.1
Renter-Occupied*	10.7	13.3	20.9
Vacant Housing Units	1.6	2.2	0.5

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

*Universe: Occupied housing units

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

	2010-2014	2020-2024
	Percent	Percent
Less than \$20,000	6.0	4.4
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.4	0.0
30 Percent or More	5.6	4.4
\$20,000 to \$49,999	16.1	12.1
Less than 20 Percent	2.4	1.3
20 to 29 Percent	2.5	1.3
30 Percent or More	11.2	9.5
\$50,000 to \$74,999	19.4	13.5
Less than 20 Percent	3.7	3.7
20 to 29 Percent	6.0	4.3
30 Percent or More	9.7	5.4
\$75,000 or More	57.8	70.0
Less than 20 Percent	31.1	46.2
20 to 29 Percent	19.7	18.0
30 Percent or More	7.0	5.9

Source: 2010-2014 and 2020-2024 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

	2010-2014	2020-2024
	Percent	Percent
Single Family, Detached	69.0	65.6
Single Family, Attached	18.4	15.7
2 Units	1.0	0.1
3 or 4 Units	5.2	5.5
5 or More Units	5.8	13.1
Mobile Home/Other*	0.6	0.0

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

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

Housing Size, Over Time

	2010-2014	2020-2024
	Percent	Percent
0 or 1 Bedroom	2.7	9.0
2 Bedrooms	22.1	20.6
3 Bedrooms	42.6	33.4
4 Bedrooms	29.5	30.0
5 or More Bedrooms	3.0	7.0
Median Number of Rooms*	6.5	6.4

Source: 2010-2014 and 2020-2024 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

	2010-2014 Percent	2020-2024 Percent
No Vehicle Available	1.5	8.1
1 Vehicle Available	22.9	18.7
2 Vehicles Available	51.6	47.1
3 or More Vehicles Available	24.0	26.0

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2010-2014 Percent	2020-2024 Percent
Work at Home*	4.4	15.4
Drive Alone	84.8	71.2
Carpool	7.8	9.3
Transit	2.0	1.1
Walk or Bike	0.9	0.7
Other	0.1	2.2
TOTAL COMMUTERS	95.6	84.6
Mean Commute Time (Minutes)	32.0	28.2

Source: 2010-2014 and 2020-2024 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

	2010-2014 Percent	2020-2024 Percent
In Labor Force	74.6	72.0
Employed†*	94.4	96.9
Unemployed*	5.6	3.1
Not in Labor Force	25.4	28.0

Source: 2010-2014 and 2020-2024 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 (2024 Dollars)	2022 (2024 Dollars)	Percent Change	Annualized Percent Change
Drinking Water	\$68.28	N/A	N/A	N/A
Sewer	\$12.22	N/A	N/A	N/A
Combined***	N/A	\$54.10	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.