

DuPage County 2009 Land Use Analysis and Trends

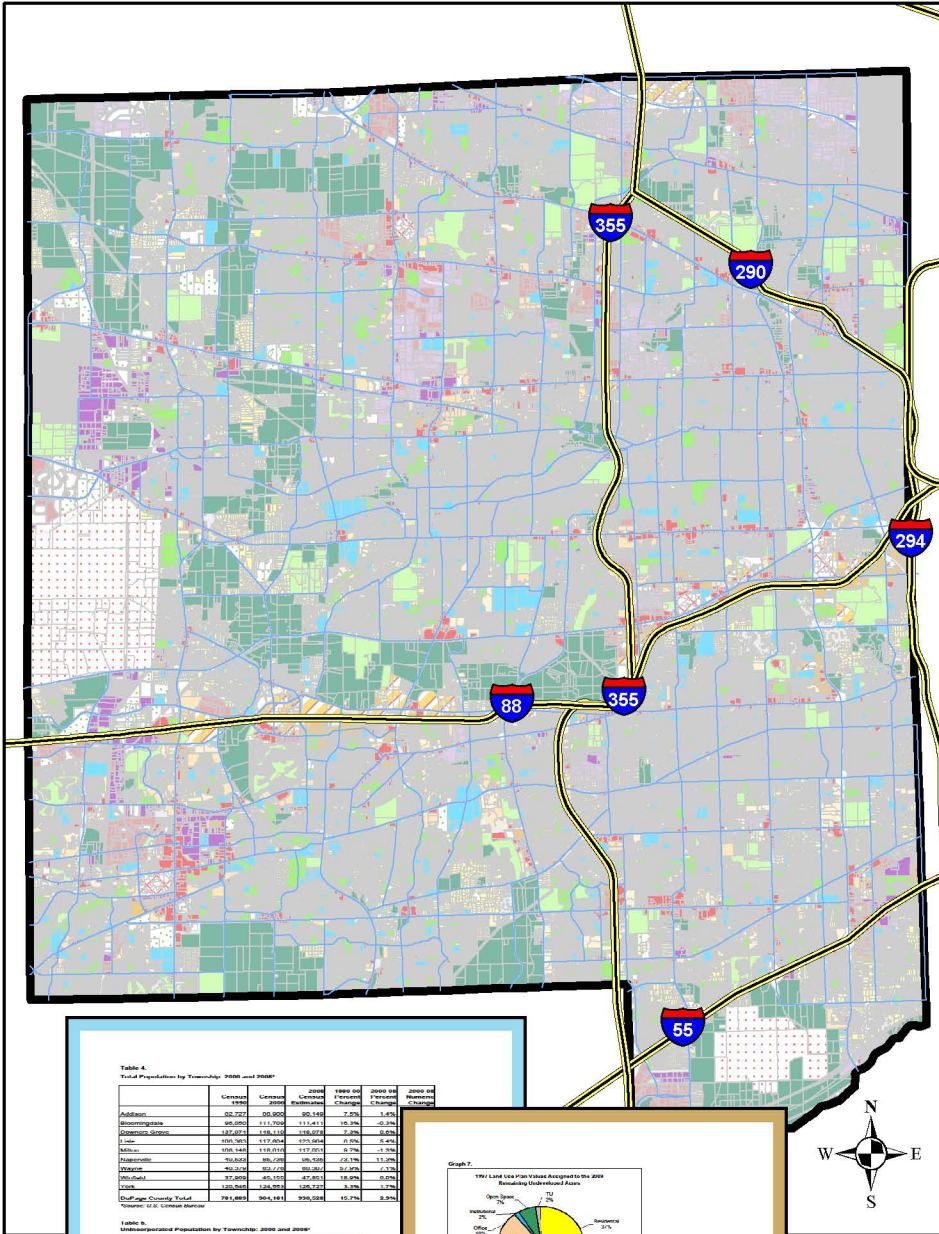


Table A
Total Population by Township, 2000 and 2008*

| | 2000 Population | 2008 Population | 2008 vs 2000 Change | 2008 vs 2000 Change (%) |
|---------------------|--------------------|--------------------|---------------------------|----------------------------------|
| Addicks | 82,722 | 85,800 | 3,078 | 3.7% |
| Bloomington | 94,480 | 113,700 | 19,220 | 20.3% |
| Downers Grove | 187,407 | 189,138 | 1,731 | 0.9% |
| Elmhurst | 406,365 | 417,804 | 11,439 | 2.8% |
| Itasca | 106,148 | 118,018 | 11,870 | 11.2% |
| Maywood | 90,019 | 90,728 | 709 | 0.8% |
| Wheaton | 87,000 | 85,100 | -1,900 | -2.2% |
| York | 130,860 | 135,501 | 4,641 | 3.5% |
| DuPage County Total | 781,885 | 864,181 | 82,296 | 10.5% |

Table B
Metropolitan Population by Township, 2000 and 2008*

| | 2000 Metropolitan Population | 2008 Metropolitan Population | 2008 vs 2000 Change | 2008 vs 2000 Change (%) |
|---------------------|------------------------------------|------------------------------------|---------------------------|----------------------------------|
| Addicks | 5,300 | 5,140 | -160 | -3.0% |
| Bloomington | 18,810 | 20,200 | 1,390 | 7.4% |
| Downers Grove | 21,280 | 21,870 | 590 | 2.8% |
| Elmhurst | 175,000 | 180,000 | 5,000 | 2.8% |
| Itasca | 33,800 | 35,200 | 1,400 | 4.1% |
| Maywood | 8,500 | 8,500 | 0 | 0.0% |
| Wheaton | 4,700 | 4,700 | 0 | 0.0% |
| York | 7,510 | 7,410 | -100 | -1.3% |
| DuPage County Total | 304,610 | 313,810 | 9,200 | 3.0% |

*Source: U.S. Census Bureau

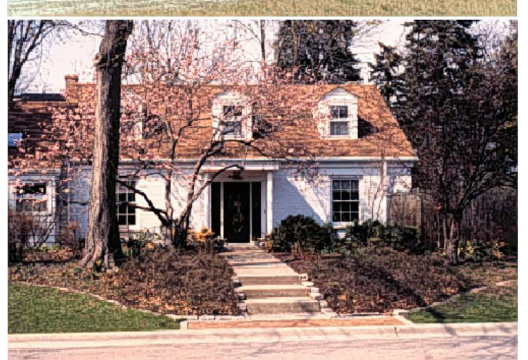
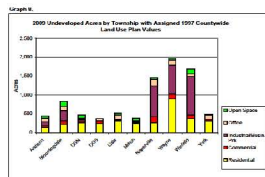
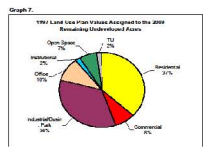


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2009 Existing Land Use Analysis and Trends Report

Overview

DuPage County has been increasingly urbanized and it is now approaching maturity in terms of the existing land uses and the remaining undeveloped land. The high rates of growth and development that the County experienced in the 1990s and the early years of the 2000 decade declined significantly in the 2003-2009 period. One basic reason for the much slower development rates in the last few years is the fact that the remaining available land has been diminishing and is becoming more expensive. Another contributing factor is the overall downturn in the economy and the considerable slowdown of the real estate market and the construction industry particularly since 2007.

2009 Countywide Distribution of Land Uses

- Based on the 2009 existing land use survey, there were 9,013 acres of undeveloped land (land use classifications of *Agricultural* and *Undeveloped/Vacant*) in DuPage County, or approximately 4.2% of the total County area. Approximately 3,490 new acres were developed since the 2003 land use survey, when there were 12,500 undeveloped acres in the County (**Table 1**).
- In the 2003-2009 period, an average of 581 acres of undeveloped land were consumed every year. For 2000-2003, the annual average was 1,469 acres, and for 1995-2000 it was 1,889 acres (**Table 2**).
- In 2009, the combined residential land uses made up 36.4% of the total County acres (the 2003 percentage was 36.6%). Single-family was by far the largest single land use category with 31.6%, and multi-family residential accounted for 4.8% (**Graph 1**).
- The combined percentage of the private sector employment-generating categories (commercial, office and industrial/business park) made up 12.3% of all acres in 2009.
- The distribution of the percentage of land devoted to each specific land use category has changed very little over the last several years (**Graph 2**).
- From 2003 to 2009, the biggest changes were in the undeveloped acres (down to 4.2% in 2009 from 5.8% in 2003). Also, the percentage of land devoted to open space, an important quality of life component, increased to 20.8% of the total area in 2009 (from 19.6% in 2003).

Land Use Distribution by Township

- Historically, development in DuPage County has followed an east to west pattern. As a result, most of the remaining undeveloped land in 2009 is found in the west most townships of Wayne, Winfield and Naperville (**Table 3**, and **Map 1**). Those three townships accounted for 58% of all undeveloped acres in the County.
- Wayne Township had the largest number of undeveloped acres (2,051), Winfield ranked second with 1,699, and Naperville third with 1,487 acres.

- Downers Grove South, Milton and Addison Townships had the least amount of undeveloped acres.
- During the 2003-2009 period, Wayne Township experienced the greatest development, with a total of 1,017 newly developed acres. Next was Naperville Township where 640 new acres were developed ([Graph 3](#) and [Graph 4](#)).
- York and Downers Grove North Townships had the smallest numbers of newly developed acres (41 and 58 acres respectively) in the same period.
- In 2009, Downers Grove North had 11,340 acres in single family residential land use (61% of the township's total area). That was by far the largest number of acres and highest percentage in the single family category than any other township ([Table 3](#) and [Graph 5](#)).
- The townships with the smallest percentage of acres in single family land use were Downers Grove South (23%), Winfield (23%), and Naperville (25%).
- Addison and Bloomingdale Townships had the most acres in the industrial/business park category (3,870 and 3,292 acres respectively).
- York Township was the leader in office land use with 1,166 acres, followed by Lisle (875 acres) and Naperville (885 acres).
- Among all Townships, Naperville (1,568 acres) and York (1,459 acres) had the most acres in the commercial land use category.
- Wayne Township had the most open space acres (8,452).
- The research lab land use accounted for a total of 7,262 acres. Fermi National Accelerator land occupied 5,480 acres in Winfield Township, and the Argonne National Laboratory took up 1,782 acres of land in Downers Grove South.

Unincorporated DuPage County 2009 Existing Land Use

- In 2009, the unincorporated parts of DuPage accounted for 28% of the County's total area.
- Open space occupied 39% of all unincorporated land, the largest percentage among all land use categories. That is mainly due to the fact that most of the DuPage County Forest Preserve land is found in the unincorporated areas of the County ([Graph 6](#)).
- Residential land uses took up 29% of all unincorporated acres, and national laboratories land use (Fermi and Argonne) occupied 12% of the unincorporated DuPage County land.

Land Use Plans for the Remaining Undeveloped Land

- In order to estimate approximate future land uses for the County's remaining 9,013 undeveloped acres, each of the undeveloped parcels was assigned a land use classification based on the 1997 Countywide Land Use Plan Map.
- Based on that, it is estimated that approximately 37% of the remaining undeveloped land is slated for residential land uses, and 52% for the combined employment-generating land uses of industrial/business park, office and commercial ([Graph 7](#)).

- As mentioned above, most of the new development will be occurring in the western townships of Wayne, Winfield and Naperville. **Graph 8** shows the estimated planned land uses for the remaining undeveloped acres in each DuPage County township.

Population Trends

- In 2008, the population of DuPage County was 930,528 (U.S. Bureau of the Census estimates). During the 2000 to 2008 period, the County's population growth rate had slowed down considerably, especially when compared to the high growth decade of 1990-2000. From 2000 to 2008, the population grew by 2.9%, while it had grown by 15.7% in the 1990-2000 period (**Table 4**).
- As expected, the western townships of Naperville, Winfield and Wayne had the highest population growth rates. Naperville Township, which grew by 11.3% also experienced the largest numerical growth among all townships by adding 9,700 people from 2000 to 2008 (Table 4).
- In 2008, 95,986 people, or 10.3% of the County's total population, lived in the unincorporated areas of DuPage County. That represented a 7.8% decline from the year 2000, when 104,075 DuPage residents lived in unincorporated areas (**Table 5**).
- Milton and Downers Grove had the largest numbers of unincorporated population among all townships.
- DuPage County's population is becoming more diverse and somewhat older. In 2008, Hispanics made up 12.6% of the population, Asians almost 10%, and blacks 4.4%. The median age has increased to 38.2 years (from 35.2 years in 2000), and almost 11% of all DuPage residents were 65 or older - up from 10% in 2000 (**Table 6**).

Considerations Regarding Growth and Future Land Uses

Based on population and employment forecasts produced by *CMAP (Chicago Metropolitan Agency for Planning)*, DuPage County is expected to have a population of over one million people and provide 830,000 jobs by the year 2030. As the available undeveloped land diminishes and large tracts become scarce, redevelopments and infill developments would play an increasingly significant role in the County's growth.

Future housing, office and commercial activities will be increasingly shifting toward higher density and mixed use developments in new as well as in redeveloped tracts. This trend has already been evident in many downtown redevelopment projects and transit-oriented developments near Metra stations in communities throughout DuPage. Additional transit-oriented development opportunities can be created by expanding and upgrading the public transit system in the County.

Industrial and business park land uses will also play a very significant role in the County's growth. The DuPage National Technology Park in West Chicago and the Brewster Creek Business Park in Bartlett are two prime examples where a significant part of the growth in industrial/business park activities is projected to take place.

Table 1.

DuPage County Undeveloped Land 1995 to 2009

| | 1995 | 2000 | 2003 | 2009 |
|-----------------------------|--------|--------|--------|--------------|
| Remaining undeveloped acres | 26,356 | 16,909 | 12,501 | 9,013 |

Table 2.

Consumption of Undeveloped Acres

| | 1995-2000 | 2000-2003 | 2003-2009 |
|---|-----------|-----------|------------------|
| Acres developed | 9,447 | 4,408 | 3,488 |
| Average number of acres consumed per year | 1,889 | 1,469 | 581 |

Table 3.
2009 Existing Land Use by Township*

| | SF Res | | MF Res | | Commercial | | Office | | Industrial/Bus Park | | Research Lab | | Institutional | | Open Space | | Transp & Utilities | | Undeveloped | | Total |
|------------------------|--------|------------|--------|------------|------------|------------|--------|------------|---------------------|------------|--------------|------------|---------------|------------|------------|------------|--------------------|------------|-------------|------------|---------|
| | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres | % of total | Acres |
| Addison | 5,293 | 28.6% | 668 | 3.6% | 820 | 4.4% | 413 | 2.2% | 3,870 | 20.9% | 0 | 0.0% | 646 | 3.5% | 3,826 | 20.7% | 2,506 | 13.6% | 449 | 2.4% | 18,491 |
| Bloomingtondale | 6,506 | 33.9% | 1,636 | 8.5% | 1,211 | 6.3% | 111 | 0.6% | 3,292 | 17.1% | 0 | 0.0% | 821 | 4.3% | 4,186 | 21.8% | 517 | 2.7% | 932 | 4.9% | 19,212 |
| D.G. N | 11,340 | 61.3% | 1,461 | 7.9% | 1,038 | 5.6% | 380 | 2.1% | 705 | 3.8% | 0 | 0.0% | 910 | 4.9% | 1,860 | 10.0% | 319 | 1.7% | 496 | 2.7% | 18,509 |
| D.G. S | 2,029 | 23.4% | 201 | 2.3% | 35 | 0.4% | 49 | 0.6% | 588 | 6.8% | 1,782 | 20.6% | 81 | 0.9% | 3,220 | 37.2% | 290 | 3.3% | 382 | 4.4% | 8,657 |
| Lisle | 8,747 | 46.6% | 1,343 | 7.1% | 888 | 4.7% | 875 | 4.7% | 458 | 2.4% | 0 | 0.0% | 964 | 5.1% | 4,253 | 22.6% | 665 | 3.5% | 597 | 3.2% | 18,790 |
| Milton | 8,519 | 44.5% | 1,149 | 6.0% | 777 | 4.1% | 278 | 1.5% | 432 | 2.3% | 0 | 0.0% | 1,363 | 7.1% | 5,559 | 29.0% | 675 | 3.5% | 413 | 2.2% | 19,165 |
| Naperville | 4,977 | 25.5% | 1,819 | 9.3% | 1,568 | 8.0% | 885 | 4.5% | 1,821 | 9.3% | 0 | 0.0% | 1,094 | 5.6% | 5,028 | 25.7% | 860 | 4.4% | 1,487 | 7.6% | 19,539 |
| Wayne | 6,347 | 30.2% | 531 | 2.5% | 499 | 2.4% | 13 | 0.1% | 990 | 4.7% | 0 | 0.0% | 356 | 1.7% | 8,452 | 40.3% | 1,743 | 8.3% | 2,051 | 9.8% | 20,982 |
| Winfield | 4,978 | 23.4% | 463 | 2.2% | 323 | 1.5% | 63 | 0.3% | 982 | 4.6% | 5,480 | 25.8% | 455 | 2.1% | 5,907 | 27.8% | 911 | 4.3% | 1,699 | 8.0% | 21,261 |
| York | 9,293 | 50.8% | 1,109 | 6.1% | 1,459 | 8.0% | 1,166 | 6.4% | 404 | 2.2% | 0 | 0.0% | 1,164 | 6.4% | 2,650 | 14.5% | 538 | 2.9% | 509 | 2.8% | 18,292 |
| DuPage County Total | 68,029 | 37.2% | 10,380 | 5.7% | 8,618 | 4.7% | 4,233 | 2.3% | 13,542 | 7.4% | 7,262 | 4.0% | 7,854 | 4.3% | 44,941 | 24.6% | 9,024 | 4.9% | 9,015 | 4.9% | 182,898 |

**Not included are 32,706 additional acres in ROW*

Table 4.**Total Population by Township: 2000 and 2008***

| | Census 1990 | Census 2000 | 2008 Census Estimates | 1990-00 Percent Change | 2000-08 Percent Change | 2000-08 Numeric Change |
|----------------------------|------------------------|------------------------|--------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Addison | 82,727 | 88,900 | 90,149 | 7.5% | 1.4% | 1,249 |
| Bloomingtondale | 96,050 | 111,709 | 111,411 | 16.3% | -0.3% | -298 |
| Downers Grove | 137,974 | 148,110 | 148,978 | 7.3% | 0.6% | 868 |
| Lisle | 108,363 | 117,604 | 123,904 | 8.5% | 5.4% | 6,300 |
| Milton | 108,148 | 118,616 | 117,051 | 9.7% | -1.3% | -1,565 |
| Naperville | 49,533 | 85,736 | 95,435 | 73.1% | 11.3% | 9,699 |
| Wayne | 40,379 | 63,776 | 68,307 | 57.9% | 7.1% | 4,531 |
| Winfield | 37,969 | 45,155 | 47,851 | 18.9% | 6.0% | 2,696 |
| York | 120,546 | 124,553 | 126,727 | 3.3% | 1.7% | 2,174 |
| DuPage County Total | 781,689 | 904,161 | 930,528 | 15.7% | 2.9% | 26,367 |

**Source: U.S. Census Bureau*

Table 5.**Unincorporated Population by Township: 2000 and 2008***

| | Pop Census 2000 | 2008 Census Estimates | 2000-08 Change | 2000-08 Percent Change |
|-----------------------------|--------------------------------|--------------------------------------|---------------------------|---------------------------------------|
| Addison | 5,830 | 5,140 | -690 | -11.8% |
| Bloomingtondale | 10,012 | 9,299 | -713 | -7.1% |
| Downers Grove | 21,294 | 18,674 | -2,620 | -12.3% |
| Lisle | 15,649 | 14,022 | -1,627 | -10.4% |
| Milton | 23,077 | 21,787 | -1,290 | -5.6% |
| Naperville | 3,788 | 3,625 | -163 | -4.3% |
| Wayne | 4,721 | 4,552 | -169 | -3.6% |
| Winfield | 7,517 | 7,413 | -104 | -1.4% |
| York | 12,187 | 11,474 | -713 | -5.9% |
| Unincorporated Total | 104,075 | 95,986 | -8,089 | -7.8% |

**Source: U.S. Census Bureau*

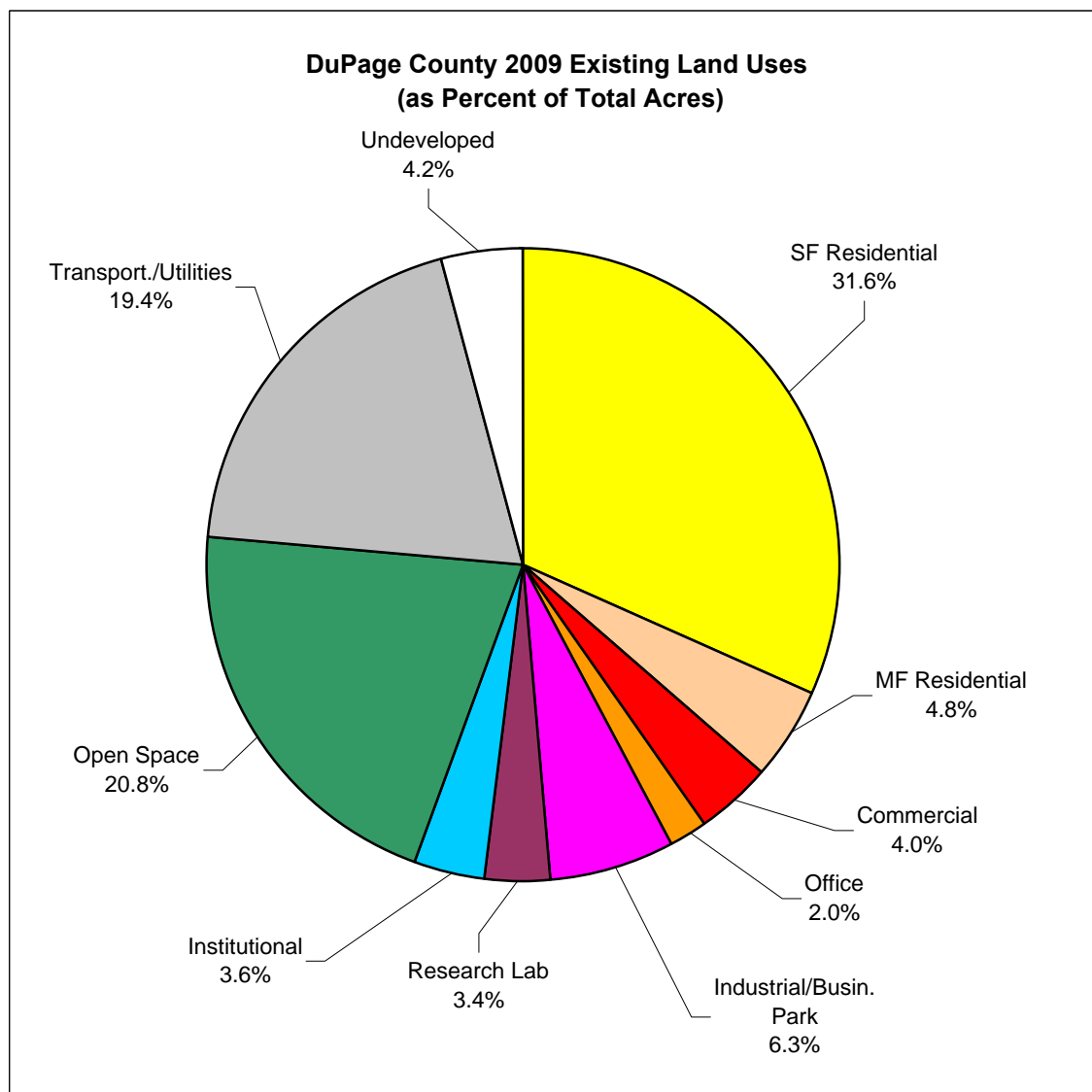
Table 6.

DuPage County Demographics: 1990, 2000 and 2008*

| | 1990 | 2000 | 2008 Census Estimates |
|-------------------|---------|---------|--------------------------|
| Population | 781,666 | 904,161 | 930,528 |
| Median Age | 32.3 | 35.2 | 38.3 |
| % over 65 | 8.7% | 9.8% | 10.8% |
| % Hispanic | 4.4% | 9.0% | 12.6% |
| % Asian | 5.1% | 8.5% | 9.9% |
| % Black | 2.0% | 3.4% | 4.4% |
| Average Household | 2.76 | 2.73 | 2.71 |

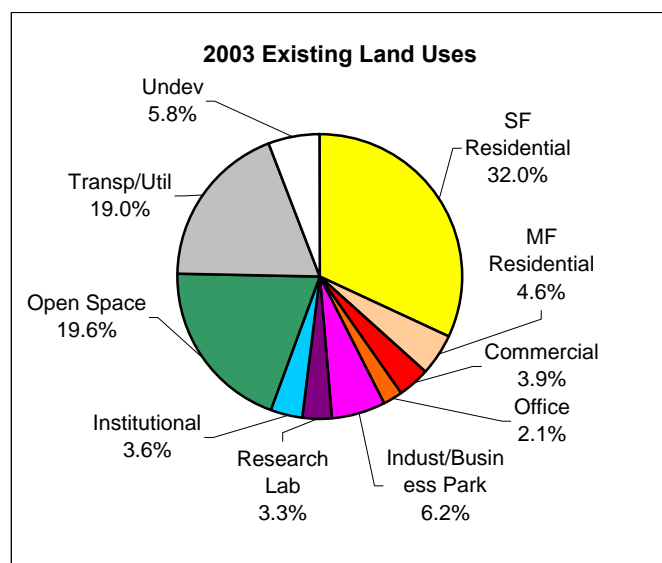
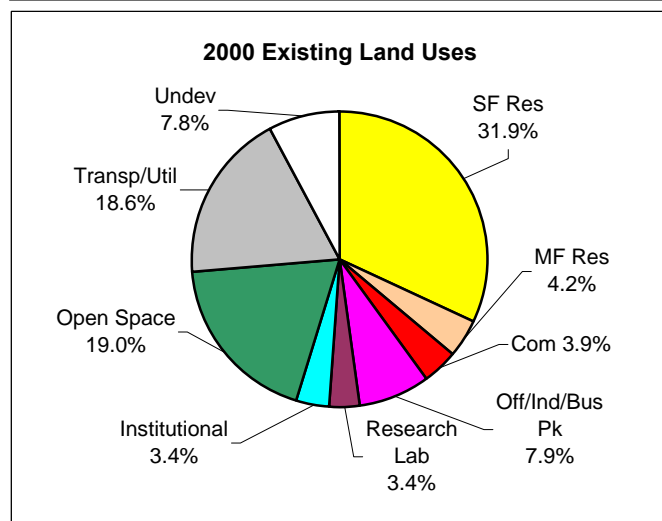
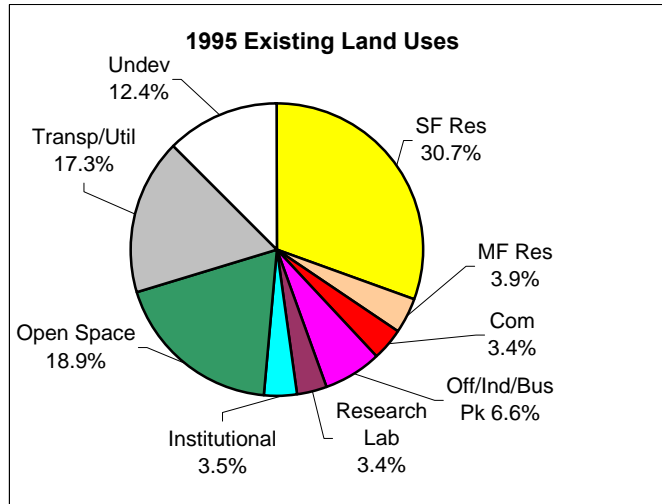
**Source: U.S. Census Bureau*

Graph 1.

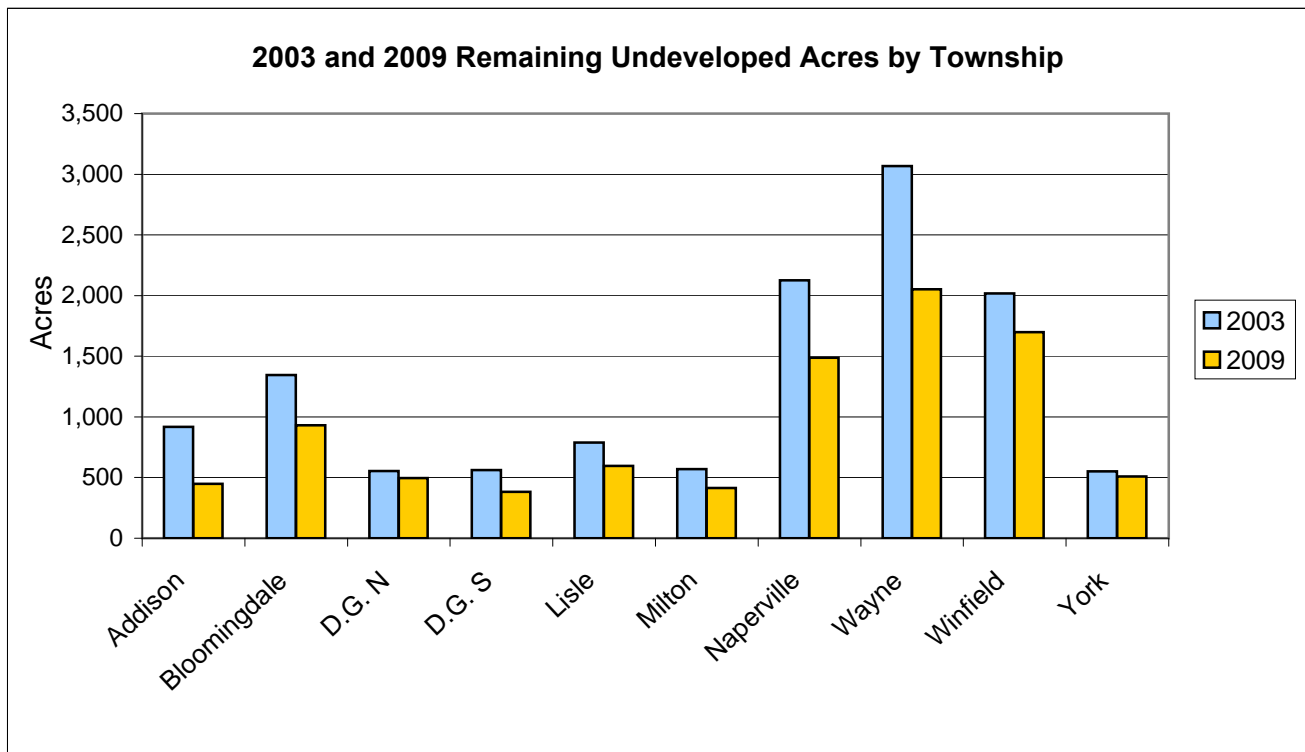


Graph 2.

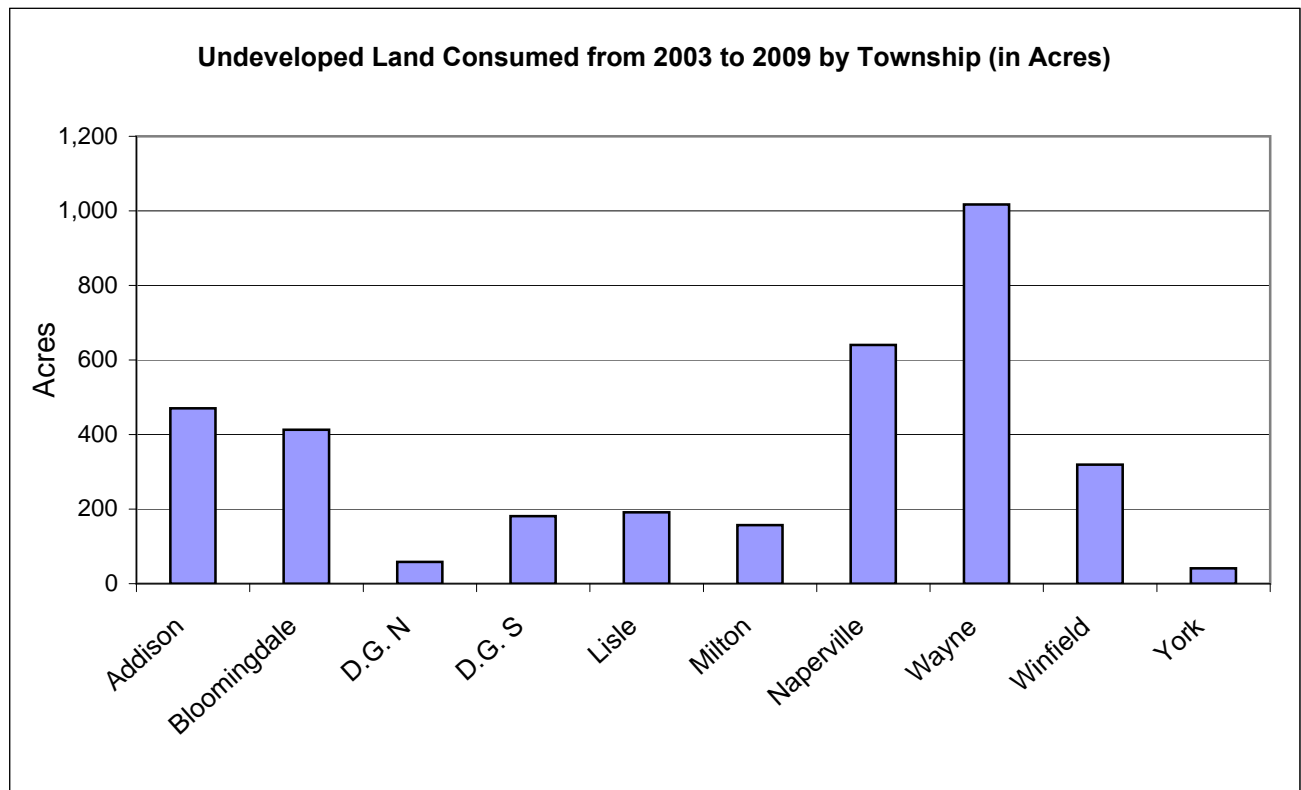
DuPage County Land Use Distribution 1995-2003



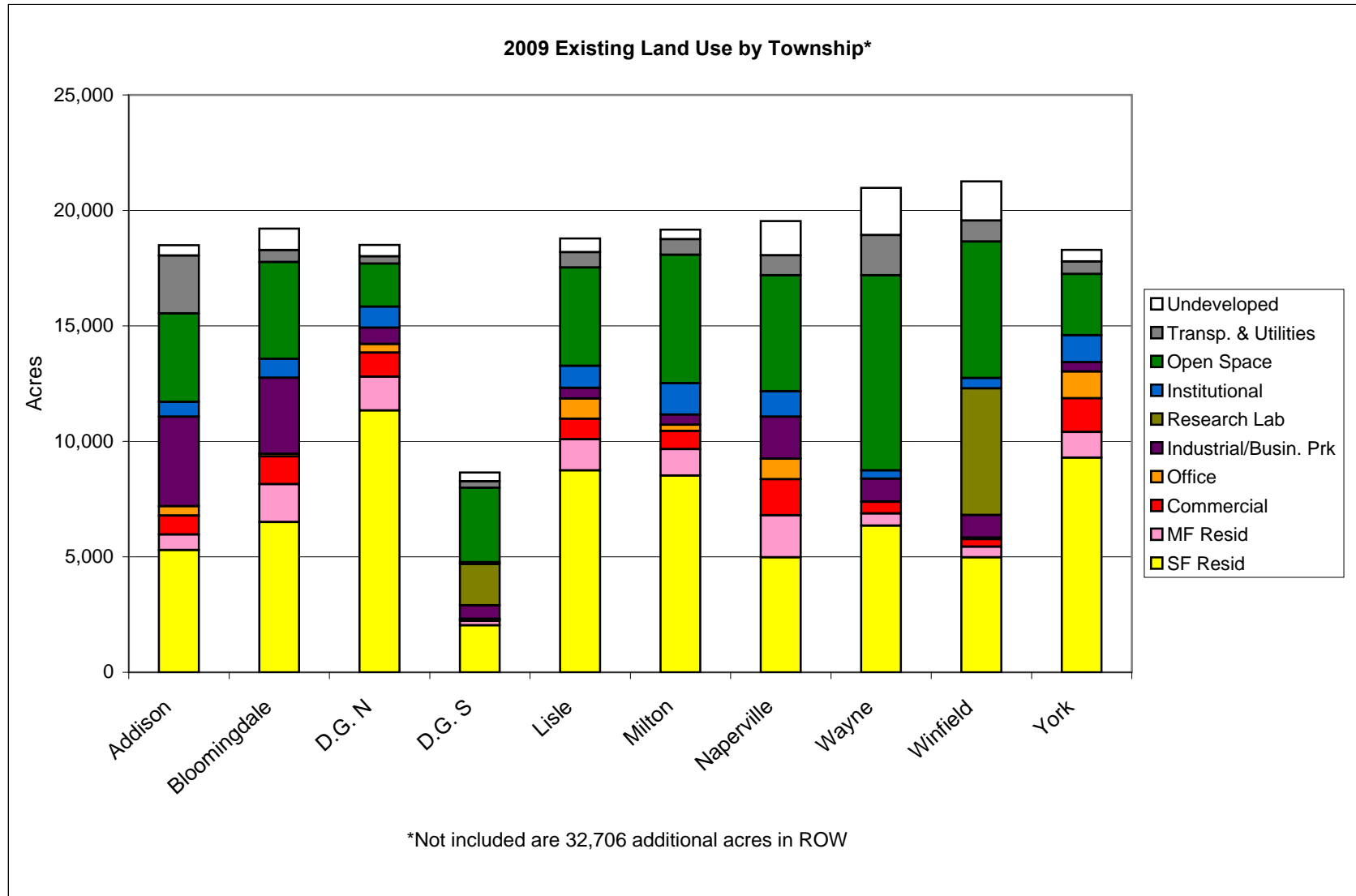
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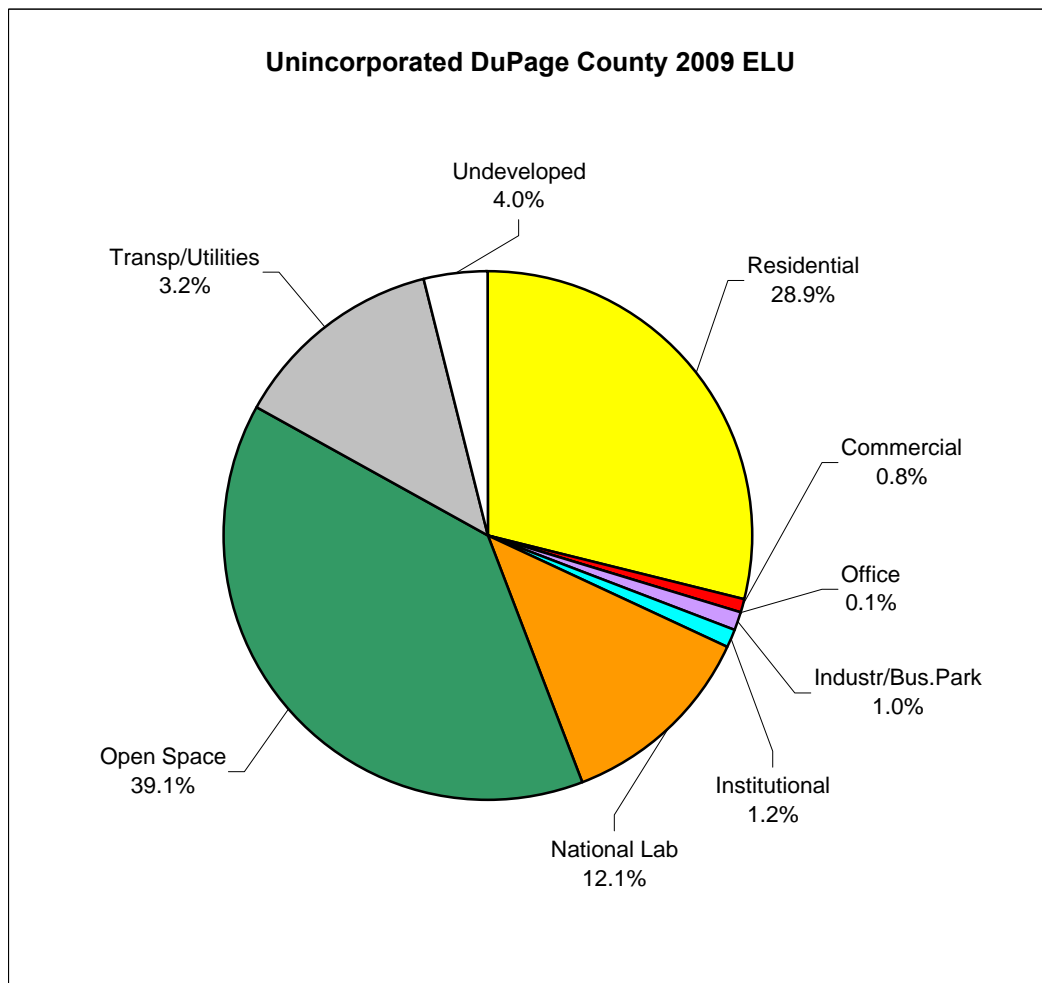
Graph 4.



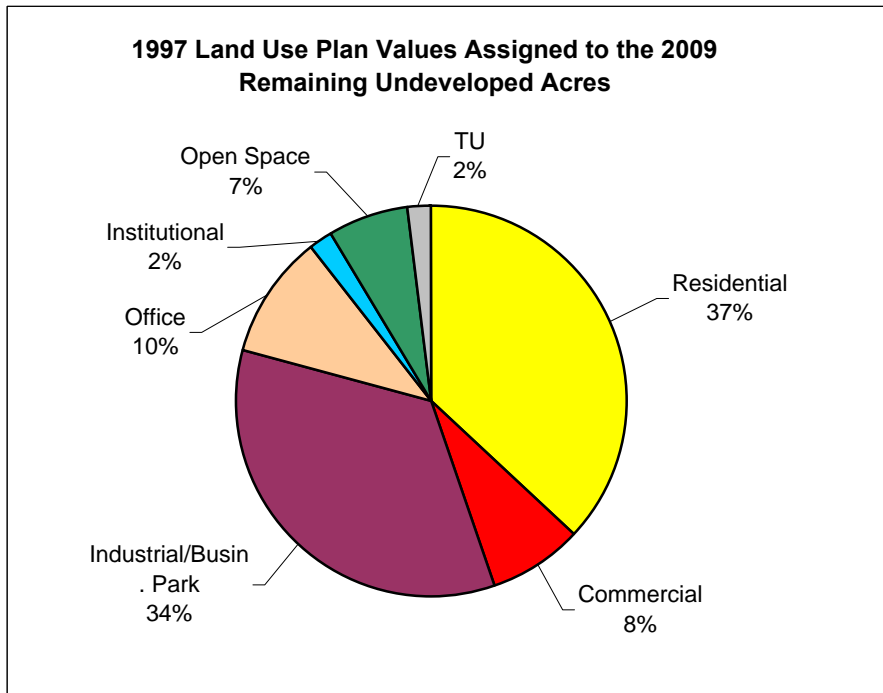
Graph 5.



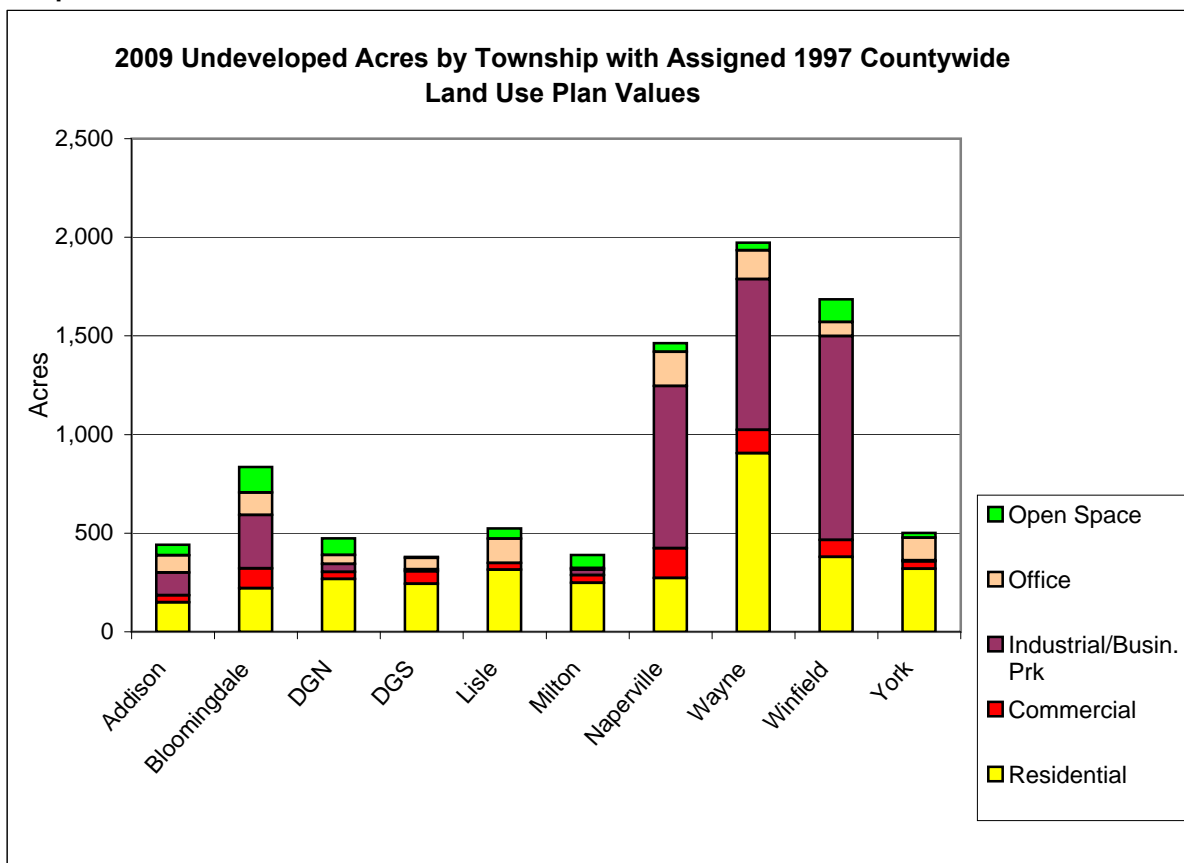
Graph 6.



Graph 7.



Graph 8.



Map 1: 2009 DuPage County Undeveloped Land

