

2. Existing Demographics of the Study Area

The study area covers slightly more than 100 square miles in the Chicago metropolitan area and is represented by 25 communities and the two largest counties in the state (Cook and DuPage). The core communities within the study area are Elk Grove Village, Bensenville, Itasca, and Wood Dale (see Exhibit 2-1). The core communities are entirely within the study area and thus will be most likely directly affected by the system alternatives considered as part of the EO-WB study. The study area is roughly 15 miles from the center of Chicago and is characteristically suburban, but it exhibits a large amount of industrial and commercial land use. The study area has more employment than resident population, which is attributed to its proximity to major transportation infrastructure, including the O’Hare International Airport, major interstate roadways, and major freight rail facilities. This section describes the land use, population, and employment characteristics of the study area.

2.1 Land Use

The EO-WB study area is a mix of residential, industrial, and commercial land use patterns. Each community in the study area exhibits unique qualities that distinguish one from the other. Most communities have a well-developed core of commercial and retail business that adequately serve their respective populations. Regional business centers have also developed, primarily at major roadway junctions such as I-90 and I-290, and I-290 and Thorndale Avenue.

The study area contains a large percentage of industrial and transportation land uses (Table 2-1). More than 15 percent of the land use in the study area is industrial, whereas transportation land use accounts for 20.2 percent. The presence of several major transportation facilities in the study area accounts for the unusually large percentage of transportation usage. Among the major facilities within the study area are O’Hare International Airport, with airport properties that total more than 7,000 acres. Also present are five major roadway facilities: the Tri-State Tollway (I-294), the Northwest Tollway (I-90), I-290, IL 53, and the Elgin O’Hare Expressway. Major freight and commuter rail, whose operators include Union Pacific (UP), Canadian Pacific (CP), and Wisconsin Central, also cross the study area and operate freight yards and intermodal transfer facilities in the area. These major transportation facilities comprise a transportation hub within the region that has influenced industrial and commercial development that has, in part, benefited from proximity to the transportation facilities.

TABLE 2-1
Elgin O’Hare–West Bypass Study Area Land Use

Land Use	Area (mi ²)	Acres	% of Study Area
Residential	34.54	22,106	33.0
Commercial	8.67	5,544	8.3
Industrial	16.41	10,502	15.7
Transportation ^a	21.15	13,536	20.2
Open Space ^b	23.94	15,322	22.9

Source: CH2M HILL GIS database

^aIncludes roadways, rail, and O’Hare International Airport.

^bIncludes park, forest preserve, and undeveloped land.

Residential land use in the study area is proportionately smaller than the regional average. According to the Chicago Metropolitan Land Use Inventory (2001), nearly 65 percent of all land within the Chicago region is residential, compared to only 33 percent in the study area. Exhibit 2-2 depicts land use in the study area.

Core communities within the study area (Elk Grove Village, Bensenville, Itasca, and Wood Dale) show similar land use patterns (Table 2-2). These four communities exhibit a large concentration of industrial land use. Elk Grove Village, with nearly 40 percent of land use designated as industrial, has the highest concentration; but even Itasca, the lowest percentage of industrial use amongst the core communities, is well above the average for most communities in the Chicago region (9.3 percent).¹ Similarly, the four core communities exhibit less residential land use when compared with the region. Itasca has the lowest percentage of residential land among the core communities and Wood Dale the highest.

TABLE 2-2
Elgin O'Hare–West Bypass Core Communities Land Use

	Elk Grove Village		Bensenville		Itasca		Wood Dale	
	acres	%	acres	%	acres	%	Acres	%
Residential	2,691	37.9	1,369	35.6	876	27.5	1,295	43.3
Commercial	390	5.5	211	5.5	393	12.3	142	4.8
Institutional	276	3.9	180	4.7	85	2.7	51	1.7
Industrial	2,777	39.1	1,378	35.8	674	21.1	849	28.4
Transportation	148	2.1	104	2.7	330	10.4	49	1.6
Agriculture	6	0.0	11	.3	1	0.0	8	.3
Open Space	584	8.2	448	11.7	580	18.8	527	17.6
Vacant	233	3.3	143	3.7	251	7.9	69	2.3
Totals	7,105	100	3,844	100	3,190	100	2,990	100

Source: CMAP 2001 Land Use Inventory and Data Bulletin

Each core community is reasonably mature and built-out. The amount of vacant land in each community is 8 percent or less, as shown in Table 2-2. Thus, growth is represented by some infilling and some selective redevelopment.

¹ Source: Chicago Metropolitan Agency for Planning.

2.2 Population

Roughly 4.2 percent of the Chicago metropolitan area's 9,756,550 people, or 410,760 individuals, reside in the EO-WB study area (Exhibit 2-3). Population in the Chicago metropolitan area has shifted from the urban core to suburban communities. Between 1960 and 1990, the population of the study area increased rapidly. In the last 15 years, growth in the study area has stabilized, with major population growth expanding into Kane, Lake, McHenry, and Will counties. Growth figures for these counties from 2000 to 2005 have ranged from about 10 to almost 30 percent, whereas growth in the mature counties, such as Cook and DuPage, have declined or slowed (Table 2-3). Above-average growth for developing counties, such as Will, McHenry, and Kane, is expected to continue for the next 10 to 20 years.

TABLE 2-3
Chicago Region Population Growth by County

	2000	2005	% Change
Cook County	5,376,741	5,303,683	-1.4
DuPage County	904,161	929,113	+2.8
Kane County	404,119	482,113	+19.3
Lake County	644,356	702,682	+9.1
McHenry County	260,077	303,990	+16.9
Will County	502,266	642,813	+28.0
Six-County Area	8,091,720	8,364,394	+3.4

Source: Chicago Metropolitan Agency for Planning.

Overall the study area population projection for 2030 is estimated to be 409,788 (CMAP ; see Exhibit 2-3), a slight decrease from current levels. As shown in Table 2-3, the growth bubble has passed in Cook, DuPage, and to some extent Lake County. Thus, the long-term expectation is the study area is for modest to no growth, which is representative of a mature area. When examining the population and household forecasts for the four core communities, the overall growth is projected to vary for the period 2000–2030 (Table 2-4). From 2000 to 2030, population is expected to grow 6.4 percent in Elk Grove Village and 2.5 percent in Wood Dale over the 30-year period. These rates compute to an annual rate of less than 0.2 percent per year for the 30-year period. Bensenville is the only core community forecasts to have a population decline (8 percent) partially attributed to the acquisition of more than 600 homes required for the modernization of O'Hare Airport. Projected increases of households of 5.7 percent in Elk Grove Village, 2.5 percent in Wood Dale, and 23.1 percent in Itasca correspond with the overall population growth projections.

TABLE 2-4
Elgin O'Hare–West Bypass Population and Household Projections

	Population			Households		
	2000	2030	Change	2000	2030	Change
Elk Grove Village	34,727	36,948	6.4	13,278	14,030	5.7

TABLE 2-4
Elgin O'Hare–West Bypass Population and Household Projections

	Population			Households		
	2000	2030	Change	2000	2030	Change
Bensenville	20,703	19,048	-8.0	6,885	7,582	10.1 ^a
Itasca	8,302	10,706	29.0	3,179	3,912	23.1
Wood Dale	13,535	13,869	2.5	5,117	5,245	2.5

^aDoes not reflect the impact of the OMP's southwest acquisition area in Bensenville.

Source: Chicago Metropolitan Agency for Planning

2.3 Employment

Based upon 2006–2007 estimates, employment within the study area is 532,290 (Exhibit 2-4). Employment in the study area represents a large percentage (10.35) of the overall metropolitan employment total (5,141,090). As noted, population in the last 15 years stabilized in the area, but communities surrounding O’Hare International Airport have experienced considerable employment growth. Today, the I-90 Corridor, which includes O’Hare International Airport and the communities along I-90, represents the second largest employment center in the metropolitan area.

The 2030 employment forecast for the study area is estimated to be 636,021, or a growth of more than 100,000 employees. Factors influencing this growth are the study area’s central location within the metropolitan

area and its proximity to O’Hare Airport. Continued growth in the aviation industry will generate additional localized aviation supported centers. Recent reports show that 40 percent of the economic value of all goods produced worldwide is shipped by air. Just as railroad towns served as commerce centers in the nineteenth and twentieth

TABLE 2-5
Chicago Region Employment Projections for Core Communities

	2000	2030	Change	% Change
Elk Grove Village	61,121	97,974	36,853	60.3
Bensenville	28,903	31,862	2,959	10.2
Itasca	31,374	37,210	5,836	18.6
Wood Dale	24,897	27,273	2,376	9.5
Total	146,295	194,319	48,024	32.8

Source: Chicago Metropolitan Agency for Planning.

centuries, airports have become the global crossroads for commerce in the twenty-first century. During the planning period, the four core communities will experience healthy employment growth (Table 2-5). Estimates from the CMAP indicate that from 2000 to 2030, these communities will gain 48,024 jobs, or almost 50 percent of the overall growth for the study area, with Elk Grove Village expected to have the largest increase.

Table 2-6 lists major employers within the study area. The single largest concentration of employment in the study area is at O’Hare International Airport, with 55,000 employees. Among the larger employers are Alexian Brothers Medical Center with 2,000 employees, Automatic Data Processing with 1,000, VideoJet Systems International with 900, and Corning Clinical Laboratories with 900. The operations headquarters for United Airlines is adjacent to Elk Grove Village. In Schaumburg, adjacent to the northwest edge of the study area, one of the largest commercial retail shopping malls in the Chicago region is another major employment center, and the international headquarters of Motorola Company employs 7,000 people.

2.4 Other Socioeconomic Characteristics

The study area, with its racially diverse population, is characteristic of many suburban areas in the Chicago metropolitan area. Data for the core communities in the study area (Table 2-7) shows a predominantly Caucasian population, but depending on the community other races are well represented. The four core communities have white populations greater than 70 percent, which is higher than the Chicago region average.

Table 2-6

Major Employers within Core Communities in the Elgin O'Hare–West Bypass Study Area

Company	Employees	Company	Employees
Elk Grove Village		Wood Dale	
Alexian Brothers Medical Center	2,000	VideoJet Systems International	900
Automatic Data Processing	1,000	Corning Clinical Laboratories	900
Motorola	600	Sales Force Cos. Inc.	625
Apple Vacation	450	Household Retail Services	600
John B. Sanfilippo & Sons	400	Market Day	450
Cooper Lighting	350	AEC, Inc.	360
Field Container	350	Majesty Maintenance	350
Custom Plastics	320		
Burnham	310		
American Academy of Pediatrics	300		
Itasca		Bensenville	
Gallagher-Bassett Services	675	Sara Lee	750
Boise Cascade Office Products	625	LifeLink Corp	500
Fellowes Manufacturing Co.	600	Quebecor World	400
Continental Web Press Inc.	425	U.S. Food Services	400
OCE-Bruning	330	Victor Envelope	320
Westin Hotel	320	Restoration, Inc.	315
Nestle	320	ASG Staffing, Inc.	250

Source: Illinois Department of Commerce and Economic Development
http://www.commerce.state.il.us/dceo/Bureaus/Community_Development/CommProfiles/Default.htm

Bensenville is the most racially diverse community, where roughly 46 percent of the community is minority. Bensenville has the largest Hispanic population, representing over 30 percent of the total population in the village. Elk Grove Village, Wood Dale, and Itasca are comparable in racial diversity.

Based on 2006–2007 estimates, the number of households within the study area is 155,250, or 4.3 percent of the 3,614,000 households in the region. The data in Table 2-8 show that household income is well above averages for the nation and the City of Chicago. Itasca shows the highest household income with an average of \$70,156 or \$28,000 more than the U.S. average, whereas Bensenville, the lowest, is still \$12,600 above the national average. The 2008 Health and Human Services Poverty Guideline for a family of four is \$21,200.

Census data for core communities within the study area show poverty levels to be a small percentage of the total population (Table 2-9). All four communities have a relatively low poverty level, with none of the communities having poverty levels exceeding 5 percent of the households.

TABLE 2-7
Racial Profile of Core Communities in the Elgin O'Hare–West Bypass Study Area

	Elk Grove Village		Wood Dale		Itasca		Bensenville	
	No.	%	No.	%	No.	%	No.	%
White	29,599	82.4	11,048	81.6	6,890	83.0	10,779	52.1
Black or African American	481	1.4	71	0.5	140	1.7	537	2.6
American Indian and Alaska Native	24	1.4	10	0.1	16	0.2	21	0.1
Asian	3,034	8.7	439	3.2	484	5.8	1,307	6.3
Native Hawaiian and Other Pacific Islander	15	0.0	7	0.1	2	0.0	5	0.0
Some other race	39	0.1	12	0.1	6	0.1	36	0.2
Hispanic or Latino (of any race)	2,165	6.2	1,768	13.1	581	7.0	7,690	37.1
Population of 2 or More Races	370	1.1	180	1.3	183	2.2	328	1.6
Total	34,727	100	13,535	100	8,302	100	20,703	100

Source: U.S. Census Bureau; 2000 Census.

Note: Percentages do not total 100 because the 2000 Census allowed for self-identification of more than one racial group.

Table 2-8

Median Household Income, 2000

Bensenville	\$54,662
Wood Dale	\$57,509
Elk Grove Village	\$62,132
Itasca	\$70,156
City of Chicago	\$38,625
U.S. Population	\$41,994

Source: U.S. Census Bureau; 2000 Census. Median household income in 1999.

Table 2-9

Core Community Poverty Levels

	Elk Grove Village		Wood Dale		Itasca		Bensenville		City of Chicago	U.S. Average
	No.	%	No.	%	No.	%	No.	%	%	%
Households below poverty level	142	1.5	107	2.9	69	3.1	196	4.2	16.6	9.2
Individuals below poverty level	684	2.0	568	4.1	381	4.7	1,303	6.5	19.6	12.4

Source: U.S. Census Bureau; 2000 Census.
