

Section 1:

Demographic Overview

This section provides an evaluation of historic trends in population and housing change within Sugar Grove, as well as a current snapshot of key demographics in Kane County and the greater Chicago region. An understanding of growth and composition of the local population provides an important foundation for this *Comprehensive Plan*.

The demographic overview includes an assessment of:

- a) Population and household characteristics;
- b) Racial and ethnic identification;
- c) Housing unit trends and characteristics; and,
- d) Income and employment statistics.

The Village of Sugar Grove, and Kane County, Illinois, are located in the Chicago Primary Metropolitan Statistical Area. Additionally, Kane County is part of the six-county region that makes up greater “Chicagoland” area, within the jurisdiction of the Northeastern Illinois Planning Commission (NIPC), a comprehensive planning agency for the 6-county metropolitan region.

This section includes data from 1980, 1990 and 2000 to facilitate trend analysis. Data sources include the U.S. Bureau of the Census, NIPC, the 2003 Special Census and Claritas, Inc.

Population

Sugar Grove’s official population count in 2000 was 3,909 persons. The 1990 population was 2,005, an increase of 1,904 people, or 95%. The population growth in Sugar Grove is not unique to municipalities within Kane County.

The reported population of Kane County in 1990 was 317,471 persons. The 2000 Census indicated 27.3% growth (or 86,648 persons) for a total population of 404,119.

The rate of growth in Sugar Grove’s population has been tremendous over the last 20 years. Between 1980 and 2000, the population increased by about 2,543 citizens, a 186.2% population increase over the past twenty years.

According to the 2003 Special Census, Sugar Grove’s current population is 6,016. NIPC has projected that the population of Sugar Grove will be approximately 62,472 by the year 2030. This is an anticipated increase of just over 1000% of the current population. Another Special Census is currently being undertaken with results due back to the village in the Spring of 2005.

Age Distribution

The median age has increased over time, mirroring larger population trends experienced regionally. The current estimated median age of Sugar Grove residents is 35.7 years, increasing considerably since 1980, where the median age was reported to be 26.5 years.

Over the last twenty years, the population of youths (those under nineteen years of age) in Sugar Grove has remained stable. This demographic represented 36.1 percent of the total population in 1980, 30 percent in 1990, and 34.8 percent in 2000. The percent of the population who is over 65 years in age has increased slightly, from 3.6 percent in 1990 to 4.7 percent in 2000.

Households

Regionally, household formation generally exceeds the rate of population growth, largely as a result of the increase in single-person households, longer life

expectancies, single-parent households and the rate of divorce.

A by-product of these trends is a decreasing household size. However, the general developing demographic trends indicate that the household rate is slowing, single-person households are increasing, and divorce rates are stabilizing. The Village of Sugar Grove varies slightly from these trends. Sugar Grove's average household size remained stable between 1990 and 2000, reported at 3.0 persons per household by both censuses. The current estimate of Sugar Grove's average household size as provided by Claritas Inc. is 3.1.

Between 1980 and 2000, Sugar Grove gained an additional 875 households, an increase of 220%. The 2003 estimated number of households is 1,456, growth of 14.5 percent since the 2000 Census.

By the year 2020, NIPC projects that Sugar Grove will have approximately 4,319 households, an increase of 3,047 households (239.5%) from the 2000 Census. However recent annual building permits indicate that the Village of Sugar Grove will exceed this projection.

Housing

Sugar Grove has experienced significant growth in the number of housing units built and has a very low vacancy rate (1.9%).

The 2000 Census reported that most of the housing units in Sugar Grove are owner-occupied (87.6%), and that percentage of renter-occupied housing has decreased over time.

Sugar Grove's housing stock is new. Claritas Inc. reports that the number of houses constructed since 1999 has been increasing, and will soon represent the majority of housing within the Village.

According to 2000 Census, the median home value in 2000 was estimated to be

\$184,000. The current estimate provided by Claritas Inc. is \$208,924, an increase of \$24,924.

Income and employment

The largest segment of the employed population is in the management, professional and related occupations (42.4% in 2000 and 41.9% in 2003). Sales and service occupations comprise the next largest segment of the population, approximately 29 percent in 2000 and 2003.

Much of the population of Sugar Grove is considered to be in the "high-income" brackets. The median household income in 1999 was reported by the 2000 Census to be \$75,856, and the current estimate by Claritas Inc is \$87,249.

The 2000 Census reported the poverty rate in Sugar Grove in 2000 to be 1.1 percent.

Comparisons to Kane County and the Greater Chicago Region

To provide benchmarks and provide context, it is necessary to compare Sugar Grove to Kane County and the Chicago-Gary-Kenosha Consolidated Metropolitan Statistical Area (CMSA). The following conclusions can be drawn from this comparison:

- ≠ The median age in Sugar Grove is similar to surrounding communities.
- ≠ The percentage of adults (population over the age of 18) is similar to other communities.
- ≠ Sugar Grove has a smaller percent of the population that is over the age of 65.
- ≠ Sugar Grove has a more homogeneous population than Kane County and the CMSA.

- €# The average number of persons per household in the Village of Sugar Grove is similar to that of Kane County and slightly greater than the CMSA.
- €# The Village of Sugar Grove has a higher rate of owner-occupied housing than Kane County and the CMSA.
- €# The vacancy rate in Sugar Grove is lower than Kane County and the CMSA.
- €# The median home value is higher in Sugar Grove than Kane County and the CMSA.
- €# Sugar Grove's median household income (\$75,856) is greater than Kane County (\$59,351) and the CMSA (\$51,046).
- €# Sugar Grove's estimated family poverty rate (1.1%) is lower than Kane County (4.9 percent) and the CMSA (7.9%).

Village of Sugar Grove: Summary of Trends

Based on the figures presented in this section, it can be concluded that the Village of Sugar Grove is experiencing the current population trends:

- €# Significant population growth
- €# Homogeneous population
- €# Major increase in the number of housing units and the percentage of owner-occupied units
- €# Very low vacancy rate
- €# High median household income
- €# Very low poverty rate