

**City of Warrenville, Illinois**  
*Analysis of Population, Local Economy, Housing and Land Use  
Data*



Jennifer Jones  
Robert Rebecca  
University of Illinois at Chicago  
Master of Public Administration Program  
PA 590 Capstone Project  
Fall 2013

## Table of Contents

<b>Executive Summary</b> .....	<b>4</b>
<b>Introduction</b> .....	<b>5</b>
<b>City of Warrenville Background Information</b> .....	<b>6</b>
<b>Project Overview</b> .....	<b>7</b>
<b>Population Data</b> .....	<b>9</b>
Total Population .....	9
Total Households .....	10
Average Household Size .....	11
Gender Distribution .....	12
Race and Ethnicity .....	12
Age Cohorts .....	13
Median Age .....	15
Household Income .....	15
Education Attainment .....	16
<b>Local Economy Data</b> .....	<b>18</b>
Unemployment Rate .....	18
Labor Force .....	19
Employment by Industry .....	20
Mode of Travel to Work .....	21
Mean Travel Time to Work .....	22
Building Permit Activity .....	23
<b>Housing Data</b> .....	<b>25</b>
Housing Type .....	25
Housing Size .....	25
Housing Value .....	27
Mortgage Status .....	28
Housing Age .....	29
Housing Occupancy .....	30
Vacant Housing .....	31
Housing Costs as a Percentage of Income .....	32
<b>Land Use Data</b> .....	<b>35</b>

Current Land Use .....	35
2005 Land Use .....	36
1979 Land Use .....	37
<b>Limitations .....</b>	<b>.38</b>
<b>Local Resources .....</b>	<b>.39</b>
<b>Discussion .....</b>	<b>.41</b>
<b>Conclusions .....</b>	<b>.43</b>
<b>References .....</b>	<b>.45</b>

## **Executive Summary**

This reports provides data analysis for the City of Warrenville to utilize as the city develops strategic plans for its residents and commerce. The data collected in this report is analyzed in one of three ways: comparing current data to previous city data; to DuPage County data; and or national data to reveal important trends the city should consider while making planning decisions for the municipality. The data was collected through using public documents, such as the U.S. Census, American Community Survey, and Warrenville published documents. The research revealed the following trends in the City of Warrenville:

- I. The minority population is increasing.
- II. The population is aging.
- III. The average household size is shrinking.
- IV. The unemployment rate has risen and labor force has decreased.
- V. The housing vacancy rates are relatively higher than local and national averages.
- VI. The Median House Value is higher than in Dupage County and much higher than in the State of Illinois.
- VII. There is a large number of house poor families.
- VIII. Vacant and undeveloped land is limited.

The report finds the above trends are important trends the city should address as it engages in the planning process. The recommendations discussed include:

- I. Provide services that assist the aging population.
- II. Increase the job market in the city.
- III. Attract young professionals and families to the city.
- IV. Address the issue of affordable housing issue.
- V. Address the issue of current vacant properties.

In addition, this paper considers the limitations placed upon the data, such as inaccessible and missing data. The report also gives a short organizational profile on

various local agencies that collect data that may be useful to Warrenville as they continue to collect data for city planning.

### **Introduction**

Warrenville, Illinois is a small municipality west of Chicago. It is home to several corporate headquarters. Currently, city officials are planning for the future. However, Warrenville does not have access to a single source document containing important data analysis and trends that would be useful in future planning for the city. It is important Warrenville officials have the ability to easily access and clearly understand key data trends so they are able to make informed decisions and provide needed services to their residents and local businesses. For this reason, the City of Warrenville sought assistance from the University of Illinois at Chicago, Public Administration Capstone students to collect data in the following key areas:

- I. Population
- II. Local Economy
- III. Housing
- IV. Land Use

The data will most immediately and importantly be utilized in the development of Warrenville's 2014 Consolidated Strategic/ Economic Development Plan and Comprehensive Land Use Plan. In addition, the collected data will be published on the economic development page of the city website and may be in various printed city materials.

Beyond gathering and organizing data, the capstone students were asked to identify important trends and provide analysis of trends if possible. Doing so will help to further planning efforts by also identifying issues to address. This additional

information will hopefully inform future consultants well enough to expedite the planning process and reduce future costs.

### **City of Warrenville Background Information**

The City of Warrenville, Illinois is a small suburban municipality incorporated in 1967 and located in DuPage County, approximately 30 miles west of downtown Chicago, along the I-88 Corridor. It is made up of a small population of less than 14,000 citizens living in approximately 5.5 square miles of land, which is adjacent to approximately 10,000 acres of public open space<sup>7</sup>.

The city has a Mayor-Council form of government. The City Council is made up of eight aldermen, two from each ward, and the mayor. The city received home rule status by referendum in 2004. The mayor and city council have policymaking and legislative authority, while the appointed city administrator is charged with implementing city policies and ordinances and managing day to day city operations. The elected city clerk generally oversees the city's revenue and cash flow managed by the professional Finance Department staff. The City of Warrenville provides public services such as city policing, utility provision, administration and maintenance, road construction, and land use planning<sup>7</sup>.

Through a unique public-private partnership, Warrenville has created the Cantera mixed-use development. In the mid-1980's, the then mayor of the City of Warrenville, led the establishment of a Tax-Increment Financing (TIF) district of over 650-acres of lime stone quarry land. The TIF helped attract developer's interest and ultimately funded the construction of a large amount of new public infrastructure improvements in the site.

Jones Lang LaSalle took an interest in the site and partnered with Amoco, who was headquartered in nearby Naperville, to begin converting the quarry land into a mixed-use master planned development. Today, the land is known as the Cantera development, which is a home for many corporate headquarters and businesses, and offers quality housing, retail, entertainment, and recreation opportunities<sup>12</sup>.

### **Project Overview**

As the city moves forward to plan a successful future that continues to meet the needs of its residents and local businesses, they will need accessible data that communicates important trends Warrenville should consider. This report will serve as a resource that provides Warrenville Officials with statistical data in the aforementioned key areas requested by the City of Warrenville

Trends were revealed, in the key areas, through analyzing Warrenville data from 1990, 2000, 2010 and 2013. The following seven important trends are identified and discussed in the report:

- I. The minority population is increasing.
- II. The population is aging.
- III. The average household size is shrinking.
- IV. The unemployment rate has risen and labor force has decreased.
- V. The housing vacancy rates are relatively higher than local and national averages.
- VI. The Median House Value is higher than in Dupage County and much higher than in the State of Illinois.
- VII. There is a large number of house poor families.
- VIII. Vacant and undeveloped land is limited.

These revealed trends are predominately organized in tables and graphs with written explanation and discussion allowing this report to be a condensed resource that communicates important trends the city should consider as it prepares official planning

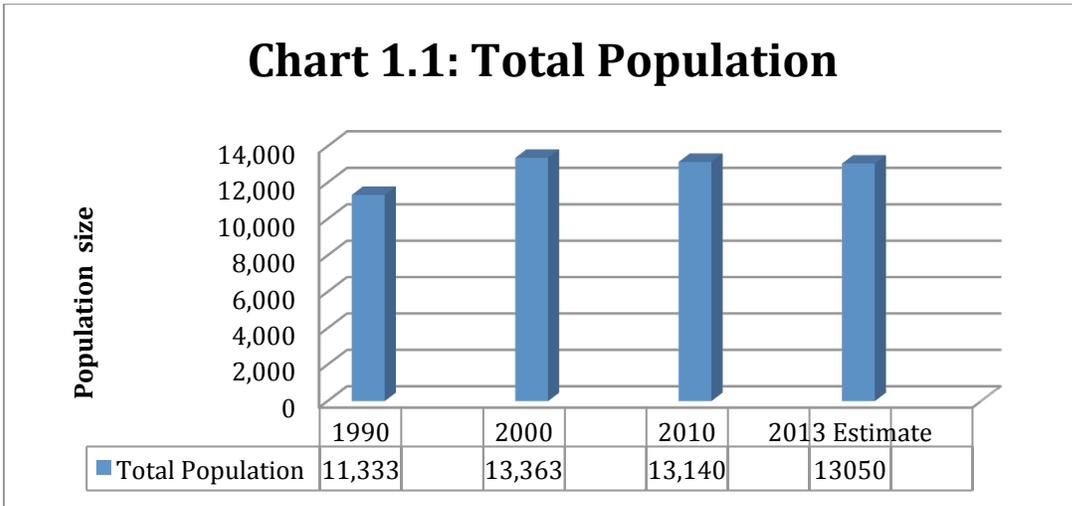
and public documents. Local organizations that provided this data will be identified. This information will be beneficial as the city continuous to collect and analyze similar data. In addition, a limitations section will discuss the challenges the researchers experienced while searching and analyzing data. Finally, preliminary recommendations are reviewed at the conclusion of the report. Ultimately, the information found in this report will provide city officials with summarized information regarding important data, trends and useful resources for both ongoing and future city planning.

## **Population Data**

Population data for Warrenville was collected for the 1990, 2000, 2010 and 2013 years to reveal trends in the following areas: population size, number of households and size, gender distribution, race and ethnicity, age cohorts, median age, household income and education attainment. The information was found using the City of Warrenville and U.S Census Bureau websites. In addition, estimates for the 2013 demographical data was provided by the Nielsen Solution Center. Access to this data was supplied by Choose Dupage; an organization that promotes commerce and economic development in Dupage County. As the data sets from three decades were aggregated and analyzed, important trends were revealed.

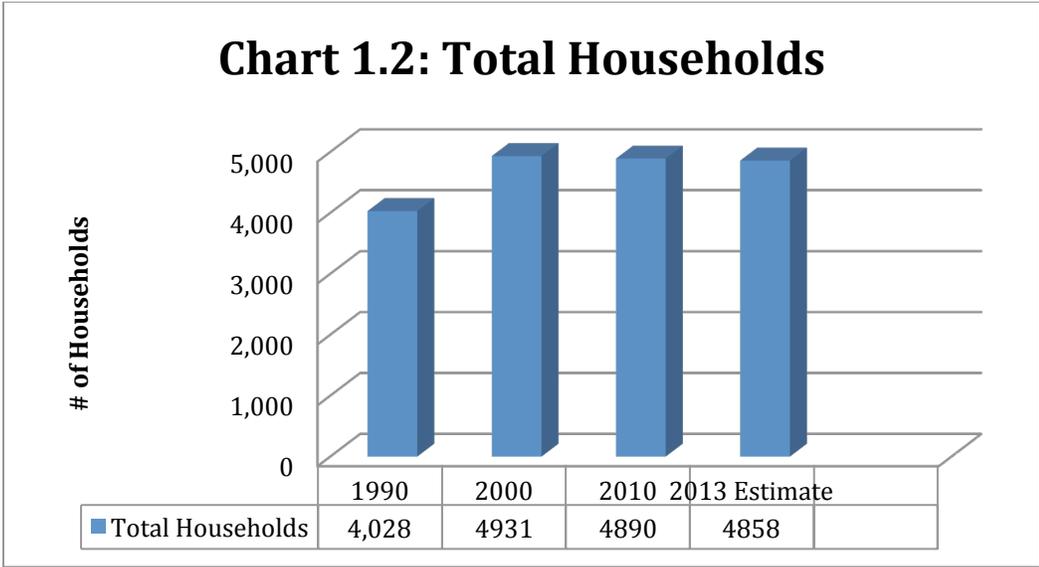
### **Total Population**

Chart 1.1 shows the 1990 city population total was 11,333<sup>14</sup> people and grew to an estimated 13,050 by 2013<sup>13</sup>, a 15% increase. In recent years there has been a slight decrease in the population size. In 2000, the City of Warrenville had 13,363 residents<sup>20</sup>, but by 2010 that number decreased to 13,140<sup>15</sup>, a 1.7% decrease in total population. The Nielsen Solution Center estimates the current Warrenville population size is 13,050, which is 313 fewer people or a 2.3% decrease from the 2000 total population data.



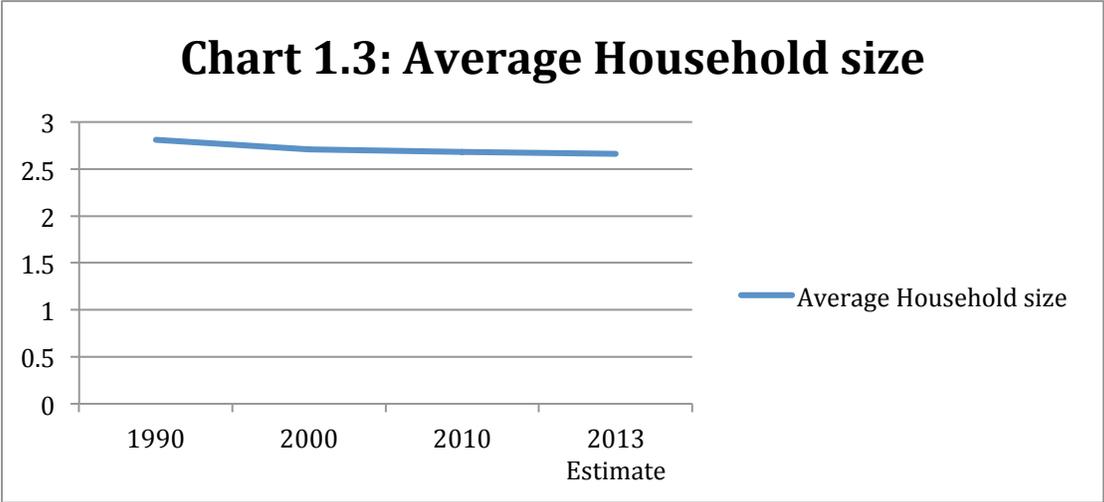
### Total Households

Chart 1.2 graphically illustrates total number of households in Warrenville between 1990 and 2013. The U.S. Census Bureau defines household to be a group of people that occupy a housing unit (apartment, house, or other group of rooms, or a single room) when it is intended as separate living quarters. Data from 1990 to 2000, indicates the number of households increased by 22%. The total number of households was 4,028<sup>14</sup> in 1990 and 4,931<sup>5</sup> in the year 2000. Also, the number of households decreased between the years 2000 and 2013. In the year 2013 there are an estimated 4,858<sup>13</sup> households, which is a decrease of 73 households, approximately a 1.5% decrease.



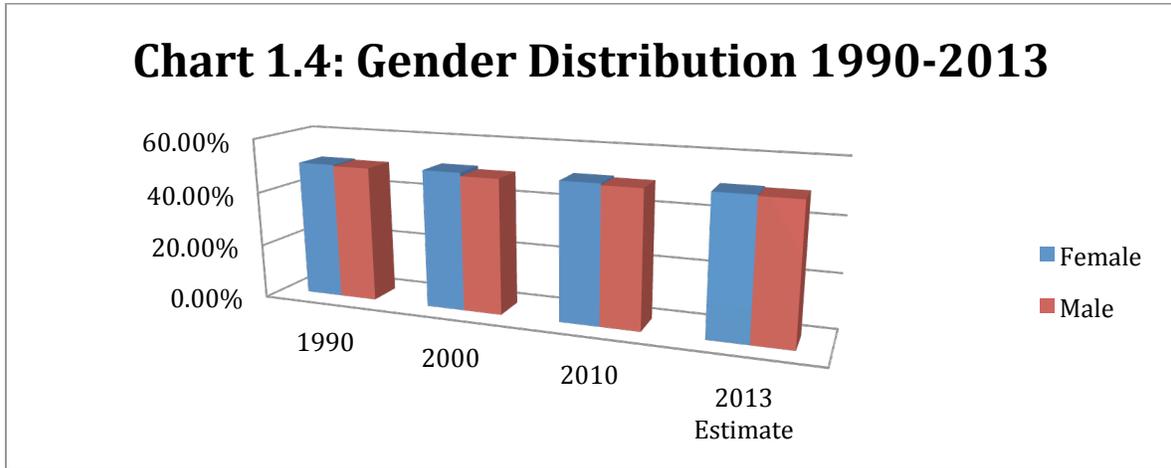
**Average Household Size**

Data found on Chart 1.3 shows the City of Warrenville had a slight decrease in household size between the years 1990 and 2013. When defining household size, the U.S. Census Bureau includes all individuals occupying a housing unit. Warrenville’s average household size is currently 2.66<sup>5</sup>, which is 5% less than the 1990 household size of 2.81.



## Gender Distribution

Chart 1.4 gives a graphic representation of the gender distribution in Warrenville, Illinois. There are consistently more women than men in the city between 1990 and 2013, but only by a small margin.



## Race and Ethnicity

A notable change in the demographics is the rapid growth of the Latino population in Warrenville (shown in Chart 1.5). In 1990, there were 345<sup>14</sup> Latino residents in the city, which accounted for 3% of the population. The 2013 estimate projects there are 2,967<sup>13</sup> persons of Latino decent in Warrenville. This represents an additional 2,622 Latino residents, which is a 760% increase in the Latino population in Warrenville since 1990.

**Chart 1.5: Race and Ethnicity**

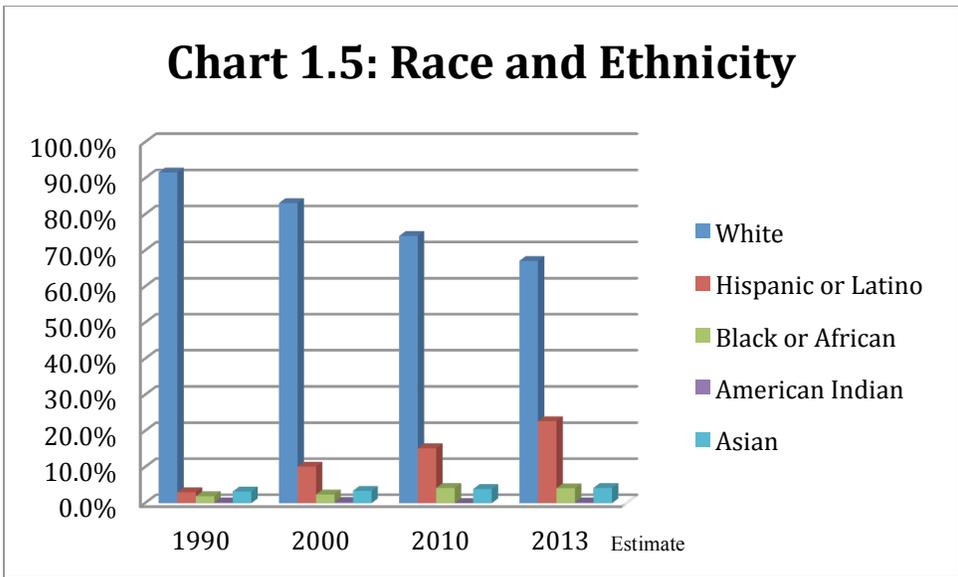


Table 1.1, shows the most significant growth of the Latino population took place between 1990 and 2000. In the year 1990 there were 345<sup>14</sup> Latino residents in Warrenville, and in 2000 the population increased to 1,349, a 291%<sup>20</sup> increase.

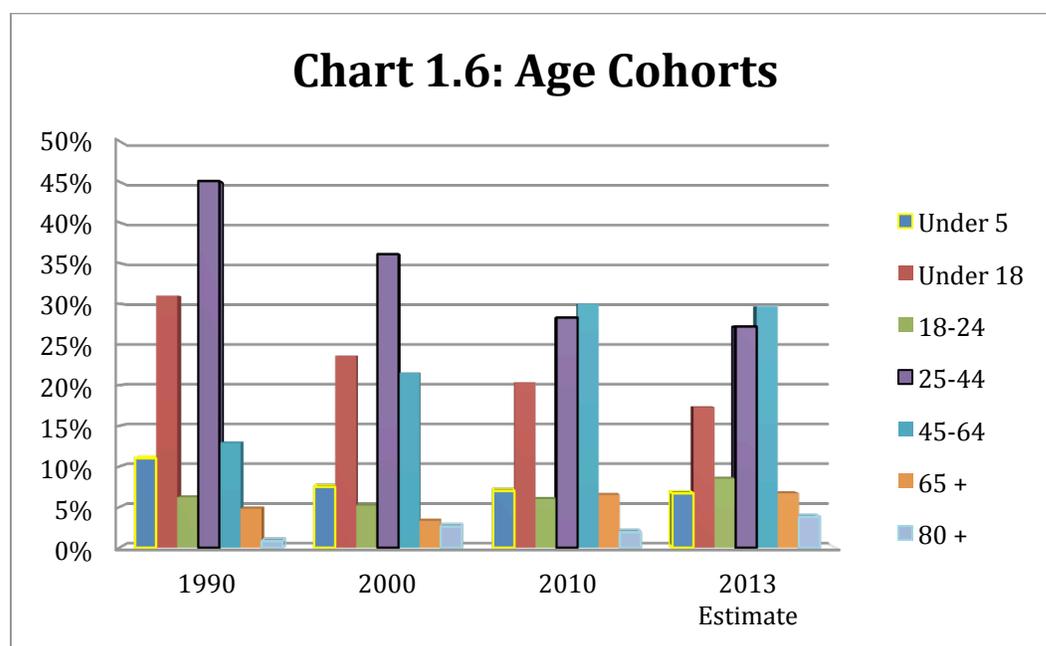
<b>Table 1.1</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>		<b>2013</b>	
<b>Race</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
White	10384	91.6%	11106	83.1%	9427	71.0%	8759	67.1%
Hispanic / Latino	345	3.0%	1349	10.1%	2752	20.9%	2967	22.7%
Black / African	215	1.9%	319	2.4%	593	4.5%	541	4.1%
American Indian	22	0.2%	39	0.3%	0	0.0%	21	0.2%
Asian	360	3.2%	459	3.4%	565	4.2%	542	4.2%

**Age Cohorts**

Just as the Latino population is increasing in the City of Warrenville, the aging population is also rising (See Chart 1.6). As of the 2013, there is an estimated 3,880<sup>13</sup> city residents who are between the age of 44 and 65, which is 29% of the population. This number has grown 35% since the 2000 Census, which recorded 2,874<sup>20</sup> people within this age group, an increase of 1,006 people. In addition, individuals 65 years of

age and older are increasing in the city. This age group population has grown 58% since the 2000 Census, from 444 people in 1990 to an estimated 873 in 2013, an increase of 429 people.

The age groups described above, 44-65 and 65 and over, are referred to as Baby Boomers. Baby Boomers were born following the Great Depression and World War II; between 1946 and 1964. By 1964, 76.4 million babies were born in the United States<sup>1</sup>. Today, the post-war and post-depression babies are now 49 to 67 years of age, which is a possible explanation for the increased aging population in the United States and Warrenville, Illinois.



In addition, residents who are between the age of 25 and 44 and under 18 years of age are sharply decreasing in size. Table 1.2 shows that between the years 2000<sup>20</sup> and 2013<sup>13</sup>, the 25 to 44 cohort decreased by 1,270 individuals, which is a 26% decrease. Similarly, youth under the age of 18 have decreased by 28% between 2000 and 2013.

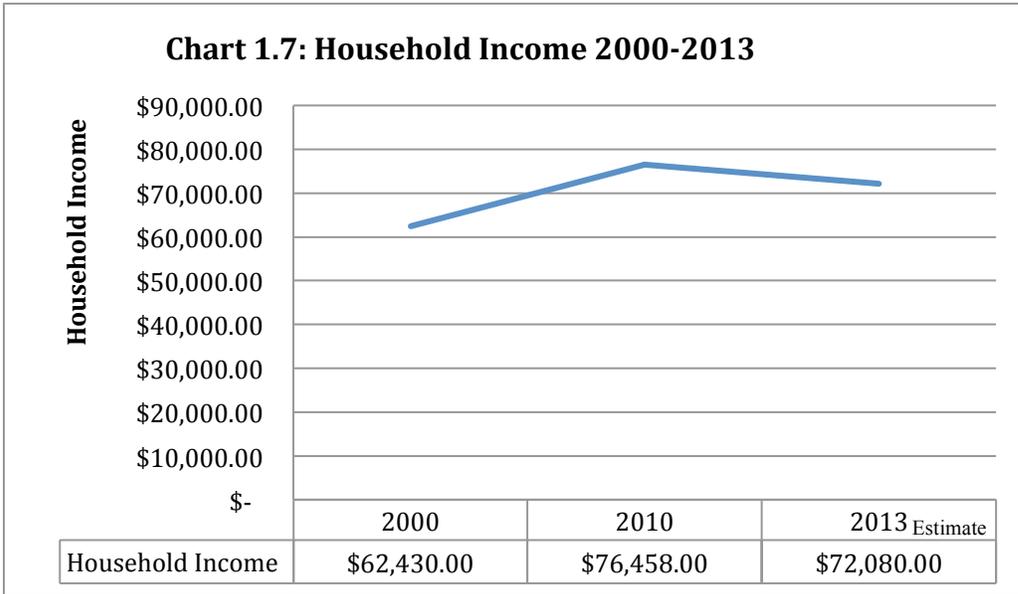
<b>Table 1.2</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>		<b>2013</b>	
<b>Age Cohort</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Under 5	N/A	11%	1008	7.5%	915	7.0%	871	6.7%
Under 18	N/A	31%	3159	23.6%	2669	20.3%	2262	17.3%
18-24	N/A	6.20%	701	5.2%	785	6.0%	1114	8.5%
25-44	N/A	45.10%	4824	36.1%	3721	28.3%	3554	27.2%
45-64	N/A	12.90%	2874	21.5%	3936	30.0%	3880	29.7%
65 +	N/A	4.80%	444	3.3%	860	6.5%	873	6.7%
80 +	N/A	0.80%	353	2.6%	254	1.9%	496	3.8%

### **Median Age**

The median age has increased by 6.2 years since 1990, with the median age being 30.4 years in 1990; 33.5 in 2000; and 36.6 in 2010<sup>5</sup>. The 2013 projection estimate of median age is 37.8 years<sup>13</sup>.

### **Household Income**

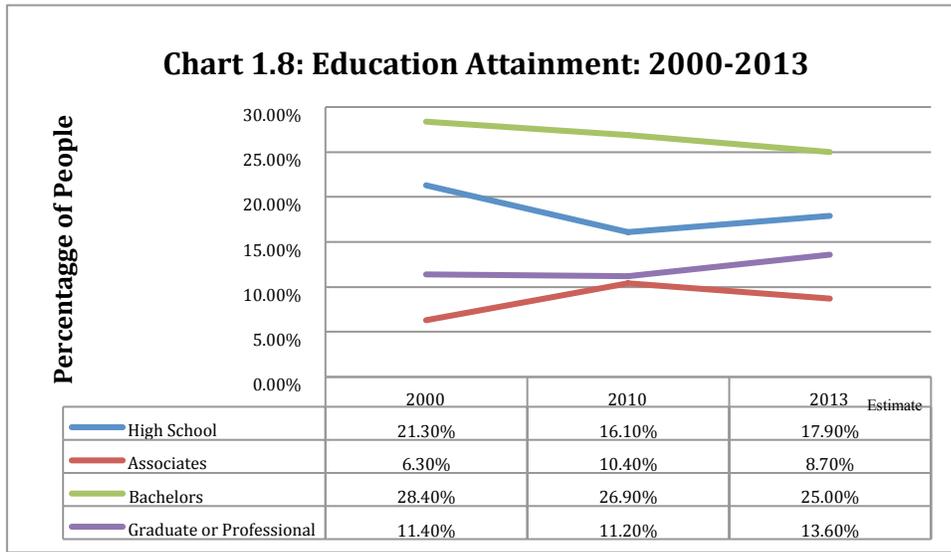
The median household income increased 22.5% from 2000 to 2010 in the City of Warrenville and is estimated to decrease 5.7% between the 2010 and 2013 year. The median income peaked at \$76,458 in 2010.



NOTE: Median household data for the year 1990 is unavailable.

### Education Attainment

Education attainment data can be viewed on chart 1.8. While the number of individuals in the City of Warrenville with only a high school diploma has decreased between the 2000 and 2013 data, the number of individuals with post-secondary degree has increased. In the year 2000, 8,417 residents of Warrenville were 25 years of age or older. Of those residents, 21.3% attained a high school diploma<sup>21</sup>. However, high school attainment decreased 24% between 2000 and 2010. The 2010 population size for individuals 25 or older was 8,688, and high school attainment among the group was 16.1%<sup>15</sup>. The 2013 high school attainment estimate is 17.9% with a population size of 8,803<sup>13</sup>, which is an 11% increase from the 2010 data. Overall, high school attainment among individuals 25 years of age or older has decreased 16% between 2000 and 2013.



NOTE: Education attainment data for the year 1990 is unavailable.

In addition, Table 1.3 shows that post-secondary education (associates, bachelors, and professional/graduate) achievement slightly increased by 5.2% between 2000 and 2010 and is estimated to increase 2.5% between 2010 and 2013. Data from the year 2000 recorded 46.1% of the population attained a post-secondary degree<sup>21</sup>, and 2013 data indicates 47.3% received a degree in 2013<sup>13</sup>; notably, graduate and professional degree attainment increased by 19%, from 11.4% in 2000 to 13.6% in 2013.

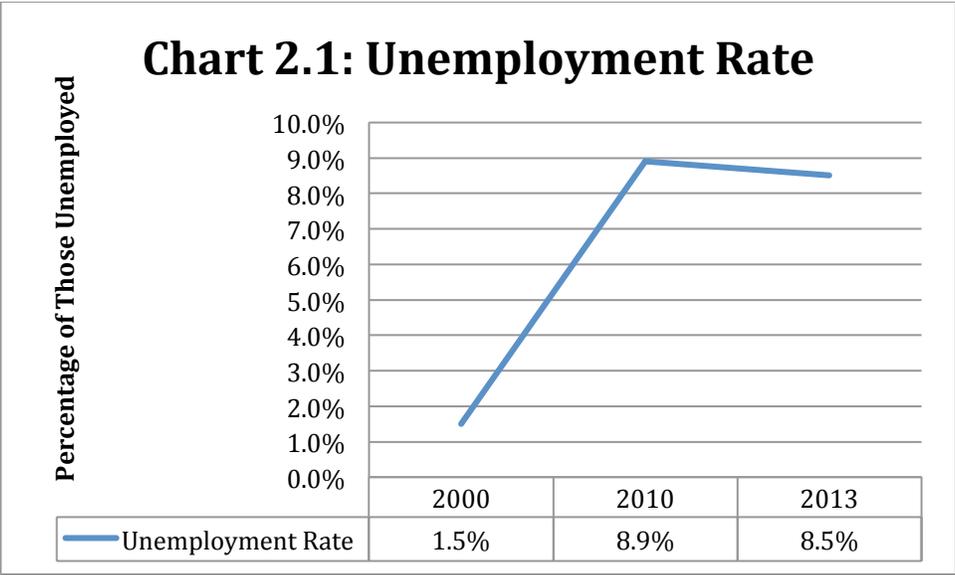
<b>Table 1.3</b>	<b>2000</b>		<b>2010</b>		<b>2013 estimate</b>	
Pop. 25 yrs. and older	8417		8688		8803	
<b>Education Attainment</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
High School	1,796	21.3%	1,398	16.1%	1576	17.9%
Associates	528	6.3%	904	10.4%	770	8.7%
Bachelors	2,387	28.4%	2,334	26.9%	2,197	25.0%
Graduate or Professional	959	11.4%	973	11.2%	1,200	13.6%
<b>Total</b>	<b>4,711</b>	<b>67.4%</b>	<b>5,609</b>	<b>64.6%</b>	<b>5,743</b>	<b>65.2%</b>

## **Local Economy**

Data for Warrenville's local economy was compiled for 2000, 2010, and 2013 years. The City of Warrenville's *2010 Comprehensive Annual Financial Report (CAFR)* and City Building Permit Reports, U.S. Census Bureau website, and Nielsen Solution Center data was utilized to find trends in the following areas: unemployment rate, labor force, employment by industry, mode of travel to work, and mean travel time. In addition, new construction data was compiled for 2001-2013 years.

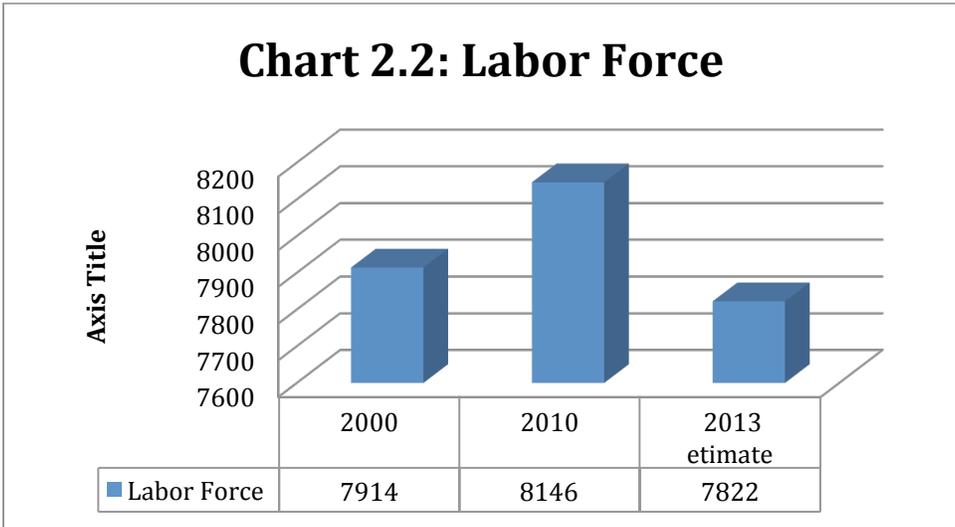
### **Unemployment Rate**

Consistent with overall trends in the United States, the unemployment rate in the City of Warrenville has risen drastically between the year 2000 and 2013. Chart 2.1 shows the unemployment rate was at 1.5% in 2000. It rose to 8.9% in 2010, which is a 493% increase. It decreased slightly to 8.5%<sup>13</sup> in the 2013 year, a 4.5% decrease. Overall, the unemployment rate rose 467% in a 13-year period. However, it is less than the United States and Illinois unemployment rates. The 2010 unemployment rate for the United States is 8.7% and 9.3% for the Illinois.



**Labor Force**

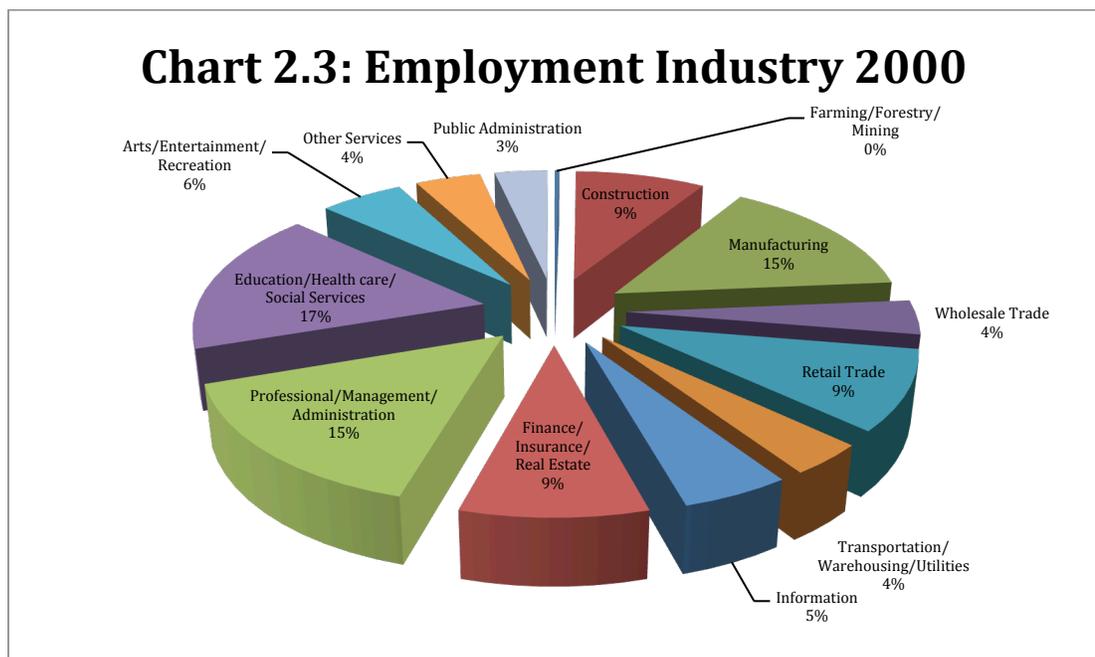
The civilian labor force consists of non-military individuals, sixteen years and older who are employed or unemployed. This population increased between the year 2000 and 2010. Chart 2.2 shows the labor force included 7,914<sup>5</sup> individuals in 2000 and increased to 8146 in 2010<sup>13</sup>, an 2.9% increase of laborers. The 2013 estimate data reflects the labor force decreasing 3.9% from 2010 to 2013.



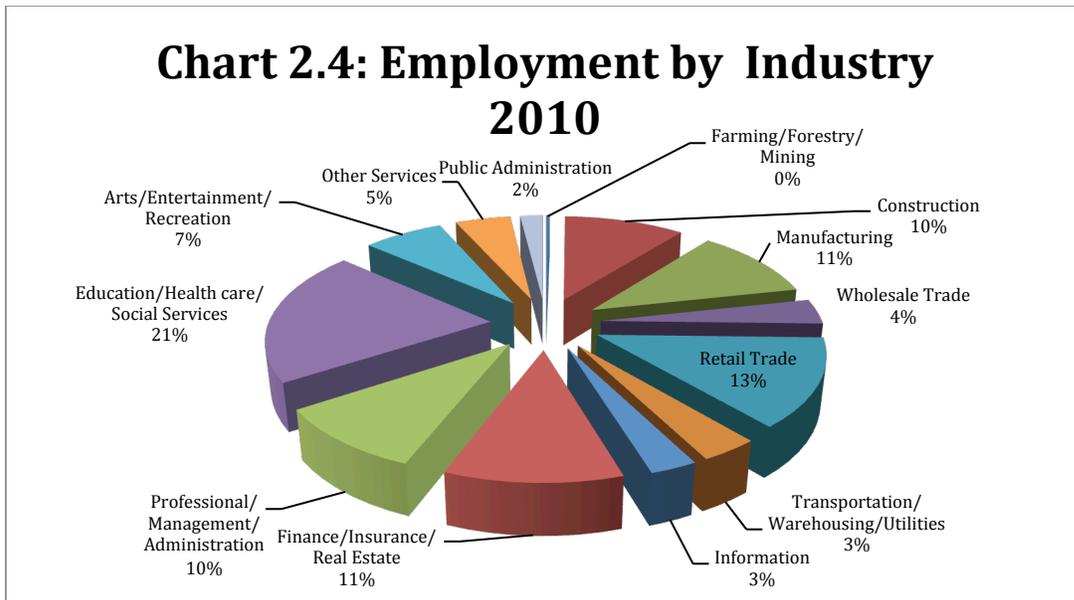
## Employment by Industry

Charts 2.3 and 2.4 represent Warrenville's employment by industry rates.

According to the 2000 and 2010 data, employed residents of Warrenville favor work in the following areas: construction, manufacturing, education/ healthcare/ social services, professional/management/administration, retail trade and finance/insurance/real estate industries. The highest rate of residents are in the education/ healthcare/ social services cohort of professions, representing 17% of the labor force in the year 2000<sup>19</sup> and 21% in 2010<sup>5</sup>. The cohort has increased 19% in the ten-year period. Additionally, employment in the manufacturing and professional/management/administration industries is also industries that are preferred by Warrenville residents. However, they have fallen in the last ten years. Manufacturers decreased from 15% in 2000<sup>19</sup> to 11% in 2010<sup>5</sup>, a 27% decrease; and the professional/management/administration group dropped from 15% in 2000<sup>19</sup> to 10% in 2010<sup>5</sup>, a 33% decrease.



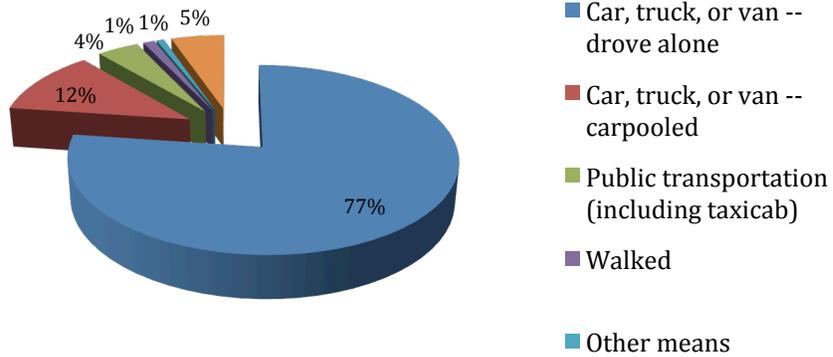
**Chart 2.4: Employment by Industry  
2010**



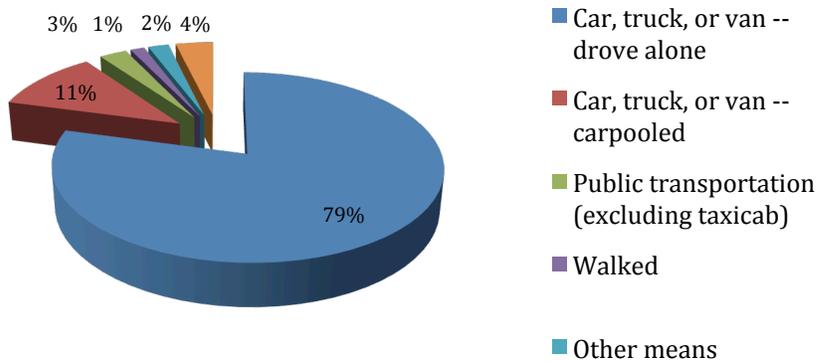
**Mode of Travel to Work**

Charts 2.7 and 2.8 illustrates the mode of travel to work did not change much from 2000 to 2010. However, the number of individuals commuting to work decreased by 586 people or 7.6%. The Census recorded 7,665 commuters in 2000<sup>19</sup> and 7,079 for the 2010 year<sup>17</sup>. Though the number of commuters dropped, the transportation options did not change much for the different modes. Driving alone is the preferred means of commuting.

**Chart 2.7: Comunting to Work  
2000**



**Chart 2.8: Communitng to Work  
2010**



**Mean Travel Time to Work**

Originally, Warrenville requested data on annual vehicle miles traveled by commuters. Data was not located for the area. However, the U.S. Census provides data on mean travel time to work. The average travel time to work was 28.5 minutes in 2000<sup>19</sup> and 26 minutes in 2010<sup>17</sup>.

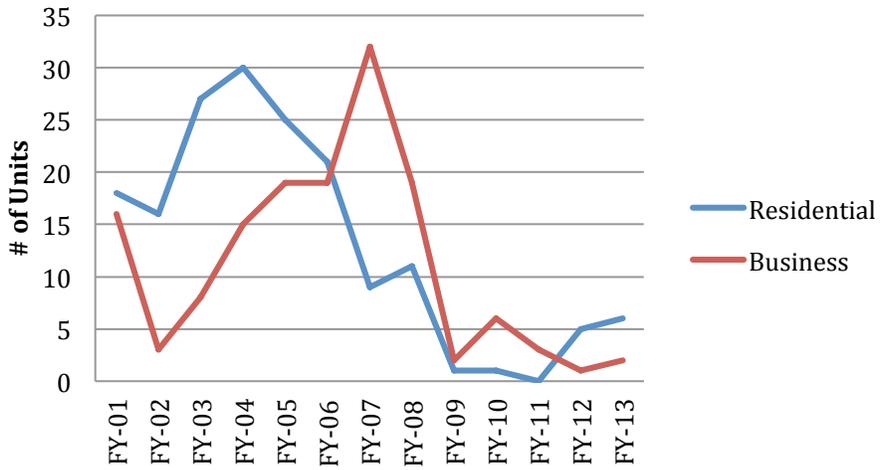
## **Building Permit Activity**

Finally, the last piece of information collected for the local economy data set reflects the number of new constructions for the City of Warrenton. The data was collected from the City of Warrenton Building Permit Reports. The data reveals there were 313 new building permits between 2001 and 2013 in the city. There are two types of new construction: business and residential. In addition, the two types of construction are further broken up to distinguish the types of business and residential constructions.

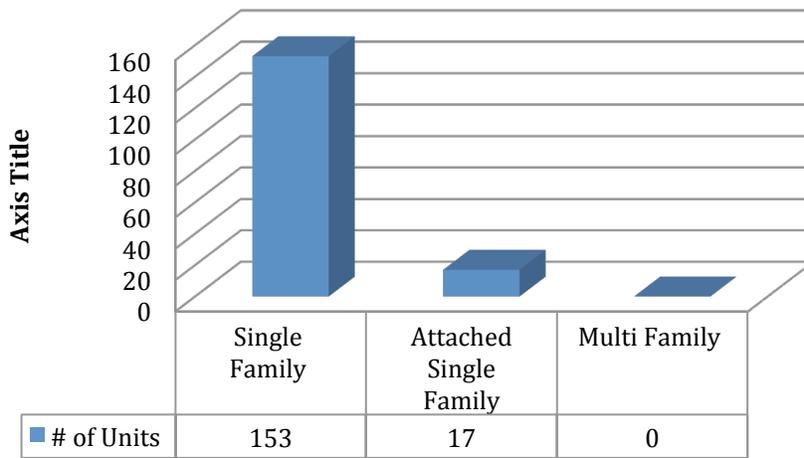
There are three types of residential construction, single-family, attached single-family and multi-family developments. Chart 2.10 reveals there were 170 new residential constructions, and 90% or 153 out of 170 residential constructions were new single-family housing units (count does not include remodeled or additions to homes) while no multi-family housing were built between 2001 and 2013. Chart 2.9 shows new residential construction peaked in 2004 with 30 new housing units<sup>4</sup>.

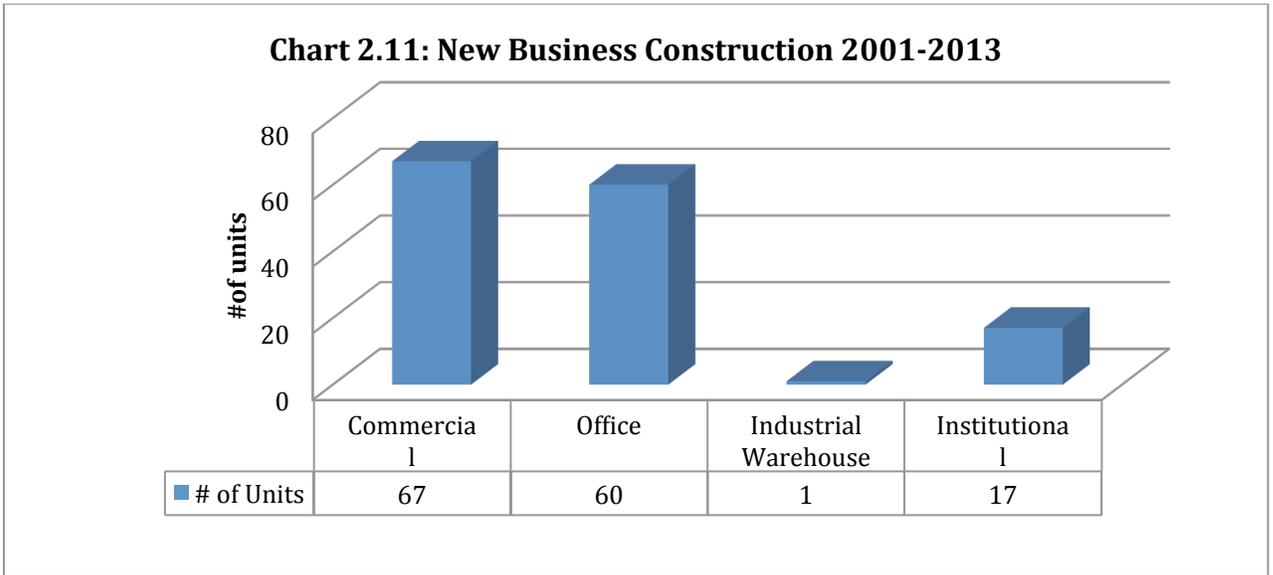
Additionally, new business construction consisted of commercial, office, warehouse, and institutional developments. There were 145 new business constructions from 2001 to 2013. Chart 2.9 shows business construction peaked in 2007 with 37 new developments. Of the 145 new business constructions in Warrenton, 74 % or 107 were Cantera developments and 26% (38 of 145) was non-Cantera developments. Chart 2.11 shows commercial and office spaces accounted for 127 of the business developments<sup>4</sup>.

**Chart 2.9: New Construction 2001-2013**



**Chart 2.10: Residential Construction**





### Housing

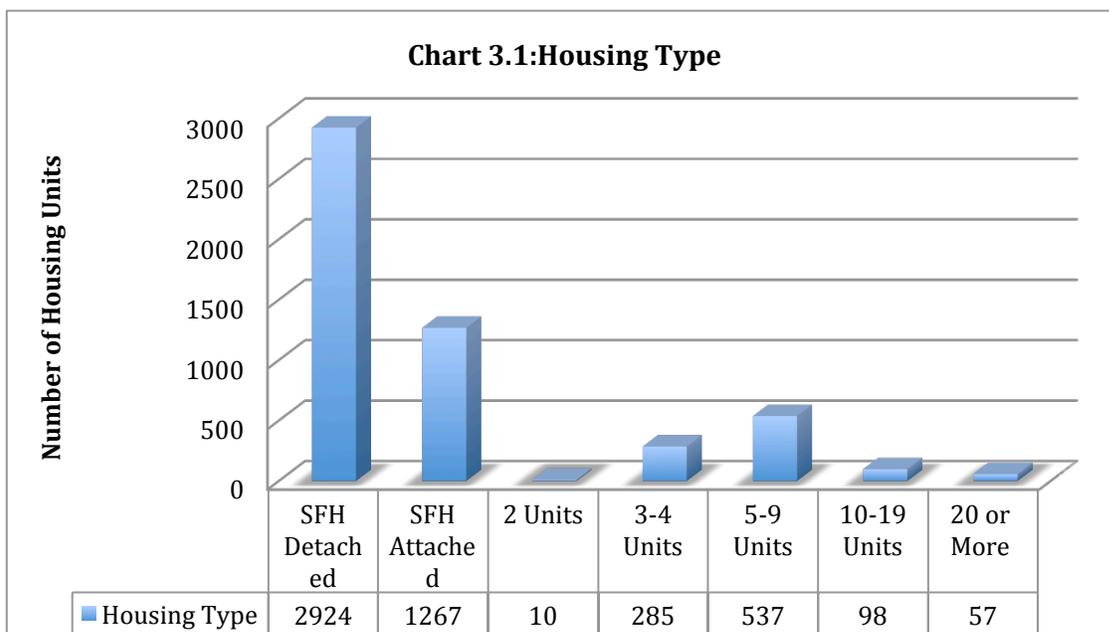
Current data (2010/13) was collected to reveal information concerning housing in the city. The U.S. Census was used to compile data for the following housing categories: housing type, size, value, mortgage status, age, occupancy, and vacancy rates. The following tables provide the requested information while graphs provide a visual representation of information in the tables as necessitated. Written explanations provide analysis of important trends.

Though housing values are strong, many homeowners and renters are house poor, meaning they spend more on housing and housing costs than they can reasonably afford.

#### **Housing Type:**

The 2007-2011 American Community Survey (ACS) reports there were 5,178 housing units in Warrenville. Table 3.1 illustrates 81% of housing stock are either detached or attached single-family-homes, with the majority as detached homes<sup>16</sup>.

<b>Table 3.1- Housing Types: All Units</b>		
Gathered from US Census: 2007-2011 ACS Report		
<b>Housing Type</b>	<b>Number of Housing Units</b>	<b>Percentage of Units</b>
1 Unit Detached	2,924	56.5%
1 Unit Attached	1,267	24.5%
2 Units	10	0.2%
3-4 Units	285	5.5%
5-9 Units	537	10.4%
10-19 Units	98	1.9%
20 or More Units	57	1.1%
<b>Total</b>	<b>5,178</b>	<b>100%</b>



### Housing Size

Table 3.2 reveals the majority of Warrenville residents live in single-family homes with two to four bedrooms; 31.4% live in two bedroom units; 39.9% reside in three bedroom units; and 19.8% are in four bedroom units<sup>18</sup>. This data includes single-family and multi-family living units.

<b>Table 3.2- Housing Size: All Units</b>		
Gathered from US Census: 2007-2011 ACS Report		
<b>Number Of Bedrooms</b>	<b>Number of Units</b>	<b>Percentage of Units</b>
One	302	5.8%
Two	1625	31.4%
Three	2068	39.9%
Four	1024	19.8%
Five or More	159	3.1%
<b>Total</b>	<b>5178</b>	<b>100%</b>

### Housing Value

The American Community Survey (ACS) from 2007-2011 indicates housing value in the city is quite healthy with a median value of \$293,000<sup>18</sup>. This value is slightly higher than the median value in DuPage County of \$274,200 and much higher than the median housing value in Illinois at only \$170,600<sup>22</sup>, a figure much closer to the national median value of \$171,900

<b>Table 3.3- Housing Value: All Units Occupied by an Owner</b>		
Gathered from US Census: 2007-2011 ACS Report		
<b>Housing Value</b>	<b>Number of Units</b>	<b>Percentage of Total</b>
\$50,000 or Less	88	2.2%
\$50-99,999	39	1%
\$100-149,999	475	12.1%
\$150-199,999	747	19.1%
\$200-299,999	1418	36.2%
\$300-499,999	984	25.1%
\$500-999,999	144	3.7%
\$1,000,000 or More	21	0.5
<b>Total</b>	<b>3916</b>	<b>100%</b>
<b>Median Value</b>	<b>\$293,000</b>	

## Mortgage Status

Table 3.4 shows a greater percentage of Warrenville homeowners have a mortgage when compared to Dupage County and national rates. Of Warrenville homeowners, 81.5% have a mortgage<sup>18</sup>, while 73% of DuPage County homeowners have a mortgage. This figure is still even higher than the approximately 68% of nationwide homeowner who have a mortgage<sup>22</sup>. This information is important to take into account in later discussion concerning Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI).

<b>Mortgage Status</b>	<b>Number of Units</b>	<b>Percentage</b>
With a Mortgage	3,193	81.5%
Without a Mortgage	723	18.5%
<b>Total</b>	<b>3916</b>	<b>100%</b>

## Year Householder Moved Into Unit:

It is important to note more than half of residents moved into their homes after 2000 and more than 3 of every 4 residents moved into their home after 1990<sup>18</sup>. These families have moved after Warrenville has seen its greatest increase in population and housing, which shows families continue to move to and within the city.

**Table 3.5- Year Householder Moved Into Unit:  
All Units Occupied by Owner and Renter**

<b>Year</b>	<b>Number of Householders</b>	<b>Percentage of Total</b>
2005 or Later	1581	32.6%
2000-2004	1069	22.1%
1990-1999	1306	27%
1980-1989	576	11.9%
1970 -1979	154	3.2%
1969 or earlier	160	3.3%
<b>Total</b>	<b>4846</b>	<b>100%</b>

### **Housing Age**

The housing market grew to meet demand as the population increased in the 1970's, 1980's, and 1990's. Table 3.6 shows that a large number of homes was built as the population of Warrenton increased. Because the population has slightly decreased since 2000, the number of new home constructions has decreased.

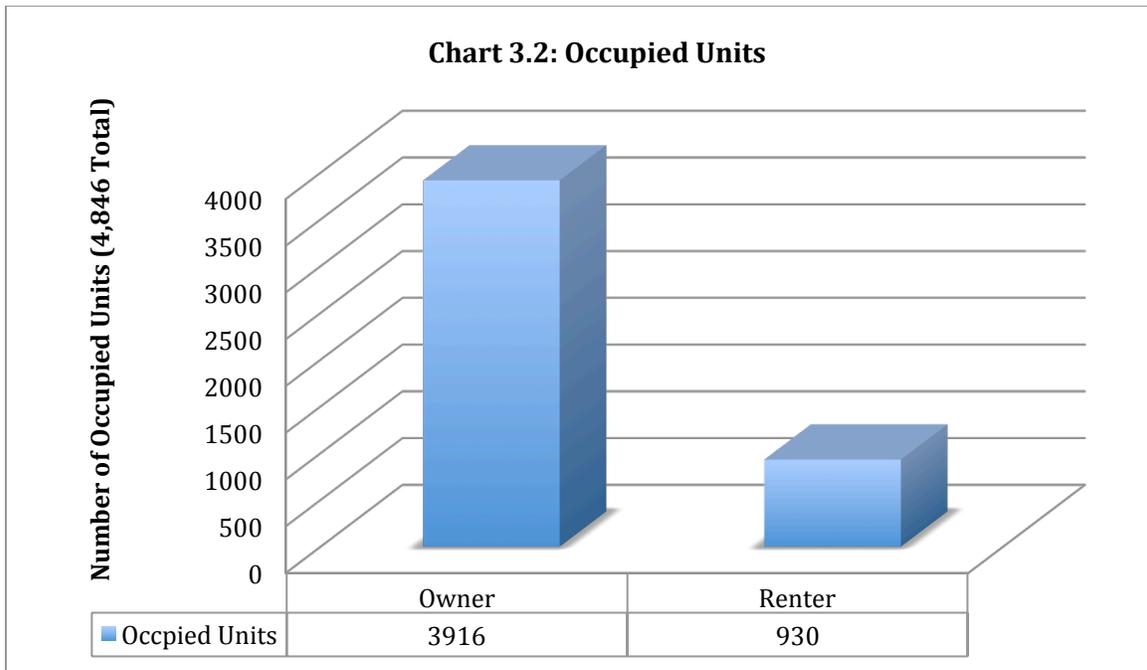
Also, Table 3.6 shows 3,715 homes were built between 1970 and 1990. Approximately 1,657 homes are between 34 and 43 years old; 1,136 are between 33 and 23 years old; 922 homes are between 13 and 23 years old. Very few homes were built between 2000 and 2005. Only 214 homes are 12 years old or younger in the city<sup>18</sup>.

<b>Table 3.6- Housing Age: All Units Occupied by an Owner</b>		
<b>Year Build</b>	<b>Number of Homes</b>	<b>Percentage of Total</b>
2005 or later	94	1.8%
2000-2004	120	2.3%
1990 to 1999	922	17.8%
1980-1989	1136	21.9%
1970-1979	1657	32%
1960-1969	239	4.6%
1950-1959	402	7.8%
1940-1949	313	6%
1930-1939	295	5.7%
<b>Total</b>	<b>5178</b>	<b>100%</b>

### **Housing Occupancy**

The 2007-2011 data found on Table 3.7 revealed that more housing units are occupied by homeowners than renters, which is in accordance with Table 3.4 data. According to Table 3.7 80.8% of homes are occupied by owners, while 19.2% are renters<sup>18</sup>.

<b>Table 3.7- Housing Occupancy: All Units Occupied</b>		
<small>Gathered from US Census: 2007-2011 ACS Report</small>		
<b>Occupied By</b>	<b>Number of Units</b>	<b>Percentage of Units</b>
Owner	3,916	80.8%
Renter	930	19.2%
<b>Total</b>	<b>4,846</b>	<b>100%</b>



Additionally, Table 3.8 shows 93.6% of housing is occupied and 6.4% are vacant<sup>18</sup>.

<b>Table 3.8- Housing Occupancy: All Units Intended for Owner or Renter Occupancy</b>		
<small>Gathered from US Census: 2007-2011 ACS Report</small>		
<b>Housing Status</b>	<b>Total Number of Units</b>	<b>Percentage</b>
Occupied	4,846	93.6%
Vacant	332	6.4%
<b>Total</b>	<b>5,178</b>	<b>100%</b>

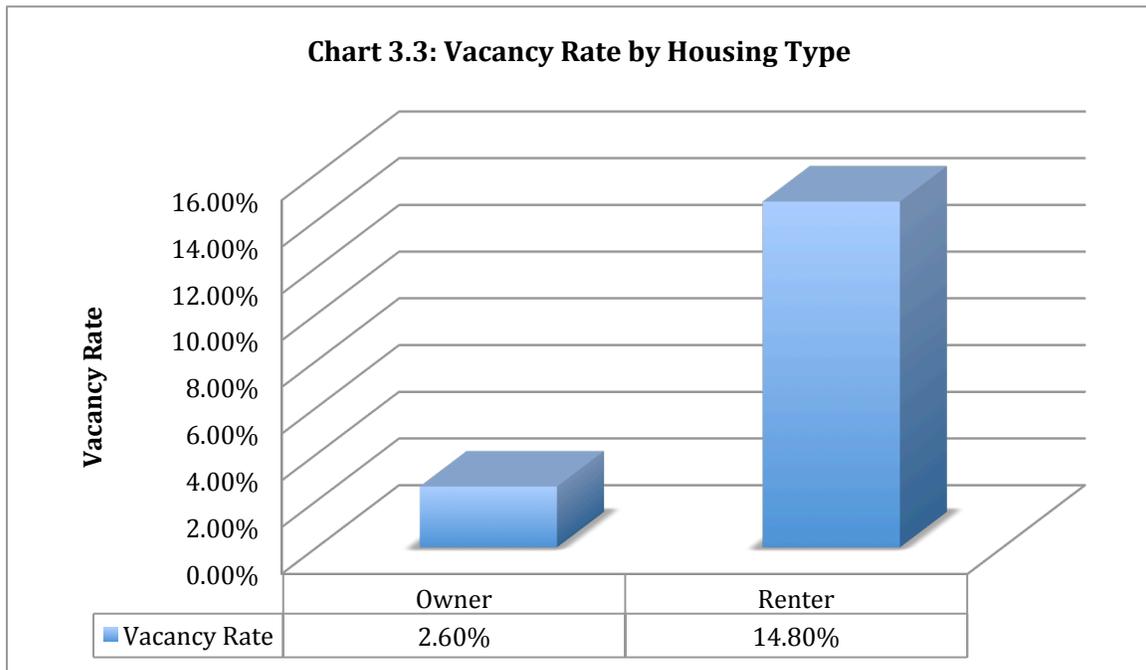
### **Vacant Housing**

The 2007-2011 ACS indicate Warrenville vacancy rates are 2.6% for homeowners and 14.8% for renters. Current vacancy rates are higher than national and county rates. According to the US Census Bureau, national vacancy rates for owner occupied and rental units is lower than those in Warrenville with homeowner vacancy rates barely over 2% and rental vacancy not exceeding 9% in the first half of 2012<sup>18</sup>. Of

course vacancy rates varied widely across the country. The American Community Survey provides vacancy rates for DuPage County, where the homeowner vacancy rate is 1.8% and renter vacancy rate is 6.3% <sup>18</sup>.

Vacant Housing  
All Units Intended for Owner or Renter Occupancy

<b>Table 3.9- Housing Occupancy: All Units Occupied</b>	
<b>Occupancy Intended</b>	<b>Rate of Vacancy</b>
Owner	2.6%
Renter	14.8%



**Housing Costs as a Percentage of Income**

Though housing values are strong, many homeowners and renters are “house poor”. “House poor” occurs when a household spends more on housing and housing costs than it can reasonably afford. Sources of financial advice recommended the percentage of income spent on housing be in the 25% to 35% range, with a common rule of thumb

being one-third<sup>23</sup>. Using the available data, at least 26.3% of Warrenville homeowners with a mortgage, 22.3% of homeowners without at mortgage, and 39.9% of renters are house poor<sup>18</sup>. If a standard of being house poor is considered at a more livable level, 30% of income being spent on housing, an even greater number of Warrenville residents would be considered house poor. Of residents, 35.1% of Warrenville homeowners with a mortgage, 25.5% of homeowners without a mortgage, and 45.9% of renters are house poor.

There are a large number of house poor families in the city. While Warrenville residents do have a larger household income, their housing is also of greater value and the greater income does not seem to be great enough to cover the difference. This may be a factor in the shrinking population and high vacancy rates.

<b>Table 3.10</b> Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) Housing Units With a Mortgage (Excludes Units Where SMOCAPI Cannot be Computed)		
<b>SMOCAPI</b>	<b>Number of Housing Units</b>	<b>Percentage of Total Units</b>
20% or Less	848	27%
20%-24.9%	643	20.5%
25%-29.9%	601	19.1%
30%-34.9%	275	8.8%
35% or More	826	26.3%
<b>Total</b>	<b>3139</b>	<b>100%</b>

<b>Table 3.11</b>		
Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)		
Housing Units Without a Mortgage		
(Excludes Units Where SMOCAPI Cannot be Computed)		
<b>SMOCAPI</b>	<b>Number of Housing Units</b>	<b>Percentage of Total Units</b>
10% or Less	227	32%
10%-14.9%	132	18.6%
15%-19.9%	77	10.9%
20%-24.9%	55	7.8%
25%-29.9%	37	5.2%
30%-34.9%	23	3.2%
35% or more	158	22.3%
<b>Total</b>	<b>709</b>	<b>100%</b>

\*Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, and condominium fees.

<b>Table 3.12</b>		
Gross Rent as a Percentage of Household Income (GRAPI)		
Occupied Units Paying Rent		
(Excludes Units where GRAPI Cannot be Computed)		
<b>GRAPI</b>	<b>Number of Housing Units</b>	<b>Percentage of Total Units</b>
15% or Less	43	5.3%
15%-19.9%	119	14.7%
20%-24.9%	201	24.8%
25%-29.9%	76	9.4%
30%-34.9%	49	6%
35% or More	324	39.9%
<b>Total</b>	<b>812</b>	<b>100%</b>

## Land Use

The amount of vacant and undeveloped land has drastically decreased to less than 25% of what it was in 1979. The amount of open space is also less than half of what it was in 1979. According to DuPageForest.com, Blackwell Forest Preserve with 1,379 acres and St James Farm Forest Preserve with 612 acres together account for 1,991 acres. Considering much of Blackwell Forest Preserve is within the city, these two preserves account for the majority of the extra land included in the 1979 land use table. Taking into account these forest preserves being included in previous statistics, these spaces have not decreased as dramatically, but have still decreased. The majority of land seems to have been used for residential and office development.

### Current Land Use

<b>Table 3.12 Current Land Use<sup>6</sup></b>		
<b>Land Use Category</b>	<b>Acres</b>	<b>Percentage</b>
Single Family Residential	1,400	40%
Multi-Family Residential	246	7%
<b>Total Residential</b>	<b>1,626</b>	<b>47%</b>
Office	351	10%
Utility/ Transportation	18	0.5%
Undeveloped	316	9%
Institutional	210	6%
Industrial	35	1%
Commercial	246	7%
Business Park	137	3.9%
Open Space	561	16%
<b>Total</b>	<b>3508</b>	<b>100%</b>

## Land Use in 2005

**Table 3.13**  
**Land Use 2005<sup>2</sup>**

<b>Land Use Category</b>	<b>Acres</b>	<b>Percentage</b>
Single Family Residential	1,760.6	50.2%
Multi-Family Residential	70.5	2%
Total Residential	1,831.1	52.2%
Commercial	344.4	9.8%
Industrial	78.9	2.2%
Institutional	162.7	4.6%
Mixed Use	159.7	4.6%
Transportation and Other	58.6	1.7%
Agricultural	114	3.2%
Open Space	390.1	11.1%
Vacant	368.9	10.5%
<b>Total</b>	<b>3508.2</b>	<b>100%</b>

## Land Use in 1979

<b>Table 3.14</b> <b>Land Use 1979</b> <b>Total Planning Area<sup>9</sup></b>		
<b>Land Use Category</b>	<b>Acres</b>	<b>Percentage</b>
Residential	1264	24.5%
Retail/Office	54	1%
Industrial	628	12.2%
Utilities	19	0.4%
Public	36	0.7%
Quasi-Public	56	1.1%
Local Open Space	73	1.4%
Regional Open Space	593	11.5%
Private Open Space	340	6.6%
Total Open Space	933	18.1%
Right of Way/Easements	549	10.6%
Water Surface Area	184	3.6%
Vacant/Undeveloped Land	1,355	26.3%
<b>Total</b>	<b>5151</b>	<b>100%</b>

\*Total Planning Area extended beyond the city limits at the time. The planning area extended from Mack Road on the north to Diehl Road on the south and from Herrick Road on the east to the EJ&E railroad on the west. This therefore included land outside of the city. Most notable St James Farm Preserve and much of Blackwell Forest Preserve, which lies outside of the city, were included.

## **Limitations**

Most of the data requested by the City of Warrenville is included in the above data analysis. However, there were items the city requested the researchers were unable to locate. Originally, the city requested population data that ranged from 1980 to 2013. However, 1980's Census data information was not located for the project. In addition, the city wanted the researchers to include Cantera data that incorporated:

- I. Land use
- II. Total office Commercial, Industrial/ warehouse, residential space
- III. Office vacancy rate
- IV. Daytime Population

The researchers attempted to receive above-specified information through the Cantera Owners Association. However, the association does not have the outlined data.

The main sources of data for this project were the "United States Census Bureau" the American Community Survey, and the City of Warrenville. The challenge in obtaining Warrenville data was in the fact that Census information is not published at the local level due to concern with confidentiality, and therefore Warrenville-specific data is limited. However, the American Community Survey does provide information at the city level. Since the ACS was not fully implemented until 2005, the longitudinal data is not yet available. The City of Warrenville's website contained current and limited historical data, such as the Warrenville *Comprehensive Annual Financial Report*. These references provided most of the data in this report.

Throughout the research it became apparent data was not published in a standardized format. Therefore, not all data sets are perfectly comparable. The data here

is presented as consistently as possible for not only easy consumption of information, but also valid comparisons of data and conclusions drawn therefrom.

Upon beginning the project, the Warrenville representative for this project identified local agencies that could be of assistance in obtaining data. The local agency data is limited to the services they provide within their separate industries. Choose DuPage has relevant information for the project concerning commerce information for the city, and they contributed their data to assist in compiling information for the project. The other identified agencies were unable to contribute data towards the project. However they offered additional resources and leads to locate data for the report.

### **Local Resources**

Realizing this is a document that will be utilized by the city, it would be beneficial to include a list of local agencies that were identified as possible sources for data. Though Choose Dupage, had the most relevant information pertaining to this project, the other agencies have information that is relevant to Warrenville's industries and government system. Below are condensed organizational profiles for four identified resources.

#### **Chicago Metropolitan Agency for Planning (CMAP)**

CMAP is an Illinois agency focused on regional planning in northeastern Illinois counties. The agency is concerned with addressing anticipated Illinois population growth and through their efforts, they plan to address transportation, housing, economic development, open space, the environment, and other quality-of-life issues through their efforts. The agency's website offers community snapshots that give demographic, social, economic and housing data for northern Illinois communities, including Warrenville<sup>2</sup>.

## **Choose DuPage**

Choose DuPage is a not-for profit organization located approximately 20 miles west of downtown Chicago. The organization is geared toward supporting local economic development of DuPage County municipalities, while also attracting businesses to the area. They assist corporations, businesses, and investors in finding property to establish their offices. Through Choose DuPage's promotion of County municipalities, the city of Warrenville has been endorsed and receives advertising on the Choose DuPage website. In addition, Choose DuPage has access to Nielsen data and is able to share local economy, population, and zoning data upon a municipality's request<sup>3</sup>.

## **DuPage Convention and Visitors Bureau**

The DuPage Convention and Visitors Bureau is a not-for profit organization that supports and markets DuPage County tourism in the county limits. Through their website, tourists will find local businesses, such as, hotels, dining, shopping and entertainment in DuPage County municipalities to patronize. The organization has data that tracks visitor activities and their business patronage in the DuPage area<sup>10</sup>.

## **Illinois Department of Commerce and Economic Opportunity**

The Illinois Department of Commerce and Economic Opportunity is a state agency that builds the state economy through business recruitment and retention, maintaining Illinois small businesses and work force and infrastructure. This state agency's innovative strategies to expand the Illinois economy, has produced state policies and tax benefits that attract businesses to the state and its municipalities, including the City of Warrenville. The city reports local economy and population data to the agency

every year to be posted on their website. However, the information is current and not historical data<sup>11</sup>.

In all, the listed organizations are useful resources that keep data on record to share with the general population. Even though the majority of organizations did not have the necessary data for this project, they were able supply additional leads for obtaining data.

### **Discussion**

Of the data compiled and analyzed for this project, eight important trends were identified:

- I. The minority population is increasing.
- II. The population is aging.
- III. The average household size is shrinking.
- IV. The unemployment rate has risen and labor force has decreased.
- V. The housing vacancy rates are relatively higher than local and national averages.
- VI. The Median House Value is higher than in Dupage County and much higher than in the State of Illinois.
- VII. There is a large number of house poor families.
- VIII. Vacant and undeveloped land is limited.

The authors found that the Warrenville minority population has grown greatly over the last 23 years. With this huge inflow of minorities, the city should consider offering more services that would be of use to minorities, if they have not done so. Warrenville should also learn what has attracted minorities to the city, as this information could also assist the city in increasing the population size.

From the compiled and analyzed data for the different age cohorts in Warrenville, it was clear Warrenville's population is aging. This is in part due to the large number of

aging baby boomers. Nationally, approximately 33% of the American population is baby boomers. Warrenville's baby boomer population is slightly higher with approximately 36.4%. With the rise of an aging population, Warrenville should consider increasing services for seniors, if it has not already done so. In addition, Warrenville's younger residents, between the age of 25 and 44 and under 18 years of age, are exiting the municipality. This could be in part due to the diminishing number of jobs available in the city and surrounding area as evidenced by the increase in unemployment. Additionally, Warrenville does not have a traditional campus setting within its municipal boundaries, causing some college age residents to leave the city to pursue education opportunities. For the city to increase their number of younger residents, they would need to increase the number of employment opportunities in the city.

The labor force data and unemployment rates for Warrenville reveal the residents have experienced significant job loss. The labor force has decreased 8.2% over the last 13 years; the unemployment rate increased from 1.5% to 8.9% within the same time period. Warrenville's local economy is most likely affecting the decrease in the population, especially when referencing the 25 to 44 and under 18 age groups. Being a city that is concerned with providing effective services to its residents, the city should work to expand business and add jobs to the municipality to decrease the unemployment rate and increase the labor force. Additionally, adding jobs will increase the population size, especially among the younger residents, 25 to 44 and under 18 years of age cohort.

Unemployment may also factor in to the high housing vacancy rates along with the large number of families who are house poor. Warrenville has felt the effects of the

recent foreclosure crisis, and many of those whom were able to keep their homes are stretching themselves financially.

Finally, there is limited vacant and undeveloped land in Warrenville. The city saw remarkable a decrease in this land as the city was developed, and being land locked, the city has limited space to expand.

The authors offer five preliminary suggestions for addressing the identified trends:

- I. Provide services that assist the aging population.
- II. Increase the job market in the city.
- III. Attract young professionals and families to the city.
- IV. Address the issue of affordable housing issue.
- V. Address the issue of current vacant properties.

### **Conclusion**

In conclusion, as the city of Warrenville begins the process of developing strategic/economic development plan for the city's future, they will have this document to reference. This report has presented demographical, local economy, housing, and land use data that is important for a city to possess when making well-informed decisions and providing effective services. Though the researchers encountered problems with accessing data they were able to report important information that will be useful to the City of Warrenville.

This document outlines local agencies with a shortened organizational profile, explaining the data each organization has on file that could be shared with Warrenville as they move forward with planning. Possessing the data, trends and information in this

document will assist the City of Warrentville in making plans for the city and its residents and commerce.

## References

- 1) Baby Boomers. (2013). *The History Channel* website. Retrieved 3:48, December 1, 2013 From <http://.history.com/topics/baby-boomers>.
- 2) Chicago Metropolitan Agency for Planning. (2005). Chicago Metropolitan Agency for Planning Land Use Inventory.
- 3) Choose Dupage. *About*. Retrieved November 5, 2013 from <http://choosedupage.com/about/about-choose-dupage/>
- 4) City of Warrenville. (2001-2013). Building Permit Reports.
- 5) City of Warrenville. (2006-2013). *Demographics and Labor*. Retrieved October 18, 2013 From <http://www.warrenville.il.us/DocumentCenter/View/569>
- 6) City of Warrenville. (2013). Geographic Information System.
- 7) Department of Finance. (2013). *City of Warrenville Comprehensive Annual Financial Report*. Retrieved October 19, 2013 from <http://www.warrenville.il.us/ArchiveCenter/ViewFile/Item/94>
- 8) Department of Finance. (2010). *City of Warrenville Comprehensive Annual Financial Report*. Retrieved October 19, 2013 from <http://www.warrenville.il.us/ArchiveCenter/ViewFile/Item/57>
- 9) DuPage County Regional Planning Commission. (1984). Official Comprehensive Plan.
- 10) Dupage County Convention and Visitors Bureau (2011). *About us*. Retrieved October 5, 2013 from [http://www.discoverdupage.com/about\\_us.cfm](http://www.discoverdupage.com/about_us.cfm)
- 11) Illinois Department of Commerce and Economic Opportunity. *About DCEO-Agency Mission Statement*. Retrieved November 5, 2013 from
- 12) Kelly, J. (January-February 2001). Making Mixed-Use Work. CCIM Institute. Retrieved November 11, 2013 from <http://www.ccim.com/cire-magazine/articles/making-mixed-use-work>
- 13) Nielsen Solution Center. (2013). *Pop-Facts: Demographic Snapshot 2013 Report*. Prepared on October 24, 2013 and sent via email from Nicholas Zito of Choose Dupage
- 14) U.S Census Bureau. (April 17, 1992). 1990 Census of Population: General Population Characteristics Illinois. Retrieved October 25, 2013 from <http://www.census>.

gov/prod/cen1990/cp1/cp-1-15.pdf

- 15) U.S. Census Bureau. (2010). 2010 Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data- Warrenville, IL. Retrieved on November 1, 2013 from [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_10\\_DP\\_DPDP1](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1)
- 16) U.S Census Bureau (2007-2011) *ACS Demographic Housing Estimates* generate for Warrenville, Illinois. Retrieved October 25, 2013 from [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_11\\_5YR\\_DP05](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP05)
- 17) U.S Census Bureau (2007-2011). *ACS Selected Economic Characteristics 2007-2011 American Community Survey 5-Year Estimates* Retrieved October 21, 2013 from [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_11\\_5YR\\_DP03](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP03)
- 18) U.S Census Bureau (2007-2011) *ACS Selected Housing Characteristics* generated for Warrenville, Illinois. Retrieved October 21, 2013 from [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_11\\_5YR\\_DP04&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP04&prodType=table)
- 19) U.S. Census Bureau (2000). Profile of Selected Economic Characteristics: Census 2000 Summary File 3 (SF 3) - Sample Data. Retrieved October 25, 2013 [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF3\\_DP3&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP3&prodType=table)
- 20) U.S Census Bureau (2000). Profile of General Demographic Characteristics: 2000 Census 2000 Summary File 1 (SF 1) 100-Percent Data. Retrieve October 25, 2013 From [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF1\\_DP1&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF1_DP1&prodType=table)
- 21) U.S Census Bureau (2000). Profile of Selected Social Characteristics: 2000 Census 2000 Summary File 3 (SF 3) - Sample Data. Retrieved October 25, 2013 From [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF3\\_DP2&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP2&prodType=table)
- 22) U.S. Census Bureau (2010). American Community Survey Selected Housing Characteristics 2007-2011 Retrieved: [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_11\\_5YR\\_DP04](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_11_5YR_DP04)
- 23) Wilson, E & Schwartz, M. (2006). US Census Bureau: Who can afford to live in a home. Retrieved from <http://www.census.gov/housing/census/publications/who-can-afford.pdf>