# **Chapter 2 Population**

#### Significance

With the post World War II suburban expansion of the Chicago metropolitan area, Lake County's population has increased steadily. In 1950 the County's population was just over 179,000; by 2000 the County's population had increased to over 644,000. The diversity of Lake County's population is also increasing. During the 1980s Hispanic persons accounted for 23% of the County's population growth. During the 1990s Hispanic persons accounted for 40% of the County's population growth.

The County's population is projected to continue increasing through the 2020 horizon of this *Regional Framework Plan*. During this period the racial and ethnic diversity of the County will also continue to increase, particularly with respect to increasing Hispanic and Asian populations. Additional shifting demographic trends are anticipated, including a growing older-adult population.

Population trends are critical to most planning decisions. As population increases, so does the need for roads, water supply, sewer lines, storm water drainage, schools, and housing. Shifts in demographic trends also impact planning decisions such as the types of housing, schools, and public services that are required.

This chapter will evaluate trends and provide forecasts for total population and household growth trends in Lake County. It will also present trends related to the changing demographic characteristics of the population including age, race, ethnicity, and household income. Conclusions regarding demographic trends will be identified. The analysis contained in this component will provide an important basis for other *Plan* components including Chapter 5, Infrastructure and Services, Chapter 8, Housing, and Chapter 9, Land Use.

# **Issues and Opportunities**

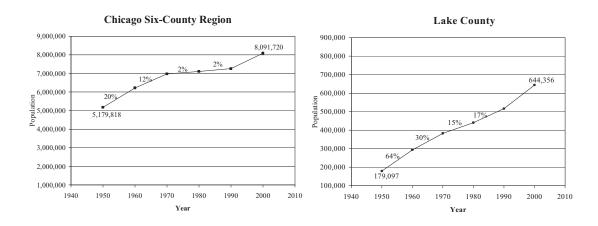
- The population of the County will continue to grow at a significant rate.
- Population growth and development impacts traffic, infrastructure, public services, open space, and environmental resources.
- Lack of coordination between neighboring communities results in the inability to manage population growth in a consistent manner.
- The characteristics of Lake County's population are changing, including increasing numbers of older adults and young families and increasing racial and ethnic diversity creating new housing, transportation, and public services needs.

#### **Analysis**

# **Population Trends**

During the last 50 years, the Chicago Six-County Metropolitan area has experienced a net population growth of nearly 3 million residents from 5,179,818 in 1950 to 8,091,720 in 2000. As illustrated in Figure 2.1, the Chicago Six-County Metropolitan area grew rapidly in the 1950s and 1960s with a growth rate of 20% and 12% respectively. Growth slowed during 1970s and 1980s (only 2% for each of the decades), and accelerated again in the 1990s (11%).

Figure 2.1 Population Trends 1950-2000



During the same period, the population of Lake County grew from 179,097 in 1950 to 644,356 in 2000. The rate of population growth of Lake County has been much higher than that of the Chicago Six-County Region with 64% for the 1950s, 30% for the 1960s, 15% for the 1970s, 17% for the 1980s, and 25% for the 1990s. In terms of numerical change in population, Lake County experienced the largest population increase in the 1990s, followed by the 1950s with a net increase of 127,938 and 114,559 respectively, as shown in Figure 2.2.

Lake County's population growth has occurred mostly within municipalities. Municipalities having a population increase of 5,000 or more for each of the last five decades are listed, in descending order, as follows:

1950s: Waukegan, North Chicago, Highland Park, Deerfield (Lake County part only),

Mundelein

1960s: North Chicago, Waukegan, Deerfield (Lake County part only), Highland Park,

Mundelein, Zion

1970s: Vernon Hills, Buffalo Grove (Lake County part only), Round Lake Beach

1980s: Buffalo Grove (Lake County part only), Lake Zurich, Gurnee, Vernon Hills

1990s: Waukegan, Gurnee, Grayslake, Mundelein, Round Lake Beach, Buffalo Grove (Lake

County part only)

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During the 1950s and 1960s, population growth occurred mostly in lakefront communities such as Waukegan, North Chicago, Highland Park and Deerfield. During the 1980s and 1990s, population growth moved north and west to communities such as Vernon Hills, Gurnee, Grayslake, Mundelein, Round Lake Beach, and Buffalo Grove.

During the 1990s, nearly all Lake County municipalities (47 out of 52) gained population. Only four lost population and one remained constant (the Lake County part of Wheeling). Waukegan represented the largest population increase with a net gain of 18,509, followed by Gurnee and Grayslake with population increases of 15,133 and 11,118 respectively. Officials from several communities, including the cities of Park City and North Chicago, report that the 2000 Census under-counted their population.

Also shown in Figure 2.2 are the population changes in the unincorporated townships. From 1950 to 2000, the total population of unincorporated areas of Lake County grew from 62,712 to 83,916, a net gain of 21,205 or 33.8%. Eleven of the 18 townships increased their population in the unincorporated areas, while six lost population and one (Zion Township) remained zero population. The changes in population in the unincorporated townships show a clear geographic pattern. Townships located in the eastern part of the County along Lake Michigan lost population; while townships located in the central and western parts of the County gained population. Population loss in the unincorporated townships was caused mostly by annexation and the incorporation of new communities. According to U.S. Census Bureau maps, more than 22,000 acres of unincorporated land were annexed by municipalities during the 1990s.

Figure 2.2 Total Population and Change in Total Population Lake County 1950, 1960, 1970, 1980, 1990, and 2000

|                                |                |                | Total Po       | pulation       |                |                |               | P             | ercent Ch     | ange          |               |               | Numerical Change |               |               |               |
|--------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|---------------|---------------|---------------|
| Lake County Places             | 1950<br>Census | 1960<br>Census | 1970<br>Census | 1980<br>Census | 1990<br>Census | 2000<br>Census | 1950-<br>1960 | 1960-<br>1970 | 1970-<br>1980 | 1980-<br>1990 | 1990-<br>2000 | 1950-<br>1960 | 1960-<br>1970    | 1970-<br>1980 | 1980-<br>1990 | 1990-<br>2000 |
| Antioch                        | 1,307          | 2,268          | 3,189          | 4,419          | 6,105          | 8,788          | 74%           | 41%           | 39%           | 38%           | 44%           | 961           | 921              | 1,230         | 1,686         | 2,683         |
| Bannockburn                    | 249            | 466            | 1,359          | 1,316          | 1,388          | 1,429          | 87%           | 192%          | -3%           | 5%            | 3%            | 217           | 893              | -43           | 72            | 41            |
| Barrington (Lake Co. pt)       | 1,591          | 1,958          | 3,450          | 4,074          | 4,345          | 4,461          | 23%           | 76%           | 18%           | 7%            | 3%            | 367           | 1,492            | 624           | 271           | 116           |
| Barrington Hills (Lake Co. pt) | *              | 293            | 368            | 524            | 698            | 503            | NA            | 26%           | 42%           | 33%           | -28%          | 293           | 75               | 156           | 174           | -195          |
| Beach Park                     | *              | *              | *              | *              | 9,513          | 10,072         | NA            | NA            | NA            | NA            | 6%            | NA            | NA               | NA            | 9,513         | 559           |
| Buffalo Grove (Lake Co. pt)    | *              | *              | 1,833          | 9,086          | 21,930         | 28,491         | NA            | NA            | 396%          | 141%          | 30%           | NA            | 1,833            | 7,253         | 12,844        | 6,561         |
| Deer Park (Lake Co. pt)        | *              | 476            | 726            | 1,368          | 2,887          | 3,093          | NA            | 53%           | 88%           | 111%          | 7%            | 476           | 250              | 642           | 1,519         | 206           |
| Deerfield (Lake Co. pt)        | 3,288          | 11,779         | 18,867         | 17,430         | 17,327         | 18,109         | 258%          | 60%           | -8%           | -1%           | 5%            | 8,491         | 7,088            | -1,437        | -103          | 782           |
| Fox Lake (Lake Co. pt)         | 2,238          | 3,700          | 4,511          | 6,624          | 7,430          | 8,969          | 65%           | 22%           | 47%           | 12%           | 21%           | 1,462         | 811              | 2,113         | 806           | 1,539         |
| Fox River Grove (Lake Co. pt)  | *              | *              | *              | *              | *              | 173            | NA               | NA            | NA            | 173           |
| Grayslake                      | 1,970          | 3,762          | 4,907          | 5,260          | 7,388          | 18,506         | 91%           | 30%           | 7%            | 40%           | 150%          | 1,792         | 1,145            | 353           | 2,128         | 11,118        |
| Green Oaks                     | *              | 198            | 659            | 1,415          | 2,101          | 3,572          | NA            | 233%          | 115%          | 48%           | 70%           | 198           | 461              | 756           | 686           | 1,471         |
| Gurnee                         | 1,097          | 1,831          | 2,738          | 7,179          | 13,701         | 28,834         | 67%           | 50%           | 162%          | 91%           | 110%          | 734           | 907              | 4,441         | 6,522         | 15,133        |
| Hainesville                    | 154            | 132            | 142            | 187            | 134            | 2,129          | -14%          | 8%            | 32%           | -28%          | 1489%         | -22           | 10               | 45            | -53           | 1,995         |
| Hawthorn Woods                 | *              | 239            | 939            | 1,658          | 4,423          | 6,002          | NA            | 293%          | 77%           | 167%          | 36%           | 239           | 700              | 719           | 2,765         | 1,579         |
| Highland Park                  | 16,808         | 25,532         | 32,263         | 30,611         | 30,575         | 30,038         | 52%           | 26%           | -5%           | 0%            | -2%           | 8,724         | 6,731            | -1,652        | -36           | -537          |
| Highwood                       | 3,813          | 4,499          | 4,973          | 5,452          | 5,331          | 5,470          | 18%           | 11%           | 10%           | -2%           | 3%            | 686           | 474              | 479           | -121          | 139           |
| Indian Creek                   | *              | 239            | 270            | 236            | 247            | 194            | NA            | 13%           | -13%          | 5%            | -21%          | 239           | 31               | -34           | 11            | -53           |
| Island Lake (Lake Co. pt)      | *              | 1,130          | 1,395          | 1,569          | 1,983          | 3,131          | NA            | 23%           | 12%           | 26%           | 58%           | 1,130         | 265              | 174           | 414           | 1,148         |
| Kildeer                        | *              | 173            | 643            | 1,609          | 2,257          | 3,460          | NA            | 272%          | 150%          | 40%           | 53%           | 173           | 470              | 966           | 648           | 1,203         |
| Lake Barrington                | *              | 172            | 347            | 2,320          | 3,855          | 4,757          | NA            | 102%          | 569%          | 66%           | 23%           | 172           | 175              | 1,973         | 1,535         | 902           |
| Lake Bluff                     | 2,000          | 3,494          | 5,008          | 4,434          | 5,513          | 6,056          | 75%           | 43%           | -11%          | 24%           | 10%           | 1,494         | 1,514            | -574          | 1,079         | 543           |
| Lake Forest                    | 7,819          | 10,687         | 15,642         | 15,245         | 17,836         | 20,059         | 37%           | 46%           | -3%           | 17%           | 12%           | 2,868         | 4,955            | -397          | 2,591         | 2,223         |
| Lake Villa                     | 824            | 903            | 1,090          | 1,462          | 2,857          | 5,864          | 10%           | 21%           | 34%           | 95%           | 105%          | 79            | 187              | 372           | 1,395         | 3,007         |
| Lake Zurich                    | 850            | 3,458          | 4,082          | 8,225          | 14,947         | 18,104         | 307%          | 18%           | 101%          | 82%           | 21%           | 2,608         | 624              | 4,143         | 6,722         | 3,157         |
| Lakemoor (Lake Co. pt)         | *              | *              | *              | *              | 261            | 986            | NA            | NA            | NA            | NA            | 278%          | NA            | NA               | NA            | 261           | 725           |

# Figure 2.2 (cont.) Total Population and Change in Total Population Lake County 1950, 1960, 1970, 1980, 1990, and 2000

|                                       | Total Population |                |                |                | Percent Change |                |               |               | Numerical Change |               |               |               |               |               |               |               |
|---------------------------------------|------------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Lake County Places                    | 1950<br>Census   | 1960<br>Census | 1970<br>Census | 1980<br>Census | 1990<br>Census | 2000<br>Census | 1950-<br>1960 | 1960-<br>1970 | 1970-<br>1980    | 1980-<br>1990 | 1990-<br>2000 | 1950-<br>1960 | 1960-<br>1970 | 1970-<br>1980 | 1980-<br>1990 | 1990-<br>2000 |
| Libertyville                          | 5,425            | 8,560          | 11,684         | 16,520         | 19,174         | 20,742         | 58%           | 36%           | 41%              | 16%           | 8%            | 3,135         | 3,124         | 4,836         | 2,654         | 1,568         |
| Lincolnshire                          | *                | 555            | 2,531          | 4,151          | 4,931          | 6,108          | NA            | 356%          | 64%              | 19%           | 24%           | 555           | 1,976         | 1,620         | 780           | 1,177         |
| Lindenhurst                           | *                | 1,259          | 3,141          | 6,220          | 8,038          | 12,539         | NA            | 149%          | 98%              | 29%           | 56%           | 1,259         | 1,882         | 3,079         | 1,818         | 4,50          |
| Long Grove                            | *                | 640            | 1,196          | 2,013          | 4,740          | 6,735          | NA            | 87%           | 68%              | 135%          | 42%           | 640           | 556           | 817           | 2,727         | 1,995         |
| Mettawa                               | *                | 126            | 285            | 330            | 348            | 367            | NA            | 126%          | 16%              | 5%            | 5%            | 126           | 159           | 45            | 18            | 19            |
| Mundelein                             | 3,189            | 10,526         | 16,128         | 17,053         | 21,215         | 30,935         | 230%          | 53%           | 6%               | 24%           | 46%           | 7,337         | 5,602         | 925           | 4,162         | 9,720         |
| North Barrington                      | *                | 282            | 1,411          | 1,475          | 1,787          | 2,918          | NA            | 400%          | 5%               | 21%           | 63%           | 282           | 1,129         | 64            | 312           | 1,13          |
| North Chicago                         | 8,628            | 22,938         | 47,275         | 38,774         | 34,978         | 35,918         | 166%          | 106%          | -18%             | -10%          | 3%            | 14,310        | 24,337        | -8,501        | -3,796        | 94            |
| Old Mill Creek                        | *                | 149            | 164            | 84             | 73             | 251            | NA            | 10%           | -49%             | -13%          | 244%          | 149           | 15            | -80           | -11           | 17            |
| Park City                             | *                | 1,408          | 2,906          | 3,673          | 4,677          | 6,637          | NA            | 106%          | 26%              | 27%           | 42%           | 1,408         | 1,498         | 767           | 1,004         | 1,96          |
| Port Barrington (Lake Co. pt) ^       | *                | *              | *              | *              | 99             | 177            | NA            | NA            | NA               | NA            | 79%           | NA            | NA            | NA            | 99            | 7             |
| Riverwoods                            | *                | 96             | 1,571          | 2,804          | 2,868          | 3,843          | NA            | 1536%         | 78%              | 2%            | 34%           | 96            | 1,475         | 1,233         | 64            | 97            |
| Round Lake                            | 573              | 997            | 1,531          | 2,644          | 3,550          | 5,842          | 74%           | 54%           | 73%              | 34%           | 65%           | 424           | 534           | 1,113         | 906           | 2,29          |
| Round Lake Beach                      | 1,892            | 5,011          | 5,717          | 12,921         | 16,434         | 25,859         | 165%          | 14%           | 126%             | 27%           | 57%           | 3,119         | 706           | 7,204         | 3,513         | 9,42          |
| Round Lake Heights                    | *                | *              | 1,144          | 1,192          | 1,251          | 1,347          | NA            | NA            | 4%               | 5%            | 8%            | NA            | 1,144         | 48            | 59            | 90            |
| Round Lake Park                       | 1,836            | 2,565          | 3,148          | 4,032          | 4,045          | 6,038          | 40%           | 23%           | 28%              | 0%            | 49%           | 729           | 583           | 884           | 13            | 1,99          |
| Third Lake                            | *                | 216            | 199            | 222            | 1,248          | 1,355          | NA            | -8%           | 12%              | 462%          | 9%            | 216           | -17           | 23            | 1,026         | 10            |
| Tower Lakes                           | *                | *              | 932            | 1,177          | 1,333          | 1,310          | NA            | NA            | 26%              | 13%           | -2%           | NA            | 932           | 245           | 156           | -2:           |
| Vernon Hills                          | *                | 123            | 1,056          | 9,827          | 15,319         | 20,120         | NA            | 759%          | 831%             | 56%           | 31%           | 123           | 933           | 8,771         | 5,492         | 4,80          |
| Volo                                  | *                | *              | *              | *              | *              | 180            | NA            | NA            | NA               | NA            | NA            | NA            | NA            | NA            | NA            | 180           |
| Wadsworth                             | *                | *              | 756            | 1,104          | 1,826          | 3,083          | NA            | NA            | 46%              | 65%           | 69%           | NA            | 756           | 348           | 722           | 1,25          |
| Wauconda                              | 1,173            | 3,227          | 5,460          | 5,688          | 6,294          | 9,448          | 175%          | 69%           | 4%               | 11%           | 50%           | 2,054         | 2,233         | 228           | 606           | 3,15          |
| Waukegan                              | 38,946           | 55,719         | 65,134         | 67,653         | 69,392         | 87,901         | 43%           | 17%           | 4%               | 3%            | 27%           | 16,773        | 9,415         | 2,519         | 1,739         | 18,50         |
| Wheeling (Lake Co. pt)                | 0                | 0              | 0              | 24             | 0              | 0              | NA            | NA            | NA               | -100%         | NA            | NA            | NA            | 24            | -24           | NA            |
| Winthrop Harbor                       | 1,765            | 3,848          | 4,794          | 5,438          | 6,240          | 6,670          | 118%          | 25%           | 13%              | 15%           | 7%            | 2,083         | 946           | 644           | 802           | 430           |
| Zion                                  | 8,950            | 11,941         | 17,268         | 17,861         | 19,775         | 22,866         | 33%           | 45%           | 3%               | 11%           | 16%           | 2,991         | 5,327         | 593           | 1,914         | 3,09          |
| Incorporated Lake County Total        | 116,385          | 207,575        | 304,832        | 354,583        | 434,667        | 560,439        | 78%           | 47%           | 16%              | 23%           | 29%           | 91,190        | 97,257        | 49,751        | 80,084        | 125,772       |
|                                       |                  |                |                |                |                |                |               |               |                  |               |               |               |               |               |               |               |
| Unincorporated Antioch Twp            | 4,007            | 6,545          | 8,450          | 9,946          | 10,951         | 11,450         | 63%           | 29%           | 18%              | 10%           | 5%            | 2,538         | 1,905         | 1,496         | 1,005         | 49            |
| Unincorporated Avon Twp               | 2,796            | 3,872          | 3,165          | 3,570          | 2,811          | 2,386          | 38%           | -18%          | 13%              | -21%          | -15%          | 1,076         | -707          | 405           | -759          | -42:          |
| Unincorporated Benton Twp             | 4,035            | 6,675          | 8,074          | 8,110          | 1,339          | 1,455          | 65%           | 21%           | 0%               | -83%          | 9%            | 2,640         | 1,399         | 36            | -6,771        | 11            |
| Unincorporated Cuba Twp               | 2,026            | 3,427          | 3,830          | 3,945          | 3,838          | 3,838          | 69%           | 12%           | 3%               | -3%           | 0%            | 1,401         | 403           | 115           | -107          |               |
| Unincorporated Ela Twp                | 2,743            | 3,530          | 3,711          | 4,096          | 4,422          | 4,434          | 29%           | 5%            | 10%              | 8%            | 0%            | 787           | 181           | 385           | 326           | 13            |
| Unincorporated Fremont Twp            | 1,906            | 3,963          | 4,019          | 4,163          | 4,552          | 5,421          | 108%          | 1%            | 4%               | 9%            | 19%           | 2,057         | 56            | 144           | 389           | 869           |
| Unincorporated Grant Twp              | 3,154            | 5,391          | 6,496          | 6,995          | 7,666          | 8,592          | 71%           | 20%           | 8%               | 10%           | 12%           | 2,237         | 1,105         | 499           | 671           | 92            |
| Unincorporated Lake Villa Twp         | 2,224            | 5,960          | 7,362          | 8,432          | 9,873          | 9,329          | 168%          | 24%           | 15%              | 17%           | -6%           | 3,736         | 1,402         | 1,070         | 1,441         | -54           |
| Unincorporated Libertyville Twp       | 2,439            | 4,532          | 5,098          | 5,189          | 5,336          | 4,461          | 86%           | 12%           | 2%               | 3%            | -16%          | 2,093         | 566           | 91            | 147           | -87           |
| Unincorporated Moraine Twp            | 2,760            | 3,788          | 11             | 0              | 0              | 203            | 37%           | -100%         | -100%            | NA            | NA            | 1,028         | -3,777        | -11           | 0             | 20            |
| Unincorporated Newport Twp            | 1,641            | 1,969          | 1,740          | 1,997          | 1,985          | 1,322          | 20%           | -12%          | 15%              | -1%           | -33%          | 328           | -229          | 257           | -12           | -66           |
| Unincorporated Shields Twp            | 18,331           | 16,658         | 1,593          | 2,023          | 2,886          | 2,396          | -9%           | -90%          | 27%              | 43%           | -17%          | -1,673        | -15,065       | 430           | 863           | -49           |
| Unincorporated Vernon Twp             | 2,787            | 5,034          | 4,704          | 7,081          | 6,042          | 5,669          | 81%           | -7%           | 51%              | -15%          | -6%           | 2,247         | -330          | 2,377         | -1,039        | -37           |
| Unincorporated Warren Twp             | 3,277            | 6,978          | 12,068         | 11,665         | 13,814         | 17,584         | 113%          | 73%           | -3%              | 18%           | 27%           | 3,701         | 5,090         | -403          | 2,149         | 3,770         |
| Unincorporated Wauconda Twp           | 2,303            | 2,598          | 3,639          | 4,481          | 4,612          | 4,021          | 13%           | 40%           | 23%              | 3%            | -13%          | 295           | 1,041         | 842           | 131           | -59           |
| Unincorporated Waukegan Twp           | 5,918            | 4,501          | 3,255          | 3,545          | 1,249          | 959            | -24%          | -28%          | 9%               | -65%          | -23%          | -1,417        | -1,246        | 290           | -2,296        | -29           |
| Unincorporated West Deerfield Twp     | 365              | 660            | 591            | 551            | 375            | 397            | 81%           | -10%          | -7%              | -32%          | 6%            | 295           | -69           | -40           | -176          | 2             |
| Unincorporated Zion Twp               | 0                | 0              | 0              | 0              | 0              | 0              | NA            | NA            | NA               | NA            | NA            | NA            | NA            | NA            | NA            | NA            |
| Unincorporated Lake County Total      | 62,712           | 86,081         | 77,806         | 85,789         | 81,751         | 83,917         | 37%           | -10%          | 10%              | -5%           | 3%            | 23,369        | -8,275        | 7,983         | -4,038        | 2,16          |
|                                       |                  |                |                |                |                |                |               |               |                  |               |               |               |               |               |               | -             |
| Lake County Total                     | 179,097          | 293,656        | 382,638        | 440,372        | 516,418        | 644,356        | 64%           | 30%           | 15%              | 17%           | 25%           | 114,559       | 88,982        | 57,734        | 76,046        | 127,93        |
| Chicago 6-County Metropolitan<br>Area | 5,179,818        | 6,222,873      | 6,976,725      | 7,103,624      | 7,261,176      | 8,091,720      | 20%           | 12%           | 2%               | 2%            | 11%           | 1,043,055     | 753,852       | 126,899       | 157,552       | 830,544       |

Source: U.S. Bureau of the Census

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<sup>\*</sup>Municipality has not been incorporated or annexed to Lake County.
^Fox River Valley Gardens renamed to Port Barrington in 2003.

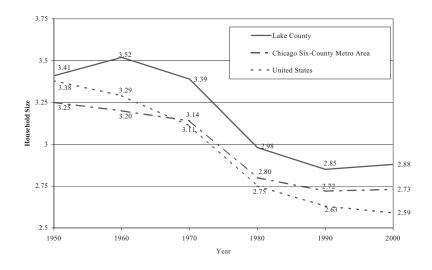
### **Household Trends**

The total number of households for 1980, 1990, and 2000 were 139,715, 173,966, and 216,297 respectively. During the 1980s the number of households increased by 25% while population grew 17%. This is largely attributed to the decreasing of household size during the 1980s. During the 1990s, however, the household growth rate (24%) was very close to the population growth rate (25%).

## Trends of Household and Family Sizes

Figure 2.3 illustrates the average household sizes of Lake County, the Chicago Six-County Region, and the United States. The average household size is a measure obtained by dividing the total population of persons living in households (a household includes all of the people who occupy a housing unit) by the total number of households. The United States has experienced a decline in household size from 3.38 in 1950 to 2.59 in 2000. The Chicago Six-County Region also experienced a decline in household size but at a slower rate during the 1950 to 1990 span and remained stable during the 1990s. Following national and regional trends, the average household size in Lake County fell by 16% from 3.41 to 2.88 during the 50-year period from 1950 to 2000. However, Lake County reversed the trend during the decades of the 1950s and 1990s when the average household size increased from 3.41 to 3.52 and from 2.85 to 2.88, respectively.

Figure 2.3
Average Household Size 1950-2000
Comparison between Lake County, the Chicago SixCounty Region and the United States



The average family size is a measure obtained by dividing the number of people in families (a family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption) by the total number of families. The average family size in Lake County also increased during the 1990s, from 3.27 to 3.33. This trend is also different from that of the nation, which continued to show a decline in family size during the 1990s. The changes in household and family size were mostly attributed to the change

of age distribution and household types. The slight increase in household size during the 1990s was the result of a faster growth of families with children. At the same time, the growth of the senior population has slowed.

Among all municipalities in Lake County, the Village of Round Lake Beach ranked first in both household size (3.50) and family size (3.83) in 2000. Fox Lake and Lake Barrington had the lowest household sizes with 2.27 and 2.33 respectively. Lake Barrington also had the lowest family size in Lake County with only 2.8 persons per family in 2000. Waukegan had the largest growth in both household and family sizes between 1990 and 2000. Hainesville decreased the most in both household size and family size during the 1990s.

# Household by Type

Figure 2.4 compares the household types in Lake County for 1990 and 2000. Every type of household has increased in number during the 1990s. Families with children under 18 years increased by more than 20,000 and accounted for 47.3% of the total increase in households. The proportion of families with children has also increased from 40.8% in 1990 to 42.1% in 2000. Female householder families, especially those with children, have also increased both numerically and in percentage. The percentage of senior householders living alone remained at 6.2% of total households.

Figure 2.4 Household Types in Lake County

|                              | 1990    |      | 2000    |      |  |
|------------------------------|---------|------|---------|------|--|
|                              | Number  | %    | Number  | %    |  |
| Total Households             | 173,966 | 100  | 216,293 | 100  |  |
| Family Households (Families) | 134,570 | 77.4 | 163,978 | 75.8 |  |
| With Children Under 18       | 71,026  | 40.8 | 91,028  | 42.1 |  |
| Married Couple Families      | 114,146 | 65.6 | 136,686 | 63.2 |  |
| With Children Under 18       | 60,121  | 34.6 | 75,001  | 34.7 |  |
| Female Householder           | 15,202  | 8.7  | 19,861  | 9.2  |  |
| With Children Under 18       | 8,642   | 5.0  | 12,365  | 5.7  |  |
| Nonfamily Households         | 39,396  | 22.6 | 52,318  | 24.2 |  |
| Householder Living Alone     | 32,207  | 18.5 | 42,662  | 19.7 |  |
| 65 Years And Over            | 10,730  | 6.2  | 13,472  | 6.2  |  |

Source: U.S. Census Bureau

# Population By Race and Ethnicity

The change of population by race and ethnic group has been dramatic during the last 30 years. In 1970, approximately 11,000 Hispanics or Latinos lived in Lake County, accounting for less than 3% of the total population. In 1990, the number of Hispanics or Latinos went up to 38,570 (7.5% of total). In 2000, nearly 93,000 Hispanics or Latinos lived in Lake County, representing more than 14% of the total population. Black or African-American population also grew considerably between 1970 and 2000, but at a much slower pace. Lake County had 19,881 Blacks or African-Americans (5.2% of total) in 1970, 34,771 (6.7% of total) in 1990 and 44,741 (6.9% of total) in

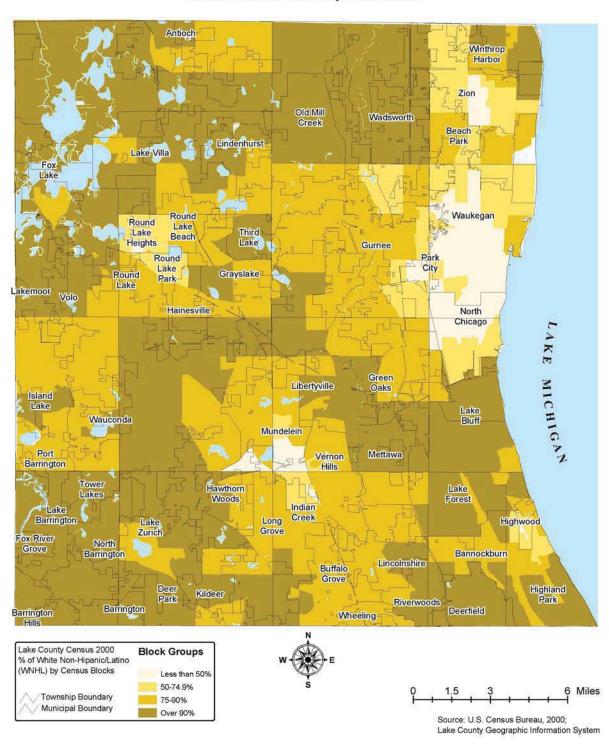


Figure 2.5
Percent of White Non-Hispanic or Latino

the year 2000. Asian population also grew rapidly from 12,363 (2.4% of total) in 1990 to 25,103 (3.9% of total) in 2000.

Non-Hispanic white persons accounted for 73.4% of Lake County's population in 2000. Figure 2.5 shows the 2000 Census of non-Hispanic white persons as a percentage of the total population by census block groups. The southeast, southwest, and northwest corners of Lake County had the highest percentage of non-Hispanic white population with more than 90%. Hispanic or Latino population accounted for 14.4% of the total Lake County's population. Communities with 30% (more than twice the County's average) or more Hispanic or Latino population include Waukegan (44.8%), Highwood (38.2%), Park City (37.8%) and Round Lake Beach (31.3%). Black or African-American population accounted for 6.8% of Lake County's total population in 2000. North Chicago (35.8%), Zion (26.5%) and Waukegan (18.6%) all had portions of Black or African-American population more than twice the County's average. Asian population accounted for 3.9% of the County's total population. The percentages of Asian population in Vernon Hills (11.6%), Buffalo Grove (10.1% Lake County part only), Park City (8.8%) and Gurnee (8.1%) were more than twice the County's average.

Figure 2.6 shows the concentrations of Hispanic or Latino population, Black or African-American population, and Asian population in 2000. Of the 92,717 Hispanics or Latinos in Lake County, 42% of the population resided in Waukegan and 9% resided in Round Lake Beach. These two municipalities combined accounted for more than 50% of the total Hispanic or Latino population in Lake County. Black or African-American population was also concentrated in a few communities. Waukegan, North Chicago, and Zion accounted for 80% of the total Black or African-American population in Lake County. Although the distribution of Asians was more dispersed, 50% of the Asian population did reside in only 5 municipalities.

# <u>Income</u>

Lake County is the wealthiest county in the state of Illinois in terms of per capita income. According to the 2000 Census, Lake County had a per capita income of \$32,102 in 1999, which ranked first among all the counties in Illinois and was 150% of the national per capita income, which was \$21,587. Lake County also ranks in the top 1% of all counties in the United States in terms of per capita income. Lake County's median household income was also among the highest and has grown at a faster rate than those of the state and the country as a whole. The percent of population living below poverty level is much lower in Lake County compared to the state and the country.

Even though Lake County in general enjoys a higher income level and a lower poverty rate, they vary greatly from community to community and among different races and ethnic groups. Figure 2.7 shows the median household income by municipalities in 1979, 1989, and 1999. It also shows the per capita income and the percent of population living below poverty level.

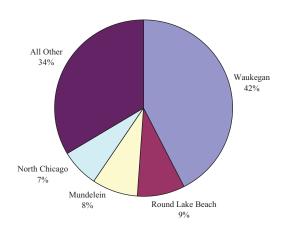
There is a distinct gap between municipalities with the highest and the lowest median household income. In 1999, the median household income of Riverwoods was 4.4 times of the median household income of Park City. This gap grew bigger during the 1980s and seemed to be closing

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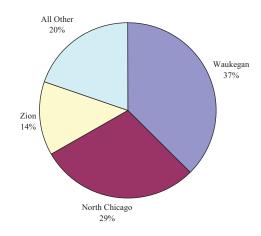
<sup>&</sup>lt;sup>1</sup> Source: U.S. Census Bureau, 2000 Census statistics using per capita income in 1999. Lake County, IL ranks 29<sup>th</sup> out of approximately 3,200 counties.

Figure 2.6 Population Distributions of Minorities

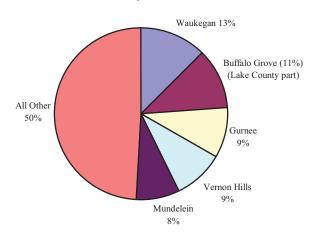
Total Hispanic or Latino Population: 92,716



Total Black or African American Population: 44,741



Total Asian Population: 25,105



somewhat during the 1990s. However, the overall trend of an income gap between rich and poor communities has been growing.

An income gap also existed among different races and ethnic groups. In 1999, the per capita income for non-Hispanic White was \$37,780, more than three times the per capita income for Hispanic or Latino population, which was only \$12,499. The per capita income for Blacks or African-Americans was \$17,041 and that of Asian-Americans was \$29,561.

Figure 2.7 Income by Municipality

|                                | Median Household Income |           |         |             |                         |  |  |
|--------------------------------|-------------------------|-----------|---------|-------------|-------------------------|--|--|
|                                | (in c                   | urrent do | llars)  | 1999        |                         |  |  |
|                                |                         |           |         | Per capita  | <b>Population Below</b> |  |  |
| Lake County Cities or Villages | 1979                    | 1989      | 1999    | Income (\$) | Poverty Level (%)       |  |  |
| Antioch                        | 20,843                  | 35,263    | 56,481  | 25,711      | 3.9                     |  |  |
| Bannockburn                    | 60,335                  | 50,592    | 150,415 | 39,303      | 3.0                     |  |  |
| Barrington                     | 31,816                  | 63,987    | 83,085  | 43,942      | 3.1                     |  |  |
| Barrington Hills               | 51,019                  | 104,002   | 145,330 | 73,629      |                         |  |  |
| Beach Park                     | *                       | 40,994    | 56,553  | 23,803      | 3.7                     |  |  |
| Buffalo Grove                  | 30,417                  | 56,011    | 80,525  | 36,696      | 2.3                     |  |  |
| Deer Park                      | 40,549                  | 97,533    | 149,233 | 61,429      | 0.6                     |  |  |
| Deerfield                      | 39,076                  | 71,966    | 107,194 | 50,664      | 1.6                     |  |  |
| Fox Lake                       | 16,474                  | 32,706    | 46,548  | 24,350      | 6.4                     |  |  |
| Fox River Grove                | *                       | *         | 66,469  | 28,870      | 7.1                     |  |  |
| Grayslake                      | 21,971                  | 43,712    | 73,143  | 28,898      | 3.0                     |  |  |
| Green Oaks                     | 39,076                  | 74,289    | 127,905 | 51,066      | 1.7                     |  |  |
| Gurnee                         | 28,371                  | 49,069    | 75,742  | 31,517      | 3.0                     |  |  |
| Hainesville                    | 24,375                  | 30,625    | 69,937  | 22,250      | 3.9                     |  |  |
| Hawthorn Woods                 | 40,197                  | 79,975    | 132,720 | 49,346      | 1.9                     |  |  |
| Highland Park                  | 38,542                  | 71,905    | 100,967 | 55,331      | 3.8                     |  |  |
| Highwood                       | 18,079                  | 32,854    | 42,993  | 24,138      | 7.0                     |  |  |
| Indian Creek                   | 33,055                  | 46,964    | 88,206  | 33,515      | 0.9                     |  |  |
| Island Lake                    | 22,101                  | 40,503    | 63,455  | 24,206      |                         |  |  |
| Kildeer                        | 52,126                  | 105,064   | 137,498 | 51,973      | 0.5                     |  |  |
| Lake Barrington                | 46,551                  | 87,767    | 106,951 | 63,158      | 2.0                     |  |  |
| Lake Bluff                     | 37,789                  | 82,904    | 114,521 | 54,824      | 1.1                     |  |  |
| Lake Forest                    | 44,767                  | 94,824    | 136,462 | 77,092      | 2.1                     |  |  |
| Lake Villa                     | 20,967                  | 37,872    | 65,078  | 26,238      | 3.7                     |  |  |
| Lake Zurich                    | 28,809                  | 58,422    | 84,125  | 30,287      | 2.5                     |  |  |
| Lakemoor                       | 17,829                  | 37,368    | 56,217  | 22,499      | 8.7                     |  |  |
| Libertyville                   | 31,815                  | 61,632    | 88,828  | 40,426      | 3.5                     |  |  |
| Lincolnshire                   | 54,036                  | 97,324    | 134,259 | 60,115      | 1.6                     |  |  |
| Lindenhurst                    | 29,029                  | 53,751    | 74,841  | 27,534      | 1.6                     |  |  |
| Long Grove                     | 46,713                  | 107,596   | 148,150 | 62,185      | 2.6                     |  |  |

Population 2-10

Figure 2.7 (Continued) Income by Municipality

|                                | Median | Househol  | d Income |             |                         |  |  |
|--------------------------------|--------|-----------|----------|-------------|-------------------------|--|--|
| Lake County Cities or Villages | (in C  | urrent Do | llars)   | 1999        |                         |  |  |
|                                |        |           |          | Per capita  | <b>Population Below</b> |  |  |
|                                | 1979   | 1989      | 1999     | Income (\$) | Poverty Level (%)       |  |  |
| Mettawa                        | 36,542 | 90,522    | 127,388  | 89,104      | 4.6                     |  |  |
| Mundelein                      | 24,610 | 45,947    | 69,651   | 26,280      |                         |  |  |
| North Barrington               | 49,553 | 102,582   | 146,251  | 81,243      | 2.8                     |  |  |
| North Chicago                  | 15,853 | 25,500    | 38,180   | 14,564      | 15.1                    |  |  |
| Old Mill Creek                 | 25,625 | 55,000    | 82,426   | 43,314      | 2.7                     |  |  |
| Park City                      | 18,145 | 29,063    | 36,508   | 18,595      | 8.0                     |  |  |
| Port Barrington^               | 25,682 | 48,056    | 83,508   | 41,284      | 2.5                     |  |  |
| Riverwoods                     | 50,000 | 125,074   | 158,990  | 67,878      | 3.2                     |  |  |
| Round Lake                     | 17,259 | 30,951    | 58,051   | 21,585      | 6.8                     |  |  |
| Round Lake Beach               | 22,928 | 36,616    | 59,359   | 18,113      | 5.1                     |  |  |
| Round Lake Heights             | 21,087 | 32,419    | 54,706   | 17,868      | 5.9                     |  |  |
| Round Lake Park                | 20,279 | 32,159    | 44,896   | 18,279      | 10.0                    |  |  |
| Third Lake                     | 26,250 | 63,421    | 96,719   | 34,921      | 2.7                     |  |  |
| Tower Lakes                    | 45,407 | 102,606   | 130,388  | 52,025      | 2.1                     |  |  |
| Vernon Hills                   | 26,432 | 48,873    | 71,297   | 32,246      | 2.9                     |  |  |
| Volo                           | *      | *         | 45,833   | 22,791      | 33.0                    |  |  |
| Wadsworth                      | 29,671 | 59,182    | 86,867   | 35,171      | 2.2                     |  |  |
| Wauconda                       | 21,523 | 39,456    | 57,805   | 26,355      | 4.0                     |  |  |
| Waukegan                       | 19,091 | 31,315    | 42,335   | 17,368      | 13.9                    |  |  |
| Winthrop Harbor                | 24,743 | 48,460    | 62,795   | 24,256      | 3.1                     |  |  |
| Zion                           | 20,593 | 31,159    | 45,723   | 17,730      | 11.9                    |  |  |
| Lake County                    | 25,210 | 46,047    | 66,973   | 32,102      | 5.7                     |  |  |
| Illinois                       | 19,321 | 32,252    | 46,590   | 23,104      |                         |  |  |
| United States                  | 16,841 | 30,056    | 41,994   | 21,587      | 12.4                    |  |  |

Source: U.S. Bureau of the Census, Census 1980, 1990 and 2000 ^Fox River Valley Gardens was renamed to Port Barrington in 2003

# Age Trends

Figure 2.8 displays population age trends in Lake County between 1970 and 2000. The population is broken down into five age groups. Each group has unique characteristics and may have different planning needs. For example, a large proportion of children in a community may require greater capital expenses for school facilities, while communities with a growing proportion of older residents may need to address issues of health care and special housing. These issues will be discussed in the relevant chapters of this *Regional Framework Plan*.

Lake County's population trend mirrors the national trend of an aging population. In 1970, the median age of the Lake County population was 24.3 years. In 2000, it reached 33.8 years. However, Lake County differs from the nation in that the County contains a larger proportion of

younger population, a similar proportion of workforce age population, and a much smaller proportion of older population based on 2000 Census data.

The percentage of the population under age 5 was 8.2% for Lake County compared to 6.8% for the nation. School age children (5-17 years) represented 21.2% of Lake County's total population compared to 18.9% for the nation. The proportions of the workforce age group (18-64 years) for Lake County and the nation were very close at 62.1% and 61.9% respectively. However, the population aged 65 and above accounted for only 8.5% in Lake County compared to 12.4% nationwide. The median age of Lake County's population was 33.8 years in 2000, or 1.5 years younger than the national median.

There was a great disparity in the median age of Lake County communities, ranging from a low of just over 20 years to a high of almost 50 years. Communities with the highest median ages include Lake Barrington (49.1), Barrington Hills (45.1), Mettawa (44.7), Lincolnshire (44.3), and Riverwoods (43.0). The communities with the youngest population include Bannockburn (21.7), North Chicago (22.0), Round Lake Beach (28.5), Waukegan (29.0), Round Lake Heights (29.4), Park City (29.7), and Hainesville (29.8). The college student population in Bannockburn and the Navy population in North Chicago explain these two communities' young population.

Figure 2.8 Population Age Trends, Lake County 1970-2000

| Age Group             | 1970    |      | 198     | 0    | 1990    | )    | 2000    |      |  |
|-----------------------|---------|------|---------|------|---------|------|---------|------|--|
|                       | Number  | %    | Number  | %    | Number  | %    | Number  | %    |  |
| Under 5               | 33,201  | 8.7  | 33,915  | 7.7  | 43,849  | 8.5  | 52,978  | 8.2  |  |
| 5-17                  | 106,785 | 27.9 | 99,879  | 22.7 | 98,623  | 19.1 | 136,386 | 21.2 |  |
| 18-64                 | 218,637 | 57.1 | 274,766 | 62.4 | 330,524 | 64.0 | 400,003 | 62.1 |  |
| 65-84                 | 22,325  | 5.8  | 28,963  | 6.6  | 39,272  | 7.6  | 48,948  | 7.6  |  |
| 85+                   | 1,690   | 0.4  | 2,849   | 0.6  | 4,150   | 0.8  | 6,041   | 0.9  |  |
| Total                 | 382,638 | 100  | 440,372 | 100  | 516,418 | 100  | 644,356 | 100  |  |
| Median Age<br>(years) | 24.3    | -    | 28.3    | -    | 31.6    | -    | 33.8    | -    |  |

Source: U.S. Census Bureau

#### Great Lakes Naval Training Center Population

The Great Lakes Naval Training Center first opened its gates in 1911. Since then, over 3.5 million men and women have received training at the Great Lakes Naval Training Center. In 1994, all Navy recruit training (basic training) was consolidated at Great Lakes. Great Lakes is also the largest technical school training center and the largest overall training center in the Navy. Great Lakes is a "city" within the City of North Chicago with an average population of over 20,000 at any given time.

Persons residing in Great Lakes Naval Training Center group housing and family housing are included in the U.S. Census Bureau population statistics for North Chicago, Highland Park, and Highwood. These persons include recruits, students, and permanent duty station military staff

and dependents. Recruits, who are receiving their basic military training, are required to live in the barracks. Students, who are receiving technical training, usually live on base. The following is a list of the population residing in Navy Housing in Lake County, as of December 1, 1999.

| Trainees including recruits and students:        | 14,088 |
|--|--------|
| Staff members living in the base family housing: | 2,174  |
| Dependents living in the base family housing:    | 5,671  |
| Total:   | 21,933 |

Other Navy personnel and their families live in houses that they rent or purchase throughout the region. These individuals are counted as part of the population of the community where they reside.

The family housing units serving Great Lakes Naval Training Center are located in the North Chicago School District 187 and North Shore School District 112 in Lake County. Over 2,000 family housing units are located at Great Lakes within School District 187. In 2000, a total of more than 1,400 children went to North Chicago schools accounting for 33% of the total North Chicago school population. There are 329 family housing units located at Fort Sheridan within School District 112. There are also 400 housing units located at Glenview in Cook County.

# Population Forecast

This *Regional Framework Plan* is based on a 2020 population forecast that was developed by the Lake County Department of Planning, Building and Development based on NIPC's 2030 population forecasts.

NIPC's forecast shows that nearly all Lake County municipalities will continue to grow, but at different rates. Overall, unincorporated Lake County is projected to lose 1,160 persons during the next 20 years due to annexations and demographic changes.

NIPC's forecast indicates that population will continue to increase in areas that are already developed. The relationship between the population forecasts and the land available for development is analyzed in Chapter 9, Land Use.

Figure 2.9 presents the 2000 Census and the 2020 population forecast by Cooperative Planning Areas. (See description in the Introduction Chapter.) The fastest population growth is projected to occur in the following Cooperative Planning Areas: West Central, Greater Avon, and the Lakes Region. All three are located in the northwest section of Lake County. Southeast, South Central, and Greater Barrington, in southern Lake County, are projected to have only minimum population growth.

Figure 2.9
Population Forecast by Cooperative Planning Areas

| Cooperative Planning Areas | 2000 Census* | 2020 Population Forecast |
|----------------------------|--------------|--------------------------|
|                            |              | Planning Estimated^      |
| Lakes Region               | 65,531       | 89,822                   |
| North Central              | 51,074       | 64,645                   |
| Northeast                  | 173,676      | 200,545                  |
| West Central               | 23,364       | 48,719                   |
| Greater Avon               | 63,462       | 87,011                   |
| Central Lake Co.           | 80,391       | 88,261                   |
| Southeast                  | 82,959       | 85,231                   |
| Greater Barrington         | 17,960       | 19,453                   |
| Southern Route 12          | 41,828       | 55,108                   |
| South Central              | 44,111       | 47,683                   |
| <b>Lake County Total</b>   | 644,356      | 786,478                  |

<sup>\*</sup>Source: U. S. Census Bureau, 2000

#### Conclusion

This section contains conclusions regarding population growth and demographic trends. Policy recommendations that result from these trends are contained in the relevant chapters.

# Continued Population Growth

Population growth trends of the past 50 years are expected to continue in the future. During the next 20 years, Lake County is projected to grow by 142,122 persons. Almost all municipalities will increase their population while unincorporated Lake County will remain relatively stable, as municipal annexations nearly equal the rate of development in unincorporated areas.

# More Diverse Population

The racial and ethnic diversity of Lake County has increased during the last 30 years. Hispanic or Latino populations represent the fastest growing racial or ethnic group. This trend will likely continue in the future.

#### Growth of School-Age Population

Compared to the nation, Lake County contains a larger proportion of younger population, a similar proportion of workforce age population and a much smaller proportion of older population. The school-age population represents the fastest growing age group of the 1990s. Following national and regional trends, the median age of Lake County continues to increase.

<sup>^2020</sup> population and employment estimates were accepted by the Lake County Regional Planning Commission on January 6, 2004.

#### Income Concentrations

Although Lake County in general has a higher level of income and a lower poverty rate compared to other counties in the state, there are large gaps between communities and among different races and ethnic groups. These gaps increased in recent years and may continue to grow in the future.

#### Stabilized Household Size

Contrary to the national trend, Lake County's household and family sizes have remained stable or increased slightly during the 1990s. This trend is likely to continue in the future.

Lake County, Illinois

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