

Section 5:

Background to the Plan

This section compiles a range of data and information on existing conditions and potentials within Glen Ellyn that provides background to the new Comprehensive Plan. It includes:

- *Maps and accompanying text describing: a) generalized existing land-use; b) existing parks and open spaces; c) existing public & private schools; d) other existing community facilities; e) existing streets and transportation; and f) existing public utilities.*
- *An overview of historic trends in population within Glen Ellyn, as well as an analysis of detailed characteristics of the residents who live there, such as household composition, age, race and income.*
- *An analysis of the demand potentials for market-related land uses within the community. The analysis encompasses residential, industrial, office and commercial uses.*

NOTE: *The information included in this Section was compiled by the Consultant Team and Village staff in February and March, 2000.*

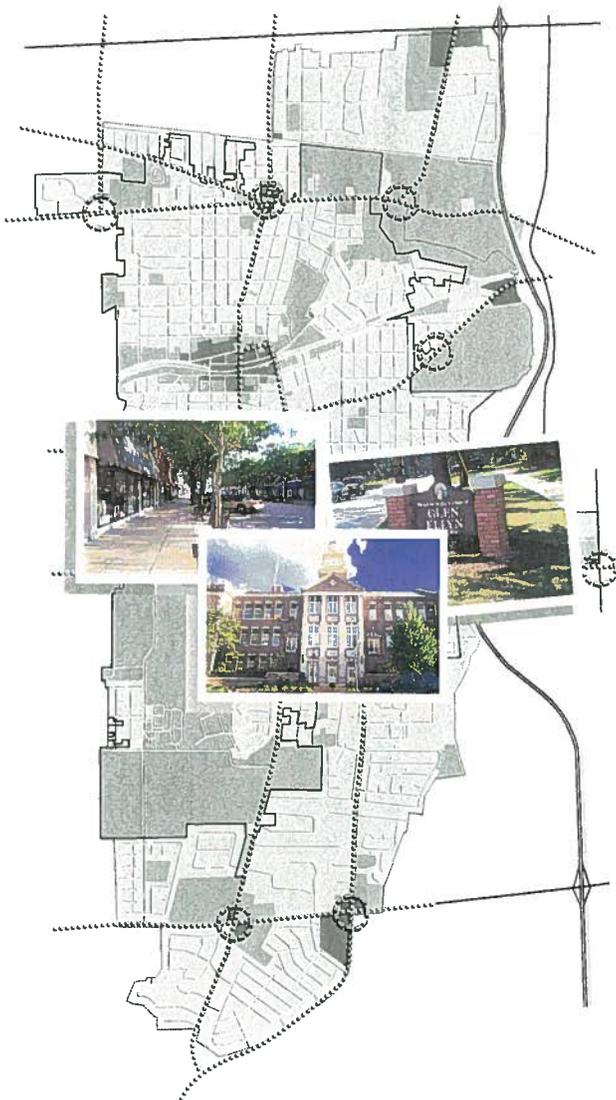
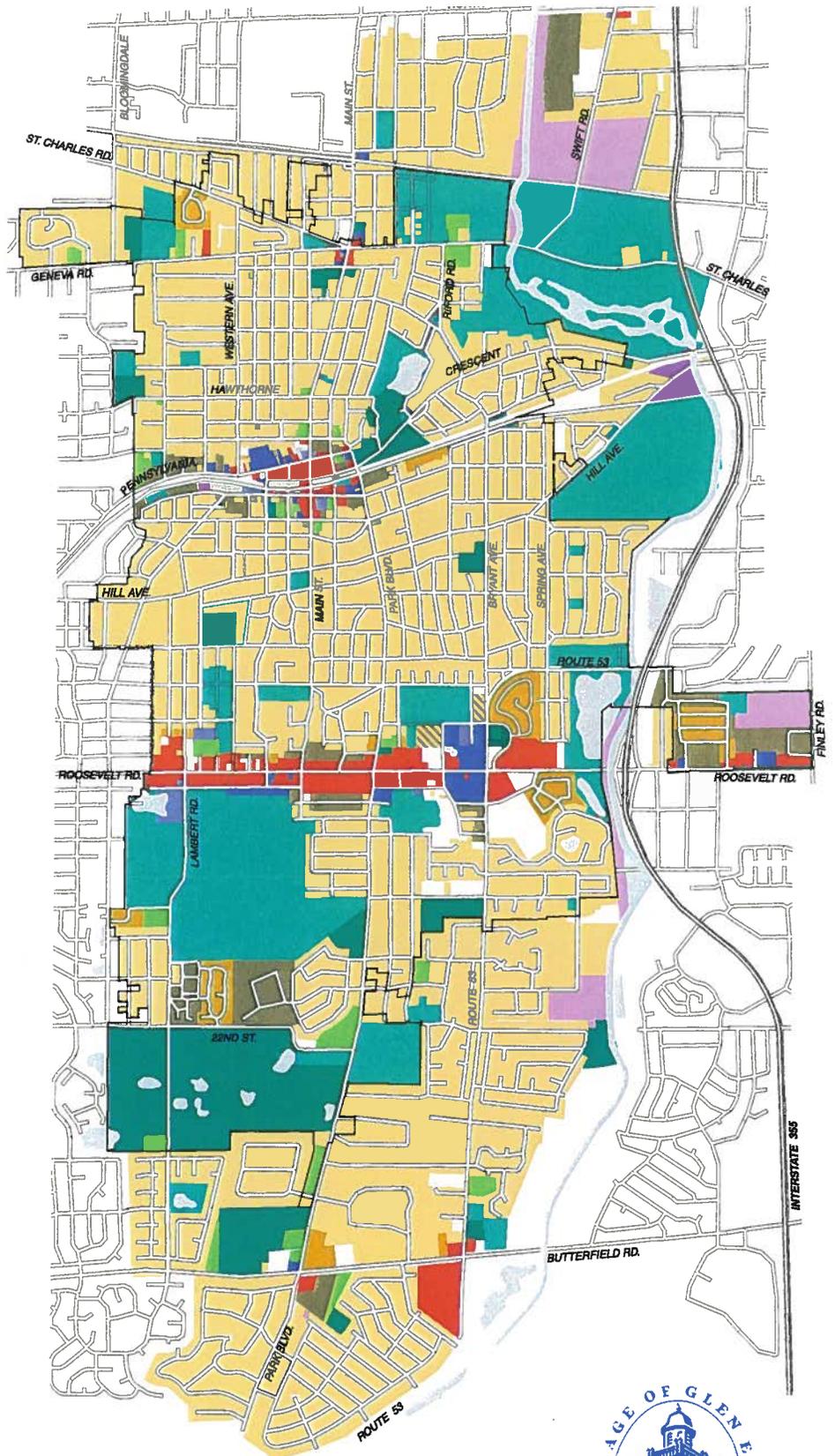


Figure 24

Existing Land-Use

The Village of Glen Ellyn contains a wide range of residential, commercial, public and institutional land uses. Since Glen Ellyn is a mature community and most of the Village's planning jurisdiction is already developed, the existing land-use pattern is an important consideration in the new Comprehensive Plan. Figure 24 highlights generalized existing land-use, based on field surveys undertaken by the Consultant in February and March, 2000.

- Map Legend:**
- Single-Family Detached Residential 
 - Low-Density Attached Residential 
 - Medium-Density Residential 
 - Senior Residential/ Assisted Living 
 - Retail and Service Commercial 
 - Office 
 - Industrial 
 - Public Utilities 
 - Parking 
 - Governmental 
 - Schools 
 - Other Institutional 
 - Parks and Open Space 
 - Vacant



Existing Land-Use

Single-Family Residential:

Glen Ellyn is primarily a single-family residential community and its existing neighborhoods are among its most important physical assets.

The Village is composed of several different residential neighborhoods, each of which has somewhat different characteristics such as street configuration, lot sizes, age of housing, and size and price of homes. Recent single-family developments are scattered throughout the planning jurisdiction, including several in the St. Charles/ Geneva Road and Sheehan / Sunnybrook Road areas.

Most of the land within existing neighborhoods is developed and very few vacant lots remain. Most neighborhoods are sound and well maintained, although some residential structures are showing signs of deferred maintenance.

In recent years there has been a trend toward replacing older homes with new construction, particularly in the neighborhoods surrounding Downtown. There is some concern that these "teardowns" are resulting in the loss of affordable housing and that many of the new homes are not in keeping with the existing scale and character of the neighborhoods.

Multi-Family Residential:

Glen Ellyn contains a number of multi-family residential developments, including townhouses, apartments and condominiums.

Smaller multi-family developments are located in the blocks adjoining the Downtown commercial area, and in several locations adjacent to Roosevelt Road. Somewhat larger multi-family developments are located just north of the College of DuPage, along Roosevelt Road east of I-355, north of Baker Hill, and along Swift Road. Most multi-family uses are well maintained, although a few older properties are showing signs of deferred maintenance.

Much of the recent residential construction in Glen Ellyn has been multi-family units and "senior housing." Of particular note are the Sunrise and Meadows developments that provide new housing opportunities for senior citizens within the community.

Commercial Uses:

Most commercial uses within the planning jurisdiction, including retail, office and service establishments, are located within and around the Downtown and along Roosevelt Road.

Glen Ellyn's historic Downtown is a small, compact, pedestrian-oriented commercial area located both north and south of the Union Pacific railroad near Main Street. Downtown is occupied by a mix of locally owned stores, shops, restaurants and businesses, as well as a few national retailers. Several public, institutional and multi-family residential uses also add to the life and vitality of Downtown.

The Roosevelt Road corridor contains a diverse mix of businesses that serves adjacent neighborhoods, passing motorists, and the surrounding region. Commercial centers include Baker Hill, anchored by Dominick's, and Market Plaza, anchored by Jewel. A Holiday Inn is located at the far east end of the corridor, and Haggerty Chevrolet and Webb Dodge at the far west end. Roosevelt Road is also the site of significant office development, particularly near the intersection of Nicoll Way.

Efforts have been made in recent years to upgrade and enhance the Roosevelt Road corridor. Of particular note is the recently completed Baker Hill mixed-use development at Route 53 and Roosevelt Road. The Village is also in the process of improving the corridor with landscaping, sidewalks and other public improvements.

However, many blocks along Roosevelt Road are still characterized by small lot sizes, a "tired" and "dated" appearance, marginal uses and scattered vacancies.

Smaller commercial "nodes" include "Five-Corners" located near the intersection of Main Street and Geneva Road; the Route 53 and Park Boulevard intersections along Butterfield Road; and the North Avenue and Swift Road area. Except for Five Corners, these smaller commercial nodes are located outside the Village.

Industrial Uses:

Glen Ellyn has very little industrial development. A small cluster of light industrial and service commercial uses is located along east Hill Avenue, just outside the Village.

Parks and Open Space:

Glen Ellyn has a significant amount of land devoted to parks, recreation and open space, and these areas are an important part of the overall "ambiance" of the Village.

Parks and open spaces, which are considered to be among the Village's most important assets, are described in more detail in Figure 25: Existing Parks & Open Space.

Public and Institutional Uses:

Public and institutional areas, including public and private schools, governmental facilities and churches, are widely distributed throughout Glen Ellyn. Of particular note is the 265-acre College of DuPage, located at Park Boulevard and 22nd Street. Public and institutional uses are described in more detail in Figure 26: Existing Schools and Figure 27: Other Existing Community Facilities.

Vacant Properties:

Glen Ellyn is a mature, built-up community with very little privately-owned vacant land still remaining. A few vacant parcels and vacant buildings are scattered throughout the residential neighborhoods, the commercial areas and the surrounding planning jurisdiction. However, several of these vacant areas are currently being discussed for improvement or development.

Existing Parks & Open Space

Glen Ellyn Park District:

The majority Glen Ellyn's planning jurisdiction is served by the Glen Ellyn Park District, which serves an area that extends beyond the Village limits.

The Park District, which was established in 1919, maintains 27 parks totaling approximately 300 acres. Park sites range from small to lots of less than one acre to the 64-acre Ackerman Park. The District offers a wide range of programs for infants to senior citizens including music, crafts, computer technology, performing arts, sports, fitness, day camps, after school programs, swimming, softball, basketball, football and soccer leagues. The athletic programs have the largest participation.

The Park District, in conjunction with the Village, the Forest Preserve District and the State, recently acquired the vacant 25-acre Maryknoll property. Plans are underway to remove the former seminary building and develop a new park at this location.

According to a recent survey undertaken by the District, recreational needs include: a) an indoor pool; b) an in-line skating park; c) more public access to the high school gymnasiums; and d) upgraded playgrounds. The District also notes the need for additional parkland south of Roosevelt Road, and a larger gymnasium.

Village of Glen Ellyn Recreation Department:

The Recreation Department, established in 1965, operates five facilities totaling 316 acres. All properties are also part of the Village's storm water detention system. Improvement plans currently under consideration include: a) reconfiguration of Village Green as a family recreation center including baseball fields, a golf driving range and mini-golf; and b) the addition of basketball courts and parking lot improvements at Panfish Park.

According to the Department, future needs in Glen Ellyn include more activities for teenagers; the need to add and upgrade baseball fields; the need for

additional facilities south of Roosevelt Road; and the need for new funding sources to support expanding facilities and programs. The department also notes the growing popularity of golf and the increasing usage of Village Links.

Butterfield Park District:

The Butterfield Park District, established in 1965, serves the portion of Glen Ellyn generally between Butterfield Road and 16th Street, east of Route 53. This District operates 6 park sites totaling approximately 45 acres, and offers a variety of programs for toddlers through senior citizens. Two of the parks, Glenbriar Park and Pool and Orchard Glen Park, are located in Glen Ellyn's planning jurisdiction. While existing facilities are considered adequate, the District would like to obtain additional parkland along or near Route 53.

Other Resources:

Regional Facilities and Preserves. A number of regional open spaces and nature preserves are located within and around Glen Ellyn, including almost 700 acres of forest preserve land, the Morton Arboretum, and several smaller wildlife and nature preserves. While these contain few developed recreational facilities, their wooded areas, trails, pathways and natural beauty allow for a range of leisure time experiences and add significantly to the overall image and character of the community.

Recreational Trails and Bicycle Paths.

The Prairie Path traverses the Village near the Union Pacific rail line. This popular trail system passes through Downtown and has several small open spaces and resting areas along its route. In addition, the Great Western Trail has been developed along an abandoned rail line in the far northern portion of the planning jurisdiction. A new bike path is planned along 22nd Street and Lambert Road, as shown on Figure 18. Several streets in and around Glen Ellyn are classified as "bicycle suitable roadways" by the Chicagoland Bicycle Federation. The DuPage River corridor also has significant recreational potential.

In general, bicycle facilities should be improved in Glen Ellyn, including: a) new north-south bike routes to complement the two east-west bike trails already in place; b) bicycle connections to schools, parks and other activity centers; and c) linkages between the local bicycle system and nearby regional facilities.

Public schools play an important role in providing local recreational services. School yards are available for active recreation. Indoor school facilities also have potential for youth services and community-wide programs. The Glen Ellyn Park District has formal cooperative agreements with School Districts 41 and 87 which allow local groups to use gymnasiums, art rooms and athletic fields.

Private recreational facilities include the YMCA, Glen Oak Country Club, HealthTrack, Glen Ellyn Ice Skating Rink, and Center Ice. These facilities supplement the public park and recreation system for certain activities.

Open Space Standards:

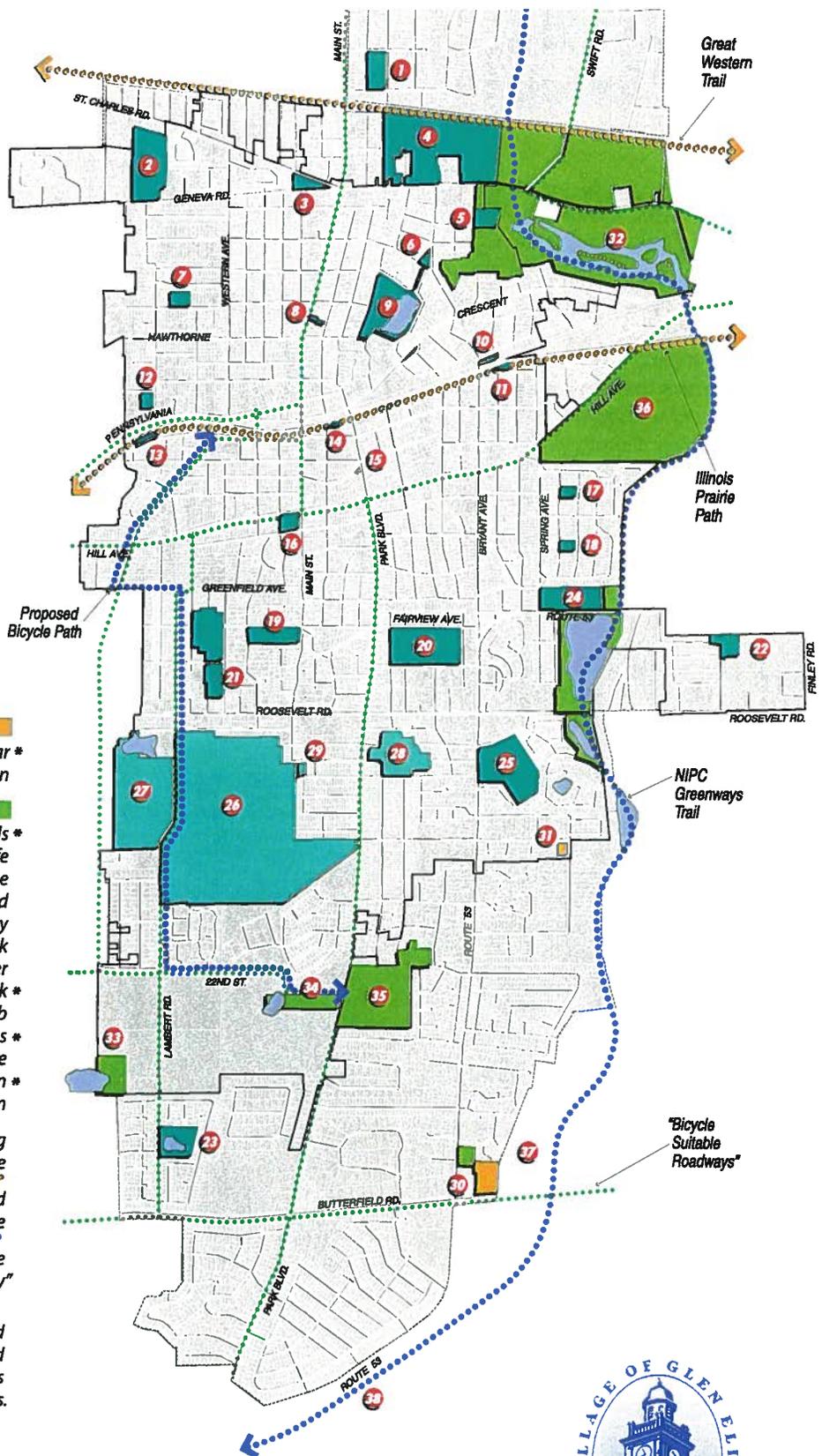
Basic minimum standards have been established by various public agencies to help communities measure their local open space system. These standards establish guidelines for the number of acres of parkland per capita.

It should be emphasized that open space standards are for guidance only. Many communities strive to exceed recommended standards, while others find it impossible to meet all recommended minimums. However, they do provide a useful "target" toward which most communities strive.

The Northeastern Illinois Planning Commission (NIPC) recommends a minimum of 10 acres of "local" recreational open space per 1,000 population; Glen Ellyn currently has over 11 acres of local open space per 1,000 people, excluding forest preserves, nature preserves and Village Links. NIPC also recommends an additional 10 acres of "regional" open space per 1,000 population; Glen Ellyn currently has between 25 and 50 acres of regional open space per 1,000 people, depending on how much nearby forest preserve land is included.

Existing Parks & Open Spaces

Glen Ellyn has a significant amount of land devoted to parks, recreation and open space, and the recently prepared Vision Glen Ellyn promotes the community as the "Village in the Park." According to many residents, the parks and open space system is one the Village's most important assets. Existing parks and recreation areas are highlighted in Figure 25.



Glen Ellyn Park District:

- 1 - Spalding *
- 2 - Churchill
- 3 - Stacy
- 4 - Ackerman
- 5 - George Ball
- 6 - Sam Perry
- 7 - Babcock Grove
- 8 - Benjamin Gault
- 9 - Lake Ellyn
- 10 - Ellynwood
- 11 - Walnut Glen
- 12 - Johnson Center
- 13 - Danby
- 14 - Prairie Path Park
- 15 - Pfeutze
- 16 - Main Street Center
- 17 - Glen Oak
- 18 - Ulhorn/Presidents
- 19 - Sunset
- 20 - Newton
- 21 - Glen Ellyn Manor
- 22 - Surrey Park
- 23 - Lake Foxcroft *
- 24 - Spring Ave. Center
- 25 - Maryknoll

Butterfield Park District:

- 30 - Greenbriar *
- 31 - Orchard Glen

Other:

- 32 - Churchill Woods *
- 33 - Hoddinot Wildlife Refuge
- 34 - East Prairie and Ecological Study
- 35 - Willowbrook Wildlife Center
- 36 - Glen Oak * Country Club
- 37 - Western Acres * Golf Course
- 38 - Morton * Arboretum

Existing Bicycle Route

Proposed Bicycle Route

"Bicycle Suitable Roadway"

* Denotes parks and open spaces located outside Glen Ellyn's corporate limits.

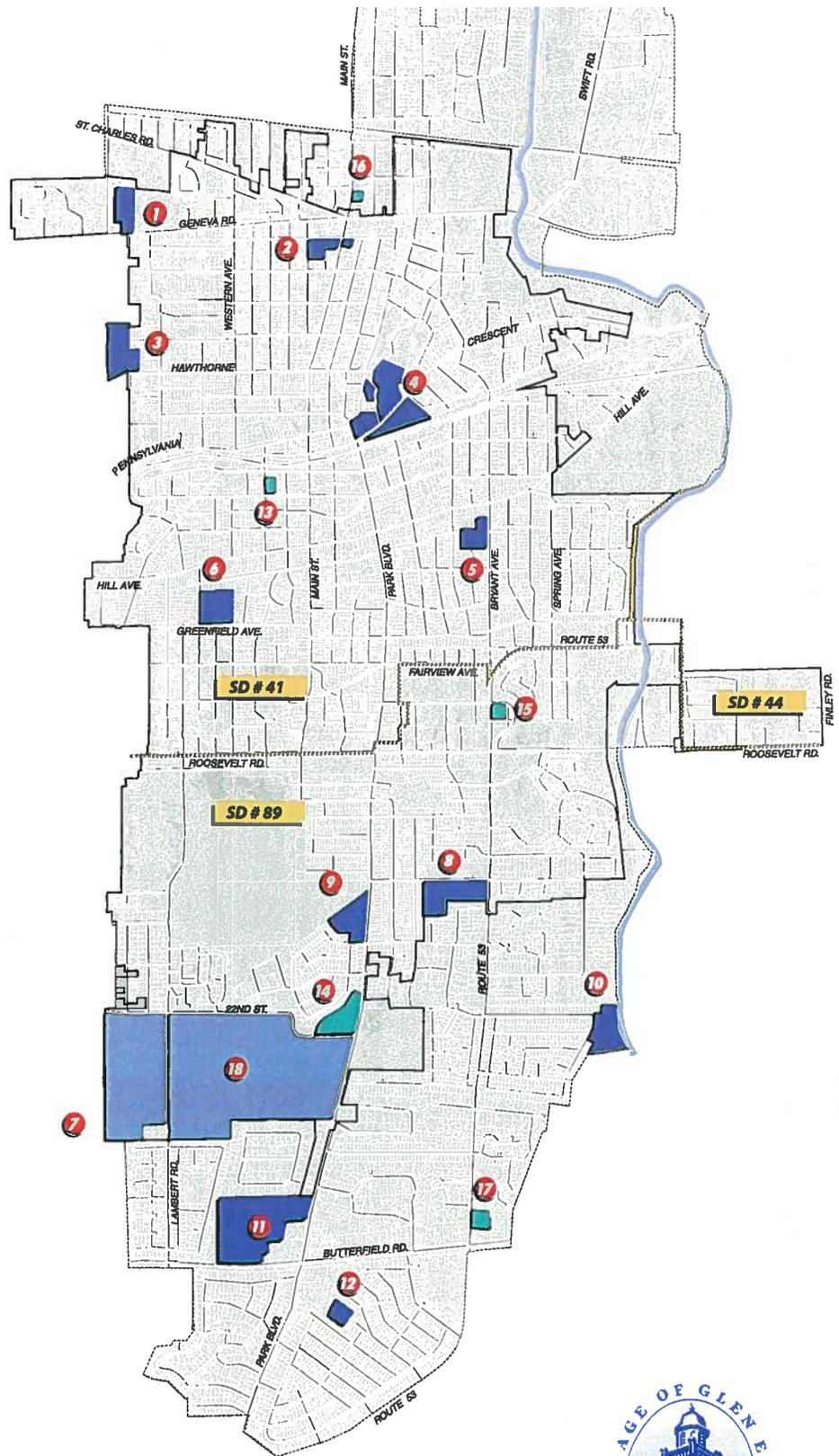


Existing Schools

Schools are among the most important community facilities, especially in predominantly residential communities such as Glen Ellyn. They not only provide educational services, but also play important recreational, cultural and social roles within the community. Figure 26 highlights existing school facilities, based on information received from the various school districts and institutions in March 2000.

- Public Schools** ■
1. Churchill Elementary
 2. Forest Glen Elementary
 3. William Hadley Junior High
 4. Glenbard West High School
 5. Benjamin Franklin Elementary
 6. Abraham Lincoln Elementary
 7. Briar Glen Elementary *
 8. Glen Crest Middle School
 9. Park View Elementary
 10. Westfield Elementary *
 11. Glenbard South High School *
 12. Arbor View Elementary *
- Private Schools** ■
13. St. Petronille School
 14. St. James the Apostle
 15. Philip J. Rock Center
 16. Montessori Academy *
 17. Meritor Academy *
 18. College of DuPage ■

* Denotes school facilities located outside Glen Ellyn's corporate limits.



EXISTING SCHOOLS

General Conditions:

Glen Ellyn is served by three public elementary school districts, one high school district and several parochial and special-purpose school facilities.

All of the public and parochial school districts share several common conditions. After several years of declining enrollments, all districts have been experiencing increases during the past few years, a trend which is expected to continue in the near future. All existing school facilities within the Village are in good condition, although some are becoming old and will require periodic improvements. None of the districts foresees the need for new school sites during the next 5 to 10 years, unless major new housing construction occurs.

School District 41 serves the northern portion of Glen Ellyn, generally north of Roosevelt Road. The district operates four elementary schools (Abraham Lincoln, Benjamin Franklin, Churchill and Forest Glen) and one junior high school (Hadley), all of which are located in Glen Ellyn. While all schools have been renovated during the past few years, renovation and repair is needed at the Administration Center. Several of the schools have a shortage of space for outdoor recreation and off-street parking, and some experience traffic congestion during pick-up/drop-off periods. It should be noted that SD # 41 retained control of the former Spalding School property in the event that new development in the northern portion of the district warrants a new school facility in the future.

School District 89 serves the southern portion of Glen Ellyn, generally south of Roosevelt Road. The district operates four elementary schools (Arbor View, Briar Glen, Park View and Westfield) and one junior high school (Glen Crest), all of which are located in Glen Ellyn except for Briar Glen. All school facilities are considered to be in good condition and no major renovations or additions are anticipated for the immediate future. A couple of the schools would benefit from additional outdoor recreational land and/or off-street parking.

School District 44, which is primarily a Lombard District, serves the portion of Glen Ellyn north of Roosevelt Road and east of I-355. Students in Glen Ellyn attend Madison Elementary and Glenn Westlake Middle School, both located in Lombard. SD # 44 is completing several building renovations and additions, which should meet near-term needs within the district.

High School District 87 operates two high schools in Glen Ellyn, Glenbard West and Glenbard South. Several additions and renovations are in progress which should accommodate the district's anticipated enrollment growth. Glenbard West is an older facility constructed in the 1920s with numerous additions and renovations. While the facility is in adequate condition and is an important community landmark, it is very near capacity and has limited land available for outdoor recreation and off-street parking. District 87 administrative offices are located in the former library building at Park and Crescent Boulevards.

St. Petronille School serves students residing primarily north of Roosevelt Road. Enrollment has been increasing and the school is now at capacity with a waiting list for primary grades. While some renovation was completed in 1998, additional work is scheduled, including demolition of the Rectory and construction of a new Parish Center.

St. James the Apostle School serves students residing primarily south of Roosevelt Road. Enrollment has been increasing, the school is near capacity, and many of the classes have a waiting list. While the church is undergoing a major expansion program at present, additional work may be needed on the school facility in the near future.

Philip J. Rock Center and School was created by a special legislative enactment in the State legislature and it receives funding from the State of Illinois. It is a residential center for deaf or blind individuals with one or more handicaps. The school was constructed in the early 1960's and is in good condition with no plans for major renovations or expansions.

The **College of DuPage**, which occupies a 265-acre campus in the southern portion of Glen Ellyn, is a two-year "commuter college" serving all of DuPage County. Current enrollment at the Glen Ellyn campus is 7,500 full-time and 18,000 part-time students. While enrollment fluctuates with the economy, officials do not anticipate major changes in the near future.

Recent facility improvements include a new computing center and additions to the Student Resource Center. The College is currently updating its Facilities Master Plan, which will most likely call for replacement of some original campus buildings and a reallocation of certain uses and activities.

Because of its size and the facilities and services it offers, many of which are available to local residents, the College is a major focal point within Glen Ellyn. Of special note is the McAninich Arts Center, which represents a unique community asset.

Other Existing Community Facilities

Fire Department:

The Glen Ellyn Fire Department is an independent department with an all-volunteer force of 60 members.

The Department operates two fire stations: Station 1 at Main and Pennsylvania within the Downtown, and Station 2 at 681 Taft Avenue in the southern part of the community. Station 1 was recently remodeled and upgraded and both stations are considered to be in good condition. While the two stations provide adequate service to the community at the present time, major new development near Butterfield Road might require new or expanded facilities in the future.

Glen Ellyn has a fire insurance rating of 4, which compares favorably with neighboring communities.

It should be noted that the far eastern portion of Glen Ellyn is served by the Glenbard Fire Protection District.

Civic Center:

The Glen Ellyn Civic Center, located at 535 Duane Street, houses Village Administration, Planning and Development, Management Services, Facilities Maintenance, and the Police Department. The facility also has a range of meeting rooms and a gymnasium and is used extensively by the public.

The Civic Center building, which was constructed as a junior high school in 1927, was refurbished for Village use in 1972 and has undergone several remodelings. The building is considered to be in good condition and no major changes are anticipated for the near future. However, because the Civic Center is located on a small site within the Downtown, off-street parking can be a problem.

Police Department:

The Glen Ellyn Police Department currently employs a total of 52 persons, including 31 police officers and 9 police supervisors.

All police operations are conducted out of the Police Station, which is located in the Civic Center. The existing facilities are considered to be good and there are no plans for major alterations or renovations. The Police Department is also equipped to set up and operate up to four substations in the event of a disaster or other major emergency.

Public Works Department:

The Glen Ellyn Public Works Department, which currently employs 35 full-time persons, is in charge of street construction and maintenance, water distribution, sewage collection and treatment, storm sewer operations, tree maintenance, and equipment services for all Village vehicles.

Most Public Works operations are conducted from the Reno Center, a 2.6-acre site on Lambert Road just south of Roosevelt Road. While the facility is in good condition, Department officials indicate that additional land would be desirable to better accommodate buildings, storage areas, off-street parking and other operations.

Public Works also operates two water towers and two pumping stations, as highlighted in the map at left. These facilities are considered to be in good condition and adequate to serve the needs of the community.

Public Library:

The Glen Ellyn Public Library, which was first established in 1912, provides information assistance, recreational reading, computer facilities, viewing and listening services for all ages within the community. The Library has more than 175,000 books and other materials, a collection that is ever increasing.

The Library building is located on Duane Street just west of Downtown. This new facility, constructed in 1995, represents a major new addition to Glen Ellyn and should serve community needs well into the future.

Other Facilities:

The YMCA operates a 55,000 square foot facility just north of Roosevelt Road and east of Lambert Road. Interior remodeling is now underway and exterior expansion is also being considered.

The Glen Ellyn Historical Society operates Stacy's Tavern Museum, located in an historic 1840s stagecoach inn on Geneva Road in the "five-corners" area. The Society recently dismantled the Jonathan Yalding house and hopes to rebuild the house on a site adjacent to Stacy's Tavern. The long-term objective is to create an "historic park" in this area to showcase local history.

The US Post Office operates two facilities in Glen Ellyn, one on Main Street at the north end of Downtown, and the second on DuPage Boulevard just west of Route 53. Both facilities are considered to be in good condition and no expansion or major renovations are anticipated.

Glen Ellyn is also home to a number of churches that add to the overall quality and character of the community. Several churches have recently been improved or expanded. Several also have architectural and/or historic interest and serve as focal points within the community. Some residents have expressed concern regarding the lack of sufficient parking at churches within the community.

Other Existing Community Facilities

In addition to parks and schools, several other community facilities provide important services to the residents of Glen Ellyn and add to the overall "quality of life" within the Village. These include fire and police stations, the Civic Center, the Library, public works facilities, and various other institutions. Existing community facilities are highlighted in Figure 27.

Public Sites and Buildings

- 1. Civic Center
- 2. Fire Station 1
- 3. Fire Station 2
- 4. Public Library
- 5. Reno Center (Public Works)
- 6. YMCA
- 7. Stacy's Tavern Museum
- 8. US Post Office

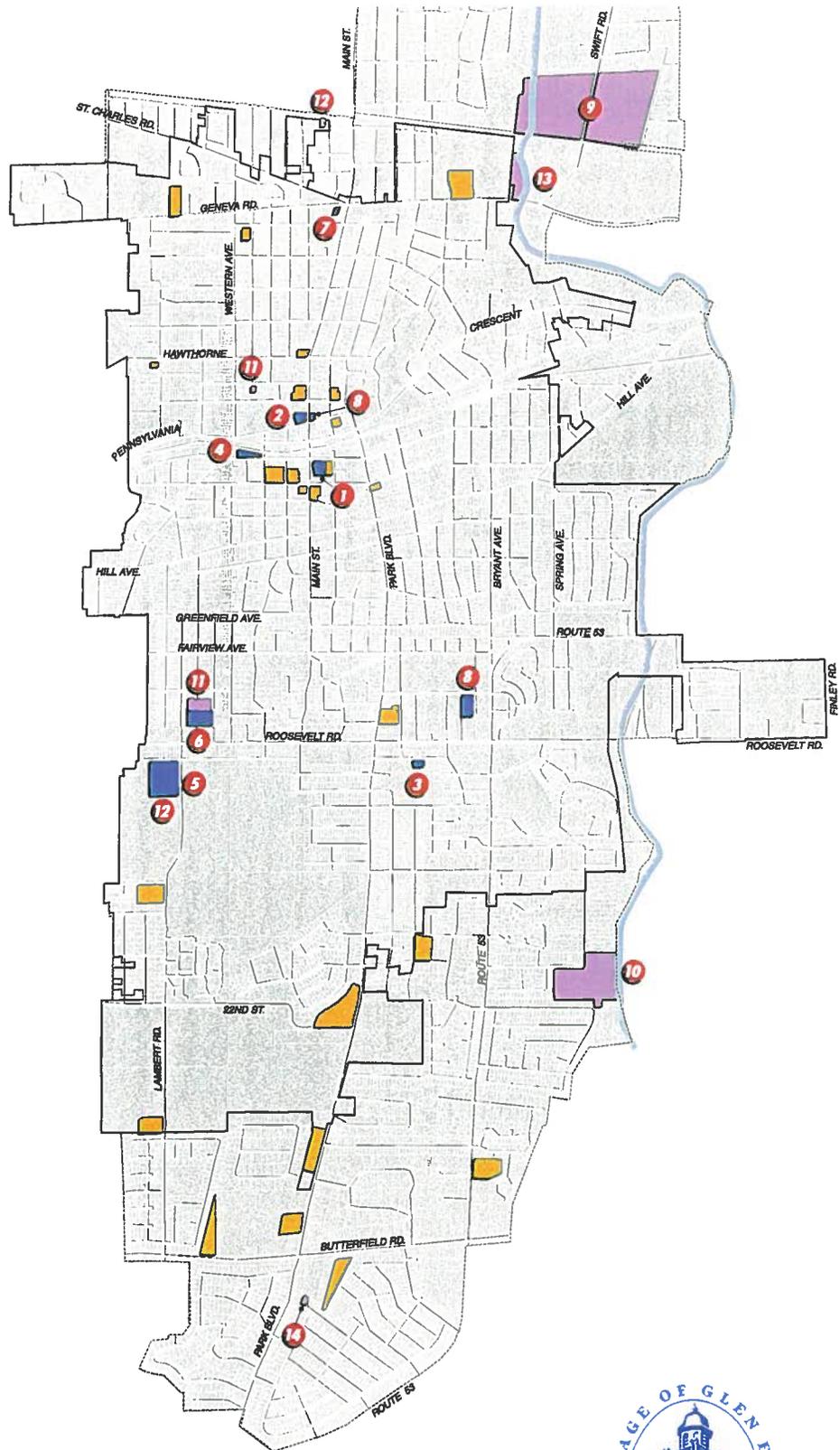
Public Utilities

- 9. Commonwealth Edison Plant *
- 10. Glenbard Wastewater Treatment Facility
- 11. Glen Ellyn Water Tower
- 12. Glen Ellyn Pumping Station
- 13. DuPage County Water Tower *
- 14. Citizen's Utility Water Facility *

Churches

* Denotes community facilities located outside Glen Ellyn's corporate limits.

NOTE: See Figure 29 for other utility facilities.



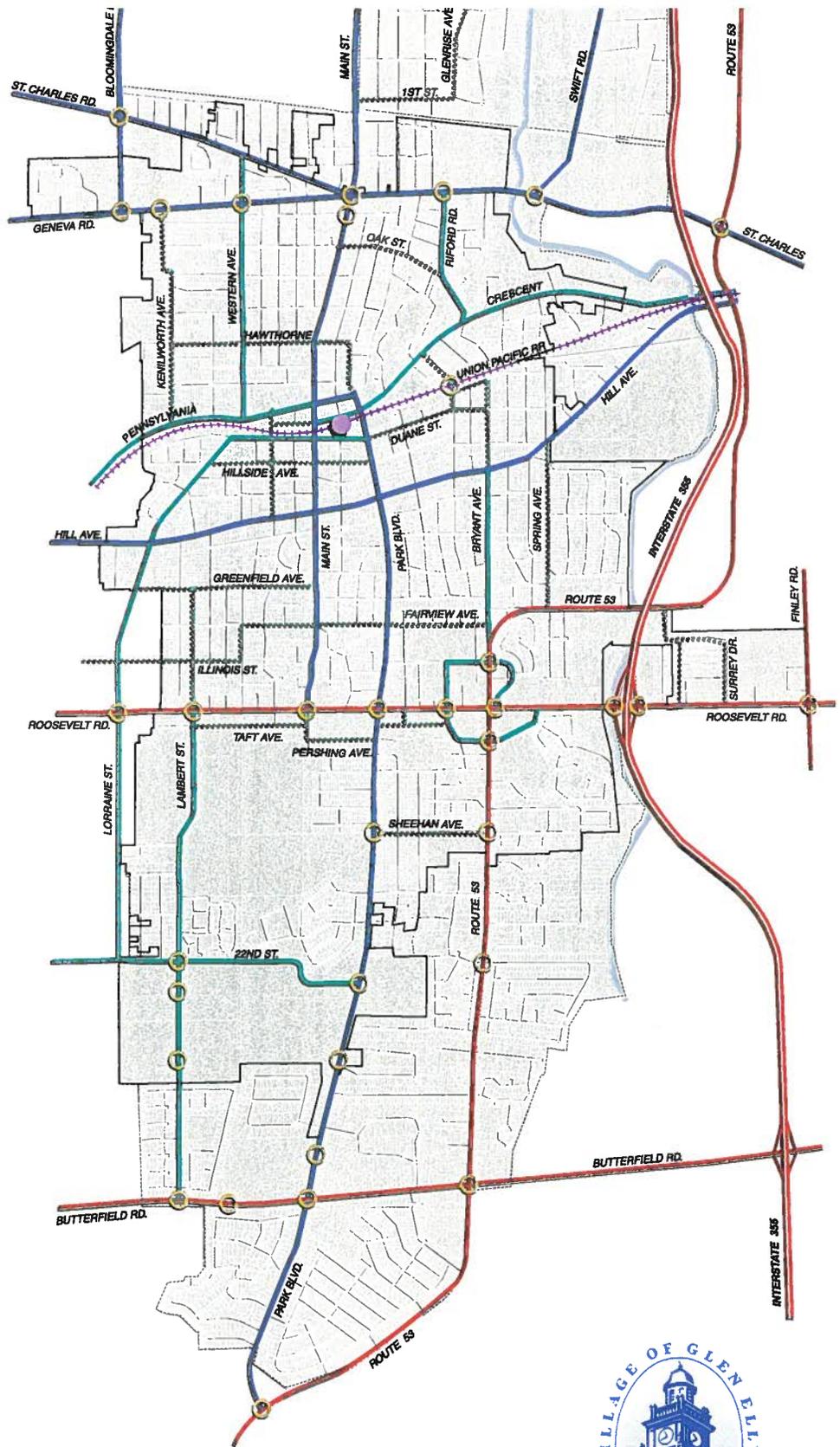
Existing Transportation

The transportation system in Glen Ellyn consists of streets, public transportation, and pedestrian and bicycle circulation facilities. The system provides access to the Village from surrounding areas and enables the movement of people and vehicles within and around the Village. The efficiency and convenience of this system significantly affects the quality of life within the community. Figure 28 provides an overview of existing transportation within Glen Ellyn. It is based on interviews with Village staff and regional agencies, and field surveys undertaken by the Consultant in March 2000.

Streets and Transportation:

- Expressway 
- Major Arterial Street 
- Minor Arterial Street 
- Major Collector Street 
- Minor Collector Street 
- Local Street 
- Traffic Signal Location 
- Union Pacific Rail Line 
- Commuter Rail Station 

NOTE: See Figure 25 for existing and proposed bicycle trails and facilities.



Existing Transportation

Street System:

The Village has over 80 miles of streets, ranging in classification from interstate highways to local residential streets.

Typical of most communities in DuPage County, early development in Glen Ellyn was characterized by an “east-west” orientation focused on access to and from Chicago. Glen Ellyn’s grid pattern of streets reflects this historic orientation. Most major routes are east-west streets. North-south routes are fewer, less continuous, and more narrow in width.

While the lack of continuous north-south routes causes some inconvenience, it also serves to limit the amount of “cut-through” traffic within the Village. Many motorists traveling to points north or south of Glen Ellyn choose to use the regional roadways located just outside the community.

In many ways, the lack of through-traffic enhances Glen Ellyn’s “small town” character and charm. This condition has a particularly beneficial impact on the Downtown, which is less impacted by regional traffic than most suburban downtowns. Another feature that enhances this “ambiance” is the lack of traffic signals in the central portion of the community.

The most significant transportation change since the previous Comprehensive Plan has been construction of I-355 just east side of the Village. I-355 provides excellent regional accessibility and offers convenient access to Glen Ellyn via interchanges at North Avenue, Roosevelt Road and Butterfield Road. However, some residents have expressed the desire for “sound buffers” along this high-speed route.

Street Classification:

The previous Comprehensive Plan recommended a hierarchy of streets, based on the role and function of the various streets with the community. While this classification system, outlined below, was adopted by the Village, it has been revised in the new Community-Wide Plan (see Figure 8).

- **Major Arterial Streets** are intended to serve vehicle trips oriented beyond the Village boundaries. The major arterial has regional importance because of its alignment, continuity, capacity, and connection with other regional traffic carriers. It also serves a significant portion of trips generated by land uses within the Village.
- **Minor Arterial Streets** are intended to serve vehicle trips generated by land uses within the Village and adjacent communities. While this street should not serve long-distance trips (i.e., greater than 5 miles), it does have importance in terms of traffic capacity and service to the community.
- **Collector Streets** are intended to collect and distribute traffic between the neighborhoods and community and regional streets, and should serve only vehicle trips generated by the neighborhoods they serve.
- **Local Streets** are intended to serve only vehicle trips generated by land uses abutting that street.

Public Transportation:

Glen Ellyn is served by the Union Pacific Railroad’s West Line which extends from Chicago to Geneva. This line accommodates over 50 commuter trains and numerous additional freight trains on a normal weekday basis. A commuter station is located between Main Street and Park Boulevard in Downtown. There has been some discussion with Metra regarding renovation of the station.

While commuter service is a major community asset, the number, frequency and noise of freight trains has become a concern to many residents, particularly within Downtown. These conditions are complicated by the lack of grade-separated street crossings.

The Village is served by six Pace bus routes. Five routes travel between the commuter station and various parts of the community. One route provides daily service within the Village, and includes stops at the commuter station and the College of DuPage. There is some concern that Pace may reduce bus service within the Village in the near future.

Other Considerations:

- Traffic congestion occurs at the “Five-Corners” intersection because of traffic volumes and the irregular street configuration. DuPage County is studying alternatives for reducing congestion.
- The Illinois Department of Transportation (IDOT) is considering widening Route 53 along its entire length through Glen Ellyn. There is local concern that this will attract more traffic to the corridor and divide the neighborhoods east and west of Route 53. There are also concerns regarding safety, especially for children, and for the overall design, appearance and character of Route 53.
- Roosevelt Road, which carries significant traffic, creates a physical barrier between the north and south portions of Glen Ellyn. Roosevelt is difficult to negotiate for pedestrians and bicyclists. The Village is installing new sidewalks, decorative street lighting and landscaping along Roosevelt Road which should help make the corridor somewhat more “pedestrian-friendly.”
- Many streets within Glen Ellyn have sidewalks on one or both sides, and sidewalks are required for all new construction. Where feasible, efforts are made to obtain sidewalks within existing developments. Special effort is made to provide sidewalks leading to schools and within the Downtown.
- There is some resident concern regarding traffic control in several neighborhoods, especially at intersections that have no traffic control. Concerns include the speed of vehicles and the volume of traffic attempting to “cut through” some neighborhoods.
- More parents are driving their children to and from school. According to the Police Department, this has resulted in traffic congestion at some schools, particularly Franklin, Forest Glen, Lincoln, Parkview, Churchill and St. Petronille.

Existing Public Utilities

Water System:

Glen Ellyn's water system has changed significantly since the completion of the previous Comprehensive Plan. In 1992, the Village changed from a system of shallow aquifer wells to Lake Michigan water provided by the DuPage Water Commission (DWC). Two DWC transmission lines provide water to the Village: one located along the Great Western Trail bikeway right-of-way in the northern portion of the community; and the second extending into the central portion of the Village from Wheaton.

Two shallow wells and pumping stations from the previous system are used as backup facilities in the event that one or both of the Lake Michigan lines should be shut down. In total, the two wells can provide between 65 and 75 percent of the average daily water flow needed to supply the Village. Since conversion to the DWC lines, no failures of the system have occurred.

Pumping and Storage Facilities:

Existing pumping and storage facilities consist of two elevated towers, two ground storage facilities, and two pressure adjusting stations. One of the elevated storage facilities is a 500,000-gallon tank located on Cottage Avenue, and the second is a 750,000-gallon tank located on Newton Avenue. The ground storage tanks, each with a million-gallon capacity, are located at the pressure adjusting stations. The Newton Avenue storage tank is in need of repair or replacement.

The Village currently does not have enough storage capacity based on its agreement with the DWC. The Village is required to provide a capacity of approximately twice the average daily flow in the Village, which is about three million gallons. The Village estimates that it needs about 1.5 million gallons of additional storage to meet its obligation. The Village currently owns property near the north pressure adjusting station for a new water storage facility.

The pressure adjusting stations are located where water is drawn from the DWC transmission lines. The stations adjust the water pressure from the transmission lines, if needed, to an appropriate pressure for the Village's distribution system.

While the system provides water to Glen Ellyn and a majority of the Village's planning jurisdiction, several unincorporated areas to the north and south are served by Citizens Utilities and DuPage County water. In addition, a few locations, such as the Glen Oak Country Club, still use well systems.

Distribution System:

A portion of Glen Ellyn's water pipe system has been replaced in recent years. The current master plan outlines a replacement program for pipes in key areas of the community. This plan is being implemented and pipe replacement is being undertaken annually. In addition, the Village is currently working on completing loop projects to provide service to new development areas and some areas that could be annexed into the Village.

Sanitary Sewer System:

Separate sanitary and storm sewer systems serve Glen Ellyn. Wastewater treatment is provided through the Glenbard Wastewater Authority (GWA), which was established through an intergovernmental agreement between the Villages of Glen Ellyn and Lombard. The authority's wastewater treatment plant is located in the southeast portion of Glen Ellyn's planning jurisdiction.

The collection system is primarily owned and maintained by the Village of Glen Ellyn. Several unincorporated areas to the north are served by the DuPage County sanitary sewer collection system, which is tributary to the GWA treatment plant.

The wastewater treatment plant is fed through an interceptor line that runs north-south along the DuPage River corridor. Two lift stations pump wastewater from the various neighborhoods in business areas via gravity-fed lines to the treatment plant. The lift stations are located along St. Charles Road in the northern portion of the community and along Route 53 in the

southern portion. The treated effluent produced at the plant is released into the DuPage River, and solid-material byproducts are used as agricultural fertilizer for non-human consumption products.

A current issue with the sewer system is infiltration of groundwater, especially during heavy rains. This infiltration results in a significant amount of "clear" groundwater being processed at the Glenbard treatment plant at a significant cost to the Village.

A study of the Village's sewer system recommends a 20-year maintenance program that will coordinate replacement of deteriorating portions of the municipal systems, as well as increased maintenance and/or replacement in some locations.

Storm Drainage System:

Glen Ellyn's storm drainage system has been significantly improved since the previous comprehensive plan was completed. Collection and storage facilities have been increased to accommodate larger amounts of storm runoff. While some older portions of the community still experience temporary street flooding during heavy rains, the improved detention and retention capabilities of some newer developments have reduced strain on the overall system and have improved conditions throughout the community.

Adequate funding for the replacement of some deteriorated sections of the system is a key issue in the Village. A recently completed study of the system recommends a 20-year improvement program that would step-up the replacement of deteriorating storm sewer lines and manholes. In November 2000, the Village passed a referendum for the issuance of General Obligation Bonds to fund street and storm sewer repairs and improvements.

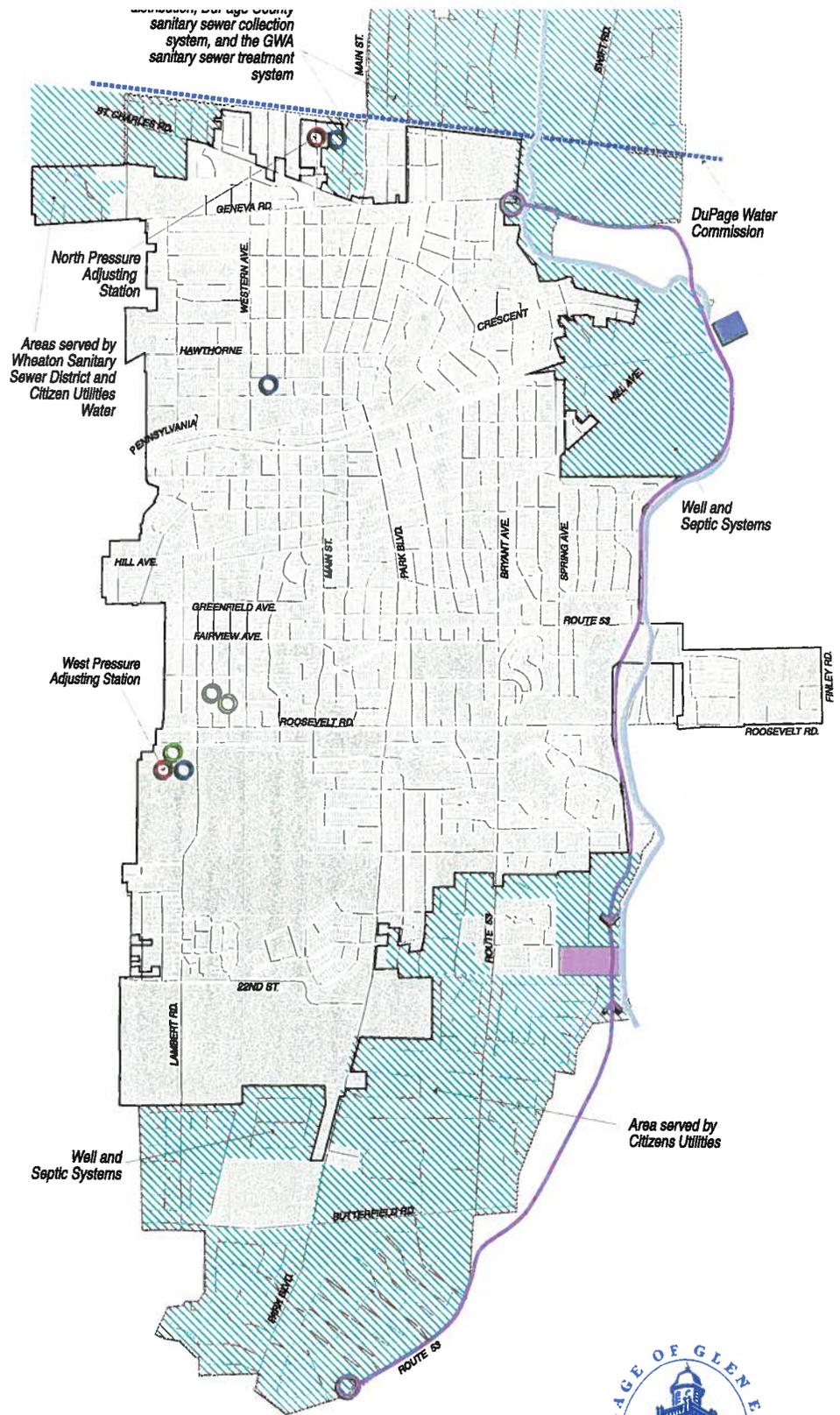
It should be noted that an overflow treatment facility is located near the intersection of Route 53 and Hill Avenue. This plant treats storm water from Lombard that cannot be handled by the Bemis Road Treatment Plant. The treated water is released into the DuPage River.

Existing Public Utilities

Figure 29 provides an overview of the existing public utility systems serving Glen Ellyn, including the water, sanitary sewer, and storm drainage systems. The information presented here is based on interviews with Village staff, recent studies conducted by and for the Village, and a field survey undertaken by the Consultant in March 2000.

Selected Utility Facilities:

- Water Transmission Line 
- Water Pressure Adjusting Station 
- Glen Ellyn Water Storage Tanks 
- Aquifer Wells 
- Glenbard Wastewater Treatment Center 
- Glenbard Wastewater Transmission Line 
- Lift Station 
- Area Not Fully Served By Glen Ellyn Utilities 
- Glenbard Combined System Overflow Treatment Facility 



Demographic Overview

This section provides an overview of historic trends in population within the Village of Glen Ellyn, as well as an analysis of the demographic characteristics of the residents who live in the community. It encompasses household composition, age, race, occupational employment, and income. An understanding of the growth and composition of the local population provides an important foundation for Glen Ellyn's new Comprehensive Plan.

The demographic overview includes an assessment of: (1) population and household trends and forecasts, (2) selected population and employment characteristics, and (3) housing unit trends and characteristics. The analysis is based on interviews with persons knowledgeable about Glen Ellyn, the local economy and real estate markets, as well as secondary source material from: the Village of Glen Ellyn; U.S. Bureau of the Census; Northeastern Illinois Planning Commission (NIPC); and CACI Marketing Systems, a national demographic statistical service. The analysis also highlights key findings and conclusions reached by the Consultant Team.

For purposes of the demographic analysis, Glen Ellyn is compared statistically to five neighboring communities, as well as DuPage County. For population, number of households, household size, age, race or ethnicity, and income trends, comparisons have been made with Downers Grove,

Lisle, Lombard, Naperville, Wheaton, and DuPage County. For resident employment trends and housing unit characteristics, comparisons have been made with DuPage County alone.

In terms of land development and physical infrastructure, Glen Ellyn is a "mature" suburban community and is anticipated to experience only a modest future growth in population, households and employment. Demographic trends will impact the Village with regard to housing, schools, shopping patterns and other issues addressed in the new Comprehensive Plan.

It should be noted that the demographic analysis is based on 1990 Census data, and should be updated when the decennial year 2000 Census data becomes available.

Supporting statistical information related to the demographic analysis is presented at the end of this section.

Population (Tables 2, 3)

- Glen Ellyn's population in 1990 was 24,944 persons. The Village's special censuses of 1994 and 1996 counted 25,673 and 26,093 persons respectively. Glen Ellyn's current population is estimated to be approximately 27,458 persons, reflecting a 10.1 percent increase in population over the 1990-2000 period. Slightly more than 30 percent of the estimated gain in population over this period can be attributed to recent-year (1996-1999) annexations, which increased the Village's housing inventory by 160 dwelling units.

- From 1970 to 1990, Glen Ellyn's population increased by 13.9 percent. Glen Ellyn's growth pace over the past three decades has been declining, a trend attributable to the community's continuing maturation, as well as an increasing scarcity of developable land within both the Village's corporate limits and adjacent unincorporated areas.
- The resident population of Glen Ellyn is projected to increase by only 2.7 percent to 28,186 persons by the year 2010, and by 2.3 percent over the 2010-2020 period. NIPC projects that by 2020, Glen Ellyn's population level will approximate 28,845 persons. This forecast assumes some additional annexations and residential land-use intensification during the next two decades.
- The southern half of DuPage County, consisting of six townships (Downers Grove, Lisle, Milton, Naperville, Winfield and York), comprises a region characterized by growth, a rising affluence, and a "settled" historic charm. Over the next two decades Glen Ellyn, which is essentially developed, is projected to increase its resident base by less than half the growth rate forecast for the south DuPage region as a whole, which has significantly more vacant land. South DuPage's population gain during the 1980-2000 period is estimated at 35.9 percent, compared to the County's 35.3 percent and Glen Ellyn's 16.1 percent. The six township area's 2000-2020 population growth is forecast at 13.2 percent, compared to the County's 18.1 per-

cent and Glen Ellyn's 5.1 percent.

- Over the past three decades, only Lombard experienced a population increase pattern similar to that which occurred in Glen Ellyn. Substantially higher population gains were experienced in Downers Grove, Lisle, Naperville and Wheaton. During the next two decennial periods, however, all of the comparable communities anticipate population growth rates that are significantly reduced from those experienced over the past two decades, as these communities approach their full development capacity.

Households (Tables 4, 5, 6)

- Household formation generally exceeds the rate of population growth, largely as a result of longer life expectancies, an increase in single-person households, single-parent households and the rate of divorce. A by-product of these trends is a decreasing household size. However, current demographic trends indicate that the household formation rate is slowing and divorce rates are stabilizing. Moreover, in areas where there are growing minority populations, average household size is stabilizing or even rising. Glen Ellyn has generally followed these household trends.
- In 1990, Glen Ellyn had 9,413 households, reflecting a 17.4 percent gain over 1980. Currently, Glen Ellyn has an estimated 10,238 households. By 2020, the Village is projected to have 10,880 households, repre-

senting an increase of 6.3 percent over the present year 2000 estimate.

- Average household size in Glen Ellyn and its comparison communities declined over the 1970 to 1990 period. Household size is projected to continue to decline over the foreseeable future in all of the comparison areas, but the decrease is expected to be minimal. Specifically, Glen Ellyn's average household size, which was 2.64 persons in 1990, is currently estimated at 2.63 persons, and is projected to be 2.62 persons by the year 2004. NIPC forecasts suggest that Glen Ellyn's average household size will approximate 2.60 by the year 2020.

Age Distribution (Table 7)

- Since 1970, Glen Ellyn's residents, like those in neighboring villages, have been "growing older." The median age of Glen Ellyn's residents in 1990 was 34.2 years, compared to 27.9 years in 1970. It is projected that Glen Ellyn residents will have a median age of 38.1 years in 2004, which is older than the median of 35.3 years forecast for DuPage County, but comparable to the median ages forecast for neighboring villages.
- Since 1970, Glen Ellyn has generally had a declining percentage of children 17 years and under, and a rising share of persons aged 65 years or over. However, recent information from local school districts indicates a modest overall increase in school age children. Other age-related trends are expected to continue

through and beyond the forecast year of 2004. It is projected that in the years to come, Glen Ellyn will experience a growing percentage of persons between 45 and 64 years and a decreasing share between the ages of 25 and 44 years.

Racial/Ethnic Composition (Tables 8, 9)

- The great majority of Glen Ellyn's residents are white, although this share has been decreasing since 1970. The number of persons of other races has been increasing. These trends are mirrored in neighboring communities and are anticipated to continue in the years ahead. According to the 1990 Census, the racial composition of Glen Ellyn in 1990 was 94.0 percent White, 2.0 percent Black, and 4.0 percent "other" races. By the year 2004, the Village's resident base is projected to have a 90.0%-2.4%-7.6% White/Black/Other racial profile.
- Glen Ellyn's most notable racial profile change trend is its growing number of Asian-American residents. Since the 1990 Census, Asian Americans are believed to have advanced from 3.1 percent of the Village's population to 5.7 percent in 1999. By 2004, this group is expected to comprise 5.9 percent of Glen Ellyn's resident base.
- The Census Bureau counts persons of Hispanic origin separately from race. In Glen Ellyn, the percentage share of residents of Hispanic origin has been rising. This growth is expected to continue through the

year 2004 and beyond. In 1990, 2.6 percent of Glen Ellyn's residents were of Hispanic origin. By 2004, 4.8 percent is forecast.

Income Distribution

(Tables 10, 11)

- Currently, the median income level of Glen Ellyn's resident households is somewhat higher than the median income estimated for DuPage County (Note: current levels reflect 1999 estimates). Glen Ellyn's resident base is currently supported by a median household income of \$71,760, which is 7.3 percent higher than the \$66,906 estimated for DuPage County. Also, on a per capita income basis, Glen Ellyn's \$37,604 level currently exceeds DuPage County's \$33,012 level by 13.9 percent.
- With respect to neighboring communities, Glen Ellyn's current income levels are generally comparable to those estimated for Lisle, Naperville and Wheaton, and are somewhat higher than those estimated for Downers Grove and Lombard.
- In 1989, Glen Ellyn had a per capita income of \$24,151 and a median household income of \$51,916. For DuPage County, these income levels were \$21,155 and \$48,876 respectively. (Note: The 1990 Census data reflects 1989 incomes). The 1990 Census showed that in Glen Ellyn only 30.0 percent of the Village's households had incomes of less than \$35,000, and 27.9 percent had incomes of \$75,000 and over, compared to 30.1 percent and 22.1 percent,

respectively, in DuPage County overall.

Employment (Tables 12, 13)

- Since 1980, Glen Ellyn, like DuPage County and many other nearby communities, has seen the employment profile of its residents change. In 1980, manufacturing (20.1%), services (32.4%) and retail trade (16.1%) were the three largest employers of Glen Ellyn residents. Due to major restructuring in the local, regional, national and international economies, the employment profile of Glen Ellyn's residents has shifted. By 1990, manufacturing had declined to 14.5 percent, while services had increased to 36.0 percent. Retail trade remained the third largest employment sector at 17.3 percent.
- In 1990, approximately 81.2 percent of Glen Ellyn residents were employed in the white-collar occupations. Of these, the majority was employed in the professional specialty occupations, followed by the executive/managerial positions, sales occupations, and administrative support/clerical occupations. For those with blue-collar occupations (18.8 percent), the majority was employed in services and precision production, craft and repair-related occupations. Similarly, about 73.6 percent of DuPage County's residents were employed in the white-collar occupations, with the majority in executive, administrative support, professional specialty, and sales jobs.

- It is estimated that 11,844 persons are currently employed at places of work within Glen Ellyn. Of this total, it is estimated that 18 percent are employed by the governmental sector, including the Village, the school and park districts, the Library, the College of DuPage, the utility companies, etc. In addition, there are an estimated 2,244 part-time workers and 483 seasonal workers employed at these work places.
- Based on historic trends and *NIPC Projections for Municipalities, Townships and Counties*, it is projected that employment in Glen Ellyn should rise to about 13,200 workers in 2020, which reflects an increase of approximately 12.1 percent over the current estimated employment level.

Housing Trends (Table 14)

- Glen Ellyn had 9,747 housing units in 1990, reflecting a 3,173-unit increase over 1970. Between 1970 and 1990, owner-occupancy decreased from 75.6 percent to 70.2 percent, while renter occupancy increased from 21.2 percent to 26.4 percent. The vacancy rate in 1990 was 3.4 percent, a slight increase from the 1970 vacancy rate of 3.2 percent. This suggests a persistently strong, pent-up demand for housing units in the Village.
- Between 1970 and 1990, Glen Ellyn experienced growth in the number of single-family dwellings and in dwellings with two or more units. Single-family dwellings comprise the dominant housing type in the Village, but its share of the total housing

supply has decreased over the past twenty-five year period.

- At present, it is estimated that Glen Ellyn has a total of 10,631 occupied dwelling units. Of this total, it is estimated that approximately 60 percent are single-family, and approximately 40 percent are multi-family.
- It is further estimated that Glen Ellyn currently has 267 non-market rate housing units, which represents approximately 2.5 percent of the total housing units in the community. Most non-market rate units are located within or around Downtown and the Roosevelt Road corridor.
- Glen Ellyn is experiencing a trend common to many mature, affluent communities. It consists of the replacement of existing homes with larger structures. According to Village records, approximately 220 “teardowns” occurred in Glen Ellyn between the years 1993 and 2000. Forty-six of these took place in the year 2000. A related trend is the construction of major additions to smaller existing homes.

While residential improvements and new construction are good for the local economy and serve to upgrade the community’s housing stock, there is some concern that these “teardowns” are resulting in the loss of affordable housing and that many of the new homes are not in keeping with the existing scale and character of the neighborhoods.

Market Overview

This section presents an overview of the demand potentials for market-related land uses in the Village of Glen Ellyn. The projections included in this analysis provide a basis for the land development and redevelopment recommendations presented in the new Comprehensive Plan.

While the market analysis focuses on residential, office and commercial uses, we have also included, at least for discussion purposes, “light industrial” development. Even though Glen Ellyn has not promoted traditional industrial development in the past, certain types of clean and compatible “light” industry—such as office/research and high-tech development—might be a consideration in the future.

Generally, market demand potentials are based upon: (1) projected population, household and employment growth trends; and (2) an inventory of the housing units and square footage of retail, office and industrial uses already existing in a community. Demand potential is then statistically expressed in projected dwelling units and square footage needed over and above a predetermined base year.

Glen Ellyn is essentially a “built-up” community and has little vacant land available for growth and development. However, the market overview indicates that there will continue to be demand for a modest amount of new residential, commercial and “light industrial”

development within the community in the future. New development might entail replacement of older existing uses, the redevelopment of marginal and deteriorated properties, and the development of remaining vacant land.

It should be emphasized that the floor area and site acreage development potentials highlighted in this analysis are not predictions of the amount of new construction that will actually take place in Glen Ellyn in the future. Rather, they indicate the “capacity” of the local market to support new development, given the trends and assumptions outlined in this analysis. As such, they provide useful “benchmarks” for the planning process.

However, if desirable sites and competitive opportunities are not made available within Glen Ellyn’s planning jurisdiction, this new development will take place in locations outside the Glen Ellyn community. On the other hand, if the Village assumes a more “proactive” economic development posture, it may conceivably attract even greater amounts of new development than suggested in this analysis.

It should also be noted that public, quasi-public and institutional land uses are generally not market-oriented. However, these uses are nevertheless “value-generating” in that they enhance the “quality of life” amenities and the desirability of a particular community as a place in which to live and work. These include municipal facilities, educational facilities, parks and playgrounds, churches and other institutions. Land-use decisions regarding these uses are subject to

local goals, priorities, planning practices and political decisions, rather than the marketplace.

Key findings and conclusions related to the market overview are highlighted below. The tables at the end of this section present land use forecasts in more detail. The development potentials for each land use category have been expressed in terms of gross additional acres needed over and above the base year of 2000. The years 2005, 2010 and 2020 are used as key horizon points.

Residential Land-Use Demand (Table 15)

- Future residential demand in a given community is directly related to the growth in households which could be expected to occur therein. Glen Ellyn currently has an estimated 10,238 households, a base projected to grow modestly but steadily over the next 20 years to approximately 10,880 households by the year 2020. This growth will create the demand for additional housing units, which will be further increased by the need for replacement housing necessitated by demolitions, structural conversions and natural causes.
- The projection of Glen Ellyn’s housing demand begins with the population level forecasts for the Six Township Area, of which Glen Ellyn is an integral part. Beginning with the Census year 1990 and keying on the baseline year of 2000, projections for the years of 2005, 2010 and 2020 were estimated. Population in housing units was determined next, based on historic census data trends. Then, the forecasted

population per occupied housing unit ratio (diminished over time to reflect the prevailing trend) was applied to identify the approximate number of occupied housing units needed to accommodate the housing unit population expected over the forecast period. Finally, the application of a vacancy rate typical of a healthy and active urban housing market yields the approximate number of total housing units needed within the Six Township Area (STA) as of 2000 and key future years.

- The share of total STA housing unit needs attributable to Glen Ellyn was estimated, based on historic population and housing unit share relationships. By subtracting Glen Ellyn's estimated current housing unit inventory (which will diminish slightly over time as a result of net unit losses due to a variety of factors), a measure of the approximate additional housing unit need within the Village's existing corporate boundaries was determined.
- Table 15 shows that in 2020, Glen Ellyn is projected to need 1,277 additional housing units to accommodate its forecasted household gains over the 2000-2020 period. At a blended single-family and multi-family average density of 6.0 units per acre, an estimated 212 acres of land would be required to accommodate the additional housing units. This reflects an average annual absorption expectation of 64 housing units needing an average of 10.6 acres for all forms of residential development. Since there is little vacant land remain-

expected that much of this new housing construction will be expressed in the form of attached single-family homes, townhomes, condominiums, apartments, and market-rate senior citizen housing facilities.

- Even though Glen Ellyn has little remaining vacant land, home buyers continue to be attracted to Glen Ellyn because of its quality neighborhoods, fine schools, historic Downtown, superior municipal services, excellent parks and recreational facilities, and transportation advantages. While the type and location of new housing to be promoted within the Village will be addressed later in the planning process, possibilities for new housing development include:
 - a) Small "fill-in" parcels within the Village and in the adjoining unincorporated areas to the north and south;
 - b) Replacement of older homes with new housing stock;
 - c) The adaptive reuse of non-residential buildings for residential use; and
 - d) New development on remaining vacant parcels within and around the Village.
 - e) Future annexations will also account for some of this housing unit absorption potential.

Office Land-Use Demand

(Table 16)

- Table 16 presents a demand forecast for office space within the Village of Glen Ellyn. The forecast begins with a projection of total at place of work private sector employment within DuPage County. As noted, the percent of this employment which is office-related (i.e. including finance, insurance, real estate business/legal and professional services) has been determined. The additional office employment level over the year 2000 was calculated next. Glen Ellyn's proportional share of the County's office employment forecast was then estimated, based upon NIPC's employment forecast for the Glen Ellyn community.
- Glen Ellyn's additional office employment forecast levels for the years 2005, 2010 and 2020 were then multiplied by the typically applied square foot per worker norm used by office space designers. An average annual office space development potential of 21,600 square feet is indicated for the 2000-2020 period within Glen Ellyn, suggesting an average annual site acreage need of 1.65 acres per annum, assuming a typical suburban floor area ratio of .30.
- Over the next 20 years, the Glen Ellyn community could be expected to support approximately 432,000 square feet of additional office development. This could involve the development and/or redevelopment of 33 acres.

- New office development is most likely to occur on land parcels within existing commercial and business areas in and around Glen Ellyn.

Retail/Services Land-Use Demand (Table 17)

- In fiscal 1998 – 1999, Glen Ellyn received from the State a sales tax revenue totaling \$2,389,900. This payback comprised 1.0 percent of the total sales generated by all of the retail merchants doing business within Glen Ellyn. Therefore, it is estimated that retail sales within the Village during the 1998-99 period totaled \$238,990,000. The Glen Ellyn Economic Development Corporation estimates that the Village includes a total of approximately 1,000,000 square feet of retail space. About 60 percent of this space is contained within multi-tenant shopping centers (i.e. Baker Hill, Market Plaza, Pickwick Place, etc.), and approximately 25 percent is comprised of freestanding merchants. The remainder, or about 150,000 square feet, is concentrated within the downtown area. This downtown space is capable of achieving approximately \$200 per square foot or \$3,000,000 in annual sales. Accordingly, an estimated 12.5 percent of the Village’s retail sales tax revenue could be attributable to the downtown business area.
- Table 17 presents a simplified methodology for estimating Glen Ellyn’s retail and commercial services space demand potentials. The development potentials forecast begins with a projection of the Six Township Area’s non-

lation levels for 2000, 2005, 2010, and 2020. The past and present retail/services sales per capita levels (i.e. applicable to the STA population) were then determined, followed by a projection of these per capita spending levels over the forecast period. Multiplication of the population levels by the per capita expenditure levels yields an indication of the approximate retail/services sales or spending volumes that will be generated by the STA population in the years 2000, 2005, 2010 and 2020.

- The additional sales over the 2000 forecast for the 2000-2005, 2000-2010 and 2000-2020 periods were next determined, based on past-year sales and population share relationships. Glen Ellyn’s potential share of these added sales was then estimated, to which levels were applied using average sales per square foot production norms that will be applicable to the full array of retail and commercial services establishments included in the Standard Industrial Classification Code. Estimates of the additional retail/services square foot levels warranted over 2000 result, as noted on the table. These spatial need levels have been converted to their equivalent acreage requirements, based on a commonly accepted development standard of 7,400 square feet of building space per gross acre.
- Over the next 20 years, the Glen Ellyn community could support approximately 477,000 square feet of new retail and commercial service development. This

would entail a near-term (i.e. 2000-2005) development opportunity requiring 20 acres, and a long-term (i.e. 2000-2020) development potential totaling 64 acres.

- Most of this additional commercial development would most likely be allocated to existing commercial areas such as Downtown and Roosevelt Road through the filling of vacant spaces in existing centers, site redevelopments, and existing facility expansions. However, it should be noted that both Downtown and Roosevelt Road are characterized by certain “impediments” to attracting new commercial development, such as the lack of undeveloped land, limited site sizes, older buildings that are difficult to convert to contemporary uses, the shortage of off-street parking, and other concerns
- Small-scale new retail and service development may also take place in the Five Corners area, which is being considered as the site for a new Walgreen’s facility.
- The opportunity may arise during future years to annex commercial use parcels situated in unincorporated areas, such as along Butterfield Road, North Avenue and Swift Road. Well-anchored existing commercial “nodes” within the adjacent unincorporated area might be expanded as well, such as the Wal-Mart center at Route 53 and Butterfield Road.

Light Industrial Land-Use Demand (Table 18)

- Even though Glen Ellyn has not promoted traditional industrial development in the past, certain types of clean and compatible “light” industry—such as office/research and high-tech uses—might be considered in the future. Therefore, for review and discussion purposes, we have prepared an overview of the potential for new industrial development.
- Table 18 presents a needs forecast for light industrial land uses within Glen Ellyn, beginning with a DuPage County total at-place-of-work private sector employment forecast, based on employment projection data prepared by NIPC and the Illinois Department of Employment Security. Since the principal users of industrial land are manufacturing, transportation, communication, utility and wholesale trade businesses, the share of total employment held by these industry classifications has been estimated for the subject related area. This leads to a calculation of industrial type jobs in DuPage County, as shown.
- The application of a worker per net site acre norm to the industrial job levels leads to estimates of the total industrial net acreage needs over the forecast period for DuPage County. Glen Ellyn’s potential share of the indicated County-wide industrial net acreage need has then been estimated, based on the Village’s proportional expected industrial job increase level. This is fol-

gross additional acres that will be needed over the 2000-2020 period in the community. As indicated, Glen Ellyn could conceivably achieve an annual absorption of 13.0 gross acres of industrial land over the 2000-2020 period, or 260 acres overall.

- Some of this industrial use potential (i.e. light manufacturing, office/warehouse, high tech/research, etc.) may be allocable to reusable properties along Swift Road or within the underutilized public utility properties in and around the Village. There may also be the opportunity to introduce new high tech/research type business uses into Glen Ellyn’s office districts (i.e. Glen Hill North Office Park, Roosevelt Glen Office Center, etc.), and into the area at the east end of Hill Avenue. Such businesses may be attracted to the Village because of its locational attributes, business amenities, and transportation advantages.

Table 2

POPULATION TRENDS: 1970-2020

Year	DuPage County*	South DuPage Townships*	Village of Glen Ellyn	Village Share of: County SDPT*	
Census					
1970	490,788	373,278	21,909	4.46%	5.87%
1980	658,800	473,070	23,649	3.59%	5.00%
1990	781,666	562,510	24,944**	3.19%	4.43%
Estimates					
2000	891,472	642,840	27,458	3.08%	4.27%
Projections					
2010	986,812	689,390	28,186	2.86%	4.09%
2020	1,053,206	787,484	28,845	2.74%	3.96%

Change in Population - Absolute and Percent

Period	DuPage County		S. DuPage Townships		Glen Ellyn	
	Absolute	Percent	Absolute	Percent	Absolute	Percent
Decennial						
1970 - 1980	168,012	34.2%	99,792	26.7%	1,740	7.9%
1980 - 1990	122,866	18.6%	89,440	18.9%	1,295	5.5%
1990 - 2000	109,806	14.0%	80,330	14.3%	2,514	10.1%
2000 - 2010	95,340	10.7%	46,550	7.2%	728	2.7%
2010 - 2020	66,394	6.7%	38,094	5.5%	659	2.3%
To/From Current						
1980 - 2000	232,672	35.3%	169,770	35.9%	3,809	16.1%
2000 - 2020	161,734	18.1%	84,644	13.2%	1,387	5.1%

* Includes six contiguous townships: Downers Grove, Lisle, Milton, Naperville, Winfield and York.

**Official count of 1990 Census. Adjustment to 24,919 was made as of 4/94.

Sources: U.S. Bureau of the Census; Northeastern Illinois Planning Commission; Trkla, Pettigrew, Allen & Payne, Inc. The 1970, 1980 and 1990 data are from the Census Bureau. The 2000 estimates and 2010 - 2020 projections are based on NIPC forecasts.

Table 3

COMPARATIVE COMMUNITY POPULATION TRENDS: 1970 - 2020

Community	Census 1970	Census 1980	Census 1990	Estimate 2000	Forecast 2010	Forecast 2020
<i>Glen Ellyn</i>	21,909	23,649	24,944	27,458	28,186	28,845
Downers Grove	32,781	39,274	46,858	49,705	51,983	54,623
Lisle	5,329	13,625	19,512	22,168	24,293	26,757
Lombard	34,043	37,295	39,408	41,291	42,986	44,544
Naperville	27,924	42,330	85,351	113,261	138,382	161,686
Wheaton	31,138	43,043	51,464	55,142	58,452	61,496
Six Communities*	153,094	199,216	267,537	309,025	344,282	377,951
Glen Ellyn as % of Six Communities:	14.3%	11.9%	9.3%	8.9%	8.2%	7.6%

Change in Population - Percent

Community	1970 - 1980	1980 - 1990	1990 - 2000	2000 - 2010	2010 - 2020
<i>Glen Ellyn</i>	7.9%	5.5%	10.1%	2.7%	2.3%
Downers Grove	19.9%	19.3%	6.1%	4.6%	5.1%
Lisle	155.7%	43.2%	13.6%	9.6%	10.1%
Lombard	9.6%	5.7%	4.8%	4.1%	3.6%
Naperville	51.6%	101.6%	32.7%	22.2%	16.8%
Wheaton	38.2%	19.6%	7.2%	6.0%	5.2%
Six Communities*	30.1%	34.3%	15.5%	11.4%	9.8%

* Includes Glen Ellyn, Downers Grove, Lisle, Lombard, Naperville and Wheaton.

Sources: U.S. Bureau of the Census; Northeastern Illinois Planning Commission; Trkla, Pettigrew, Allen & Payne, Inc. The 1970, 1980 and 1990 data are from the Census Bureau; Forecasts are based on NIPC projections.

Table 4

HOUSEHOLD TRENDS: 1970 – 2020

Year	DuPage County	South DuPage Townships*	Village of Glen Ellyn	Village Share of: County SDPT*	
Census					
1970	136,251	106,182	6,360	4.67%	5.99%
1980	222,014	162,478	8,444	3.80%	5.20%
1990	279,344	205,487	9,413	3.37%	4.58%
Estimates					
2000	320,299	226,518	10,238	3.20%	4.52%
Projections					
2010	360,539	245,446	10,591	2.94%	4.32%
2020	393,462	262,845	10,880	2.77%	4.14%

Change in Households - Absolute and Percent

Period	DuPage County		S. DuPage Townships		Glen Ellyn	
	Absolute	Percent	Absolute	Percent	Absolute	Percent
Decennial						
1970 - 1980	85,763	62.9%	56,296	53.0%	2,084	32.8%
1980 - 1990	57,330	25.8%	43,009	26.5%	969	11.5%
1990 - 2000	40,955	14.7%	21,031	10.2%	825	8.8%
2000 - 2010	40,240	12.6%	18,928	8.4%	353	3.5%
2010 - 2020	32,923	9.1%	17,399	7.1%	289	2.7%
To/From Current						
1980 - 2000	98,285	44.3%	64,040	39.4%	1,794	21.2%
2000 - 2020	73,163	22.8%	36,327	16.0%	642	6.3%

* Includes Downers Grove, Lisle, Milton, Naperville, Winfield and York Townships.

Sources: U.S. Bureau of the Census; Northeastern Illinois Planning Commission; Trkla, Pettigrew, Allen & Payne, Inc. The 1970, 1980 and 1990 data are from the Census Bureau. The 2000 estimates and 2010 - 2020 projections are based on NIPC forecasts.

Table 5

COMPARATIVE COMMUNITY HOUSEHOLD TRENDS: 1970 – 2020

Community	Census 1970	Census 1980	Census 1990	Forecast 2000	Forecast 2010	Forecast 2020
<i>Glen Ellyn</i>	6,360	8,444	9,413	10,238	10,591	10,880
Downers Grove	10,099	15,282	17,660	18,918	20,050	21,091
Lisle	1,470	5,090	7,833	8,865	9,794	10,647
Lombard	9,853	12,981	15,046	16,296	17,421	18,454
Naperville	6,382	13,043	29,101	39,030	47,966	56,179
Wheaton	8,589	14,379	17,770	18,927	19,968	20,925
Six Communities*	42,753	69,219	96,823	112,274	125,790	138,176
Glen Ellyn as % of Six Communities:	14.9%	12.2%	9.7%	9.1%	8.4%	7.9%

Change in Households - Percent

Community	1970 - 1980	1980 - 1990	1990 - 2000	2000 - 2010	2010 - 2020
<i>Glen Ellyn</i>	32.8%	11.5%	8.8%	3.5%	2.7%
Downers Grove	51.3%	15.6%	7.1%	6.0%	5.2%
Lisle	246.3%	53.9%	13.2%	10.5%	8.7%
Lombard	31.7%	15.9%	8.3%	6.9%	5.9%
Naperville	104.4%	123.1%	34.1%	22.9%	17.1%
Wheaton	67.4%	23.6%	6.5%	5.5%	4.8%
Six Communities*	61.9%	39.9%	16.0%	12.0%	11.0%

* Includes communities of Glen Ellyn, Downers Grove, Lisle, Lombard, Naperville and Wheaton.

Sources: U.S. Bureau of the Census; Northeastern Illinois Planning Commission; NDS/UDS Data Services; Trkla, Pettigrew, Allen & Payne, Inc. The 1970, 1980 and 1990 data are from the Census Bureau. The estimates for 2000, and 2010 - 2020 forecasts are based on NIPC projections.

Table 6

HOUSEHOLD SIZE TRENDS: 1970 - 2004

Area/HH Size	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
GLEN ELLYN					
1 Person	11.0%	21.0%	23.2%	25.2%	26.3%
2 Person	26.3%	30.7%	31.7%	32.6%	33.1%
3 - 4 Person	36.5%	34.8%	34.4%	34.1%	33.9%
5+ Person	26.2%	13.5%	10.7%	8.1%	6.7%
Average HH Size	3.44	2.80	2.64	2.63	2.62
In Group Quarters	57	0	52	202	538
DUPAGE COUNTY					
1 Person	9.0%	17.6%	20.4%	22.2%	23.2%
2 Person	25.4%	30.3%	31.0%	31.9%	32.8%
3 - 4 Person	38.0%	36.9%	36.5%	36.2%	35.8%
5+ Person	27.6%	15.2%	12.1%	9.7%	8.2%
Average HH Size	3.56	2.93	2.76	2.75	2.75
In Group Quarters	6,673	9,509	9,859	10,165	10,335
Comparative Communities - Average Household Size					
Community	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
Glen Ellyn	3.44	2.80	2.64	2.63	2.62
Downers Grove	3.24	2.76	2.63	2.61	2.61
Lisle	3.63	2.64	2.45	2.46	2.45
Lombard	3.64	2.86	2.60	2.61	2.60
Naperville	3.64	3.18	2.89	2.91	2.90
Wheaton	3.43	2.79	2.74	2.74	2.73

Sources: U.S. Census Bureau; CACI Marketing Systems; Trkla, Pettigrew, Allen & Payne, Inc.

Table 7

AGE DISTRIBUTION: 1970 - 2004

Area/Age Profile	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
GLEN ELLYN					
0 - 5 Years	10.5%	7.4%	9.6%	9.2%	8.8%
6 - 17 Years	28.5%	22.0%	16.5%	16.7%	16.3%
18 - 24 Years	7.7%	10.2%	8.7%	7.8%	8.0%
25 - 44 Years	25.7%	29.8%	34.2%	31.8%	29.0%
45 - 64 Years	21.1%	21.8%	20.6%	24.1%	27.3%
65+ Years	6.5%	8.8%	10.4%	10.4%	10.6%
Median Age	27.9	31.7	34.2	36.8	38.1
Percent Female	51.6	51.4	50.9	51.0	51.1
DUPAGE COUNTY					
0 - 5 Years	11.6%	8.9%	9.7%	8.7%	8.5%
6 - 17 Years	27.8%	20.7%	16.7%	17.2%	17.0%
18 - 24 Years	9.0%	12.0%	9.5%	9.4%	9.6%
25 - 44 Years	27.1%	32.7%	36.8%	34.5%	31.8%
45 - 64 Years	18.9%	18.7%	18.6%	21.7%	24.5%
65+ Years	5.7%	7.0%	8.7%	8.5%	8.6%
Median Age	27.3	29.4	32.3	34.5	35.3
Percent Female	50.7	50.6	50.7	50.8	50.9
Comparative Communities - Median Age					
Community	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
Glen Ellyn	27.9	31.7	34.2	36.8	38.1
Downers Grove	28.2	31.7	34.6	37.0	38.2
Lisle	24.6	27.5	30.5	32.6	33.7
Lombard	25.9	30.2	33.3	35.9	37.3
Naperville	24.6	30.1	31.8	34.3	35.0
Wheaton	25.3	29.6	32.7	35.0	35.9

Sources: U.S. Census Bureau; CACI Marketing Systems; Trkla, Pettigrew, Allen & Payne, Inc.

Table 8

RACE AND ETHNIC DISTRIBUTION: 1970 - 2004

Area/Ethnicity	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
GLEN ELLYN					
White	99.2%	96.5%	94.0%	90.4%	90.0%
Black	0.4%	1.0%	2.0%	2.3%	2.4%
Asian/Pacific Is.	0.3%	1.9%	3.1%	5.7%	5.9%
American Indian	0.0%	0.1%	0.1%	0.1%	0.1%
Other	0.1%	0.5%	0.8%	1.5%	1.6%
Hispanic Origin	1.0%	1.2%	2.6%	4.0%	4.8%
DUPAGE COUNTY					
White	99.2%	94.8%	91.4%	88.6%	87.3%
Black	0.3%	1.2%	2.0%	2.2%	2.3%
Asian/Pacific Is.	0.2%	3.0%	5.0%	6.9%	7.6%
American Indian	0.1%	0.1%	0.1%	0.1%	0.1%
Other	0.2%	0.9%	1.5%	2.2%	2.7%
Hispanic Origin	1.8%	2.6%	4.4%	6.3%	7.3%

Sources: U.S. Census Bureau; CACI Marketing Systems; Trkla, Pettigrew, Allen & Payne, Inc.

Table 9

COMPARATIVE COMMUNITY RACIAL PROFILES: 1970 - 2004

Area/Ethnicity	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
GLEN ELLYN					
White	99.2%	96.5%	94.0%	90.4%	90.0%
Black	0.4%	1.0%	2.0%	2.3%	2.4%
Other	0.4%	2.5%	4.0%	7.3%	7.6%
Hispanic Origin	1.0%	1.2%	2.6%	4.0%	4.8%
DOWNERS GROVE					
White	99.3%	95.8%	93.2%	90.6%	89.6%
Black	0.2%	1.1%	1.7%	1.9%	1.9%
Other	0.5%	3.1%	5.1%	7.5%	8.5%
Hispanic Origin	0.9%	1.4%	2.4%	3.8%	4.5%
LISLE					
White	99.6%	93.6%	90.5%	87.7%	86.7%
Black	0.2%	3.0%	2.9%	2.9%	2.9%
Other	0.2%	3.4%	6.6%	9.4%	10.4%
Hispanic Origin	0.6%	1.4%	3.0%	4.8%	5.6%
LOMBARD					
White	99.5%	96.7%	93.9%	91.9%	90.9%
Black	0.1%	0.7%	1.3%	1.4%	1.4%
Other	0.4%	2.6%	4.8%	6.7%	7.7%
Hispanic Origin	1.1%	1.7%	2.8%	4.2%	5.0%
NAPERVILLE					
White	99.2%	96.6%	92.6%	90.2%	89.0%
Black	0.2%	0.7%	2.1%	2.3%	2.5%
Other	0.6%	2.7%	5.3%	7.5%	8.5%
Hispanic Origin	0.6%	1.0%	1.8%	2.7%	3.3%

Table 9 - Continued

COMPARATIVE COMMUNITY RACIAL PROFILES: 1970 – 2004

Area/Ethnicity	Census 1970	Census 1980	Census 1990	Estimate 1999	Projection 2004
WHEATON					
White	97.6%	94.9%	93.0%	90.7%	89.6%
Black	1.9%	2.5%	2.5%	2.7%	2.9%
Other	0.5%	2.6%	4.5%	6.6%	7.5%
Hispanic Origin	1.7%	2.0%	2.0%	3.4%	3.7%
DUPAGE COUNTY					
White	99.2%	94.8%	91.4%	88.6%	87.3%
Black	0.3%	1.2%	2.0%	2.2%	2.3%
Other	0.5%	4.0%	6.6%	9.2%	10.4%
Hispanic Origin	1.8%	2.6%	4.4%	6.3%	7.3%

Sources: U.S. Census Bureau; CACI Marketing Systems; Trkla, Pettigrew, Allen & Payne, Inc.

Table 10

HOUSEHOLD INCOME DISTRIBUTION TRENDS: 1980 - 2004*

Area/Income Class	Census 1980	Census 1990	Estimate 1999	Projection 2004
GLEN ELLYN				
Less than \$15,000	20.5%	9.4%	4.2%	3.0%
\$15,000 to \$24,999	20.6%	9.0%	4.6%	3.2%
\$25,000 to \$34,999	20.5%	11.6%	7.1%	5.1%
\$35,000 to \$49,999	21.7%	17.5%	15.0%	13.3%
\$50,000 to \$74,999	8.3%	24.6%	21.4%	19.4%
\$75,000 to \$99,999	6.1%	13.4%	16.6%	17.0%
\$100,000 and Over	2.3%	14.5%	31.1%	39.0%
Per Capita	\$11,886	\$24,151	\$37,604	\$46,664
Median Household	\$29,420	\$51,916	\$71,760	\$82,126
DUPAGE COUNTY				
Less than \$15,000	18.1%	7.8%	3.5%	2.5%
\$15,000 to \$24,999	17.6%	9.6%	4.3%	2.7%
\$25,000 to \$34,999	20.5%	12.7%	7.2%	5.2%
\$35,000 to \$49,999	20.8%	21.2%	15.6%	12.6%
\$50,000 to \$74,999	11.4%	26.6%	26.4%	24.0%
\$75,000 to \$99,999	8.4%	11.9%	17.8%	18.7%
\$100,000 and Over	3.2%	10.2%	25.2%	34.3%
Per Capita	\$10,473	\$21,155	\$33,012	\$41,232
Median Household	\$27,509	\$48,876	\$66,906	\$77,978

* Census years reflect 1979 and 1989 household income levels. Current income levels are reflected in 1999 estimates.

Sources: U.S. Census Bureau; CACI Marketing Systems, Trkla, Pettigrew, Allen & Payne, Inc.

Table 11

COMPARATIVE COMMUNITY INCOME LEVELS: 1980 - 2004*

Community	Census 1980	Census 1990	Estimate 1999	Projection 2004
Per Capita Incomes				
Glen Ellyn	\$11,886	\$24,151	\$37,604	\$46,664
Downers Grove	\$10,998	\$20,891	\$32,537	\$40,373
Lisle	\$10,886	\$23,952	\$37,301	\$46,282
Lombard	\$9,752	\$18,281	\$27,667	\$33,500
Naperville	\$11,142	\$23,934	\$37,678	\$48,145
Wheaton	\$10,672	\$22,433	\$36,369	\$44,367
Mean Household Incomes				
Glen Ellyn	\$29,420	\$51,916	\$71,760	\$82,126
Downers Grove	\$27,923	\$48,226	\$65,114	\$76,148
Lisle	\$26,123	\$49,712	\$67,113	\$78,491
Lombard	\$25,911	\$44,210	\$61,129	\$70,782
Naperville	\$34,147	\$60,979	\$85,065	\$101,013
Wheaton	\$27,996	\$52,208	\$72,393	\$83,220
Index:				
Glen Ellyn	100	100	100	100
Downers Grove	95	93	91	93
Lisle	89	96	94	96
Lombard	88	85	85	86
Naperville	116	117	119	123
Wheaton	95	101	101	101

* Census years reflect 1979 and 1989 income levels. Current income levels are reflected in 1999 estimates.

Sources: U.S. Census Bureau; CACI Marketing Systems; Trkla, Pettigrew, Allen & Payne, Inc.

Table 12

EMPLOYMENT OF RESIDENTS BY INDUSTRY: 1980 – 1990

Area/Industry	Census		Percent Distribution	
	1980	1990	1980	1990
GLEN ELLYN				
Construction/Other*	704	737	5.9%	5.5%
Manufacturing	2,409	1,944	20.1%	14.5%
TCPU(1)	908	928	7.6%	6.9%
Wholesale Trade	731	826	6.1%	6.2%
Retail Trade	1,928	2,322	16.1%	17.3%
FIRE(2)	1,067	1,508	8.9%	11.3%
Services	3,882	4,816	32.4%	36.0%
Public Administration	<u>348</u>	<u>313</u>	<u>2.9%</u>	<u>2.3%</u>
TOTAL	11,977	13,394	100.0%	100.0%
DUPAGE COUNTY				
Construction/Other*	18,090	24,565	5.3%	5.7%
Manufacturing	83,464	78,437	24.6%	18.3%
TCPU(1)	28,375	37,973	8.3%	8.8%
Wholesale Trade	20,801	30,588	6.1%	7.1%
Retail Trade	59,091	69,998	17.4%	16.3%
FIRE(2)	25,705	41,382	7.6%	9.6%
Services	95,199	136,863	28.0%	31.9%
Public Administration	<u>9,121</u>	<u>9,279</u>	<u>2.7%</u>	<u>2.2%</u>
TOTAL	339,846	429,085	100.0%	100.0%

* Includes agriculture, forestry and fisheries.

(1) TCPU is Transportation, Communications, Public Utilities.

(2) FIRE is Finance, Insurance, Real Estate.

Sources: U.S. Census Bureau; Trkla, Pettigrew, Allen & Payne, Inc.

Table 13

EMPLOYMENT BY OCCUPATION OF RESIDENTS: 1980 - 1990

Area/Occupation	Census	Census	Percent Distribution	
	1980	1990	1980	1990
GLEN ELLYN				
Executive, Managerial	2,631	2,843	22.0%	21.2%
Professional Specialty	2,327	3,099	19.4%	23.1%
Technicians	336	360	2.8%	2.7%
Sales Occupations	1,806	2,462	15.1%	18.4%
Administrative Support	<u>2,239</u>	<u>2,110</u>	<u>18.7%</u>	<u>15.8%</u>
White Collar	9,339	10,874	78.0%	81.2%
Service Workers	967	923	8.1%	6.9%
Precision-Production, Craft/Repair	757	903	6.3%	6.7%
Operators, Assemblers, Inspectors	403	203	3.4%	1.5%
Transportation, Moving Handlers, Laborers(1)	146	194	1.2%	1.5%
Blue Collar	<u>365</u>	<u>294</u>	<u>3.0%</u>	<u>2.2%</u>
	2,638	2,520	22.0%	18.8%
TOTAL	11,977	13,394	100.0%	100.0%
DUPAGE COUNTY				
Executive, Managerial	57,080	81,544	16.7%	18.9%
Professional Specialty	51,361	73,424	15.1%	17.1%
Technicians	12,084	17,733	3.5%	4.1%
Sales Occupations	44,584	66,057	13.1%	15.3%
Administrative Support	<u>66,420</u>	<u>78,187</u>	<u>19.5%</u>	<u>18.2%</u>
White Collar	231,529	316,945	67.9%	73.6%
Service Workers	29,991	34,367	8.8%	8.0%
Precision-Production, Craft/Repair	39,102	39,922	11.5%	9.3%
Operators, Assemblers, Inspectors	18,409	16,352	5.4%	3.8%
Transportation, Moving Handlers, Laborers(1)	10,504	10,876	3.1%	2.5%
Blue Collar	<u>11,579</u>	<u>12,061</u>	<u>3.4%</u>	<u>2.8%</u>
	109,585	113,578	32.1%	26.4%
TOTAL	341,114	430,523	100.0%	100.0%

(1) Includes farmers and farm laborers., **Sources:** U.S. Census Bureau; Trkla, Pettigrew, Allen & Payne, Inc.

Table 14

HOUSING INVENTORY CHARACTERISTICS: 1970 - 1990

Area/Occupation	Census	Census	Census	Percent Distribution		
	1970	1980	1990	1970	1980	1990
GLEN ELLYN						
NUMBER OF HU's:						
Owner Occupied	4,970	6,032	6,844	75.6%	67.4%	70.2%
Renter Occupied	1,390	2,412	2,569	21.2%	27.0%	26.4%
Vacant	<u>214</u>	<u>507</u>	<u>334</u>	<u>3.2%</u>	<u>5.6%</u>	<u>3.4%</u>
TOTAL	6,574	8,951	9,747	100.0%	100.0%	100.0%
HU's IN STRUCTURE:						
1 Unit	5,196	6,397	6,556	79.0%	71.5%	67.3%
2 or More Units	1,378	2,548	3,147	21.0%	28.5%	32.3%
Mobile Homes	<u>-</u>	<u>4</u>	<u>44</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.5%</u>
TOTAL	6,574	8,951	9,747	100.0%	100.0%	100.0%
DUPAGE COUNTY						
NUMBER OF HU's:						
Owner Occupied	108,405	164,689	207,956	76.1%	70.1%	71.1%
Renter Occupied	27,846	57,325	71,388	19.6%	24.4%	24.4%
Vacant	<u>6,134</u>	<u>12,863</u>	<u>13,193</u>	<u>4.3%</u>	<u>5.5%</u>	<u>4.5%</u>
TOTAL	142,385	234,877	292,537	100.0%	100.0%	100.0%
HU's IN STRUCTURE:						
1 Unit	115,399	175,089	206,440	81.0%	74.6%	70.6%
2 or More Units	26,561	59,206	84,140	18.7%	25.2%	28.8%
Mobile Homes	<u>426</u>	<u>402</u>	<u>1,957</u>	<u>0.3%</u>	<u>0.2%</u>	<u>0.7%</u>
TOTAL	142,386	234,697	292,537	100.0%	100.0%	100.0%

Sources: U.S. Census Bureau; Trkla, Pettigrew, Allen & Payne, Inc.

Table 15

GLEN ELLYN HOUSING UNIT DEMAND FORECAST: 2000-2020

	Census 1990	Estimate 2000	Forecast 2005	Forecast 2010	Forecast 2020
Population Within Six Township Area (1)	562,510	642,840	667,280	689,390	727,484
Percent of Population In Households	98.58%	98.75%	98.80%	98.83%	98.88%
Persons in Households	554,554	634,828	659,240	681,322	719,360
Average Household Size	2.70	2.80	2.79	2.78	2.74
Number of Households	205,487	226,518	236,287	245,446	262,845
Occupancy Rate(2)	95.3%	95.0%	95.0%	95.0%	95.0%
Total Year-Round HU's Needed in Six Townships	215,689	238,440	248,723	258,364	276,679
Percent of Above in Glen Ellyn Village	4.52%	4.43%	4.41%	4.32%	4.14%
Glen Ellyn's Total Housing Unit Needs	9,747	10,576	10,970	11,148	11,453
Less Existing HU's(3)	(na)	10,576	10,476	10,376	10,176
Additional Housing Units Village Needs Over 2000	(na)	–	494	772	1,277
Additional Acres Needed Over 2000 @ 6.0 HU/Acre	(na)	–	82	128	212
SF @ 3.8 HU/acre	(na)	–	52	82	135
MF @ 10.0 HU/acre	(na)	–	30	46	77

(1) Includes Downers Grove, Lisle, Milton, Naperville, Winfield and York Townships.

(2) 95% occupancy is indicative of a healthy market offering choice.

(3) Existing housing stock has been reduced by 20 units annually to replace units lost to the inventory due to demolitions, structural conversions, and natural causes.

Sources: U.S. Census of Population and Housing; Trkla, Pettigrew, Allen & Payne, Inc.

Table 16

GLEN ELLYN OFFICE USE LAND AREA NEEDS: 2000 – 2020

	2000	2005	2010	2020
Total UIC Employment In DuPage County (1)	509,670	562,404	615,140	720,617
Percent Office - Related(2)	27.3%	27.3%	27.3%	27.3%
Office Employment	139,140	153,536	167,933	196,728
Additional Office Workers Over 2000	–	14,396	28,793	57,588
Glen Ellyn's Share @ 3.0%	–	432	864	1,728
Square Feet/Worker(3)	–	250	250	250
Additional Office Space Needed Over 2000(SF)	–	108,000	216,000	432,000
Additional Site Acres Needed @ .30 FAR	–	8	17	33

- (1) *UI-Covered (Private Sector) Employment in DuPage County. Excludes public or government employment.*
- (2) *Keyed to a methodology established by the Bureau of Labor Statistics to determine office-related employment within the various employment categories by industry.*
- (3) *Expected to maintain over time to current ratio which approximates 250 SF/workers, due to expanded spatial needs governed by computers and other new technological equipment, new business procedures and expanded in-building amenities...countered by economic pressures serving to shrink office workspaces to fit the cost-saving needs of the time.*

Sources: *Illinois Department of Employment Security - Economic Information and Analysis Division; Northeastern Illinois Planning Commission - Endorsed 2020 Forecasts (11/97); Trkla, Pettigrew, Allen & Payne, Inc.*

Table 17

GLEN ELLYN RETAIL/SERVICES SPACE NEEDS FORECAST: 2000 – 2020

	2000	2005	2010	2020
Six Township Area				
Population Forecast (1)	642,840	667,280	689,390	727,484
Spending Per Capita (Annual):				
Retail Establishments (2)	\$12,448	\$12,759	\$13,078	\$13,732
Merchant Services (3)	5,584	5,722	5,861	6,138
Retail/Services Sales (000's):				
Retail Sales	\$8,002,072	\$8,513,826	\$9,015,842	\$9,989,755
Services Receipts	<u>3,589,619</u>	<u>3,818,176</u>	<u>4,040,515</u>	<u>4,465,297</u>
Total*	\$11,592,691	\$12,332,002	\$13,056,357	\$14,455,052
Additional Retail/Services				
Sales Over 2000 (000's):	–	\$739,311	\$1,463,666	\$2,862,361
Glen Ellyn's Share @ 5%	–	\$36,966	\$73,183	\$143,118
Sales/Square Foot	–	\$250	\$275	\$300
Additional Square Feet				
Warranted Over 2000:	–	147,900	266,100	477,000
Acres Needed to Develop				
Warranted Additional Space**	–	20	36	64

* Included are sales in all types of retail establishments, and in selected merchant-type commercial service businesses. Sales are expressed in current dollars.

** Acreage requirement based on 7,400 square feet of building area per gross site acre.

(1) Includes Downers Grove, Lisle, Milton, Naperville, Winfield and York Townships.

(2) Includes spending in all types of retail establishments, namely general merchandise, apparel, furniture, appliance, food, drug, liquor, eating, drinking, building materials, auto sales, gas stations, specialty stores, and miscellaneous retail merchants.

(3) Includes selected commercial service type establishments, such as those engaged in: personal services, repair services, business services, amusement and recreation, and hotel/motel businesses.

Sources: U.S. Census of Business, 1987 and 1992; Editor & Publisher - 1999 Market Guide; NIPC - Endorsed 2020 population forecasts; Trkla, Pettigrew, Allen & Payne, Inc.

Table 18

GLEN ELLYN INDUSTRIAL LAND AREA NEEDS: 2000-2020

	Counted 1997	Estimate 2000	Forecast 2005	Forecast 2010	Forecast 2020
Total UIC Employment In DuPage County(1)	478,028	509,670	562,404	615,140	720,617
% MFG/TCU/WHT(2)	33.88%	33.69%	33.38%	33.07%	32.45%
MFG/TCU/WHT Jobs	161,968	171,708	187,730	203,427	233,840
Workers/Net Acre	15.5	14.7	13.4	12.1	12.0
Net Acres Needed:	(na)	11,681	14,010	16,812	19,487
Net Acres Needs Over 2000 Level:		-	2,329	5,131	7,806
Glen Ellyn's Share Of Needed NSA Acres @ 2.5%		-	58	128	195
Additional Gross Acres Needed in Glen Ellyn (3)		-	77	171	290

(1) *UI - Covered (Private Sector) Employment in DuPage County. The County includes the principal employment centers of Addison, Bensenville, Carol Stream, Downers Grove, Elmhurst, Glen Ellyn, Hinsdale, Lombard, Naperville and Oak Brook, plus miscellaneous fill-in areas.*

(2) *Manufacturing, Transportation/Communications/Utilities, Wholesale Trade employment. These sectors are the principal generators of demand for new industrial type facilities.*

(3) *The net acreage norm is 75% of gross acres needed in Glen Ellyn.*

Sources: *Illinois Department of Employment Security- Economic Information and Analysis Division; Trkla, Pettigrew, Allen & Payne, Inc.*