

2010 Land Use Inventory Report



Lake County Planning, Building and
Development Department
March 8, 2017

Introduction

This report provides updated data for the 2000 to 2010 period, with a comparison to the past trends from 2000. Where available, estimated 2014* data is also reported to provide the reader with the most recent information, as well as an understanding of trends since the adoption of the *Plan*.

The Land Use Inventory Report not only benefits Lake County but multiple entities as well. Estimating project impacts, measuring County land use goals, modeling, and base data for municipalities to use. These are some of the reasons why the Land Use Inventory Report is necessary.

Lake County and its 52 municipalities have experienced a plateau with in the study period when referring to land use. Since 2005*, the most significant change in land use has been Public and Private open space, with an estimated increase of 2.2% of land use. While the land use has fluctuated, the population of Lake County has decreased by less than 1% according to 2005 estimates. Workforce in Lake County has decreased according to the 2005 estimates by 2%. Housing units and Income in Lake County have both grown a small percent as well according to the 2005 estimates.



Independence Grove (Libertyville, IL)

*Census data is collected every 10 years, therefore 2005 and 2014 numbers reflect estimates from the U.S. Census Bureau.

Demographics

Population

Between 2005* and 2010, Lake County's population decreased less than 1% from 704,086 to 703,462, using updated U.S. Census figures.

Workforce

Between 2005 and 2010, Lake County's work force decreased 2% from 359,939 to 352,465, using updated U.S. Census figures. There was a decrease of 7,474 in total workforce lost. Between 2005 and 2010 the percent of people who work and live in Lake County has stayed the same, even with the decrease in workforce. These numbers support population estimates that Lake County is gaining children and retirees faster than working age adults.

Housing Units

In 2010 the number of total occupied housing units increased from 232,046 in 2005 to 241,712. The total number of housing units in 2010 was 260,310. Since 2000 the number of occupied homes and non-occupied homes has increased. The recession played a role in this as homes that were not finished before the housing crash were completed with no occupants. Furthermore, foreclosed homes sat vacant for periods of time. According to MetroStudy, in a presentation to the Chicago Metropolitan Agency for Planning, in the 4th quarter of 2010 homes were taking an average of 6 months to sell, while the inventory of homes in the 4th quarter of 2005 were taking, on average, 2 months to sell (MetroStudy, 2015). Looking ahead to the 2014 estimated numbers, there has been a slight increase across the unit types.

2000 (U.S. Census):

Unit Type	Number of Units	Percent
Occupied	216,297	95.70%
Vacant	9,622	4.30%
Total Units	225,919	100%

2014 (Estimated):

Unit Type	Number of Units	Percent
Occupied	241,846	92.70%
Vacant	18,988	7.30%
Total Units	260,834	100%

2010 (U.S. Census):

Unit Type	Number of Units	Percent
Occupied	241,712	92.90%
Vacant	18,598	7.10%
Total Units	260,310	100%

Sources: <http://www.cmap.illinois.gov/documents/10180/130411/Metrostudy+CHI+2014q4.pdf/18fffc5f-d29d-411d-ae6a-f3147665c7ec>

*Census data is collected every 10 years, therefore 2005 and 2014 numbers reflect estimates from the U.S. Census Bureau.

Income

Between 2000 and 2010 annual household income has increased across the various household categories, as seen in the charts below. In 2006 there was an estimated family median income of \$75,170, which has gone up to \$78,948 in 2010. Although Married and Non-Family income was not reported in 2000, those numbers have changed from 2010-2014. Married-Couples income has increased about 4% while Non-Family household income has decreased around 1% (Non-Family households are defined as individuals who live alone or with unrelated adults).

2000 (U.S. Census):

Type	Median Income ^
Household	\$66,973
Family	\$76,424

2010 (U.S. Census):

Type	Median Income ^
Household	\$78,948
Family	\$91,693
Married-Couples	\$104,685
Non-Family	\$43,344

2014 (Estimated):

Type	Median Income ^
Household	\$77,873
Family	\$92,910
Married-Couples	\$108,195
Non-Family	\$42,261

^Median Income not adjusted to reflect current value of the dollar.

2010 Total Acres by Land Use and Percent Change from 2005

Rank by Total Acreage	Land Use	Acres	Percent of Total Land	Change Since 2005
1	Single Family Residential	73,237	24.3	1.2
2	Public and Private Open Space	64,712	21.4	2.2
2 [#]	Public and Private Open Space w/out 2a, 2b, & 2c	50,839	16.8	n/a
2a [#]	Stormwater Management	3,420	1.1	n/a
2b [#]	Commercial and Residential Set Asides	2,547	0.8	n/a
2c [#]	Golf Course	7,906	2.6	n/a
3	Transportation	32,021	10.6	1.0
4	Forest/Grasslands	31,653	10.5	0.1
5	Agriculture	28,943	9.6	0.3
6	Water	22,566	7.5	0.5
7	Wetlands	17,130	5.6	0.1
8	Government/Institution	7,592	2.5	0.1
9	Industrial	6,751	2.2	0.1
10	Retail/Commercial	6,490	2.1	0.0
11	Utilities/Waste Facilities	3,807	1.2	0.4
12	Disturbed Land	2,453	0.8	0.6
13	Office/Research	1,963	0.6	0.1
14	Multifamily Residential	1,747	0.5	0.1

[#] broken out of total Public and Private Open Space

2010 LAND USE

