



SECTION 3

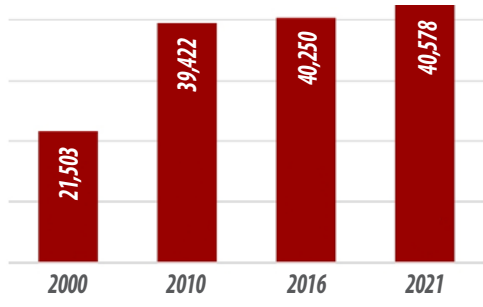
COMMUNITY PROFILE

In order to plan for future growth and development in Romeoville, it is important to understand how the community has changed over the years by looking at its demographics, housing, and employment patterns.

POPULATION & GROWTH

As highlighted in Figure 3.1, Romeoville experienced significant population growth between the two most recent U.S. Census counts, growing by 83% from 21,503 residents in 2000 to 39,422 residents in 2010. The Village's population is estimated to have had very little increase over the past five years, with only about 2% growth to 40,250 residents by 2016. According to population projections estimated by ESRI, Romeoville's population is projected to have a minor increase to 40,578 residents by 2021. Households experienced similar trends, with a significant 72% increase from 6,915 households in 2000 to 11,903 households in 2010. Estimates indicate modest growth to 12,008 households in 2016 and 12,087 households in 2021. These population and household trends are consistent with a mature community that is focusing less on growth and more on stabilization, including the provision of adequate community services and infrastructure. With limited boundary expansion, the Village will need to enable the redevelopment of existing vacant building stock and vacant parcels, as well as consider diversifying its housing stock, including the potential for denser residential uses, to provide greater options for a maturing community. Uptown Square and the area around the future Metra station are two areas that could accommodate denser development forms.

POPULATION



HOUSEHOLDS

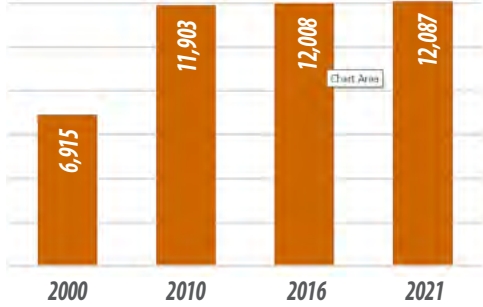
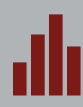


FIGURE 3.1
Romeoville Population & Household Trends, 2000-2021

Sources: 2000 and 2010 U.S. Census; ESRI Business Analyst Online 2016

ACCOMMODATING DENSER DEVELOPMENT FORMS

As a mature community with a stabilizing population, Romeoville will need to plan for a housing stock that provides diverse options, including denser forms of residential uses, that meet varying household needs. Areas like Uptown Square and the future Metra station area appear to be optimal sites for such denser forms.



RACE & DIVERSITY

Romeoville is a fairly racially diverse community and is more diverse than Will County, as shown in Figure 3.2. In terms of ethnicity, the Village has a greater Hispanic/Latino population at 23.0%, compared to 13.5% in the County. About 9.5% of the population also identify as some other race in Romeoville, compared to 5.0% for the County.

Between 2000 and 2010, Romeoville has become increasingly more diverse. White residents used to comprise 84.5% of the total population in 2000, then decreasing to 50.8% by 2010. In addition, the Hispanic/Latino portion of the population increased from 13.1% in 2000 to 23.0% in 2010. Population segments that identify as black, Asian, or some other race have nearly doubled in all cases from 2000 to 2010. These trends of growing diversity within the community may continue over the coming years and new residents may require different housing options and services. Additionally, the Village may consider planning community events that recognize and celebrate its growing diversity.

AGE

Understanding the age distribution of the Romeoville population is important, as it is an indicator of the type of housing stock, amenities, and services needed by different age groups in the community. As the chart in Figure 3.3 shows, young adults in the age 20-29 range saw the most significant change, as their population almost doubled from 7.7% in 2000 to 13.4% in 2010. Other population segments all saw relatively modest changes from 2000 to 2010: children and teenagers (ages 0-19) increased from 32.7% to 34.5% and the senior population age 65+ increased from 5.7% to 7.3%. On the other hand, two population segments experienced decreases: residents age 30-49 shrunk from 37.7% to 32.4%, while residents age 50-64 decreased from 16.2% to 12.4%. At a finer breakdown, residents age 30-39 experienced the most significant decrease from 21.0% to 13.4%.

Per ESRI estimates, the 2016 median age in Romeoville is 32.4 years, which is four years younger than the 36.4 median age for all of Will County. This significant difference may be attributed to a mix of factors, including Romeoville being home to Lewis University, which provides student housing on campus, and young families with school-age children making their home in the community.

The next 30+ years will see the predominant workforce of the community retiring and maybe even downsizing into lower maintenance properties. The Village should consider offering programs that provide assistance to citizens desiring to age in place by providing the services and amenities needed for older populations. At the same time, the Village should consider housing options and lifestyle amenities that cater specifically to young adults, families, and seniors.

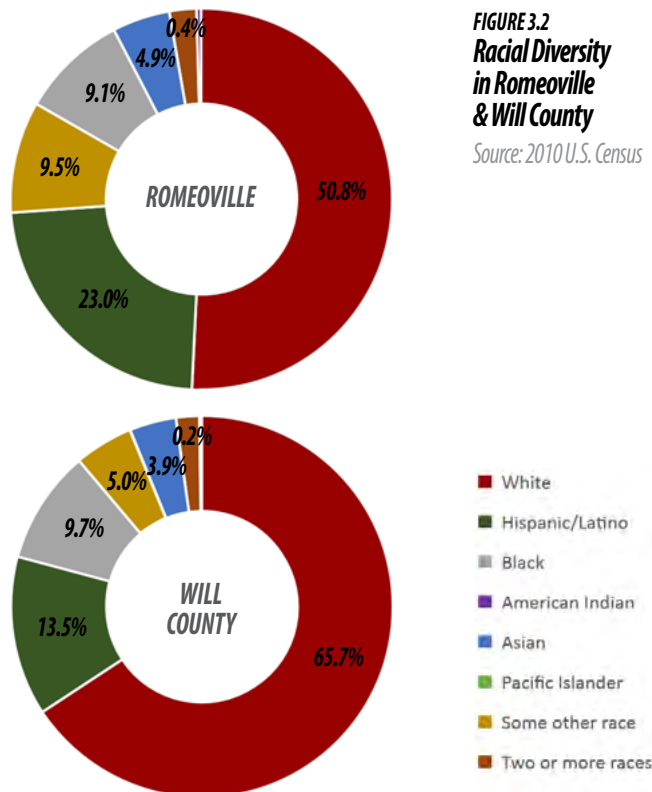


FIGURE 3.2
Racial Diversity
in Romeoville
& Will County

Source: 2010 U.S. Census

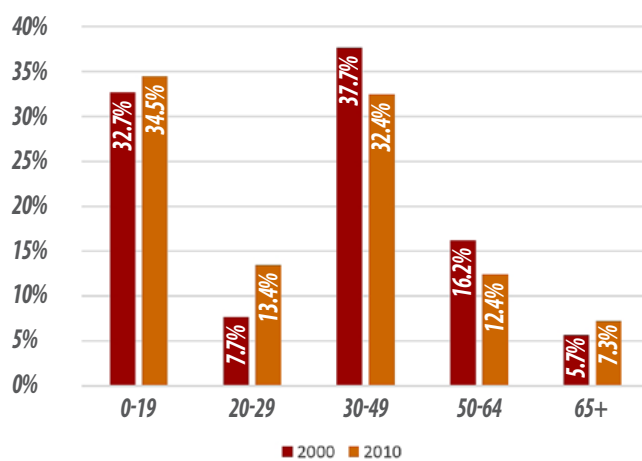


FIGURE 3.3
Age Composition in Romeoville

Source: 2000 and 2010 U.S. Census

EDUCATION & EMPLOYMENT

Approximately 70.2% of persons over the age of 16 in Romeoville are in the labor force, compared to 69.7% for those in Will County. About 90.7% percent of those in the workforce in Romeoville are employed, which compares favorably to the 91% employment rate in Will County. While Romeoville has strong employment centers, this labor force is supported by jobs available in the Village and across the region. The percentage of residents that have high school diplomas is at 87.2%, which is slightly lower than the County (90.5%). In terms of higher education, approximately 25.9% of residents have a bachelor's degree or higher which is lower than the County (44%). As shown in Figure 3.4, the annual median household income of Romeoville is estimated at \$66,955, which is lower than \$79,051 in Will County. Working with local higher education institutions to increase greater levels of educational attainment will be important to attract a more diverse economic base.

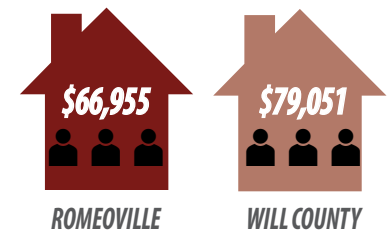


FIGURE 3.4
Median Household Income

Source: ESRI Business Analyst Online 2016

Regarding the type of employment opportunities offered within Romeoville, Figure 3.5 shows the majority of businesses within the Village are oriented towards wholesale and retail trade as well as manufacturing. In terms of employment of community residents by industry sector, retail trade and healthcare employ the most at 11.4% and 11.3%, respectively. Manufacturing jobs comprise 10.1%, followed by education and administration at 7.7% each. With a low level of residents employed in basic industries, consideration should be given to diversifying the employment base in commercial, medical, and technology companies.

EMPLOYMENT OF COMMUNITY RESIDENTS, 2014			EMPLOYMENT IN THE COMMUNITY, 2014		
By Industry Sector	Count	Percent	By Industry Sector	Count	Percent
Retail Trade	1,940	11.4	Wholesale Trade	2,114	16.6
Health Care	1,924	11.3	Retail Trade	1,895	14.9
Manufacturing	1,723	10.1	Manufacturing	1,498	11.8
Education	1,320	7.7	Administration	1,133	8.9
Administration	1,318	7.7	Transportation	1,079	8.5

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

FIGURE 3.5
Employment Summary for Romeoville

Source: CMAP Community Data Snapshot

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