

PAST AND FUTURE
RESIDENTIAL
DEVELOPMENT
WITHIN THE
VILLAGE OF
SPRING GROVE

January 2009

The Village of Spring Grove is committed to achieving and maintaining the best economic health of the Village through the retention, expansion and attraction of business and industry. An important part of any healthy community is a strong business economic structure and base.

The Village understands that a business investment is not only a monetary investment for the company, but it is an investment in the Spring Grove community. Therefore, a successful partnership between the Village and the business community not only enhances the ability for all businesses to succeed but also continues to strengthen a prosperous and thriving community.

The following report was prepared to provide information on the past, current, and future residential developments within the Village of Spring Grove. The report is broken down into several topics: growth, development and business activity, population trends, building permits, households per residential development, and pending developments.

The Village has also prepared a Community Profile that has been attached to this report.

Growth, Development and Business Activity. With regard to growth and development, the Village continues to see a significant slowdown in new residential building. This slowdown was not just local but has been the focus of the news media on a national level for the past year. The Village anticipates the housing market to pick up again in 2010.

In 2008, the Village issued 6 new dwelling unit permits. This was well below last year's total of 30 and the average of 54 permits issued over the previous four years. Only 2 new residential subdivisions have been approved by the Village Board since 2007 but there is a handful in the review process.

Despite the decline in residential activity, commercial and industrial growth remained constant in 2008 with the construction of Jewel, Walgreens, Chase Bank, Shores of Turtle Creek, and the new Sud N Shine car wash. Since 2007, the Village has welcomed over 50 new businesses. There are still many more in the works, including the possible redevelopment of the Intermatic property.

Population Trends. The Village's population has leveled off with the downturn of new residential construction. The Village saw an increase in new home permits following the turn of the century and conducted special partial censuses in 2004 and 2008, which brought us to today's official population of 5,398.

Census History

1970.....	348	1996.....	3,115
1980.....	571	2000.....	3,880
1990.....	1,066	2004.....	4,978
1993.....	1,800	2008.....	5,398

The population by radius is 10,808 for a 3 mile ring, 32,721 for a 5 mile ring and 80,354 for a 7 mile ring.

According to the Northeastern Illinois Planning Commission; the 2030 population forecast is estimated to be 18,523 from 3,880 in the year 2000, household forecast is estimated to be 6,879 from 1,166 in the year 2000, and employment forecast is estimated at 4,806 in 2030 from 812 in the year 2000.

Projected Population Growth

2010.....	5,900
2012.....	6,250
2014.....	6,700
2016.....	7,200
2018.....	7,700
2020.....	8,200

Building Permits. Since 2000, the Village has issued 606 new home permits. Over the 9 year span, the Village has averaged 67 new home permits. The following is the building permit and occupancy permits history since 2000.

<u>Year</u>	<u>Total Number of Single Family Building Permits Issued</u>
2000	81
2001	75
2002	110
2003	118
2004	71
2005	60
2006	55
2007	30
2008	6

Future building permit projections indicate that the permit numbers will decrease from the current average due to the economy and slow housing market but is anticipated to pick up in the next year or two. The Village currently has approximately 348 vacant residential lots and several residential developments in the works that will be discussed later in this report under Pending Developments.

Households Per Development. The attached spreadsheet provides a list of residential developments that have been platted, the phase of development, location, acreage, number of lots and households and the percentage of build out for each particular development for the Village of Spring Grove. It should be noted the spreadsheet does not account for those homes located in the downtown area and not part of a residential development. It is estimated the Village has over 1,800 households within its jurisdiction and 4,000 within the 60081 zip code.

Pending Developments. The below is a list of pending developments that are in the subdividing or annexation stage. The attached spreadsheet shows each development's phase, location, acreage, and number of lots.

- Antler Ridge
- Breezy Lawn 6th Addition
- Graceland Estates
- Heartland Crossing Unit 2
- Saddle Creek Equestrian Estates
- Spring Grove Estates South
- Tuscan Highlands
- Walnut Ridge Phase 2

Village of Spring Grove

Revised: January 1, 2009

Platted Developments							
Development	Type	Phase of Development	Location	Acres	# of Lots	# of Households	%age Built Out
Arnold May Annexation	Residential		South Solon Road & Harts Road	25	5	1	20%
Breezy Lawn	Residential		Route 173 & Siedschlag Road	237	172	171	99%
English Prairie	Residential		English Prairie & Winn Roads	149	77	73	95%
Fieldstone Ridge	Residential		Between Highland Estates & Spring Grove Estates	36	29	0	0%
Forest Ridge	Residential		Clark Road	185	93	84	90%
Fox Woods	Residential		Holian Drive	55	28	24	86%
Greenridge	Residential		Winn Road		48	48	100%
Heartland Crossing Unit One	Residential		Winn Road	40	30	0	0%
Highland Estates	Residential		Route 12	72.3	53	2	4%
North Ridge	Residential		Clark Road	80	45	44	98%
Nottingham Woods	Residential		Route 12		113	105	93%
Oak Valley Estates	Residential		Winn Road	365	89	87	98%
Oak Valley Hills	Residential		Winn Road		90	90	100%
Orchard Bluff	Residential		Sunset Road	209	156	152	97%
Pine Meadows	Residential		Winn Road	119	74	72	97%
Preservation Oaks Phase II	Residential		Stateline Road	20	16	3	19%
Ramos Subdivision	Residential		South Solon Road & May Lane	5	3	2	67%
Red Oak Estates	Residential		Meyer Road	61	51	5	10%
Sanctuary Estates	Residential		Winn Road	25	14	4	29%
Spring Grove Estates	Residential		South Solon Road	141	126	117	93%
Spring Hills Trails	Residential		English Prairie & Richardson Roads		36	35	97%
Spring Meadows	Residential/Comm/Ind		Route 12		26	25	96%
Spring Oaks	Residential		Spring Grove Road	47	36	31	86%
Springdale Trails	Residential		English Prairie & Richardson Roads	265	168	161	96%
Stone Creek Crossing	Residential		Richardson Road	118	82	78	95%
Stonegate	Residential		South Solon Road	45	27	9	33%

The Preserve	Residential		Route 173	185	81	80	99%
The Vintage	Residential		Wilmot Road	45	35	35	100%
Thousand Oaks	Residential		Winn Road	106	75	7	9%
Walnut Ridge Phase I	Residential		Johnsburg Road	6	5	0	0%
Whispering Wind	Residential	Final Plat approved 2/19/2008 - Construction not started	English Prairie & Richardson Roads	67	45	0	0%
White Tail Crossing	Residential		Winn Road	64	43	39	91%
Wilmot Farms	Residential		Wilmot Road		142	140	99%
			Totals		2,113	1,724	82%

Pending Developments					
Development	Type	Phase of Development	Location	Acres	# of Lots
Antler Ridge	Residential	Tentative Plat approved Sept. 19, 2006 - have not submitted Final Plat	Sunset Road & Wilmot Road	32	22
Breezy Lawn 6th Addition	Residential	Tentative Plat approved June 3, 2008	Route 173 & Michigan Drive	16.92	14
Graceland Estates	Residential	Annexation & Zoning petitions tendered in February 2008. No hearing dates set	1714 Route 173	11	5
Heartland Crossing Unit Two	Residential	Tentative Plat approved April 2007	Southeast corner of Winn Road and English Prairie Road	40	33
Saddle Creek Equestrian Estates	Residential	Tentative Plat approved October 7, 2008	Clark & East Solon Roads	61	15
Spring Grove Estates South (Gaylor)	Residential	Annexation & Zoning approved in August 2007 - no plat has been submitted to date	South of Spring Grove Estates/South Solon Road	83	72
Tuscan Highlands	Residential	Submitted annexation, zoning & tentative plat in November 2008. First review completed in December 2008.	Pioneer Road (adjacent to Stonegate)	78	48
Walnut Ridge Phase II	Residential	Tentative Plat approved 10/2007	Route 12 & Sunset Road	156	145
			Totals		354