



EDG

ELGIN DEVELOPMENT GROUP



ELGIN AREA CHAMBER



ELGIN

Data @ A Glance

Welcome to ELGIN

Elgin has been named one of the best places to live in the United States by U.S. News & World Report, ranking No. 5 among cities in Illinois and earning the No. 122 spot nationally on the publication's 2025-2026 list of the "250 Best Places to Live in the U.S."



The city was ranked the No. 1 best city in the United States for safety and affordability in 2024, according to research done by the online website GoBankingRates.com.

114,797

Elgin's Population

MOST POPULOUS CITY IN ILLINOIS **6th**

The number of people in Elgin grew by **6,609** from 2010 to 2020



Lower Cost of Business

Elgin has a relatively low cost of doing business compared to neighboring cities. Several factors contribute to this:

- **Affordable Real Estate:** Elgin offers a range of affordable commercial real estate options.
- **Lower Taxes:** The tax structure in Elgin is often more favorable. This includes property taxes, sales taxes, and corporate taxes.
- **Lower-Cost Utilities:** Elgin benefits from competitive electric, natural gas, and water rates.



Elgin is well-connected with major transportation arteries, including highways I-90, I-88, and Route 20, making it convenient for businesses to transport goods and connect with regional and national markets.

- **3 Interchanges off of I-90**
- **35 miles from Chicago**
- **25 miles from O'Hare International Airport**

The City of Elgin has bonds rated **AAA & AA+** by rating agencies Fitch Ratings and Standard and Poor's respectively.



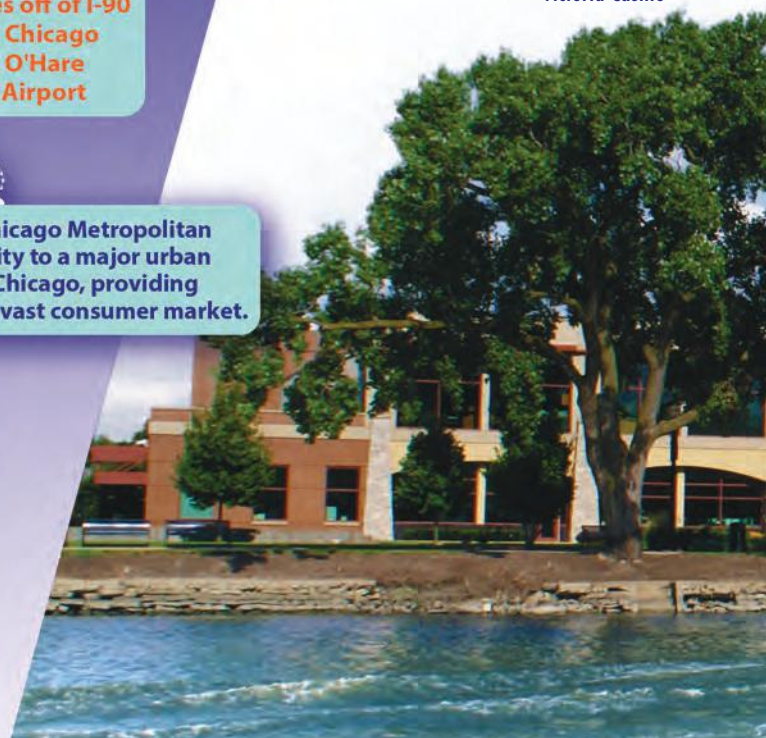
Elgin's strategic location within the Chicago Metropolitan area provides businesses with proximity to a major urban center. We are situated 35 miles from Chicago, providing access to a major economic hub and a vast consumer market.

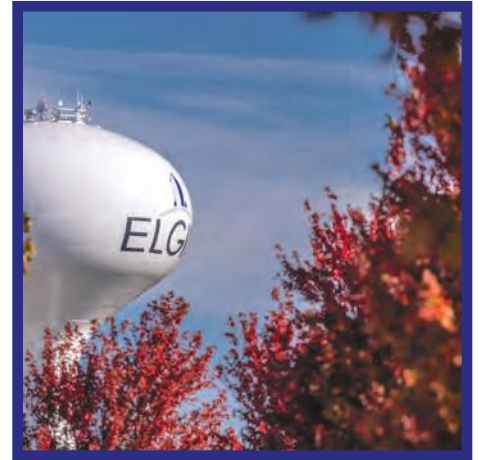


	Median Household Income	Households with a Computer	Median Home Price	Language other than English spoken at home
ELGIN	\$88,316	96.9%	\$252,400	48.6%
ILLINOIS	\$88,710	89.4%	\$250,500	23.8%
UNITED STATES	\$78,538	89.7%	\$303,400	22%

"The Elgin Development Group and Elgin Area Chamber of Commerce is a great resource for businesses and the community. The information that they are able to provide really helps us to determine our audience and course of action."

– Rolando Guerrero,
Senior Vice President/General Manager, Grand Victoria Casino





The Elgin Development Group, a division of the Elgin Area Chamber of Commerce, serves as your trusted business concierge assisting entrepreneurs, start-up businesses, new and existing, and small and large businesses with their needs. Whether it is to help navigate the development process, learning about the community, or making the right connections, we are here to make doing business in Elgin successful.

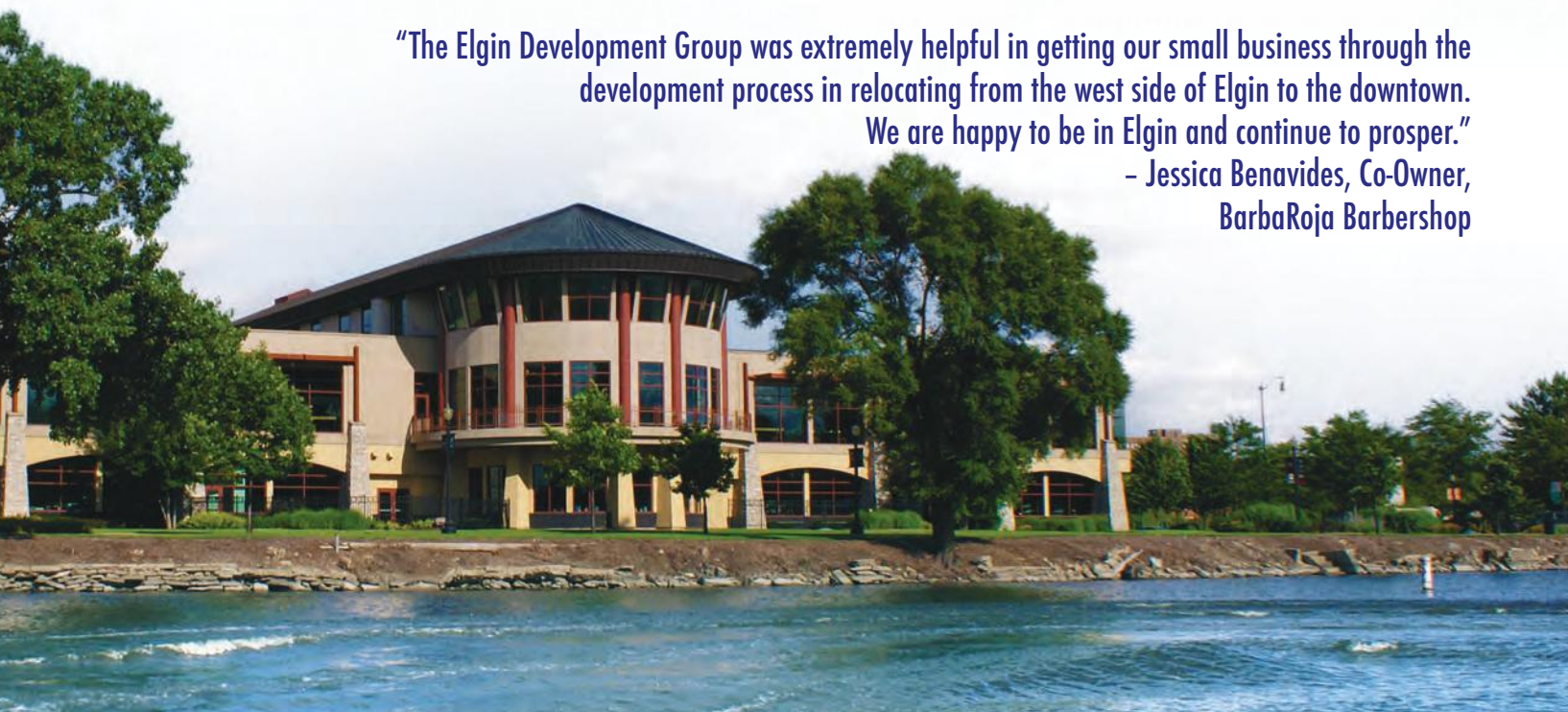
As the economic development organization for the City of Elgin, our mission is to create economic opportunity for every business. We directly support the City of Elgin's strategic priorities by supporting businesses, aligning the workforce through our partnerships for tomorrow's jobs, advocating for improved transportation networks, and enhancing the quality of life in our community.

So come join us and see what so many already know, that one of the fastest growing cities in the State of Illinois stands ready to Welcome You to Elgin!

"The Elgin Development Group was extremely helpful in getting our small business through the development process in relocating from the west side of Elgin to the downtown.

We are happy to be in Elgin and continue to prosper."

**- Jessica Benavides, Co-Owner,
BarbaRojas Barbershop**





LIVE



Living in Elgin means enjoying the best of both worlds: the warmth of a tight-knit community and the amenities of a bustling city. Residents benefit from a range of housing options, from historic homes with character to modern apartments with sleek amenities. Elgin's schools, public services, and cultural events foster a rich sense of belonging and engagement. With its walkable downtown, scenic riverfront, and convenient access to Chicago, Elgin offers a dynamic, affordable lifestyle that appeals to young professionals, families, and retirees alike. Whether you're new to the city or have called it home for generations, Elgin's vibrant neighborhoods and welcoming spirit make it an ideal place to put down roots.



&Work

"Elgin is a great location for business for a number of reasons. We have employees from Chicago to Rockford and everywhere in between so it's convenient for my team to get to our Elgin headquarters."

—Jeni Lyon, CEO
Hampton, Lenzini and Renwick

Manufacturing

24 Industrial Parks in Elgin



Items Manufactured in Elgin include:

Bearings	Aerosol Machines	Balloons	CNC Machine Tools
Enzymes	Motors	Street Sweepers	Golf Gear
Wire Harnesses	Cheese	Tape Measures	Auto Parts
Molding	Coral Reef	Wind Generators	PPP Shields
Protective Equipment	Food Appliances	Healthcare Products	Cosmetics
Flooring and Carpets	Spices	Flour	Protein Packaging
	Radios	Springs	



1 in 6 Elginites are employed by Elgin based manufacturing firms

925,000 Square feet of new commercial construction in 2024

27 Million square feet Industrial space in Elgin



Elgin's workforce is coveted by employers because of their skills, work ethic, and commitment to lifelong learning, ensuring that Elgin's businesses will remain competitive and flexible to meet the changes occurring in the world every day. To support the growth and development of the workforce, the Elgin Development Group partners and collaborates closely with the City of Elgin, educational institutions and businesses. This strategic partnership focuses on preparing the current and next generation of workers through targeted training programs, educational initiatives, internships and apprenticeships. Elgin assures a vibrant future by aligning the skills of the workforce with the need of businesses in all sectors of the local economy.

58,000 People
Workforce



20.5%
of Elginites work & live in Elgin

People come from over **185** communities to work in Elgin

5,300
Businesses

Elgin is **38**
square miles



1,297

Commercial Buildings

381

Retail Buildings

409

Industrial Buildings

217

Office Buildings

24

Industrial Parks

10

Hotels

9

Retail Corridors



40 Million square feet of
commercial space

1.3

Million square feet
of new industrial
buildings absorbed
in 2023



BUSINESS

Education

Elgin offers a remarkable range of educational institutions to its residents where someone can begin their early childhood education and receive a master's degree without ever having to leave the community. With a staggering workforce of 4,900 full-time employees, Elgin's U-46 School District stands as the second largest school district in Illinois. Elgin is also home to three more School Districts, including 300, 301 and 303.

Elgin Community College stands as a cornerstone for higher education in Elgin, offering 130 career paths. ECC plays a pivotal role in the community, offering comprehensive academic programs, workforce training, and continuing education options for learners of all ages. In addition, they partner with local businesses and organizations to provide real-world experiences and pathways to future careers, ensuring students are well-prepared for success in an ever-evolving world.

Judson University, an evangelical Christian university, offers 60-plus undergrad, grad and adult professional programs to 1,000+ students from 43 states and 28 countries.

Elgin was once the home of the world-renowned Elgin Watch Factory which employed the majority of Elginites and has since diversified its economic base. Elgin has since become an economic engine for the region with four major pillars of growth supporting the growth of local economy which now include Manufacturing, Healthcare, Education and Professional Services. Today, we are home to both large and small businesses of all kinds in multiple sectors. Together, these diverse businesses contribute to the tapestry of the Elgin business community, reflecting the unique characteristics and aspirations of its residents while driving the city's progress and prosperity.



"The new Manufacturing and Technology Center at Elgin Community College is a game changer for the region. It will offer state-of-the-art facilities to meet the growing demand for skilled personnel."

—Dr. Peggy Heinrich, ECC President



95 Languages spoken in School District U-46 Homes

35,377 Students in School District U-46

12,663 Students at Elgin Community College

22 Private Schools in Elgin

95% School District D301 Graduation Rate



99% Of Judson University Students receive Financial Aid

the ARTS

Elgin has always been known for a thriving art scene that breathes creativity and cultural vibrancy into our community. From visual arts to performing arts, Elgin offer a diverse range of artistic expressions that captivate and inspire. The "City in the Suburbs" is proud of our art spaces where local artists can showcase their talents.

The Hemmens Cultural Center celebrated the completion of its \$14.4 million, three-year expansion, unveiling new amenities. It serves as a cornerstone for the performing arts, hosting a variety of concerts, theatrical performances, entertainers and community events. The award-winning Elgin Symphony Orchestra performs regularly at Hemmens, offering a range of classical and contemporary music programs. The city's commitment to the arts encourages exploration, creativity, and artistic collaboration, making Elgin a true hub for cultural enrichment and artistic expression.

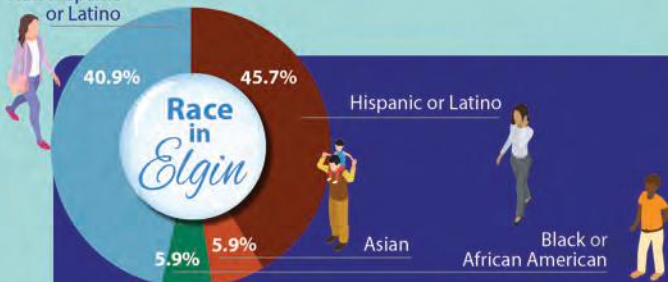
Elgin believes that arts are important to our quality of life. Public art is integral to Elgin's identity, with murals and sculptures along the Fox River in the downtown. Local festivals celebrating a range of artistic disciplines engage residents and visitors alike in cultural activities.



& Diversity

Race & Origin

White Alone
Non Hispanic
or Latino



	White Non Hispanic	Black or African American	Asian	Hispanic or Latino
ELGIN	40.9%	5.9%	5.9%	47.3%
ILLINOIS	60.8%	14.6%	5.9%	17.5%
UNITED STATES	60.1%	13.4%	5.9%	18.5%



Age & Sex

Persons Under 5 Persons Under 18 Persons 65 & over Female

	Persons Under 5	Persons Under 18	Persons 65 & over	Female
ELGIN	8.0%	26.5%	12.2%	50.4%
ILLINOIS	5.9%	22.2%	16.1%	50.9%
UNITED STATES	6.0%	22.3%	16.5%	50.8%

Elgin is known for its vibrant diversity, reflected in its multicultural community and a rich tapestry of cultural events and celebrations. Residents from various backgrounds—Hispanic, African American, Asian, and more—come together to create a welcoming and inclusive atmosphere throughout the city.



HEALTH & PLAY



Elgin is a regional health care center with people from all over the Chicago region coming here for their healthcare needs for more than 100 years. Groundbreaking advances in treatments are offered at Saint Joseph Hospital, Ascension Saint Alexius and Advocate Sherman Hospitals, all providing short-term acute care. One out of every eight jobs in Elgin and South Elgin are in healthcare and our schools provide a pipeline for trained medical staff. Elgin boasts a significant number of physician health care practices in many disciplines.

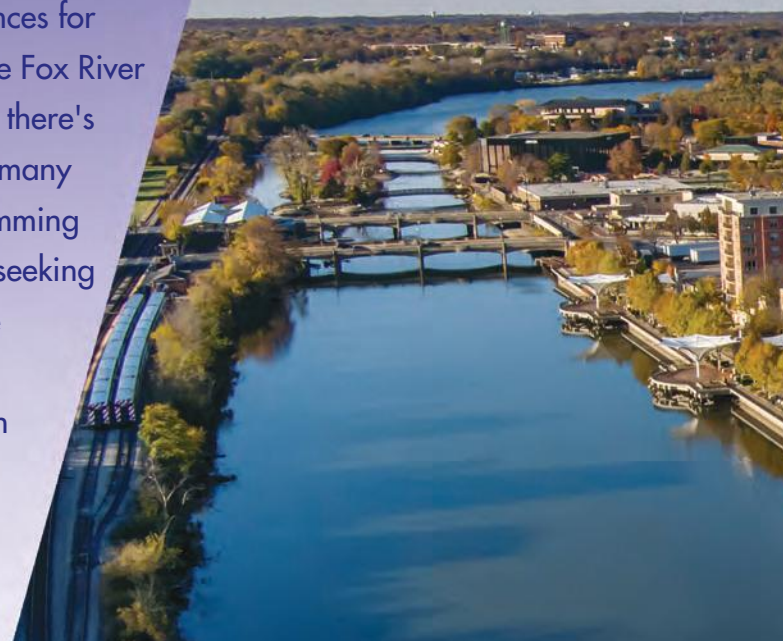
Elgin offers a lively playground of activities and experiences for residents and visitors alike. From the serene beauty of the Fox River Trail to the excitement of festivals and community events, there's something for everyone to enjoy. Families love the city's many parks and recreation centers, where sports leagues, swimming pools, and playgrounds offer year-round fun. For those seeking arts and culture, Elgin boasts theaters, galleries, and live music venues, while foodies can explore diverse dining options throughout the city. No matter your interest, Elgin provides a vibrant and welcoming environment to play, explore, and make memories.



255 Beds at Advocate Sherman Hospital

318 Beds at Ascension Saint Alexius

184 Beds at Saint Joseph Hospital



In Our Municipality

Departments: • Fire • Community Development • Engineering • Neighborhood Services • Finance
• Parks and Recreation • Code Compliance • Police • Public Services • Purchasing • Water

Elgin's municipal services reflect the city's dedication to creating a safe, vibrant, and connected community. With comprehensive police, fire, and emergency medical services, residents benefit from quick response times and proactive public safety initiatives. Public works crews maintain clean streets and reliable utilities, ensuring Elgin remains a beautiful and functional place to live and work. Additionally, the city prioritizes sustainability and innovation, investing in green infrastructure and data-driven transparency tools to better serve its diverse population. From neighborhood outreach to responsive governance, Elgin's municipal services aim to enhance quality of life for everyone who calls Elgin home.

195 Sworn Officers

Crime rates are on a consistent downward trend over the last 36 years.



7 Fire Stations

133 Sworn Firefighters

42,968

Total Fire Training Hours

56 17-ton trucks are used in Elgin to clear snow

2 Times per month in the summer the City sweeps residential streets

3 Metra Train Stations in Elgin

12 Pace routes serviced within the community. Connects to routes along the CTA, RTA and Metra.



501 Miles of water main

6,100 Fire hydrants in Elgin

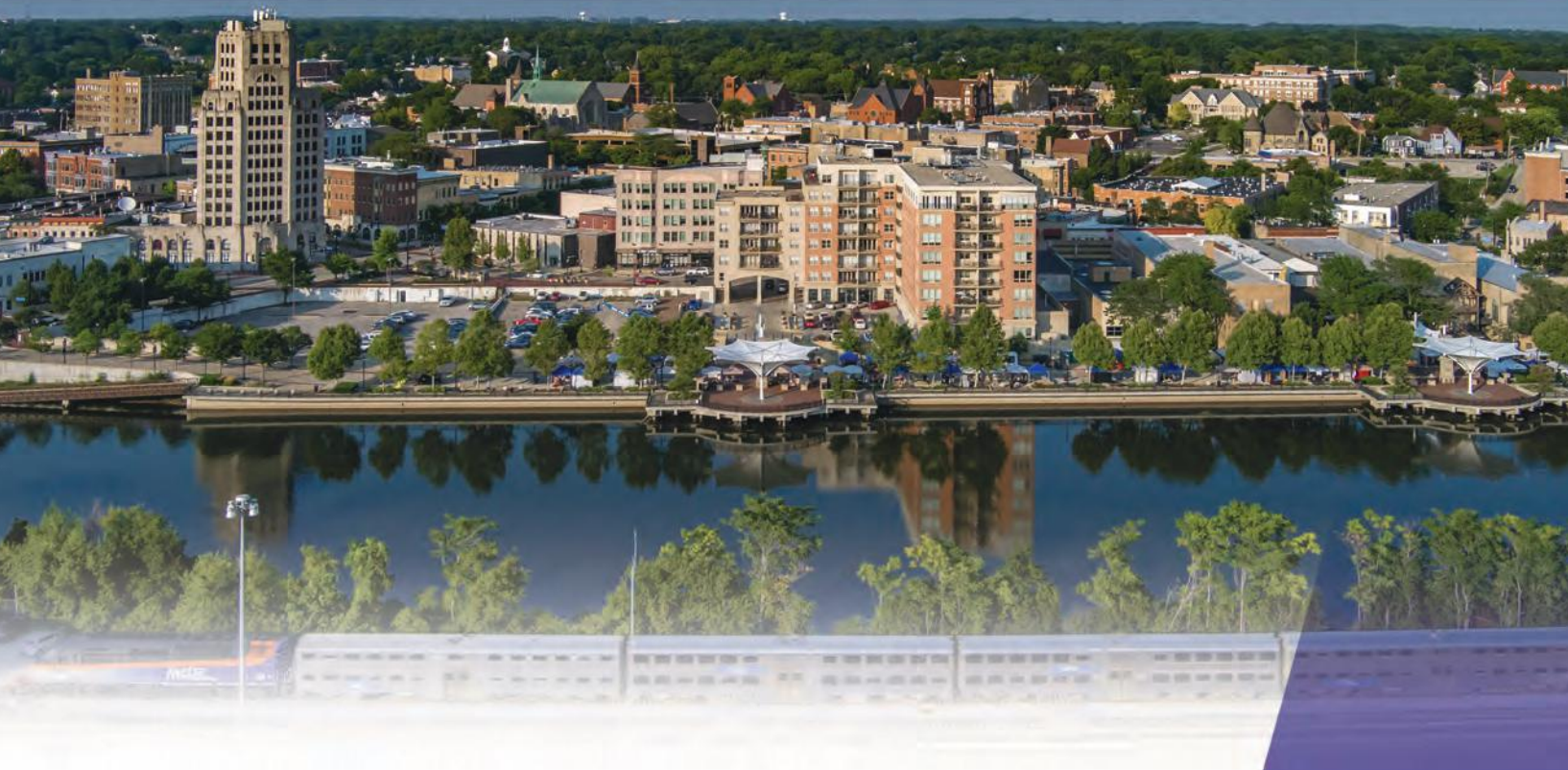
34,585 Water meters in the system

Average daily water usage

10.95MG

Approximately 75% of Elgin's water comes from the Fox River with the remaining 25% drawn from deep wells. The water is treated and tested per the Environmental Protection Agency regulations. The raw water undergoes a tertiary treatment process, including coagulation, sedimentation, lime softening, chlorination, and filtration.





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Experience business growth with an Elgin location, strategically positioned near Chicago's global markets and innovation hubs. Benefit from lower operating costs and a high quality of life while tapping into a skilled workforce. From startups to established corporations, Elgin fosters a supportive environment for your business to thrive. Join the Chicago Metropolitan area's competitive edge while enjoying Elgin's unique advantages. Seize the opportunity for innovation and success in Elgin today.