

Waukegan, IL

DATA ANALYSIS

on

Crime Reports and Census Information



[Go to Introduction](#)

0.1 INTRODUCTION: GETTING STARTED

The following report summarizes an analysis of 2401 Dugdale Road, Waukegan, Illinois. The analysis covers topics including crime and demographics at both macro and local levels. It also investigates review sentiment for the surrounding Whispering Oaks Apartment complex. The intent is to obtain a quantitative understanding of the safety and well-being of the local area, both currently, and over time.

The report is divided into four major sections. The first, "Macro Crime Trends", provides context by comparing violent and property crime over time at national, state, and local levels. The second, "Census Tract Comparison", dives deeper by analyzing census information at a census tract level. It compares demographic as well as poverty & unemployment data at local census tract levels to a multitude of comparison populations. The third, "Local Records", analyzes records in proximity to the location in question. The focus of this section is on better understanding recent crime levels and trends within close proximity to the site. The fourth and final section analyzes resident reviews of the Whispering Oaks apartment complex with a focus on security related sentiment analysis.

The report is intended to be interactive and exploratory in nature. There are key findings and captions on pages, and nearly all pages are "live" in that they can be filtered as desired. Clicking an item in the Table of Contents to the right takes the user to the corresponding section. The user can click the "i" in the corner of any page to return to the introduction.

The data leveraged in the following report is as follows:

Macro Violent Trends- FBI UCR, Period: 2006-2020, Accessed: 1/13/23

Census Tract Information - US Census Bureau, Period: 2012-2020, Accessed: 1/13/23

Local Records Information - Period: 1/1/18-1/11/20, Provided: 2/5/23

Resident Reviews - Google Reviews, ApartmentRatings, Apartments.com, Period: 2003-2023, Accessed: 1/30/23

1.0 Macro Crime Trends

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- 1.2** Violent Crime Comparison
- 1.3** Violent Crime Breakdown
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- 1.5** Property Crime Comparison
- 1.6** Property Crime Breakdown
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- 2.6** Income
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- 3.2** Decomposition Tree
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- 4.2** Ratings Over Time
- 4.3** Sentiment Analysis
- 4.4** Summary

1.1 MACRO CRIME TRENDS: VIOLENT CRIME OVER TIME

Violent crime at a national, state, & city level were gathered from the FBI's Uniform Crime Reporting (UCR) database for the time period from 2005-2020. As the dashed trend lines show, violent crime rates at a national and state level have decreased over the 15 year time period. Waukegan's violent crime rate has been more volatile with violent crime rates were as low as 2.7 crimes per 1,000 residents in 2009, and as high as 5.1 crimes per 1,000 residents in 2016. As the red dashed trend line indicates, Waukegan's violent crime rate increased from 2006-2020. The key takeaway is that despite decreases at a state and national level, Waukegan's violent crime rate has been much more volatile and shows a long term trend upwards.

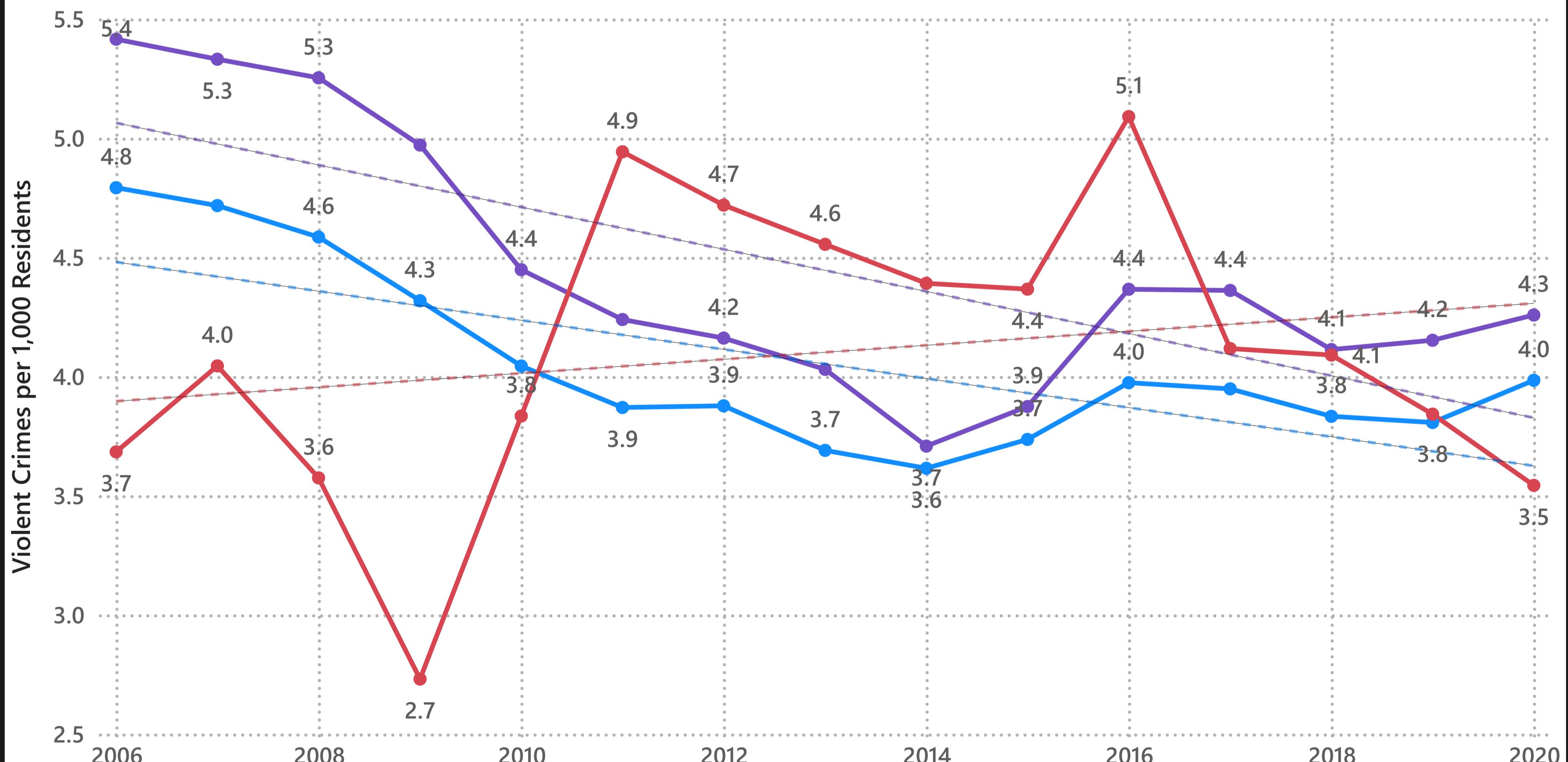
Select Analysis Time Period:

1/1/2006

1/1/2020

National, State, and Local Violent Crime Rate Over Time:

● National Average ● Illinois ● Waukegan



National Average Over Time:

National average violent crime rate **Decreased** from **4.8** to **4.0** per 1,000 residents over the selected time period.

Illinois Average Over Time:

Illinois' violent crime rate **Decreased** from **5.4** to **4.3** per 1,000 residents over the selected time period.

Waukegan Over Time:

Waukegan's violent crime rate **Decreased** from **3.7** to **3.5** per 1,000 residents over the selected time period.

1.2 MACRO CRIME TRENDS: VIOLENT CRIME COMPARISON

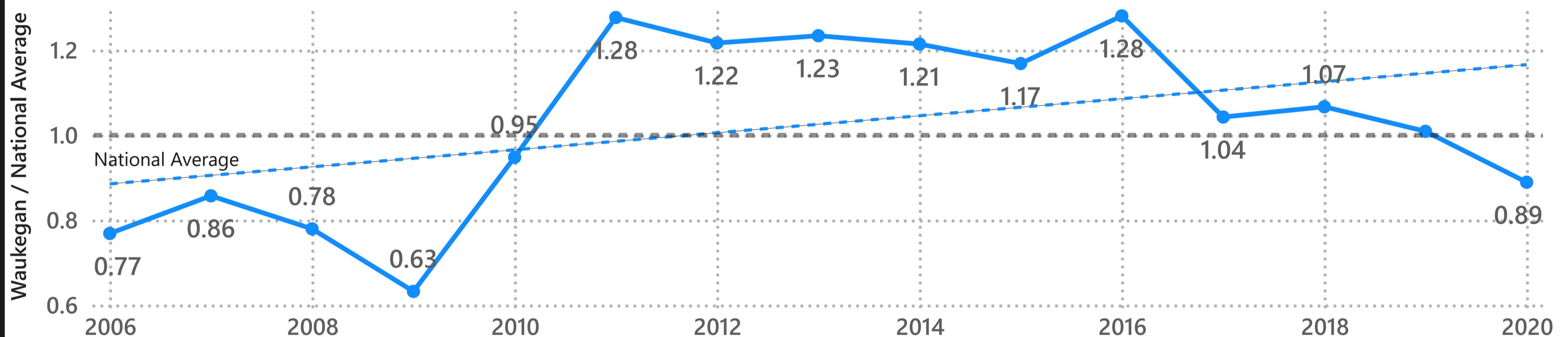
Violent crime rates at a city level were compared to those at a national and state level over time. The comparison takes Waukegan's violent crime rate and divides it by the respective national or state violent crime rates. A value below 1 indicates Waukegan's rate is less than the basis of comparison. For example, in 2020, the violent crime rate for Waukegan was 3.54 compared to the national average of 3.96. This means Waukegan's violent crime rate was 0.89 times ($3.54/3.96$) the national average. From 2006-2020, Waukegan's violent crime rate has been as low as 0.62 times the national average (2009), to as high as 1.28 times the national average (2011 & 2016). The dashed trendline indicates that Waukegan's violent crime rate increased relative to the national average from 2006 to 2020. Similar results and key takeaways apply when Waukegan's violent crime rates are compared to Illinois average rates in the lower graph.

Select Analysis Time Period:

1/1/2006

1/1/2020

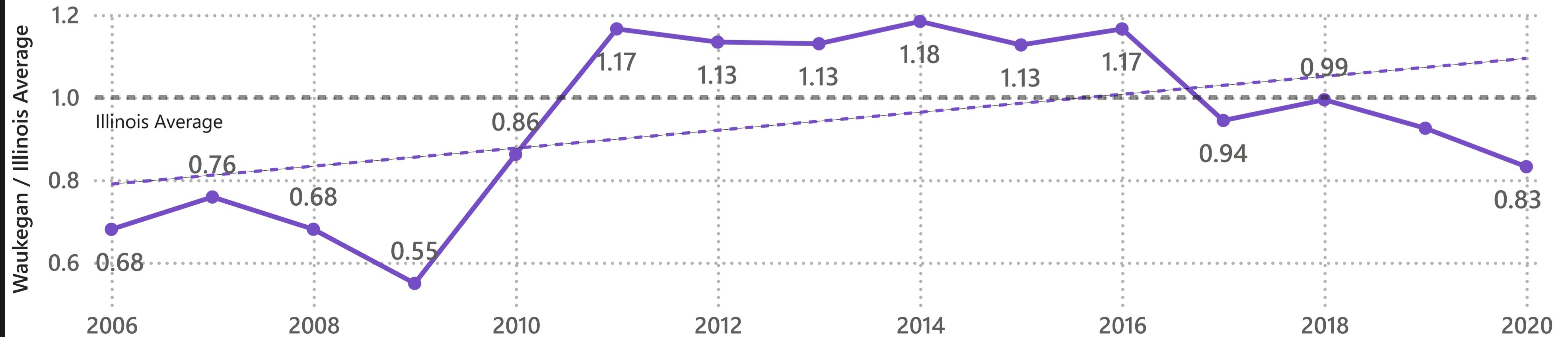
Waukegan vs. National Average Violent Crime Rate:



Waukegan vs National Average:

Waukegan's violent crime rate started at **0.77** times the national average. It has **Increased** to **0.9** times the national average over the selected time period.

Waukegan vs. Illinois Average Violent Crime Rate:



Waukegan vs Illinois Average:

Waukegan's violent crime rate started at **0.68** times the Illinois average. It has **Increased** to **0.83** times the Illinois average over the selected time period.

1.3 MACRO CRIME TRENDS: VIOLENT CRIME BREAKDOWN

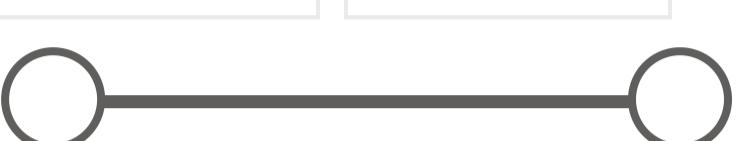
This section's data set is sourced from the FBI's Uniform Crime Reporting (UCR) database and covers violent crimes reported by the Waukegan Police Department. Incidents of violent crime were collected from 2006-2020. It should be noted that the FBI's UCR database does not contain statistics on Rape prior to 2010. Incidents are normalized by Waukegan's annual population, converting incident quantity into a rate. For context, Waukegan's population in 2020 was reported as 89,158. Rates of specific violent crimes can be selected using the filter to the right. For example, selecting "Aggravated Assault" shows rates varying between 1.6 (2009) and 2.8 (2016) incidents per 1,000 residents. Selecting "Homicide" shows a spike in 2018 of 0.13 Homicides per 1,000 residents, reflecting the 11 homicides that took place in Waukegan that year.

Select Violent Crime(s): Select Timeframe:

- Aggravated Assault
- Homicide
- Rape
- Robbery

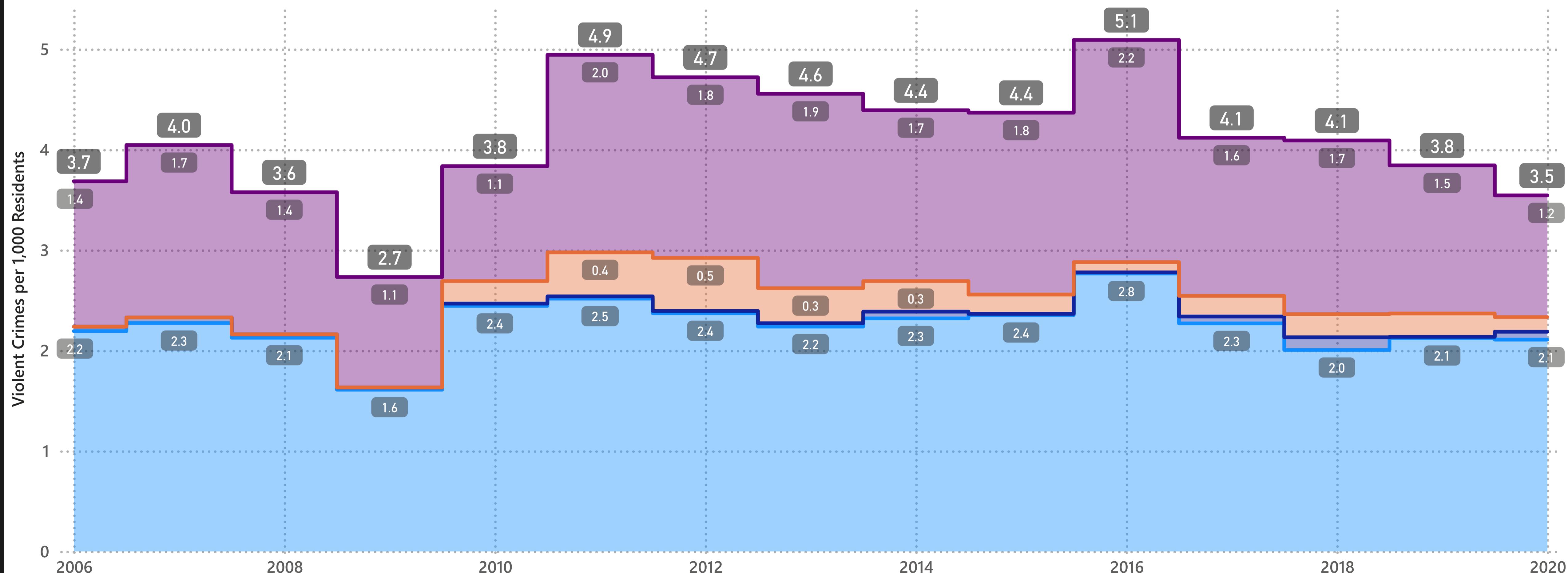
Year

2006 2020



Violent Crime Rates Over Time:

Violent Crime Type ● Aggravated Assault ● Homicide ● Rape ● Robbery



1.4 MACRO CRIME TRENDS: PROPERTY CRIME OVER TIME

Property crime rates at a national, state, & city level were gathered from the FBI's Uniform Crime Reporting (UCR) database for the time period from 2006-2020. As the dashed trend lines show, national, state, and city level property crime rates have decreased during this time period. Illinois' property crime rate remained below the national average during the entire time period. Waukegan's property crime rate has ranged between its most recent value of 15.8 in 2020, to as high as 33.9 property crimes per 1,000 residents in 2011. For a majority of the time period from 2006 to 2020, Waukegan's property crime rate exceeded the Illinois average rate (12 of the total 15 years).

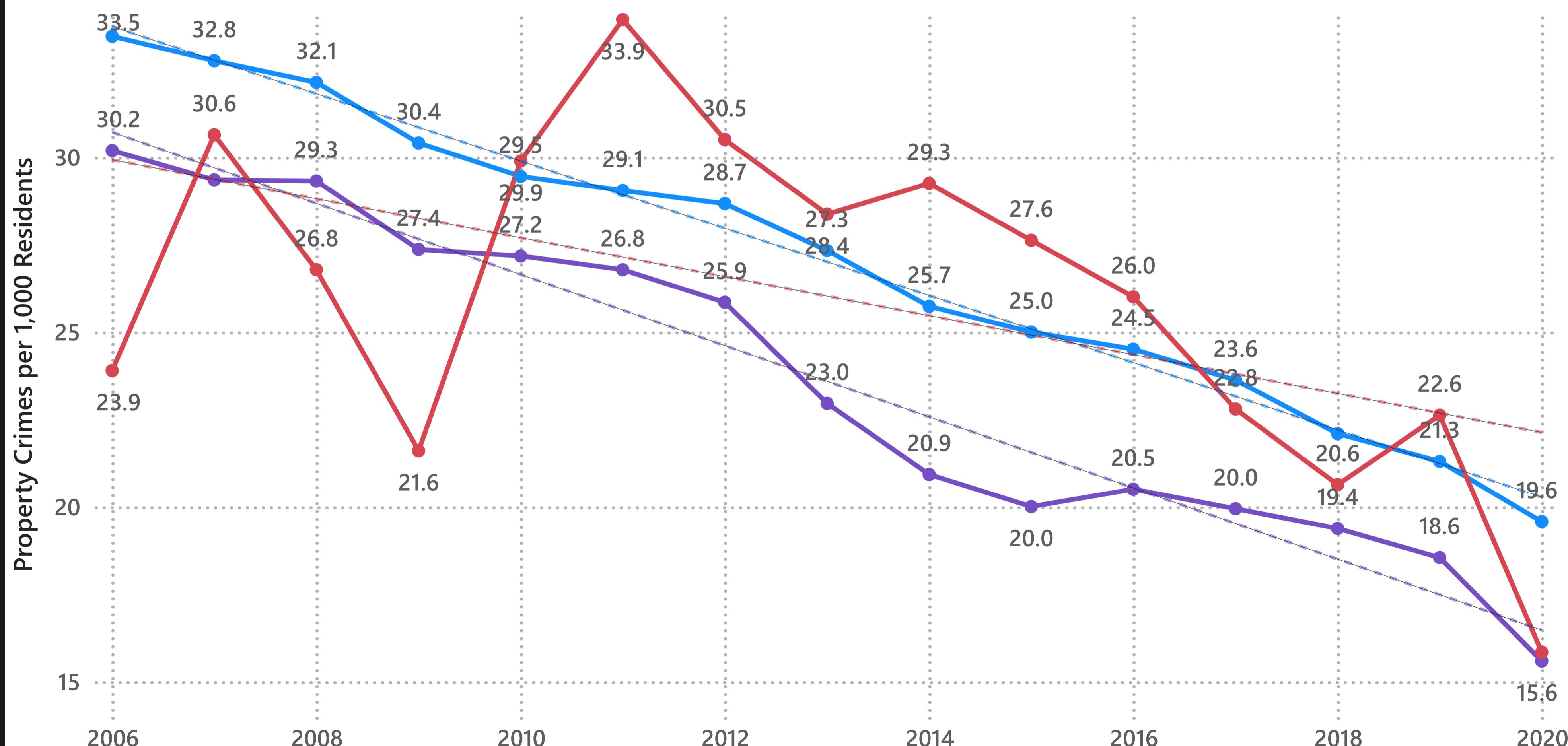
Select Analysis Time Period:

2006

2020

National, State, and Local Property Crime Rate Over Time:

● National Average ● Illinois ● Waukegan



National Average Over Time:

National average property crime rate **Decreased** from **33.5** to **19.6** per 1,000 residents over the selected timeframe.

Illinois Average Over Time:

Illinois' property crime rate **Decreased** from **30.2** to **15.6** per 1,000 residents over the selected timeframe.

Waukegan Over Time:

Waukegan's property crime rate **Decreased** from **23.9** to **15.8** per 1,000 residents over the selected timeframe.

1.5 MACRO CRIME TRENDS: PROPERTY CRIME COMPARISON

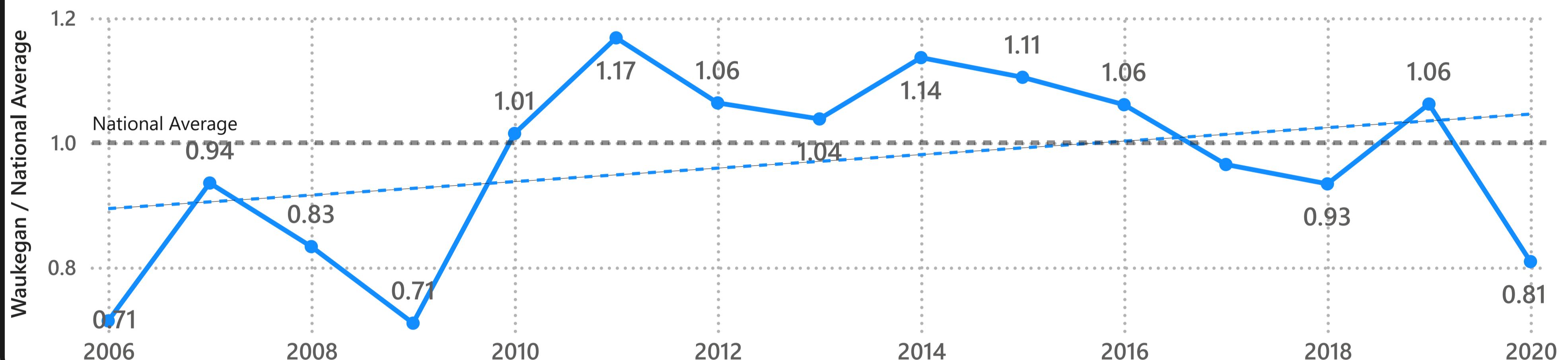
Property crime rates at a city level have been compared to those at a national and state level over time. This comparison takes Waukegan's property crime rate and divides it by the respective national and state property crime rate. A value of above 1 means Waukegan's rate exceeds the basis of comparison. For example in 2019, the property crime rate for Waukegan was 22.6 compared to the national average of 21.3. This means Waukegan's property crime rate was 1.06 times (22.6/21.3) the national average. As the blue dashed trendline in the top graph shows, even with a recent reduction in 2020, Waukegan's property crime rate has increased relative to the national average over the time period from 2006 to 2020. More pronounced trends in the same direction can be viewed when comparing Waukegan's property crime rate to the Illinois average property rate over time.

Select Analysis Time Period:

1/1/2006

1/1/2020

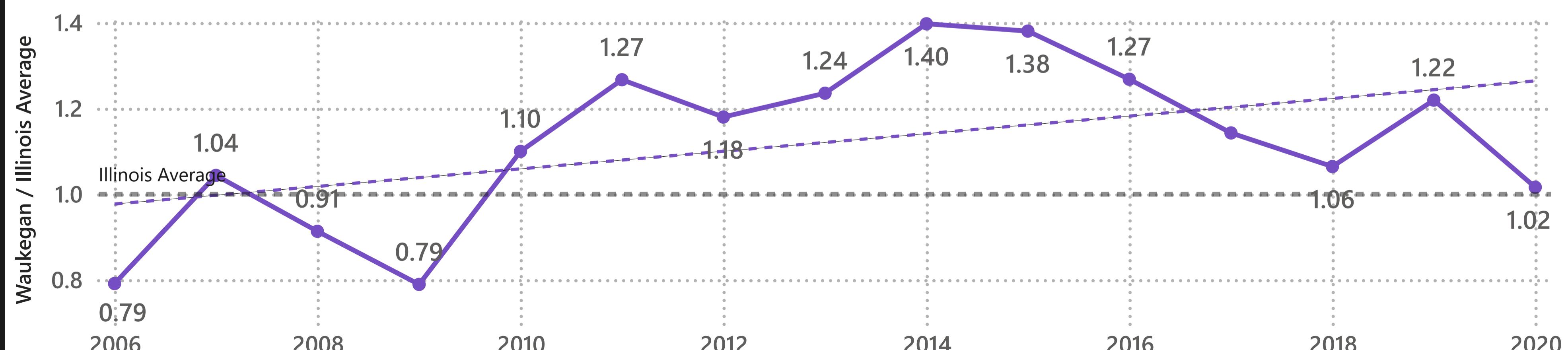
Waukegan vs. National Average Property Crime Rate:



Waukegan vs National Average:

Waukegan's property crime rate started at **0.71** times the national average. It has **Increased** to **0.81** times the national average over the selected time period.

Waukegan vs. Illinois Average Property Crime Rate:



Waukegan vs Illinois Average:

Waukegan's property crime rate started at **0.79** times the Illinois average. It has **Increased** to **1.02** times the Illinois average over the selected time period.

1.6 MACRO CRIME TRENDS: PROPERTY CRIME BREAKDOWN

Incidents of property crimes were obtained from the FBI's Uniform Crime Reporting (UCR) database for the Waukegan Police Department covering the years from 2006-2020. Property crimes are broken down into four categories by the UCR, which can be isolated using the filters shown to the right. The graph below shows "Larceny-Theft" comprising the vast majority of property crimes. Selecting "Arson" reveals a decrease in recent years. Selecting "Burglary" shows an influx in the years between 2011-2014, before reaching a low in 2020 of 2.41 incidents per 1,000 residents.

Select Property Crime(s): Select Time Period:

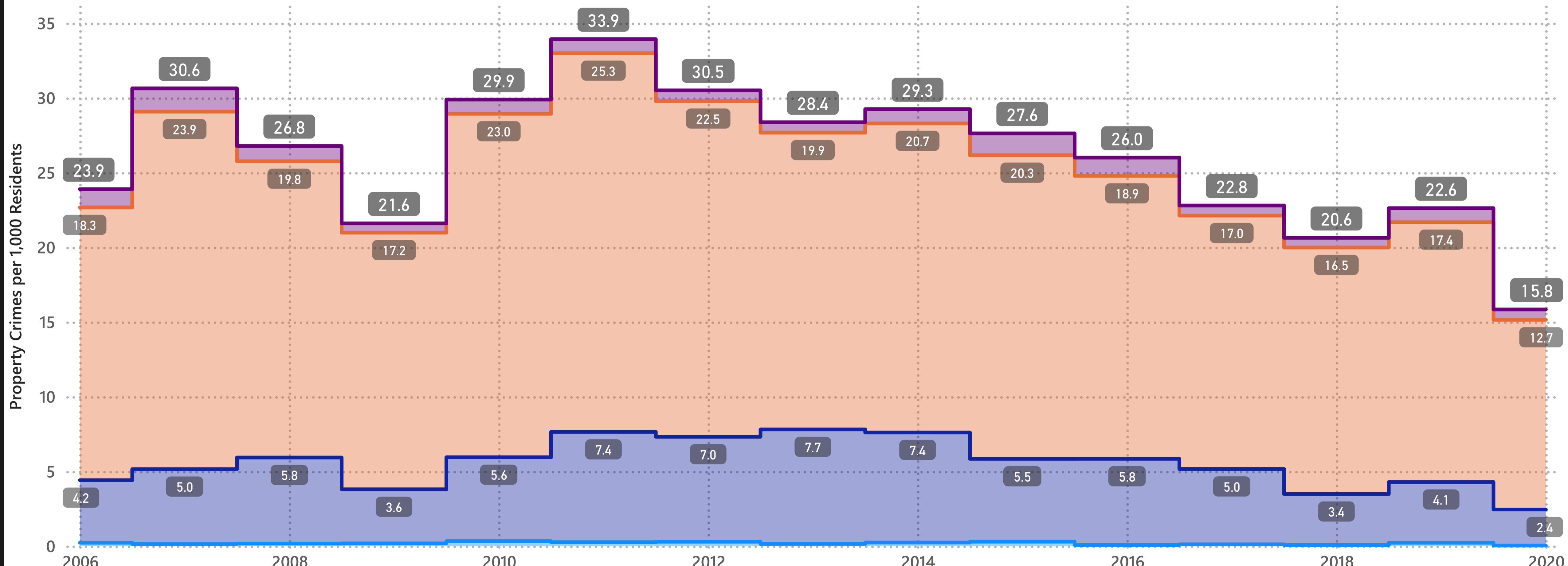
- Arson
- Burglary
- Larceny-Theft
- Motor Vehicle Theft

2006 2020



Property Crime Rates Over Time:

Property Crime Type ● Arson ● Burglary ● Larceny-Theft ● Motor Vehicle Theft



1.7 MACRO CRIME TRENDS: CITY VS NATIONAL RATES

The graph below shows the national vs. Waukegan crime rates for selected crimes over time. Selecting all crimes shows Waukegan's rate of 27.6 crimes per 1,000 residents in 2006 was well below the corresponding national average of 38.5. However, from 2010 to 2016, Waukegan's overall crime rate exceeded the national average.

Trends in individual crime types can be isolated using the filters to the right. For example, if "Homicide" is selected, we see that Waukegan's rate in 2020 was 0.079 homicides per 1,000 residents, which is roughly 21% higher than the corresponding national average in 2020 of 0.065 homicides per 1,000 residents. Selecting "Robbery" shows Waukegan's rate greatly exceeding the national average for a majority of the time period including being as high as 2 times the national average in 2016.

Select Analysis Timeframe:

Year

1/1/2006

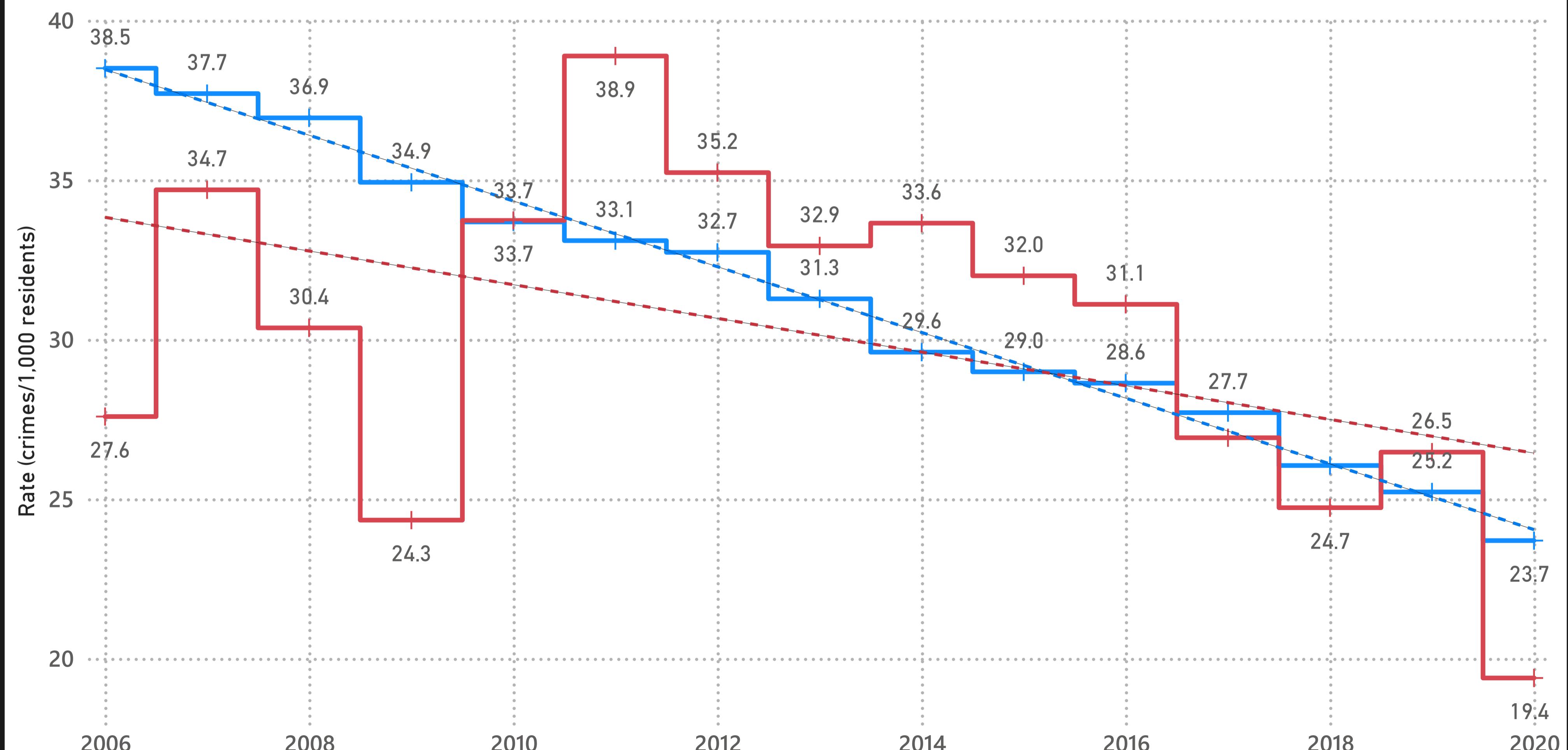
1/1/2020

Select Crime(s):

- Violent Crime
 - Aggravated Assault
 - Homicide
 - Rape
 - Robbery
- Property Crime
 - Arson
 - Burglary
 - Larceny-Theft
 - Motor Vehicle Theft

Waukegan vs. National Crime Rates for Selected Crime(s):

Geographic Location + National + Waukegan



2.1 CENSUS TRACT COMPARISON: CENSUS OVERVIEW



Section 2 shifts the focus from macro crime trends to local level census data. Subsections dive into metrics such as population age, education, income, housing, unemployment, and poverty. Each metric's performance is shown at a local census tract level alongside national, state, county and city levels. The graph below allows for a comparison across any single metric between selected locations. Key metrics are investigated more deeply in this section.

Select Analysis Timeframe:

2012

2020

Select Locations to Compare:

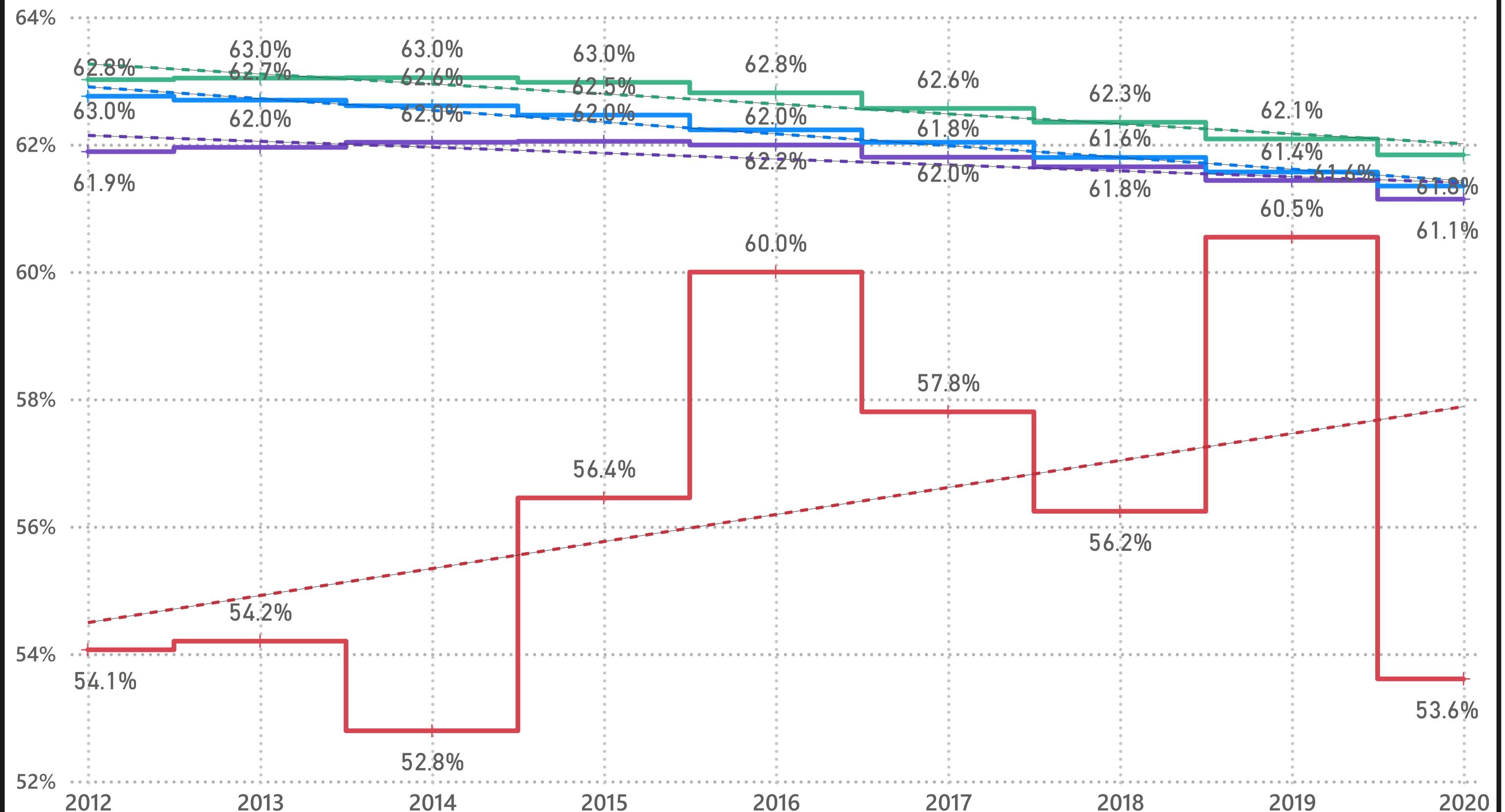
- Illinois
- Lake County
- Local Census Tract
- United States

Select Comparison Metrics:

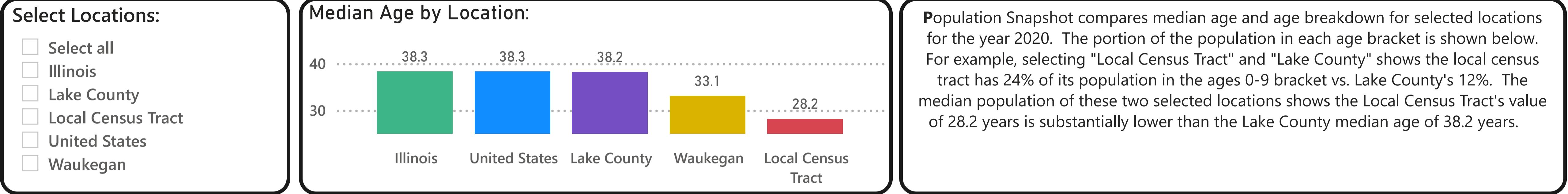
- Age
 - Ages 18-64
 - Ages 65 and Up
 - Under Age 18
- Education
 - Bachelors Degree or Higher
 - High School Graduate or Equivalent
 - Less Than High School
 - Some College or Associates Degree
- Poverty
 - Individuals Below 125% Poverty Level
 - Individuals Below 150% Poverty Level
 - Individuals Below 185% Poverty Level
 - Individuals Below 200% Poverty Level
 - Individuals Below 50% Poverty Level
 - Percent Below Poverty Level
- Sex
 - Female
 - Male
- Unemployment
 - Unemployment Percentage

Age: Ages 18-64

+ Illinois + Lake County + Local Census Tract + United States

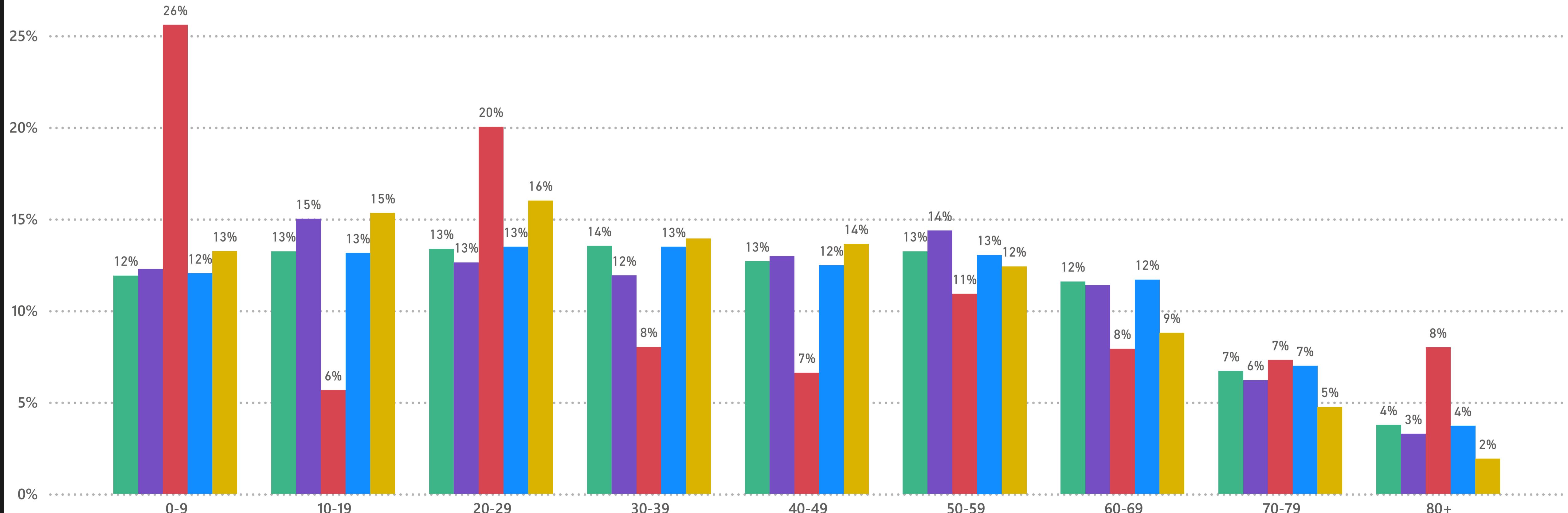


2.2 CENSUS TRACT COMPARISON: POPULATION SNAPSHOT



Breakdown by Age Bracket for Selected Locations:

Location ● Illinois ● Lake County ● Local Census Tract ● United States ● Waukegan



2.3 CENSUS TRACT COMPARISON: POPULATION



Select Analysis Timeframe:

2012 2020



Select Location A:

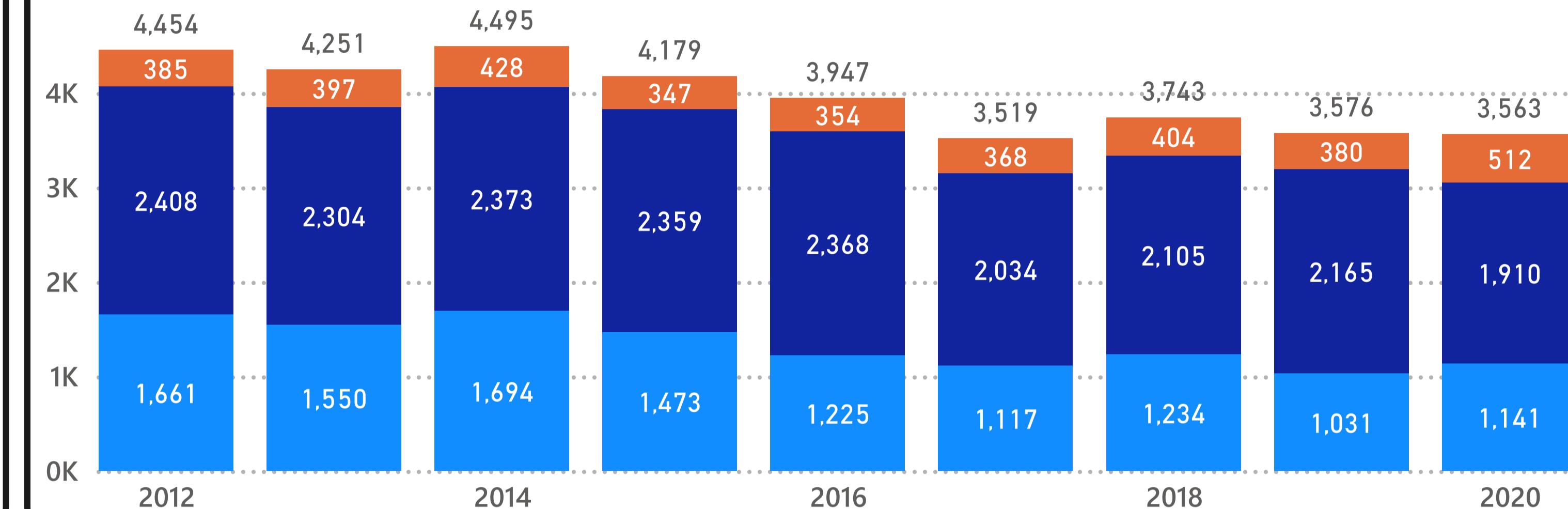
- Illinois
- Lake County
- Local Census Tract
- United States

Select Location B:

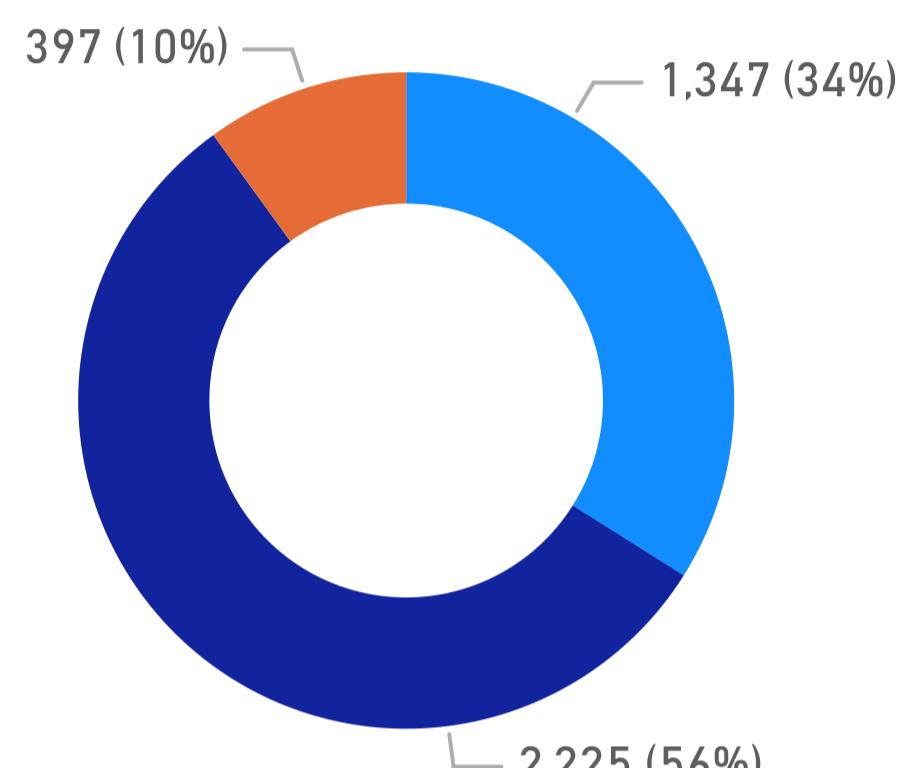
- Illinois
- Lake County
- Local Census Tract
- United States

Location A Population By Age Group:

● Under Age 18 ● Ages 18-64 ● Ages 65 and Up



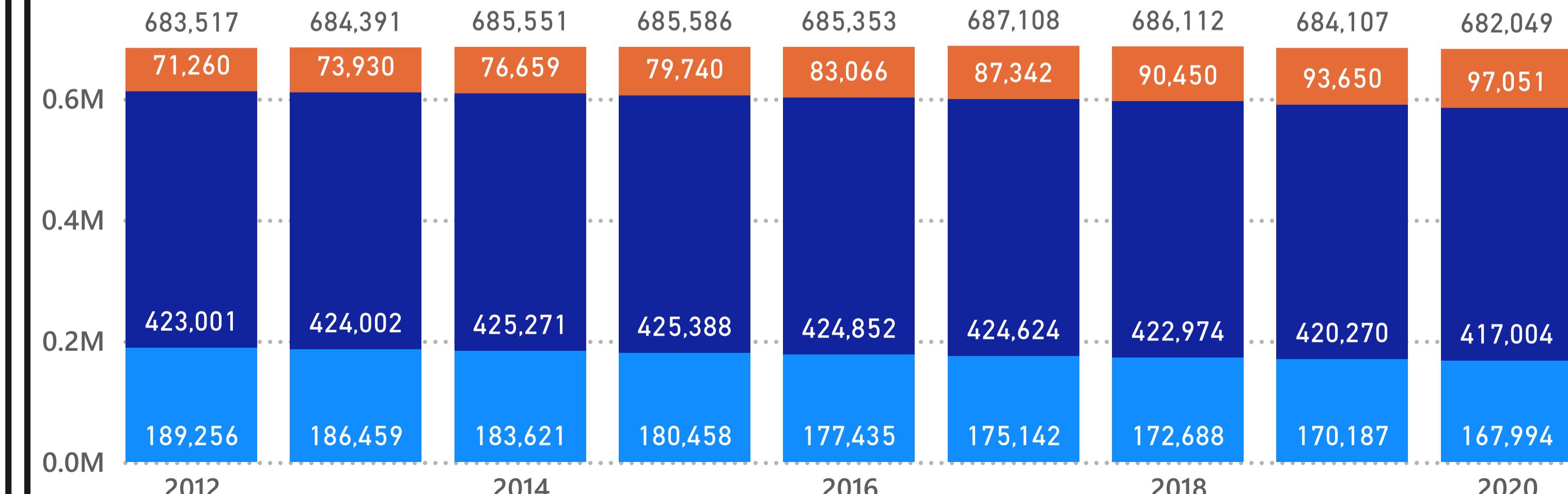
Local Census Tract



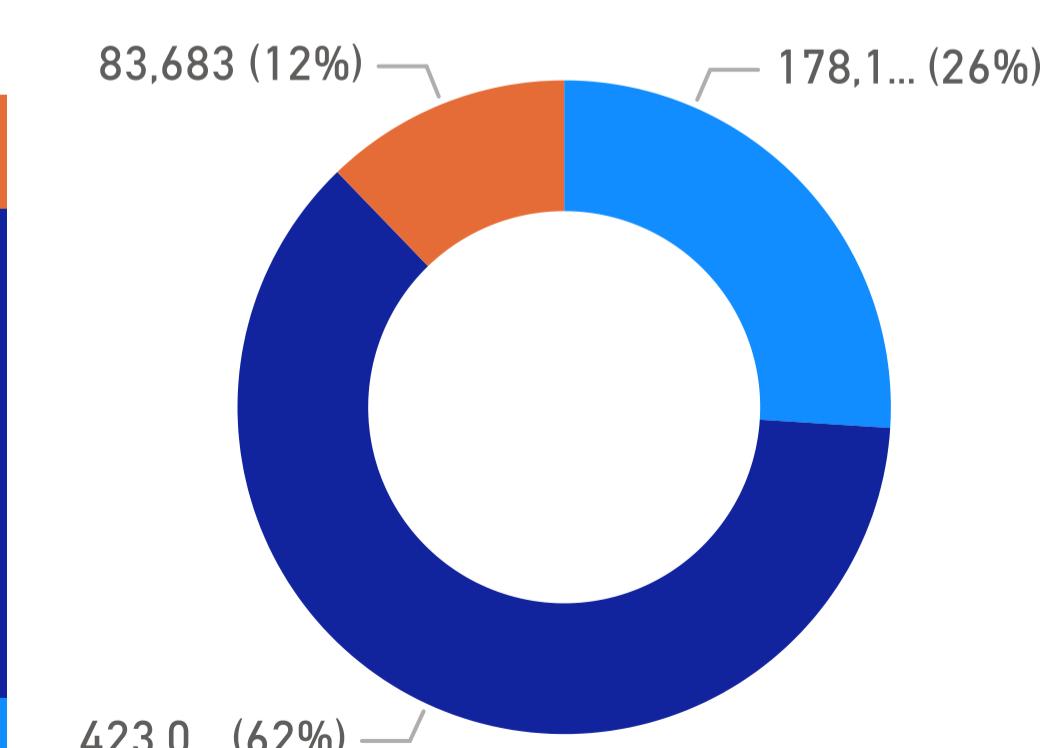
Population is broken down into 3 major age groups. Any two locations can be selected to facilitate comparison. For example Lake County and Local Census Tract can be selected to view Local Census Tract's decrease in population compared to Lake County's stable population. The local census has a smaller portion of its population Ages 65 and Up (10%) than all comparison locations. The local census tract has a larger portion of its population in the Under Age 18 category (34%) than all comparison locations. In short, by all metrics, the population of the local census tract is relatively young.

Location B Population By Age Group:

● Under Age 18 ● Ages 18-64 ● Ages 65 and Up



Lake County



2.4 CENSUS TRACT COMPARISON: EDUCATION



Select Analysis Timeframe:

2012 2020



Select Location A:

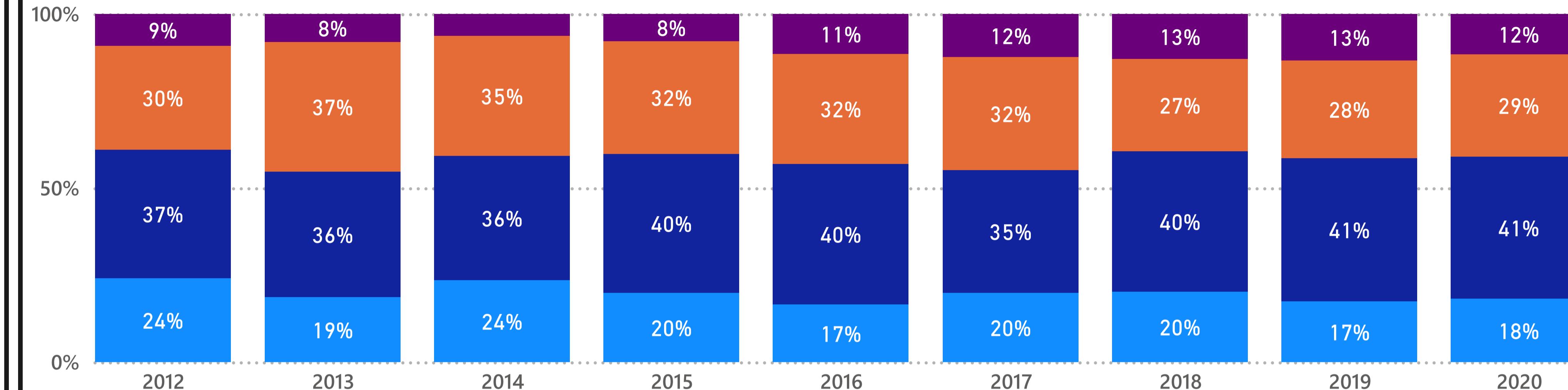
- Illinois
- Lake County
- Local Census Tract
- United States

Select Location B:

- Illinois
- Lake County
- Local Census Tract
- United States

Local Census Tract

● Less Than High School ● High School Graduate or Equivalent ● Some College or Associates Degree ● Bachelors Degree or Higher

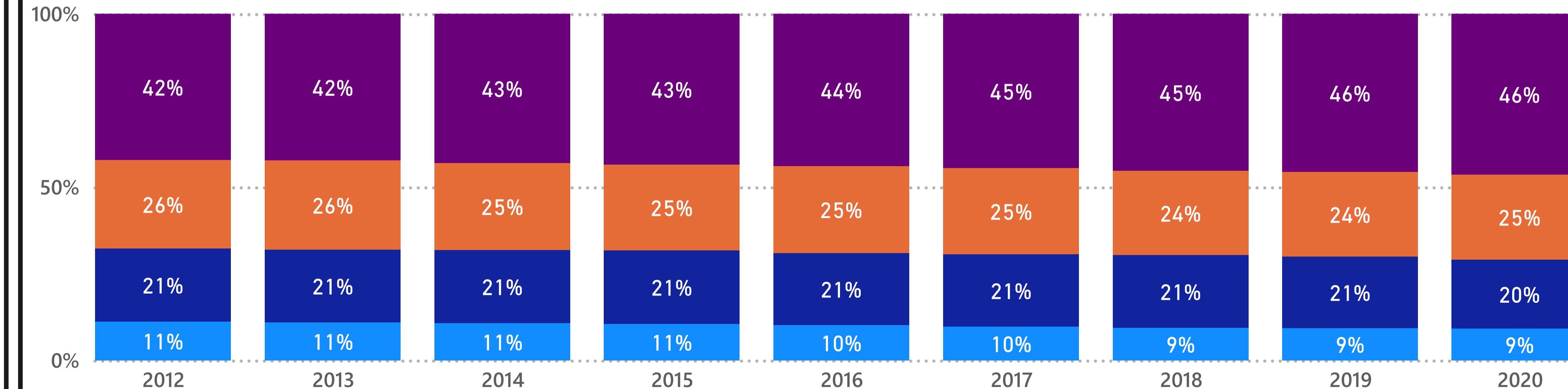


Educational attainment is broken down into four categories ranging from "Less Than High School" to "Bachelors Degree or Higher". Locations A & B can be selected to compare two location's educational attainment.

Selecting the local census tract shows in 2021 just 16% of the population had a "Bachelors Degree or Higher". This is much lower than county, state, and national averages. On the other end of the spectrum, the local census tract's 24% with "Less than High School" is much larger than comparison locations. A likely explanation for a reduced level of educational attainment is the local census tract's much lower average age.

Lake County

● Less Than High School ● High School Graduate or Equivalent ● Some College or Associates Degree ● Bachelors Degree or Higher



2.5 CENSUS TRACT COMPARISON: HOUSING

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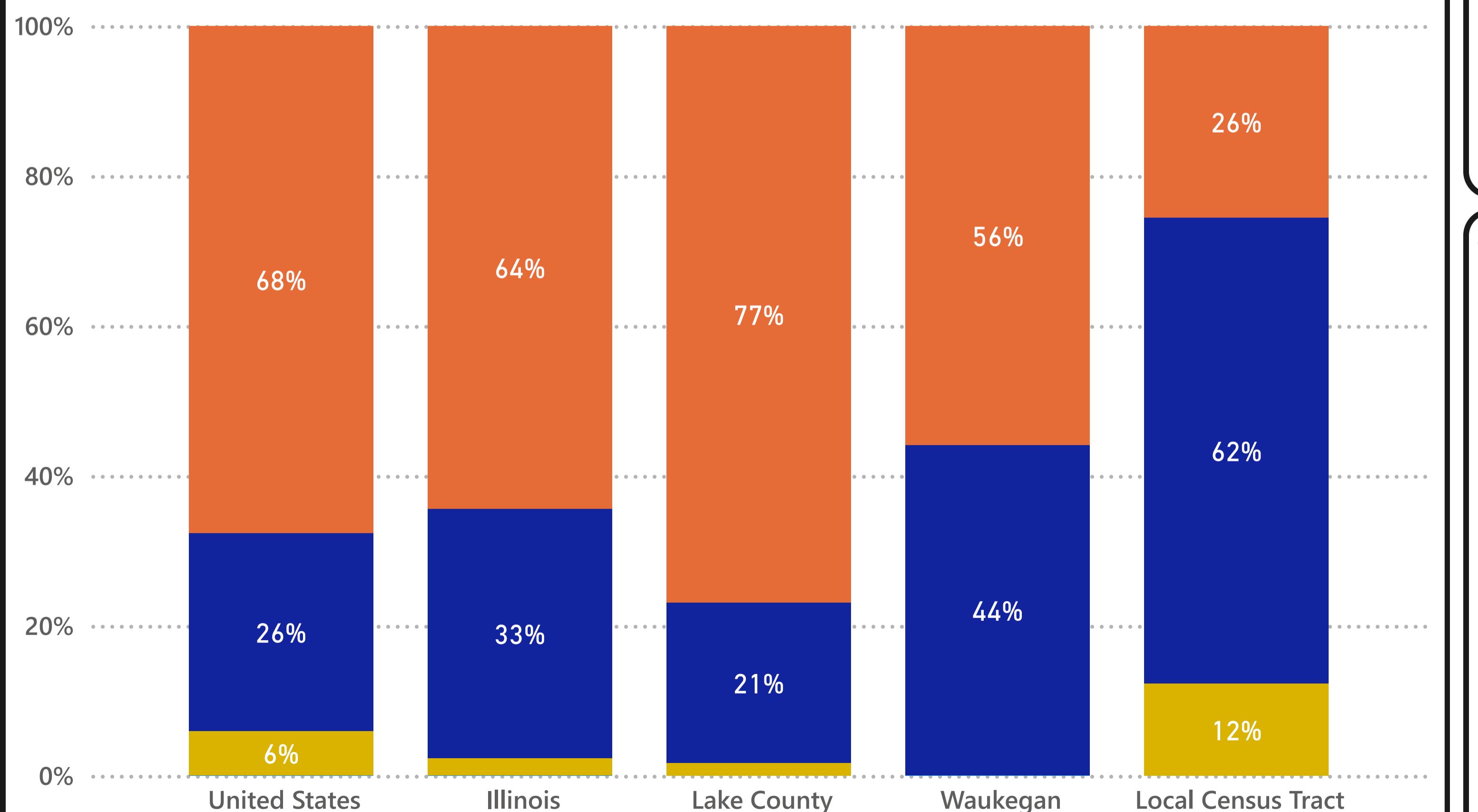
Select Locations:

- Select all
- Illinois
- Lake County
- Local Census Tract
- United States
- Waukegan

The housing structure breakdown below shows the local census tract having a very small percentage of single unit housing structures. Vacancy levels in the local census tract are 8%, which puts them above Waukegan's 5.5%, but below state and national averages. The local census tract's 32% portion of occupied units being owner occupied is less than half of the county, state, and national averages. The local census tract being 68% renter occupied correlates with its high percentage of multi occupant housing. In short, the local census tract is heavily renter occupied, multi-unit housing

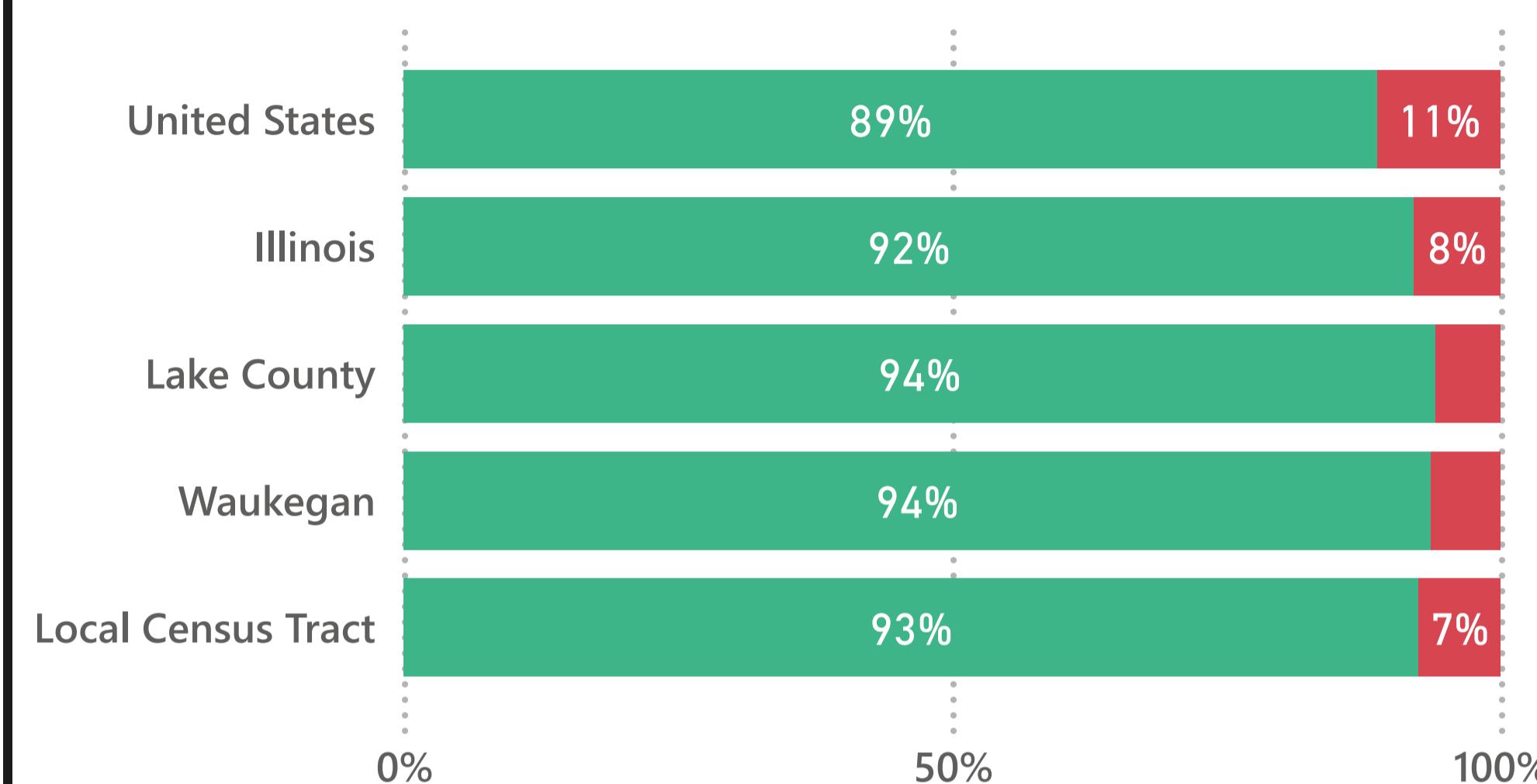
Housing Structure Breakdown:

Occupancy Category ● Boat, RV, Van, etc. ● Mobile Home ● Multi-Unit ● Single Unit



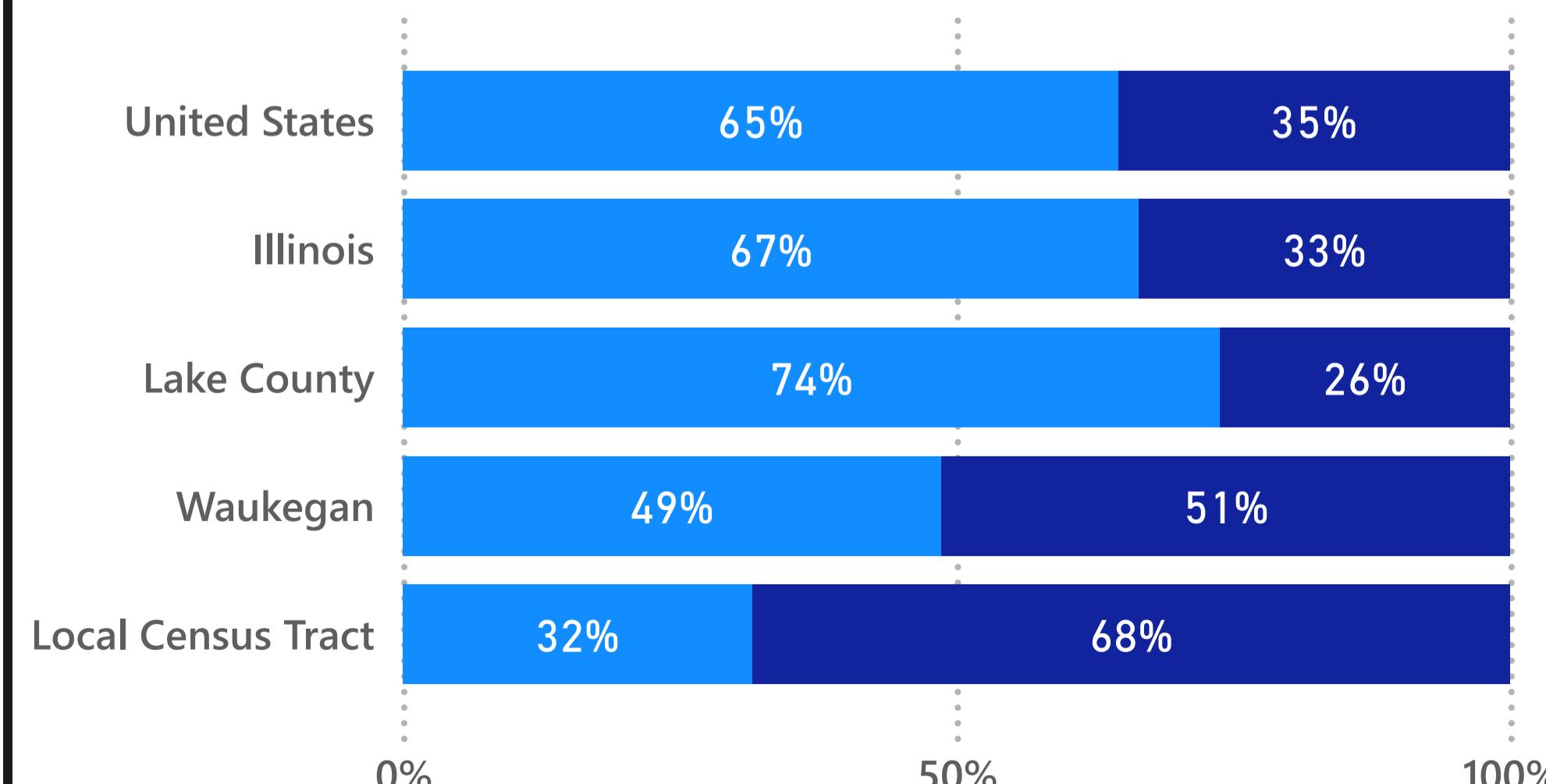
Occupancy Status:

● Occupied ● Vacant



Ownership of Occupied Units:

● Owner Occupied ● Renter Occupied



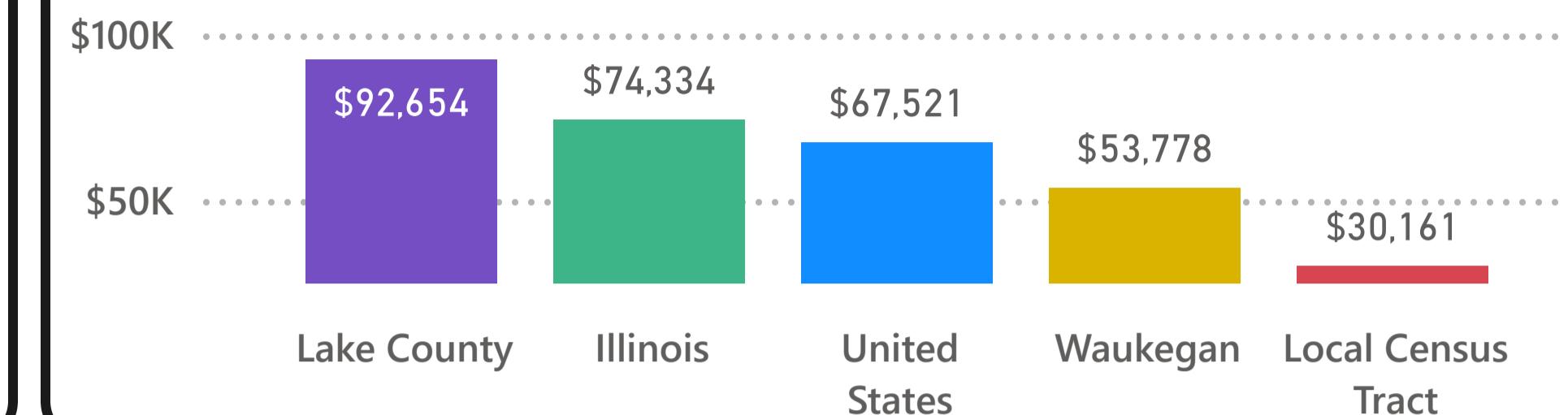
2.6 CENSUS TRACT COMPARISON: INCOME



Select Locations:

- Select all
- Illinois
- Lake County
- Local Census Tract
- United States
- Waukegan

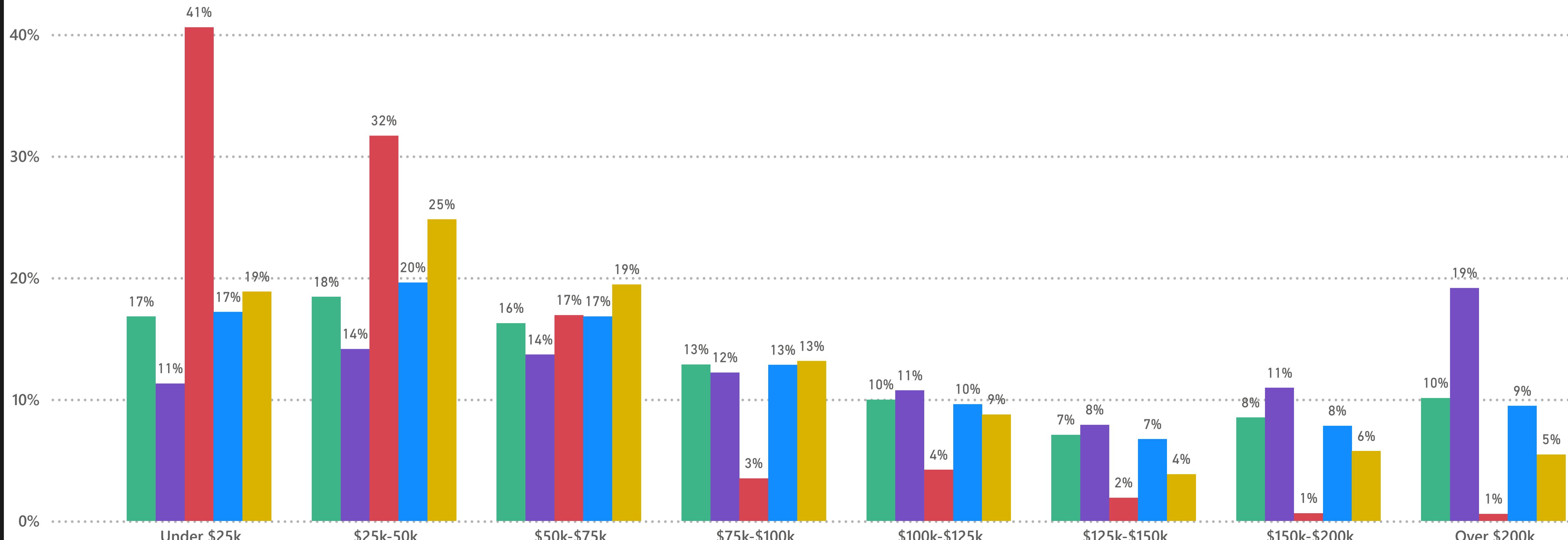
Median Household Income by Location



Income is assessed using median household income for the local census tract and surrounding locations from 2020 census data. The graph below shows the portion of population in each income bracket. For example, 41% of the Local Census Tract's population is in the "Under \$25k" bracket, compared to 19% of the surrounding Waukegan, IL. Median household income as a whole shows the Local Census Tract's \$30,161 is far below surrounding locations. This extremely low median household income is likely related to the very low median population age of the local census tract.

Household Income by Income Bracket for Selected Locations:

Location ● Illinois ● Lake County ● Local Census Tract ● United States ● Waukegan



2.7 CENSUS TRACT COMPARISON: POVERTY

Local census tract poverty rates decreased from 43.0% in 2012, to 25.0% in 2020. Despite this reduction, the local census tracts poverty levels are much larger than comparison populations. The local census tract's 2020 rate of 25.0% is just over 3 times as high as the Lake County average. The local census tract's 2021 rate of 25.0% is roughly twice as high as corresponding state and national averages.

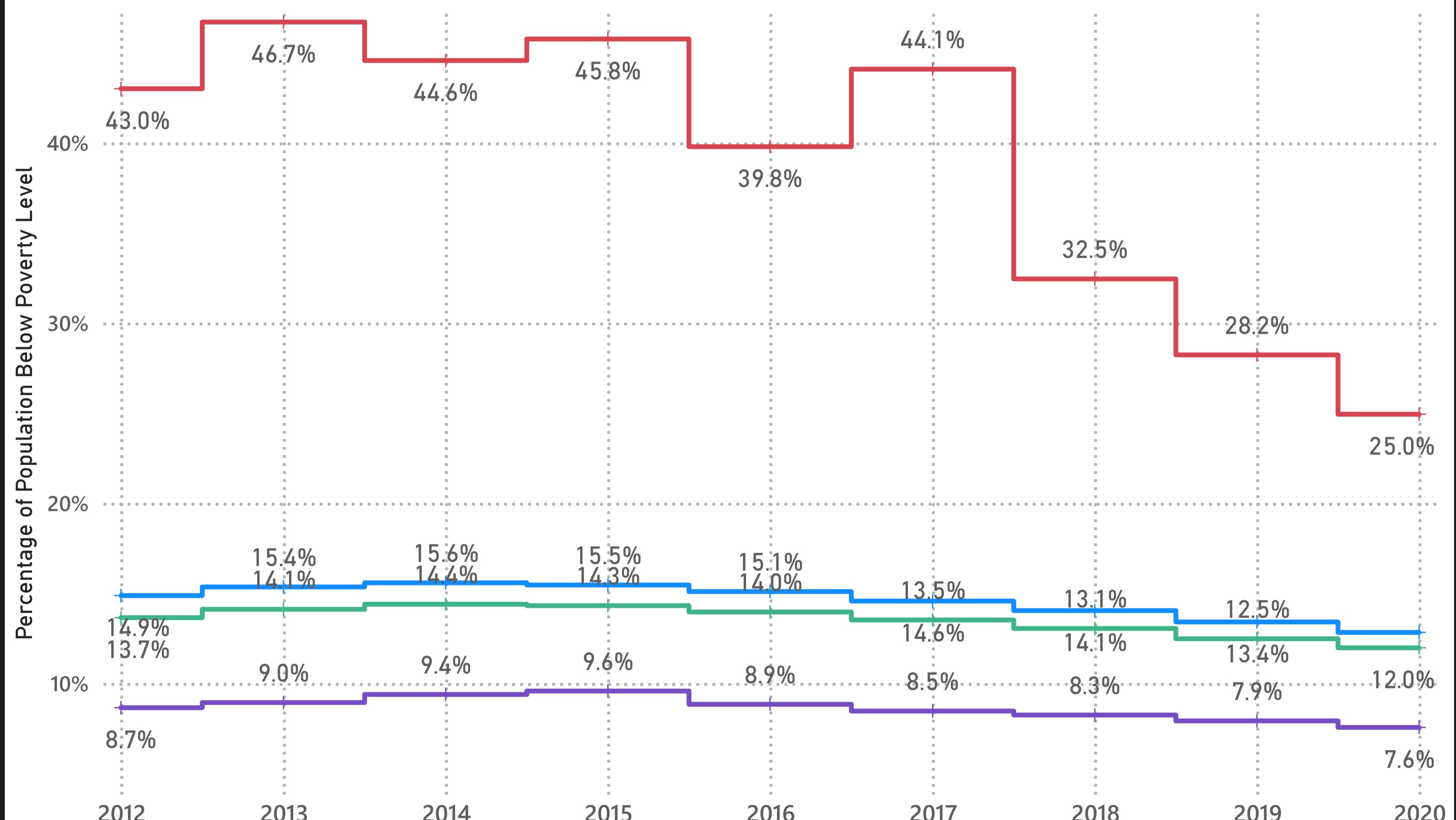
Select Analysis Timeframe:

2012

2020

Percentage of Population Below Poverty Level Over Time:

Location + Illinois + Lake County + Local Census Tract + United States



United States Average Over Time:

Average Poverty Level in the United States has **Decreased** from **14.9%** to **12.8%** over the selected time frame. This equates to a **14% Reduction** over the selected time frame.

Illinois Average Over Time:

Average Poverty Level of Illinois has **Decreased** from **13.7%** to **12.0%** over the selected time frame. This equates to a **12% Reduction** over the selected time frame.

Lake County Average Over Time:

Average Poverty Level of lake County has **Decreased** from **8.7%** to **7.6%** over the selected time frame. This equates to a **13% Reduction** over the selected time frame.

Average of Local Census Tract Over Time:

Average Poverty Level of the local census tract has **Decreased** from **43.0%** to **25.0%** over the selected time frame. This equates to a **42% Reduction** over the selected time frame.

2.8 CENSUS TRACT COMPARISON: POVERTY LEVEL THRESHOLDS



Select Analysis Timeframe:

2012

2020



Select Location A:

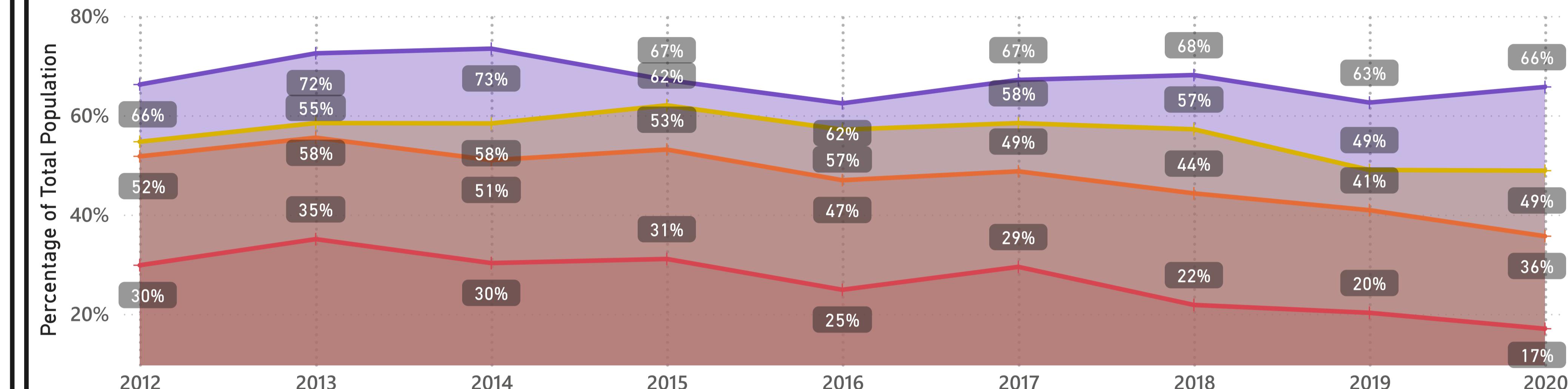
- Illinois
- Lake County
- Local Census Tract
- United States

Select Location B:

- Illinois
- Lake County
- Local Census Tract
- United States

Local Census Tract

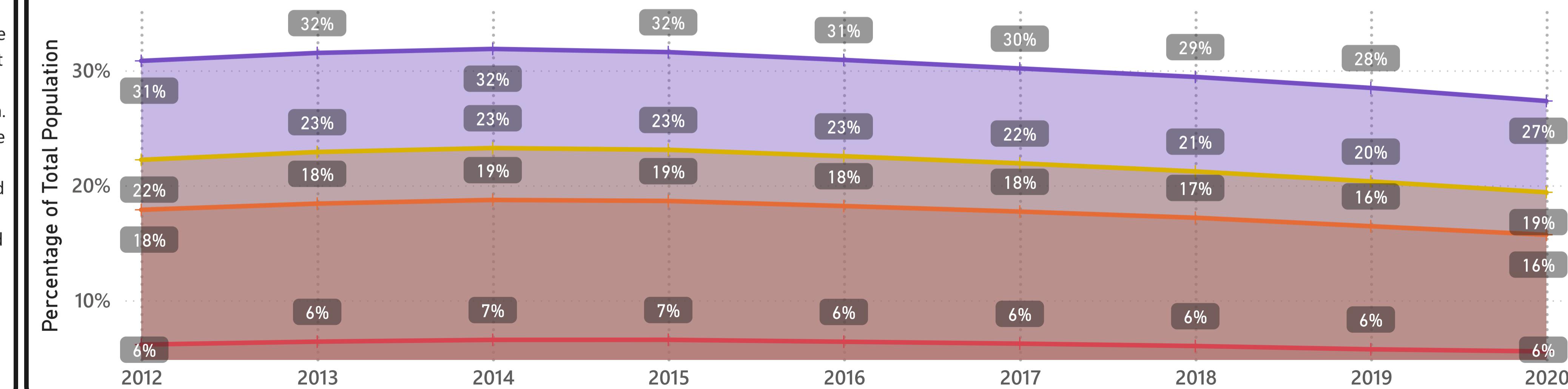
+ Percentage Below 50% Poverty + Percentage Below 125% Poverty + Percentage Below 150% Poverty + Percentage Below 200% Poverty



Poverty thresholds provide a more granular view of the percentage of population in proximity to poverty. For example, "Below 150% Poverty" is someone who is 50% above the poverty level. This portion of the population is technically not in poverty but is likely struggling. Local census tract data reflects the findings of the previous section. In the local census tract in 2020, 66% of the population was "Below 200% Poverty", compared to just 20% for Lake County, and 30% for the United States. The portion of population in extremely poverty as defined by "Below 50% Poverty" was 17% for the local census tract in 2020, which was 4 times the county average of 4%, and roughly 3 times the Illinois average of 6%.

Illinois

+ Percentage Below 50% Poverty + Percentage Below 125% Poverty + Percentage Below 150% Poverty + Percentage Below 200% Poverty



2.9 CENSUS TRACT COMPARISON: UNEMPLOYMENT

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Local census tract unemployment rates increased from 2012 to 2016 before decreasing slightly to 24.2% in 2020. National, State, and County unemployment rates remained very near one another as they decreased dramatically during the analysis period. The Local census tract is the clear outlier in the graph below. It has averaged 3 to 4 times the national, state, and county average throughout the analysis period.

Select Analysis Timeframe:

1/1/2012

1/1/2020

Average of United States Over Time:

Average Unemployment in the United States has **Decreased** from **9.2%** to **5.3%** over the selected time frame. This equates to a **42% Reduction** over the selected time frame.

Average of Illinois Over Time:

Illinois average unemployment rate **Decreased** from **9.9%** to **5.9%** over the selected time frame. This equates to a **40% Reduction** over the selected time frame.

Average of Lake County Over Time:

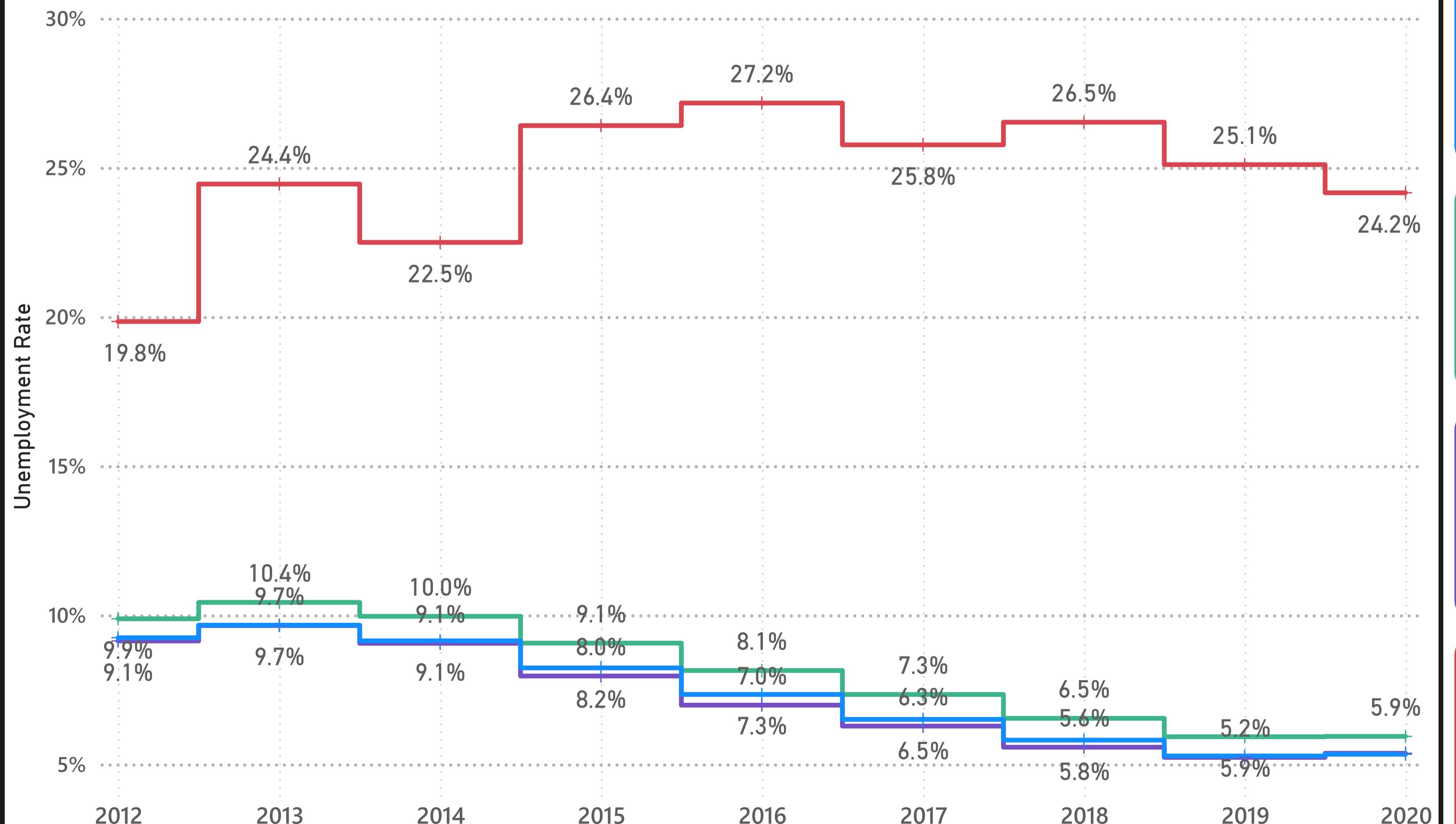
Average Unemployment of Lake County has **Decreased** from **9.1%** to **5.4%** over the selected time frame. This equates to a **41% Reduction** over the selected time frame.

Average of Local Census Tract Over Time:

Average Unemployment of the local census tract has **Increased** from **19.8%** to **24.2%** over the selected time frame. This equates to a **22% Increase** over the selected time frame.

Unemployment Rate for Selected Locations:

+ Illinois + Lake County + Local Census Tract + United States



3.1 LOCAL RECORDS: FULL DATA SET

Data Overview: Records were collected for the addresses within Whispering Oaks in Waukegan, IL. The data covers the time period starting on January 1, 2018 and ending on January 11, 2020. The data contains 1,173 total records. Each record has a description which is used to categorize by Uniform Crime Reporting classification. These classifications include Part 1, Part 2, and other. Part 1 is considered a serious crime and includes Criminal Homicide, Rape, Robbery, Aggravated Assault, Burglary, Larceny, Motor Vehicle Theft, Arson, and Human Trafficking. Part 2 are less serious crimes and include Other Assaults, Forgery, Fraud, Embezzlement, Stolen Property, Vandalism, Weapons, Prostitution, Sex Offenses, and Gambling. Records that did not result in an Part 1 or Part 2 offense were placed under the classification "Other". These records include incident types such as "Citizen Contact", and "Traffic Stop".

Number of Records:

1173

Record Time Period:

1/1/2018

1/11/2020

Select Classification & Type:

- Other
- Part 1
 - Aggravated Battery
 - All Other Crim Offenses
 - Assault
 - Battery
 - Domestic Battery
 - Reckless Discharge Of Fire...
- Part 2
 - Burglary Attempted
 - Controlled Substance
 - Criminal Damage to Prop...
 - Deceptive Practices
 - Disorderly Conduct
 - Domestic Battery
 - Escort
 - Juvenile: Abuse/Neglect
 - Sex Offenses
 - Theft Over
 - Theft Under \$300.00
 - Trespassing
 - Unwanted Subject
 - Viol. Order of Protection

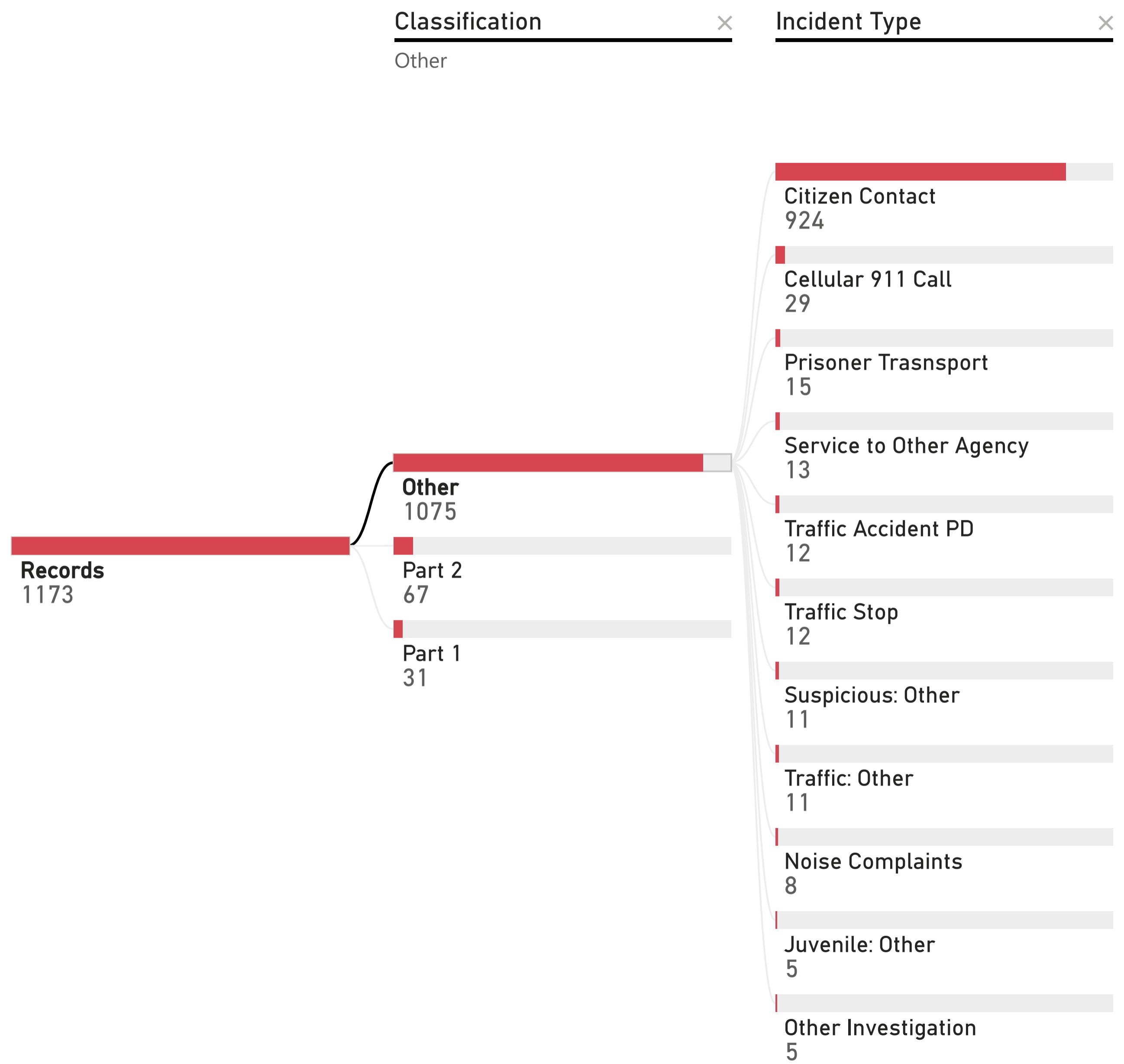
Record Number	Date & Time	Record Type	Classification	Location	Dispositions
2018-00000631	1/4/2018 4:07:00 PM	Other Investigation	Other	2403 DUGDALE RD, Waukegan	No entry
2018-00001335	1/8/2018 1:57:00 PM	Other Investigation	Other	2403 DUGDALE RD, Waukegan	No entry
2018-00042516	7/29/2018 4:01:00 PM	Lost Articles	Other	2429 DUGDALE RD, Waukegan	No entry
2018-00000164	1/1/2018 4:40:16 PM	Traffic Accident PD	Other	2420 DUGDALE RD, Waukegan	92 911 Hang Up- 1, 02 No Report required
2018-00012482	3/10/2018 10:52:20 PM	Cellular 911 Call	Other	2417 DUGDALE RD, Waukegan	92 911 Hang Up -1
2018-00027340	5/24/2018 1:54:25 PM	Traffic: Other	Other	2413 DUGDALE RD, Waukegan	16 Traffic Stop No Citation - 1
2019-00018155	4/9/2019 2:15:49 AM	Traffic Stop	Other	2406 DUGDALE RD, Waukegan	15 Traffic Stop Citation Issued -1
2019-00007252	2/10/2019 4:25:03 AM	Traffic: Other	Other	2408 DUGDALE RD, Waukegan	15 Traffic Stop Citation Issued- 1
2019-00006554	2/6/2019 9:23:02 AM	Suspicious Vehicle Occupied	Other	2409 DUGDALE RD, Waukegan	05 Canceled By Complainant - 1, 01 Report Required
2018-00005210	1/30/2018 12:31:15 AM	Suspicious Vehicle Occupied	Other	2418 DUGDALE RD, Waukegan	02 No Report Required - 1, 01 Report Required
2018-00022136	4/30/2018 8:00:30 PM	Citizen Contact	Other	2416 DUGDALE RD, Waukegan	02 No Report Required - 1
2018-00022304	5/1/2018 4:00:20 PM	Citizen Contact	Other	2415 DUGDALE RD, Waukegan	02 No Report Required - 1
2018-00023981	5/8/2018 6:17:42 PM	Citizen Contact	Other	2414 DUGDALE RD, Waukegan	02 No Report Required - 1
2018-00028443	5/29/2018 12:17:22 AM	Battery	Part 1	2412 DUGDALE RD, Waukegan	02 No Report Required - 1
2019-00019676	4/16/2019 10:21:44 PM	Citizen Contact	Other	2405 DUGDALE RD, Waukegan	02 No Report Required - 1
2019-00022014	4/29/2019 3:36:26 AM	Suspicious: Other	Other	2404 DUGDALE RD, Waukegan	02 No Report Required - 1
2019-00026955	5/23/2019 3:49:21 PM	Suspicious: Other	Other	2403 DUGDALE RD, Waukegan	02 No Report Required - 1
2019-00029298	6/2/2019 2:24:56 PM	Man Down	Other	2402 DUGDALE RD, Waukegan	02 No Report Required - 1
2018-00000141	1/1/2018 4:40:48 PM	Cellular 911 Call	Other	2419 DUGDALE RD, Waukegan	01 Report Required - 1
2018-00063980	11/12/2018 2:47:45 AM	Trespassing	Part 2	2411 DUGDALE RD, Waukegan	01 Report Required - 1
2019-00000276	1/2/2019 11:48:27 AM	Traffic Accident PD	Other	2410 DUGDALE RD, Waukegan	01 Report Required - 1
2019-00008592	2/17/2019 7:10:54 PM	Juvenile: Other	Other	2407 DUGDALE RD, Waukegan	01 Report Required - 1
2019-00055921	10/2/2019 4:33:31 PM	Traffic Stop	Other	2401 DUGDALE RD, Waukegan	01 Report Required - 1

Clear All Filters

3.2 LOCAL RECORDS: DECOMPOSITION TREE



Below is a decomposition tree allowing for investigation of Records which contains Calls for Service and Crime Incidents:



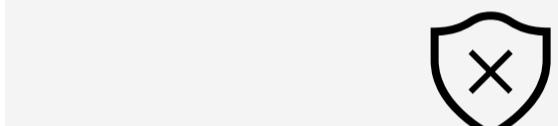
Number of Records:

1173

Records Time Period:

1/1/2018

1/11/2020



Record Contains Case Number?

- No
 Yes

Select Specific Locations:

All

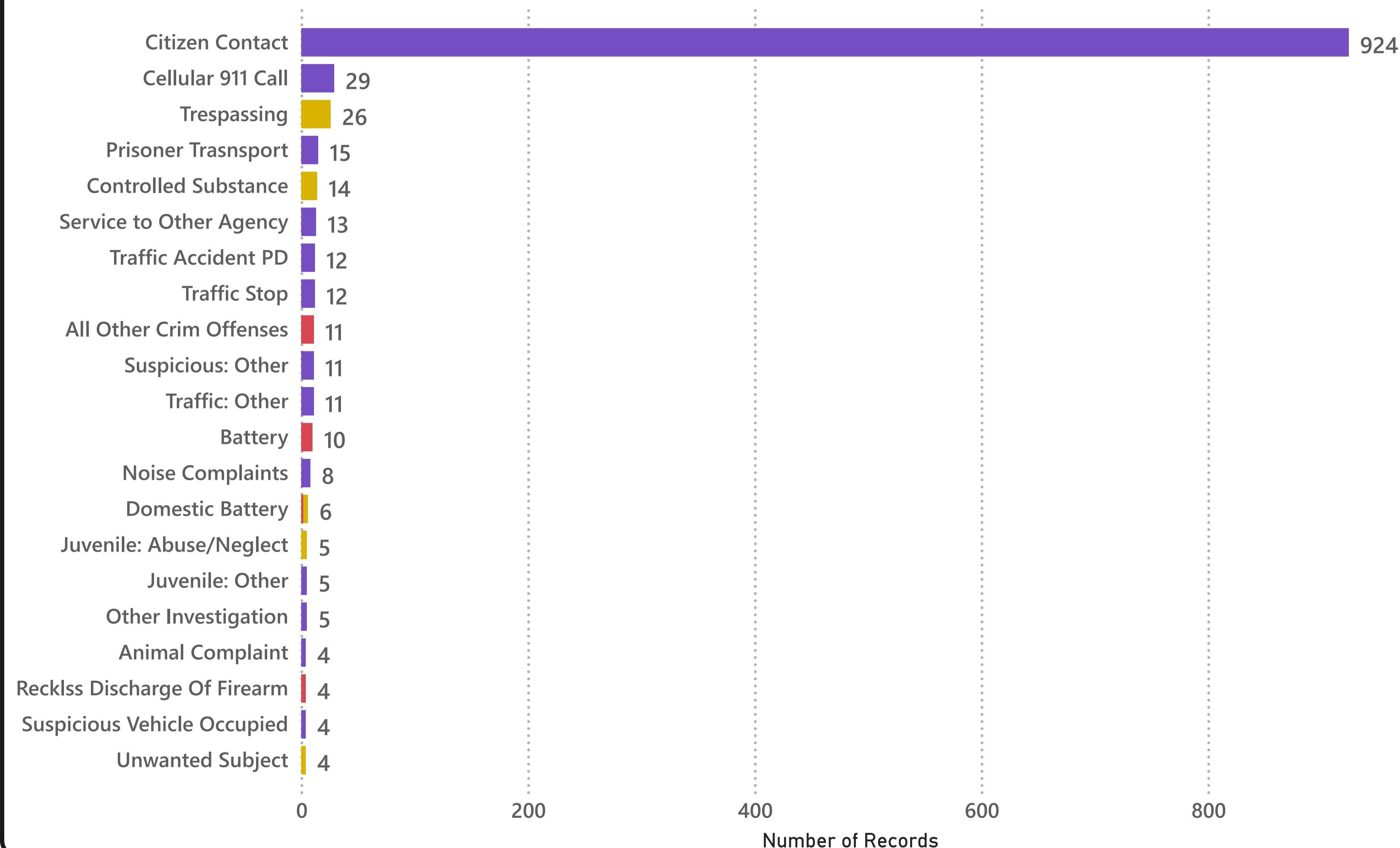
Clear All Filters

3.3 LOCAL RECORDS: RECORD TYPE BREAKDOWN



Records for Service by UCR Crime Type & Classification:

● Other ● Part 1 ● Part 2



Number of Records:

1173

Portion of Total Cases:

100%

Cases Time Period:

1/1/2018

1/11/2020

Select Specific Locations:

All



Select Classification & Type:

- ▽ Other
- ▽ Part 1
- ▽ Part 2

[Clear All Filters](#)

3.4 LOCAL RECORDS: CASE TYPE BREAKDOWN

A portion of the records have an associated case number. The number of records with a case number is 87 of the total 1,173 records (7.4%). These 87 records with corresponding case numbers have been isolated in this dashboard to facilitate a deeper dive. The data shows that at 15 each, Citizen Contact and Trespassing are the two incident types with the largest totals. The 15 Citizen Contact incidents represent 17% of the 87 records with corresponding case numbers.

Number of Cases:

87

Portion of Total Cases:

100%

Cases Time Period:

1/20/2018

12/26/2019

Select Specific Locations:

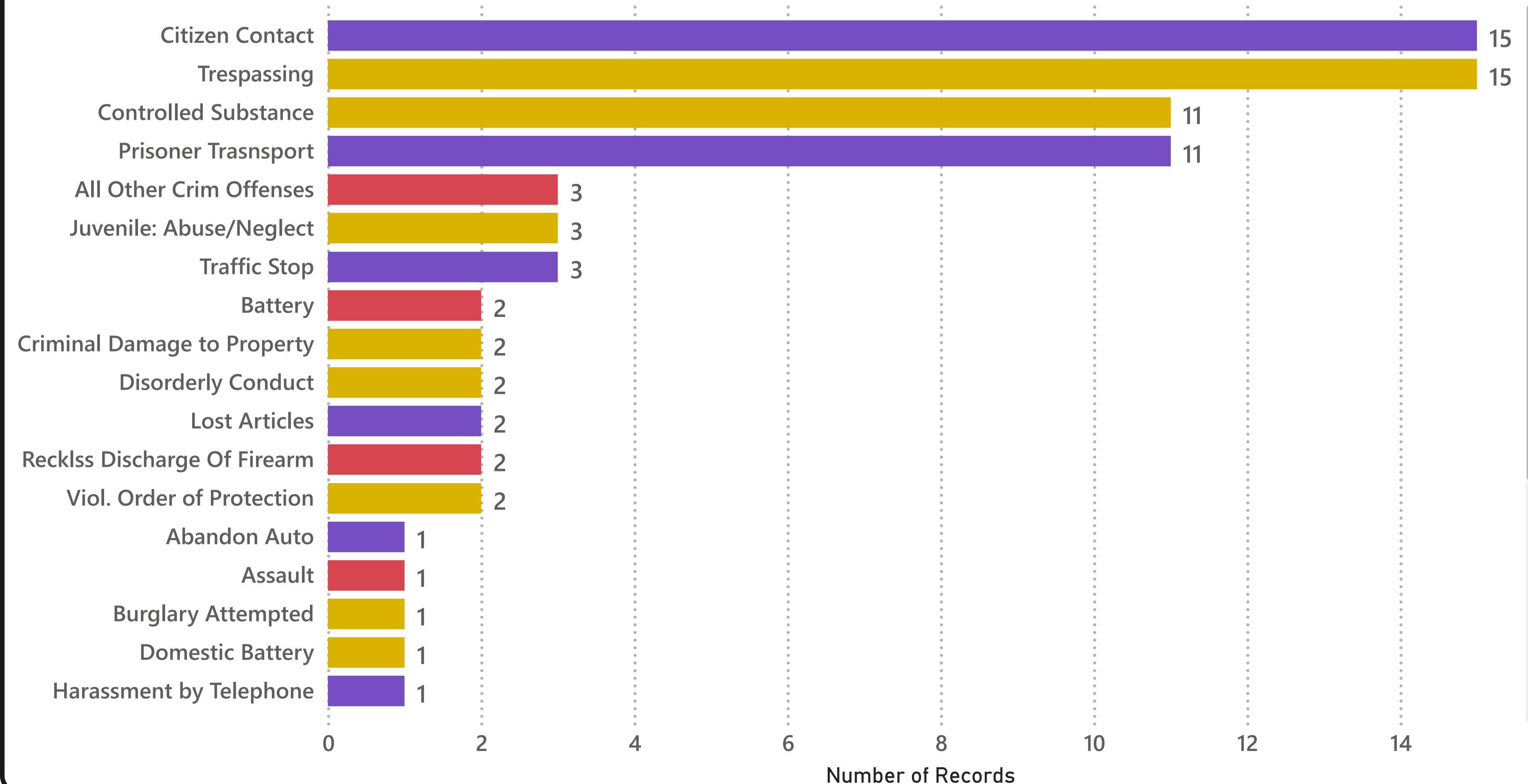
All

Select Classification & Type:

- ▽ Other
- ▽ Part 1
- △ Part 2
- Burglary Attempted
- Controlled Substance
- Criminal Damage to Prop...
- Disorderly Conduct
- Domestic Battery
- Juvenile: Abuse/Neglect
- Sex Offenses
- Theft Over
- Trespassing
- Viol. Order of Protection

Number of Records with Associated Case Numbers by UCR Crime Type & Classification:

● Other ● Part 1 ● Part 2



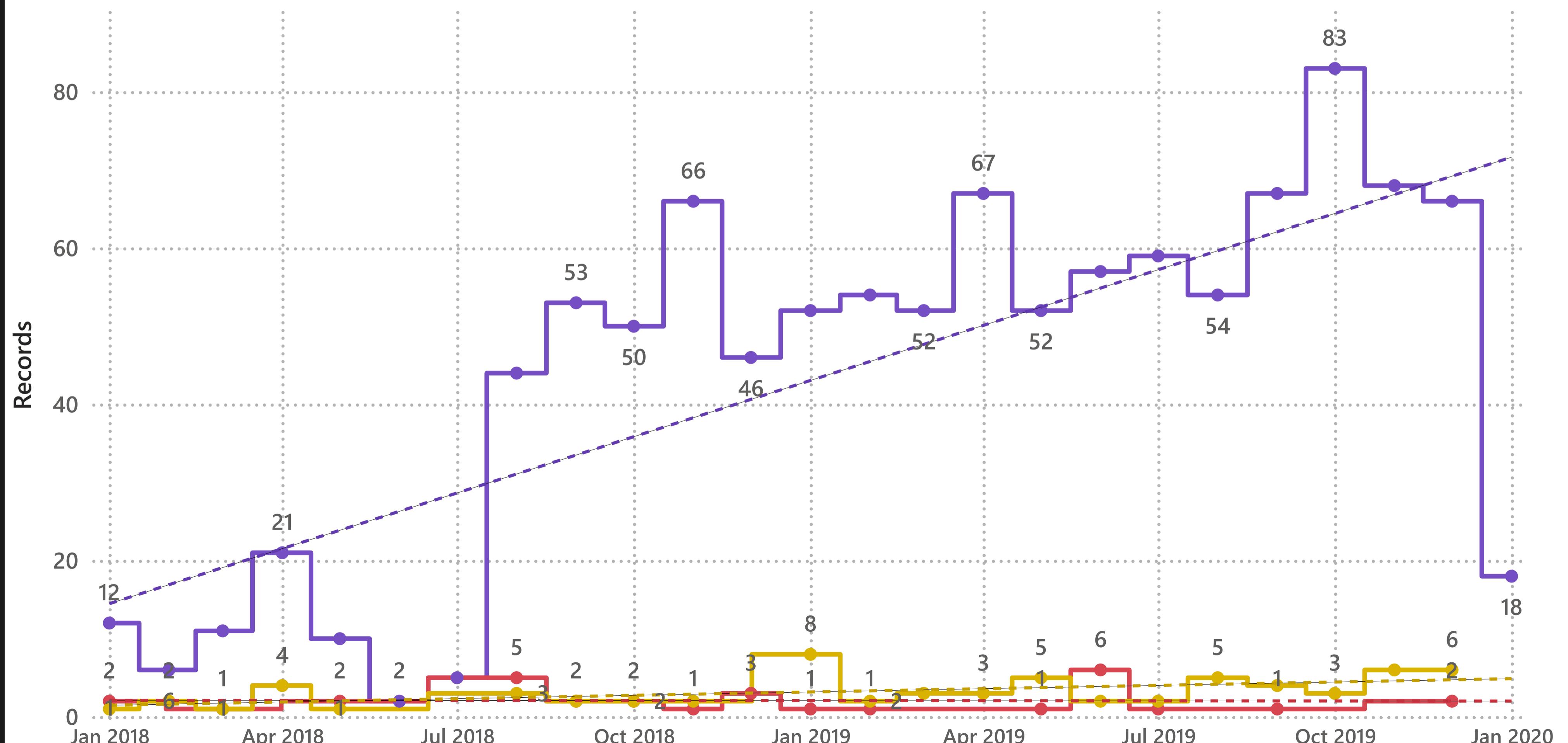
Clear All Filters

3.5 LOCAL RECORDS: OVER TIME

The graph below plots local records over time by UCR category and record type. Record types can be selected on the right to zoom in on areas of interest. The dashed lines indicate the trend over the selected time period. It should be noted that the low value for January 2020 reflects the data being incomplete for this month. Available date ends on 1/11/20. To exclude the impacts of this incomplete month the time period can be reduced to ending on 12/31/2019 using the filters to the right. Doing so removes the 18 records in January 2020, reducing the total records to 1,155. Isolating Part 1 crimes shows a relatively flat trendline. Conversely, Isolating Part 2 or "Other" crime shows a dramatic increase over the time period.

Monthly Number of Records:

Classification ● Other ● Part 1 ● Part 2



Number of Records:

1173

Records Time Period:

1/1/2018

1/11/2020

Record Contains Case Number?

- No
- Yes

Select Specific Locations:

All

Select Classification & Type:

- Select all
- Other
- Part 1
 - Aggravated Battery
 - All Other Crim Offenses
 - Assault
 - Battery
 - Domestic Battery
 - Recklss Discharge Of Fire...
- Part 2
 - Burglary Attempted
 - Controlled Substance
 - Criminal Damage to Prop...
 - Deceptive Practices
 - Disorderly Conduct
 - Domestic Battery

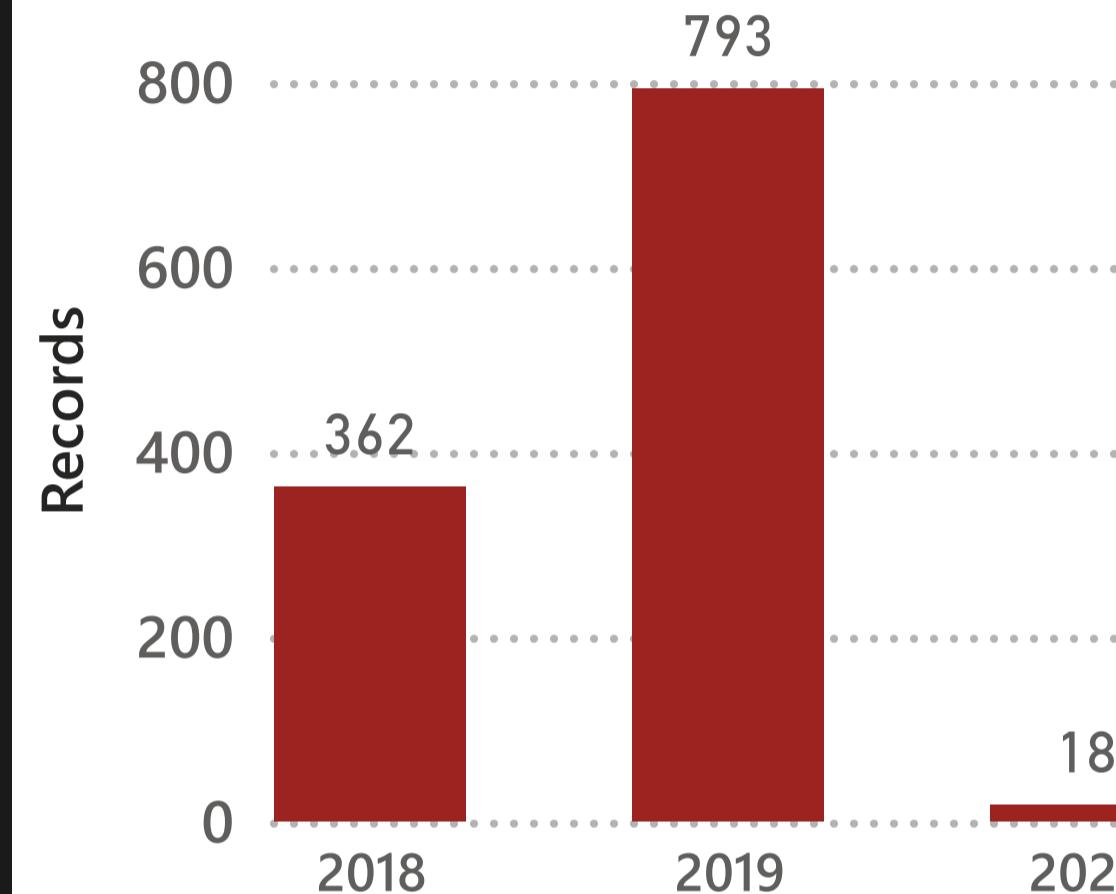
Clear All Filters



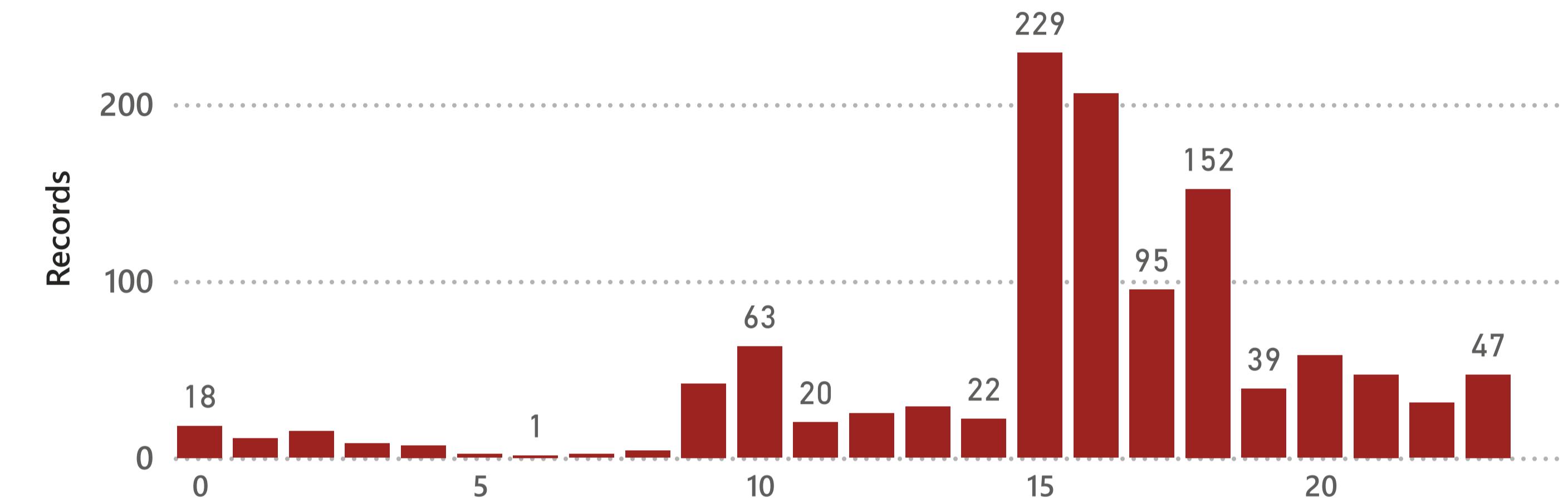
3.6 LOCAL RECORDS: DATE & TIME BREAKDOWN

The graphs below investigate records by year, month, weekday and hour. When all records are selected, the annual totals show a dramatic increased from 2018 (362) to 2019 (793). The hourly distribution of records shows a spike in records at hour 15 which corresponds to 3:00 PM. The monthly data shows increases in late summer through early winter. Trends are modified when Part 1 and Part 2 are isolated using the filters on the right. Annual totals for Part 1 and Part 2 still increased substantially from 2018 (36) to 2019 (62), but the distribution across the hours of the day shows a shift in peaks from hour 15 to hour 21 (9:00PM).

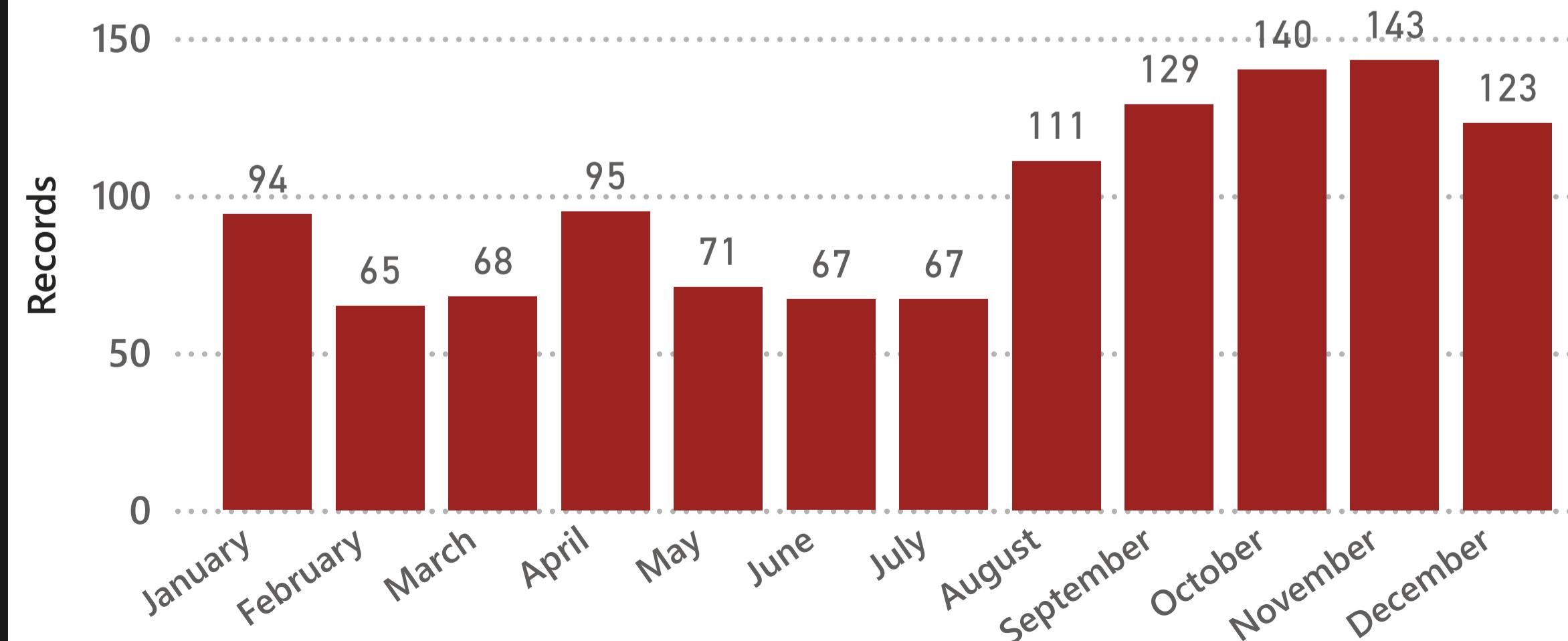
Records by Year:



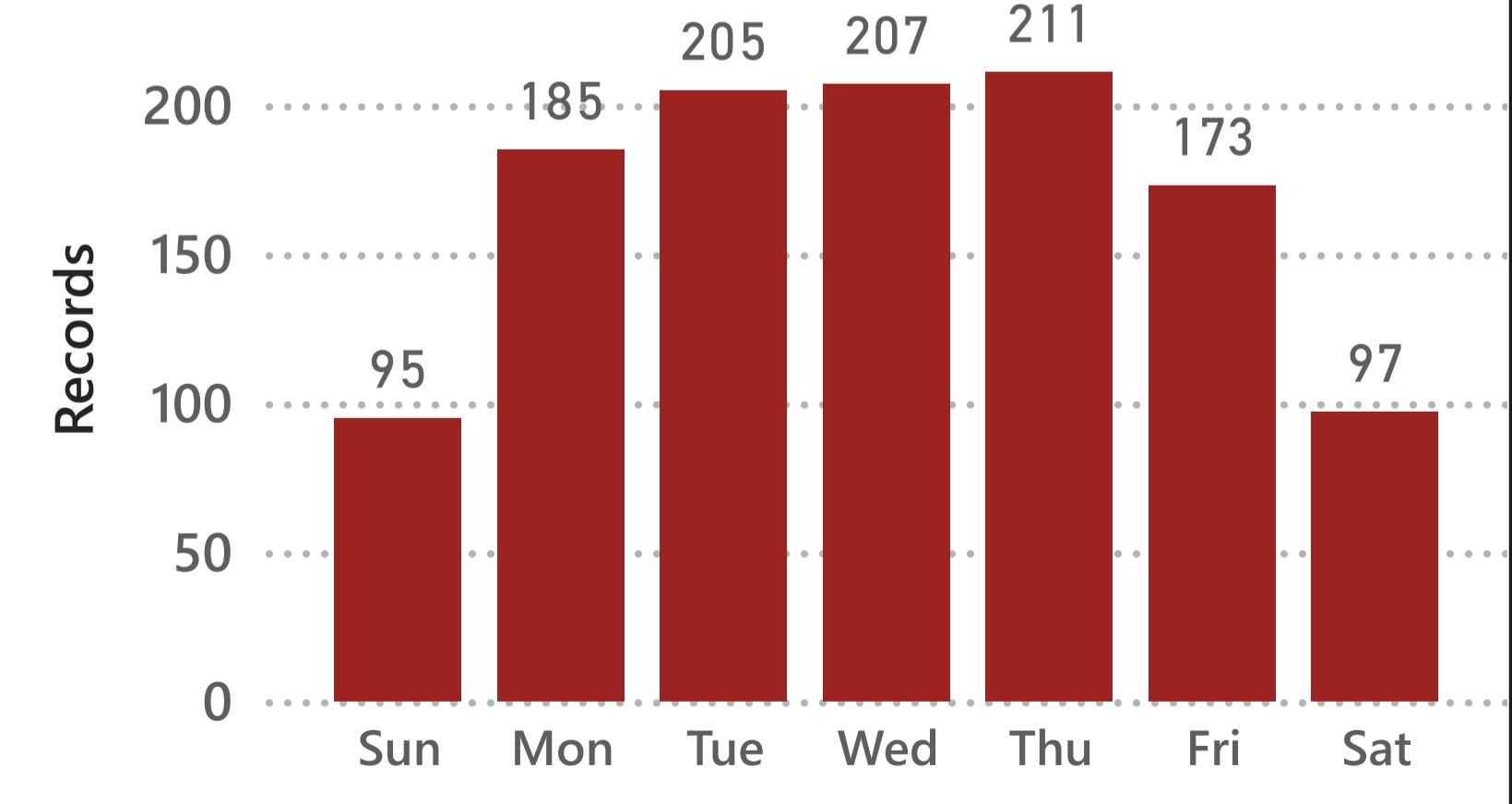
Records by Hour of the Day:



Records by Month:



Records by Day of Week:



Number of Records:

1173

Records Time Period:

1/1/2018

1/11/2020



Record Contains Case Number?

- No
- Yes

Select Specific Locations:

All

Select Classification & Type:

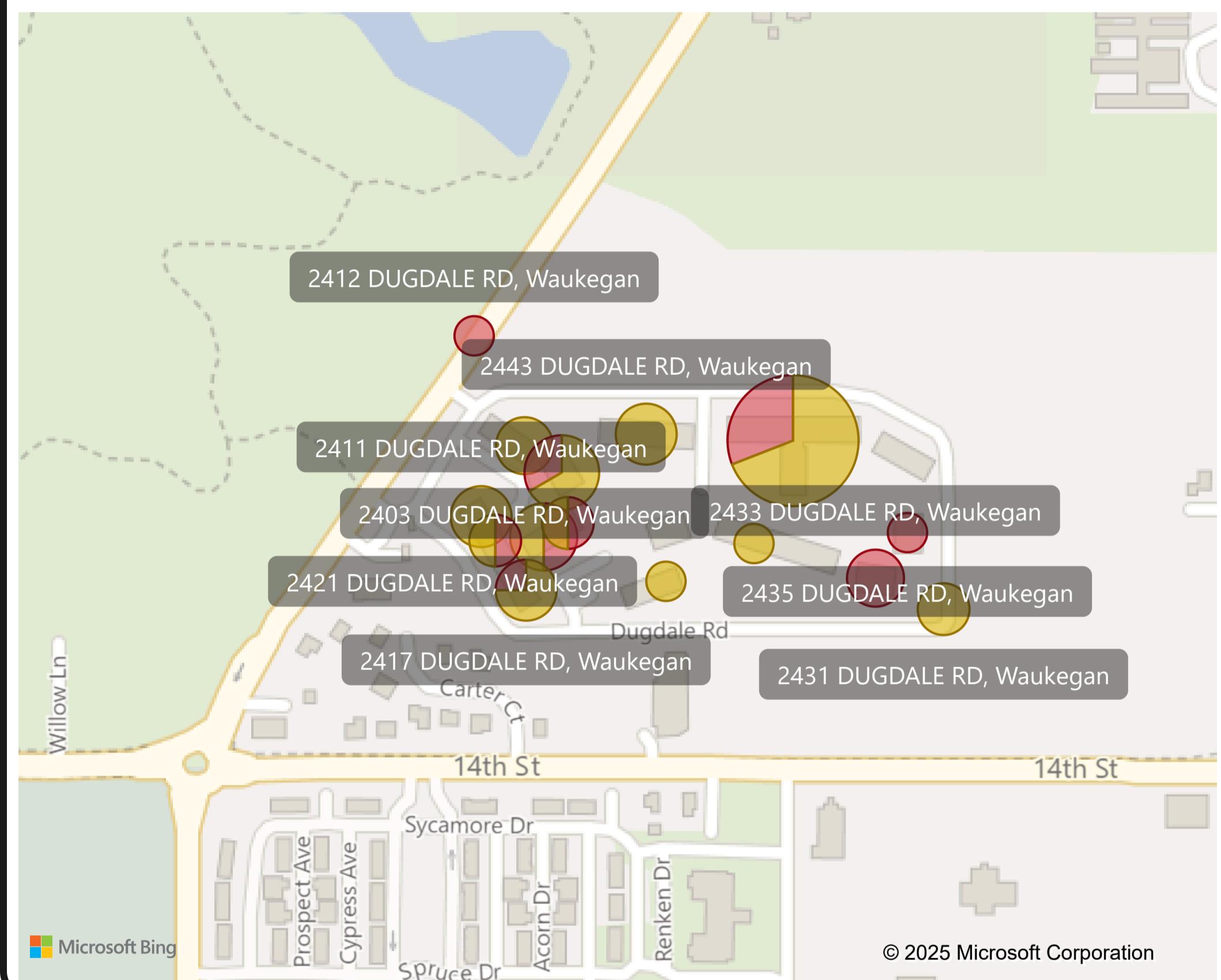
- Select all
- Other
- Part 1
- Part 2

[Clear All Filters](#)

3.7 LOCAL RECORDS: BREAKDOWN BY LOCATION

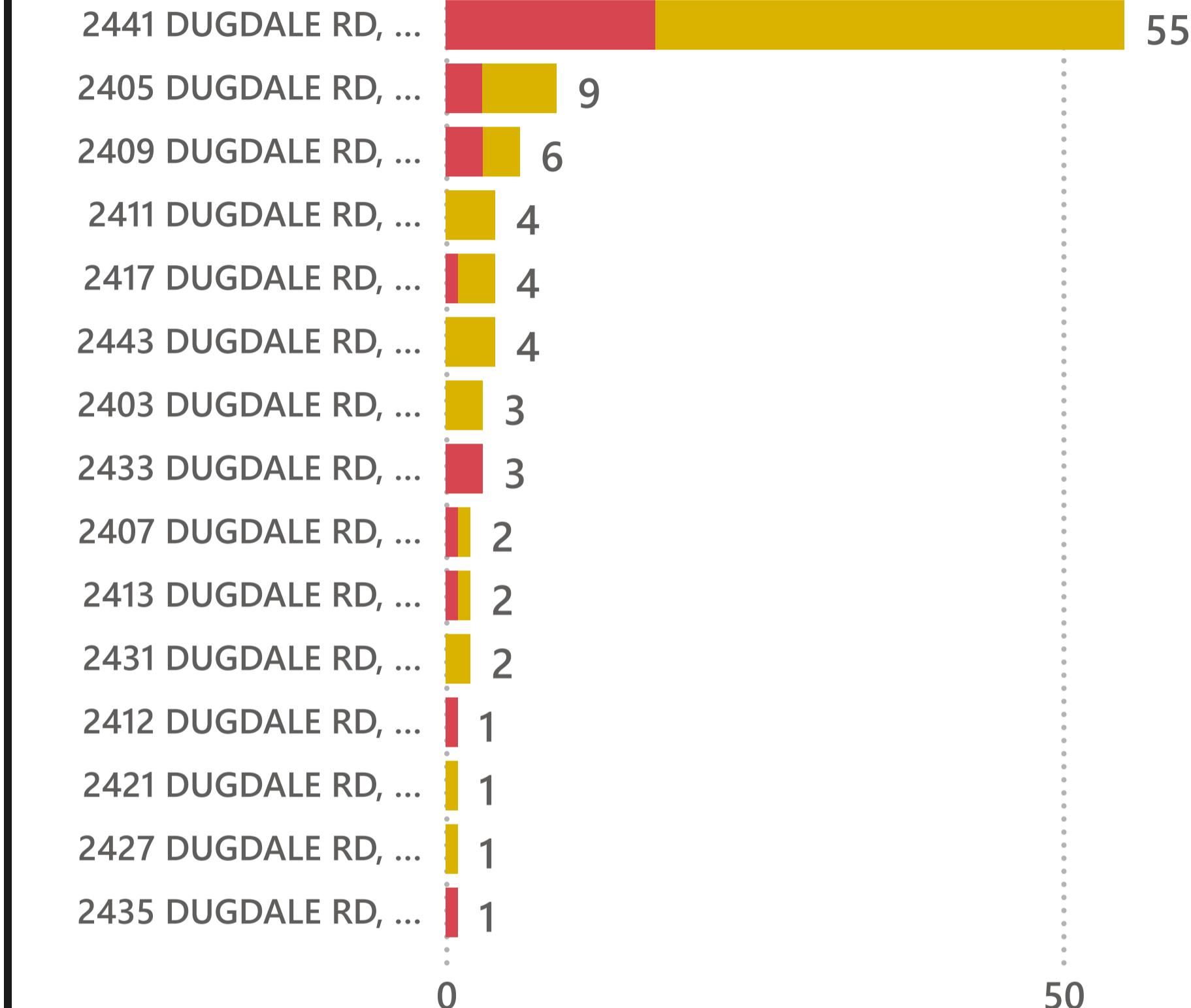
Records by Type:

● Part 1 ● Part 2



Records by Location and Classification:

● Part 1 ● Part 2



Number of Records:

98

Records Time Period:

1/1/2018

1/11/2020



Record Contains Case Number?

- No
- Yes

Select Specific Locations:

All

Select Classification & Type:

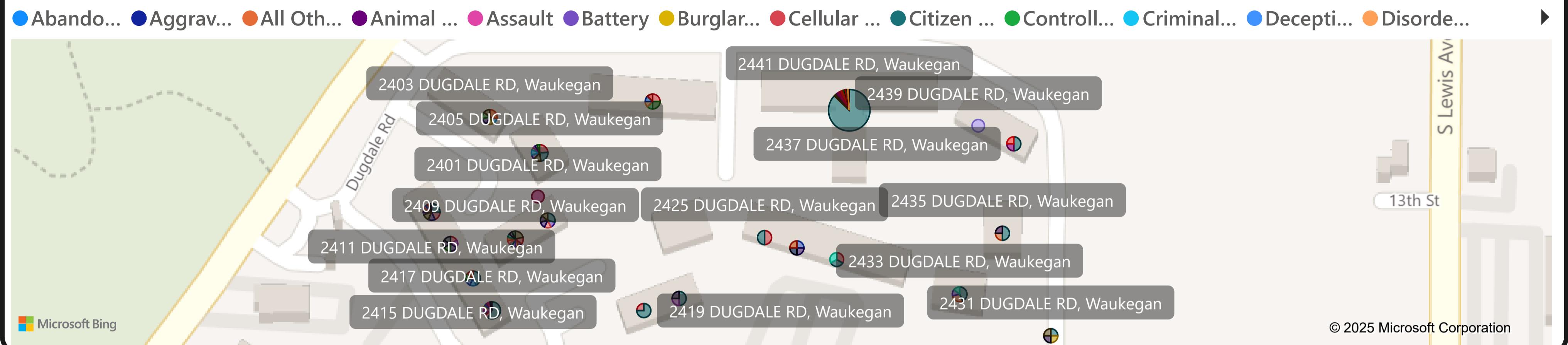
- Select all
- Other
 - Abandon Auto
 - Animal Complaint
 - Cellular 911 Call
 - Citizen Contact
 - Harassment by Telephone
 - Juvenile: Other
 - Lost Articles
 - Man Down
 - Misc Other
 - Noise Complaints
 - Other Investigation
 - Prisoner Trasnport
 - Service to Other Agency
 - Suspicious Person
 - Traffic Violation
 - Violent Crime

Record Number	Date & Time	Record Type	Classification	Location	Dispositions	Case Number
2018-00003278	1/20/2018 2:02:00 AM	Burglary Attempted	Part 2	2405 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00003278
2018-00004629	1/27/2018 1:37:00 AM	Battery	Part 1	2407 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00004629
2018-00014679	3/22/2018 10:23:44 AM	All Other Crim Offenses	Part 1	2409 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00014679
2018-00015990	3/29/2018 6:35:57 PM	Trespassing	Part 2	2409 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00015990
2018-00016816	4/3/2018 1:58:31 AM	Trespassing	Part 2	2407 DUGDALE RD, Waukegan	01 Report Required - 1	
2018-00016819	4/3/2018 2:11:55 AM	Trespassing	Part 2	2409 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00016819
2018-00017403	4/6/2018 11:05:05 AM	Trespassing	Part 2	2411 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00017403
2018-00016802	4/10/2018 6:00:00 PM	Trespassing	Part 1	2441 DUGDALE RD, Waukegan	01 Report Required - 1	

Clear All Filters

3.8 LOCAL RECORDS: BREAKDOWN BY LOCATION

Records by Type & Location:



Number of Records:

1173

Records Time Period:

1/1/2018

1/11/2020

Record Contains Case Number?

No

Yes

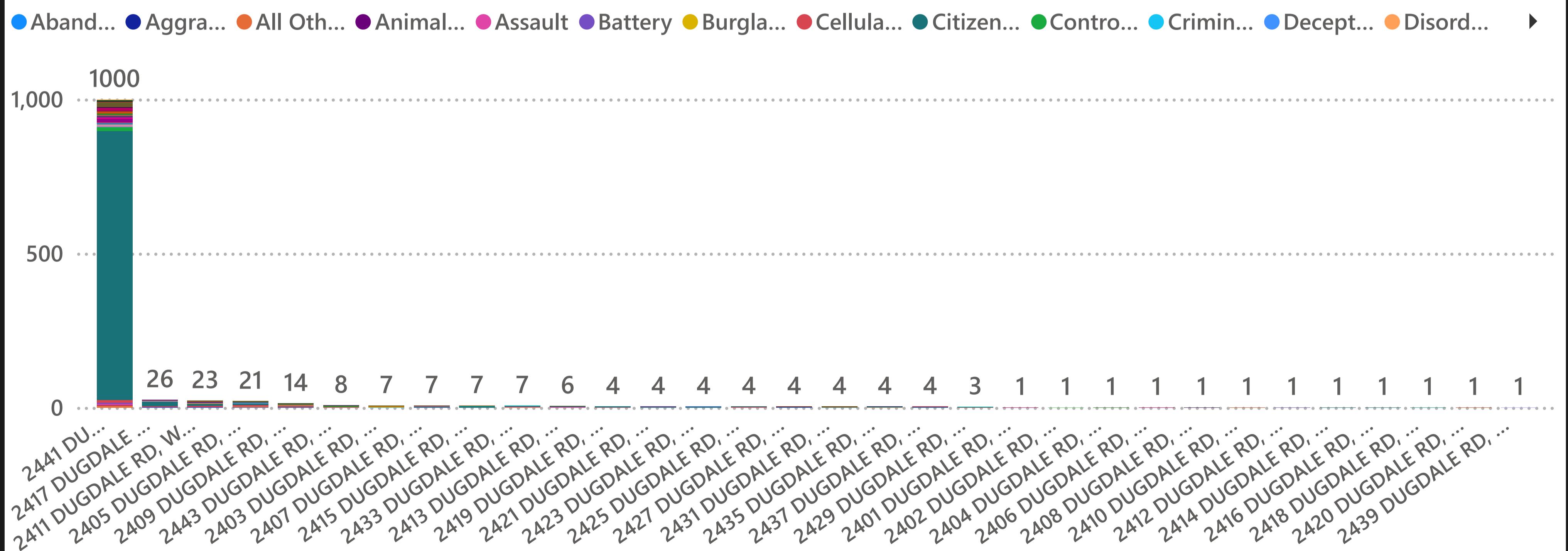
Select Specific Locations:

All

Select Classification & Type:

- Select all
- Other
 - Abandon Auto
 - Animal Complaint
 - Cellular 911 Call
 - Citizen Contact
 - Harassment by Telephone
 - Juvenile: Other
 - Lost Articles
 - Man Down
 - Misc Other
 - Noise Complaints
 - Other Investigation
 - Prisoner Trasnport
 - Service to Other Agency
 - Suspicious Person

Records by Location and Classification:



Clear All Filters

3.9 LOCAL RECORDS: INDIVIDUAL RECORDS MAP



Records:

- Other
- Part 1
- Part 2



Number of Records:

1173

Records Time Period:

1/1/2018

1/11/2020

Record Contains Case Number?

- No
- Yes

Select Specific Locations:

All

Select Classification & Type:

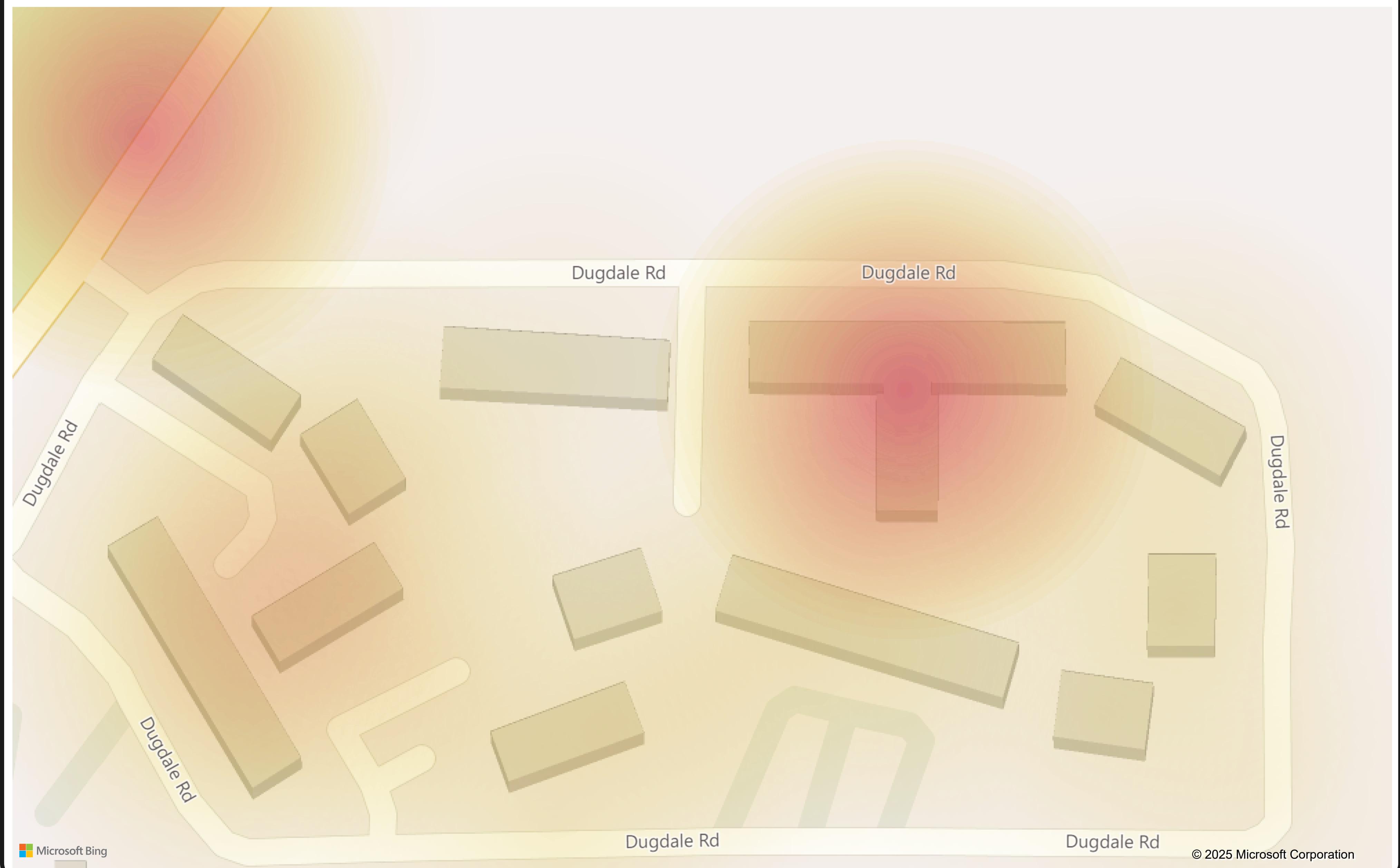
- Select all
- Other
- Part 1
- Part 2

Incident Number	Date & Time	Incident Type	Classification	Location	Dispositions	Case Number
2018-00054137	9/22/2018 9:19:00 AM	Other Investigation	Other	2409 DUGDALE RD, Waukegan		
2018-00054186	9/22/2018 10:18:00 PM	Other Investigation	Other	2441 DUGDALE RD, Waukegan		
2018-00001009	1/6/2018 4:15:09 PM	Cellular 911 Call	Other	2411 DUGDALE RD, Waukegan	01 Report Required - 1	
2018-00003278	1/20/2018 2:02:00 AM	Burglary Attempted	Part 2	2405 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00003278
2018-00004629	1/27/2018 1:37:00 AM	Battery	Part 1	2407 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00004629
2018-00012018	3/8/2018 5:49:00 PM	Service to Other Agency	Other	2405 DUGDALE RD, Waukegan	01 Report Required - 1	
2018-00014679	3/22/2018 10:23:44 AM	All Other Crim Offenses	Part 1	2409 DUGDALE RD, Waukegan	01 Report Required - 1	2018-00014679
2018-00015224	3/25/2018 2:54:12 PM	All Other Crim Offenses	Part 1	2411 DUGDALE RD, Waukegan	01 Report Required - 1	

Clear All Filters

3.10 LOCAL RECORDS: HEAT MAP

Heat Map of Records:



Number of Records:

1173

Records Time Period:

1/1/2018

1/11/2020

Record Contains Case Number?

- No
- Yes

Select Classification & Type:

- Select all
- Other
- Part 1
 - Aggravated Battery
 - All Other Crim Offenses
 - Assault
 - Battery
 - Domestic Battery
 - Recklss Discharge Of Fire..
- Part 2
 - Burglary Attempted
 - Controlled Substance
 - Criminal Damage to Prop..
 - Deceptive Practices
 - Disorderly Conduct
 - Domestic Battery
 - Escort
 - Juvenile: Abuse/Neglect
 - Sex Offenses
 - Theft Over

4.1 RESIDENT REVIEWS: FULL DATA SET



This sections data set contains 52 reviews of Whispering Oaks Apartments from three online review sites including Google Reviews, ApartmentRatings, and Apartments.com.

Each review contains an overall rating from 1-5. Reviews from ApartmentRatings also contain a specific security rating. The intent of capturing this data is to perform a sentiment analysis with a focus on mining security related content. This qualitative user provided data is not the quantitative data source that the FBI's UCR represents and needs to be treated accordingly. That being said, these reviews can be utilized to compliment to other more quantitative data.

Review Date	Review Source	Author Name	Overall Rating	Security Rating	Review Text	Review Link
1/19/2023	Google Reviews	Vicky Rivera	1.0			https://m1!1s
8/7/2022	Google Reviews	Alexander Oronia	1.0		There use to be a security guard there that was selling her self to the residents back though November to January	https://m1!1s
7/4/2022	Google Reviews	Puta Puta	1.0			https://2m1!1
6/11/2022	Google Reviews	Jorge Gastelum	1.0			https://m1!1s
5/27/2022	Google Reviews	John Narve	5.0		I like the apartments there newly remodeled with new appliances stove & refrigerator. Leasing manager of wispering oaks apartments Erin is very nice and the office staff Gloria & Ann are very nice. The property is kept very well manicured the grass cut and the buildings are kept clean, the hallways are very clean and nice looking. Very safe place good security they maintain safety for all the residents here at wispering oaks. A great place to live .	https://m1!1s
5/14/2022	Google Reviews	Deadpool	5.0			https://2m1!1
5/4/2022	Google Reviews	Nancy Michelle	5.0		I am new to the area and rushed in for information. Erin was SO welcoming and helpful! She listened to my needs and told me about the schools in the area and shopping options nearby. Thank you so much!!	https://1!1s0x
5/2/2022	Google Reviews	Yasmine Warren	2.0		When I first moved here I had no issues or anything and everything was going fine, but as i settle into my 2nd month, im starting to see how they really treat the Tenants, Im seeing a lot of Favortism & Im starting to see how they let others do what they want in the complex and then try to Address you about a situation thats not even true. - UPDATED REVIEW	https://m1!1s
4/28/2022	Google Reviews	Andrea Doudou	5.0			https://1!1s0x
4/20/2022	Google Reviews	Jose Rivas	5.0		Nice apartments, the office staff is lovely!	https://1!1s0x
4/20/2022	Google Reviews	Amy Ortega	5.0		Erin was super welcoming and helpful. Overall great community with nice amenities.	https://m1!1s
4/7/2022	Google Reviews	TAKIA MARTIN	5.0		Last month marked 3 years I've been a tenant here at Whispering Oaks" I have never in my 23 years of living been so at peace. The support and resources they provide are just awesome. I	https://1!1s0x
Total			3.0	52.0		

Number of Reviews:

105

Review Timeframe:

10/15/2003 1/19/2023

Overall Rating

1.0 5.0

Review Source:

- Select all
- Apartment Ratings
- Apartments.com
- Google Reviews

Review Text:

🔍
📝

Clear All Filters

4.2 RESIDENT REVIEWS: RATINGS OVER TIME



Shown below is a line graph of the average annual review score for the selected source(s). This is **NOT** a rolling average, but rather simply the average overall review score for a given year, absent previous or future year's scores. The lower graph details review quantity and source for the corresponding timeframe. A majority of the reviews from 2015-2020 (24 of 31) were from Google Reviews which has an average rating of 2.3 out of a possible 5. All sources show average ratings of under 3 out of 5. A majority (8 of the 15 years) where review data is available show an average rating of less than 2 out of 5.

Number of Reviews:

105

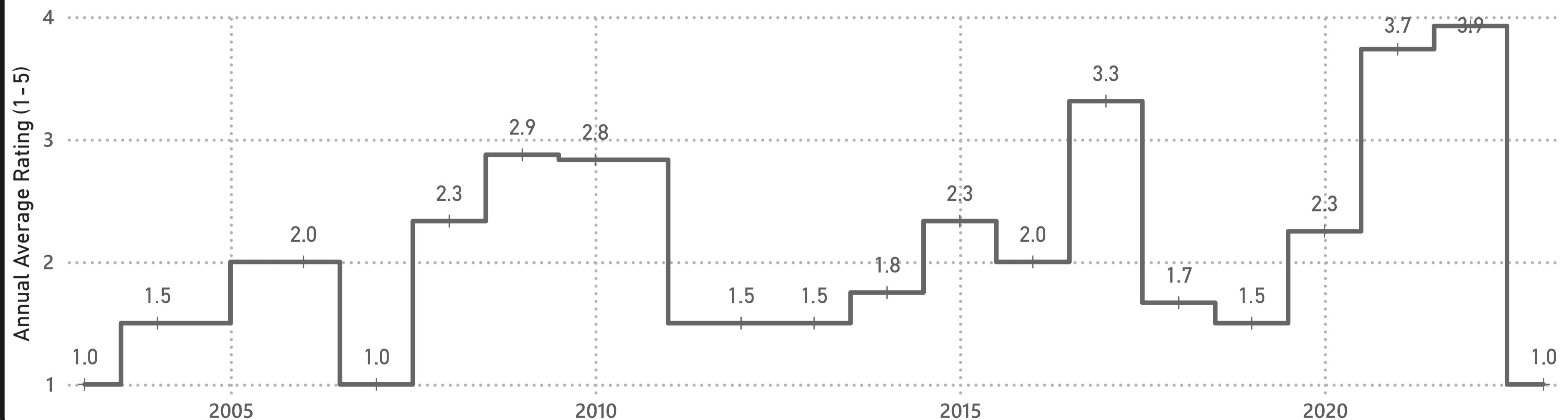
Review Timeframe:

10/15/2003 1/19/2023

Review Source:

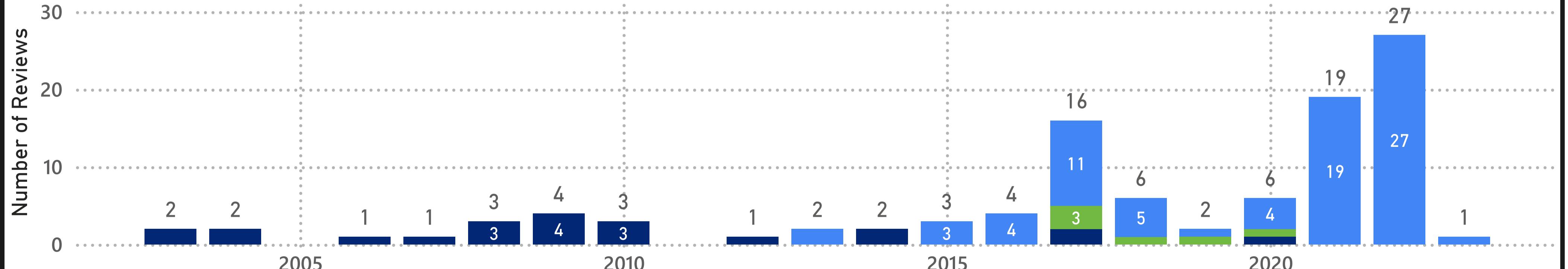
- Select all
- Apartment Ratings
- Apartments.com
- Google Reviews

Average Review Score:



Number of Reviews by Source:

● Apartment Ratings ● Apartments.com ● Google Reviews



Clear All Filters

4.3 RESIDENT REVIEWS: SENTIMENT ANALYSIS

Search 



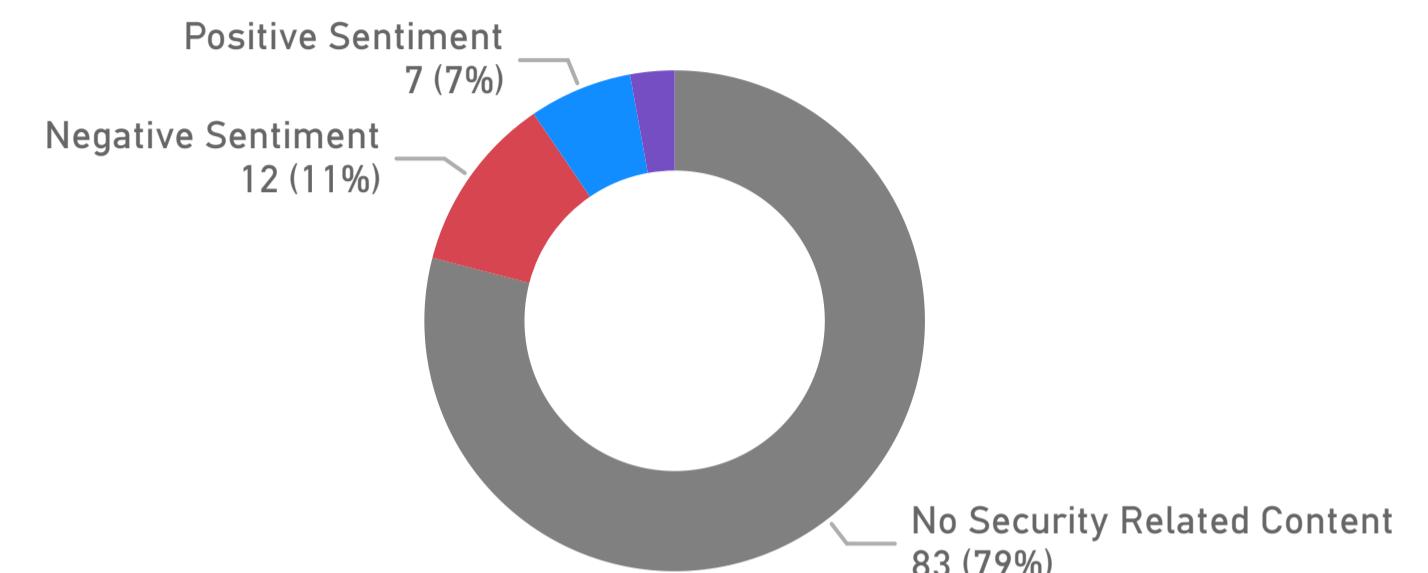
A sentiment analysis was performed on review text. Keywords potential related to security (crime, threat, danger, etc.) were filtered to determine if a particular review contained security related content. Of the 52 total reviews, it was determined that 17 contained content potentially related to security. Of these 17, 11 were identified as containing negative sentiment, while 4 contained positive sentiment. 1 reviews were identified as having a mixed sentiment, which in most cases referred to cases where security was involved to the point where it was deemed invasive by the reviewer.

When diving deeper into the reviews common themes emerged. First, the overall condition of the apartments is of concern. Security related content fell into two major categories. The first is concern with safety of the surroundings. This includes mention of "Broken Security Doors", "Drug Sellers", "Gangs", "Fights", "Shooting", amongst other concerns which can be investigated in the context of the full reviews below. The second pertained to views on the security staff themselves. Resident's engagement with on-site security staff viewed as unprofessional was the source of many Negative Sentiment reviews. The word cloud below can be used to further investigate key words themes in the corresponding review text. It should be noted that the "-" in the word cloud refer to expletives which have been censored by the review sites. Review text can also be filtered by keyword using the search bar in the top right corner of the dashboard.

Select Sentiment Category:

Mixed Sentiment	Negative Sentiment	No Security Related Content	Positive Sentiment
-----------------	--------------------	-----------------------------	--------------------

Review Text by Sentiment Category:



Select Key Words From Review Text to Investigate:

SINCE (TRANSLATED SHOULD
MORE COMMUNITY SOMEONE
CAUSE ELSE
WANNA THEN ONE TIME AFTER AM WELL
FRIENDLY MICE RATS
THEN ONE TIME AFTER AM WELL
SECURITY APARTMENT &
ROACHES ROACHES
LIST SAFE STILL OLD COME BAD SHE IM
APARTMENT SECURITY OAKS
LIVING GOOD
LIVE LIKE
MANAGEMENT
COMPLEX CARE HELP
HER DOWN
SOME
NOW
LOUD MOVED
YEAR GREAT STAFF ITS
MIND OVER GOT NEED
KEEP OFFICE SEE NICE
WHY TWO INTO RENT
INTO RENT BACK I'M MOVE
REALLY THREE WHISPERING
OVERALL LIVED
BUSINESS WANT
CLEAN LOVE
NASTY SAY
THESE GOOGLE)
BETTER
YEARS IT'S LOT THATS
EVERY
APARTMENTS

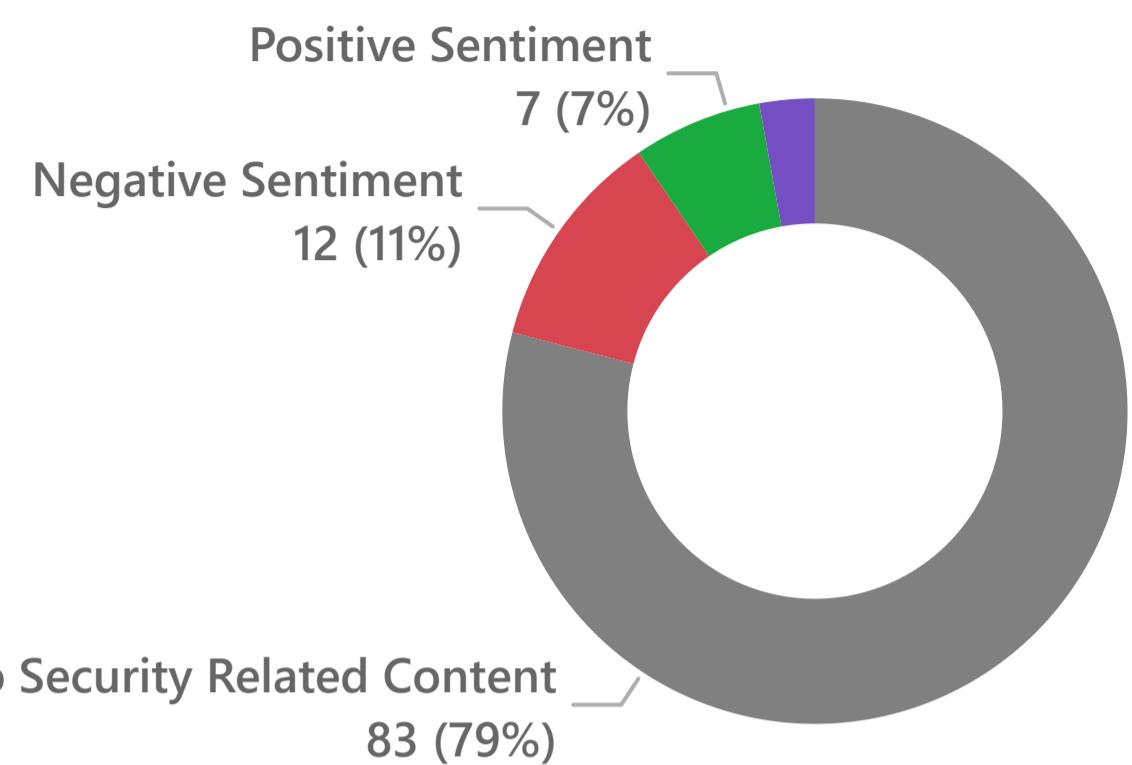
Review Date	Overall Rating	Review Text
11/20/2017	5.0	Whispering Oaks is an affordable housing community that rents are subsidized by HUD. It is located in the north end of the city of Waukegan ; is the perfect apartment for anyone living or working in or near the Waukegan/North Chicago area. This complex is a fully gated community and has 24 hour security on premises which makes it a perfect place for families looking for something affordable and secure. Units are newly renovated, with amenities such as wooden kitchens, new flooring and appliances with spacious living areas. There are a mix of 1-2-3 bedrooms that can accommodate all family sizes. The location is a hundred yards from the main road with a gate partition for controlled access, offering security and privacy. Apartments include one two, and three-bedrooms with ,and each features an outdoor patio, perfect for grilling or just relaxing. The grounds also include a two fenced in playgrounds, Community Room and ample laundry facilities. Rent includes heat and water. For quality, convenience and affordability, Whispering Oaks is simply the best choice for apartment living in the Waukeagn/North Chicago area.
11/28/2017	5.0	Whispering Oaks is an affordable housing community that rents are subsidized by HUD. It is located in the north end of the city of Waukegan ; is the perfect apartment for anyone living or working in or near the Waukegan/North Chicago area
5/2/2022	2.0	When I first moved here I had no issues or anything and everything was going fine, but as i settle into my 2nd month, im starting to see how they really treat the Tenants, Im seeing a lot of Favortism & Im starting to see how they let others do what they want in the complex and then try to Address you about a situation thats not even true. - UPDATED REVIEW
9/7/2016	1.0	When I came to apply, my first thought was the pretty units are in the front, maybe higher rent, and the projects are in the back. Well, the whole complex is a project. It seem to me I was there at the right time of day because I really don't remember seeing trash on the grounds. it was quiet and clean. However people
Total	3.0	

4.4 RESIDENT REVIEWS: SUMMARY

The graphs at the bottom of the page plot security related review sentiment over time. The lower left shows annual total reviews by sentiment category. The lower right plots cumulative negative and positive sentiment over time. In this graph, reviews with positive security sentiment add a point, while conversely, reviews with negative security sentiment remove a point from the running total. For example, when looking at all review sources, the net total is -7. This means that throughout the time period, there are 7 more negative sentiment reviews than positive sentiment reviews. Investigating sentiment over time shows positive trends. From 2003 to 2015 there were no Positive Sentiment reviews. From 2015 to 2023, of the six reviews containing security related sentiment, four were Positive and two were Mixed.

The reviews sentiment analysis clearly indicates security related concerns. Review text, especially the "Mixed Sentiment" reviews, indicates that security measures were increased in recent years. This increase in security was viewed as overly intrusive by some. Despite concerns of residents rights being infringed upon, more recent security sentiment has been predominantly positive.

Review Text by Sentiment Category:



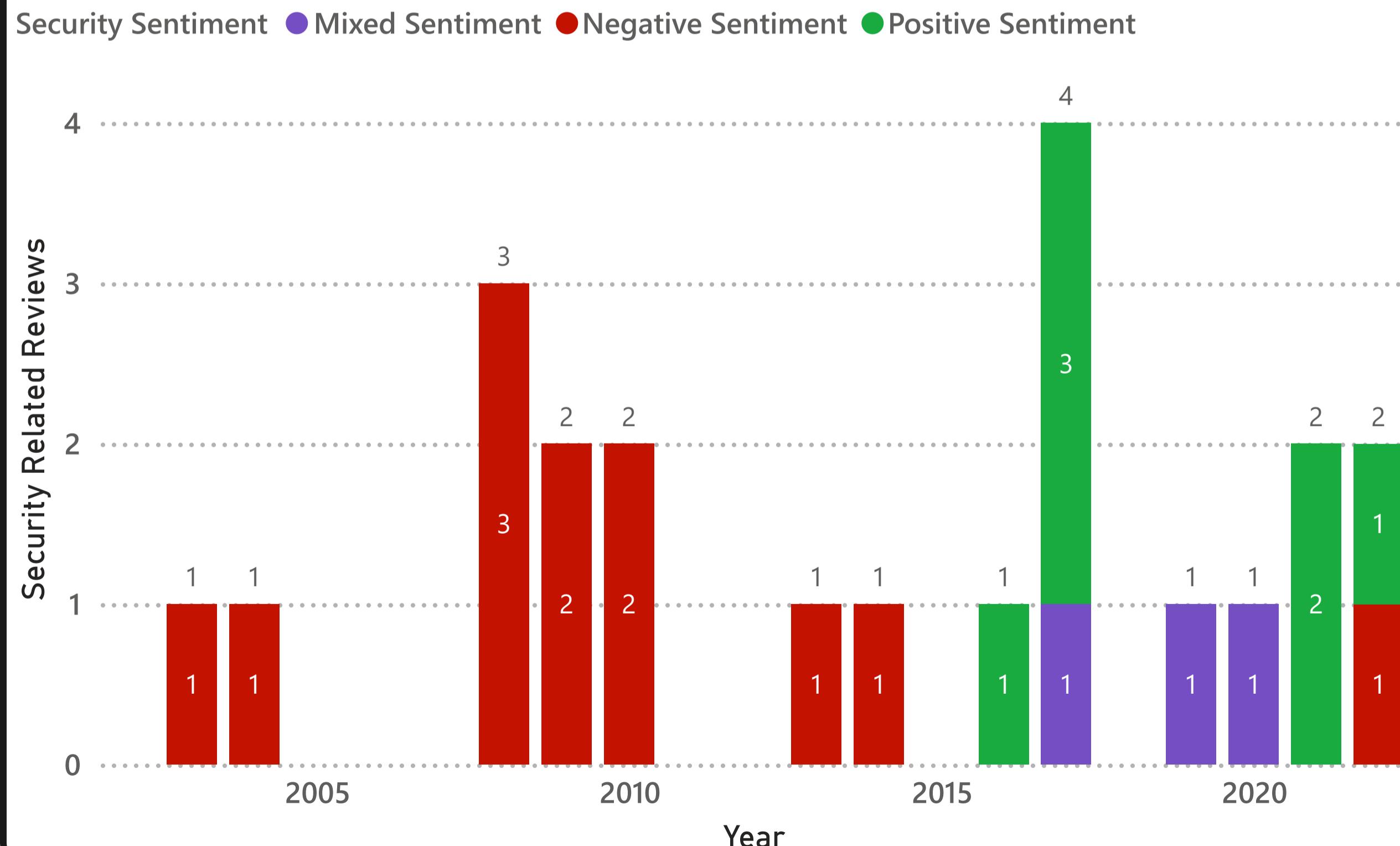
Number of Reviews:

105

Review Source:

- Select all
- Apartment Ratings
- Apartments.com
- Google Reviews

Security Related Reviews by Sentiment Category:



Running Total Net Positive & Negative Security Sentiment:

