

Northern Illinois Market Facts
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Yorkville Library District, Yorkville



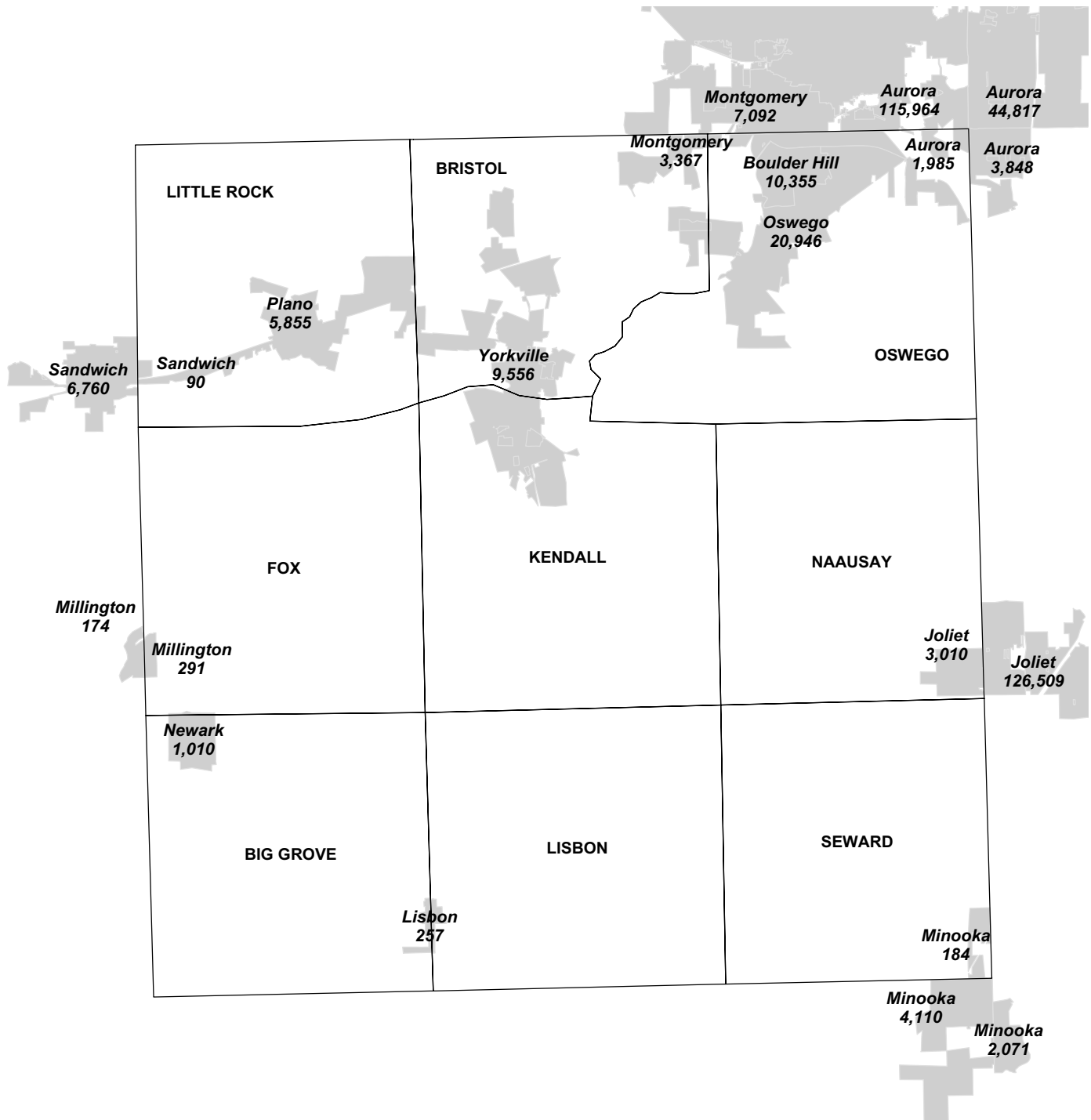
KENDALL CO.



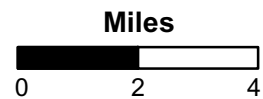
Kendall

Kendall County

Places and Townships



Note: Figures in each Place are 2004 Census Population Estimates.
 Boulder Hill is 2005 Easy Analytic Data.
 Counts for split Places are reported by each county's portion.
 Map prepared by Regional Development Institute, NIU Outreach.



KENDALL COUNTY

Population Density 2005
217.7 persons
per square mile

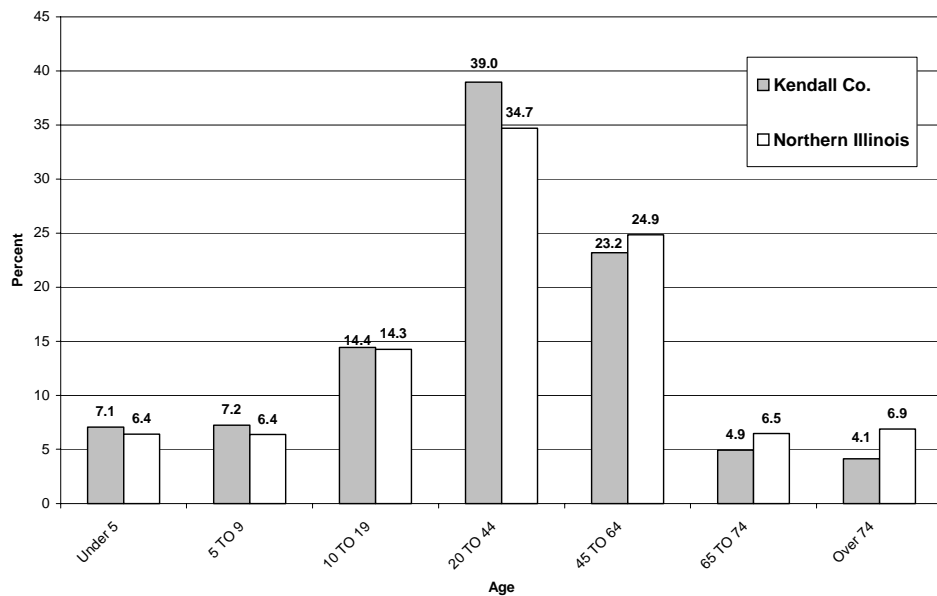
Median Age of
County Population
34.16

Figure 20A Population Trends and Projections

	Total 1990	Total 2000	Total 2005 (est.)	Total 2015 (proj.)
Kendall Co. Population	39,508	54,544	69,782	86,099
Percent of Northern Illinois	4.9%	6.1%	7.5%	8.7%

Sources: U.S. Census Bureau and Woods & Poole 2005
Note: 1990, and 2000 are actual census counts. 2005 is a Woods & Poole estimate; 2015 is a Woods & Poole projection.

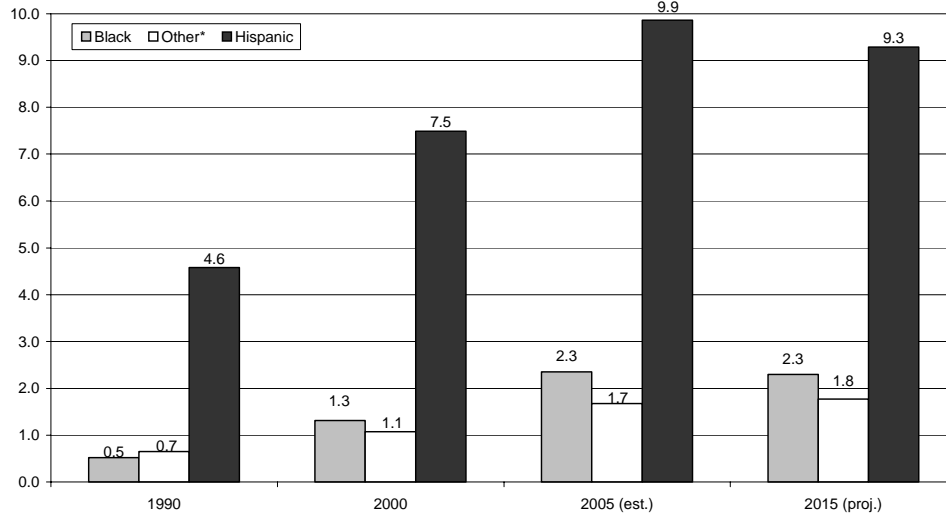
Figure 20B Age Distribution in 2005 by Percent of Population



Source: Woods & Poole, 2005
Note: Numbers may not add up to 100.0% due to computer rounding.

KENDALL COUNTY

Figure 20C County Minority Population by Percent



*Other is Asian/Pacific Islander and American Indian.
Sources: 1990, 2000 Census; Woods & Poole, 2005

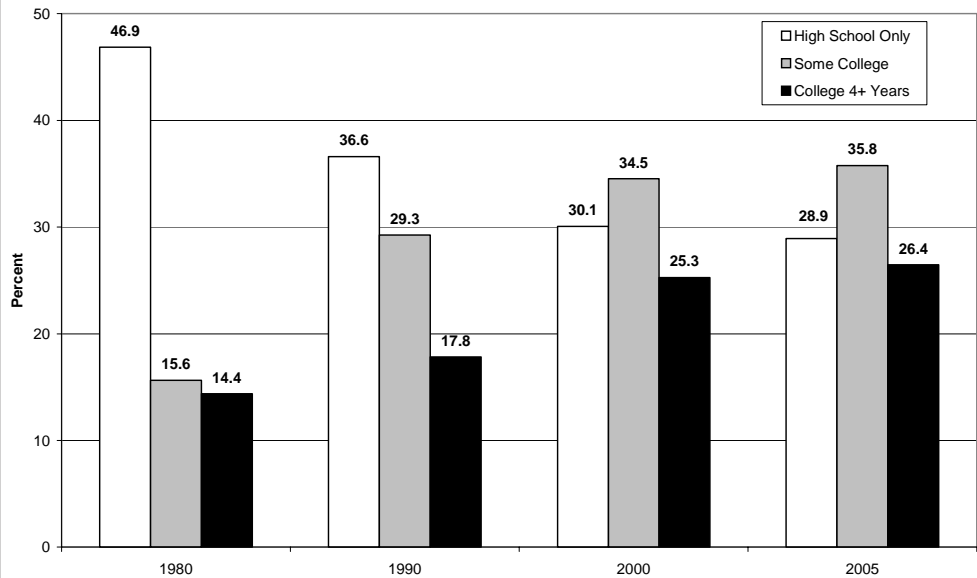
Figure 20D Household Trends and Projections

	1990	2000	2005 (est.)	2015 (proj.)
Number of Households	13,301	18,798	24,495	30,931
Percent of Northern Illinois	4.4%	5.5%	6.8%	7.9%
Kendall Co.: Persons per Household	2.94	2.89	2.84	2.78
Northern Illinois: Persons per Household	2.59	2.55	2.58	2.53

Source: 1990, 2000 Census; Woods & Poole, 2005

KENDALL COUNTY

Figure 20E Highest Educational Attainment: Percent of Persons Age 25 and Over



Sources: U.S. Census Bureau; Easy Analytic Software, Inc., 2005
See Figure 3 in the Regional Section for comparisons.

Figure 20F County High School Information 2004-2005

	Avg. ACT Score	3-Yr. ACT Avg. Score	Dropout Rate	Grad. Rate	District Operating Expend. Per Pupil	District Educational Expend. Per Pupil
Newark Community H.S.*	20.0	20.6	1.1	95.1	\$11,162	\$5,766
Oswego East H.S.**					\$7,271	\$3,692
Oswego H.S.	20.1	19.8	2.0	92.8	\$7,271	\$3,692
Plano H.S.	17.8	18.7	2.0	89.8	\$7,369	\$4,227
Yorkville H.S.	19.8	19.9	1.4	93.3	\$6,970	\$3,793
Northern Illinois Average	20.1	19.8	2.5%	91.0%		

County Average Low Income Students: 8.30%

Source: Illinois State Board of Education, Illinois School Report Card 2005
*High School only districts have different cost structures.
Note: The average ACT score is the average for all students taking the ACT.

KENDALL COUNTY

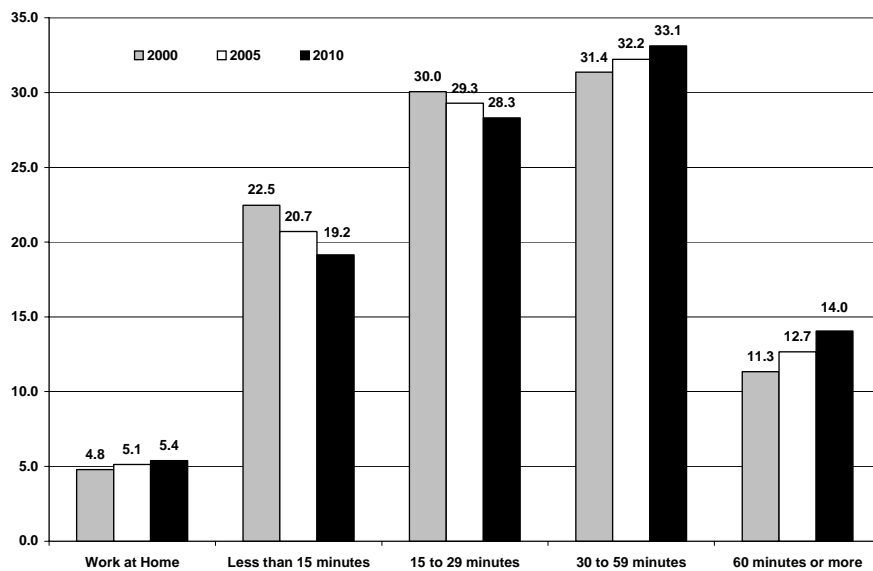
Figure 20G Labor Force Participation Characteristics

	1990	2000
Total in Civilian Labor Force	21,425	29,697
% of persons 16 and over	74.1	73.9
% unemployed	3.1	2.1
% of persons 65 and over	13.8	16.1
% of women in labor force	64.9	65.6
% of labor force that is female	44.2	44.9
% self-employed	6.1	5.5
% white collar	56.1	74.0
Of Those Working 50-52 Weeks in the Previous Year:		
% working less than 35 hours a week	15.5	13.1
% females working less than 35 hours a week	30.7	24.1
% males working less than 35 hours a week	5.4	5.0

Source: U.S. Census Bureau

Note: For residents 16 years old and over.

Figure 20H Travel Time to Work, 2000-2010



Source: Easy Analytic Software, Inc., 2005

KENDALL COUNTY

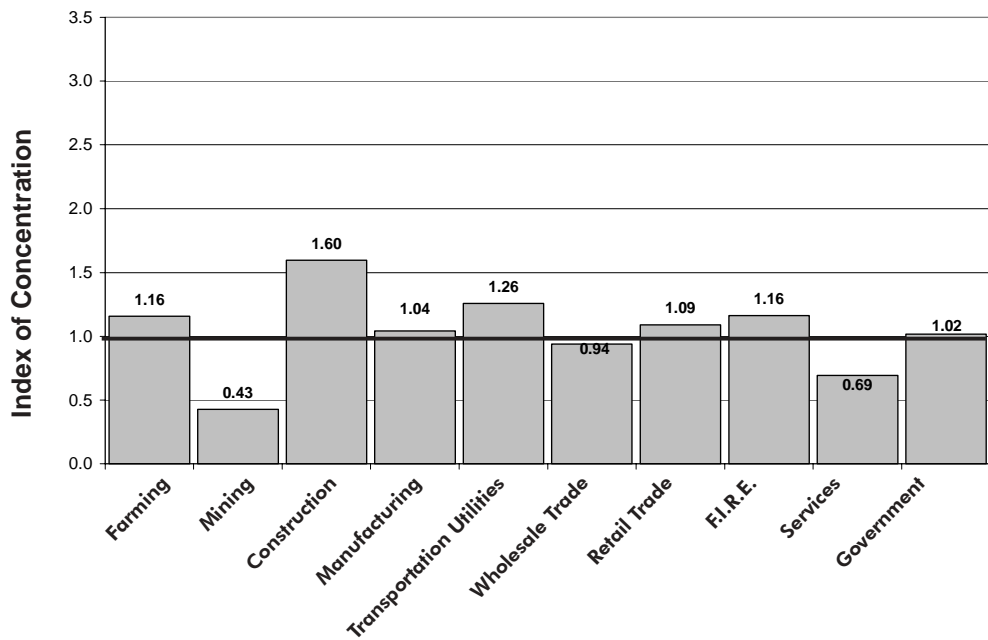
Figure 20I Estimated Distribution of County Employment by Industry (Percent)

	Kendall 1990	N IL 1990	Kendall 2000	N IL 2000	Kendall 2005	N IL 2005
Farming	4.4%	4.4%	3.6%	3.5%	2.8%	3.1%
Ag Services/Forest & Fishing	1.6	1.1	2.5	1.3	2.1	1.2
Mining	0.2	0.3	0.1	0.2	0.1	0.2
Construction	8.4	4.7	8.6	5.4	9.4	5.9
Manufacturing	35.4	24.2	22.3	19.3	16.7	16.0
Transportation/ Utilities	3.2	4.4	3.2	4.8	6.3	5.0
Wholesale Trade	3.3	4.1	3.8	4.0	3.9	4.1
Retail Trade	13.4	15.8	18.7	16.8	17.7	16.2
F.I.R.E.	4.9	5.9	7.5	6.8	9.3	8.0
Services	15.6	23.1	18.9	26.2	19.4	28.1
Government	190.4	25.4	10.9	11.6	12.4	12.2
Total no. of jobs	15,302	424,589	21,651	492,111	24,558	501,393

Note: Columns may not add up to 100.0% due to rounding. In some cases, historical data have been re-estimated.

Source: Woods & Poole, 2005
NOTE: employment measured by "place of work".

Figure 20J Concentration of County Employment by Industry Sectors, 2005

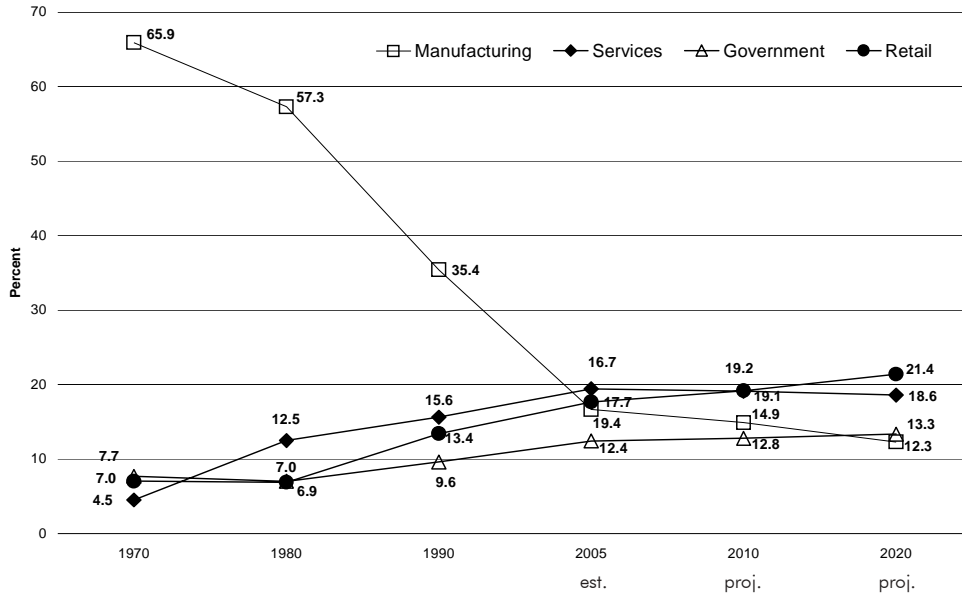


Note: Values greater than 1.0 indicate a local employment concentration greater than the same sector in the Northern Illinois region.

Sources: Woods & Poole 2005; Northern Illinois University

KENDALL COUNTY

Figure 20K Historic Distribution of Employment by Industry Sectors (Percent)



Source: Woods & Poole, 2005

Figure 20L Top Manufacturing Industries, 2003

	Employment	Establishments
Manufacturing Total	2,386	75
Plastics & Rubber Products Manufacturing	709	8
Food Manufacturing	650	7
Wood product Manufacturing	331	4
Fabricated Metal Product Manufacturing	197	14
Machinery Manufacturing	143	6

Changes in Top Manufacturing Industry Employment, 1998-2003

	1998	2003
Manufacturing Total	2,106	2,386
Food Manufacturing	576	650
Wood product Manufacturing	3*	331
Plastics & Rubber Products Manufacturing	764	709
Fabricated Metal Product Manufacturing	307	197
Machinery Manufacturing	170	143

Source: County Business Patterns, 1998, 2003

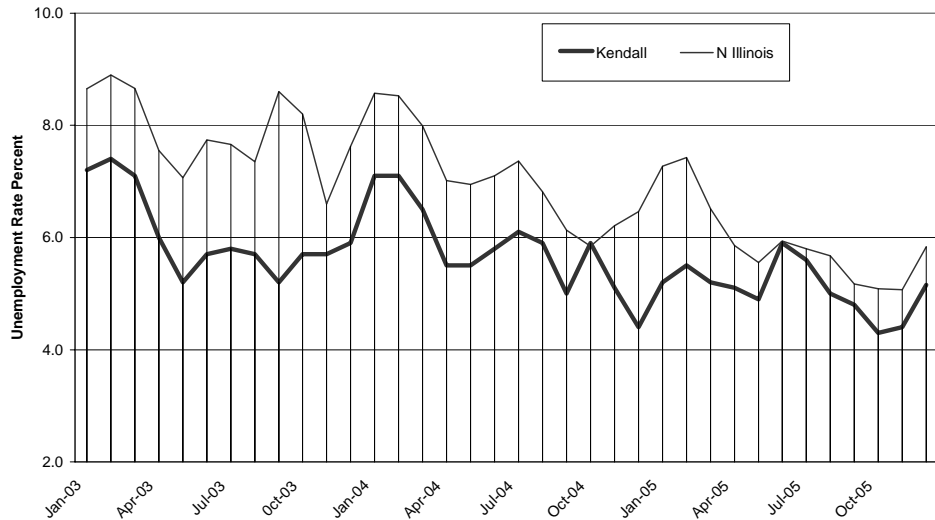
*NIU estimates

KENDALL COUNTY

State Annual Average

- 1998 - 4.5
- 1999 - 4.3
- 2000 - 4.3
- 2001 - 5.4
- 2002 - 6.5
- 2003 - 6.6
- 2004 - 6.1
- 2005 - 5.7

Figure 20M Unemployment Rates by Month (Percent)



Source: Illinois Department of Employment Security

Figure 20N County Business Patterns 2003, North American Industrial Classifications (NAICS)

	Total Establishments	Number of Employees*	Avg. Annual Payroll/Employee*
Ag. Support, Forestry, Fishing and Hunting	3	NA	NA
Mining	2	NA	NA
Utilities	1	NA	NA
Construction	286	1,631	\$46,289
Manufacturing	75	2,387	\$36,336
Wholesale Trade	67	442	\$42,747
Retail Trade	154	2,580	\$25,032
Transportation and Warehousing	65	614	\$36,174
Information	22	379	\$42,330
Finance and Insurance	78	501	\$33,772
Real Estate and Rental and Leasing	41	154	\$23,175
Professional, Scientific, & Technical Services	121	477	\$33,365
Mgmt. of Companies and Enterprises Adm./Support and	2	NA	NA
Waste Mgmt./Remediation Services	78	525	\$30,107
Educational Services	13	39	\$36,923
Health Care and Social Assistance	69	747	\$24,507
Arts, Entertainment, and Recreation	20	326	\$8,690
Accommodation and Food Services	88	1,201	\$9,983
Other Services (except Public Administration)	146	888	\$17,008
Unclassified	2	NA	NA
Total Establishments, Employment and Average Annual Pay	1,333	12,965	\$30,059

*Undisclosed employment totals for some industries have been estimated by NIU. Employment counts do not include government employment. Source: County Business Patterns, 2003

NA: Data are not available to avoid disclosure and have not been estimated by NIU.

KENDALL COUNTY

Figure 20O Comparison of Equalized Assessed Valuations by Class of Property, 2002, 2003, 2004 (Thousands of Dollars)*

	Assessment Years			% Change 03-04	2004 Average Tax Rate*
	2002	2003	2004		
Residential	\$1,017,790	\$1,206,248	\$1,394,695	15.6%	\$7.49
Farm	\$102,214	\$100,884	\$100,833	-0.1%	\$6.90
Commercial	\$142,575	\$160,525	\$190,663	18.8%	\$7.52
Industrial	\$129,608	\$129,921	\$135,163	4.0%	\$7.88

Source: County Clerks' Offices PTAX 250
 *Average tax rate per \$100 of equalized assessed valuation.

Figure 20P Residential Housing Information

	1990	2005
Housing Units	13,747	26,335
% Vacant Units	3.2%	3.5%
Median Housing Value	\$99,700	\$156,855
Median Sale Price of Existing Houses	NA	\$264,950
Occupied Rental Units	3,070	3,835
Median Rent	\$416	\$630

Sources: 1990 Census; Easy Analytic Software, Inc., 2005; Illinois Association of Realtors, 2005
 Note: Price is 3rd quarter median sale price.

Figure 20Q Residential Migration Patterns

	1990	2000
Persons 5 yrs and older	36,402	50,195
Residing in same house as 5 yrs ago	57.5%	54.3%
Lived in a different house in the U.S.:	41.7%	44.9%
Same State	37.1%	39.3%
Residing in different house, same county	16.4%	14.6%
Residing in a different county	20.7%	24.7%
Different State	4.6%	5.6%
Lived Abroad	0.8%	0.8%
% Foreign Born of Total Population	1.4%	5.3%

Source: 1990, 2000 Census

KENDALL COUNTY

Foreign Owned
Agricultural Land

1992 3 parcels
 767 acres

1996 2 parcels
 548 acres

2002 2 parcels
 487 acres

Number of Farms in
Kendall County

1982 - 1,142
1987 - 1,070
1992 - 955
1997 - 941
2002 - 412

Average Illinois
Price Per Bushel

2003 est. for 2002
 Corn \$2.32
 Soybeans \$5.50

2004 est. for 2003
 Corn \$2.35
 Soybeans \$7.50

2005 est. for 2004
 Corn \$2.00
 Soybeans \$5.05

Figure 20R Land in Farms, 1997 and 2002

	1997	% of Total Land	2002	% of Total Land
Kendall Co.(acres)	167,486	81.1	168,082	81.4
Northern Illinois (acres)	4,207,329		4,197,717	

Source: U.S. Department of Agriculture, 2002 Census of Agriculture

Figure 20S Harvested Cropland, Total Market Value of Crops Sold, 1997 and 2002

	1997	% of Region Total	2002	% of Region Total
Kendall Co. Harvested Cropland (acres)	152,872	4.2	157,357	4.3
Northern Illinois Harvested Cropland (acres)	3,610,638		3,631,007	
Kendall Co. Market Value of Products Sold (\$1,000)	58,758	3.6	58,131	3.8
Northern Illinois Market Value of Products Sold (\$1,000)	1,614,548		1,514,679	

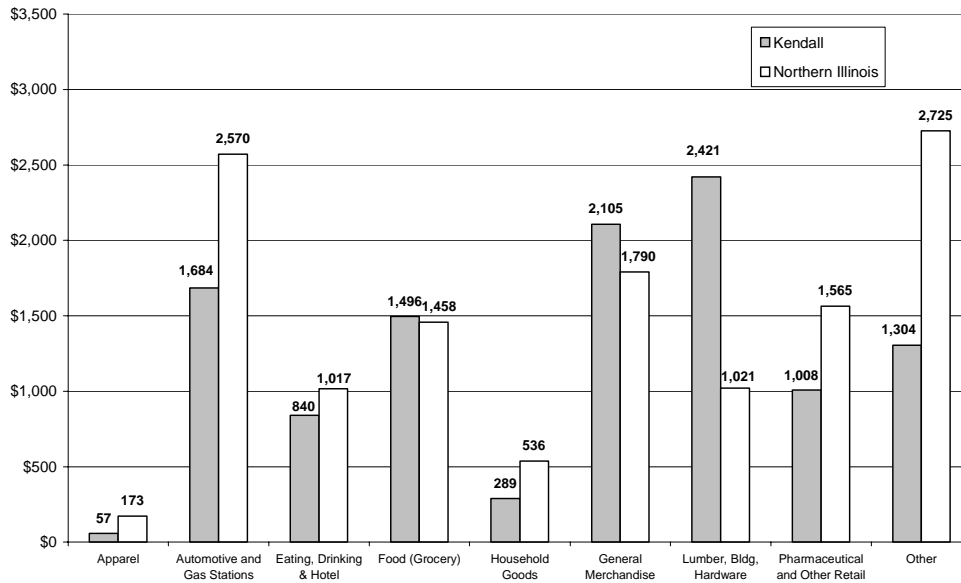
Source: U.S. Census Bureau, 2002 Census of Agriculture
Note: Region now includes Grundy, LaSalle, and Kendall Counties.

Figure 20T Major Crop Production

	2002	2003	2004
Corn			
Production (bushels)	9,211,500	12,756,600	15,178,800
Yield (bushels/acre)	115	171	182
% of Northern Total	3.0%	3.7%	3.8%
Soybeans			
Production (bushels)	2,599,200	2,444,400	3,337,200
Yield (bushels/acre)	38	36	54
% of Northern Total	4.0%	5.4%	5.0%

Source: Illinois Department of Agriculture, 2005

Figure 20U Per Capita Retail Sales by Retail Stores in County, 2004 (Dollars)



Sources: Illinois Department of Revenue, 2005; 2004 Census Estimates

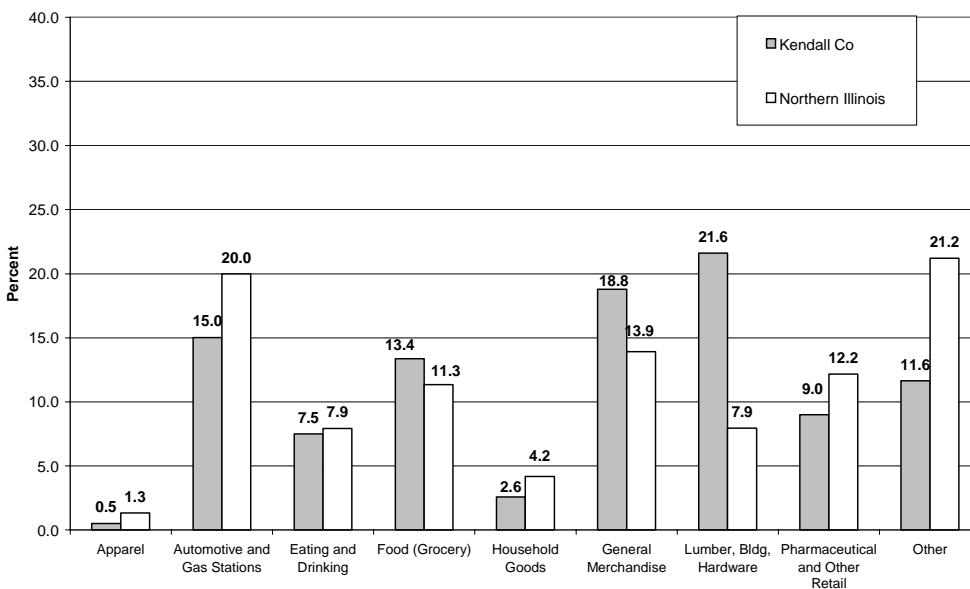
KENDALL COUNTY

Per Capita Retail Sales Totals

Kendall County \$11,205

N Illinois Region \$12,855

Figure 20V Distribution of Sales by Retail Stores in County, 2004 (Percent)



Source: Illinois Department of Revenue, 2005

KENDALL COUNTY

Note: In some cases, historical data have been re-estimated.

Figure 20W Per Capita Income, 1990, 2000, and 2005 (estimated), Current Dollars

	1990	2000	2005 (est.)	Annualized % Change 1990-2005
Kendall Co.	\$19,822	\$ 31,100	\$ 30,562	-0.4%
Northern Illinois	\$17,343	\$ 26,235	\$ 29,503	3.0%
Illinois	\$20,744	\$ 31,843	\$ 36,577	3.5%
Wealth Index		County 96.76	State 108.12	U.S. 100.00

Source: Woods & Poole, 2005

Figure 20X Household Income

	1990	2000	2005
Households w/Money Income	13,296	18,789	25,417
Less than \$25,000	21.0%	11.3%	10.2%
\$25,000-50,000	41.2%	23.0%	21.0%
\$50,001-100,000	33.4%	47.2%	45.7%
More than \$100,000	4.4%	18.5%	23.1%
Median Household Income	\$42,834	\$64,625	\$68,057

Source: U.S. Census Bureau; Easy Analytic Software, Inc., 2005

KENDALL COUNTY

Number of Hospitals in Kendall County: 0

2005 Population: 69,782

Figure 20Y Health and Social Services in the County Economy 2005

		Share of Total
Health and Social Service Sector Workers as a Share of Total Employment*	658	3.4%
Health and Social Service Sector Businesses as a Share of Total Businesses	71	5.5%
Consumer Expenditures on Health Care**	\$136,320,400	10.1%
Per Capita Health Expenditures	\$1,954	

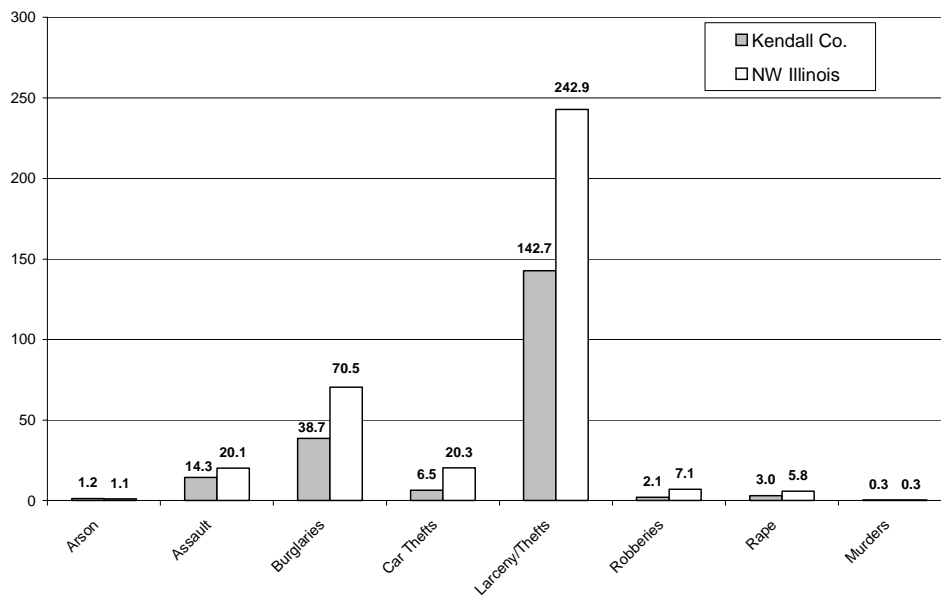
Source: Easy Analytic Software, Inc., 2005

*Employment by place of work

**Includes health care, health insurance, medical services, drugs, medical supplies.

Note: Not all expenditures are made in the county, especially for health insurance, but a large percentage is spent locally.

Figure 20Z Criminal Offenses Reported in Jo Daviess County, 2004 (Per 10,000 Persons)



Sources: Illinois State Police, 2005; US Census 2004 Population Estimate

2004 Law Enforcement Staff (FTE)

County Sheriff
80 officers

City of Oswego
41 officers

City of Yorkville
24 officers

Total Reported Index Crimes for 2004:
1,515

Total Reported Index Crimes for 2003:
1,485

KENDALL COUNTY

Figure 20AA State Revenue Collections and Expenditures in Kendall Co.

Revenues Collected (millions of dollars)	
State Sales and Use Taxes (2001)	\$25.4
Individual Income Taxes (est. FY 2001)	35.3
State Motor Fuel Tax (est. FY 2001)	7.9
Local Property Tax (2004)	136.4
State Expenditures (millions of dollars)	
Education (1999-2000)	\$25.2
Public Aid (FY 2001)	4.8
State Payroll (2005)	12.2
Number of State Employees (2005)	
	270

Sources: Illinois Legislative Research Unit, Illinois County Data Book, 2002; State of Illinois Office of the Comptroller, 2005

Figure 20AB Proposed New State Expenditures for Highway Improvements in FY2006*

Average Daily Miles
Travelled 2004
1,710,569

Change 2003-2004
1.0%

Kendall County	Total	Per Mile
State Roads	\$ 10,547,500	\$ 104,940
Local Roads	\$ 0	\$ 0
Total Improvements	\$ 10,547,500	\$ 13,242
N IL Total Improvements	\$ 113,405,000	\$ 6,120

*This is in addition to ongoing projects from previously funded improvement programs. These funds do not include local funds used for highway improvements.

Source: Illinois Department of Transportation, *Proposed Improvements for Illinois Highways FY 2006*

Figure 20AC Banking Resources in the County, 2004*

	Kendall Co.	N Illinois	Illinois
Commercial Banks	14	152	689
Offices	24	341	3,857
Deposits	\$933,516	\$14,375,042	\$248,935,000
Savings Institutions	1	24	111
Offices	1	43	536
Deposits	\$3,923	\$1,602,250	\$32,934,000
Offices per 10,000 Population	3.4	4.1	3.2
Total Deposits/County Population	\$12,922	\$17,096	\$19,817
Share of N/Illinois Deposits	5.9%	6.3%	
Deposit to Earnings Ratio	\$1,320	\$1,079	\$828
Deposit to Income Ratio	\$53	\$70	\$65

Sources: FDIC Data Book 2004; U.S. Census Population Estimates 2004; Woods & Poole 2005

*Data are for federally chartered banks only, dollars are in thousands.

**KENDALL
COUNTY**Figure 20AD IRS Tax Returns Filed* by Migrating Kendall County Residents
2001-2004

	Migrating Into County	Migrating Out of County	Net Change
Total Returns Filed 2001-2004	9,703	5,650	4,053
Same State	12,295	4,344	7,951
Different State	1,184	1,306	-122
Estimated Median Reported Income	\$127,066	\$94,914	\$32,152
Aggregate Reported Income (\$000)	\$534,204	\$266,628	\$267,576

Source: U.S. Internal Revenue Service, County Migration Flows 2004

*This count is roughly equivalent to the number of households moving in and out of the county.

Figure 20AE Trade Area Analysis of Retail Sales, 2004

Merchandise Group	Potential Purchases by County Residents (000's)	Sales Reported by County Residents (000's)	Surplus or Leakage (000's)	Ratio of County Per Capita Sales to State Per Capita Sales
General Merchandise	961,470	1,536,956	575,486	1.47
Food	941,232	1,100,532	159,300	1.01
Eating & Drinking	783,733	636,963	-146,771	0.75
Apparel	265,974	41,555	-224,419	0.15
Home Furnishings	434,004	209,032	-224,972	0.47
Building Merchandise	506,467	1,790,829	1,284,362	3.51
Auto./Filling Stations	1,566,555	1,314,644	-251,911	0.71
Drugs & Other Retail	979,935	793,182	-186,752	0.71
Agriculture	930,941	1,213,241	282,300	0.85
Manufacturing	198,737	181,802	-16,934	0.53
Total Sales	7,569,972	8,818,736	1,248,764	1.01

Source: Illinois Department of Revenue, 2004, Kind of Business Report, and U.S. Census Bureau County Business Patterns Note: Potential Sales is derived from the county population times the state average per capita spending in each category times the ratio of county per capita income to state per capita income.