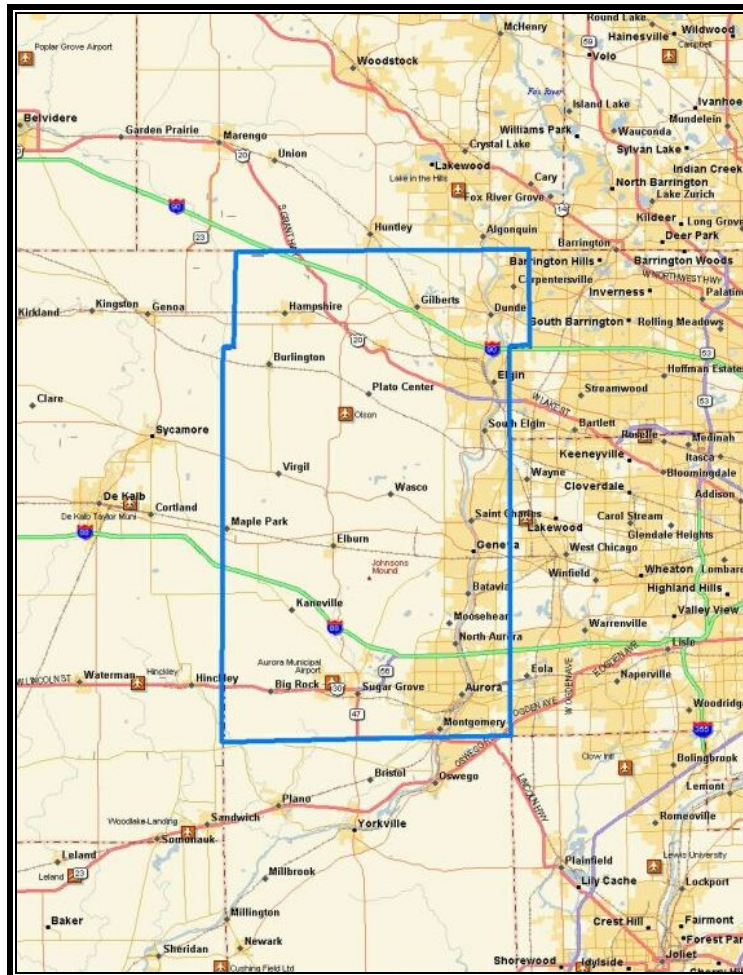


## Kane County Suburban Market Area

The Kane County Suburban market area consists of the following primary community areas:

Aurora	Batavia	Big Rock	Burlington
Carpentersville	Dundee	Elburn	Elgin
Geneva	Gilberts	Hampshire	North Aurora
St. Charles	South Elgin	Sugar Grove	

In broad terms, the market area consists of those suburbs that are south of I-90, west of US Route 59, east of the DeKalb County border, and north of US Route 34. There are a couple of interstates in the area making accessibility throughout the region adequate.

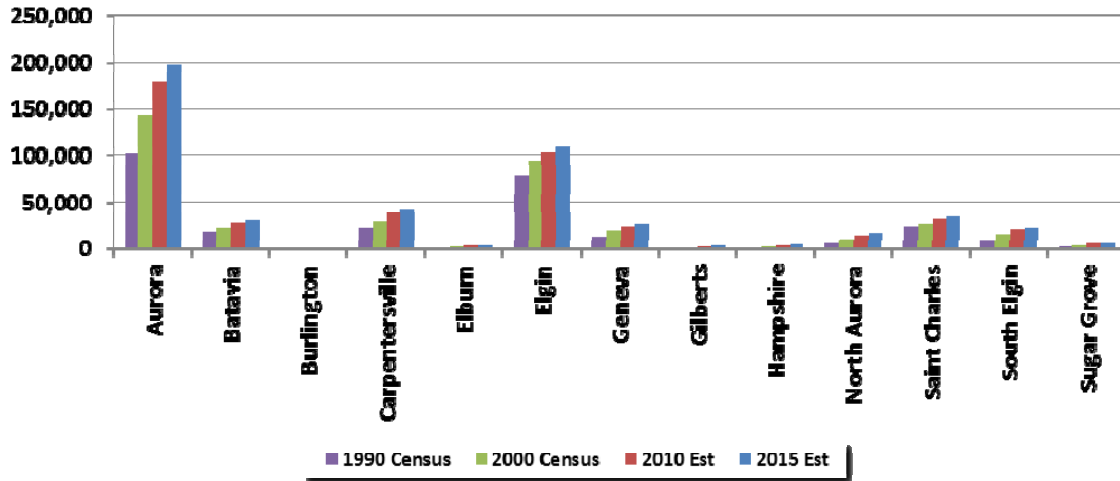


*Market Area Map*

## Demographics

Trends for population, household growth, average household size and median household income are presented below. The data was obtained from Claritas.

### Kane County Population Trends 1990-2015

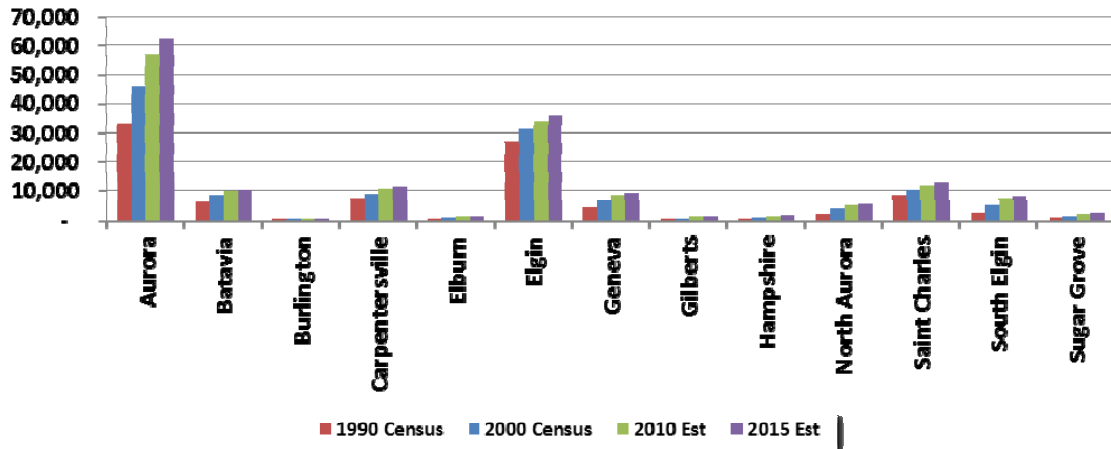


### Kane County Population Trends

Community	1990	2000	2010	2015	2010-15
Aurora	102,513	142,990	179,187	197,015	10%
Batavia	17,818	23,866	28,150	30,640	9%
Burlington	431	452	538	584	9%
Carpentersville	23,869	30,586	38,438	42,024	9%
Elburn	1,762	2,756	3,511	3,755	7%
Elgin	78,650	94,487	104,109	109,583	5%
Geneva	13,292	19,515	24,586	27,120	10%
Gilberts	1,039	1,279	3,454	3,893	13%
Hampshire	1,960	2,900	4,285	4,865	14%
North Aurora	6,673	10,585	14,830	16,684	13%
Saint Charles	24,173	27,896	32,785	34,979	7%
South Elgin	9,247	16,100	21,078	23,286	10%
Sugar Grove	2,522	3,909	6,115	6,995	14%

Source: U.S. Census

## Kane County Household Trends 1990-2015

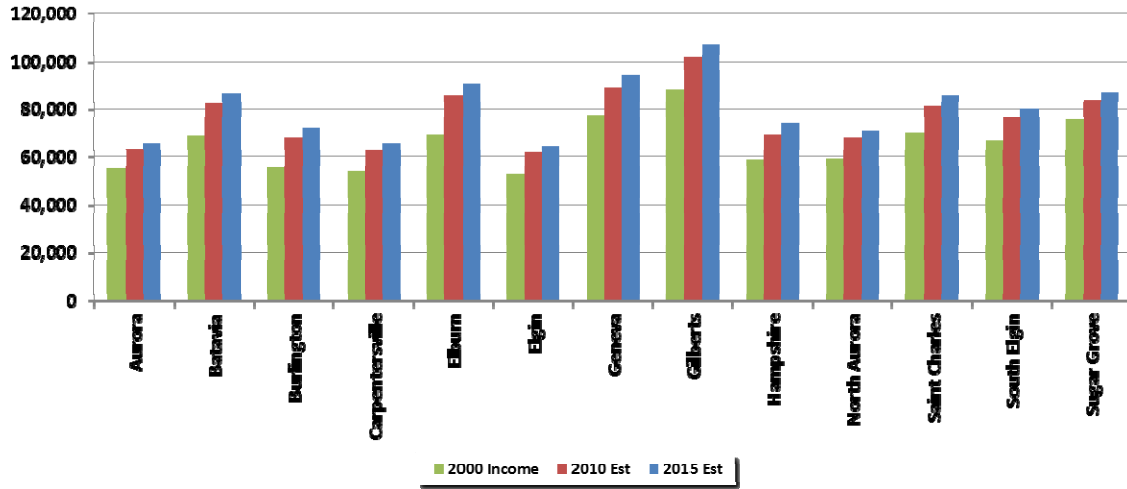


### Kane County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Aurora	33,710	3.04	46,489	3.08	57,201	3.13	62,237	3.17	9%
Batavia	6,225	2.86	8,494	2.81	9,785	2.88	10,555	2.90	8%
Burlington	149	2.89	171	2.64	196	2.74	215	2.72	10%
Carpentersville	6,904	3.46	8,872	3.45	10,828	3.55	11,765	3.57	9%
Elburn	460	3.83	1,038	2.66	1,290	2.72	1,381	2.72	7%
Elgin	26,865	2.93	31,543	3.00	34,453	3.02	36,104	3.04	5%
Geneva	4,584	2.90	6,718	2.90	8,313	2.96	9,081	2.99	9%
Gilberts	290	3.58	394	3.25	1,099	3.14	1,243	3.13	13%
Hampshire	643	3.05	1,015	2.86	1,483	2.89	1,682	2.89	13%
North Aurora	2,224	3.00	4,019	2.63	5,378	2.76	6,004	2.78	12%
Saint Charles	8,133	2.97	10,351	2.70	12,056	2.72	12,862	2.72	7%
South Elgin	2,453	3.77	5,565	2.89	7,215	2.92	7,992	2.91	11%
Sugar Grove	677	3.73	1,272	3.07	2,158	2.83	2,483	2.82	15%

Source: U.S. Census

### Kane County Median Household Income 2000-2015



### Kane County Median Income

Community	2000	2010	2015	2010-15
Aurora	55,645	63,571	66,145	4%
Batavia	69,220	82,419	87,103	6%
Burlington	56,105	68,396	72,356	6%
Carpentersville	54,494	63,252	66,105	5%
Elburn	69,579	86,373	91,056	5%
Elgin	53,206	62,091	64,690	4%
Geneva	77,145	89,412	94,616	6%
Gilberts	88,520	102,210	107,489	5%
Hampshire	58,769	69,710	74,309	7%
North Aurora	59,188	68,237	71,114	4%
Saint Charles	70,591	81,548	86,175	6%
South Elgin	67,182	76,736	80,092	4%
Sugar Grove	76,132	84,038	87,578	4%

Source: U.S. Census

## Major Employers

### Kane County Major Employers

Employers	City	Number of Employees
Universities Res Association, Inc.	Batavia	2,500
Illinois Dept. of Human Resources	Elgin	2,400
Bank One National Association	Elgin	1,500
Hollyw ood Casino - Aurora, Inc	Aurora	1,500
Grand Victoria Casino	Elgin	1,500
Delnor Community Hospital	Geneva	1,500
Dryer Cancer Center	Aurora	1,500
Provena Health	Aurora	750
Dukane Corporation	St. Charles	750
SKF USA, Inc	Elgin	750
Dreyer Clinic, Inc	Aurora	750
US Can Corporation	Elgin	750

Source: w w w .co.kane.il.us 08/11

### Institutional Uses

Several hospitals including Rush Copley Memorial Hospital in Aurora and St. Joseph Hospital in Elgin, serve the area with several other facilities within a short drive throughout the region. Aurora University, Elgin Community College, and Waubensee Community College, provide post-high school education opportunities for a number of area residents. Kane County also is home to the Illinois Mathematics and Science Academy (IMSA), a internationally recognized high school for advanced students.

### Recreation

There are several golf courses in the area including the Geneva Golf Club and the Aurora Country Club.

Fox River runs throughout the entire east length of the county providing numerous recreational amenities.

### Transportation

Interstates I-88 and I-90 both provide access to downtown Chicago. Metra also provides access to Chicago with stops in Elgin, Elburn, Geneva, and Aurora.

### Conclusions

Aurora and Elgin are the dominant population bases in the market. While much of the area was developed as suburbs of those communities, the expansion of access to transportation has increased demand for housing for those working in Chicago. The abundance of farmland will continue to provide expansion opportunities for years to come.

The long-term outlook for the Kane County Market Area remains stable.

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