

Kendall County Suburban Market Area

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

Bristol	Millbrook	Millington
Montgomery	Newark	Oswego
Plano	Yorkville	

In broad terms, the market area consists of those suburbs that are south of US Route 30, west of DuPage County, east of the LaSalle County, and north of Interstate I-80. Because of the lack of US routes and interstates in the area, accessibility throughout the region is can be limited.

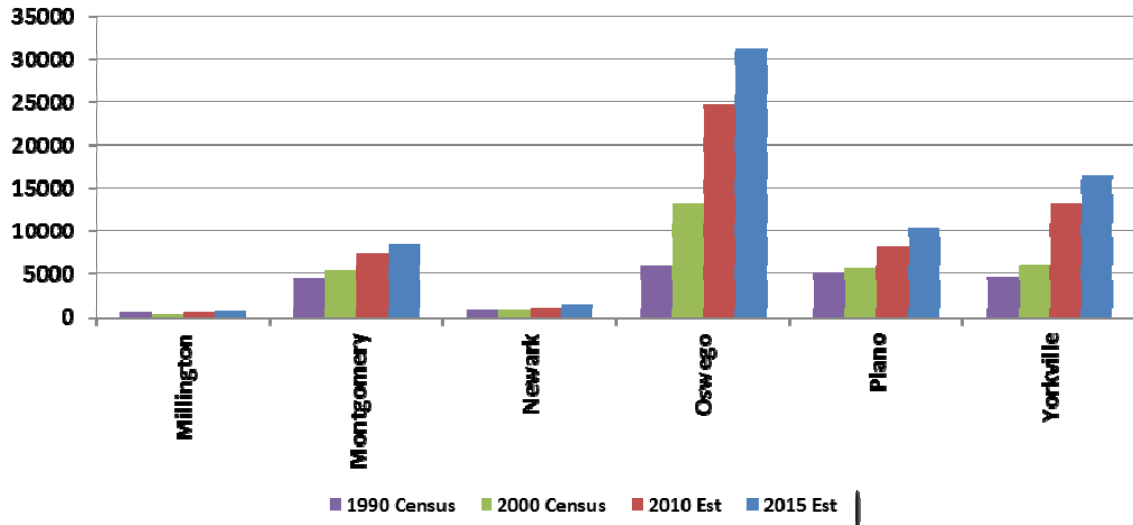


Market Area Map

Demographics

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

Kendall County Population Trends 1990-2015

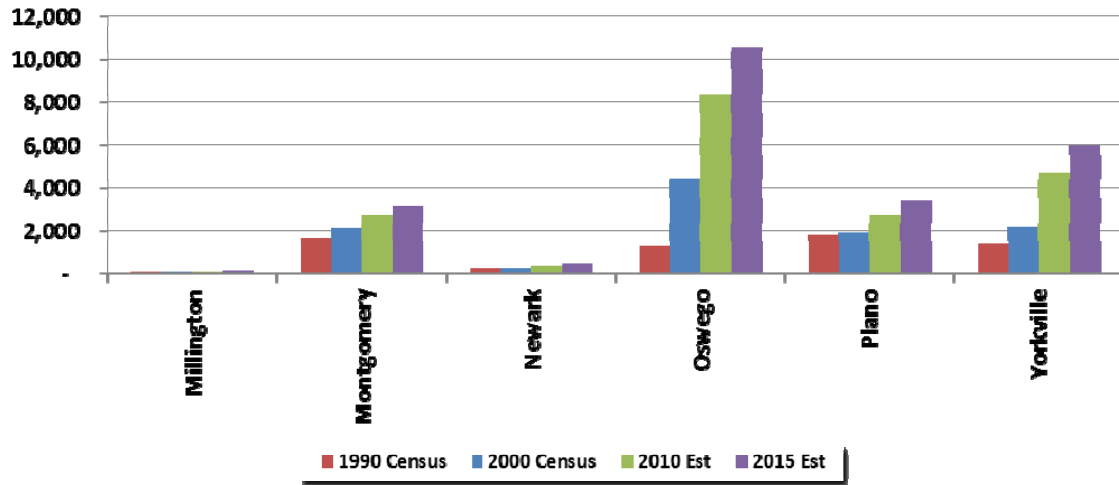


Kendall County Population Trends

Community	1990	2000	2010	2015	2010-15
Millington	533	458	550	650	18%
Montgomery	4,644	5,471	7,428	8,587	16%
Newark	870	887	1,183	1,477	25%
Oswego	5,970	13,326	24,670	31,384	27%
Plano	5,192	5,633	8,323	10,433	25%
Yorkville	4,716	6,189	13,353	16,643	25%

Source: U.S. Census

Kendall County Household Trends 1990-2015

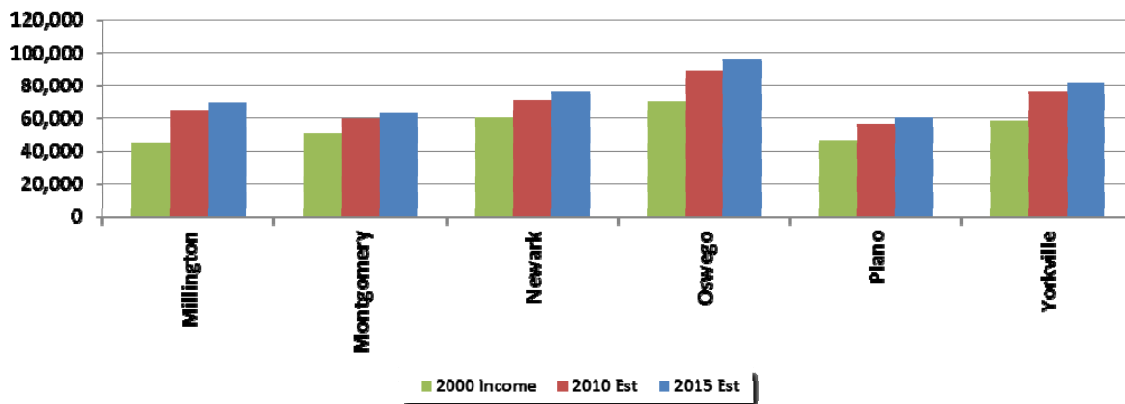


Kendall County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Millington	151	3.53	149	3.07	160	3.44	196	3.32	23%
Montgomery	1,633	2.84	2,164	2.53	2,770	2.68	3,181	2.70	15%
Newark	299	2.91	316	2.81	438	2.70	551	2.68	26%
Oswego	1,329	4.49	4,476	2.98	8,390	2.94	10,579	2.97	26%
Plano	1,784	2.91	1,901	2.96	2,741	3.04	3,404	3.06	24%
Yorkville	1,418	3.33	2,220	2.79	4,749	2.81	5,954	2.80	25%

Source: U.S. Census

Kendall County Median Household Income 2000-2015



Kendall County Median Income

Community	2000	2010	2015	2010-15
Millington	45,291	65,351	70,492	8%
Montgomery	51,679	60,000	63,421	6%
New ark	60,301	71,484	75,996	6%
Osw ego	71,129	89,648	96,258	7%
Plano	46,585	56,734	60,680	7%
Yorkville	58,857	76,561	81,953	7%

Source: U.S. Census

Major Employers

Kendall County Major Employers

Employers	City	Number of Employees
Caterpillar	Montgomery	2,200
Public Schools	countyw ide	1,600
Menards Distribution Center	Plano	1,100
Plano Molding	Plano	610
Wal-Mart	Plano	520
Fox River Foods	Montgomery	395
AmuroI Confections	Yorkville	370
Jew el/Osco Stores, Inc	countyw ide	290
County of Kendall	Yorkville	260
YMCA	Plano	150
Fox Valley Molding	Plano	140
Radiac Abrasives	Osw ego	100
Seaboard Seed	Montgomery	100
Tillers Healthcare	Osw ego	100
Robb Container	Yorkville	80
Great Western Flooring	Naperville	80
Hillside Healthcare	Yorkville	80
A T&T	Plano	80

Source: <http://www.planoedc.org/demographics/countylargestemployers.pdf> 0/11

Recreation

There are several golf courses in the area including Blackberry Oaks and Cedardell Golf Club with a number of facilities within a short drive.

Forest preserves provide ample open space for the communities.

Transportation

The dominant transportation features for the Kendall County Market Area are Routes 34 and 52. The Illinois Railnet runs throughout the county.

Conclusions

Oswego and Montgomery at the north end of the county, along with the communities such as Minooka and Morris at the very south end had seen sky rocketing growth from housing. The driver for demand is affordable pricing due to low land costs.

Retail and business parks are following the housing development trends and the long term outlook is for stability with continued growth.

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