

McHenry County Suburban Market Area

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

Algonquin	Cary	Crystal Lake
Fox River Grove	Harvard	Hebron
Huntley	Lake in the Hills	Marengo
McHenry	Richmond	Spring Grove
Wonder Lake	Woodstock	

In broad terms, the market area consists of those suburbs that are south of the Wisconsin State border, west of US Route 12 and the Fox Lake area, north of Interstate I-90, and east of the Marengo County border. With few US Routes and Interstates in the area, accessibility throughout the region can be cumbersome.

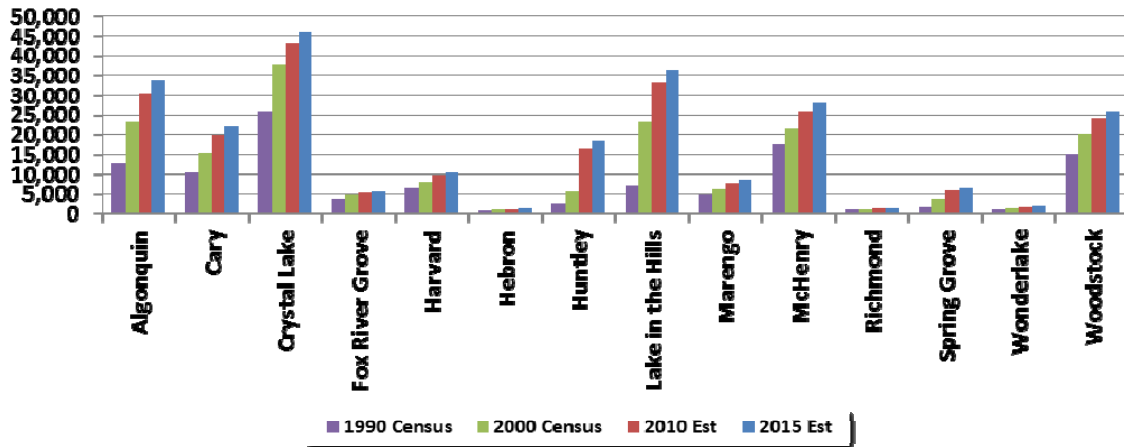


Market Area Map

Demographics

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

McHenry County Population Trends 1990-2015

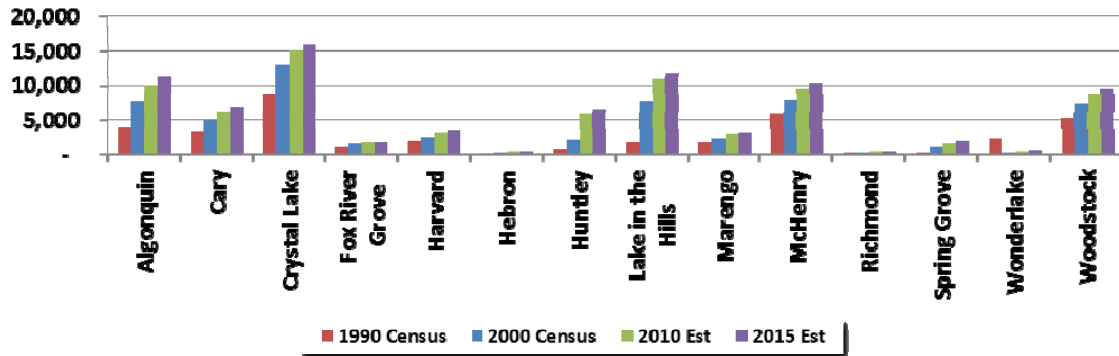


McHenry County Population Trends

Community	1990	2000	2010	2015	2010-15
Algonquin	12,745	23,276	30,534	33,853	11%
Cary	10,305	15,531	19,962	22,028	10%
Crystal Lake	25,852	38,000	43,344	45,903	6%
Fox River Grove	3,900	4,862	5,427	5,649	4%
Harvard	6,401	7,996	9,705	10,541	9%
Hebron	895	1,038	1,285	1,401	9%
Huntley	2,695	5,730	16,552	18,581	12%
Lake in the Hills	7,263	23,152	33,153	36,557	10%
Marengo	4,872	6,355	7,821	8,527	9%
McHenry	17,677	21,501	25,957	28,084	8%
Richmond	1,083	1,091	1,442	1,596	11%
Spring Grove	1,725	3,880	5,817	6,649	14%
Wonderlake	1,057	1,345	1,853	1,960	6%
Woodstock	15,150	20,151	24,054	26,086	8%

Source: U.S. Census

McHenry County Household Trends 1990-2015

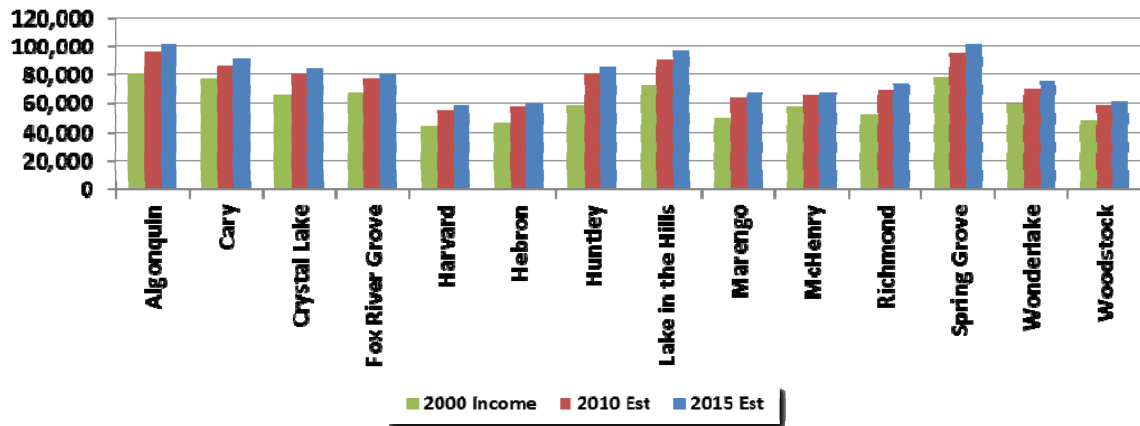


McHenry County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Algonquin	3,875	3.29	7,706	3.02	10,070	3.03	11,104	3.05	10%
Cary	3,334	3.09	4,962	3.13	6,273	3.18	6,853	3.21	9%
Crystal Lake	8,651	2.99	13,070	2.91	14,989	2.89	15,911	2.88	6%
Fox River Grove	1,279	3.05	1,677	2.90	1,895	2.86	1,967	2.87	4%
Harvard	2,150	2.98	2,610	3.06	3,117	3.11	3,355	3.14	8%
Hebron	300	2.98	390	2.66	492	2.61	541	2.59	10%
Huntley	930	2.90	2,324	2.47	6,005	2.76	6,676	2.78	11%
Lake in the Hills	1,878	3.87	7,652	3.03	10,841	3.06	11,934	3.06	10%
Marengo	1,851	2.63	2,387	2.66	2,860	2.73	3,101	2.75	8%
McHenry	5,894	3.00	7,872	2.73	9,582	2.71	10,411	2.70	9%
Richmond	401	2.70	415	2.63	550	2.62	615	2.60	12%
Spring Grove	329	5.24	1,166	3.33	1,780	3.27	2,016	3.30	13%
Wonderlake	2,341	0.45	445	3.02	632	2.93	676	2.90	7%
Woodstock	5,369	2.82	7,273	2.77	8,734	2.75	9,471	2.75	8%

Source: U.S. Census

McHenry County Median Household Income 2000-2015



McHenry County Median Income

Community	2000	2010	2015	2010-15
Algonquin	80,455	95,809	101,279	6%
Cary	76,713	87,311	91,670	5%
Crystal Lake	66,418	80,249	84,760	6%
Fox River Grove	67,867	76,812	80,300	5%
Harvard	44,276	54,457	57,494	6%
Hebron	47,054	56,973	59,732	5%
Huntley	58,766	80,438	85,823	7%
Lake in the Hills	73,034	91,112	97,388	7%
Marengo	50,274	63,837	67,786	6%
McHenry	56,991	65,109	68,119	5%
Richmond	51,897	69,471	73,523	6%
Spring Grove	78,632	94,956	101,246	7%
Wonderlake	59,350	70,661	75,382	7%
Woodstock	48,478	58,239	61,026	5%

Source: U.S. Census

Major Employers

McHenry County Major Employers

Employers	City	Number of Employees
Centegra Health System	McHenry, Woodstock	3,650
McHenry County	Woodstock	1,400
Follett Library Resources, Inc.	McHenry	1,378
Catalent Pharma Solutions	Woodstock	830
Mercy Health System	Crystal Lake	732
Brown Printing	Woodstock	650
Snap-On Tools Co.	McHenry	590
Sage Products, Inc.	Cary	583
McHenry County College	McHenry	500
Knaack Manufacturing Co.	Crystal Lake	500
InTren	Union	490
Aptar Group, Inc.	Crystal Lake	475
Wells Manufacturing Co.	Woodstock	290

Source: www.mchenrycountyedc.com 08/11

Institutional Uses

Several hospitals including Harvard Memorial Hospital, Memorial Medical Center, and Northern Illinois Medical Center serve the area. McHenry County College, located in Crystal Lake, provides post-high school education opportunities for a number of area residents.

Recreation

There are several golf courses in the area including Pine Crest Golf and Country Club and the Woodstock Country Club with a number of facilities within a short drive. There are many parks scattered throughout the area including McHenry Dam State Park. In addition, there are several lakes in the region including Wonder Lake and Crystal Lake. The Fox River runs through the east side of McHenry County.

Transportation

The dominant transportation features for McHenry County are Routes 14 and 31. Dacy Airport is located in Harvard and Metra, with stops in Fox River Grove, Cary, Crystal Lake, Woodstock, McHenry, and Harvard provides excellent access to downtown Chicago.

Conclusions

McHenry County, once dominated by farmland, has seen an explosion in housing due to affordable land costs and ultimately, affordable home pricing. The increased demand for housing has been supplemented by retail construction. Many area residents commute to employment centers southeast of the market area as well as downtown Chicago. The long-term outlook for the market area remains stable.

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