

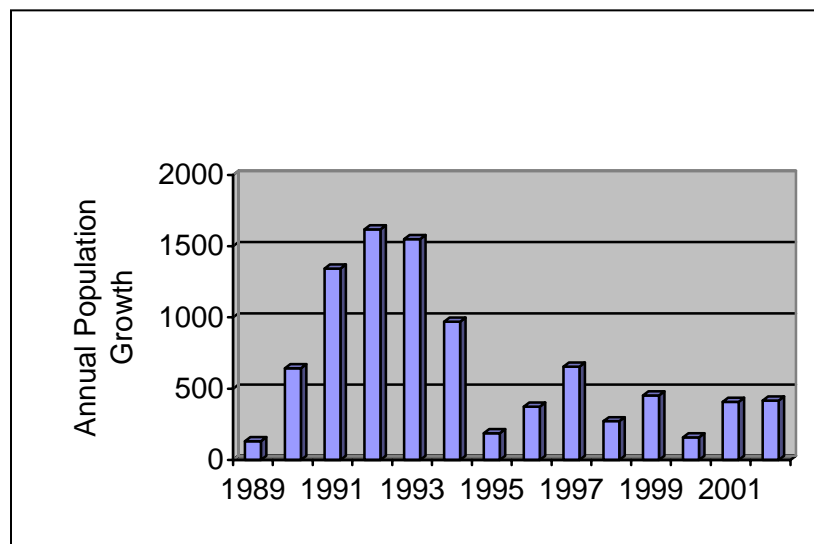
2. DEMOGRAPHIC PROFILE AND TRENDS

A discussion of demographic and development trends over the last decade can stimulate thinking about County preferences for future land use planning. Nearly all of the municipalities within Kankakee County grew over the past decade, and municipal population now represents 71% of the County's population compared with 69% in 1990. Growth pressures continue primarily from the north and northwest. In particular, the Villages of Bourbonnais, Bradley, and Manteno, as well as the surrounding townships, have realized strong growth between 1990 and 2000. Unincorporated Limestone Township also has experienced strong growth.

A. County Demographics and Growth

Kankakee County has experienced steady growth since 1989. During the period between 1989 and 2001, the County has added an average of 646 people annually; however, population growth has fluctuated from 130 to 1,617 people annually. Figure 2-1 shows annual population growth between 1989 and 2001. According to the U.S. Census, the County's 1990 population of 96,255 increased to 103,833 by the year 2000, a gain of 7,578 people. This population increase is the largest census population gain since the 1950-1960 population increase of 18,539 people.

Table 2-1: Kankakee County's Population Growth, 1989-2001



Source: U.S. Census and Real Estate Planning Group (REPG)



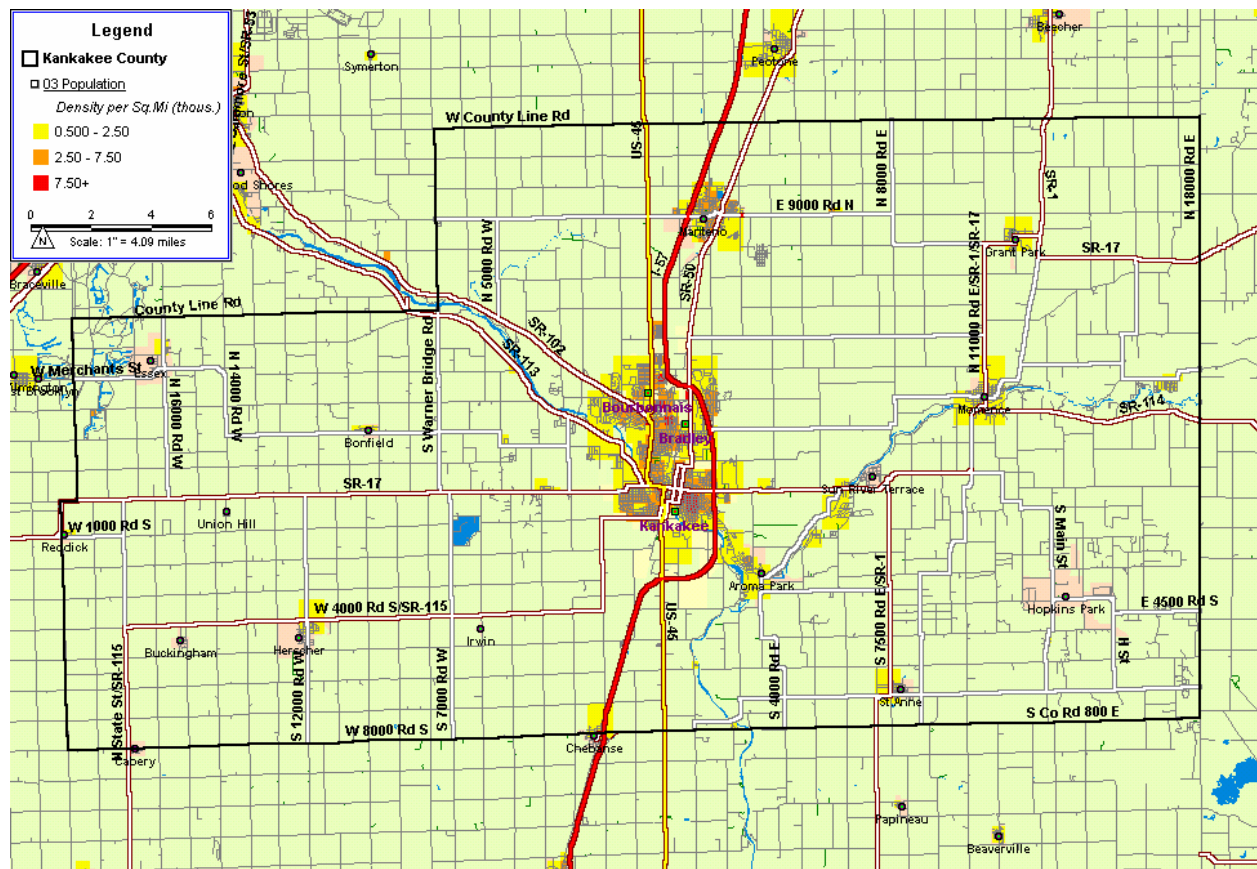
County Population Density

The nineteen municipalities within Kankakee County now represent 71% of the County's population, compared with 69% in 1990. In recent years, more residents have preferred to live in urban rather than rural areas. The reasons for this trend are not clearly known; however, there are several possible influences such as:

- stronger County land use policies and decisions since the 1992 Comprehensive Plan;
- municipal policies that new developments seek annexation and municipal services; and,
- new County subdivision regulations requiring upgrades for substandard roadways.

Figure 2-1 shows that population densities between 2,500 and 7,500 people per square mile are found in a few urban areas within the County, primarily along the I-57 corridor. Kankakee County also maintains suburban densities (500 - 2,500 persons/sq. mile) in communities proximate to the City of Kankakee. Most of Kankakee County sustains rural densities less than 500 people per square mile.

Figure 2 - 1: Kankakee County's Population Density, 2003

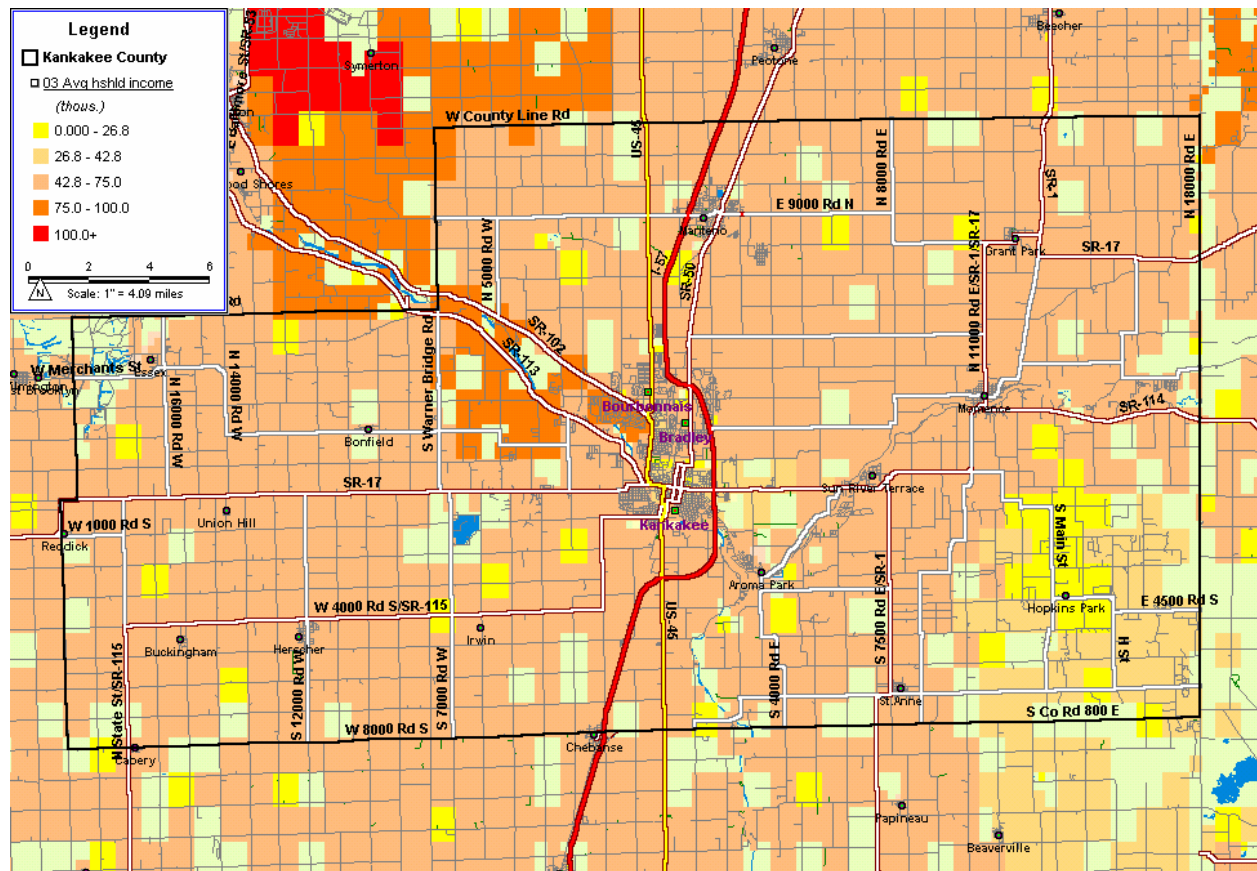


Source: Scanus and REPG

County Income Levels

In 2000, the median household income in Kankakee County was \$41,532. The County's median household income was \$28,284 in 1990 and \$17,382 in 1980; therefore, the County's median household income levels are increasing. However, this income level is 11% below the State's median household income of \$46,590, and is 33% below Will County's median household income of \$62,238. Figure 2-2 shows the County's average household income levels by location, which indicates that the highest income households are in Bourbonnais and Limestone Townships.

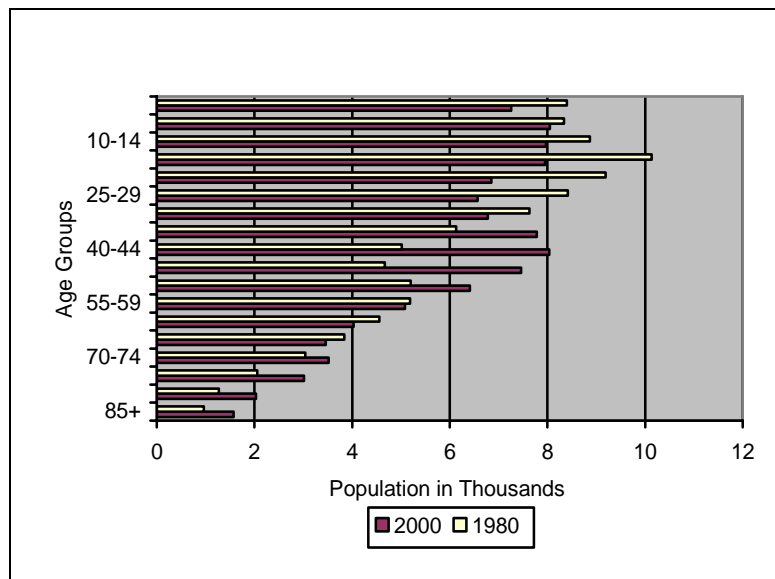
Figure 2-2: Kankakee County's Average Household Incomes, 2000



County Age Profile

Like much of the United States, the median age of Kankakee County's population has increased over the last twenty years. In 1980 the median age was 28.85 years, while in 1990 the median age was 32.05 years. By the 2000 Census, the median age increased to 35.32 years. Table 2-2 shows the age groups in the County and how they have changed over the last two decades. The declines in those aged 15-30 should be carefully monitored. This age group constitutes the "creative class" of the work force. Kankakee County needs to develop strategies to retain younger workers, and enhance its role in the new economy.

Table 2-2: Kankakee County's Age Profile, 1980 and 2000



Source: U.S. Census and REPG

Minority Population

Again, not unlike the Chicago metropolitan area, Kankakee County has seen significant growth in its Hispanic population. The Hispanic population was 1,252 in 1980 and 1,946 in 1990. However, between 1990 and 2000, it more than doubled to 4,959 persons. The emerging Hispanic community may require special services in the future, particularly relating to educational facilities for Spanish-speaking persons. The County should monitor this trend in the future.

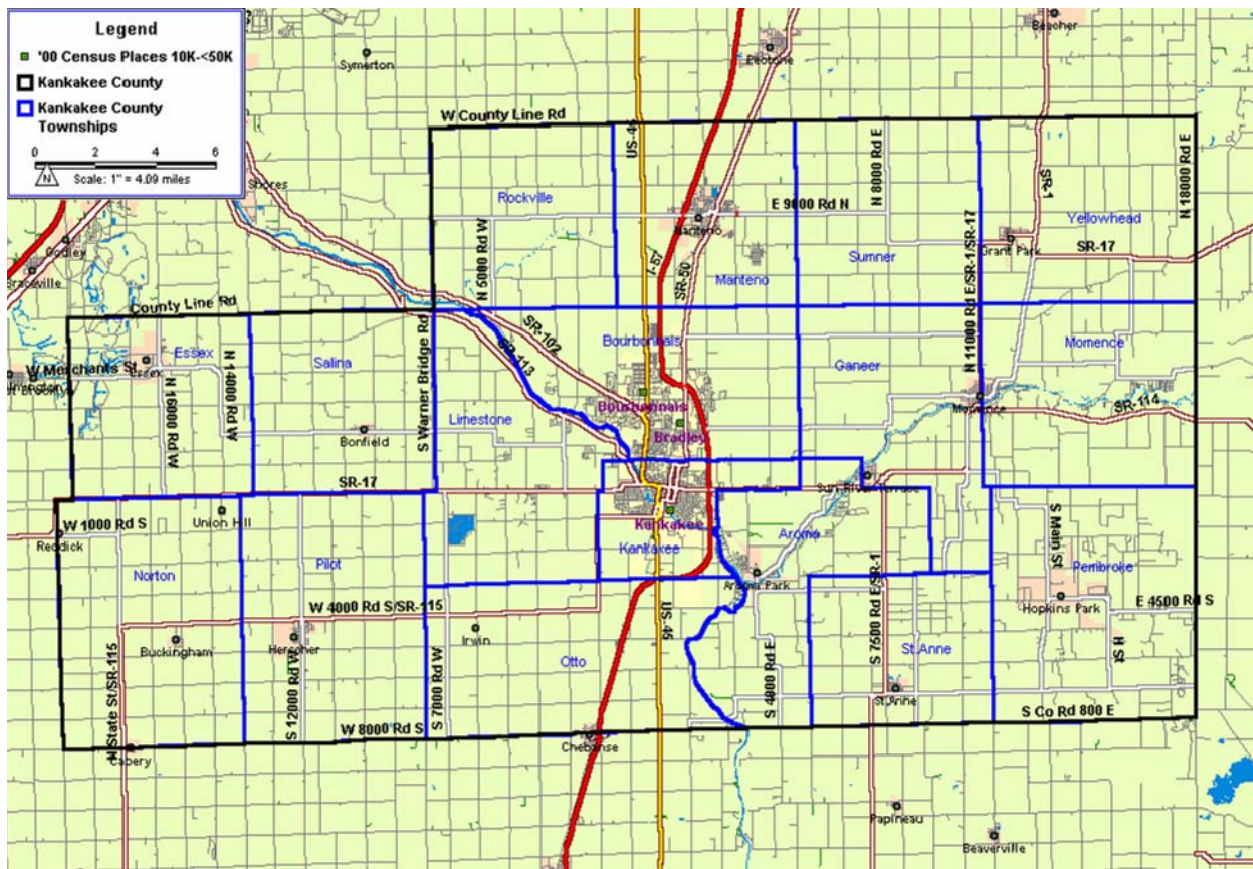


The County's African-American population has remained stable. The African-American population totaled 14,836 in 1980, and declined to 14,399 in 1990. However, it increased to 16,065 by 2000. According to the U.S. Census, the African-American population has remained stable at 15.5 percent of the County population, compared with 15.1 percent of the State. Concentrations of African-American population are located within the Kankakee Urbanized Area and Pembroke Township.

B. Township Demographics and Growth

Population and growth trends within the County's townships are also indicative of sub-regional patterns of change within Kankakee County. Township statistics demonstrate the pressures of suburban growth. Figure 2-3 illustrates the seventeen townships within Kankakee County.

Figure 2- 3: Kankakee County Townships



Source: U.S. Census and REPG

Bourbonnais and Kankakee Townships contain 59 percent of the County's population with 61,090 people. Where in 1970 Kankakee Township had 35 percent of the County's population and Bourbonnais Township had 22 percent, the 2000 census shows that Kankakee Township has a 27 percent share and Bourbonnais Township now has a 32 percent share. None of the other townships in the County have had any significant change in their share of population over the past thirty years. Population growth for Kankakee County's 17 townships from 1970 to 2000 is depicted in Table 2-3.

Table 2-3: Township Population Growth, 1970 - 2000

(Note: An asterisk represents township growth).

TOWNSHIP	1970	1980	1990	2000
Aroma	5,847	6,107	5,565	5,835
Bourbonnais *	20,987	29,316	29,129	33,061
Essex *	802	995	994	1,294
Ganeer	3,404	3,490	3,146	3,222
Kankakee	33,819	31,081	28,502	28,029
Limestone *	4,092	4,627	4,358	4,659
Manteno	8,159	4,951	5,059	7,846
Momence *	3,545	4,383	3,750	3,884
Norton	1,130	1,239	1,129	1,067
Otto	2,649	2,714	2,558	2,430
Pembroke	4,351	4,693	3,320	2,784
Pilot *	1,665	1,868	1,917	2,065
Rockville *	696	612	614	785
Salina *	1,004	1,218	1,189	1,317
St. Anne	2,408	2,547	2,196	2,108
Sumner *	772	815	799	879
Yellowhead *	1,920	2,270	2,210	2,567
Total Kankakee County	97,250	102,926	96,255	103,833

Source: U.S. Census, Kankakee County Regional Planning Department and REPG

Between 1970 and 2000, nine townships saw population increases: Bourbonnais, Essex, Limestone, Momence, Pilot, Rockville, Salina, Sumner, and Yellowhead. Over this thirty-year period, Bourbonnais increased its population by 12,074 and the other eight townships increased by only 2,954. Yellowhead Township leads the smaller townships with a population increase of 647, followed by Limestone with 567, Essex with 492, and Pilot with 400. Manteno saw a net decline of 313 over this period, but this was mostly due to the State closing of a long-term mental health facility. Growth occurred primarily in the northern portions of the County, and is likely associated with proximity to the Chicago metropolitan market.



C. Housing and Population Trends

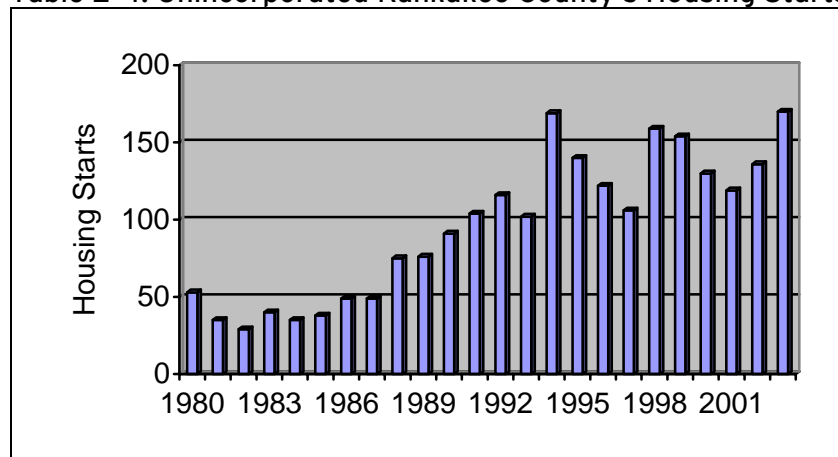
In the next 25 years, Kankakee County will face development pressures from the expansion of the Chicago region. However, Kankakee County has the opportunity to understand and plan for these pressures, and attempt to manage growth and economic influences to its benefit in the future.

Housing Trends

During the planning process, several population trends and forecast sources were examined for potential application in the Comprehensive Plan. Kankakee County does not currently conduct any in-house technical demographic and forecasting services. Thus, other secondary sources were examined for their relevance based on observed trends in the County, such as Woods & Poole Economics and the Northeastern Illinois Planning Commission. In an examination of these other sources, it has been concluded that the County as a whole is growing at a greater rate than anticipated since the 2000 U.S. Census, and reliable secondary data is not available mid-census periods. Thus, the Plan relies on locally developed housing start information as a basis for determining a range of possible future households, and an extrapolation of future population.

Over the past twenty-four years, the unincorporated areas of Kankakee County have received a total of 2,297 housing units at an annual average rate of 96 units (see Table 2-4). More significantly, over the past 10 years (1994-2003), the rate of growth in the unincorporated areas of the County has increased substantially (140 units annually).

Table 2-4: Unincorporated Kankakee County's Housing Starts



Source: Kankakee County Planning Department (2004) and REPG



Based on the housing start permit trends, the Kankakee County Planning Department has estimated that the unincorporated areas of the County may add between 80 and 150 housing units annually over the next 30 years. Thus, the increase in the total number of housing units in the unincorporated areas of Kankakee County is projected to be between 2,400 and 4,500 units. A housing unit is defined as any residential use, whether a single-family home, duplex, or multi-family dwelling. Using an average of 2.61 persons per household (U.S. Census), this translates into a population increase between 6,264 and 11,745 persons over the next 30 years. Table 2-5 illustrates the 30-year housing and population projections by townships. Noteworthy is that these projections are based on past trends. Thus, northern townships and the entire I-57 corridor are expected to continue to receive the most pressure for growth in the future.

Table 2-5: Unincorporated Kankakee County Housing and Population Projections

TOWNSHIP	Low Annual Housing Total	2030 Low Housing Total	2030 Low Population Total	High Annual Housing Total	2030 High Housing Total	2030 High Population Total
Limestone	20	600	1566	30	900	2349
Bourbonnais	15	450	1175	28	840	2192
Manteno	7	210	548	15	450	1175
Rockville	6	180	470	12	360	940
Yellowhead	6	180	470	10	300	783
Sumner	5	150	392	9	270	705
Essex	4	120	313	7	210	548
Salina	3.5	105	274	6.5	195	508
Aroma	3	90	235	6	180	470
Pembroke	2.5	75	196	6	180	470
Ganeer	2	60	157	4.5	135	352
Momence	1.5	45	117	3.5	105	274
Otto	1.5	45	117	3.5	105	274
Pilot	1	30	78	3	90	235
Norton	1	30	78	2.5	75	196
Kankakee	0.5	15	39	2	60	157
St. Anne	0.5	15	39	1.5	45	117
Total	80	2,400	6,264	150	4,500	11,745

Source: Kankakee County Planning Department and REPG

Similarly, the Planning Department has estimated that the incorporated areas of the County may add between 220 and 360 housing units annually through 2030. The increase in the total number of housing units in the incorporated areas of Kankakee County is projected to be between 6,600 and 10,800 units. Based on an average of 2.61 persons per household, this translates into a population increase between 17,726 and 28,188 persons over the next 30 years. Table 2-6 illustrates the 30-year housing and population projections for the County's municipalities.

Table 2-6: Incorporated Kankakee County Housing and Population Projections

JURISDICTIONS	Low Annual Housing Total	2030 Low Housing Total	2030 Low Population Total	High Annual Housing Total	2030 High Housing Total	2030 High Population Total
Bourbonnais	80	2400	6264	126	3780	9865
Bradley	30	900	2349	48	1440	3758
Manteno	80	2400	6264	126	3780	9865
Misc. Villages	30	900	2349	60	1800	4698
Total	220	6,600	17,226	360	10,800	28,188

Source: Kankakee County Planning Department and REPG

In total, including both incorporated and unincorporated areas, the housing units for the County will range from 300 and 510 units annually and from 9,000 and 15,300 total units by the year 2030. This suggests a total population increase for the entire County of between 23,490 and 39,933 persons by 2030.

