Montgomery County Comprehensive Plan

January 2012

Reviewed and Goals updated and approved by Montgomery County Board on Nov. 12, 2014

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INTRODUCTION

PROJECT OVERVIEW

The Montgomery County Board created the Montgomery County Regional Planning Commission (MCRPC) by ordinance in March of 2009. The Commission was authorized to create the County's first Comprehensive Plan. The County contracted with University of Illinois Extension to provide technical and research assistance during the creation of the plan. The ten member Commission held its first meeting in June of 2009 and met 16 times until the completion of the plan in May 2011. During that time the MCRPC conducted a rigorous public participation program that included surveys of residents, landowners and leaders, and four public meetings.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is an official public document adopted by a local government as a policy guide to decisions about the physical development of the community. In other words, it serves as a backbone for development decisions. For example, the comprehensive plan serves as the basis for land use controls such as zoning, farmland protection, and subdivision regulations. It includes extensive inventories of resources and analyses of conditions and trends affecting the people that live, work, and do business in the community. A comprehensive plan is a consensus-building effort that brings many factions together to collectively discuss and solve problems. It is important to remember that a comprehensive plan is not a piece of legislation, a quick fix for economic development or other problems, or a solution to bad politics or a lack of leadership. In essence, a comprehensive plan tells the story of the county and helps chart a future path based on an extensive set of analyses.

WHY PLAN?

You may be familiar with the old adage: "Failing to plan is like planning to fail." Although the State of Illinois does not require communities to engage in comprehensive planning, the great majority understand the many benefits associated with planning and have taken the steps to adopt a comprehensive plan. Montgomery County's decision to invest in its future by creating a planning commission and drafting a comprehensive plan is a step toward a better future. Illinois statutes are very flexible in terms of the components of the comprehensive plan, but do mandate that a few general provisions are included. They also spell out the legal terms and powers associated with planning (in general) and the role of the comprehensive plan in decision-making. The following is just a short list of reasons why it makes sense to engage in long-range planning:

- To improve the quality of life for residents
- To preserve property values for residents and investors

- To use scarce local resources efficiently
- To enhance development options
- To take advantage of opportunities
- To improve communication and coordination among local stakeholders
- To improve relationships with strategic partners
- To create benchmarks for evaluation
- To provide guidance for local decision makers
- To improve continuity when leadership changes

THE PLANNING PROCESS

It is important to remember that a comprehensive plan is not a static document; it should be treated as a dynamic working document and updated on a frequent basis as conditions change. It is a cyclical process that rewards more frequent and in-depth analyses. The following provides a brief explanation and timeline of the comprehensive planning process used in Montgomery County:

I. **Initial Phase:**
   - Decide to plan (or revise a plan) and commit resources
   - Establish a planning commission and appoint members
   - Create a project outline and schedule
   - Identify benchmarks for data collection and report preparation

II. **Research and Analysis Phase:**
   - Gather and compile data
   - Analyze assets, issues, and opportunities
   - Engage in public participation sessions
   - Develop goals and objectives

III. **Decision Phase:**
   - Identify alternative solutions
   - Select the best alternatives and develop an action plan
   - Approve the final report
   - Implement plan recommendations

IV. **Follow-Up Phase:**
   - Receive feedback and monitor progress
   - Evaluate and adjust recommendations
   - Establish a planning cycle

DOCUMENT ORGANIZATION

This comprehensive plan is composed of nine chapters, with information addressing agriculture, housing, land use, natural resources, population, transportation, and economic

development. Each chapter includes a presentation and analysis of various data and information related to the corresponding topic. In most cases, a table or figure is presented, a key statement or observation is made, and a corresponding informational summary is then presented.

Most chapters are relatively data-intensive and help paint a picture of the overall profile of the County. Trends in population, housing, jobs, and other attributes are explored at various time periods for which data are available. By comparing the County with its neighbors and other larger geographic regions, it is possible to find areas where Montgomery has strengths and opportunities as well as weaknesses and threats. The primary focus throughout the plan is on analyzing current conditions and trends using the best available data.

In the chapters concerning economic development, agriculture, natural resources, and land use, the tensions between these topics and how they pertain to the long-term future of the county are investigated. Recommendations for potential solutions to these issues are presented in the next section.

DATA SOURCES

An extensive array of secondary and primary data resources were used throughout the planning process. Secondary data includes sources, like federal and state agencies, that collect and distribute information about the people, housing, economy and natural environment. These data are particularly useful in planning because they are consistent for all places which facilitates making comparisons. This process called "benchmarking" provide insight into how the county is doing when compared with neighboring counties, the state or nation. They also have the advantage of being relatively inexpensive, when compared with the cost of collecting your own data, and easy to access via the Internet. The secondary data used in this study included both private and public sources. The most notable public sources are the Bureau of the Census (http://www.census.gov/), Bureau of Economic Analysis (http://www.bea.gov/), Bureau of Labor Statistics (http://www.bls.gov/), Environmental Protection Agency (http://www.epa.gov/), Illinois Environmental Protection Agency (http://www.epa.state.il.us/), Illinois Department of Revenue (http://www.revenue.state.il.us/), Illinois Department of Transportation (http://www.dot.state.il.us/) and Illinois Department of Natural Resources (http://www.dnr.illinois.gov/). Some private secondary data resources were also used to update the public sources and to add value to the analysis of conditions and trends. Those sources include Neilson/Claritas for demographic data, InfoUSA for business data and lists, and Economic Modeling Specialists Incorporated for economic data.

The primary data collected for the plan includes survey responses, public meeting comments and suggestions, planning commission discussion, and personal interview responses. Three surveys were completed to gather input from county residents and leaders. Those surveys included a random household survey (341 responses), a farmland owner survey (196 responses representing 107,000 acres of land ownership), and a survey of local leaders (102 responses).

Public meeting were held in Hillsboro (June 10, 2010), Litchfield (June 16, 2010), Raymond (July 8, 2010), and Nokomis (July 22, 2010).

OBJECTIVE

Instead of heading down the "business as usual" path, this comprehensive plan helps chart a path toward a better future for the County. The nearly unanimous sentiment that echoes loudly throughout the county is that more jobs and higher quality jobs are a priority and that some population growth is needed in order to realize these objectives. Currently in the midst of a recession, these difficult economic times provide plenty of incentives to make positive changes that will improve economic competitiveness and enhance the quality of life for residents. This plan represents a great opportunity for all of the County's stakeholders to work collectively as a team to implement the recommendations created during the planning process. With an unselfish and "can do" attitude, this community can realize a number of gains, not just in terms of economic development, but also in all aspects of community life.

Although there do not appear to be any immediate emergencies facing the County, there are a number of indicators that show there are reasons to act now to create a more positive future. During these rapidly changing times, Montgomery County must find new ways to remain competitive as globalization shrinks the world. Since the county shares many of the same challenges as other counties in the region, it must also take advantage of opportunities to address these through more cooperative regional efforts. The recommendations included in this plan keep financial responsibility in mind and attempt to delicately balance various economic, environmental, and social sustainability principles.

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- **Moran Economic Development, LLC**
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RECOMMENDATIONS

INTRODUCTION

The recommendations in this chapter are the culmination of several months of research, discussion and public engagement. Throughout the planning process the leaders and citizens of Montgomery County have displayed the energy, enthusiasm and judgment that will be necessary to implement these recommendations. From the hundreds of ideas considered for improving the County the following goals and objectives were selected as the priorities for immediate action. Although the Plan is long range in nature there is a sense of urgency. In particular, many of the demographic and economic indicators highlight a need for actions to strengthen the local economy and reverse the long term trend of population loss.

VISION

Through the process of developing a countywide comprehensive plan, the following vision statement for the County was developed and adopted.

Montgomery County offers a safe environment where all its citizens may reside, work, shop, learn, and play. The rural character of our county is preserved through measures that protect our natural and cultural resources, minimize residential sprawl, and save farmland. Montgomery County is enriched by sustainable agriculture and agribusiness as well as retention and recruitment of responsible, productive business and industry that offer family-wage jobs and employ the skilled workforce in the County. Adequate public facilities, services and transportation infrastructure will be provided to enhance the health safety and welfare of all residents. County and local governments work together to solve problems in a fiscally responsible manner.

COMPREHENSIVE PLAN GOALS AND OBJECTIVES

The Goals and Objectives of a Comprehensive Plan are statements that describe specific elements of the vision. They represent the values and priorities of the community and serve as a guide for evaluating future land use and planning decisions. The shared vision articulated in the goals also provides guidance for decision makers at the local, County and State levels. The goals in the Comprehensive Plan are general in nature, so they can remain relevant over the long-term. These goals also provide a framework for the development of attainable policies and actions consistent with community values. The goals and objectives are based on the analysis of trends and conditions in the county; surveys of residents, community leaders and farm land owners; and input at public meetings.

COMPREHENSIVE PLAN GENERAL GOAL(S) AND OBJECTIVE(S)

The Planning Commission encourages that the County Board allocate a percent of income from the coal tax revenue to be put into use for a long term improvement fund.

ECONOMIC DEVELOPMENT

Economic Development Goal 1: Support retention and creation of jobs providing wages and benefits sufficient to support families. Business expansion that does not provide living wage jobs may be given a lower priority.

1. Encourage and provide support as needed in the growth and utilization of Montgomery County's EDGE Program (Countywide Business Retention and Expansion Program) for retention and expansion of current businesses.
2. Explore opportunities in business recruitment, working to develop a plan that provides the greatest potential for rate of return, look for partnering opportunities to offset costs.
3. Maintain the Location One Information System database of available properties and assets available within Montgomery County.
4. Encourage and provide support as needed in identification and development of industrial and commercial sites throughout Montgomery County.
5. Streamline administration of the Montgomery County Enterprise Zone.
6. Continue to support and grow as needed the Montgomery County Revolving Loan Fund.
7. Adopt an 'economic gardening' approach to economic development that focuses attention on business retention and expansion and nurturing locally-owned small businesses.
8. Encourage and facilitate access to new markets for agricultural products.
9. Encourage supply chain development in key industries such as agriculture, energy, and healthcare.
10. Identify key industry sectors for growth opportunities, and then pursue development of policies and investment of resources to take advantage of emerging opportunities.

Economic Development Goal 2: Recognize the Montgomery County Economic Development Corporation as the County's primary economic development agency, by providing a stable and consistent funding source and continued encouragement of a high level of collaboration among all local governments and private and public sector organizations promoting economic development.

1. Invest in capacity-building of Montgomery County Economic Development Corporation to be the lead development agency on critical economic development issues identified by the county.
2. Continue to provide financial support in the form of membership to the Montgomery County Economic Development Corporation.

3. Name the Montgomery County Economic Development Corporation as lead Economic Development contact for Montgomery County.
4. Continue having the Montgomery County Economic Development Corporation serve as administrator of the Montgomery County Revolving Loan Fund.

Economic Development Goal 3: Support efforts to provide education and training that will enhance employability and opportunities for advancement for all residents.

1. Take a more active role in the West Central Development Council, Workforce Investment Act Board.
2. Take more active role in the Montgomery County Workforce Preparation Taskforce by naming county board members to board, providing financial support, or staffing.
3. Explore collaborative opportunities in the development of additional secondary and post-secondary vocational educational programs.
4. Promote cooperative programs between schools and economic development organizations that provide area youth with opportunities to learn about the local economy, employment opportunities, and entrepreneurship.

Economic Development Goal 4: Promote the protection of economically productive areas and resources, including farmland, forestry and lakes.

1. Encourage agri-tourism, production of specialty crops, direct marketing, farmers markets and other agriculture diversification strategies as a means of enhancing the economic vitality of agriculture.
2. Target value-added agricultural enterprises for location and expansion in Montgomery County.
3. Provide information about modern agriculture production to foster understanding and tolerance between farmers and their residential neighbors.

UTILITIES, INFRASTRUCTURE AND TRANSPORTATION

Utility, Infrastructure and Transportation Goal 1: Create a long term capital improvement and maintenance plan for the County Highway Department.

1. Promote the development and implementation of a 5-year capital improvement and maintenance plan for Montgomery County that incorporates current and proposed land-use changes in decision making. The plan should be reviewed annually by the Planning Commission and County Board.
2. Explore additional funding opportunities for county, township and municipal roadways for maintenance and improvement opportunities.
3. Rigorously pursue grant funds for road construction, maintenance and improvements.

4. Develop vision for future need of land transportation system; identify opportunities for road upgrades consistent with business growth and demand.

Utility, Infrastructure and Transportation Goal 2: Promote and support intergovernmental transportation system planning maintenance and construction with the appropriate federal, state, municipal and township governments.

1. Preserve and support the Litchfield Municipal Airport as a vital transportation resource.
2. Explore the option of making the Litchfield Municipal Airport a 'regional' airport with expansion of service.
3. Encourage collaborative efforts and planning among county, township and municipal governments.
4. Work to create opportunities for county, township and municipal governments to co-apply for funding to sustain and rebuild land transportation systems within Montgomery County.
5. Improve safety of railroad bridges, crossings and key roadways with high accident counts.

Utility, Infrastructure and Transportation Goal 3: Encourage the expansion and the availability of affordable high speed internet and cell phone service access to residential, business, and public sector users.

1. Explore opportunities to develop a public-private organization to support and grow affordable high speed internet access opportunities in Montgomery County.
2. Continue to play active role in the Demuzio Broadband Initiative and in other opportunities to increase data transfer capacity.

Utility, Infrastructure and Transportation Goal 4: Support the expansion of public potable water availability throughout the county.

1. Continue to support rural water districts in growth opportunities.
2. Work to development more collaborative efforts among water suppliers in and to Montgomery County. Encourage double hook-ups in the form of loops for the final plan to maintain water quality, two point source back-up, and physical security.
3. Encourage energy and water conservation practices and construction methods.

HOUSING

Housing Goal 1: Encourage the development and preservation of long-term, affordable housing for low and moderate income residents and for retirement living options.

1. Encourage infill housing development in urban areas to take advantage of existing infrastructure and services.

2. Support C.E.F.S. and the Montgomery County Housing Authority in their efforts to expand the quantity and improve the quality of affordable housing.
3. Promote and support the rehabilitation of existing housing units to create a larger stock of affordable housing.
4. Have active representation on the Montgomery County Housing Authority Board of Directors.
5. Work with Montgomery County Housing Authority, C.E.F.S. and other organizations to identify funding opportunities that support and grow more affordable housing options within Montgomery County.
6. Continue to create opportunities to take abandoned properties within Montgomery County and transfer ownership to local governments or other entities in an effort to encourage redevelopment that is consistent with neighboring properties.
7. Provide support and incentives such as tax abatements for development of retirement living communities.

LAND USE AND GROWTH MANAGEMENT

Land Use Goal 1: Establish a land use and growth management program to enable greater control over land use and development.

1. Continue to use the Montgomery County Planning Commission as the lead investigator into the development and implementation of a long-term land use and growth management program.
2. Create a more effective building permit process for new construction to track residential, commercial and industrial construction and development.
3. Research feasibility of adopting and enforcing building codes for new construction.
4. Prohibit development in flood plains is prohibited.
5. Decrease flooding and drainage problems by incorporating storm water management practices, such as detention and infiltration, in new development.
6. Consider forming an Agricultural Areas Committee under the Agricultural Areas Conservation and Protection Act (505 ILCS 5/) to protect farmland.

Land Use Goal 2: Update the County subdivision ordinance.

1. Designate a County office with responsibility of implementation of scheduled review of subdivision ordinance. Assign duties to the County Highway Engineer for the purpose of review for the subdivision ordinance.

Land Use Goal 3: Guide growth to developed areas where public facilities and services can be economically provided reducing the burden on taxpayers.

1. Phase and time development at a rate consistent with the County's ability to fund and expand community services and facilities through public and private resources.
2. Commercial and industrial uses which are not agriculturally related should be located in areas identifies for such use and where the full range of public services (sewer, water, fire protection and police protection) can be economically provided.

Land Use Goal 4: Encourage reclamation of land negatively impacted by mining, agriculture, or other activities to an equal to or higher use than its former state.

1. Continue to support and encourage reclamation of lands currently on Superfund list within Montgomery County.
2. Encourage intergovernmental cooperation in the practice of securing funds and in the effort of cleaning up Brownfield sites within Montgomery County.
3. Minimize the negative impacts of erosion, sedimentation and storm drainage on natural resources.

REGIONAL CONTEXT

INTRODUCTION

Every place is influenced by the places they are connected to. Those connections include shared natural resources like water and air as well as the transportation systems that provide for the movement of goods, services and people. Regional context and location can have a significant influence on development potential. The US Department of Agriculture Economic Research Service puts it this way:

An area's geographic context has a significant effect on its development. Economic opportunities accrue to a place by virtue of both its size and its access to larger economies. And, access to larger economies—centers of information, communication, trade, and finance—enables a smaller economy to connect to national and international marketplaces.

Although we live in a world where globalization increasingly influences our everyday lives it is still our nearest neighbors that will often have the biggest influence on development potential. To understand the opportunities and threats Montgomery County faces it will be useful to examine the regional context of the county.

BENCHMARKS

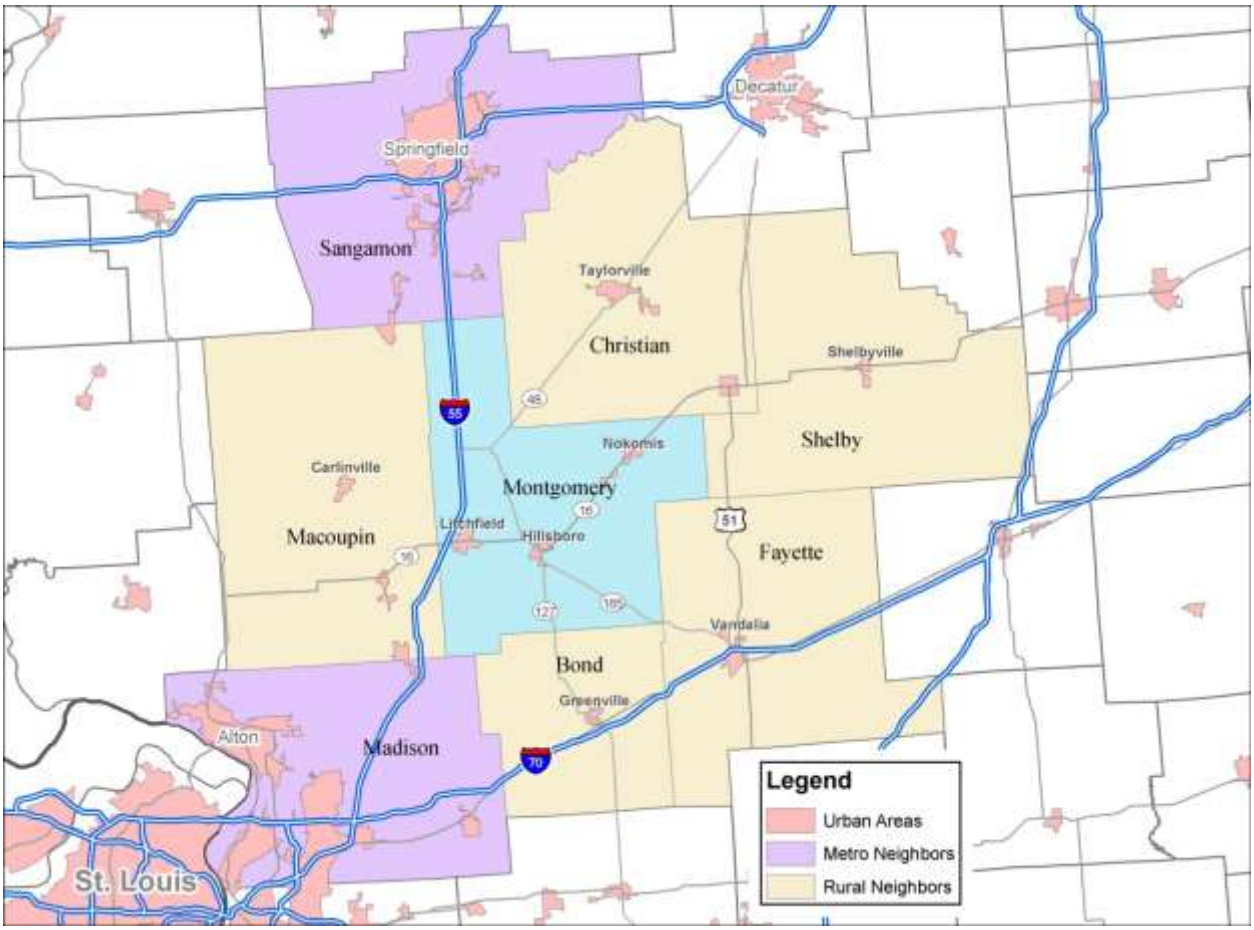
For purposes of comparison, a region was defined based on nearby counties with similar traits. This "Six County Region" is outlined in light brown (see Figure 1). In addition to sharing a county boundary with Montgomery County, these counties also have a relatively small population (under 50,000), a rural landscape composed of small towns and agricultural operations, a relatively stable and racially homogenous population, and other similar features. It includes the adjacent counties of Christian, Shelby, Fayette, Bond, and Macoupin. Madison County and Sangamon County are defined as the "Metro Neighbors" region. These metropolitan counties exert significant influence over Montgomery County.

REGIONAL LOCATION

Located in south central Illinois, Montgomery County lies near the midpoint between two metropolitan cities, Springfield, Illinois and St. Louis, Missouri. Interstate 57 runs north and south along the west edge of the County paralleling Historic Route 66. For reference, both metro downtowns are only about an hour's drive north or south along I-55 from Litchfield. Located in the west central area of the county, Litchfield (pop. 6,800) is the largest city in the county. Hillsboro (pop. 4,400 not including Graham Correctional Center), the county seat, is located near the geographic center of the county. Nokomis (pop. 2,400), the only other city in the county with a population greater than 1,000, is located in the northeastern part of the county.

Montgomery shares a border with seven counties (Figure 1). Madison and Sangamon are both metropolitan counties connected to Montgomery by I-55 and railroad corridors. These counties have a combined population of 466,747. Over the last 100 years these counties nearly tripled in size while Montgomery and the surrounding counties of Macoupin, Christian, Shelby, Fayette, and Bond lost population. Madison is the third most populous county in the sprawling St. Louis metro area which has a total population of 2.8 million. Alton and Edwardsville are the largest cities in Madison County. Springfield, with a 2010 population of 116,250, is the Illinois state capital and sixth largest city in Illinois.

Figure 1. Regional Location



The more rural counties surrounding Montgomery include Christian, Shelby, Fayette, Bond and Macoupin. Christian County is classified as a Micropolitan county because it has a city, Taylorville, with a population greater than 10,000. Shelby and Fayette counties are very similar to Montgomery in many respects. They are rural with dominant small commercial centers and have similar demographic and socioeconomic characteristics. Despite their rural appearance Bond and Macoupin counties are classified as urban counties. Both are included in the St. Louis Consolidated Statistical Area because of the large proportion of residents that commute into one of the metropolitan counties for employment.

Several commercial centers are located in neighboring rural counties. Taylorville is the largest with a 2010 population of 11,246. Carlinville in Macoupin County, Shelbyville in Shelby County, Greenville in Bond County and Vandalia in Fayette County are the respective county seats, and have total population between five and seven thousand. These places are similar in many respects to Litchfield, the largest community in Montgomery County.

PROXIMITY TO METRO AREAS

There are many benefits and a few threats associated with the proximity to the adjacent metropolitan areas of St. Louis and Springfield. Close proximity makes it easy to access big city amenities while living just outside of these metro areas. The small town lifestyle can be preserved, with the added ability of taking advantage of the many nearby attractions. St. Louis is the 18th largest metropolitan area in the United States and has world class education, entertainment and transportation facilities. Springfield, although significantly smaller, is more accessible than the sprawling St. Louis metro area and offers access to higher education, state government, advanced medical care, and other services normally available in large urban areas.

The metro counties have several important impacts on the economy. These counties are an important source of high quality jobs for Montgomery County residents. Twelve percent of all jobs held by Montgomery County residents are located in Sangamon or Madison counties. On average the Montgomery County residents working in metro counties earn over twenty percent more than the workers employed in Montgomery, nearly 18 percent of all wage and salary income is earned by those commuters. The metro counties also supply workers for jobs in Montgomery. Just over seven percent of all jobs in Montgomery are held by persons living in the metro counties. Not only do the metro counties provide jobs for Montgomery residents but they also significantly expand the size and quality of the labor force; a critical concern in today's competitive environment where the quality of the labor force is a key driver of economic growth.

The competitive influence of the metro locations is a threat. Businesses making location decisions are attracted to places that have all of the resources they need. Metro locations are more likely to have the human, physical and financial resources to meet those needs. Larger cities have greater capacity to develop planned business parks and to provide infrastructure for a wide variety of business development projects. Another advantage is the higher density of workers and consumers. In particular, the labor force in most metro places is better educated and more diverse.

POPULATION

INTRODUCTION

This chapter provides insight into a variety of different characteristics pertaining to the people of Montgomery County. People are a community's most important resource, acting as consumers, leaders, volunteers, laborers, entrepreneurs, wealth holders, and investors. Having a basic understanding of the people that make up the county is integral in developing recommendations for future actions. More importantly, the thoughts and opinions about the desired future of the county by the people who live, work, play, and do business here are what truly guide the plan. The data provided in the following chapters help inform where the county has been and where it currently stands in order to help guide decision-making toward a better future. Since the county's population has slowly been declining over the years and there is a general consensus that growth is desirable, plans need to be in place to work toward these goals. The information presented in this chapter helps provide some context for charting a realistic course toward a desired future.

SUMMARY AND IMPLICATIONS

Montgomery County's population continues to decline slowly as the state and nation continue to grow. This has many implications, including the fact that Montgomery will continue to see a smaller share of state and federal funds indexed against population totals. Montgomery County is a relatively small, predominantly rural county that enjoys its small town charm, but is also within reach of two major metropolitan regions. Although the County is similar to its neighbors in many respects, a few trends present some cause for concern. For example, Montgomery County has a large elderly population that is likely to continue growing. This poses a number of interesting questions, especially in terms of planning for the growth in this segment in both the short and long term. In addition to losing young adults due to the "brain drain" phenomenon witnessed in many rural areas, the number of school-age children is also declining. While these trends are certainly not unique to Montgomery County, strategies can be devised to address these changing social and economic needs. It is important to keep in mind that population is only one variable in this comprehensive planning equation. Other issues and concerns that pertain to housing, economic development, and other important topics must also be factored into the formula.

PRISON POPULATION

Since Montgomery County and the Six County Region are home to such a high concentration of correctional centers. Because the prison population is included in the county population total they have a significant impact on overall population changes and trends. Therefore, it is important to note when and where these populations were added and to extract these totals when analyzing population characteristics (especially age and race) that are affected by the presence of these large facilities.

Montgomery and the Six County Region are home to a large concentration of correctional centers that distort the population counts and characteristics reported in all public and private data sources.

The correctional center population is relatively large in Montgomery County because of the presence of the Graham Correctional Center (CC) in Hillsboro. As of 2000, more than 6.5 percent of Montgomery's total population was composed of prisoners. In other words, the concentration of inmates in Montgomery is about 10 times higher than state and national figures. Graham CC is a medium security male prison (run by the State of Illinois) with an average daily population of about 1,900 inmates. According to the Illinois Department of Corrections, more than 1,500 prisoners are housed in the main facility (opened in 1980) and nearly 400 reside in the "Reception and Classification Center," which did not open until 1997. The 1990 US Census reported Montgomery County's total correctional institution population at approximately 1,100; by 2000, it had grown to just over 2,000, thanks to both the addition of the Reception and Classification Center and an increase in prisoners located in the main section of the facility. Today, there are approximately 400 employees that work at Graham CC. On a side note, Montgomery County houses 4.2 percent of all prisoners in state institutions, yet only commits 0.3 percent (120 total people) to the system.[1] Montgomery is not the only county in the Region that is home to a large state or federal correctional institution. Bond, Fayette, and Christian counties also host a major prison facility, each of which house at least 1,000 inmates. Even though Macoupin and Shelby do not have a large correctional facility, the region still has a disproportionately high inmate population compared to both the state and nation. In fact, the Region contains almost 10 percent of the state's total correctional institution population despite being home to about 1.5 percent of the state's total population. Although prison populations tend to fluctuate, the totals reported in the table below have not changed much over the past 5 years or so. These facilities are most likely at their maximum capacities.

Table 1. Correctional Institution Population and Major Correctional Facilities (2000/2009)

Place	Correctional Institution Population (2000)	Percent of Total County Population (2000)	Major Facility in County	Year Facility Opened	Facility's ADP (2009)
Bond	1,624	9.21	**Greenville FCI**	1990	1,529*
Fayette	1,468	6.73	**Vandalia CC**	1921/1996	1,520
Montgomery	2,012	6.56	**Graham CC**	1980/1997	1,893
Christian	1,220	3.45	**Taylorville CC**	1990	1,177
Six County Region	6,371	3.59			
United States	1,976,019	0.70			
Illinois	67,820	0.55			

Notes: Macoupin and Shelby have a total correctional institution population of 42 and 5, respectively. Vandalia CC's work camp opened in 1996 and had 395 prisoners as of 6/30/09; Graham CC's Reception and Classification Center opened in 1997 and housed 381 prisoners on 6/30/09.
Acronyms: FCI= federal correctional institution, CC= (state) correctional center, ADP= average daily population.
*Actual population on 7/15/10 (FY09 ADP data unavailable for federal facilities), which includes the Federal Prison Camp population.
Sources: 2000 US Census, Summary File 1, Table 37; Facility information from Illinois Department of Corrections Annual Report FY 09 and US Federal Bureau of Prisons
From Prisoner and Nursing Home Pop

Illinois Department of Corrections, Annual Report FY09- figures reported 6/30/09

HISTORIC TRENDS

Montgomery County has been losing population at a slow rate for almost a century.

Since the county's population peaked in 1920 during the mining boom, it has declined in every subsequent decennial census. After witnessing a relatively steep decline (about 15 percent) between 1920 and 1930, population loss has occurred at a very slow rate (between zero and six percent) since then. Since 1960, population in the county has remained virtually the same, never reaching 32,000 or dipping below 30,000 until now. Although it appears that population spiked in 1980, this was simply due to the influx of a large number of prisoners when Graham CC was opened. Subtracting the 1990 Census total of approximately 1,100 prisoners from the 1980 Census would yield a net population gain between 1970 and 1980 of merely 1 percent. This gain was likely impacted by developments at the Coffeen Power Station in 1972. The closing of the coal mine in Coffeen in the mid-1980s may have also contributed to some of the population loss witnessed over the following decade.

Table 2. Long-Term Population and Growth Rates (1840-2000)

	Montgomery County		Six County Region		Metro Neighbors Region	
Year	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1840	4,490	-	32,241	-	29,149	-
1850	6,277	39.8%	43,861	36.0%	39,669	36.1%
1860	13,979	122.7%	84,690	93.1%	63,525	60.1%
1870	25,314	81.1%	136,669	61.4%	90,483	42.4%
1880	28,078	10.9%	162,374	18.8%	103,020	13.9%
1890	30,003	6.9%	170,022	4.7%	112,730	9.4%
1900	30,836	2.8%	182,151	7.1%	136,287	20.9%
1910	35,311	14.5%	197,433	8.4%	180,871	32.7%
1920	41,403	17.3%	208,968	5.8%	207,157	14.5%
1930	35,278	**-14.8%**	184,883	**-11.5%**	255,563	23.4%
1940	34,499	**-2.2%**	189,356	2.4%	267,261	4.6%
1950	32,460	**-5.9%**	178,659	**-5.6%**	313,791	17.4%
1960	31,244	**-3.7%**	171,385	**-4.1%**	371,228	18.3%
1970	30,260	**-3.1%**	168,118	**-1.9%**	412,269	11.1%
1980	31,686	4.7%	179,830	7.0%	423,780	2.8%
1990	30,728	**-3.0%**	170,970	**-4.9%**	427,624	0.9%
2000	30,652	**-0.2%**	177,371	3.7%	447,892	4.7%
2010	30,104	**-1.8%**	174,940	**-1.4%**	466,747	4.2%

Notes: Growth rates are calculated for each 10-year period (between each decennial census) and are shown in the row that the period ends; for example, the 1910 row shows the growth rate from 1900 to 1910. The 2008 population estimates are from the Bureau of Economic Analysis, as reported in the Census Bureau (mid-year) Population Estimates. Negative growth rates are in bold.
Source: US Census (1840-2000), Bureau of Economic Analysis (as reported by US Census Bureau Population Estimates- 4/10)

Population has also declined in the Six County Region since peaking in 1920.

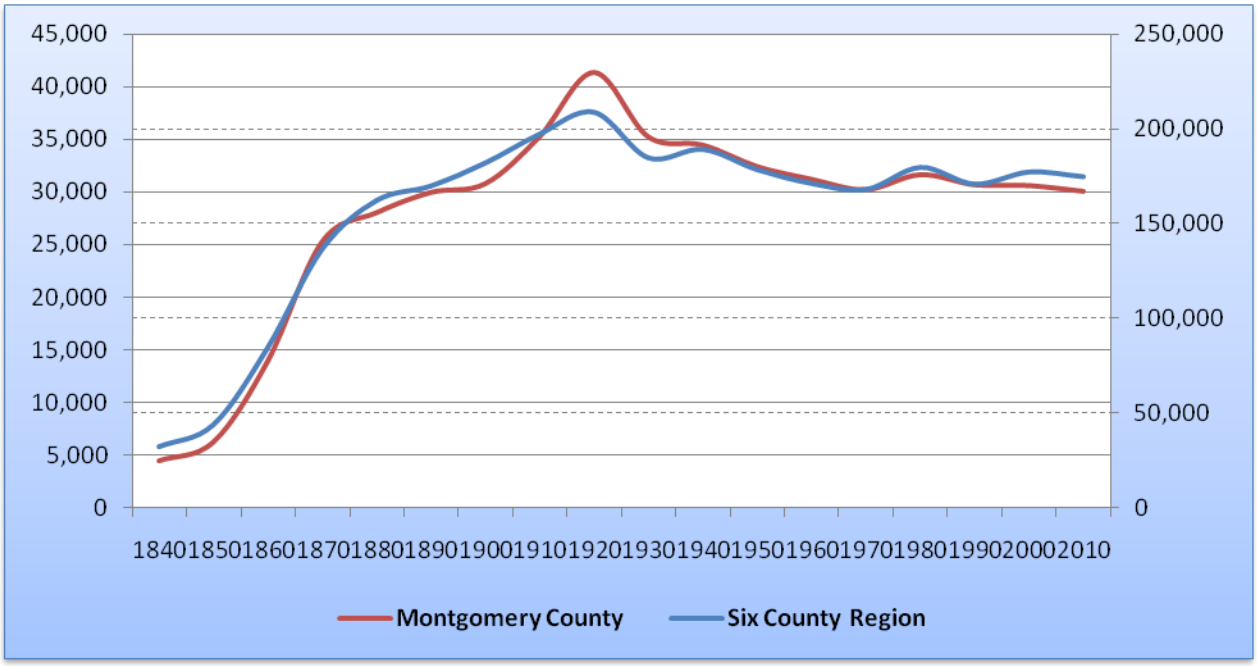
Just like in Montgomery County, population peaked in the Six County region in 1920. After the initial fallout in 1930, population has fluctuated, with 10-year changes never dropping below -6 percent and never exceeding 4 percent but the trend has primarily been downward. Conversely, the Metro Neighbors Region has witnessed growth between every Census. After double digit growth rates between nearly every Census until 1970, recent growth rates for the Metro Neighbors have been modest, falling between zero and five percent over the past 40

years. The majority of growth in the Metro Neighbors Region over the past half-century can be attributed to gains in Madison County. Up until 1920, the Metro Neighbors trailed the Six County Region in terms of population. As of 2010, the Metro Neighbors were home to more than two-and-a-half times the number of people as the Six County Region.

Montgomery's long-term population trends mirror those of the Six County Region.

The population trends for Montgomery County and the Six County Region have been extremely similar over the past century-and-a-half, with both exhibiting a period of rapid early growth (1840-1870), subsequent steady growth (1870-1910), a quick spike and drop (1920-1930), a slow and steady decline (1940-1970), and a relatively stable state (1980-2010) of population. With only very minor fluctuations in both Montgomery and the surrounding region over the past half-century. Montgomery County remains at about 30,000 people and the region sums to about 175,000. In other words, Montgomery makes up one-sixth of the Six County Region's population, which equates to a proportional share. Judging by the extreme peak shown in Montgomery County in 1920, it can be interpreted that Montgomery had more than its fair share of mining operations in comparison with the rest of the Region. In fact, with an increase of more than 10,000 people in the County between 1900 and 1920, Montgomery accounted for nearly 40 percent of the regional population growth over this time period.

Figure 2. Long-Term Population Trends: Montgomery vs. Six County Region (1840-2010)



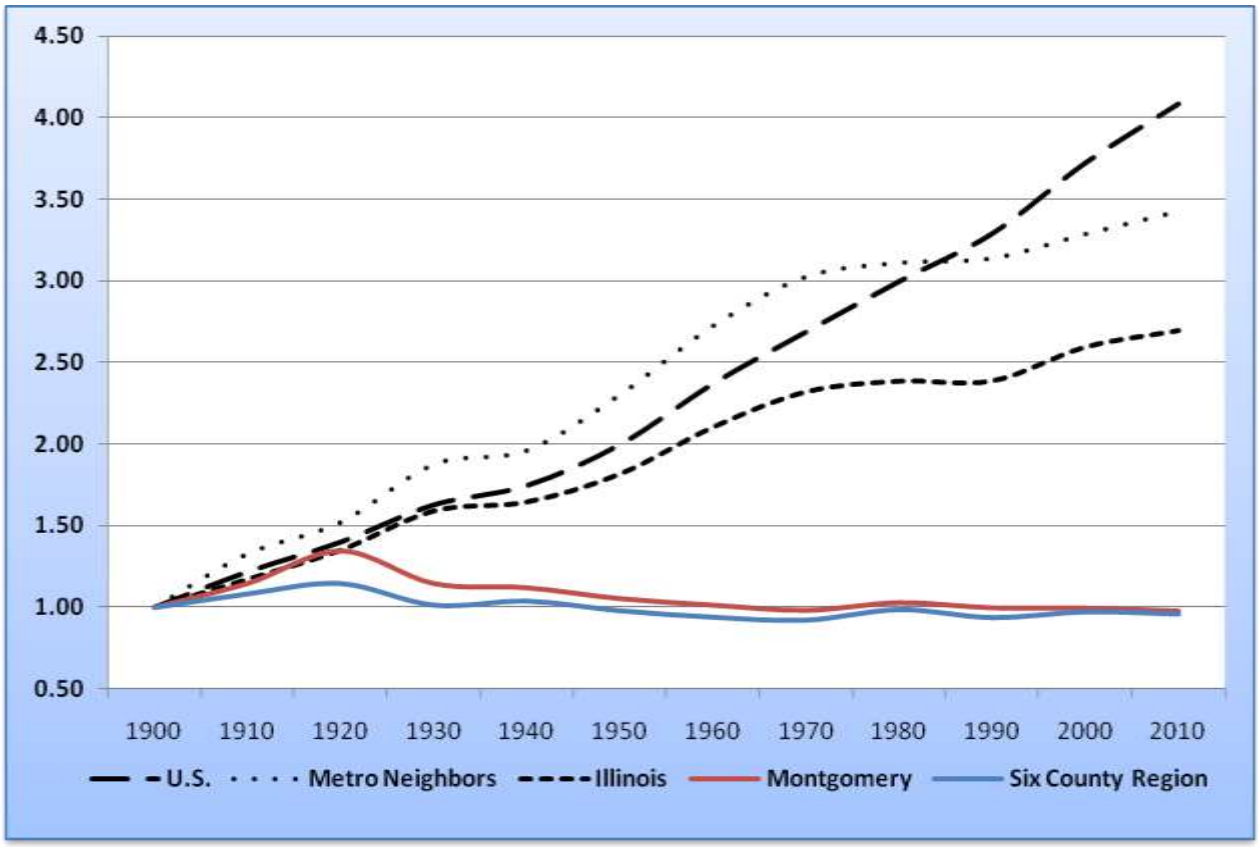
Source: US Census, 1840-2000
From Historical County Population doc

The Nation, State, and Metro Neighbor region continue to grow while Montgomery and neighboring rural counties stall.

In the figure below, an index has been created that sets each geographic area's population at 1.00 for the year 1900. The index helps compare growth over time between these different

levels of geography. The figure helps visually depict how growth in Montgomery and the Six County Region has been flat since the 1930s and that the population actually dropped below their 1900 levels a full century later. It is interesting to note that population growth in Montgomery County between 1900 and 1920 kept pace with the state and nation, but reversed its course by declining rapidly by 1930. Since 1970, Illinois and the Metro Neighbors Region have not been able to keep pace with the Nation as it continues to show relatively consistent growth.

Figure 3. Long-Term Population Trends (1900-2010, Indexed at 1900= 1.00)



Note: Population is indexed at 1900 (1900= 1.00).
Source: US Census, 1900-2010

RECENT TRENDS

Population losses continue in Montgomery and the Six County Region while metro counties grow at a moderate rate.

More recent population counts from the Census indicate slow growth or population decline in Montgomery and surrounding rural counties. Although the Six County Region experienced a 3.7 percent gain (6,401 persons) between 1990 and 2000 most of those new residents were housed in correctional centers. The inmate population in correctional centers increased by 4,201 which accounts for 66 percent of the population growth in the Region. Montgomery was the only county losing population despite adding 902 inmates. The County actually experienced a net

loss of 978 residents. Because the 2010 Census data for groups quarters population has not been released it is not possible to analyze the impact of prisons on the 2000 to 2010 population change. Regional population declined 1.4 percent with Macoupin posting the largest losses. Montgomery experienced a 1.8 percent loss or 548 persons. Both metro counties had growth rates in the four to six percent range.

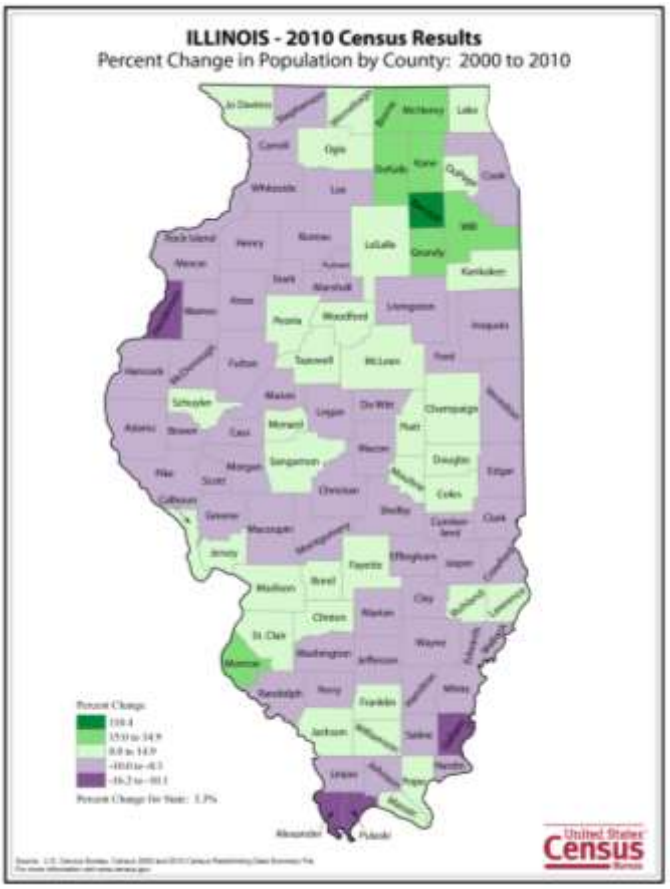
Table 3. Recent Population Change in the Six County Region (1990-2000, 2000-2010)

				1990 to 2000		2000 to 2010	
Year	**1990**	**2000**	**2010**	**Change**	**% Change**	**Change**	**% Change**
Bond	14,991	17,633	17,768	2,642	17.6%	135	0.8%
Christian	34,418	35,372	34,800	954	2.8%	-572	-1.6%
Fayette	20,893	21,802	22,140	909	4.4%	338	1.6%
Macoupin	47,679	49,019	47,765	1,340	2.8%	-1,254	-2.6%
Montgomery	30,728	30,652	30,104	-76	-0.2%	-548	-1.8%
Shelby	22,261	22,893	22,363	632	2.8%	-530	-2.3%
Six County Region	170,970	177,371	174,940	6,401	3.7%	-2,431	-1.4%
Madison	249,238	258,941	269,282	9,703	3.9%	10,341	4.0%
Sangamon	178,386	188,951	197,465	10,565	5.9%	8,514	4.5%
Metro Total	427,624	447,892	466,747	20,268	4.7%	18,855	4.2%

Sources: US Decennial Census

The recent population losses are typical of trends in most rural Illinois counties.

Over the past decade, Montgomery has seen a rate of population loss that is not unlike that of its regional neighbors. Looking at a map of county-level population change for the state of Illinois it is apparent that most nonmetro counties lost population between 2000 and 2010. A total of 61 of the 102 counties in Illinois lost population between 2000 and 2010. High growth rates were only seen on the outskirts of large metropolitan areas surrounding major cities (Chicago and St. Louis). Moderate and low growth counties were scattered across the state, but were generally in concert with downstate metro counties. Nearly all rural counties in the state with less than 40,000 people have experienced population loss or very low growth rates over the past decade.



Montgomery County's township population totals have fluctuated moderately over the past 20 years.

The County is divided into 19 townships referred to as minor civil divisions by the Census Bureau. Analysis of population change for townships since 1990 is complicated by errors in the tabulation of data for the location of Graham Correctional Center. The location of the prison was incorrectly reported in both the 1990 and 2000 Census which created dramatic changes in population counts for Hillsboro Township in 1990 and Irving Township in 2000. The Graham Correctional Center site is divided by the boundary between the Hillsboro and East Fork Townships which brings into play the nuances of how the Census Bureau assigns an address to the prison inmates.

Just over 70 percent of the county population is located in the five most populous townships (East Fork, Hillsboro, Nokomis, North Litchfield and South Litchfield). These townships include the three largest places in the county (Litchfield, Hillsboro and Nokomis). Between 2000 and 2010 thirteen of the nineteen townships lost population with Rountree (-13.3 percent) and Harvel (-12.8 percent) posting the largest proportional losses and Nokomis (-140 persons) the largest total loss. Zanesville was the only township with significant growth adding 92 new residents for an 18.7 percent increase. The gains in Audubon are the result of an error in the 2000 Census which omitted the population of Ohlman.

Table 4. Population Change in Montgomery County Townships (1990-2010)

Township	1990	2000	2010	Change 2000 to 2010		% of Total in 2010
Audubon	627	495	552	57	10.3%	1.8%
Bois D'Arc	1,047	1,050	956	-94	-9.8%	3.2%
Butler Grove	723	709	775	66	8.5%	2.6%
East Fork	2,228	2,403	**4,138**	1,735	41.9%	13.7%
Fillmore	739	660	616	-44	-7.1%	2.0%
Grisham	648	633	629	-4	-0.6%	2.1%
Harvel	272	274	243	-31	-12.8%	0.8%
Hillsboro	**6,726**	5,515	5,501	-14	-0.3%	18.3%
Irving	1,074	**2,983**	1,006	-1,977	-196.5%	3.3%
Nokomis	3,372	3,079	2,939	-140	-4.8%	9.8%
North Litchfield	5,240	5,135	5,148	13	0.3%	17.1%
Pitman	547	507	508	1	0.2%	1.7%
Raymond	1,179	1,204	1,200	-4	-0.3%	4.0%
Rountree	335	272	240	-32	-13.3%	0.8%
South Fillmore	238	246	244	-2	-0.8%	0.8%
South Litchfield	3,678	3,476	3,408	-68	-2.0%	11.3%
Walshville	359	365	347	-18	-5.2%	1.2%
Witt	1,251	1,247	1,163	-84	-7.2%	3.9%
Zanesville	445	399	491	92	18.7%	1.6%
County Total	30,728	30,652	30,104	-548	-1.8%	

Note: Bold figures indicate where Graham Correctional Center population was placed.
Source: Bureau of the Census

Incorporated places are home to an increasing share of the county population. Among places in the county there are notable differences in growth.

Table presents adjusted population totals for places and the County. The Graham Correctional Center population has been removed from both the county and place population totals to provide a more accurate view of the distribution of the resident population.

Montgomery County is home to 20 incorporated places. Eleven of those places are small villages with fewer than 500 persons and five of those places have fewer than 200 residents. These places have a combined population of 2,376 or 8.4 percent of the county population. Five communities have between 500 and 1,000 residents collectively they have a total population of 3,588 or 12.7 percent of the county. The four largest communities have a combined population of 14,492 equal to 51.4 percent of the total. Litchfield and Hillsboro, the two largest places, have a combined population of 11,230 or 39.8 percent of the county total. The proportion of county residents living in an incorporated place increased from 69.9 percent in 1990 to 72.6 percent in 2010.

Thirteen places lost population between 2000 and 2010. Nokomis experienced the largest total loss (133 persons), followed by Witt (-88), Hillsboro (-68) and Schram City (-67). The largest proportional losses occurred in Walshville (-28.1 percent), Wenonah (-15.9 percent),

Donnellson (-11.4 percent) and Schram City (-10.3 percent). The total population loss in these places was 543 persons. Six places posted population gains with Litchfield (+124 persons) and Taylor Springs (+107 persons) adding the largest number of new residents. The largest proportional growth occurred in Ohlman (+80.0 percent) although there are reasons to question the 2000 count which the Census originally reported as zero. Panama (+19.5 percent) and Taylor Springs (+18.4 percent) both posted double digit growth recovering from population losses between 1990 and 2000.

Table 5. Population Change by Place in Montgomery County (1990-2010)

Place	Designation	1990	2000	2010	2000-2010 Change		Percent of County in 2010
					Count	Percent	
Butler	Village	156	197	180	-17	-8.6%	0.6%
Coalton	Village	359	307	304	-3	-1.0%	1.1%
Coffeen	City	736	706	685	-21	-3.0%	2.4%
Donnellson	Village	167	228	202	-26	-11.4%	0.7%
Farmersville	Village	698	768	724	-44	-5.7%	2.6%
Fillmore	Village	326	362	330	-32	-8.8%	1.2%
Harvel	Village	213	173	161	-12	-6.9%	0.6%
Hillsboro*	City	4,400	4,359	4,291	-68	-1.6%	15.2%
Irving*	Village	516	495	495	0	0.0%	1.8%
Litchfield	City	6,883	6,815	6,939	124	1.8%	24.6%
Nokomis	City	2,534	2,389	2,256	-133	-5.6%	8.0%
Ohlman*	Village	82	75	135	60	80.0%	0.5%
Panama	Village	294	169	202	33	19.5%	0.7%
Raymond	Village	820	927	1,006	79	8.5%	3.6%
Schram City	Village	692	653	586	-67	-10.3%	2.1%
Taylor Springs	Village	670	583	690	107	18.4%	2.4%
Waggoner	Village	221	245	266	21	8.6%	0.9%
Walshville	Village	44	89	64	-25	-28.1%	0.2%
Wenonah	Village	40	44	37	-7	-15.9%	0.1%
Witt	City	866	991	903	-88	-8.9%	3.2%
County Total		*29,618*	*28,640*	*28,188*	*-452*	*-1.6%*	
Places Total		*20,717*	*20,575*	*20,456*	*-119*	*-0.6%*	
Unincorporated Total		*8,901*	*8,065*	*7,732*	*-333*	*-4.1%*	
Places Share		*69.9%*	*71.8%*	*72.6%*			
Unincorporated Share		*30.1%*	*28.2%*	*27.4%*			

* Note: The 2010 population for Hillsboro was corrected by subtracting the 2010 inmate population for Graham Correctional Center. The 2000 population for Ohlman is the unpublished correction of the Census count which was originally published as zero. The Irving population is also an unpublished correction to the 2000 Census count.
Source: Bureau of the Census

POPULATION CHARACTERISTICS

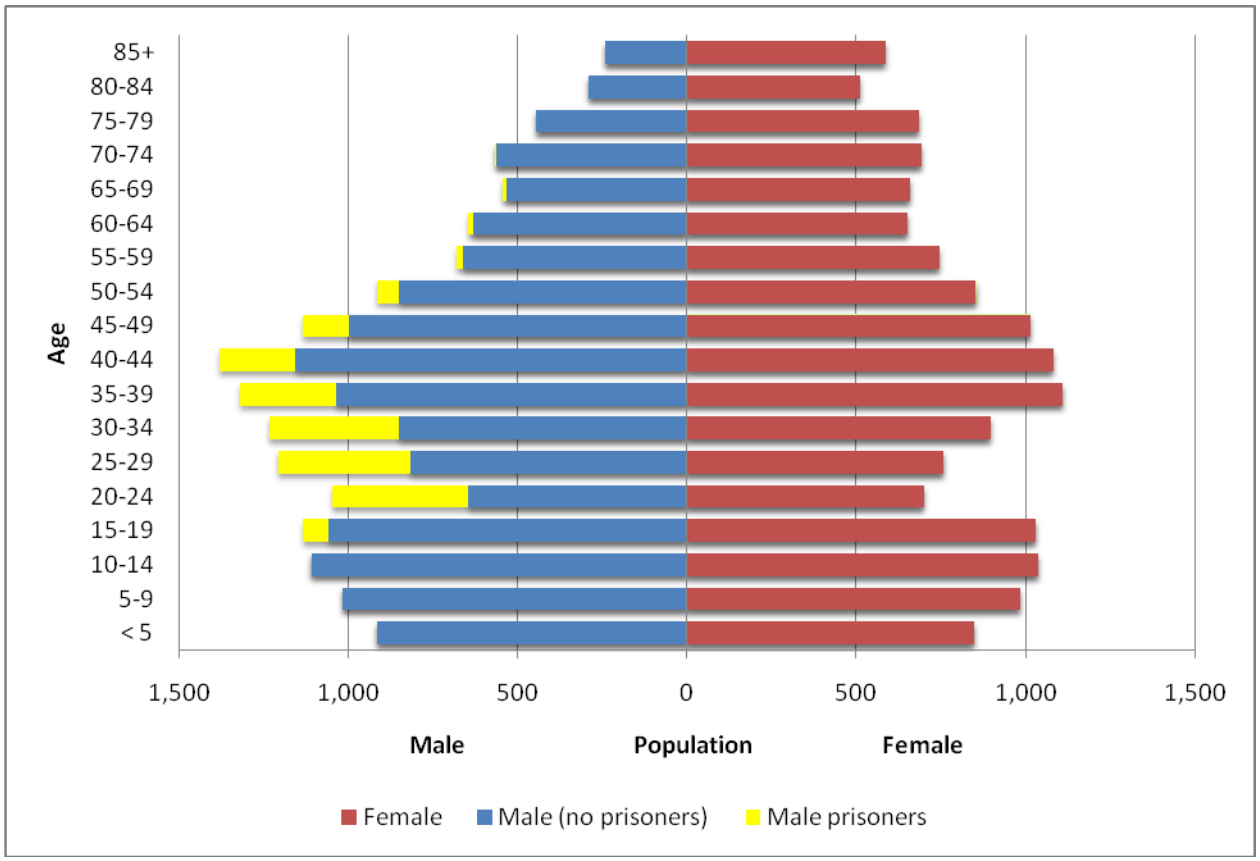
The analysis of population characteristics like race and age is handicapped by the presence of the Graham Correctional Center and the numerous errors in the Census Bureau's tabulation of decennial census data in both 1990 and 2000. Although accurate adjustments could be made to

the 2000 Census data it was not possible to extract age by sex data for 1990 to create population pyramids for that year. Another important limitation is the lack of 2010 Census data describing the characteristics of the population. As a substitute proprietary data from Claritas is used to estimate 2010 characteristics. In the following tables and charts the prison population has been removed to provide an accurate portrayal of the residential population.

Population pyramids illustrate the impact of the prison on the County's age distribution.

The population pyramid below (Figure Px) helps illustrate how significant the prison population is in Montgomery County. Therefore, the prisoners have been extracted from all population pyramids presented here to provide an honest glimpse into the size and transformation over time of age, gender, and race. Graham CC houses approximately 2,000 male prisoners, who are relatively young compared to the general population. With most prisoners between the ages of 18 and 50, their median age is 31.6 years. By taking this large cohort of young males out of the picture, the difference between male and female residents in each age category is very small until the age of 60. In age groups 60 years and older the female population is significantly larger because of the relatively longer life expectancy of females. The prison population is also very different from the general population in terms of race which is explored more in-depth with Table Px.

Figure 4. Montgomery County Population Pyramid (2000)



Note: Yellow depicts male population in Graham CC's census block (Tract 9574, Block Group 3, Block 3139).
Source: 2000 US Census- SF1, Table P12: Sex by Age

Montgomery, like the surrounding region, has little racial diversity.

Like many rural central Illinois counties, Montgomery County is very homogenous in terms of racial composition. After extracting Graham CC's population, 98.5 percent of the County's population is white and of a single race. Only 1.5 percent of the County is either of a single minority racial group or of two or more races. This contrasts dramatically with the Illinois and the US where racial diversity is significantly greater. In 2000, the proportion of persons in Illinois and the US who are non-white was nearly 17 times larger than in Montgomery.

Table 6. Population Shares by Race Including and Excluding Major Prison Facility Census Blocks (2000)

	Prison Blocks Only		Including Prison Blocks		Excluding Prison Blocks			
Race	*County*	*Region*	*County*	*Region*	*County*	*Region*	Illinois	U.S.
White	43.14	38.77	94.88	96.04	**98.50**	**98.13**	73.48	75.14
Black or African American	51.87	56.71	3.73	2.65	**0.36**	**0.68**	15.11	12.32
American Indian or Alaskan Native	0.40	0.56	0.21	0.21	**0.19**	**0.19**	0.25	0.88
Asian	0.00	0.22	0.23	0.24	**0.24**	**0.24**	3.41	3.64
Native Hawaiian or Other Pacific Islander	0.00	0.00	0.03	0.03	**0.03**	**0.03**	0.04	0.14
Other Race Alone	4.54	3.70	0.47	0.30	**0.19**	**0.18**	5.82	5.46
Two or More Races	0.05	0.03	0.46	0.54	**0.49**	**0.55**	1.89	2.43
Total	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

Notes: Illinois and US figures include all prisoners. Montgomery County's Census block contains Graham CC; Populations in Census blocks containing Greenville FCI, Vandalia CC, Graham CC, and Taylorville CC are used in calculations for the Six County Region.
Source: 2000 US Census, SF1 Table P3
From Prison Pop Extraction

The nursing home population is large and likely to grow.

Montgomery County is home to a very high percentage of elderly persons compared to the nation. With 18.5 percent of the population 65 years or older, Montgomery County's elderly population is almost five percentage points higher than the national average of 12.9 percent. One implication of this large elderly population is a relatively smaller labor force (people between 18 and 64 years of age). There are many issues to address as the county ages with the rest of the nation. For example, this creates an increased need for health care facilities and other services concerned with assisting the elderly. One of the positive indicators for the County is the relatively large proportion of residents that choose to stay and move to a nursing home.

Table 7. Nursing Home Population by County, 2000

Place	Nursing Home Population	Percent of Total Population
Montgomery	490	1.6%
Macoupin	778	1.6%
Christian	409	1.2%
Shelby	244	1.1%
Bond	157	0.9%
Fayette	161	0.7%
Six County Region	2,239	1.3%
Illinois	91,887	0.7%
United States	1,720,500	0.6%

Source: 2000 US Census, Summary File 1, Table 37

After normalizing for population, Montgomery County has the largest share of nursing home residents in the Region. When accounting for the large prisoner population, about 1.72 percent of Montgomery residents lived in nursing homes in 2000. More than likely, this number will climb as Baby Boomers become seniors.

Health indicators rank Montgomery in the bottom fifth of Illinois counties.

Montgomery County was ranked 84nd out of the 102 counties in Illinois according to the County Health Rankings[2]. This ranking was broken down into health outcomes (mortality and morbidity) and health factors (health behaviors, clinical care, social and economic factors, and physical environment), each of which contained a number of indicators.

In general, rural residents have a lower socioeconomic status, higher rate of smoking and obesity, and lower levels of physical activity than urban residents, all of which contribute negatively to their health status. Larger proportion of workers are often engaged in occupations with workplace hazards like farming. Unfortunately, farm and rural populations experience lower access to health care in terms of affordability, proximity, and quality, compared to non-farmers and urban residents.

Compared to older metro residents, non-metro older adults have lower incomes, lower educational attainment, and a higher dependence on social security income. This creates a greater demand for medical, social, and financial assistance. With fewer service providers per capita in these sparsely populated areas, service delivery is more difficult. Due to the nature of this market and the transportation (and time) costs associated with it, per capita costs for delivering services are often higher in rural places. Furthermore, it is often difficult to attract doctors, nurses, and other service professionals to rural areas. Overall, the range of non-metro health care services is narrower, they are less accessible and often more costly to deliver. It is difficult to address these locational disadvantages in areas that continue to lose younger working-age people and are experiencing declining population and tax bases. Conversely, inmigrating retirees can boost the local tax base and help sustain local businesses.

The age structure of the population changed significantly between 1990 and 2000. Large declines in the number of young adults contributed to decreasing numbers of children.

Several notable changes in the age structure of the County population occurred between 1990 and 2000. The most important change, the one most likely to influence long term population growth, is the decreasing number of young adults -- persons 20 to 29 years of age. This is the age group that forms new families. The number of young adults decreased by 686 persons or -19.0 percent. This was the leading cause of losses in the number of children aged 0-4 and 5-9 years of age. The growth in the 40 to 54 year age group is a result of the aging 'Baby Boomers',

[2] - Health Care Rankings: www.countyhealthrankings.org/illinois/montgomery (Pope County was not ranked, so only 101 counties were included)
- Rural and Farmer Health Info: USDA ERS Publication- "Health Status and Health Care Access of Farm and Rural Populations": www.ers.usda.gov/publications/eib57/
- Metro vs. Nonmetro Older Adult Health Info: USDA ERS Briefing- "Rural Population and Migration: Trend 6—Challenges From an Aging Population" www.ers.usda.gov/briefing/population/challenges.htm

persons born in the post World War II baby boom who are aging in place. The decrease in the 65+ population between 1990 and 2000 is expected because of the low birth rates that prevailed in the 1930 to 1945 period.

Table 8. Population Change by Age 1990 to 2000

Age	1990		2000		Change	% Change
	Count	Percent	Count	Percent		
0-4	2,041	6.9%	1,763	6.2%	-278	-13.6%
5-9	2,341	7.9%	1,999	7.0%	-342	-14.6%
10-14	2,191	7.4%	2,146	7.5%	-45	-2.0%
15-19	1,895	6.4%	2,090	7.3%	195	10.3%
20-24	1,575	5.3%	1,343	4.7%	-232	-14.7%
25-29	2,030	6.9%	1,576	5.5%	-454	-22.4%
30-34	2,352	7.9%	1,746	6.1%	-606	-25.8%
35-39	2,150	7.3%	2,146	7.5%	-4	-0.2%
40-44	1,792	6.1%	2,235	7.8%	443	24.7%
45-49	1,461	4.9%	2,012	7.0%	551	37.7%
50-54	1,375	4.6%	1,702	5.9%	327	23.8%
55-59	1,333	4.5%	1,404	4.9%	71	5.3%
60-64	1,486	5.0%	1,284	4.5%	-202	-13.6%
65-69	1,604	5.4%	1,193	4.2%	-411	-25.6%
70-74	1,334	4.5%	1,254	4.4%	-80	-6.0%
75-79	1,124	3.8%	1,129	3.9%	5	0.4%
80-84	763	2.6%	799	2.8%	36	4.8%
85+	771	2.6%	826	2.9%	55	7.2%
Total	29,618	100.0%	28,640	100.0%	-978	-3.3%
0-19	8,467	28.6%	7,998	27.9%	-469	-5.5%
20-29	3,605	12.2%	2,919	10.2%	-686	-19.0%
65+	5,596	18.9%	5,201	18.2%	-395	-7.1%

Note: Prison population excluded.
Source: Bureau of the Census

The number of young adults continued to decrease between 2000 and 2010 but at a slower rate. Losses of school aged children continued while the 65+ population increased slightly.

Many of the trends observed in the 1990 to 2000 period continued into the first decade of the 21st century. The number of young adults continued to decrease contributing to losses in the number of school age children. The State Board of Education reports K-12 enrollment decreased by 12.2 percent (-590 students) between 2002 and 2010. In addition to losses in the young adult population the County experienced losses in the 30-44 year age group. This is the result of three factors: 1) relatively fewer persons aged 20-29 in 2000 compared to 1990; 2) some out-migration of persons in these age groups; and 3) the aging of the very large 'Baby Boomer' cohort which contributed to large increases in the 50-64 age group. The number of

persons aged 65+ increased slightly with the 85+ age group, persons born prior to 1925, experiencing the largest growth in this category.

Table 9. Population Change by Age 2000 to 2010

Age	2000		2010*		Change	% Change
	Count	Percent	Count	Percent		
0-4	1,763	6.2%	1,659	5.9%	-104	-5.9%
5-9	1,999	7.0%	1,909	6.8%	-90	-4.5%
10-14	2,146	7.5%	1,844	6.5%	-302	-14.1%
15-19	2,090	7.3%	1,778	6.3%	-312	-14.9%
20-24	1,343	4.7%	1,245	4.4%	-98	-7.3%
25-29	1,576	5.5%	1,365	4.8%	-211	-13.4%
30-34	1,746	6.1%	1,418	5.0%	-328	-18.8%
35-39	2,146	7.5%	1,821	6.5%	-325	-15.1%
40-44	2,235	7.8%	1,911	6.8%	-324	-14.5%
45-49	2,012	7.0%	2,142	7.6%	130	6.5%
50-54	1,702	5.9%	2,249	8.0%	547	32.1%
55-59	1,404	4.9%	1,995	7.1%	591	42.1%
60-64	1,284	4.5%	1,642	5.8%	358	27.9%
65-69	1,193	4.2%	1,277	4.5%	84	7.0%
70-74	1,254	4.4%	1,091	3.9%	-163	-13.0%
75-79	1,129	3.9%	952	3.4%	-177	-15.7%
80-84	799	2.8%	835	3.0%	36	4.5%
85+	826	2.9%	1,056	3.7%	230	27.8%
Total	28,647	100.0%	28,188	100.0%	-459	-1.6%
0-19	7,998	27.9%	7,190	25.5%	-808	-10.1%
20-29	2,919	10.2%	2,610	9.3%	-309	-10.6%
65+	5,201	18.2%	5,211	18.5%	10	0.2%

Note: Prison population excluded.
Source: 2000 data from the Bureau of the Census. 2010 age characteristics University of Illinois Extension.

POPULATION PROJECTIONS

Population projections rely on trends, both long- and short-term, to predict population change in the future. With so many different variables influencing population change, it is important to look at a multitude of factors. Population projections can be very simple or extremely complex, based on the level of detail involved and number of different assumptions made. The following long-range population projections for the period 2010 to 2030 take into consideration historic trends, birth and death rates, changes in the age structure of the population and migration. When devising population projections for the County, it is important to ignore rates of change witnessed at the national, state, and even regional level. As we have seen, Montgomery

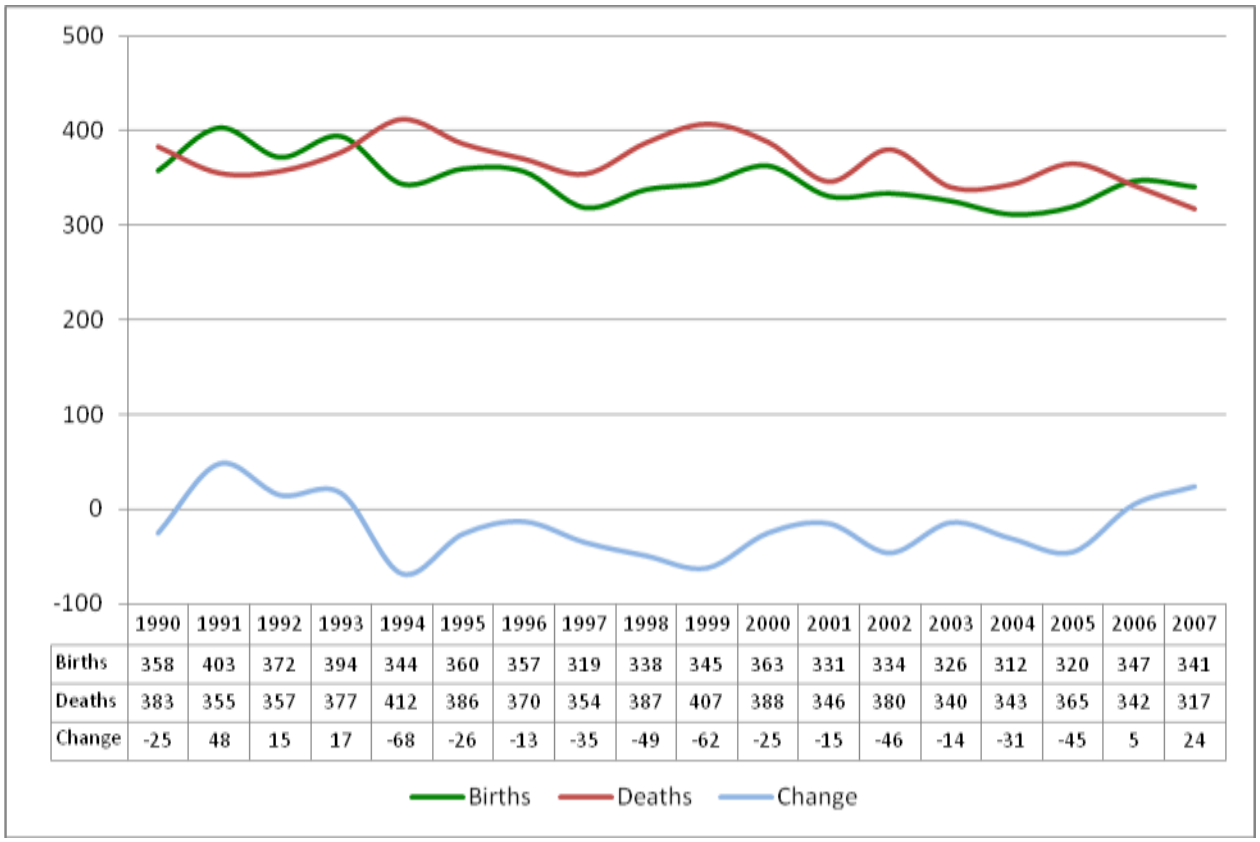
continues to slowly lose population, while the Region remains stable and the State and Nation grow.

Components of Population Change

There are three different factors that influence population change over time- births, deaths, and migration. Births and deaths determine natural population change and migration refers to any movement of people in or out of the County. Net migration is calculated simply by subtracting the number of people who leave the county (out migrants) from the number of people who join the county (in migrants) in any given time period.

The natural rate of change in the County population has been negative for thirteen of the eighteen years between 1990 and 2007. Between 1990 and 2007, there were an average of 347.3 births and 367.2 deaths per year, which equates to an annual net population loss of 20 people. Total mortality exceeded births by 345 which explains about 30 percent of the population loss over the last twenty years.

Figure 5. Births and Deaths in Montgomery County 1990 to 2007



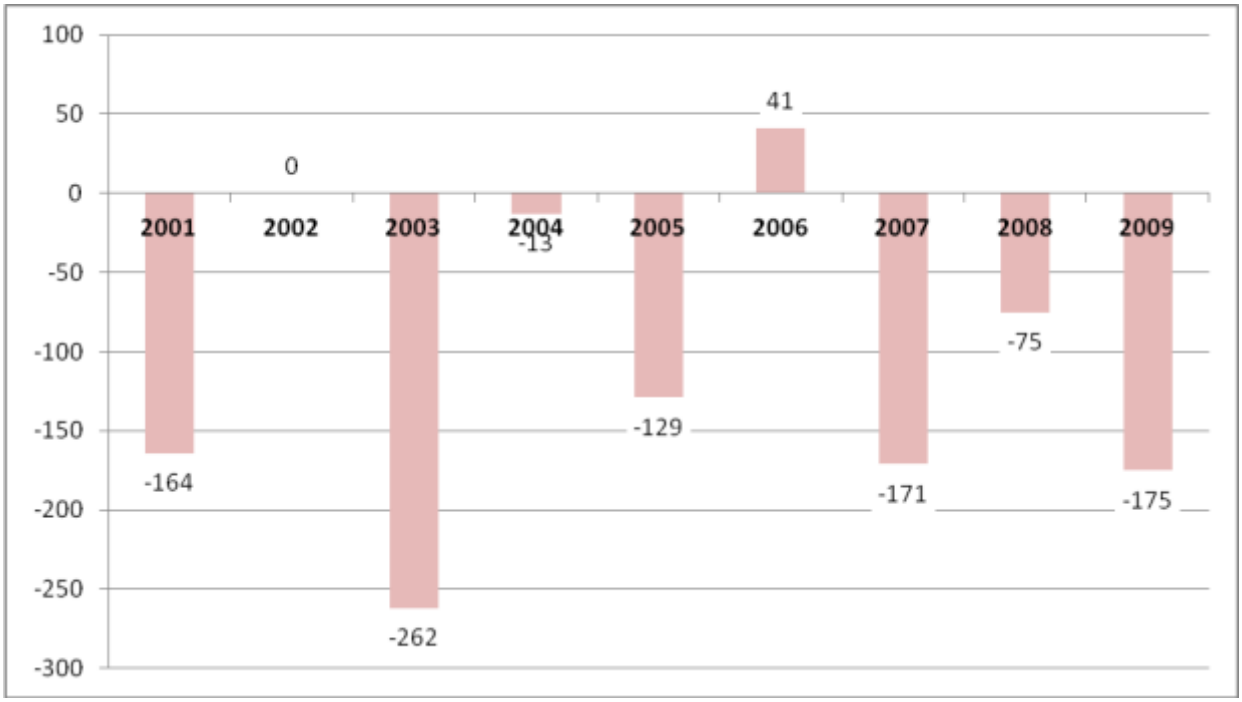
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Births	358	403	372	394	344	360	357	319	338	345	363	331	334	326	312	320	347	341
Deaths	383	355	357	377	412	386	370	354	387	407	388	346	380	340	343	365	342	317
Change	-25	48	15	17	-68	-26	-13	-35	-49	-62	-25	-15	-46	-14	-31	-45	5	24

Source: Illinois Department of Public Health, Health Statistics

In most of rural America migration is almost always the biggest determinant of population change over time. Migration is often influenced by a multitude of social and economic forces.

For example, the availability of living wage jobs and affordable housing are often important variables for young adults while retirees may be attracted to places with quality health care and recreational amenities. The Census Bureau's most recent estimates of net migration for the 2001 to 2009 period indicate that Montgomery has been experiencing negative net migration. It is likely these estimates overstate the true migration flows based on the results of the 2010 Census. The total net loss to migration was estimated to be -948 persons while the actual loss was -459. Because the natural rate of change was only -147 between 2000 and 2010 it is obvious that migration is the most important factor influencing the County population trends.

Figure 6. Net Migration Estimates 2001 to 2009



Source: US Census Bureau Population Estimates

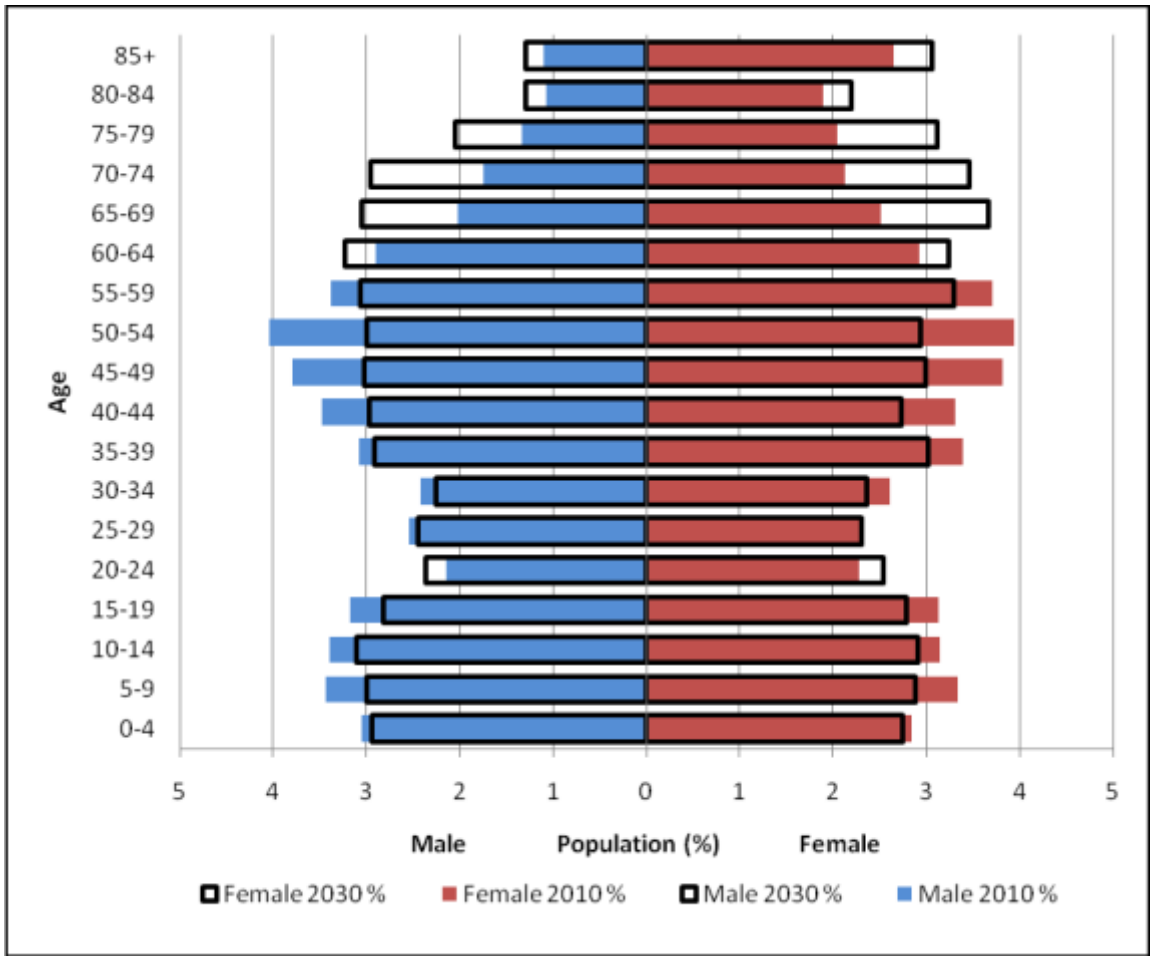
Continued but slowing rates of population loss are projected for the period 2010 to 2030.

The results of the population projection are presented in Table and graphically in Figure . The rate of population change is projected to decrease. Between 2010 and 2020 the County is expected to lose 400 persons (-1.4 percent). Between 2020 and 2030 losses are projected to be 360 persons or -1.3 percent. Over the 20 year horizon total losses are projected to be 760 persons.

Table 10. Population Projection by Age 2010 to 2030

	2010		2020		2030		Change 2010-2030	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
0-4	1,659	5.9%	1,543	5.6%	1,562	5.7%	-98	-5.9%
5-9	1,909	6.8%	1,613	5.8%	1,609	5.9%	-299	-15.7%
10-14	1,844	6.5%	1,760	6.3%	1,652	6.0%	-192	-10.4%
15-19	1,778	6.3%	1,740	6.3%	1,534	5.6%	-244	-13.7%
20-24	1,245	4.4%	1,178	4.2%	1,347	4.9%	101	8.1%
25-29	1,365	4.8%	1,313	4.7%	1,306	4.8%	-59	-4.3%
30-34	1,418	5.0%	1,336	4.8%	1,265	4.6%	-153	-10.8%
35-39	1,821	6.5%	1,670	6.0%	1,628	5.9%	-193	-10.6%
40-44	1,911	6.8%	1,643	5.9%	1,563	5.7%	-347	-18.2%
45-49	2,142	7.6%	1,813	6.5%	1,652	6.0%	-490	-22.9%
50-54	2,249	8.0%	1,907	6.9%	1,625	5.9%	-624	-27.7%
55-59	1,995	7.1%	2,096	7.5%	1,742	6.4%	-253	-12.7%
60-64	1,642	5.8%	2,127	7.7%	1,773	6.5%	132	8.0%
65-69	1,277	4.5%	1,795	6.5%	1,842	6.7%	565	44.3%
70-74	1,091	3.9%	1,382	5.0%	1,762	6.4%	671	61.5%
75-79	952	3.4%	1,022	3.7%	1,416	5.2%	464	48.8%
80-84	835	3.0%	748	2.7%	955	3.5%	120	14.4%
85+	1,056	3.7%	1,103	4.0%	1,194	4.4%	138	13.1%
Total	28,188	100.0%	27,788	100.0%	27,428	100.0%	-760	-2.7%
0-19	7,190	25.5%	6,655	24.0%	6,357	23.2%	-833	-11.6%
20-29	2,610	9.3%	2,491	9.0%	2,653	9.7%	43	1.6%
65+	5,211	18.5%	6,051	21.8%	7,170	26.1%	1,959	37.6%

Table 11. Montgomery County Population Pyramid Excluding Graham CC (2010 vs. 2030)



Notes: 2010 estimates are denoted with solid bars, 2030 estimates are denoted with bordered bar; male prisoners from Graham CC's are excluded.
Sources: University of Illinois Projections, 2000 US Census (SF1, Table P12- Age by Sex: for selected blocks with major state or federal prisons) From Pop Projections by Age and Race- took out pop by age for Graham CC's census block (2000)

The aging Baby Boomer generation will cause a major increase in the retirement age group over the next 20 years.

The major demographic change expected in Montgomery County in the next two decades is in age structure, especially with respect to the growth of the older population. As the large baby boomer generation ages the 65+ age group is expected to increase significantly. Between 2010 and 2030 the proportion of the County population that is 65 or older is projected to increase from 18.5 to 26.1 percent -- 1 in every 4 people in the County will be 65 years of age or older in 2030. The Region has very similar estimates, at 17.4 percent in 2010 and 26.0 percent in 2030. The 37.6 percent growth in the 65+ age group will translate into an additional 1,959 persons in this cohort.

The outmigration of young adults continues but at a slower rate. By 2030 some growth is expected.

The "brain drain" phenomenon, which is prevalent in many small rural communities, is also present in Montgomery County. This basically describes how young men and women often leave rural places to attend college and/or move to urban places that offer better job opportunities. In the 2000 population pyramid (Figure PX), the 20-24, 25-29, and 30-34 age groups are very small compared to the other age groups. Both the 2010 and 2030 projections are very similar, showing a very low proportion of people in the young adult age cohorts. Overall, young adults (ages 20-29), and therefore young families, represent a disproportionally low share of the County's and Region's population. This large outmigration of young adults is almost entrenched in the community and will remain a difficult obstacle to overcome, especially if the County cannot add jobs that are attractive to people graduating from high school or college. By 2030 the young adult population is expected to show some growth after nearly 40 years of losses.

The number of school age children will continue to decrease through 2030.

One of the impacts of the low proportion of young adults in the population is continued declines in the number of school age children. Between 2010 and 2030 the number persons aged) to 19 is projected to decrease by -833 (-11.6 percent) By 2030 a slight turnaround is expected in the 0 to 4 year age group as the proportion of young adults also increases.

HOUSING

EXECUTIVE SUMMARY

Montgomery and the surrounding Region have a relatively inexpensive stock of housing comprised predominantly of single-family, detached, owner-occupied homes. But, due to a slow decline in population over the past 80 years in the County, very little new housing has been built. The result is that Montgomery has both the oldest and lowest valued housing stock in the Region. Because of these issues, and the fact that there is no formal building permit process, there may be a number of safety concerns associated with housing in the County. This chapter includes housing-related data to help explain the current state of housing and project future housing needs. After looking at data concerning the age, type, location, and value of housing and how they changed over time, a number of recommendations are provided to help guide the County toward a future of quality and safe housing that is affordable and provides plenty of different options for renters and owners alike.

INTRODUCTION

The following chapter analyzes many different characteristics of housing in Montgomery County and provides a set of recommendations based on the data, results from a survey, and information gathered from interviews with key informants. Ideally, this analysis will bring different groups together and get people talking about various housing issues and opportunities for improvement in the County. Furthermore, a major goal of this chapter is to analyze the impact of various local policies and regulations on the development of different types of housing after taking into account both the current and projected housing needs in the County. A community's housing stock is a key asset and must be addressed accordingly.

Housing, like other topics in the plan, is not mutually exclusive, and directly affects other elements of the comprehensive plan. For example, housing constantly interacts with economic development, land use, and transportation. Therefore, it is critical that the housing goals and policies are consistent and complimentary to the rest of the elements in the plan. Since housing is such a major land use and is very physical in form, it is important to understand the connections between various aspects of the plan and how certain decisions or actions may affect each other. Planning, in addition to helping protect the health, safety, and welfare of residents, can help control the timing and location (as well as type and even design) of development. A number of different tools can be used to accomplish these tasks. For example, well-written subdivision regulations and zoning ordinances can help minimize infrastructure and service costs by requiring residential development to be located within or adjacent to where these systems already exist.

SURVEY SUMMARY

Note: A full explanation and analysis of the three formal surveys that were conducted for this plan can be found in the Appendix.

It is important to keep in mind that many of the residents who responded to the random household survey are unaware of certain housing characteristics, such as the cost, quality, and availability of certain types of housing, on a countywide scale. This is to be expected since people only have their personal experiences to draw upon. This was reflected in the survey as a large proportion of respondents selected "Don't Know" for many of the housing questions. Nonetheless, many people provided their perspective on a variety of different housing issues:

- While the cost and availability of rental housing were both highlighted by County residents as the most pressing concerns in terms of housing, they were not perceived to be extremely urgent issues.
- Ironically, respondents clearly felt that the appearance of housing was not as big of an issue where they lived compared to the rest of the County. Many expressed their desire for other residents to remove junk from their properties.
- The property tax was frequently criticized because it does not provide any incentive to maintain or improve one's house.
- With many older respondents, it is not a surprise that many desired more quality, low-income housing for seniors.
- Householders and local leaders were generally in favor of requiring building permits for new construction and were very supportive of enforcing nuisance ordinances. On the other hand, the agricultural community was not quite as supportive on these topics.
- Finally, a majority of residents would like to see more done to demolish and remove dilapidated and rundown structures in the County.

Many comments targeted increasing property taxes as a concern while also saying they live in Montgomery County because of low property taxes. This disconnect is interesting and also relates to other dilemmas the County is currently addressing. With very little residential growth, little growth in assessed housing values, and a commercial and industrial tax base that is stagnant, homeowners are forced to pay more taxes to simply maintain the same level of services they receive.

DATA AND ANALYSIS

Age of Housing

Montgomery has a very old housing stock.

With nearly fifty percent of constructed prior to 1950 and relatively few housing units built over the past 30 years, the housing stock in Montgomery is older than the rest of the geographic areas used as benchmarks. With 1952 as the median year that housing was built, Montgomery's housing stock is older than all of the other counties in the Region. The median age of structure in the County is also much older than the U.S. (1971), Illinois (1962) and the Metro Neighbors region (1965), all of which are growing faster than Montgomery. The County's construction trends generally follow the same patterns exhibited by the Six County

Region, Illinois, and the U.S., highlighted by a trough in the 1940s (due to World War II) and a peak in the 1970s. An aging housing stock is a serious concern because of other indicators like the relatively low income profile and aging population which influences homeowners capacity to maintain their property.

Table 12. Housing Units by Year Structure Built, 2000

	Six County Region	Montgomery	Christian	Macoupin	Shelby	Fayette	Bond
Total Housing Units	*74,417*	*12,525*	*14,992*	*21,097*	*10,060*	*9,053*	*6,690*
Year Structure Built (%)							
1990 to 2000	11.0	8.8	8.3	11.8	11.5	11.8	16.5
1980 to 1989	9.0	7.2	7.7	9.7	9.6	10.5	10.8
1970 to 1979	16.5	14.3	15.7	16.5	18.4	18.1	17.2
1960 to 1969	10.9	10.8	10.3	10.2	11.3	12.5	11.9
1950 to 1959	10.6	11.8	10.7	9.5	9.1	12.1	11.5
1940 to 1949	9.7	9.9	11.2	9.0	8.6	10.3	8.6
1939 or Earlier	32.4	37.4	36.1	33.4	31.5	24.7	23.6
Median Year Structure Built	**1958**	**1952**	**1953**	**1958**	**1961**	**1962**	**1965**

Source: Claritas 2008 data

Although Montgomery's housing is very similar to that of Christian County in terms of age of structure (see Table H1), it is significantly older than that found in Macoupin, Shelby, Fayette, and Bond counties. Recognizing that these statistics mirror population change over time, it makes sense that the majority of counties in the region show a high percentage of housing built before 1940. With population peaks in the 1920s due to mining employment in the region, these counties most likely experienced the most housing growth in this decade to accommodate their increased populations. The subsequent population decline and lack of growth since then have resulted in relatively few new homes being constructed over the past 70 years. Bond County is the only county in the region to have witnessed recent (but still relatively slow) growth and reflected by a high percentage of housing built in the 1990s.

Units in Structure

The composition of housing unit types is very similar to the Region's portfolio. Single unit detached housing is the dominant type of housing in Montgomery.

Roughly 80 percent of housing units in the county are single, detached units (see Table H2). About 10 percent of the total housing units in the county are mobile homes or trailers. Another 8 percent are in multiunit structures of 2 to 19 units, such as duplexes or small apartment (or condominium) buildings. There are very few single attached units (e.g., townhouses), large multifamily complexes (apartments or condominiums), or residences which are boats, RVs, or

vans. These housing type shares match up very closely with the region as a whole, only differing by a percentage point or two in each category.

Table 13. Share of Units in structure for Montgomery and Neighboring Counties (2000)

	Six County Region	Montgomery	Bond	Christian	Fayette	Macoupin	Shelby
Total Housing Units	*74,417*	*12,525*	*6,690*	*14,992*	*9,053*	*21,097*	*10,060*
Units in Structure (%)							
1 Unit Attached	0.8	0.9	0.3	1.0	0.9	0.8	0.5
1 Unit Detached	**79.2**	**80.5**	**74.1**	**81.1**	**73.5**	**80.4**	**80.5**
2 Units	2.1	1.9	1.9	2.4	0.8	3.0	1.1
3 to 19 Units	4.9	6.2	4.4	6.3	3.8	4.4	3.5
20 to 49 Units	0.4	0.5	0.9	0.4	0.4	0.2	0.4
50 or More Units	0.7	0.1	0.1	2.5	0.5	0.0	0.6
Mobile Home or Trailer	**11.9**	**9.7**	**18.2**	**6.2**	**20.2**	**11.1**	**13.2**
Boat, RV, Van, etc.	0.2	0.3	0.2	0.1	0.0	0.2	0.2

Source: Claritas 2008 Data for PCensus

Mobile homes and trailers are less prevalent in Montgomery compared to the Region.

Just under 10 percent of Montgomery's housing units are mobile homes or trailers, which is two percentage points lower than the Six County Region as a whole. Christian is the only county in the region to have a lower share of mobile homes or trailers than Montgomery. It is interesting to note that while Montgomery County has half the share of mobile homes or trailers as Fayette County, Montgomery still has a slightly lower median housing value overall. For reference, the median value for (owner-occupied) mobile homes was $22,000 in Montgomery and $29,100 in Fayette in 2000 (2000 US Census- SF3, Table H82). It is important to remember that trailers depreciate over time and also contribute very little to the overall tax base compared to the traditional single-family home.

Housing unit profiles are very different in neighboring metro counties, the state and nation..

Benchmark regions outside of the Six County Region exhibit a different palette of housing types according to units in structure (see Table H3). Montgomery and the Six County Region have a much higher percentage (about 20 percentage points) of units in single-unit detached structures than the Metro Neighbors, Illinois, and U.S. They also have a relatively high concentration of mobile homes (or trailers) compared to these larger regions. Conversely, Montgomery County and the Six County Region have a much lower share of housing units in all divisions of multi-unit buildings and single-unit attached structures. Demographic characteristics are driving this difference because metro areas have larger proportions of young adults who are less likely to own homes.

Table 14. Share of Units in Structure: Selected Regions (2000)

	Montgomery County	Six County Region	Metro Neighbors	Illinois	U.S.
Total Housing Units	*12,525*	*74,417*	*194,401*	*4,885,615*	*115,904,641*
Units in Structure (%)					
1 Unit Attached	0.9	0.8	2.8	4.8	5.6
1 Unit Detached	**80.5**	**79.2**	**73.1**	**58.0**	**60.3**
2 Units	1.9	2.1	4.5	6.9	4.3
3 to 19 Units	**6.2**	**4.9**	**11.3**	**17.0**	**13.4**
20 to 49 Units	0.5	0.4	1.1	3.9	3.3
50 or More Units	0.1	0.7	2.2	6.1	5.3
Mobile Home or Trailer	**9.7**	**11.9**	**5.1**	**3.2**	**7.6**
Boat, RV, Van, etc.	0.3	0.2	0.0	0.0	0.2

Source: Claritas 2008 Data for PCensus

Household Structure

Although housing is closely tied to population and often reflects the timing and location of population growth, shifts in household structure can provide insight into expected changes in demand for certain housing types.

The number of households or occupied housing units is increasing even though the population is decreasing.

Between 1990 and 2008 the number of occupied housing units increased by 80 units (0.7 percent) while the total population decreased by nearly four percent. Although this seems counter-intuitive it is a prevailing theme in most places. Factors like divorce that often divide one household into two are one of the primary drivers behind the growth in housing occupancy in places with decreasing population. In Montgomery County there were 2,740 divorces between 1990 and 2009. Other life events like an adult child moving into their own home or apartment also increase the number of households while not impacting population totals.

The household structure in Montgomery continues to shift along with demographic and social trends.

Household characteristics reflect the changing age structure of the population. The decreasing proportion of households that are married couple families (-7.5 percent) and married with children (-16.6 percent) is a result of the decreasing number of young adults. Despite the decline, married-couple families are still the dominant type of household (56.2 percent) followed by single female householders (18.0 percent) and single male householders (10.9 percent). The large proportion of single male and female households is a result of the large and growing elderly population in the county. Of particular concern is the growth in the number and proportion of single parent households. Between 1990 and 2008 the number of single parent households increased by 161, in 2008 nearly 25% of households with children were single

parent family households. Male single parent households posted the largest growth rate among all household types between 1990 and 2008 (53.4 percent).

Table 15. Household Structure: Montgomery County (1990-2008)

	1990		2000		2008		1990-2008 Change	
	Count	%	Count	%	Count	%	Count	%
Total Occupied Households	***11,480***		***11,507***		***11,560***		***80***	***0.7***
Single Male Householder	965	8.4	1,204	10.5	1,262	10.9	297	30.8
Single Female Householder	1,998	17.4	1,991	17.3	2,078	18.0	80	4.0
Married-Couple Family	7,024	61.2	6,456	56.1	6,496	56.2	-528	-7.5
With own children	*3,293*	*28.7*	*2,731*	*23.7*	*2,746*	*23.8*	*-547*	*-16.6*
No own children	*3,731*	*32.5*	*3,725*	*32.4*	*3,750*	*32.4*	*19*	*0.5*
Male Householder	317	2.8	448	3.9	451	3.9	134	42.3
With own children	*191*	*1.7*	*292*	*2.5*	*293*	*2.5*	*102*	*53.4*
No own children	*126*	*1.1*	*156*	*1.4*	*158*	*1.4*	*32*	*25.4*
Female Householder	923	8.0	1,023	8.9	1,016	8.8	93	10.1
With own children	*589*	*5.1*	*652*	*5.7*	*648*	*5.6*	*59*	*10.0*
No own children	*334*	*2.9*	*371*	*3.2*	*368*	*3.2*	*34*	*10.2*
Nonfamily: Male Householder	168	1.5	256	2.2	168	1.5	0	0.0
Nonfamily: Female Householder	85	0.7	129	1.1	89	0.8	4	4.7

Source: (1990) 1990 US Census- Summary Tape File 3, Table P123, (2000, 2008) Claritas Data for PCensus
Originally from Monty Master Data Sheets, copied over to HH Structure

Housing Values

For many people, a home represents their largest investment as well as their most valuable asset. Many people rely on home value appreciation as a major source of wealth. In this section, owner-occupied units are analyzed with respect to value and how this has changed over time.

Montgomery has the lowest home values in the Region.

Housing unit values are reflective of the age and condition of housing as well as many other factors such as the square footage (size), number of bedrooms, and number of bathrooms in the house. Table H5 shows that the median housing unit value (for all owner-occupied housing units) in Montgomery County was $55,512 in 2000, which was about $8,000 less than the median value for the Region. Fayette ($59,297) and Christian ($61,845) are also below the regional median while Macoupin ($67,683), Shelby ($67,964), and Bond ($69,044) are all above the regional median. In Montgomery, more than one-third of the owner-occupied housing units in 2000 were valued less than $40,000 and more than half were below $60,000.

Table 16. Value of Owner-Occupied Housing Units: Six County Region (2000)

	Six County Region	Montgomery	Fayette	Christian	Macoupin	Shelby	Bond
Owner-Occupied Housing Units	*53,566*	*9,017*	*6,496*	*10,608*	*15,212*	*7,333*	*4,900*
Value Category (%)							
Below $20K	8.3	11.5	11.6	6.3	6.2	7.7	9.3
Below $40K	25.8	33.5	30.6	24.6	21.5	24.1	23.6
Below $60K	46.4	54.8	50.7	48.0	42.1	41.9	42.2
Below $80K	66.3	71.4	71.7	69.6	62.7	62.3	59.5
Below $100K	79.7	82.6	82.7	83.1	76.6	78.8	74.2
$100K or Above	20.3	17.4	17.3	17.0	23.4	21.2	25.8
Median Housing Unit Value	**$63,606**	**$55,512**	**$59,297**	**$61,845**	**$67,683**	**$67,964**	**$69,044**
Rank	-	6	5	4	3	2	1

Source: 2008 Claritas Data for PCensus
From Montgomery Master Data Sheets

Home values in the Region are much lower than the State and Nation.

The median value for owner-occupied housing units in the Six County region was only about half of that for the State and the Nation in 2000. The median home values in Madison ($76,621) and Sangamon ($88,426) were much higher than any of the counties in the Six County Region and were actually more than $20,000 and $30,000 (respectively) higher than those in Montgomery. Broadening the scope to all housing units (not just owner-occupied), the gap in housing unit values between Montgomery ($54,800) and both the US ($119,600) and Illinois ($130,800) was even higher.

Table 17. Value of Owner-Occupied Housing Units: Selected Regions (2000)

	Montgomery	Six County Region	Metro Neighbors	U.S.	Illinois
Owner-Occupied Housing Units	*9,017*	*53,566*	*130,333*	*69,816,513*	*3,089,124*
Value Category (%)					
Below $20K	11.5	8.3	4.3	4.3	2.9
Below $40K	33.5	25.8	13.4	10.9	7.9
Below $60K	54.8	46.4	29.2	19.7	15.2
Below $80K	71.4	66.3	48.9	31.3	25.2
Below $100K	82.6	79.7	65.5	44.6	37.3
$100K or Above	17.4	20.3	34.5	55.4	62.7
Median Housing Unit Value	**$55,512**	**$63,606**	**$81,347**	**$112,467**	**$127,527**

Source: 2008 Claritas Data for PCensus
From Montgomery Master Data Sheets

Montgomery witnessed the slowest growth in estimated median home values in the Region.

Median home value estimates (2000-2008) show that Montgomery County grew the slowest in the Six County Region and trailed the regional figure by about 5 percentage points. Growth in value for Montgomery County was about 20 percentage points lower than the State and Nation between 2000 and 2008. Due to strong home value growth in Madison County to counteract

the weak growth in Sangamon, the Metro Neighbors as a whole still outpaced Montgomery County.

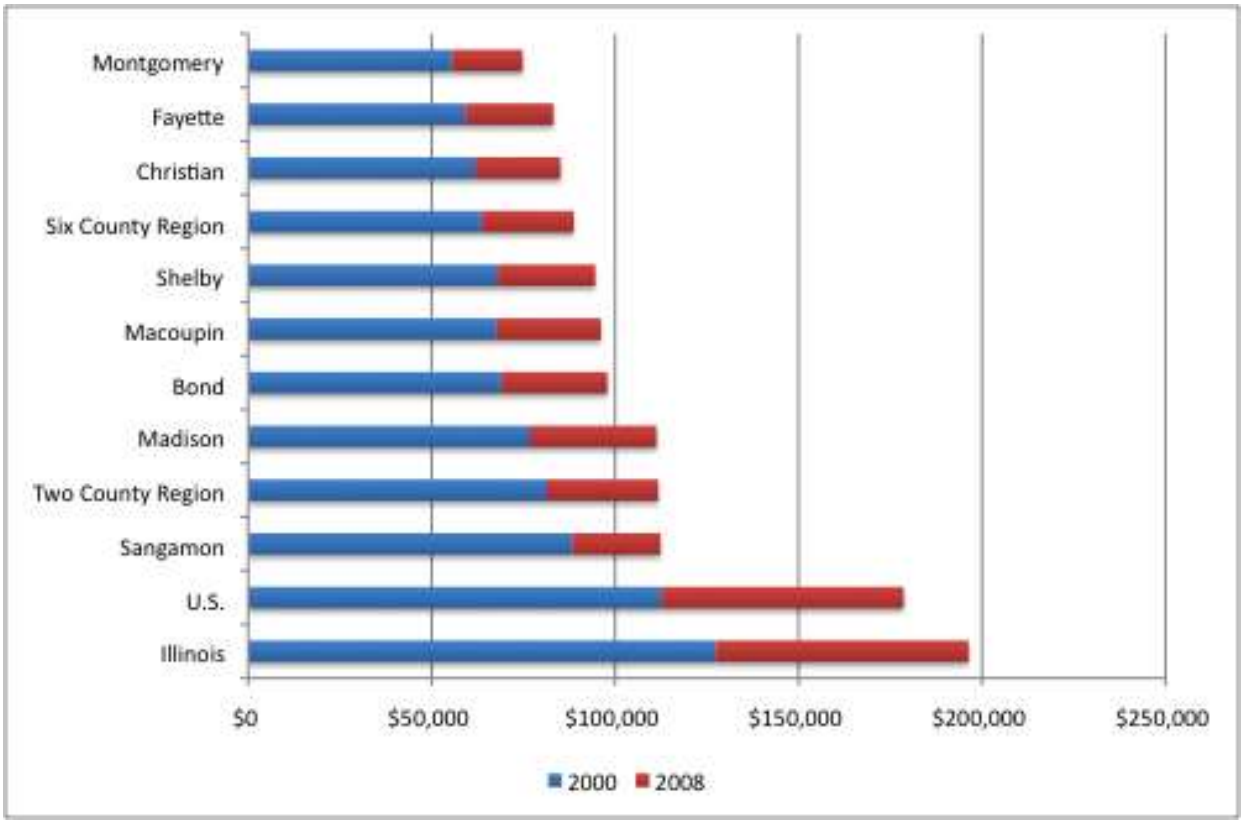
Table 18. Growth in Owner-Occupied Median Home Values (2000-2008)

	2000	2008	Increase	% Increase	Rank
U.S.	$112,467	$178,626	$66,159	58.8	1
Illinois	$127,527	$196,362	$68,835	54.0	2
Macoupin	$67,683	$96,128	$28,445	42.0	3
Bond	$69,044	$97,864	$28,820	41.7	4
Fayette	$59,297	$83,183	$23,886	40.3	5
Six County Region	**$63,606**	**$88,703**	**$25,097**	**39.5**	**6**
Shelby	$67,964	$94,549	$26,585	39.1	7
Christian	$61,845	$85,094	$23,249	37.6	8
Metro Neighbors	$81,347	$111,767	$30,420	37.4	9
Montgomery	**$55,512**	**$74,778**	**$19,266**	**34.7**	**10**

Note: 2000-2008 Percent Changes for Metro Neighbors: Madison= 45.3, Sangamon= 27.1; ranked in order of percent increase.
Source: 2008 Claritas Data for PCensus
From Montgomery Master Data Sheets

To visually depict these changes in owner-occupied median home values, Figure H2 is provided:

Figure 7. Growth in Owner-Occupied Median Home Values (2000-2008)



Note: ranked in order of 2008 median value.
Source: 2008 Claritas Data for PCensus

Home Sales

There are an unlimited number of "housing markets" scattered across the country due to the unique location, size, and type (among many other factors) of housing that may be available at any given time. Although county boundaries do not demarcate the limits of any housing market, they can be used to make comparisons between the number and price of home sales among different counties in the Region. Due to the recent housing crisis, the overall real estate market (both in term of residential and commercial properties) is currently in flux and only time will tell how strong the market bounces back, especially with new lending regulations in place. The following section outlines recent home sales in terms of quantity and price.

Recent home sales have remained steady despite declines in some neighboring counties.

Averaging 230 annual home sales over the past five years, sales have remained very consistent in Montgomery and actually increased slightly between 2005 and 2009. Montgomery is the only county in the region with an increase in home sales over this period. Over the same period Illinois experienced a precipitous decline (over 40 percent). For comparison, the Region has remained consistent, declining less than 10 percent on average.

Table 9. Number of Home Sales: Six County Region (2005-2009)

	Six County Region	Macoupin	Christian	Montgomery	Shelby	Fayette	Bond
2005	1,422	422	376	221	178	125	100
2006	1,431	403	369	227	129	162	141
2007	1,409	402	356	245	158	129	119
2008	1,243	349	346	216	121	115	96
2009	1,304	360	351	241	148	122	82
05-09 Avg. Annual Sales	**1,362**	**387**	**360**	**230**	**147**	**131**	**108**
Rank	-	1	2	3	4	5	6

Note: Figures from the following year's update were used, which were slightly different (yet more accurate) than those reported at the end of each calendar year.
Source: Illinois Association of Realtors- "Illinois Market Stats" http://www.illinoisrealtor.org/iar/marketstats/marketarchives.htm

Despite low home values, home sale prices increased in recent years.

The median price of home sales in Montgomery County has slowly increased over the past five years. Between 2005 and 2009, the median price of home sales in the County grew about 8 percent, which is on par with the rest of the Region. Although home sale prices are still below the regional average, they show positive growth. For reference, home sale prices in Bond have shown a similar increase, Shelby and Macoupin have remained quite stable, Christian has seen recent growth, and Fayette has witnessed a recent decline. Since these figures can vary from year-to-year due to the relatively small sample sizes, it is important to look at the overall trends and keep in mind that these figures only provide a glimpse into the overall housing picture.

Table 20. Median Price of Home Sales: Six County Region (2005-2009)

	Fayette	Montgomery	Christian	Shelby	Macoupin	Bond
2005	$69,000	$63,000	$63,250	$70,500	$73,000	$77,250
2006	$57,375	$66,500	$65,500	$66,000	$73,500	$79,000
2007	$58,500	$60,000	$67,000	$69,250	$76,700	$82,500
2008	$66,000	$65,000	$69,950	$69,900	$71,000	$78,950
2009	$60,000	$68,000	$74,000	$70,000	$74,000	$83,500
05-09 Average	$62,175	$64,500	$67,940	$69,130	$73,640	$80,240
Rank	6	5	4	3	2	1
05-09 % Change	-13.0	7.9	17.0	-0.7	1.4	8.1
Rank	6	3	1	5	4	2

Note: "B values," or figures that were adjusted to update the previous year's data, were used for a more accurate analysis.
Source: Illinois Association of Realtors- "Illinois Market Stats" http://www.illinoisrealtor.org/iar/marketstats/marketarchives.htm

Household Size

The average household size continues to decline in Montgomery County.

The average household size has been decreasing due to a number of different social and demographic factors. For example, as the population ages, there are more couples living together with children no longer in the household ("empty nesters"). Also, there are proportionally fewer traditional married couple families with children. Instead, many alternative households exist, such as those with a single, divorced parent with a child. As Table H11 shows, these trends are expected to continue. Montgomery County has a slightly lower average household size compared to the Region as a whole, which can be explained by the large elderly population and decreasing number of married couples with children. With fewer people living in the average household, more housing units are needed to support the same population. This presents a number of different challenges, especially with respect to providing adequate senior housing and services. Furthermore, a decline in the average household size may create a demand for smaller units. In order to accommodate more households with fewer persons per household, the footprint of the developed area within the county will actually increase at a rate faster than population growth.

Table 21. Average Household Size (sorted large to small)

	1990	2000	2008
Illinois	2.65	2.63	2.63
U.S.	2.63	2.59	2.58
Shelby	2.58	2.50	2.45
Bond	2.53	2.47	2.44
Macoupin	2.56	2.48	2.44
Fayette	2.53	2.46	2.42
Madison	2.59	2.48	2.41
Montgomery	**2.53**	**2.44**	**2.39**
Christian	2.49	2.41	2.37
Sangamon	2.43	2.36	2.32

Source: 2008 Claritas Data for PCensus

Housing Tenure and Vacancy

Housing tenure refers to the financial arrangements under which someone has the right to live in a housing unit. The housing stock is divided into owner occupied, renter occupied and vacant units for reporting tenure. Because of the unique characteristics of housing markets there is no formula that defines an ideal mix of owned and rented housing. Policies to encourage homeownership have been the norm in America for several decades. The success is apparent as homeownership rates have increased consistently over the last 100 years. At the same time communities recognize that rental housing is necessary to meet the demands of a diverse population that either choose not to own or cannot afford to. Rental housing is currently the target of extensive discussion in the fallout after the mortgage crisis as many homeowners have seen their most valuable asset depreciate in value. Vacancy rates are influenced by many factors including the quality and cost of the housing stock, demographic and economic conditions and changing consumer preferences. While some vacant housing units are an advantage an increasing or persistently high rate is a liability.

Vacancy rates increased significantly since 2000.

Between 1990 and 2008 Montgomery added 458 new housing units which equals a 3.7 percent growth. During the same period the Region added 5,055 units posting a growth rate of 7.1 percent, nearly twice that observed in Montgomery County. The most significant change in both Montgomery and the Region was the growth in the number and proportion of vacant units. In Montgomery the vacancy rate increased from 8.1 percent in 2000 to an estimated 10.5 percent in 2008. The Regional vacancy rate also increased but at a slower pace.

Table 22. Housing Tenure in Montgomery County (1990-2008)

Montgomery	**1990**		**2000**		**2008**		**1990-2008 Change**	
	Count	%	Count	%	Count	%	Count	%
Total Units	12,456		12,525		12,914		458	3.7%
Occupied Units	11,480	92.2%	11,507	91.9%	11,560	89.5%	80	0.7%
Owner-Occupied	8,795	70.6%	9,026	72.1%	9,087	70.4%	292	3.3%
Renter-Occupied	2,685	21.6%	2,481	19.8%	2,473	19.2%	(212)	-7.9%
Vacant Units	976	7.8%	1,018	8.1%	1,354	10.5%	377	38.7%
Six County Region	Count	%	Count	%	Count	%	Count	%
Total Units	71,180		74,417		76,235		5,055	7.1%
Occupied Units	65,181	91.6%	68,038	91.4%	68,524	89.9%	3,343	5.1%
Owner-Occupied	50,015	70.3%	53,593	72.0%	54,155	71.0%	4,140	8.3%
Renter-Occupied	15,166	21.3%	14,445	19.4%	14,369	18.8%	(797)	-5.3%
Vacant Units	5,999	8.4%	6,379	8.6%	7,711	10.1%	1,712	28.5%

Source: 1990 US Census, 2008 Claritas Data for PCensus

Home ownership rates are high and have been increasing while renter occupied housing rates decrease.

The proportion of all occupied housing units that are owner occupied increased two percentage points between 1990 and 2008. Most of that growth occurred in the 1990 to 2000 period with

only moderate gains since then. The same trend also prevailed in the Region where a two percentage point growth between 1990 and 2000 slowed to an increase of only 0.2 percent between 2000 and 2008. Home ownership rates are ten percent higher in the County than in Illinois or the U.S.

Table 23. Tenure of Occupied Housing Units (1990-2008)

	1990		2000		2008		1990-2008 Change	
Montgomery	Count	%	Count	%	Count	%	Count	%
Occupied Housing Units	*11,480*		*11,507*		*11,560*		*80*	*0.7*
Owner-Occupied	8,795	76.6	9,026	78.4	9,087	78.6	292	3.3
Renter-Occupied	2,685	23.4	2,481	21.6	2,473	21.4	-212	-7.9
Six County Region	Count	%	Count	%	Count	%	Count	%
Occupied Housing Units	*65,181*		*68,038*		*68,524*		*3,343*	*5.1*
Owner-Occupied	50,015	76.7	53,593	78.8	54,155	79.0	4,140	8.3
Renter-Occupied	15,166	23.3	14,445	21.2	14,369	21.0	-797	-5.3

Source: 1990 US Census, 2008 Claritas Data for PCensus
From Housing Tenure

Vacancy rates for rental housing are significantly higher than rates for owner occupied homes.

Like the Region, Montgomery has nearly the same number of vacant rental units as vacant for sale units indicating the vacancy rate for rented units is significantly higher. Analysis of the vacancy rate data indicates that rental housing vacancy rates were at least 7.9 percent compared with 2.3 percent for owner occupied homes. Compared to the Region, Montgomery has a higher share of units that have been rented or sold, but are not occupied. Montgomery also has a lower share of vacant units that are for seasonal, recreational, or occasional use compared to the Region. It is important to note that the largest proportion of vacant housing units is in the "Other vacant" category. This category includes housing units that cannot be classified. Many of these structures are likely to be abandoned and dilapidated and therefore not marketable properties.

Table 24. Vacancy Status: Six County Region (2000)

	Six County Region		Montgomery		Bond		Christian		Fayette		Macoupin		Shelby	
	Count	*%*	*Count*	*%*	*Count*	*%*	*Count*	*%*	*Count*	*%*	*Count*	*%*	*Count*	*%*
Vacant	**6,379**		**1,018**	**8.1**	**535**	**8.0**	**1,071**	**7.1**	**907**	**10.0**	**1,844**	**8.7**	**1,004**	**10.0**
For rent	1,292	20.3	213	20.9	116	21.7	325	30.3	143	15.8	368	20.0	126	12.5
For sale only	1,187	18.6	210	20.6	130	24.3	230	21.5	164	18.1	272	14.8	180	17.9
Rented or sold, not occupied	799	12.5	168	16.5	56	10.5	147	13.7	143	15.8	175	9.5	109	10.9
For seasonal, recreational, or occasional use	1,243	19.5	136	13.4	72	13.5	71	6.6	218	24.0	529	28.7	216	21.5
For migrant workers	7	0.1	0	0.0	2	0.4	0	0.0	0	0.0	5	0.3	0	0.0
Other vacant	1,856	29.1	291	28.6	159	29.7	298	27.8	239	26.4	495	26.8	373	37.2

Source: 2000 US Census (SF3, Table H8)
From Tenure and Vacancy

Vacancy rates are highest for multiunit rental housing.

Although about 80 percent of all units in both Montgomery County and the Region are single unit, detached homes, this type of housing unit only accounts for about 66 and 62 percent of the vacancies in these respective geographies. The most noticeable observation is that the share of vacant 3 to 4 unit buildings in Montgomery is twice that of this housing type in the Region, despite only a minor difference in shares of total structures. The share of mobile home vacancies in the County is also very low compared to the Region even though this housing type accounts for about 10 percent of the total units.

Table 25. Vacant Housing Units by Type of Structure (2008)

	Six County Region	Montgomery	Bond	Christian	Fayette	Macoupin	Shelby
Total Vacant Housing Units	*6,379*	*1,018*	*535*	*1,071*	*907*	*1,844*	*1,004*
Units in Vacant Structure (%)							
1, detached	62.1	66.2	60.9	68.0	52.1	61.2	63.2
1, attached	1.0	1.0	0.0	1.2	0.7	1.6	0.4
2	4.3	3.0	0.6	8.6	1.0	5.9	3.2
3 to 4	6.1	12.3	3.6	5.5	6.0	4.9	4.0
5 to 9	1.5	1.2	0.0	1.7	2.1	2.0	1.0
10 to 19	0.9	0.0	1.1	3.2	0.2	0.7	0.4
20 to 49	0.3	0.0	0.0	0.0	0.0	1.1	0.0
50 or more	0.3	0.0	0.0	1.1	0.0	0.0	0.8
Mobile home	22.1	13.0	33.3	9.6	37.9	21.6	25.0
Boat, RV, van, etc.	1.4	3.3	0.6	1.1	0.0	1.0	2.0

Source: Source: 2000 US Census (SF3, Table H31)
From Tenure and Vacancy

Housing Costs and Affordability

Housing affordability, especially for renters, was one of the most important concerns voiced by respondents to the household survey. Housing affordability is a function of both housing costs and household income. Because the County has a low income profile and relatively high poverty rate housing affordability is likely to be a challenge faced by many residents.. In 2008 an estimated 30.4 percent of households had income below $25,000 and the median household income ranked 89 out of 102 counties in Illinois. When put in the context of rising sales prices for housing units (Table) it is probable that many households are stressed.

Montgomery households spend a larger portion of their income on housing costs than residents in neighboring rural counties.

Seventeen percent of homeowners spend more than 30 percent of their income on housing costs. This figure is the highest in the Region and is two percentage points higher than the regional average although lower than the neighboring metro counties and state. About 3 out of every 10 renters in Montgomery County spends more than 30 percent of their income on rent, Christian is the only county with a higher proportion of renters spending more than 30 percent on rents.

Table 26. Housing Affordability Measures: Six County Region (2000)

	% of owners paying >30% of income on housing costs	Rank		% of renters paying >30% of income on rent	Rank
Shelby	13.7	1	Shelby	22.5	1
Christian	14.4	2	Bond	27.2	2
Bond	14.5	3	Fayette	27.5	3
Fayette	14.8	4	Macoupin	27.6	4
Six County Region	*15.2*	-	*Six County Region*	*28.0*	-
Macoupin	15.6	5	**Montgomery**	**29.2**	**5**
Montgomery	**17.1**	**6**	Christian	31.0	6

Source: 2000 US Census (from Claritas)
From HH Size (Updated)

Table 27. Median Housing Values and Rent Averages: Six County Region (2000)

	Median value of owned homes	Rank		Avg. monthly gross rent	Rank
Bond	$68,927	1	Macoupin	$429	1
Macoupin	$66,683	2	Shelby	$418	2
Shelby	$66,556	3	*Six County Region*	*$405*	-
Six County Region	*$62,911*	-	Christian	$396	3
Christian	$60,985	4	Bond	$395	4
Fayette	$59,451	5	**Montgomery**	**$392**	**5**
Montgomery	**$54,767**	**6**	Fayette	$382	6

Source: 2000 US Census (from Claritas)
From HH Size (Updated)

Other Housing Details

Mortgage Status

Table 28. Percentage of Owner-Occupied Homes with a Mortgage: Six County Region (2000)

	%	Rank
Christian	55.9	1
Macoupin	55.5	2
Bond	54.2	3
Six County Region	*53.4*	-
Shelby	51.8	4
Fayette	50.8	5
Montgomery	**49.7**	**6**

Source: 2000 US Census (from Claritas)
From HH Size (Updated)

Also, note that IL (68.2), the US (67.4), and the Metro Neighbors (65.5) all had much higher percentages (is this because of old folks who have paid off their mortgages already?)

BUILDING PERMITS DATA

Definitions

These data represent the number of new privately-owned housing units authorized by building permits. A housing unit is defined as a house, an apartment, a group of rooms, or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Housing unit statistics in these tables exclude group quarters (such as dormitories and rooming houses), transient accommodations (such as transient hotels, motels, and tourist courts), "HUD-code" manufactured (mobile) homes, moved or relocated units, and housing units created in an existing residential or non-residential structure. These numbers provide a general indication of the amount of new housing stock that may have been added to the housing inventory. Since not all permits become actual housing starts and starts lag the permit stage of construction, these numbers do not represent total new construction, but should provide a general indicator on construction activity and the local real estate market.

Single family housing is the dominant form of new housing constructed in the County since 1990.

Over the past 20 years, 90 percent of units constructed in Montgomery County have been single family homes. Only 10 percent of the units built were in multi-family buildings. It is interesting to note that the majority of multi-family units were built between 1990 and 1993. In fact, 1995 and 2001 were the only other years in which multi-family units were built in the County. In other words, with the exception of four duplexes erected in 2001, all new housing constructed after 1995 has been single family homes. To illustrate this phenomenon, Montgomery averaged 1.20 units per building in the 1990s, but merely 1.01 units per building during the 2000s. For comparison, the Six County Region averaged 1.13 during the 1990s and 1.07 during the 2000s. The twenty-year average of housing units per building is nearly identical between Montgomery County (1.08) and the Six County Region (1.09). As expected, the Region has a very low average in terms of units per building compared to the Metro Neighbors and the State of Illinois, as multi-family units are more prevalent in metro areas.

Table 29. Average Annual Building Permits: Six County Region (1990-2009)

	Buildings	Units	Units Per Building
Fayette	17	19	1.12
Montgomery	23	25	1.08
Macoupin	51	53	1.03
Bond	50	56	1.13
Shelby	64	66	1.04
Christian	78	90	1.15
Six-County Region	**283**	**309**	**1.09**

Source: US Census Bureau, Building Permits Database
Note: buildings and units are rounded to the nearest whole number.

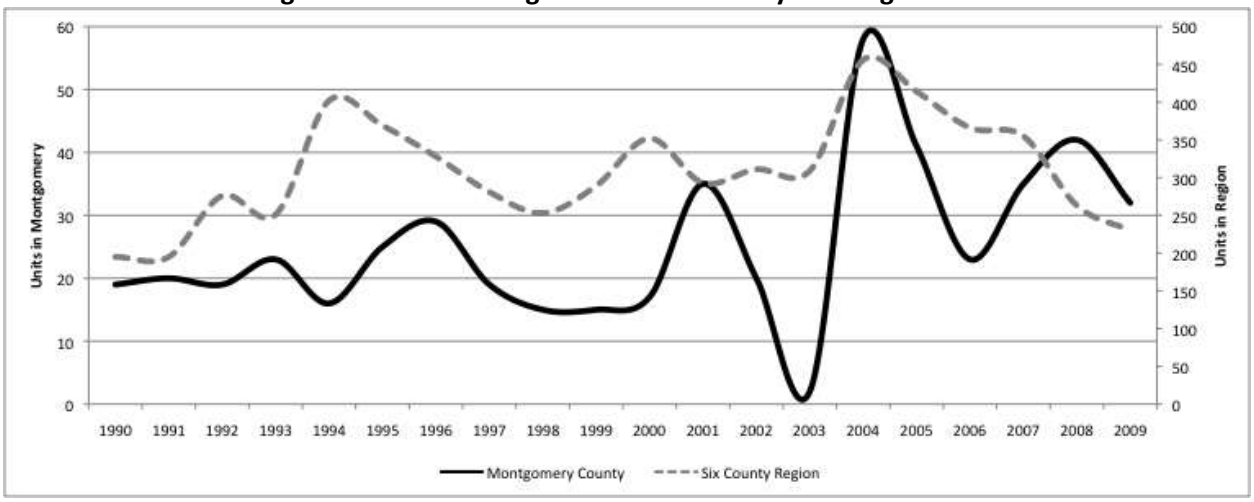
Montgomery has seen very little construction compared to the rest of the Region.

Over the past two decades, only about 25 housing units per year were constructed in Montgomery County. Although this figure is higher than Fayette, the rest of the counties in the Six County Region all averaged at least twice as many units per year. Christian actually averaged more than three times as much growth in terms of new residential construction, aided in part by a much higher percentage of multi-family housing units. New housing units in Montgomery only represented eight percent of new housing units in the Region over the past 20 years. For sake of comparison, the Metro Neighbors Region had about 9 times the amount of new units built over this time period. Both the Metro Neighbors (1.21) and Illinois (1.33) had substantially higher figures than the Six County Region (1.09) in terms of the number of units per building, meaning there was a much higher percentage of multi-family units.

Construction in Montgomery County has been higher over the past 6 years than the past 20 years.

Over the past 6 years (2004-2009), Montgomery has seen an average of 38.5 housing units built per year, which is significantly higher than the 20-year average of only 25.3. Furthermore, the average over the past 6 years is essentially twice as high as the average (19.6 units per year) over the previous 14 years.

Figure 8. New Housing Units Authorized by Building Permits



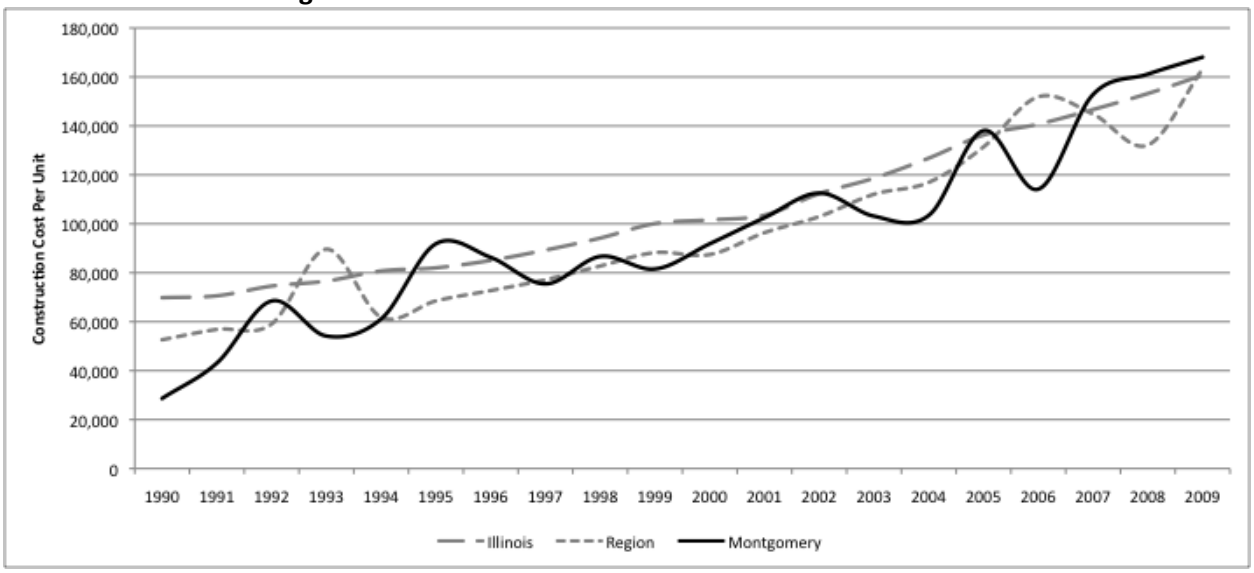
Source: US Census Bureau, Building Permits Database
Note: Montgomery's reported figure of 2 units for 2003 is an extreme outlier and is, most likely, inaccurate.

Montgomery County follows a similar pattern of housing unit construction as the Region.

Although the number of units constructed per year in the Region has risen and fallen over the past 20 years, it hit its peak in 2004 and has since declined rather dramatically over the past 6 years, dropping by 50 percent in terms of the number of new units constructed per year. .. The number of units constructed per year in Montgomery also peaked in 2004 and witnessed a 50 percent decline over the past 6 years. Judging by the figure, Montgomery County seems to

follow the county's pattern with a year's worth of lag time between peaks and valleys in residential development. This may simply mean that Montgomery County, since building permits are not used, has a year's lag time behind the Region because of the alternative way new housing units are recorded in the County. The State of Illinois peaked in 2005, but has tanked as the housing crisis has taken its toll. The number of new units constructed in 2005 was about six times higher than the total reported only 4 years later, in 2009.

Figure 9. Construction Cost Per Unit of New Construction



Source: US Census Bureau, Building Permits Database
Note: the 2004 reported value for Montgomery was doubled in this figure for a more accurate representation.

Average construction costs per unit have steadily risen over the years.

Across the board, average construction costs per unit have steadily grown over the past 20 years. As labor and material costs have slowly increased, construction costs have followed suit. This general trend holds true for Montgomery County, the Region, and the State. It is interesting to note that per unit construction costs for multi-family units are generally much lower than for single-family units. This is evident in Montgomery County, where per unit construction costs for single-family units were approximately twice as high as two-family units and about three times more expensive than multi-family buildings with three or more family units in their respective years. This helps explain why the County averages are much lower than the Region averages in 1990, 1991, and 1993, the only years in which more multi-family units than single-family homes were constructed in Montgomery. With the exception of the 2004 figure (probably a data recording error), Montgomery County's annual figures are very similar to those of the Region as a whole. With such a small sample size in the County, figures tend to change rather dramatically from year to year.

Montgomery County's average construction cost per unit matches the Region's.

Both Montgomery County and the Six County Region have an average construction cost per unit of just under $100,000 over the past 20 years. Currently (2009), they both have an average

construction cost of approximately $165,000 per unit. This figure is expected to continue climbing as various input costs continue to rise. Compared to the State, annual per unit construction costs have traditionally been about $10,000-$15,000 cheaper in the Region, but they are now about equal. With this said, one should note that there is a much higher percentage of multi-family units statewide, which have lower per unit construction costs than the traditional single-family units that are so prevalent in Montgomery County and the Region.

Building Notification Process / Building Code Enforcement

The building notification process currently being used in Montgomery County is not exactly a permitting process. Instead, the building notification is simply one part of a three-step process, as the county assessor collects the building notification forms. The county engineer also takes a look at the property and a 911 address is required to be established in order to receive utility services. The health department inspects septic systems. The building notification form is filed with the county assessor, but there are no fees charged. Essentially, this form is recommended, but not required, by the county. There are no fines imposed for failing to complete the form and there are no building codes in place to be inspected and enforced. It is recommended that a formal building code and building permitting process be adopted by the county, not simply to track new construction or major renovations, but also to ensure that quality housing is being built (or renovated) aiding in the long-term protection of the health, safety, and welfare of all county residents. With an extremely old and most likely substandard stock of housing, a formal building code and permitting process will benefit the county in many ways, especially in terms ensuring quality and safe housing. Although a small fee would most likely need to be imposed to cover the administrative and inspective costs, the benefits would certainly outweigh the costs. In fact, housing prices may also increase as a result of its implementation, since new homeowners could be assured of a certain quality standard of construction.

Also, structural improvement permits for renovations are encouraged, but not enforced in the County. There are numerous surveyors who are currently working on platting all existing subdivisions in order to comply with the state plat act. Furthermore, the subdivision ordinance, adopted more than 30 years ago (in 1979), has been reviewed with a recommendation to bring it up-to-date.

It is hard to gauge current trends without a formal permitting system.

The 2008 PCensus estimate for the number of housing units built between 2000 and 2008 (assuming they all remain) is 965, which puts it on pace to surpass the previous 10-year figure (1990-2000) of 1,031 structures. Looking more closely at the numbers, the updated estimates expect many (over 300) of the oldest (pre-1940) structures and some (about 100 per decade, from the 40s through the 70s) of the intermediate-aged units to be removed from the county's housing stock. Unfortunately, the county does not keep detailed records (such as through a building permitting process) to understand the changing housing market. Data from the 2010 Census will help gauge the actual growth in new housing units, as well as the decline in older housing units, over the past decade. Although there is a structural improvement notice that is

required in the unincorporated area of the county, there is little oversight of new building construction

Housing Projections

The projected demand for new housing will be closely tied to population growth, consumer preferences and demographic trends. While it is impossible to predict consumer preferences for the next two decades it is possible to estimate population growth and make educated guesses about demographic trends.

	2010		2020		2030		Change 2010-2030	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
0-4	1,659	5.9%	1,543	5.6%	1,562	5.7%	-98	-5.9%
5-9	1,909	6.8%	1,613	5.8%	1,609	5.9%	-299	-15.7%
10-14	1,844	6.5%	1,760	6.3%	1,652	6.0%	-192	-10.4%
15-19	1,778	6.3%	1,740	6.3%	1,534	5.6%	-244	-13.7%
20-24	1,245	4.4%	1,178	4.2%	1,347	4.9%	101	8.1%
25-29	1,365	4.8%	1,313	4.7%	1,306	4.8%	-59	-4.3%
30-34	1,418	5.0%	1,336	4.8%	1,265	4.6%	-153	-10.8%
35-39	1,821	6.5%	1,670	6.0%	1,628	5.9%	-193	-10.6%
40-44	1,911	6.8%	1,643	5.9%	1,563	5.7%	-347	-18.2%
45-49	2,142	7.6%	1,813	6.5%	1,652	6.0%	-490	-22.9%
50-54	2,249	8.0%	1,907	6.9%	1,625	5.9%	-624	-27.7%
55-59	1,995	7.1%	2,096	7.5%	1,742	6.4%	-253	-12.7%
60-64	1,642	5.8%	2,127	7.7%	1,773	6.5%	132	8.0%
65-69	1,277	4.5%	1,795	6.5%	1,842	6.7%	565	44.3%
70-74	1,091	3.9%	1,382	5.0%	1,762	6.4%	671	61.5%
75-79	952	3.4%	1,022	3.7%	1,416	5.2%	464	48.8%
80-84	835	3.0%	748	2.7%	955	3.5%	120	14.4%
85+	1,056	3.7%	1,103	4.0%	1,194	4.4%	138	13.1%
Total	28,188	100.0%	27,788	100.0%	27,428	100.0%	-760	-2.7%
0-19	7,190	25.5%	6,655	24.0%	6,357	23.2%	-833	-11.6%
20-29	2,610	9.3%	2,491	9.0%	2,653	9.7%	43	1.6%
65+	5,211	18.5%	6,051	21.8%	7,170	26.1%	1,959	37.6%

In order to allow for growth, there must be a variety of housing choices available in the County. While development should be encouraged (or, at least, not discouraged), it should be required to develop in a manner that minimizes its impact on the budgets of the taxing districts, and therefore, reduces the tax burden placed on the residents. Understanding that there will be pressure to develop land that is currently in agricultural use, housing development will impact various taxing districts within the County that are in charge of providing services to these residents. Requiring compact and contiguous development will reduce costs both to taxing districts and also to the taxpayers. It is costly and inefficient to provide services to scattered rural, large-lot development containing a relatively small number of residents. Also, new residents in rural areas often demand the same level of services (such as police/fire/ambulance,

public sewer and water, trash service, and transportation infrastructure) that they have received in urban areas. By concentrating development, it is less expensive to build and maintain infrastructure, is more efficient, protects farmland, and helps reduce conflict between incompatible uses.

HOUSING PROGRAMS

The Montgomery County Housing Authority (MCHA) has four different housing programs. They also own and operate a number of properties, including many elderly apartments. The most recent development by MCHA was the conversion of the new Brown Shoe Factory Lofts.

CEFS runs a program with housing vouchers, which are similar to Section 8, but are tied to structures instead of people. Although this is not as flexible as the Section 8 program, a small renter surcharge helps to fund this program where CEFS redistributes this money throughout their region.

CONCLUSION

Keep in mind that housing is closely tied to other recommendations and decisions, especially with whether the county should try to become even more of a bedroom community. The following are some general guidelines for improving housing conditions.

General:

- Conduct a housing needs assessment to find specific gaps between supply and demand, services, vacancies, etc. Also, a housing survey could be conducted to gauge the present condition of structures and brainstorm ways to improve the current housing stock, which is extremely old and has relatively little market value. An analysis of the effects of the housing crisis can also help guide strategic efforts for helping residents seeking assistance with facing foreclosure, seeking affordable housing options, or any other needs.
- Support MCHA by working with them to understand the housing needs of the County as they change. Provide extra funding assistance to increase staffing in order to leverage additional grant funding.

Affordable Housing:

- Local governments should encourage the maintenance and development of affordable housing in their community. For example, they can help each other by sharing resources and expertise and supporting non-profit organizations that provide services and housing.
- Provide programs to help people become homeowners.
- Provide funding and programs to support people struggling to make mortgage payments.

Community Aesthetics:

- Provide a program that helps fund exterior home and yard maintenance projects. For example, volunteer groups could lend a hand for older homeowners not capable of doing simple projects on their homes. Also, people could donate their time (and trucks) to help haul away old cars and other junk on their property to improve the appearance of their home.
- A small loan program could encourage people to make changes, such as minor rehabilitation work.

Education:

- An education campaign can be used to keep people informed about various programs that are available to residents. For example, people could take advantage of certain state and federal programs that provide tax rebates for certain energy-efficient appliances. Something along the lines of a monthly newsletter could be distributed on top of providing information (or simply links) about various opportunities on the County's website.
- The planning commission, along with the MCHA, municipal officials, and other members of the public, should help spread the word about the contents of the plan and this chapter. They should be reminded that housing has an important relationship with economic development, land use, transportation, and other elements of the plan.

Growth Controls:

- Regulatory tools such as zoning and subdivision regulations can be used to control the timing, location, and type of development that occurs in the County.
- Update subdivision regulations to allow (or require) smaller lots, use existing services, connect to other residential areas, be buffered from commercial and industrial areas, etc. Employ best management practices.
- Provide incentives for infill development.

Housing Choices:

- Provide incentives for developers to build different types of housing. Consult the population element of the plan to gauge the expected changes in housing demand based on the changing age structure of the County and trends in migration.
- Find funding to help demolish vacant, abandoned houses that are falling apart.
- Provide monetary assistance for people restoring historic homes.
- Provide more quality rental housing; either rehabilitate properties or support new construction.

Safe Housing:

- Instituting a building code and requiring building permits would help ensure safe construction and encourage people to provide basic maintenance. Basic building codes should not discourage development. Building permits would also allow the county to track new development. A small fee could be charged with each permit application in order to help fund inspections.

- Employing a countywide code enforcement officer could be a great option and cost sharing could be used to pay for their services.
- Inspections of rental housing could also be conducted every year or two to keep landlords honest, making sure that adequate repairs, services, and maintenance are provided for tenants.

Evaluation and Revision: As with the rest of the plan, the housing element must be updated periodically. In order to do so, an evaluation process needs to be conducted in order to gauge trends, redefine any vision or goals, and propose an update or revision of various housing programs and strategies based on their effectiveness. The evaluation process can be incorporated into the plan revision process and a quality evaluation can make it easier to revise the housing element of the comprehensive plan. It is important to include a number of housing professionals (including realtors, MCHA representatives, etc.) when evaluating and revising the housing element.

ECONOMIC DEVELOPMENT

INTRODUCTION

"Economic development is a choice. It is willed within an economy. Economic development occurs when local leaders choose to identify, invest in, and develop their list of comparative advantages to enable workers, firms, farms, and industries to better compete." ~ Steve Buttress

The current economic crisis highlights the need for Montgomery County to create future business development strategies that will retain and create jobs, increase household incomes and enhance workforce skills. Results from the surveys of households, leaders and the agricultural community clearly indicate the need for quality, well-paying jobs is the highest priority for county residents. In order to create a comprehensive countywide economic development plan it is important to understand the composition of the local economy, how it changed over time and what assets and strengths the County can deploy to improve future development prospects. Economic development is naturally very reactive in nature and good planning will improve the efficiency and success rate of development efforts.

The analysis of long term economic trends is handicapped by a radical change in the classification of businesses that occurred in 2002. In that year all federal statistical sources converted to the North American Industry Classification System (NAICS) from the Standard Industrial Code (SIC) system. This change precludes comparison of industry sectors and trends since 2002 with previous years. The following analysis will focus on trends and conditions since 2002.

KEY FINDINGS

- Montgomery County has experienced a net loss of 428 jobs between 2002 and 2010. The recent job losses follow moderate employment growth trends between 1990 and 2000.
- Mining, Retail and Finance and Insurance industries experienced the greatest job growth between 2002 and 2010 while Manufacturing and Service industries experienced the largest decline in job numbers between 2002 and 2010.
- Unique industries with disproportionately large employment levels reflect the importance of natural resources. Those industries include mining, agriculture, and electric power generation.
- Employment forecasts through 2016 from different government and private sources provide contrasting estimates of future job growth. Given recent trends employment levels are expected to remain near current levels or decrease slightly. Manufacturing employment which has been losing jobs is expected to continue that trend while mining employment is projected to increase.

- Since 2000 the proportion of Montgomery County residents commuting to other counties for work has increased significantly. Similarly, the proportion of Montgomery County jobs held by in-commuters has greatly increased.
- There is a difference in the wage levels earned by individuals who live and work in Montgomery County and those who in-commute or out-commute. Out-commuters earn the highest wages, followed by in-commuters; people who both live and work in Montgomery earn the lowest wages.
- Since at least the mid 1970s Montgomery County has experienced higher unemployment levels than the neighboring counties, the state, and the nation. Montgomery County's unemployment rate between 1976 and 2009 was on average 2.2 percentage points greater than the state's level, and 1.2 percentage points greater than the six-county regional average.
- Educational Attainment levels in Montgomery County are similar to surrounding rural counties but lower than the Metro Neighbors and Illinois. Compared to the state, Montgomery County has a greater proportion of the adult population with less than a high school diploma, and a smaller proportion with Bachelor's degrees or higher.
- In Montgomery County the number of wage and salary jobs increased between 1970 and 2008 from 8,380 to 10,339. However wage and salary jobs decreased between 2000 and 2008 from 12,047 to 10,339.
- Between 1970 and 2008 the number of proprietors in Montgomery County shrank from 3,880 to 3,831. However, the number grew between 2000 and 2008 from 3,654 to 3,831.
- Proprietor income in Montgomery County decreased in real terms between 1970 and 2008 from $115 million to $98.7 million. However, proprietor income increased between 2000 and 2008 from $66.7 million to $98.7 million. Average proprietor income is less than wage and salary workers.
- Wage and Salary disbursements in Montgomery County increased in real terms between 1970 and 2008 from $254.6 million to $341.7 million. However, wage and salary disbursements shrank between 2000 and 2008 from $361.6 million to $341.7 million.
- Non-labor income which includes transfer payments, retirement income, and income from dividends and rent increased as a proportion of total income from 28.5 percent in 1970 to 42.3 percent in 2008. Transfer payment income nearly doubled from 12.1 percent in 1970 to 23.9 percent in 2008.
- In 2008 Montgomery County had a greater proportion of non-labor income than all of its neighboring counties, with the exception of Fayette.
- Total retail sales in 1990 dollars in the county grew from $180,418,913 in 1990 to $207,127,462 in 2009, an increase of 14.8 percent. However, retail sales figures in 2009 are down from their peak levels in 2006.

- Between 1990 and 2008 retail sales grew in Agriculture, Drug and Miscellaneous Retail Stores, Drinking and Eating Places, and General Merchandise. Sales shrank in Food, Apparel, Furniture, Household and Radio, and Lumber, Building and Hardware.

INDUSTRIAL EMPLOYMENT

The top four industries in Montgomery County in 2010 in terms of number of jobs are Government, Retail Trade, Health Care and Social Assistance, and Agriculture. Each of these industries provided over 1,000 jobs in 2010. Additionally, all of these industries with the exception of Government grew in terms of number of jobs between 2002 and 2010. However, the most rapidly growing industry both in relative and absolute terms over this period was Mining. There were an estimated 249 mining jobs in 2002, and 519 in 2010 a change of 270 jobs or 108 percent. The most rapidly declining industry in Montgomery County over the past 9 years has been Manufacturing. In 2002 there were an estimated 1,329 manufacturing jobs in the county. By 2010 the number of manufacturing jobs shrank to 700, a loss of 629 jobs or 47 percent (see Table).

Table 30. Jobs by Industry (2-digit NAICS) in Montgomery County, 2002-2010 Change

Industry	2002 Jobs	2010 Jobs	Change	% Change	2010 Share
Government	2,033	1,933	(100)	(5%)	14.0%
Retail Trade	1,741	1,868	127	7%	13.6%
Health Care and Social Assistance	1,701	1,735	34	2%	12.6%
Agriculture, Forestry, Fishing and Hunting	1,049	1,053	4	0%	7.6%
Accommodation and Food Services	1,069	902	(167)	(16%)	6.6%
Finance and Insurance	670	859	189	28%	6.2%
Manufacturing	1,329	700	(629)	(47%)	5.1%
Other Services (except Public Administration)	931	681	(250)	(27%)	4.9%
Construction	624	615	(9)	(1%)	4.5%
Wholesale Trade	492	528	36	7%	3.8%
Mining, Quarrying, and Oil and Gas Extraction	249	519	270	108%	3.8%
Administrative and Support and Waste Management and Remediation Services	399	468	69	17%	3.4%
Professional, Scientific, and Technical Services	481	461	(20)	(4%)	3.3%
Real Estate and Rental and Leasing	319	393	74	23%	2.9%
Transportation and Warehousing	519	387	(132)	(25%)	2.8%
Utilities	246	283	37	15%	2.1%
Information	146	153	7	5%	1.1%
Arts, Entertainment, and Recreation	131	153	22	17%	1.1%
Educational Services	67	77	10	15%	0.6%
Management of Companies and Enterprises	<10	<10	--	--	--
Total	**14,196**	**13,768**	**(428)**	**(3%)**	**100.0%**

Source: EMSI Complete Employment - 4th Quarter 2010

A more detailed look at each of the top four industries in Montgomery County provides additional information about the types of jobs available in the county. Within the Government industry most jobs are in Local Government. Local government, which includes public school

employment, provides 1,432 of the 1,933 total government jobs. The average earnings per worker in local government is $46,542. Non-military federal government jobs pay on average $96,078 which is the most within the government industry. However, there were only 36 of these jobs in the county in 2010 (see Table).

Table 31. Montgomery County Jobs and Earnings per Worker in the Government Industry

Sub Industry	2002 Jobs	2010 Jobs	2010 EPW	2010 Establishments
Local government	1,462	1,432	$46,542	64
State government	474	401	$59,530	2
Federal government, military	67	64	$45,903	0
Federal government, civilian, except postal service	30	36	$96,078	7
Total	**2,033**	**1,933**	**$50,144**	**73**

Source: EMSI Complete Employment - 4th Quarter 2010

Within Montgomery County's Retail Trade industry the most jobs are found in Warehouse Clubs and Supercenters. This sub industry provides 332 jobs, many of which are in the Wal-Mart Super Center in Litchfield. The spike in Retail sector jobs between 2002 and 2010 is almost entirely due to the opening of the Wal-Mart Super Center. The other top employing sub industries within the Retail Trade industry are Automotive Parts and Accessories Stores, Other Direct Selling Establishments, Supermarkets and Other Grocery, and Gasoline Stations with Convenience Stores. These industries provided 174, 171, 159, and 142 jobs respectively. Among the top ten 6-digit retail trade industries in Montgomery County in terms of employment, average earnings per worker are highest in New Car Dealers which lost jobs between 2002 and 2010. The average worker in new car dealerships earns $37,767. Conversely, average earnings in Other Direct Selling Establishments were the lowest at $5,557. Other direct selling establishments include in-house sales (i.e. party plan merchandising such as Mary Kay), truck or wagon sales, or portable stalls (i.e. street vendors) (see table).

Table 32. Montgomery County Jobs and Earnings per Worker in the Top Ten Retail Trade Industries

Description	2002 Jobs	2010 Jobs	2010 EPW	2010 Establishments
Warehouse Clubs and Supercenters	0	332	$24,427	1
Automotive Parts and Accessories Stores	16	174	$17,454	3
Other Direct Selling Establishments	168	171	$5,557	1
Supermarkets and Other Grocery (except Convenience) Stores	135	159	$22,456	8
Gasoline Stations with Convenience Stores	135	142	$19,492	19
All Other General Merchandise Stores	67	114	$22,853	4
Pharmacies and Drug Stores	87	111	$33,313	10
New Car Dealers	138	102	$37,767	4
All Other Miscellaneous Store Retailers (except Tobacco Stores)	33	63	$32,095	3
Motorcycle, ATV, and Personal Watercraft Dealers	27	39	$31,420	2
Total	**1,741**	**1,868**	**$22,789**	**105**

Source: EMSI Complete Employment - 4th Quarter 2010

The Healthcare and Social Assistance industry was the third largest employer in Montgomery County in 2010. General medical and surgical hospitals provided that largest number of jobs

within the industry in Montgomery County in 2010. 493 jobs were in general hospitals, but this was down from 2002 employment levels of 586. Other top employing sub industries included Nursing Care Facilities, Ambulance Services, Child Day Care Services, and Offices of Physicians. These industries provided 440, 161, 142, and 130 jobs respectively. Among the top ten 6-digit Healthcare and Social Assistance industries in Montgomery County in terms of employment, average earnings per worker were highest in the Diagnostic Imaging Centers industry. The average worker in this industry earned an annual wage of $73,166. The industry which had the lowest average earnings per worker was Child Day Care Services at $9,522 (see Table X).

Table 33. Montgomery County Jobs and Earnings per Worker in the Top Ten Healthcare and Social Assistance Industries

Description	2002 Jobs	2010 Jobs	2010 EPW	2010 Establishments
General Medical and Surgical Hospitals	586	493	$39,470	2
Nursing Care Facilities	365	440	$21,083	7
Ambulance Services	37	161	NA	4
Child Day Care Services	145	142	$9,522	4
Offices of Physicians (except Mental Health Specialists)	135	130	$63,437	13
Services for the Elderly and Persons with Disabilities	<10	65	--	3
Diagnostic Imaging Centers	21	47	$73,166	2
Offices of Dentists	32	40	$29,181	6
Home Health Care Services	22	33	$19,525	0
Continuing Care Retirement Communities	74	31	$48,459	2
Total	**1,701**	**1,735**	**$37,223**	**63**

Source: EMSI Complete Employment - 4th Quarter 2010

Agriculture, Forestry, Fishing and Hunting was Montgomery County's fourth largest industry in terms of employment in 2010. The overwhelming majority of jobs within this industry were in crop and animal production. Crop and animal production accounted for 935 of the 1,053 total jobs. Postharvest Crop Activities, Crop Harvesting Primarily by Machine, Support Activities for Animal Production, and Farm Labor Contractors and Crew Leaders rounded out the top five sub industries providing 37, 24, 14, and 12 jobs respectively. Estimated annual average earnings per worker were highest in Crop and Animal Production at $39,882. Farm labor contractors and crew leaders earned the lowest average annual wage per worker at $13,665.

Table 34. Jobs and Earnings per Worker in the Top Five Agriculture, Forestry, Fishing and Hunting Industries

NAICS Code	Description	2002 Jobs	2010 Jobs	2010 EPW	2010 Establishments
11A000	Crop and animal production	985	935	$39,882	11
115114	Postharvest Crop Activities (except Cotton Ginning)	<10	37	--	2
115113	Crop Harvesting, Primarily by Machine	15	24	$19,487	0
115210	Support Activities for Animal Production	<10	14	--	0
115115	Farm Labor Contractors and Crew Leaders	11	12	$13,665	0
	Total	**1,049**	**1,053**	**$38,317**	**13**

Source: EMSI Complete Employment - 4th Quarter 2010

OCCUPATIONAL EMPLOYMENT

The top three occupations in Montgomery County by 2-Digit Standard Occupational Classification (SOC) in 2010 were Sales and related occupations, Office and administrative support occupations, and Management occupations. These occupations provided 1,856, 1,635, and 1,622 jobs respectively. Despite being among the top occupations in terms of employment, both Management occupations and Office and administrative support occupations lost jobs between 2002 and 2009. The occupation which saw the most rapid relative growth between 2002 and 2009 was Farming, fishing and forestry occupations. This occupation had 149 jobs in 2002 and 203 jobs in 2009, an addition of 54 jobs or an increase o 36.2 percent. Construction and extraction occupations had the greatest absolute growth from 694 jobs in 2002 to 871 jobs in 2010. The most rapidly declining occupation in relative terms was Community and social service occupations. In 2002 there were 193 jobs within the occupation; by 2010 the number of jobs shrank by 24.4 percent to 146. Office and administrative support occupations saw the greatest absolute job loss over the same time period. In 2002 the occupation had 1,836 jobs, by 2010 the number had shrunk to 1,635, a loss of 201 jobs (see Table).

Table 35. Jobs by Occupation (2-digit SOC) in Montgomery County, 2002-2010 Change

Occupation	2002 Jobs	2010 Jobs	Change	% Change	2010 Share
Sales and related occupations	1,690	1,856	166	9.8%	15.2%
Office and administrative support occupations	1,836	1,635	(201)	-10.9%	13.4%
Management occupations	1,634	1,622	(12)	-0.7%	13.3%
Food preparation and serving related occupations	986	913	(73)	-7.4%	7.5%
Healthcare practitioners and technical occupations	784	873	89	11.4%	7.1%
Construction and extraction occupations	694	871	177	25.5%	7.1%
Education, training, and library occupations	771	745	(26)	-3.4%	6.1%
Installation, maintenance, and repair occupations	629	574	(55)	-8.7%	4.7%
Business and financial operations occupations	405	525	120	29.6%	4.3%
Building and grounds cleaning and maintenance occupations	541	508	(33)	-6.1%	4.2%
Personal care and service occupations	442	502	60	13.6%	4.1%
Healthcare support occupations	363	385	22	6.1%	3.1%
Protective service occupations	326	313	(13)	-4.0%	2.6%
Arts, design, entertainment, sports, and media occupations	235	220	(15)	-6.4%	1.8%
Farming, fishing, and forestry occupations	149	203	54	36.2%	1.7%
Community and social services occupations	193	146	(47)	-24.4%	1.2%
Architecture and engineering occupations	155	136	(19)	-12.3%	1.1%
Computer and mathematical science occupations	98	99	1	1.0%	0.8%
Life, physical, and social science occupations	51	56	5	9.8%	0.5%
Legal occupations	50	47	(3)	-6.0%	0.4%
Total	**12034**	**12229**	**195**	**1.6%**	**100.0%**

Source: EMSI Complete Employment - 4th Quarter 2010

LOCATION QUOTIENTS

Location quotients are a measure of which industries a given area specializes in. Location quotients divide the number of jobs in a given industry in a given area by the number of jobs that would be expected in that industry if the proportion of that industry's employment out of total employment matched some benchmark area. For example assume the nation is used as a benchmark and information technology jobs make up one percent of the nation's total jobs. If there were 1,000 total jobs in all industries within Montgomery County we would expect 10 jobs in information technology if Montgomery's proportion matched that of the nation. If there were actually 12 information technology jobs in Montgomery County then the location quotient would be calculated by taking the actual number of jobs (12) and dividing it by the expected number of jobs (10). Therefore, Montgomery County would have a location quotient in the information technology industry of 1.2. A location quotient greater than 1 indicates that an area specializes in the given industry. A location quotient less than 1 indicates that jobs in the given industry are underrepresented.

Table 36. Location Quotients for 2-Digit NAICS Industries in Montgomery County

NAICS Code	Description	2002 Jobs	2010 Jobs	% Change	2002 LQ	2010 LQ
22	Utilities	246	279	33	4.68	5.81
21	Mining, Quarrying, and Oil and Gas Extraction	249	548	299	3.84	4.73
11	Agriculture, Forestry, Fishing and Hunting	1,049	1,057	8	3.24	3.79
44-45	Retail Trade	1,741	1,878	137	1.11	1.34
52	Finance and Insurance	670	859	189	0.98	1.15
62	Health Care and Social Assistance	1,701	1,753	52	1.25	1.14
42	Wholesale Trade	492	542	50	0.93	1.11
90	Government	2,033	1,912	(121)	1.03	0.99
81	Other Services (except Public Administration)	931	682	(249)	1.29	0.95
72	Accommodation and Food Services	1,069	887	(182)	1.14	0.92
23	Construction	624	652	28	0.74	0.91
48-49	Transportation and Warehousing	515	387	(128)	0.97	0.79
31-33	Manufacturing	1,329	672	(657)	0.97	0.69
53	Real Estate and Rental and Leasing	319	390	71	0.65	0.66
51	Information	146	156	10	0.45	0.60
56	Administrative and Support and Waste Management and Remediation Services	399	475	76	0.47	0.58
71	Arts, Entertainment, and Recreation	131	148	17	0.47	0.49
54	Professional, Scientific, and Technical Services	481	454	(27)	0.55	0.48
61	Educational Services	67	81	14	0.24	0.25
55	Management of Companies and Enterprises	<10	<10	NA	0.06	0.05

Source: EMSI Complete Employment - 4th Quarter 2010

When benchmarking Montgomery County's industrial makeup against that of the nation, Utilities, Mining and Agriculture emerge as the major industry sectors with the largest location quotients. Given the total number of jobs in Montgomery County the estimated number of Utility jobs is nearly six times greater than would be expected if the proportion of Utility jobs matched that of the nation. The Mining (LQ = 4.73) and Agriculture (LQ = 3.79) sectors also have

large location quotients. However, due to the place based nature of these jobs which are contingent upon specific resource endowments it is not uncommon to see high industrial location quotient. In other words, the vast majority of places do not have a power plant, coal and rich agricultural land.

While Montgomery County has proportionally more jobs in certain industries than the national economy, there are also industries with proportionally less jobs than the national economy. Among the most important major employment sectors that have LQ's less than one and lost employment between 2002 and 2010 are Manufacturing and Transportation and Warehousing. These sectors are often the targets for industry retention, expansion and recruitment. Declines in the service sectors, Other Services (except Public Administration) and Accommodation and Food Services, that have been growth sectors over the last two decades speaks to the impact of the economic recession.

Table 37 displays location quotients for specific types of businesses that have large location quotients and employment greater than 100 in 2010. The 279 percent growth in coal mining employment over the last few years contributed to an enormous increase in the location quotient. The Coffeen Power Station explains the large location quotient for Electric Power Generation. Of particular importance are the growing health care businesses, Other Ambulatory Health Care Services and Nursing Care Facilities, which are likely to continue to expand as the population ages increasing demand for these services.

Table 37. 4-Digit NAICS Industries in Montgomery County with Location Quotients Greater than 2.0 and 2010 Employment Greater than 100

NAICS Code	Description	2002 Jobs	2010 Jobs	% Change	2002 LQ	2010 LQ
2121	Coal Mining	102	387	279%	15.38	54.9
2211	Electric Power Generation, Transmission and Distribution	246	283	15%	6.5	8.41
6219	Other Ambulatory Health Care Services	37	162	338%	1.67	6.17
3363	Motor Vehicle Parts Manufacturing	515	199	-61%	8.11	5.86
4239	Miscellaneous Durable Goods Merchant Wholesalers	78	153	96%	2.27	4.54
3323	Architectural and Structural Metals Manufacturing	136	125	-8%	3.86	4.5o
11A0	Crop and animal production	985	935	-5%	3.91	4.42
6231	Nursing Care Facilities	365	440	21%	2.66	3.28
4471	Gasoline Stations	175	171	-2%	2.15	2.46
5221	Depository Credit Intermediation	416	344	-17%	2.74	2.41

Source: EMSI Complete Employment - 4th Quarter 2010

EMPLOYMENT FORECASTS

Employment levels in industries within Montgomery County will continue to fluctuate based both on local and external economic factors. One of the functions of the Illinois Department of Employment Security (IDES) is to produce a series of industrial employment level projections for each county in Illinois. IDES latest series of projections are ten year projections based on their 2006 employment estimates. According to IDES, the industry within Montgomery County which will see the largest relative growth is Arts, Entertainment and Recreation. In 2006 there were an estimated 96 jobs within the industry. IDES projects that number of jobs within the industry will grow to 112 by 2016, an increase of 16.7 percent. Despite being the fastest growing industry in relative terms, the Arts, Entertainment and Recreation industry will provide only a modest number of jobs. The industry which is projected to add the largest total number of jobs is Health Care and Social Assistance. The estimated employment within this industry in 2006 was 1,574. The projected employment level in 2016 is 1,789. This represents the addition of 214 jobs, and a growth of 13.6 percent. The other industries that are projected to add at least 10 percent more jobs include Accommodation and Food Services and Educational Services (see Table EDx).

Table 38. IDES Industry Employment & Projections for Montgomery County (2006-2016)

Industry Title	2006 Estimated Employment	2016 Projected Employment	Total 2006-2016 Employment Change	Annual Avg. Percent Change	Total Percent Change
Arts, Entertainment and Recreation	96	112	16	1.53	16.7
Accommodation and Food Services	870	994	124	1.34	14.3
Health Care and Social Assistance, Private and Public	1,574	1,789	214	1.29	13.6
Educational Services, Private and Public	812	912	100	1.16	12.3
Construction	434	470	36	0.80	8.3
Personal & Other Services	357	386	29	0.80	8.1
Finance and Insurance, Total	441	464	23	0.51	5.2
Wholesale Trade	486	505	20	0.40	4.1
Retail Trade	1,595	1,647	52	0.32	3.3
Professional, Scientific & Tech. Services	263	271	8	0.31	3
Administrative & Waste Mngmnt. Services	232	238	6	0.27	2.6
Real Estate and Rental and Leasing	44	45	1	0.18	2.3
Management of Companies and Enterprises	5	5	0	0.00	0
State Government, exc. Educ. & Hosp.	763	720	-43	-0.58	-5.6
Agricultural Production, Total	1,024	949	-75	-0.76	-7.3
Manufacturing, Total	194	172	-22	-1.19	-11.3
Information	138	118	-19	-1.50	-13.8
Natural Resources and Mining, including Logging	287	151	-136	-6.20	-47.4
TOTAL, ALL INDUSTRIES	**12,832**	**13,147**	**314**	**0.24**	**2.4**

Source: IL Dept. of Employment Security, Projections Unit

IDES is only one of many sources for industrial employment projections. In addition to projections generated by public agencies, there are several private companies who specialize in employment forecasts. Among these companies is Economic Modeling Specialists Incorporated (EMSI). Data for the growth of 2-Digit NAICS industries within Montgomery County is also

available from EMSI. Examining the data from EMSI highlights the variability that is possible with employment projections and estimates from different sources. These differences become even more apparent in a relatively small county like Montgomery.

According to the EMSI projections the industry which will experience the most rapid relative growth between 2006 and 2016 is Educational Services. In 2016 there were an estimated 53 jobs in Educational Services; by 2016 there will be an estimated 95 which is an increase of 79.2 percent. The estimates for the Educational Services industry from EMSI are in stark contrast to those from IDES. IDES estimated that there were 812 jobs within the Educational Services industry in 2006. This discrepancy is likely due to a difference in definitions between the two data sources. EMSI projects that the industry which will add the overall greatest number of jobs is Finance and Insurance. In 2006 there were an estimated 642 jobs within the industry. EMSI projects that the employment level in 2016 will be 997, an increase of 355 jobs or 55.3 percent. Other industries which are projected to see in excess of 10 percent growth in the number of jobs between 2006 and 2016 include Mining, Quarrying, and Oil and Gas Extraction, Real Estate and Rental and Leasing, Wholesale Trade and Administrative and Support and Waste Management and Remediation Services (see Table Ed-X).

Table 39. EMSI Industry Employment & Projections for Montgomery County (2006-2016)

Industry Title	2006 Estimated Employment	2016 Projected Employment	Total 2006-2016 Employment Change	Annual Avg Percent Change	Total Percent Change
Educational Services	53	95	42	7.2	79.2
Finance and Insurance	642	997	355	5.0	55.3
Mining, Quarrying, and Oil and Gas Extraction	278	425	147	4.8	52.9
Real Estate and Rental and Leasing	352	459	107	2.8	30.4
Wholesale Trade	512	620	108	1.9	21.1
Administrative and Support and Waste Management and Remediation Services	448	523	75	1.5	16.7
Professional, Scientific, and Technical Services	443	475	32	0.7	7.2
Arts, Entertainment, and Recreation	171	180	9	0.5	5.3
Government	1,867	1,950	83	0.4	4.4
Health Care and Social Assistance	1,777	1,785	8	0.0	0.5
Management of Companies and Enterprises	<10	<10	0	0.0	0.0
Manufacturing	982	516	-466	-4.3	-47.5
Information	153	152	-1	-0.1	-0.7
Accommodation and Food Services	927	910	-17	-0.2	-1.8
Other Services (except Public Administration)	711	683	-28	-0.4	-3.9
Retail Trade	2,055	1,953	-102	-0.5	-5.0
Agriculture, Forestry, Fishing and Hunting	1,067	997	-70	-0.6	-6.6
Construction	787	656	-131	-1.5	-16.6
Transportation and Warehousing	456	358	-98	-2.0	-21.5
Utilities	267	193	-74	-2.5	-27.7
TOTAL, ALL INDUSTRIES	**13,954**	**13,930**	**-24**	**0.0**	**-0.2**

Source: EMSI Complete Employment – 4th Quarter 2010

COMMUTING PATTERNS

Commuting patterns have an important influence on local economies. A large commuter shed or area that provides workers willing to commute to a job increases the size of the potential labor market. Because the labor force of an area is one of the most important factors influencing business location and expansion there is an advantage to having a large commuter shed. Montgomery County's close proximity to metropolitan areas also provides residents with an opportunity to search for work beyond county boundaries in places that have a larger and more diverse pool of job opportunities.

Where Montgomery County Residents Work

Between 1980 and 2000 the proportion of Montgomery County residents who also worked in Montgomery County decreased from 80.5 percent to 70 percent. The remaining working residents out-commuted to adjacent or nearby counties. The number one work destination for Montgomery residents working outside the county during this time period was Sangamon County. Sangamon County is the location of the relatively large city of Springfield. In 1980, 5.5 percent of all working Montgomery residents held jobs in Sangamon County. Out of all jobs held by Montgomery residents outside the county, 28.3 percent were in Sangamon. Macoupin and Christian counties were also locations where a significant number of Montgomery residents worked (see Table EDx).

Table 40. Where Montgomery Residents Worked 1980-2000

	1980			1990			2000		
County of Work	Count	Total Share	Out-Commuter Share	Count	Total Share	Out-Commuter Share	Count	Total Share	Out-Commuter Share
(Montgomery)	9,964	80.5%		9,109	74.2%		8,845	70.0%	
Sangamon	686	5.5%	28.3%	1,072	8.7%	33.8%	1,420	11.2%	37.5%
Macoupin	533	4.3%	22.0%	448	3.6%	14.1%	539	4.3%	14.2%
Christian	296	2.4%	12.2%	398	3.2%	12.5%	494	3.9%	13.0%
Madison	204	1.6%	8.4%	252	2.1%	7.9%	279	2.2%	7.4%
Fayette	135	1.1%	5.6%	140	1.1%	4.4%	219	1.7%	5.8%
Macon	178	1.4%	7.4%	198	1.6%	6.2%	168	1.3%	4.4%
Bond	42	0.3%	1.7%	144	1.2%	4.5%	149	1.2%	3.9%
St. Louis (MO)	36	0.3%	1.5%	109	0.9%	3.4%	143	1.1%	3.8%
Selected Total	12,074	97.5%	87.2%	11,870	96.6%	87.0%	12,256	97.0%	90.0%
All Others	*311*	*2.5%*		*413*	*3.4%*		*380*	*3.0%*	
TOTAL Out-Commuters	**12,385**			**12,283**			**12,636**		

Source: US Census Journey to Work and Place of Work data; reported by Bureau of Economic Analysis, Regional Economic Information System
Notes: The 1970 data are skewed because of the high percentage of "All Others," the majority of which were designated as "Not Reported."
Counties only selected if 2000 Count exceeded 100 commuters.
Figures are equal to the sum of commuters by major industry for each county of residence and county of work combination and may not match up directly with Census figures.

Out-commuter shares reported as percentage of all Montgomery residents commuting outside of the county for work.

Where Montgomery County Workers Live

Between 1980 and 2000 the proportion of all jobs in Montgomery County which were held by Montgomery County residents decreased from 79.5 percent to 74.8 percent. The remaining jobs were held by people who in-commuted to Montgomery. Macoupin County was the top county in terms of in-commuting. In 1980, 10.1 percent of all jobs in Montgomery County were held by people who lived in Macoupin. Out of all the Montgomery County jobs held by out of county residents 49.1 percent were held by Macoupin residents. By 2000, Macoupin County residents held 12.8 percent of all Montgomery County Jobs. However, Macoupin County's share of Montgomery County jobs actually shrank to 50.7 percent. This was the result of an increase in the proportion of Montgomery County jobs held by residents of Bond, Christian, Madison and Sangamon Counties (see Table).

Table 41. Where Montgomery Workers Lived 1980-2000

	1980			1990			2000		
County of Residence	Count	Total Share	In-Commuter Share	Count	Total Share	In-Commuter Share	Count	Total Share	In-Commuter Share
Montgomery	9,964	79.5%		9,109	81.7%		8,845	74.8%	
Macoupin	1,260	10.1%	49.1%	1,245	11.2%	60.9%	1,514	12.8%	50.7%
Bond	274	2.2%	10.7%	214	1.9%	10.5%	297	2.5%	9.9%
Christian	222	1.8%	8.7%	140	1.3%	6.8%	264	2.2%	8.8%
Madison	240	1.9%	9.4%	195	1.7%	9.5%	243	2.1%	8.1%
Sangamon	99	0.8%	3.9%	80	0.7%	3.9%	239	2.0%	8.0%
Fayette	126	1.0%	4.9%	65	0.6%	3.2%	119	1.0%	4.0%
Selected Total	12,185	97.2%	86.6%	11,048	99.0%	94.8%	11,521	97.4%	89.6%
All Others	*345*	*2.8%*		*106*	*1.0%*		*311*	*2.6%*	
TOTAL	**12,530**			**11,154**			**11,832**		

Source: US Census Journey to Work and Place of Work data; reported by Bureau of Economic Analysis, Regional Economic Information System
Notes: In-commuter shares reported as percentage of all non-resident workers in Montgomery County.
Counties only selected if 2000 Count exceeded 100 commuters.
Figures are equal to the sum of commuters by major industry for each county of residence and county of work combination and may not match up directly with Census figures.

Short Term (2002-2008) Trends

It should be noted that the data in this section are not directly comparable with those reported in the previous long term commuting trends section because of the way the data was collected. The data in this section only includes primary jobs. It does not include data for any second jobs held by Montgomery workers or residents. However, this data has the advantage of allowing place level employment counts.

Between 2002 and 2008 an increasing number of Montgomery County residents held jobs outside the county. In 2002, only 54 percent of Montgomery County residents worked within the county. By 2008, this proportion had decreased to 46.1 percent. Sangamon, Madison, Macoupin, and Christian were the top work destinations for Montgomery County residents,

collectively providing 22.3 percent of all the primary jobs held by Montgomery County residents in 2008 (see Table). The data also highlights the importance of Litchfield and Hillsboro as employment centers in the county. Nearly 70 percent of all residents employed in Montgomery County worked in one of these cities in 2008.

Table 42. Where Montgomery County Residents Worked 2002-2008

	2008		2006		2004		2002	
Place of Work	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**
Montgomery	**5,003**	**46.1%**	**5,379**	**53.5%**	**5,189**	**50.9%**	**5,470**	**54.0%**
Litchfield	1,858	37.1%	2,022	37.6%	2,065	39.8%	2,278	41.6%
Hillsboro	1,590	31.8%	1,722	32.0%	1,591	30.7%	1,625	29.7%
Nokomis	392	7.8%	424	7.9%	403	7.8%	492	9.0%
Madison	**672**	**6.2%**	**473**	**4.7%**	**393**	**3.9%**	**394**	**3.9%**
Sangamon	**667**	**6.1%**	**635**	**6.3%**	**732**	**7.2%**	**713**	**7.0%**
Springfield	552	82.8%	511	80.5%	605	82.7%	621	87.1%
Macoupin	**562**	**5.2%**	**639**	**6.4%**	**699**	**6.9%**	**711**	**7.0%**
Carlinville	231	41.1%	250	39.1%	213	30.5%	271	38.1%
Christian	**518**	**4.8%**	**541**	**5.4%**	**485**	**4.8%**	**542**	**5.3%**
Taylorville	217	41.9%	208	38.4%	200	41.2%	165	30.4%
Assumption	143	27.6%	149	27.5%	133	27.4%	161	29.7%
Coles	**280**	**2.6%**	**6**	**0.1%**	**412**	**4.0%**	**306**	**3.0%**
Mattoon	193	68.9%	5	83.3%	297	72.1%	185	60.5%
Cook	**256**	**2.4%**	**181**	**1.8%**	**193**	**1.9%**	**165**	**1.6%**
Fayette	**239**	**2.2%**	**213**	**2.1%**	**169**	**1.7%**	**146**	**1.4%**
Vandalia	195	81.6%	182	85.4%	152	89.9%	130	89.0%
St. Clair	**221**	**2.0%**	**197**	**2.0%**	**206**	**2.0%**	**163**	**1.6%**
Bond	**204**	**1.9%**	**188**	**1.9%**	**178**	**1.7%**	**116**	**1.1%**
Greenville	191	93.6%	172	91.5%	166	93.3%	102	87.9%
All Other Locations	***2,241***	***20.6%***	***1,600***	***15.9%***	***1,547***	***15.2%***	***1,413***	***13.9%***
Total Primary Jobs	**10,863**		**10,052**		**10,203**		**10,139**	

Source: US Census Bureau, LED OnTheMap Origin-Destination Database
(Beginning of Quarter Employment, 2nd Quarter 2008, 2006, 2004, and 2002)
Notes: Counties in bold font; cities in regular font. Shares for counties by percentage of total primary jobs; shares for cities by percentage of primary jobs in their respective county.

Between 2002 and 2008 the proportion of Montgomery County jobs held by residents of other counties remained relatively consistent near 56 percent. As reflected in the 1980 to 2000 trend the outside county whose residents held the most Montgomery County jobs was Macoupin. Other counties whose residents held a significant number of Montgomery jobs were Madison, Christian, Sangamon, and Bond (see Table). The large volume of residents out-commuting and workers in-commuting to Montgomery County may be indicative that there is a mismatch between the job opportunities in the county and the skill set or educational attainment of the county's residents. Litchfield and Hillsboro, the population centers in Montgomery County, are by far the most important source of workers in the county.

Table 43. Where Montgomery Workers Lived 2002-2008

	2008		2006		2004		2002	
	Count	Share	Count	Share	Count	Share	Count	Share
Montgomery	**5,003**	**54.3%**	**5,379**	**56.6%**	**5,189**	**53.8%**	**5,470**	**54.1%**
Litchfield	1,496	29.9%	1,545	28.7%	1,603	30.9%	1,728	31.6%
Hillsboro	985	19.7%	1,083	20.1%	993	19.1%	1,008	18.4%
Nokomis	334	6.7%	345	6.4%	327	6.3%	386	7.1%
Irving	181	3.6%	174	3.2%	179	3.4%	186	3.4%
Schram City	148	3.0%	192	3.6%	158	3.0%	188	3.4%
Raymond	109	2.2%	91	1.7%	87	1.7%	111	2.0%
Macoupin	**1,154**	**12.5%**	**1,293**	**13.6%**	**1,299**	**13.5%**	**1,345**	**13.3%**
Gillespie	174	15.1%	208	16.1%	291	22.4%	247	18.4%
Mount Olive	161	14.0%	166	12.8%	134	10.3%	168	12.5%
Carlinville	106	9.2%	155	12.0%	136	10.5%	128	9.5%
Staunton	102	8.8%	109	8.4%	143	11.0%	130	9.7%
Madison	**334**	**3.6%**	**349**	**3.7%**	**399**	**4.1%**	**431**	**4.3%**
Christian	**273**	**3.0%**	**228**	**2.4%**	**313**	**3.2%**	**314**	**3.1%**
Sangamon	**242**	**2.6%**	**234**	**2.5%**	**297**	**3.1%**	**348**	**3.4%**
Bond	**223**	**2.4%**	**193**	**2.0%**	**213**	**2.2%**	**230**	**2.3%**
St. Clair	**173**	**1.9%**	**147**	**1.5%**	**190**	**2.0%**	**179**	**1.8%**
Fayette	**126**	**1.4%**	**114**	**1.2%**	**105**	**1.1%**	**111**	**1.1%**
Marion	**106**	**1.1%**	**83**	**0.9%**	**57**	**0.6%**	**60**	**0.6%**
Morgan	**83**	**0.9%**	**41**	**0.4%**	**45**	**0.5%**	**42**	**0.4%**
All Other Locations	***1,504***	***16.3%***	***1,446***	***15.2%***	***1,534***	***15.9%***	***1,577***	***15.6%***
Total Primary Jobs	**9,221**		**9,507**		**9,641**		**10,107**	

Source: US Census Bureau, LED OnTheMap Origin-Destination Database
(Beginning of Quarter Employment, 2nd Quarter 2008, 2006, 2004, and 2002)
Notes: Counties in bold font; cities in regular font. Shares for counties by percentage of total primary jobs; shares for cities by percentage of primary jobs in their respective county.

Further analysis of the commuter data reveals there is a difference in the wage levels between residents who live and work Montgomery County, residents who commute to other counties for work, and workers who in-commute to Montgomery County. The data shows that generally higher paying job opportunities exist outside Montgomery County. In 2000 the average wage earned by someone who both lived and worked in Montgomery County was $22,525. In comparison the average wage for a Montgomery County resident who worked outside the county was33 percent higher ($29,862). Finally, an individual who resided outside the county and commuted into Montgomery for work earned an average of $27,279 (see Table).

The data also provides insight into how Montgomery County fits into the regional economy. Acting as a bedroom community, many county residents leave the county for jobs in order to earn significantly higher wages in every industry category than residents who stay within the county for work. Furthermore, out-of-county residents that commute into Montgomery

County for work tend to earn higher wages than the "stayers" in most industries. As a result, many stayers are settling for lower-paying service sector jobs. The average wage differences between the three groups (out-commuters, in-commuters, and stayers) are quite staggering. Knowing more about some of the major industries and employers, one can make a number of other interesting observations. For example, the industry categories providing the highest average wages employ approximately the same number of people between the three commuting groups. These jobs in the mines around the region and at the local power plant are disproportionately filled by in-commuters and out-commuters. In short, residents who commuted to other counties earned more. The relative lack of high paying jobs in the county was compounded by the fact that the higher paying jobs within the county were more likely to be taken by outside residents (See Table EDx).

Table 44. Montgomery County Commuters: Average Wage by Industry, 2000

	Out-Commuters		In-Commuters		Stayers	
Industry	Number	AvgWage	Number	AvgWage	Number	AvgWage
Forestry, Fishing, Ag Support, Farms, and Mining	125	$38,944	125	$ 41,424	195	$34,655
Utilities, Transportation and Warehousing	298	$39,551	245	$41,018	285	$39,033
Construction	215	$30,979	90	$26,292	280	$27,237
Manufacturing	605	$33,245	545	$27,763	1,095	$27,768
Wholesale Trade and Retail Trade	525	$27,062	405	$20,165	1,285	$19,486
Information, Finance, Insurance, and Real Estate	163	$25,499	55	$23,326	590	$21,467
Services (except private households)	930	$24,399	845	$22,585	2,500	$17,664
Private Households	-	-	-	-	10	$6,278
Federal Civilian and Military	50	$38,644	-	-	130	$33,160
State and Local Government	499	$32,102	310	$31,914	1,255	$27,540
Self-Employed (part) and Unpaid Family Workers	80	$22,286	115	$30,045	1,220	$18,455
Total	**3,490**	**$29,862**	**2,735**	**$27,279**	**8,845**	**$22,525**

Source: US Census Journey to Work and Place of Work data; reported by Bureau of Economic Analysis, Regional Economic Information System
Notes: AvgWage= average wage. All unsuppressed AvgWage data are weighted by industry and in totals.
Suppressed data are not included in table; figures in table are left blank where data has been completely suppressed.

No data suppression for Stayers; AvgWage data suppressed for 7.9% of all Out-Commuters and 8.4% of all In-Commuters.

In-commuters from almost every other county had significantly higher wages than stayers. Nine of the top ten in-commuting counties had higher average wages than Montgomery County residents who stay to work within the county. In 2000, individuals commuting into Montgomery County from Madison County earned on average $38,775. This was the largest discrepancy in average earnings between in-commuters and individuals who live and work in Montgomery County. Commuters from Madison County earned on average $16,250 more per year than individuals who live and work in Montgomery County. In contrast individuals who commuted to Montgomery County from St. Louis County earned the least in comparison to

Montgomery County stayers. The average wage for a St. Louis County in-commuter was $22,112; $413 less than the average wage for a stayer (See Table EDx).

Table 45. Montgomery County: Top 10 Counties by In-Commuters (2000)

Rank	County	Montgomery In-Commuters	Percent Total of In-Commuters	Average Wage	Average Wage Difference	% of In-Commuters Suppressed
1	Macoupin	1,514	50.7%	$24,673	$2,148	0.9%
2	Bond	297	9.9%	$27,782	$5,257	7.4%
3	Christian	264	8.8%	$27,755	$5,230	5.3%
4	Madison	243	8.1%	$38,775	$16,250	7.4%
5	Sangamon	239	8.0%	$34,257	$11,732	22.6%
6	Fayette	119	4.0%	$27,994	$5,469	3.4%
7	St. Clair	60	2.0%	$28,162	$5,637	0.0%
8	St. Louis	59	2.0%	$22,112	$-413	23.7%
9	Logan	42	1.4%	$26,703	$4,178	28.6%
10	Franklin	25	0.8%	$22,880	$355	40.0%
Top 10 Total		**2,682**	**95.8%**			
	All Others	125	4.2%			
Grand Total		**2,987**	**100.0%**			

Source: U.S. Census Bureau, Journey to Work 2000
Notes: Average Wage figures are weighted using all unsuppressed data
Average Wage Difference calculated against Montgomery County Stayers ($22,525, 8,545 total, no suppression).

Montgomery residents commute to Sangamon, Macoupin, and Christian counties for higher paying jobs. More than one-third of Montgomery County residents who commute for work outside of the county worked in Sangamon County in 2000. Of those out-commuters, many of them work in either the "Services" industry (26.1 percent) or the "State or Local Government" sector (22.5 percent). Other popular industry sectors include "Wholesale Trade and Retail Trade" (15.1 percent) and "Utilities and Transportation and Warehousing" (10.9 percent). Many residents of Montgomery County also commute to Macoupin (14.2 percent of total out-commuters) and Christian (13.0 percent) counties. Eight of the top ten out-commuting counties show average wages that are more than $5,000 higher than Montgomery County residents who stay to work within the county. The largest difference in average wages between stayers and out-commuters are with individuals commuting to St. Louis and St. Clair county. Out-commuters to those counties had an average wage that was about $16,800 and $14,000 more than stayers respectively (see Table) Although commuters going to work in St. Clair and St. Louis make more money on average, they are also spending a lot more money on transportation.

Table 46. Montgomery County: Top 10 Counties by Out-Commuters (2000)

Rank	County	Montgomery Out-Commuters	Percent Total of Out-Commuters	Average Wage	Average Wage Difference	% of Out-Commuters Suppressed
1	Sangamon	1,420	37.5%	$30,125	$7,600	0.0%
2	Macoupin	539	14.2%	$29,444	$6,919	0.7%
3	Christian	494	13.0%	$28,531	$6,006	2.0%
4	Madison	279	7.4%	$30,479	$7,954	5.0%
5	Fayette	219	5.8%	$25,955	$3,430	6.4%
6	Macon	168	4.4%	$32,273	$9,748	4.8%
7	Bond	149	3.9%	$23,788	$1,263	14.8%
8	St Louis	143	3.8%	$35,859	$13,334	5.6%
9	St Louis City	86	2.3%	$36,599	$14,074	41.9%
10	St. Clair	77	2.0%	$39,341	$16,816	41.6%
Top 10 Total		3,574	94.3%			
	All Others	217	5.7%			
Grand Total		3,791	100.0%			

Source: U.S. Census Bureau, Journey to Work 2000
Notes: Average Wage figures are weighted using all unsuppressed data
Average Wage Difference calculated against Montgomery County Stayers ($22,525, 8,545 total, no suppression).

UNEMPLOYMENT RATE

Montgomery County experienced a higher non-seasonally adjusted annual average unemployment rate in 2010 than its nearest neighbors, the region as a whole, the state and the nation. The County's unemployment rate was 13.7 percent in 2010. Within the region, Fayette County experienced the second highest unemployment rate at 11.9 percent. Bond County had the region's lowest unemployment rate at 10.2 percent, and was the only county with a lower unemployment rate than the state average of 10.1 percent.

Table 47. 2010 Annual Average Unemployment Rates by County

County	Rate	Nation Difference[2]	State Difference[3]	Region Difference[4]
Montgomery	13.7	4.1	3.4	1.3
Fayette	11.9	2.3	1.6	0.4
Macoupin	10.8	1.2	0.5	0.0
Shelby	10.7	1.1	0.4	-0.7
Christian	10.3	0.7	0	-0.6
Bond	10.2	0.6	-0.1	-0.8

Source: United States Bureau of Labor Statistics, Local Area Unemployment Statistics
Notes: 1- Annual averages include December 2010 preliminary figures. Non-Seasonally Adjusted.
2- United States= 9.6
3- Illinois= 10.3
4- Sangamon= 8.3, Madison= 10.0

Montgomery County's unemployment rate was not only the highest in the six -county region in 2010, but was also the highest the majority of the previous ten years. The county's rate was higher than all of its regional neighbors with the exception of 2000 and 2001 in which Fayette

County had higher unemployment rates. However, Montgomery's unemployment rate exceeded that of the regional average every year during this ten year time period. The county's ten year average annual rate was 7.7 compared to a regional average of 6.7.

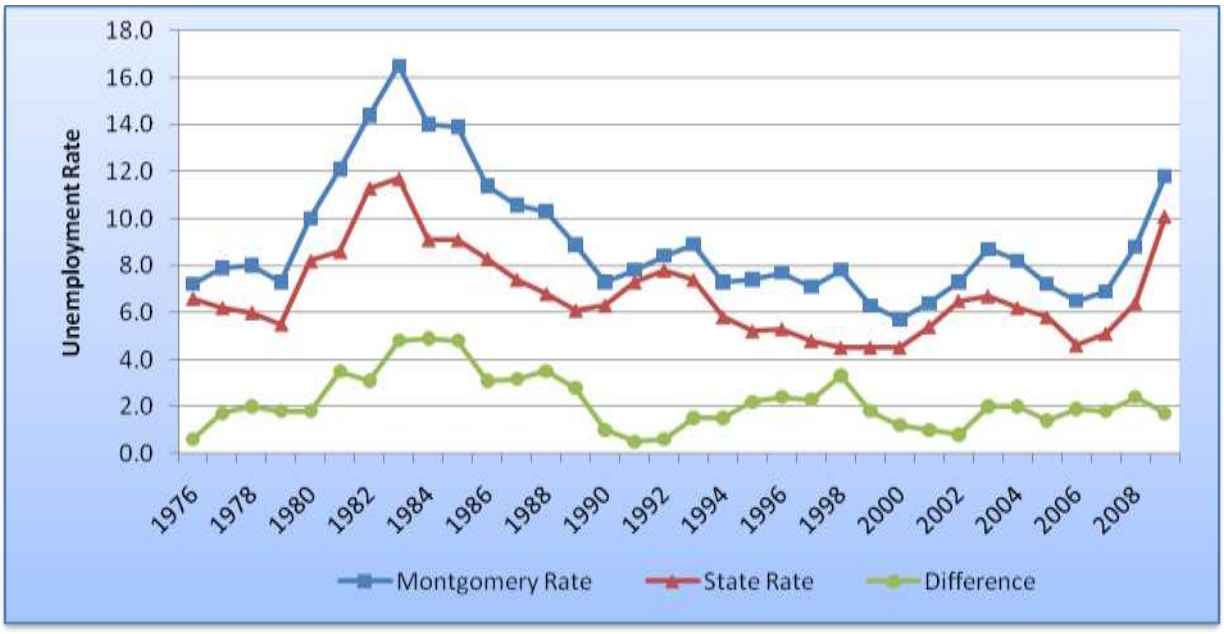
Table 48. Short-Term Unemployment Rates in the Region (2000-2009)

County	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	10-Year Average
Montgomery	5.7	6.4	**7.3**	**8.7**	**8.2**	**7.2**	**6.5**	**6.9**	**8.8**	**11.8**	**7.7**
Fayette	**6.3**	**6.7**	7.1	7.8	7.9	6.7	6.0	6.6	8.1	10.9	7.4
Macoupin	4.5	5.4	5.9	6.6	6.4	6.0	5.5	6.3	7.7	10.5	6.5
Christian	5.4	5.5	6.2	6.8	6.3	6.0	5.0	5.3	6.7	9.9	6.3
Shelby	5.0	5.7	6.2	6.4	6.1	5.4	4.9	5.1	6.7	9.8	6.1
Bond	4.4	5.0	5.7	6.2	6.2	5.6	5.2	5.5	6.9	9.7	6.0
Six County Region	5.2	5.7	6.4	7.1	6.8	6.2	5.5	6.0	7.5	10.5	6.7

Source: Illinois Department of Employment Security, Local Area Unemployment Statistics
Note: Bold font indicates highest annual rate.

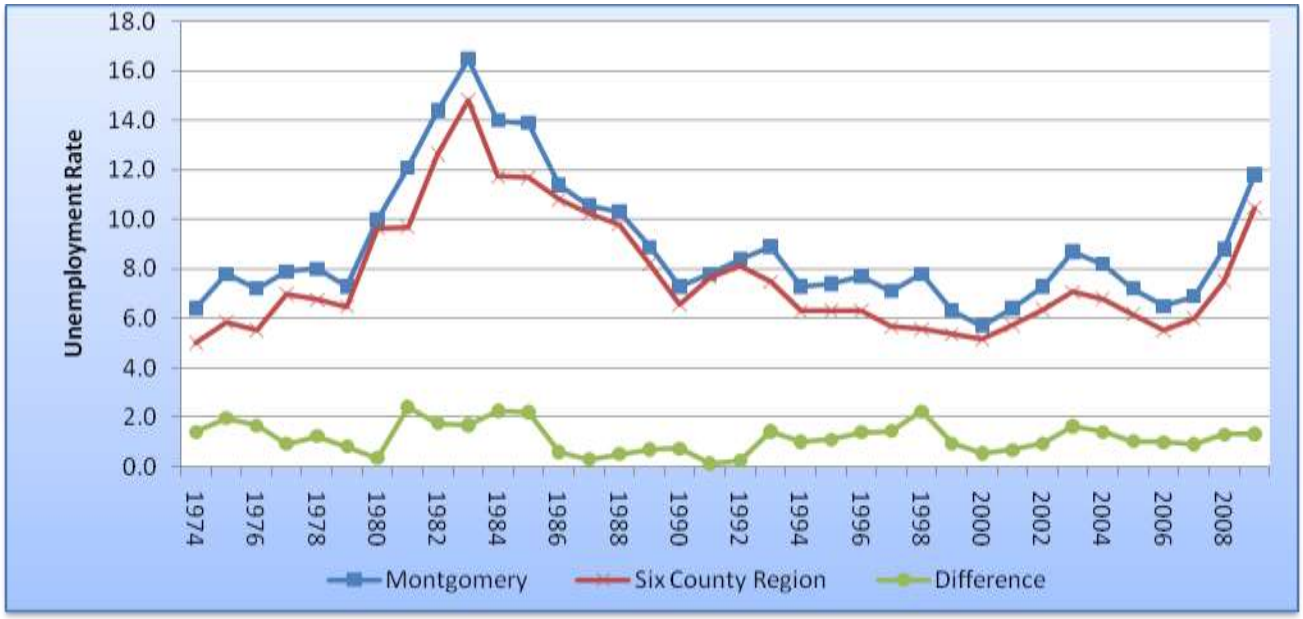
The trend of Montgomery County's relatively high unemployment rate goes back even further in time. The county's annual average unemployment rate was higher than the state's every year between 1976 and 2009. On average the county's unemployment rate was 2.2 percentage points higher than the states during this time period. Similarly Montgomery County's unemployment rate between 1974 and 2009 was higher than the six county region's every year by an average of 1.2 percentage points. (See Figures EDx and EDx).

Figure 10. Montgomery vs. Illinois Unemployment Rates, 1976-2009



Source: IL Dept. of Employment Security, Local Area Unemployment Statistics

Figure 11. Montgomery vs. Regional Unemployment Rates, 1976-2009



Source: IL Dept. of Employment Security, Local Area Unemployment Statistic

EDUCATIONAL ATTAINMENT

With regard to educational attainment among adults over 25 years of age in Montgomery County, high school graduates are the largest group. An estimated 42 percent of Montgomery County resident's highest level of educational attainment is a high school diploma. Educational attainment levels in Montgomery County are similar to that of the surrounding counties, but are significantly lower than state averages. In Montgomery County 16 percent of the over 25 year old population has less than a high school diploma, compared to a 14 percent state average. There is a greater contrast when looking at college graduates. While Montgomery County's proportion of individuals with an Associate degree of 7 percent is identical to the state, the proportion of individuals with Bachelor's degrees or higher is far lower in Montgomery County. An estimated 16 percent of Montgomery County residents over 25 have Bachelor's degrees or higher, compared to a 30 percent state average (See Table EDX).

Table 49. 2010 Estimated Educational Attainment of Population 25 Years of Age or Older

Educational attainment	Montgomery	Six-County Region	Illinois
Less than 9th grade	5%	5%	6%
9th to 12th grade, no diploma	11%	11%	8%
High school graduate	42%	40%	28%
Some college, no degree	19%	22%	20%
Associate degree	7%	8%	7%
Bachelor's degree	11%	10%	19%
Graduate or profession degree	5%	5%	11%

Source: Applied Geographic Solutions, Core Demographics 2010

COMPONENTS OF EMPLOYMENT

There are two distinct types of employment in Montgomery County. There is wage and salary employment and there is proprietor employment. Wage and Salary employment is a measure of the average annual number of full-time and part-time jobs by place of work. All jobs for which wages and salaries are paid are counted. Proprietors include the self-employed in farm and nonfarm sectors by place of work. Nonfarm self-employment consists of the number of sole proprietorships and the number of individual business partners not assumed to be limited partners.

In Montgomery County the number of wage and salary jobs increased between 1970 and 2008, but decreased between 2000 and 2008. In 1970 there were 8,380 wage and salary jobs, by 2000 the number had grown to 12,047, but by 2008 the number decreased to 10,339. The trend for proprietorships was just the opposite. Between 1970 and 2008 the number of proprietors in the county shrank, but the number grew between 2000 and 2008. In 1970 there were 3,880 proprietors; by 2000 the number of proprietors decreased to 3,654, only to grow again to 3,831 in 2008. The growth in the number of proprietors is important because it can be an indication of an economy that is attracting entrepreneurs and stimulating small business development (See Table EDX).

Table 50. Components of Employment Change, 1970-2008

	1970	1980	1990	2000	2008	Change 2000-2008
Total Employment	12,260	14,216	14,055	15,701	14,170	-1,531
Wage and salary jobs	8,380	10,135	10,323	12,047	10,339	-1,708
Number of proprietors	3,880	4081	3732	3,654	3831	177
Percent of Total						**% Change 2000-2008**
Total Employment						-9.75%
Wage and salary jobs	68.35%	71.29%	73.45%	76.73%	72.96%	-14.18%
Number of proprietors	31.65%	28.71%	26.55%	23.27%	27.04%	4.84%

Source: Headwaters Economics, U.S. Bureau of Economic Analysis, Regional Economic Information System, Table CA30

COMPONENTS OF EARNED INCOME

Earned income, also known as labor income refers to labor earnings from the two employment types; wage and salary jobs and proprietorships. Examining the trend of earned income reveals patterns that mimic the trends in wage and salary and proprietor employment levels. In Montgomery County from 1970 to 2008 labor earnings from wage and salary employment grew in real terms from $254.6 million to $341.7 million, an increase of 34 percent. Conversely, in the same time period labor earnings from proprietors' employment shrank in real terms from $115 million to $98.7 million, a 14 percent decrease. However, in the shorter term, proprietor income has seen growth in Montgomery County. Between 2000 and 2008 proprietor income in Montgomery County grew in real terms from $66.7 million to $98.7 million. During the same

time period wage and salary disbursements shrank from $361.6 million to $341.7 million (see Table EDX).

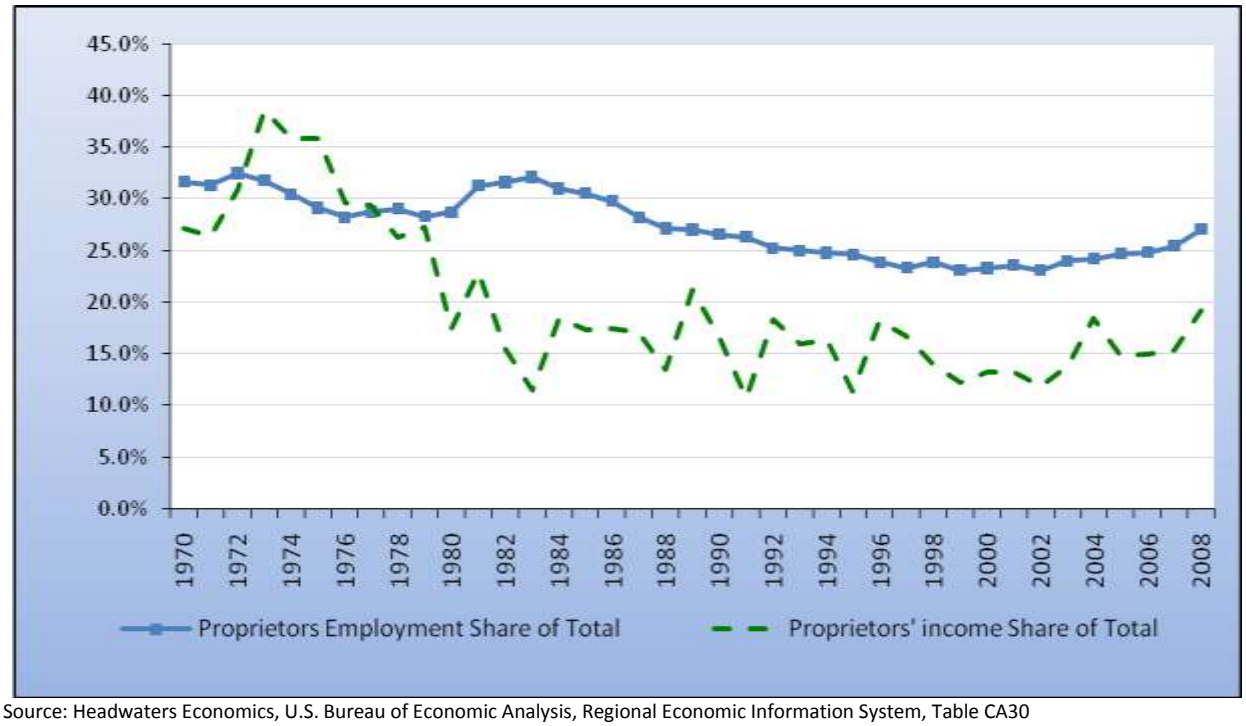
Table 51. Components of Labor Earnings Change, 1970-2008 (Thousands of 2010 $s)

	1970	1980	1990	2000	2008	Change 2000-2008
Earnings by place of work	401,285	486,971	439,661	508,293	524,845	16,552
Wage & salary disbursements	254,637	335,938	303,742	361,566	341,727	-19,839
Supplements to wages & salaries	31,613	71,842	63,491	80,007	84,464	4,457
Proprietors' income	115,036	79,191	72,427	66,720	98,654	31,934
Percent of Total						**% Change 2000-2008**
Earnings by place of work						3.26%
Wage & salary disbursements	63.46%	68.99%	69.09%	71.13%	65.11%	-5.49%
Supplements to wages & salaries	7.88%	14.75%	14.44%	15.74%	16.09%	5.57%
Proprietors' income	28.67%	16.26%	16.47%	13.13%	18.80%	47.86%

Source: Headwaters Economics, U.S. Bureau of Economic Analysis, Regional Economic Information System, Table CA30
Note: 1- All income data in the table above are reported by place of work.

When proprietor employment levels and income levels are examined together, it is apparent that proprietors earn less on average than wage and salary workers. In 2008, proprietors represented 27 percent of total employment in Montgomery County, but only took home 19 percent of the county's total labor income. This was generally the case between 1970 and 2008, but there was a brief period of time in the mid 1970s in which Montgomery County proprietors earned more on average than wage and salary workers (See figure EDX)

Figure 12. Proprietors' Employment and Income Share, 1970-2008



Source: Headwaters Economics, U.S. Bureau of Economic Analysis, Regional Economic Information System, Table CA30

COMPONENTS OF TOTAL INCOME

Total income in Montgomery County and every other county in the nation is comprised of two components. Labor earnings, which were discussed in the previous section, are the first component of total income. Labor income or earned income as stated before is income derived from wage and salary disbursements or proprietors' income from the operation of a farm or business. The second component in total income is known as non-labor income. Non-labor income comes either from dividends, interest and rent, or from transfer payments. Dividends, interest and rent are sometimes referred to as "investment income" or "property income." Transfer payments are payments to individuals by federal, state, or local government. These payments largely consist of welfare and Social Security. Growth in non-labor income can mean one of two things: It can indicate that an area is an attractive place to live and retire. Conversely, it can indicate that a place has a struggling economy and those non-labor sources of income, particularly income maintenance, are important for impoverished populations.

Overall, non-labor income as a proportion of total income in Montgomery County increased between 1970 and 2008, though it remained stable between 1990 and 2008. In 1970 non-labor income accounted for 28.5 percent of total income in the county. By 2008, non-labor income had increased to 42.3 percent of total income. Further, while non-labor income remained stable between 1990 and 2008, the two components of non-labor income underwent some change. In 1990 dividends, interest, and rent accounted for 21.9 percent of total income, by 2008 it decreased to 18.3 percent. In contrast, transfer payments rose from 18.9 percent of total income in 1990 to 23.9 percent of total income in 2008 (see Table EDx).

Table 52. Components of Personal Income Change, 1970-2008 (Thousands of 2010 $s)

	1970	1980	1990	2000	2008	Change 2000-2008
Total Personal Income	592,146	735,994	757,562	864,823	893,644	28,821
Labor Earnings	423,518	453,167	436,519	502,821	515,756	12,935
Non-Labor Income	168,628	282,827	321,043	362,002	377,888	15,886
Dividends, Interest and Rent	97,080	161,187	178,149	193,432	163,975	-29,457
Transfer Payments	71,548	121,640	142,894	168,570	213,913	45,344
Percent of Total						% Change 2000-2008
Total Personal Income						3.3%
Labor Earnings	71.5%	61.6%	57.6%	58.1%	57.7%	2.6%
Non-Labor Income	28.4%	38.4%	42.4%	41.9%	42.3%	4.4%
Dividends, Interest and Rent	16.3%	21.9%	23.5%	22.4%	18.4%	-15.2%
Transfer Payments	12.1%	16.5%	18.9%	19.5%	23.9%	26.9%

Source: Headwaters Economics, U.S. Bureau of Economic Analysis, Regional Economic Information System, Table CA30
Note: 1- All income data in the table above are reported by place of residence.

The non-labor income share of personal income in Montgomery County is greater than nearly all of its neighboring counties. In 2008, only Fayette County had a greater proportion of non-

labor income than Montgomery County. On a positive note Montgomery County had a greater proportion of dividends, interest, and rent than all of its neighbors. However, the county also had a greater proportion of transfer payments than all of its neighbors with the exception of Fayette County (see Table EDx).

Table 53. Components of Personal Income in 2008 in Montgomery and Surrounding Counties

	Montgomery	Fayette	Macoupin	Christian	Shelby	Bond
Labor Earnings	57.7%	56.3%	63.3%	63.5%	64.3%	66.4%
Non-Labor Income	42.3%	43.7%	36.7%	36.5%	35.7%	33.6%
Dividends, Interest and Rent	18.4%	17.1%	15.7%	14.9%	14.4%	14.6%
Transfer Payments	23.9%	26.6%	20.9%	21.6%	21.3%	19.1%

Source: Headwaters Economics, U.S. Bureau of Economic Analysis, Regional Economic Information System, Table CA30
Note: 1- All income data in the table above are reported by place of residence.

RETAIL SALES TRENDS

The Illinois Department of Revenue keeps sales records for all municipalities and counties in Illinois. These records include all sales transactions in which sales tax is collected. Their total sales figures include retail items as well as agriculture and manufacturing sales. Retail sales in Montgomery County grew in real terms between 1990 and 2009. Overall sales exhibited a pattern of slow growth over that time period. Using the consumer price index to adjust for inflation, total retail sales in 1990 dollars in the county grew from $180,418,913 in 1990 to $207,127,462 in 2009, an increase of 14.8 percent. Litchfield emerged as the dominant retail center in the county. Between 1990 and 2008 the proportion of all county sales occurring in Litchfield increased from 53.7 percent to 63.5 percent. Hillsboro, the second largest retail center, experienced a net loss of sales and the city's share of sales decreased from 19.3 percent to 16.7 percent. Litchfield and Hillsboro combined account for over 80 percent of all sales. Nokomis and all other places in the county experienced significant declines in sales. In particular, the 17 smaller villages and cities clustered in the "All Others" category collectively posted losses of -16.5 percent.

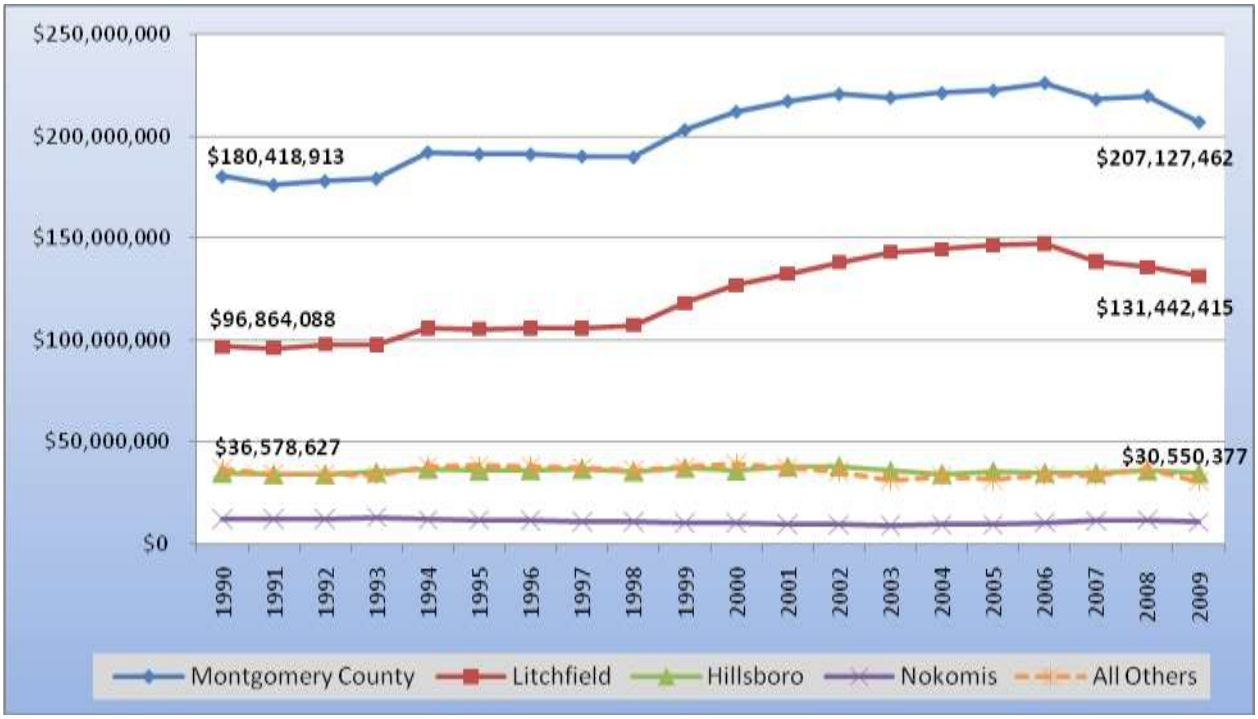
Table 54. Retail Sales for Montgomery County and Selected Places, 1990 and 2009

	1990		2009		1990 to 2009	
	Total Sales	Percent	Total Sales	Percent	Change	% Change
Montgomery County	$180,418,913		$207,127,462		$26,708,549	14.8%
Litchfield	$96,864,088	53.7%	$131,442,415	63.5%	$34,578,327	35.7%
Hillsboro	$34,832,169	19.3%	$34,630,752	16.7%	($201,417)	-0.6%
Nokomis	$12,144,029	6.7%	$10,510,352	5.1%	($1,633,677)	-13.5%
All Others	$36,578,627	20.3%	$30,550,377	14.7%	($6,028,250)	-16.5%

Note: Sales totals in constant dollars with 1990 = 100
Source: Illinois Department of Revenue

Figure EDx provides a graphic portrayal of the trends in total sales. The dominant influence of Litchfield is apparent as the county trend parallels Litchfield. The impact of the recent recession is apparent in the declining sales totals since 2006.

Figure 13. Total Retail Sales in Montgomery County, 1990-2009



Note: Sales totals in constant dollars with 1990 = 100
Source: Illinois Department of Revenue

While there was slow growth in total sales in Montgomery County, growth of sales in individual retail categories varied widely. Between 1990 and 2009 retail sales in agriculture, which also includes sales of coal and other mining enterprises, saw the greatest growth in both real and relative terms. The 1990 sales in this retail category was $4,359,408. By 2009 agricultural sales had grown to $19,794,839, an increase of more than 454 percent. Drug and Miscellaneous Retail Stores, Drinking and Eating Places, and General Merchandise stores also significant increases in sales of 59.1, 31.2, and 50.4 percent respectively.

Food was the retail sales category that saw the greatest absolute decrease in sales between 1990 and 2009 in Montgomery County. Food sales were $34,146,775 in 1990 and shrank to $18,113,227 by 2009, a 47 percent decrease. Apparel, Furniture, Household and Radio, and Lumber, Building and Hardware retail receipts also decreased by 27.5, 47, and 26.9 percent respectively (See Table EDx).

Much of the decrease in sales in these categories is not the result of reduced consumption. Between 1990 and 2009 a Wal-Mart Supercenter opened in Litchfield. As a result, many Montgomery County residents began shopping at Wal-Mart for their food, apparel, and

furniture. Before Wal-Mart, a greater proportion of these products were bought from stores who specialized specifically in only food (grocery stores) or apparel, or furniture. All of the sales at Wal-Mart fall into the "General Merchandise" category. So when food, apparel, or furniture purchases are made at Wal-Mart they are reported as general merchandise.

Table 55. Change in Retail Sales in Montgomery by Category, 1990 to 2009

Retail Category	1990	2009	Change	% Change
GENERAL MERCHANDISE	$29,521,979	$44,394,967	$14,872,988	50.38%
FOOD	$34,146,775	$18,113,227	-$16,033,548	-46.95%
DRINKING & EATING PLACES	$17,312,308	$22,712,048	$5,399,740	31.19%
APPAREL	$2,767,668	$2,006,552	-$761,116	-27.50%
FURNITURE, HOUSEHOLD, & RADIO	$6,185,971	$3,278,906	-$2,907,065	-46.99%
LUMBER, BUILDING & HARDWARE	$13,428,759	$9,820,387	-$3,608,372	-26.87%
AUTOMOTIVE & FILLING STATIONS	$55,931,547	$58,294,720	$2,363,173	4.23%
DRUGS & MISCELLANEOUS RETAIL	$13,652,463	$21,720,053	$8,067,590	59.09%
AGRICULTURE & ALL OTHERS	$4,359,408	$24,154,247	$19,794,839	454.07%
MANUFACTURERS	$2,604,654	$2,632,355	$27,701	1.06%
TOTAL	$180,418,913	$207,127,462	$26,708,549	14.80%

Note: Sales totals in constant dollars with 1990 = 100
Source: Illinois Department of Revenue

AGRICULTURE

INTRODUCTION

Like most of Illinois, Montgomery County has a long and rich agricultural history. As a rural community that relies on farming, much pride is associated with working the land which has (in many cases) been passed down through a family over numerous generations.

The importance of agriculture in Montgomery County is reflected by the land designated for agricultural use, the taxable value of the land and its improvements, the income generated by farming, and by the investment made in agriculture. Equally important, but harder to quantify, are the social and cultural traditions, scenic quality, the value of open space, and the community character derived when a significant portion earns their living directly from the land. Agriculture is also a tremendous value to the community as a source of food, wildlife habitat, flood water storage and infiltration, and as areas which demand much less than urban areas in terms of public services, such as utilities, infrastructure, and other public improvements.

Agriculture at times may resemble an industrial land use, a commercial use, a residential or recreational or open space land uses, or a combination of all. Agriculture is constantly in flux with various crops, techniques, methods, buildings and impacts. Government programs and incentives, commodity and market prices, consumer preferences and demand and changing practices and research all affect the strength of agriculture.

ISSUES

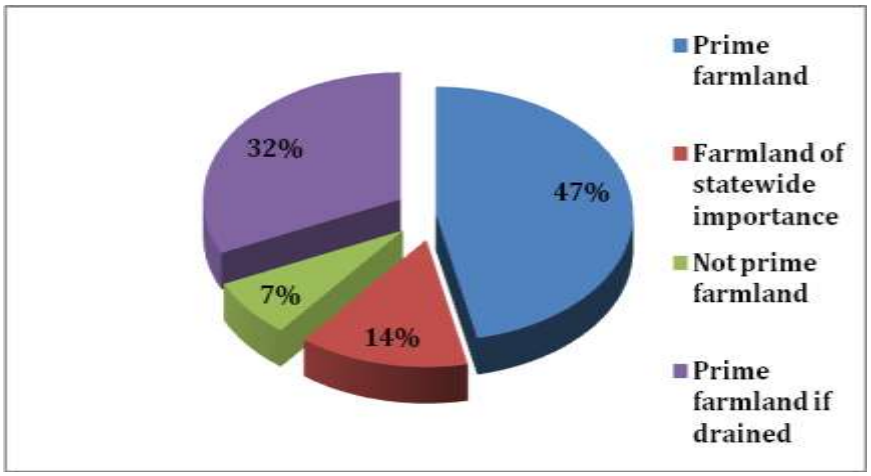
- Conversion of agricultural land to other uses is generally irreversible. Farmland in Montgomery County is a finite resource from which food and other resources are harvested.
- Many local farmers believe longwall mining raises the prices for farmland throughout the county and has the potential to destroy infrastructure and damage land.
- Combining the rising price with falling incomes from the agriculture market makes it difficult for farmers to purchase new land at reasonable prices or to invest in farm improvements. Often the succeeding generation decides not to continue farming and aging farmers are turning to renting or selling to secure income for retirement.
- Farmland is often easier and less expensive to convert to other land uses when compared to re-developing existing urban uses.
- Citizens of Montgomery County draw ample benefits from having substantial areas of farmland. Examples include open space, locally grown food and farm products, environmental benefits such as storm and flood water retention and considerable community areas not demanding public services.
- Residents of Montgomery County, whether urban or rural, see the benefit of the rural character of the community and generally support efforts to preserve agriculture.
- While farmland preservation should be a community priority, the farmland is privately owned and any recommended action regarding farm preservation and enhancement should

include the voice of the farm owners as they have the same rights as all other property owners.

THE LAND

Agriculture has been the dominate land use in the county for decades. More than 77% of the 710 square miles of Montgomery County are dedicated to farms totaling over 450,000 acres classified by the USDA 2007 Census of Agriculture.

There are over 1,000 farms throughout the county averaging 338 acres with 91% percent of the total farmland in crop production. The United States Department of Agriculture (USDA) defines "Prime Farmland" as land best suited (and also available) for producing food, feed, forage, fiber, and oilseed crops. 47 percent of the farmland here is classified as "Prime Farmland," primarily located in the central belt of the county or on the western side of the panhandle.



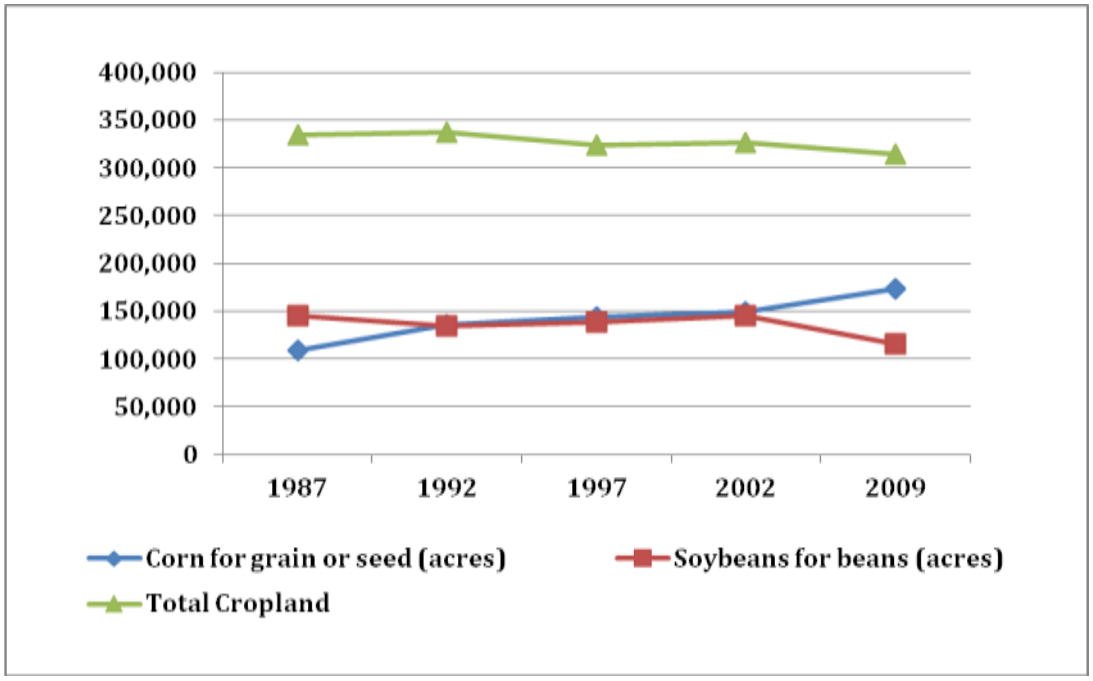
As noted above, 14% of farmland in the County is classified as "Farmland of Statewide Importance" meaning that with good management and favorable weather, farmland will perform nearly as well as "Prime Farmland." It's good to note that another 32% of total farmland noted with draining and/or flooding concerns would also perform as if it were "Prime Farmland" with tile drainage and ditches. Most of these areas are found on the eastern side of the panhandle and throughout the southern portion of the county, where the land is much hillier and covered primarily by streams and forests.

THE FARMERS

The average Montgomery County farmer is a 56 year-old white male, yet half of the farmers list another occupation as their primary source of income. The other 49% of the farmers in the county are considered part time or hobby farmers. Merely 11 percent of all farm operators are female and only 35 of the 1,029 operators list their ethnicity as other than white.

THE FARMS

Primary Crops



Corn and soybeans are the primary crops grown throughout the County. While wheat and hay are common, they are grown on significantly smaller acreage. Over the past 20 years, county farmers generally were growing approximately 50,000 acres more soybeans than corn. However this trend has "flipped" over recent years. Currently more than 50,000 acres of corn are being produced than that of soybeans. Examining the corn and soybean yield productivity ratings for Montgomery County soil shows that compared with the Illinois average, county farms are at a comparatively even level of production with soybeans, but are at a slight disadvantage with corn. It should also be noted that corn is highly influenced by the economic situation in terms of ethanol prices and causes major transportation increases at certain times of the year (planting and harvesting).

Livestock Industry

Statewide, Illinois has seen major declines in the livestock industry and Montgomery County has followed this trend. But, the county has not seen quite as sharp a decline in the beef industry as has the state as a whole. In fact, the only increasing livestock species is meat goats, which remains on a very limited scale. Some family farms have consolidated into larger hog farms. These large operations, with over 1,000 animals, are located north of the lakes and are run by livestock managers.

Livestock (Montgomery County)

	1987	1992	1997	2002	2007
Cattle	462	413	344	288	265
Milk cows	39	26	20	19	15
Hogs	289	235	122	57	43
Sheep	48	33	20	18	29
Chickens	59	27	18	21	46

Specialty Enterprises

Specialty enterprises are a minority in Montgomery County. The largest specialty crop in Montgomery County is grapes, following the trend of growth in the Illinois wine industry. Pecans and peaches are next, along with some small-scale vegetable production that includes peppers, asparagus, tomatoes, and watermelons.

Economics

Receipts totaled about $150 million, with $125 million coming from crops and the other $25 million coming from livestock. Government payments totaled approximately $5.9 million. Conservation programs are also an income generating activity for Montgomery County farmers. The average Montgomery County 404 farm receives a government payment of $2,491 for participation in Conservative Reserve Program (CRP), Wetland Reserve Program (WRP), or Conservation Reserve Enhancement (CREP) programs.

Farm Jobs

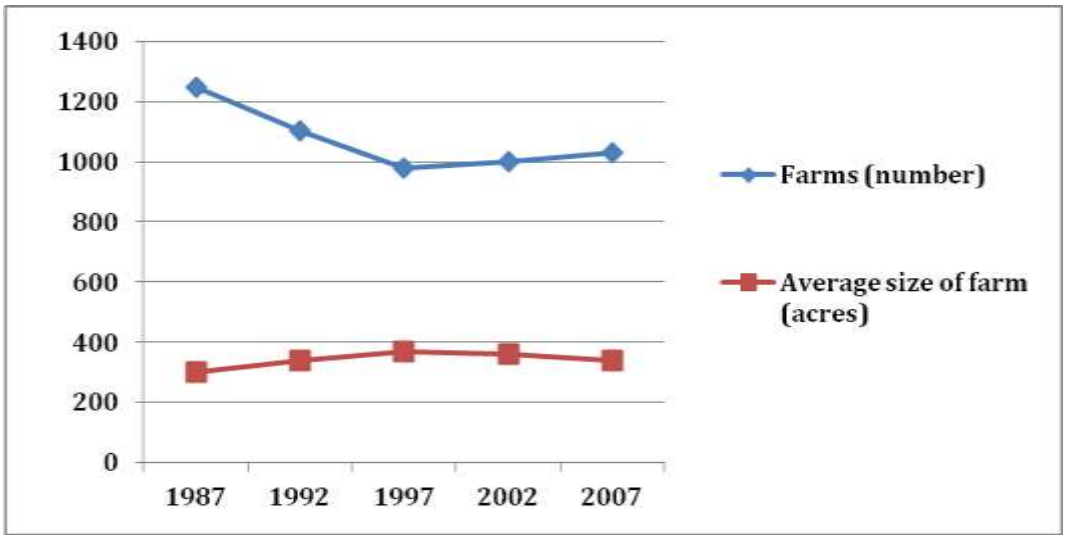
The Bureau of Economic Analysis reports there are 2,029 jobs in the farm sector of the economy. This amounts to 14% of the total jobs in the county, second only to the retail sector. The government and healthcare industries are third and fourth on the list, respectively. Total agricultural employment includes full-time, part-time, and seasonal on-farm employment. The actual number of jobs related to farming may be somewhat higher if the agricultural retail section were included. Nearly all young farmers aged 18 to 35 in the county work part-time on the farm and have off-farm jobs.

TRENDS

Number of Farms

	1987	1992	1997	2002	2007
Farms (number)	1246	1104	980	1001	1029
Land in farms (acres)	373,244	371,936	361,022	362,300	347,765
Average size of farm (acres)	300	337	368	362	338

The total number of farms has declined in the county over the past 20 years. With about 1,250 farms reported in 1987, about 25 farms per year were lost in the decade between 1987 and 1997. Momentum was gained between 1997 and 2007 when the county gained about 5 farms per year. Currently there are just above 1,000 farms in the County.



Land in Farms

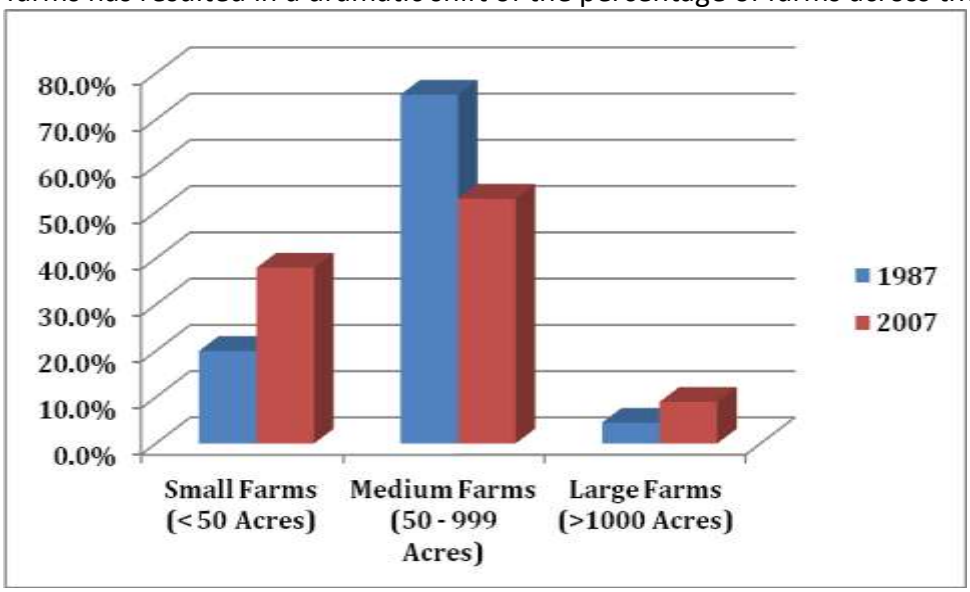
The acreage of land in farms has declined over the past couple decades, dropping just over 25,000 acres between 1987 (373,244) and 2007 (347,765). Combined with fluctuations in the number of farms, the average farm size has increased from 300 to 338 acres over this 20-year period. The 1997 Ag Census actually showed a high of 368 acres per farm.

Farm Size

	1987	1992	1997	2002	2007
Farms by size - 1 to 9 acres	59	54	49	35	114
Farms by size - 10 to 49 acres	192	163	143	232	278
Farms by size - 50 to 179 acres	340	296	262	271	230
Farms by size - 180 to 499 acres	411	328	258	223	179
Farms by size - 500 to 999 acres	188	199	192	145	135
Farms by size - >1,000	56	64	76	95	93

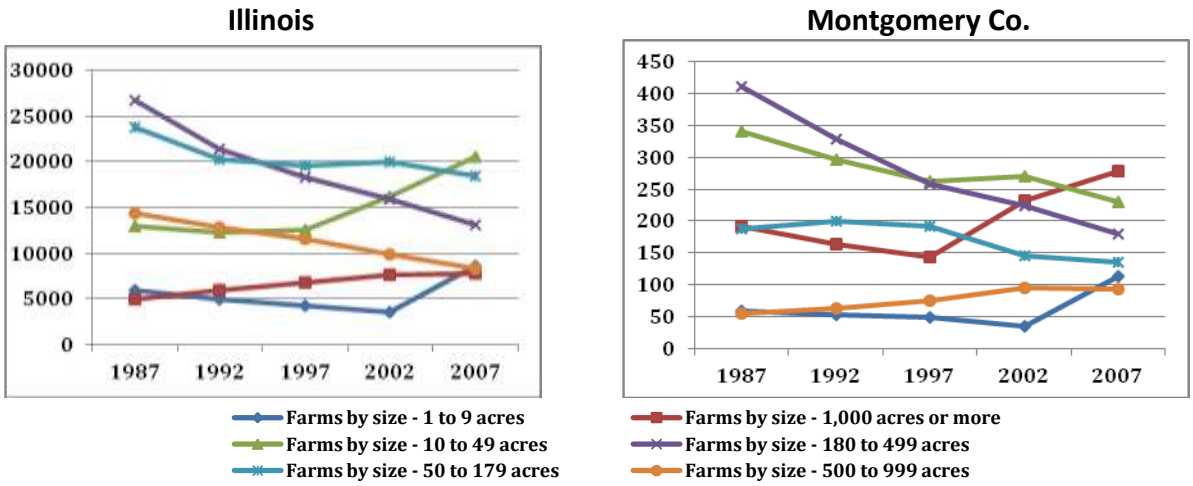
The number of small and large farms in Montgomery County has increased while the number of medium farms has declined.
Small farms across the county have been on the rise over the past 20 years. Farms ranging from 1 to 9 acres almost doubled while the 10-49 acre farm is by far the fastest growing farm size. Montgomery County is similar to the rest of the nation, experiencing an increase in the number of large farms that has grown by 66% over the past two decades. However, the mid-sized farms are on the decline; in fact the 180 to 499 acre class of farms has steadily been losing ten farms per year over the past 20 years.

Shares of small, medium, and large farms have shifted rather drastically.
The size of farms has resulted in a dramatic shift of the percentage of farms across the county.



As the farm size classification increases (50-179, 180-499, 500-999, 1,000+ acres), the total number of farms decreases almost monotonously at about 50 farms per size class.

County farm size trends match state trends.
Montgomery County is on par with farming trends across Illinois. One notable difference, however, is that the number of farms in the 500-999 acre farms remained at about the same level in Montgomery between 1987 and 1997, while the state saw a steady decline in this category over the same 20-year period. Adding these farms to the 1,000+ acre farms shows a convergence in terms of the total number of farms. Here the number of farms in these two categories is nearly identical at the state level, yet a small gap remains in Montgomery County as the number of "1,000+ acre" farms increased to match the declining number of "500-999 acre" farms.



The number of livestock on farms in Montgomery is declining, mirroring state trends.
Across the board, the variety of livestock on farms in Montgomery County declined significantly between 1987 and 2007. Cattle remained the most prominent in the county despite a decline of more than 40 percent. Hogs once held a large share of livestock farms in the county back in 1987 but are no longer prominent in the county. Hogs showed the steepest decline of all livestock, losing 85 percent of their population in two decades.

Corn has surpassed soybeans in terms of total farm acreage.
Total cropland in the county slowly decreased over the past 20 years at the rate of approximately 1,000 acres of farmland each year. In 1987, the land area used for the production of soybeans was about 40,000 acres greater than that used to produce corn and continued to grow in subsequent years. In 2007, corn surpassed soybean acreage by 50,000 acres. Other crops have consistently declined since 1987, dropping from 80,000 to a mere 10,000 acres over the 20 year time frame.

Corn and soybean yields are greatest in the northern part of the county.
Rich, fertile soil and a flat landscape in northern Montgomery County provide high yields for both corn and soybean crops. Slightly less productive yields are found scattered throughout the southern portion of the county, where hilly terrain and various water features also deny grain production in certain areas. Corn yields in Illinois are also among the best in the nation and Montgomery County has had higher than average yields of corn compared to the rest of the state.

The county is also home to a variety of specialty crops and specialty livestock.
Fifteen farms devote their yields to specialty crops. Grapes and vegetable crops are the most popular, each with four farms involved with their production. Wineries have been on the rise throughout the state and Montgomery County has been no exception to this trend. Further down in popularity, two farms each are devoted to producing peaches and nuts. Finally, there is also one operation devoted to each of the following fruits; apples, blackberries, and strawberries.

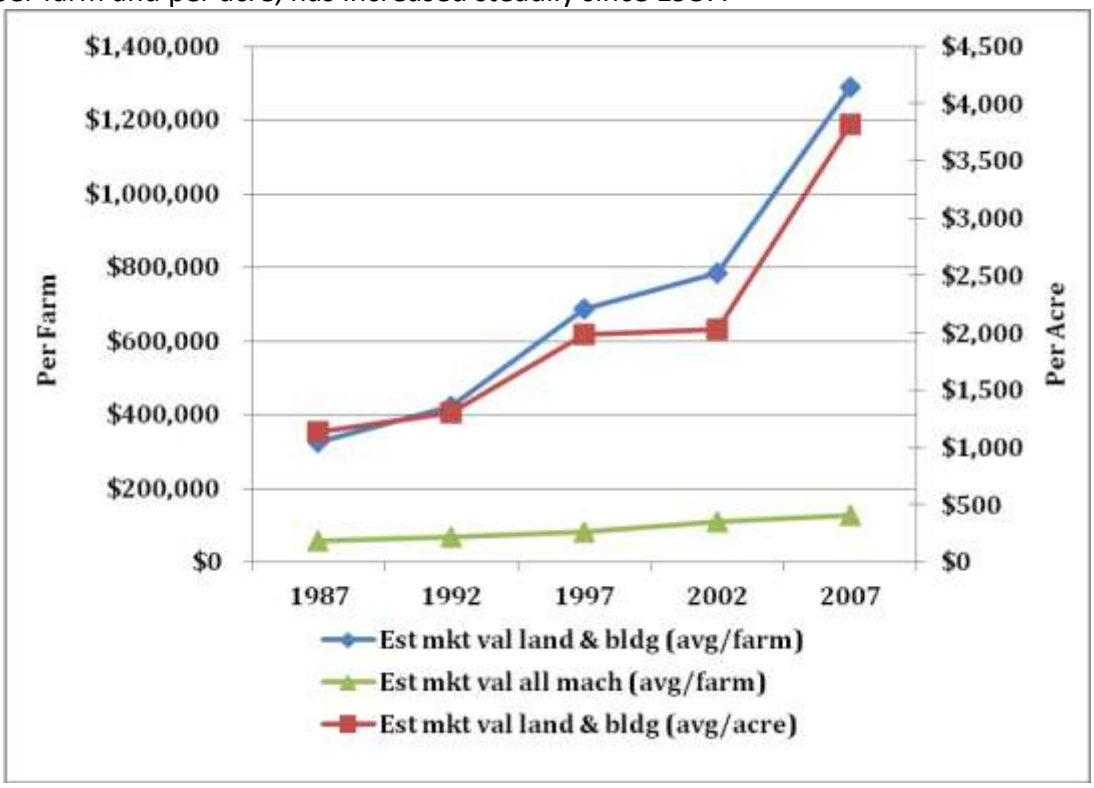
There are also a number of different types of specialty livestock in the county. Topping the list are meat goats, which total 46 animals on 16 farms.

	Montgomery
Deer	6
Elk	6
Llama	8(1)
Alpaca	4
Mules and donkeys	32(1)
Rabbits	10(1)
Bison	1
Meat Goats	46(16)

Many smaller specialty livestock operations can be found scattered throughout the county. The large livestock owners are concentrated in the central portion of the county, just north of the major lakes.

Market values continue to climb.

According to the 2007 Census of Agriculture, the estimated market value of land and buildings, both per farm and per acre, has increased steadily since 1987.



RECOMMENDATIONS

Seek out alternative bioenergy crops.

Montgomery may have some opportunities for developing alternative bioenergy crops. Acreage that is either marginal or not being used for crop production may be a good fit for Miscanthus. Currently corn, soybeans, and switchgrass are used for biofuel production; however, Miscanthus may be an even better option. University of Illinois researchers found that Miscanthus (as a giant perennial grass) tolerates poor soils, requires less acreage, and produces significantly more biofuel than either corn or switchgrass.

Miscanthus produces about two and a half times the amount of ethanol that could be produced per acre of corn and is at least twice as productive as switchgrass. Not only does Miscanthus require fewer chemical and mechanical inputs than corn with a growing season comparable to switchgrass, but it accumulates much more carbon in the soil than an annual crop such as corn or soybeans. Field trials showed that the highest productivity occurred in the south, on the poorest soils in the state. Although research has led to improvements in productivity and growers are poised to begin using it as a biofuels crop on a large scale, Miscanthus is in its infancy as an agricultural product. There are at least a dozen companies building or operating plants in the United States to produce ethanol from the non-edible parts of plants, called lignocellulosic feedstocks, and companies are propagating Miscanthus rhizomes for commercial sale.

The Energy Biosciences Institute reports that the US Department of Energy's biofuel goals include a target of satisfying 30 percent of transportation fuel needs in the US from biofuels by 2030. Researchers continue to search for ways to boost the concentration of fuel produced by the biofuel fermentation process, which would significantly shrink the cost of making biofuel and cause a surge in demand. As this country shifts toward using more biofuels to meet energy demands, Miscanthus holds a lot of promise because it would take much less cropland out of food production compared to using corn or switchgrass. It is worth investigating whether the growth and/or production of Miscanthus as a biofuel are viable strategies.

Support young growers.

Historically family farms are passed down from generation to generation; however this trend is slowing. Family structure is important in terms of who can afford to take over the family farm; and if no family members are interested in continuing the farm, it may be sold. Young growers don't have the ability to purchase the land and equipment and often borrowing opportunities

for young farmers are extremely limited. Succession planning for young farmers should be a priority.

Promote the growth and development of the agricultural economy through expanded opportunities for processing, distributing, and consuming locally produced agricultural products.

Much of the agricultural production of Montgomery County, namely wheat, corn, and soy, is shipped great distances to out-of-state food processors. Additionally, much of the food purchased and consumed by residents is also shipped great distances, whether it is fresh produce, meat, dairy, or processed foods.

Due to its agricultural strengths and proximity to interstate transportation networks, Montgomery County has great potential for producers, processors, and consumers to benefit from the existing food system economy.

Monroe County, Michigan, created a Food Systems Economic Partnership (FSEP), a consortium of five counties, leaders of farm organizations, community groups, and experts in food system and economic development. This consortium was charged with understanding the complexity of the local food web. Their mission was to study ways their territory could strengthen its ability to produce, process, distribute, sell and consume local agricultural products. One of the primary goals of the FSEP is to improve the viability of the agricultural sector in the region by identifying consumer demand and helping farm and food system businesses and entrepreneurs and converting that demand into new ventures, including processing facilities, marketing campaigns, value chain partnerships, and new infrastructure.

Efforts regarding agri-tourism, the development of value-added farm products, and buy local‖ marketing campaigns can all help to strengthen the diversity and viability of local agriculture. Related activities of locating processing facilities, including bio-fuel plants, serve to create new markets for local agricultural products. Expanded grain processing and milling facilities have been specifically identified as having potential for their FSEP.

Farm Preservation

Efforts to preserve farmland can involve a wide variety of tools which may vary in their success. Zoning techniques, participation in state or federal incentive programs, purchase of development rights, and preservation easements are all techniques which have proven successful in different settings.

One such opportunity is made available through the Illinois Agricultural Areas Conservation and Preservation Act. This Act is a tool that helps to preserve farmland for at least 10 years. The Illinois Agricultural Areas Conservation and Protection Act allows one or more landowners to voluntarily place a minimum of 350 contiguous acres into a protected district, often called an “ag area,” with the approval of the local county board. After the 10-year period expires, extensions of eight years can be granted.

CONCLUSION

It's no secret that agriculture is a significant job creator and financial asset to Montgomery County. Preservation of farm land and the extension of use of existing land should be a primary goal for the County. Cooperative efforts between farm owners and the County can help maintain the vitality of farming throughout the region and help grow the economy of its citizens.

NATURAL AND CULTURAL RESOURCES

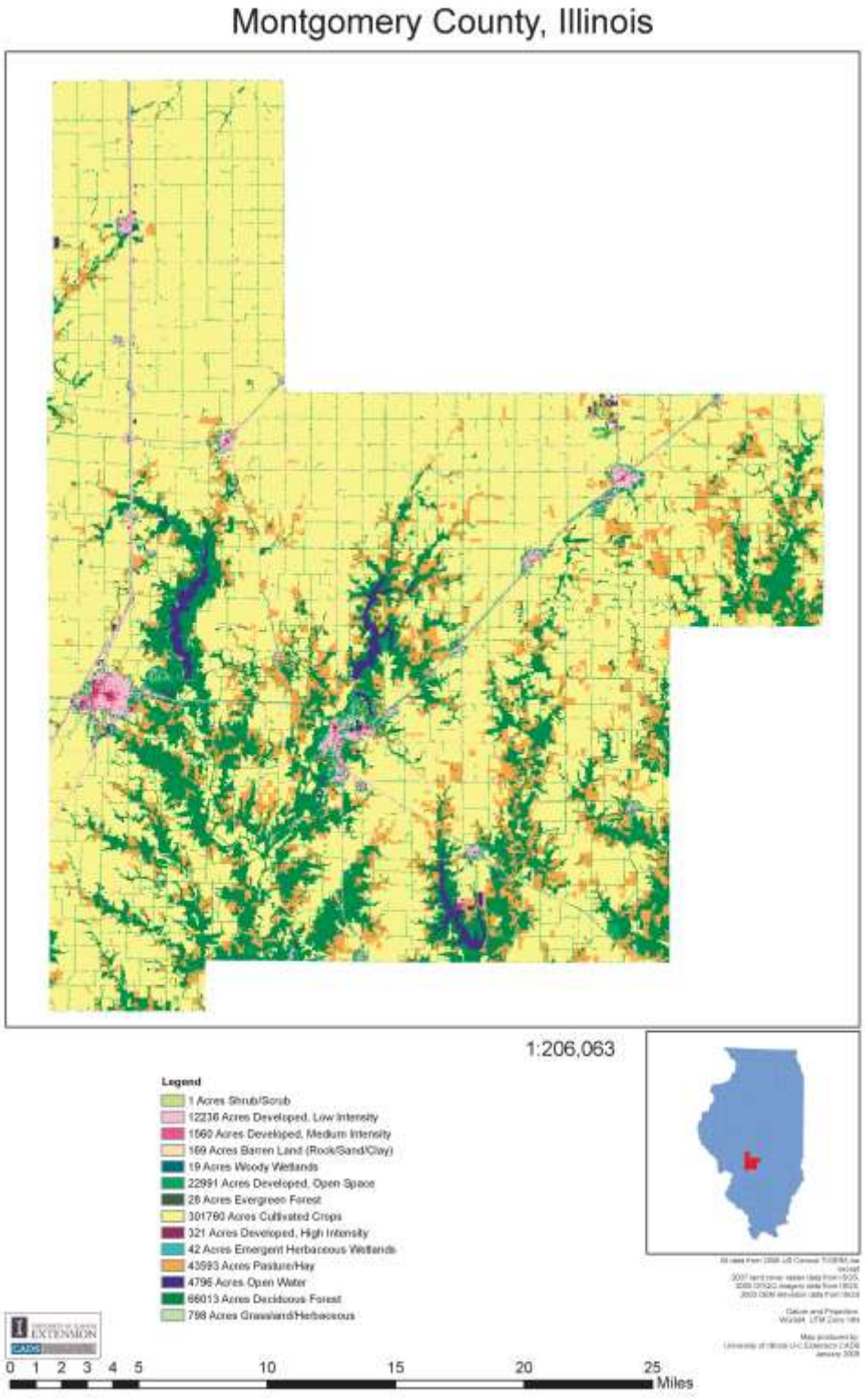
INTRODUCTION

The land cover map (depicted on the following page) shows that about two-thirds of the county is covered by fertile cropland, most of which is located in the flatter northern half. In the hillier southern half of the county, many areas are home to natural expanses of streams and forests. Four large lakes, Lou Yaeger, Glenn Shoals, Hillsboro, and Coffeen, provide numerous recreation opportunities. Hidden from view on the map are mineral reserves beneath the surface. Reserves include coal, gravel, and zinc. In addition to natural assets, county land also provides many other great amenities that make it an attractive place to live, work, and play.

Many survey respondents indicated that the local culture of low taxes, a small town lifestyle, and the ability to be close to family are important reasons why they choose to live in Montgomery County. Outlining the various natural and cultural resources in Montgomery County sets the stage for best practices in balancing the competing interests in the county in the land use section. Furthermore, it articulates ways to improve the current assets as well as take advantage of any potential opportunities that arise in the future.

Landscape and climate have played a substantial role in rural population and employment change over the past several decades, but they are unlikely to be the only quality-of-life factors affecting rural growth. Families with children are likely to consider factors such as the quality of local schools.

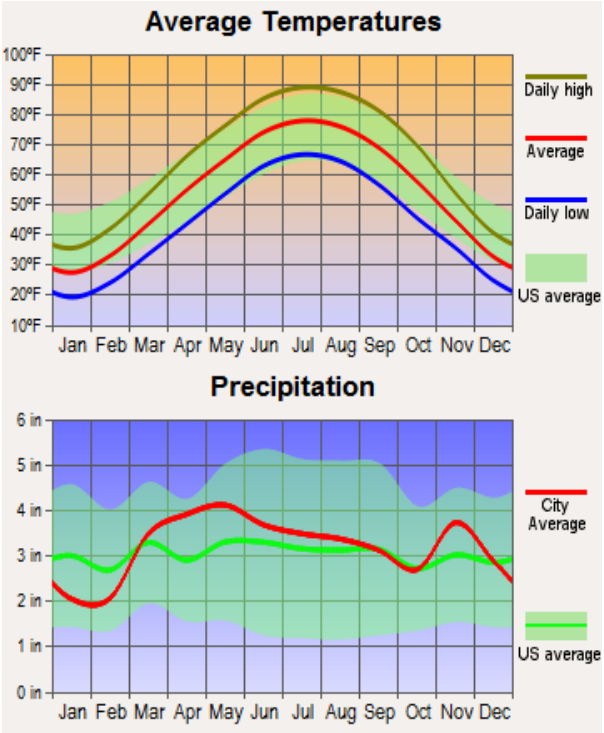
Figure 14. Montgomery County Land Cover Map

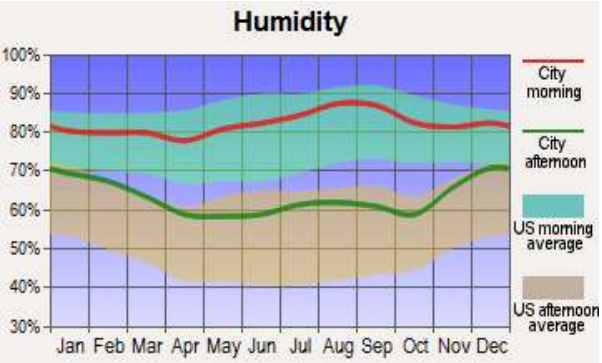


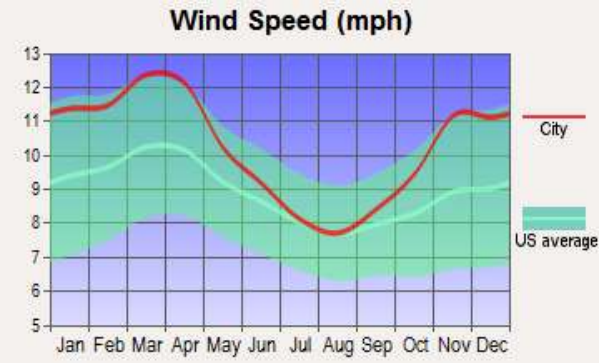
Natural Amenities and Climate

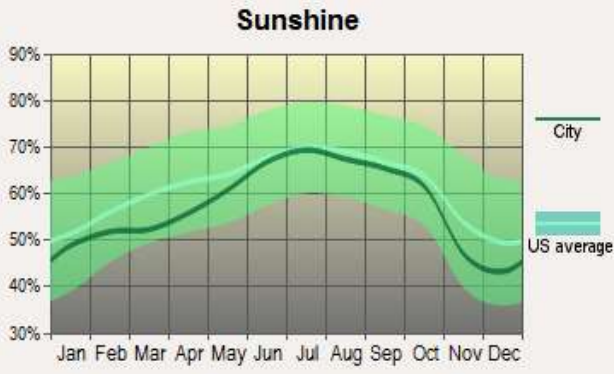
Climate

In recent years, average temperatures in the county seat of Hillsboro have ranged from a low of 21 °F (−6 °C) in January to a high of 91 °F (33 °C) in July, although a record low of −22 °F (−30 °C) was recorded in February 1905 and a record high of 114 °F (46 °C) was recorded in July 1954. Average monthly precipitation ranged from 2.00 inches (51 mm) in February to 4.31 inches (109 mm) in May.









Natural Resources

Assets and Opportunities

- Numerous natural areas
- Outdoor recreation opportunities: plenty of open water (primarily lakes) and forested areas
- Fertile land great for crops
- Coal is a primary natural resource that potentially develops other energy products or processes like refinement
- Open space increases potential for wind farms

Land Cover

Geological History

Glacial deposition from over 100,000 years ago along with alluvium outwash deposited during the last glacial episode shaped the topography of Montgomery County. The Glasford and Winnebago Formations deposited till and ice marginal sediment throughout southern and western Illinois. Remnants of the Pearl Formation can be found near Litchfield, where sand and gravel were deposited in glacial rivers and outwash fans as well as ice-contact sand and gravel deposited in ridges. The cross section of the county shows some of the basic geologic stratification.

Figure 15. Quaternary Deposits

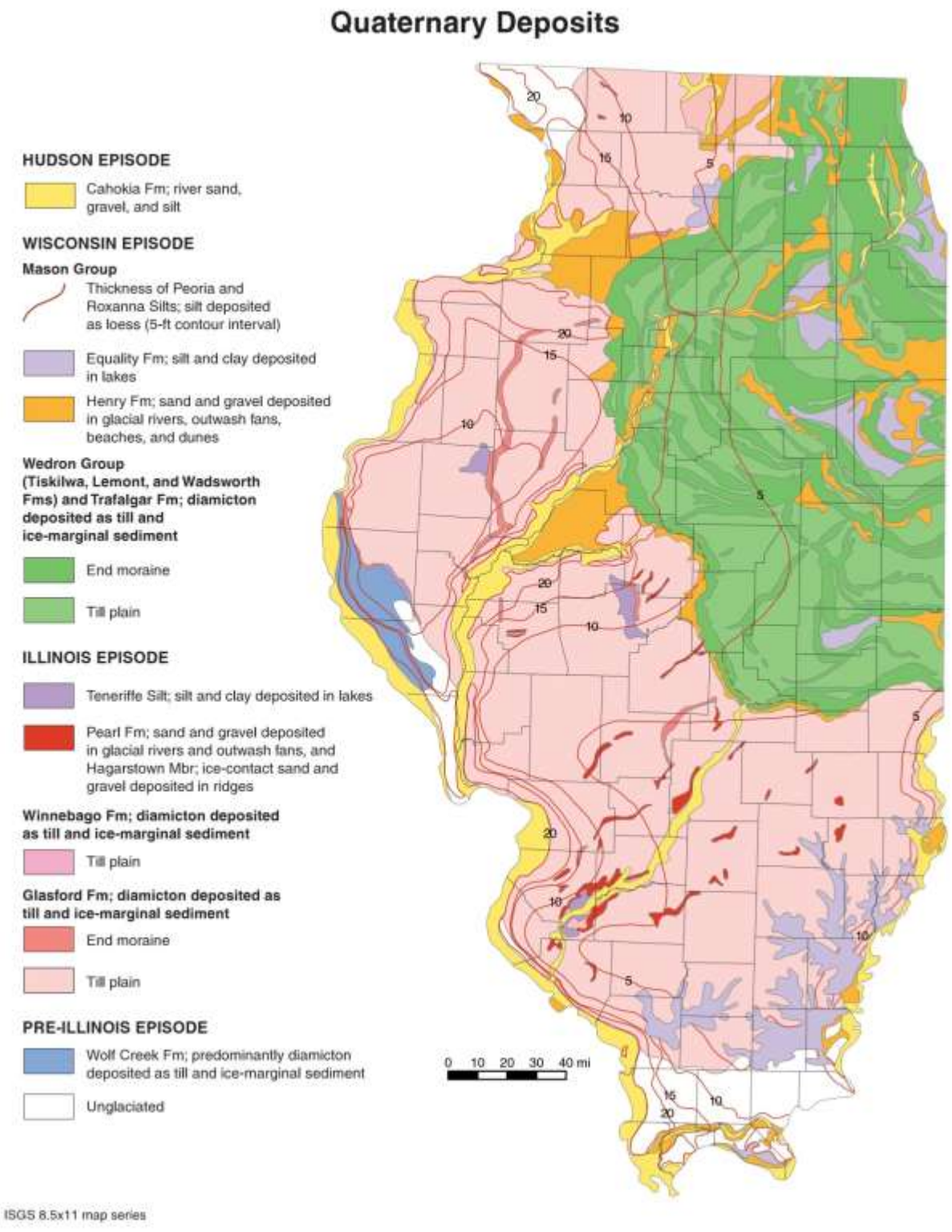
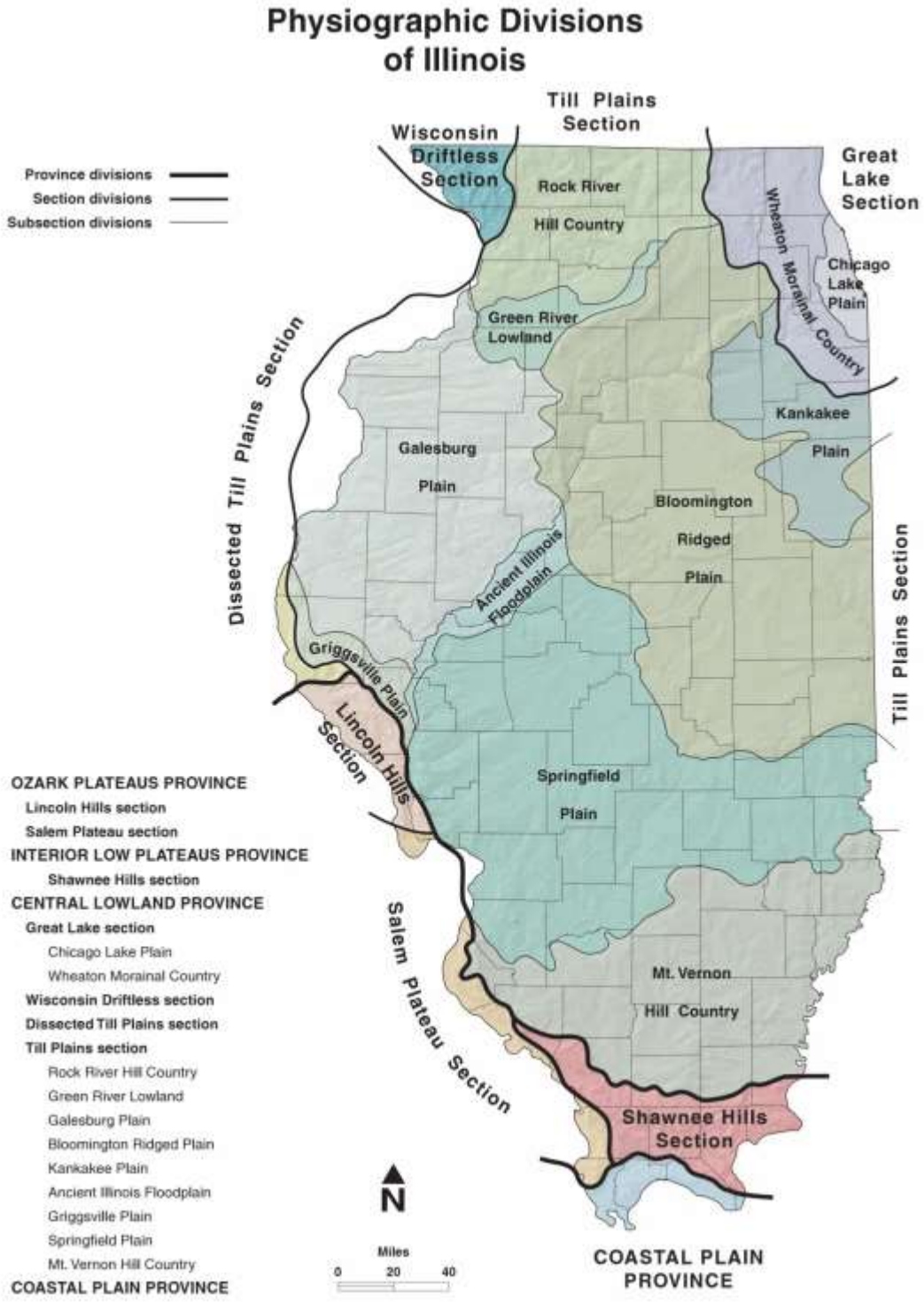


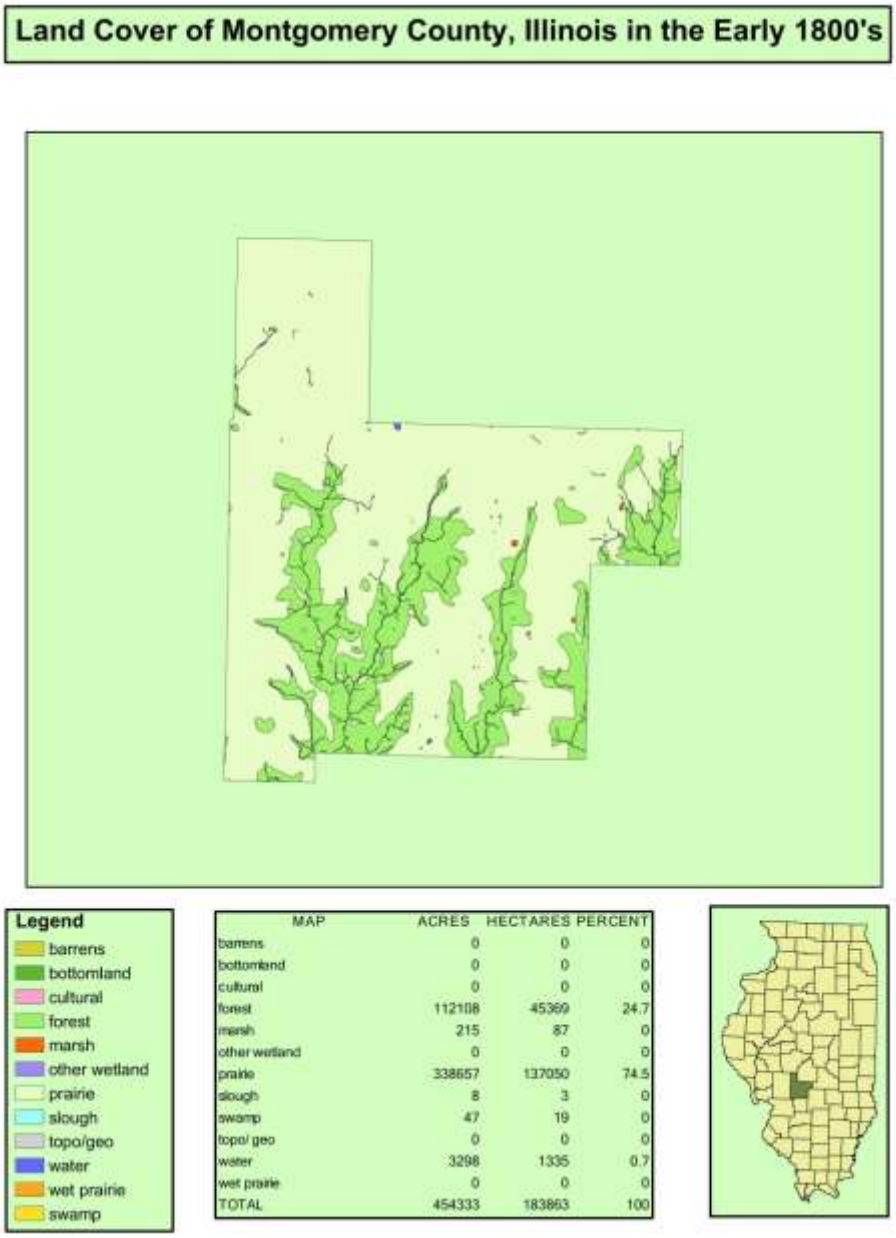
Figure 16. Physiographic Divisions of Illinois



Early Land Cover

The Illinois Natural History Survey reports that prairie covered about 74.5% of the county in the early 1800s prior to any notable land settlement. With less than 0.7% of land covered by water, forests covered the remaining 24.7% of land. Instead of the large lakes we see today, small streams, marshes and wetlands predominately covered the county. Drainage of the marshes and wetlands created the cultivated cropland area that dominates the landscape today.

Figure 17. Land Cover of Montgomery County, Illinois in the Early 1800's



Current Land Cover

Figure 18. Type of Land Cover

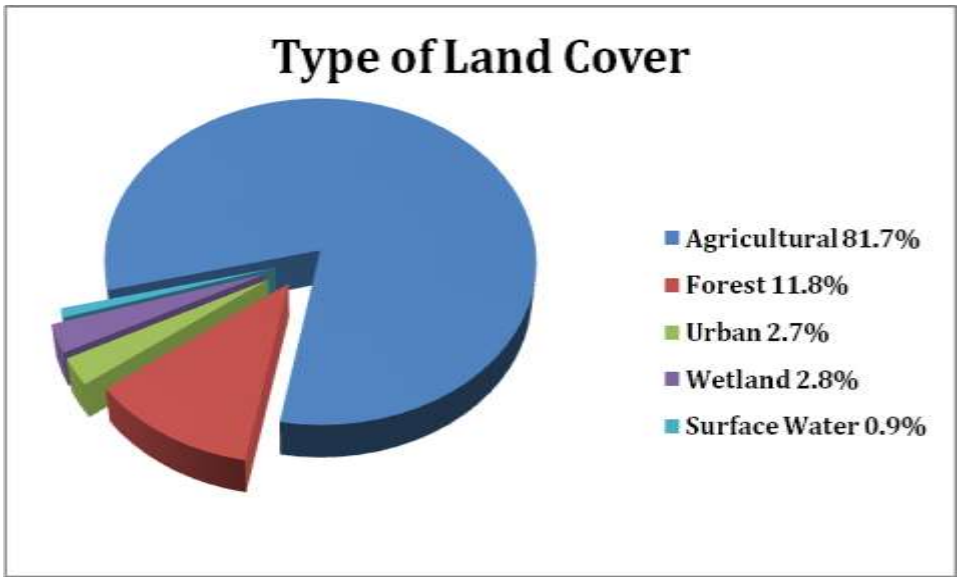
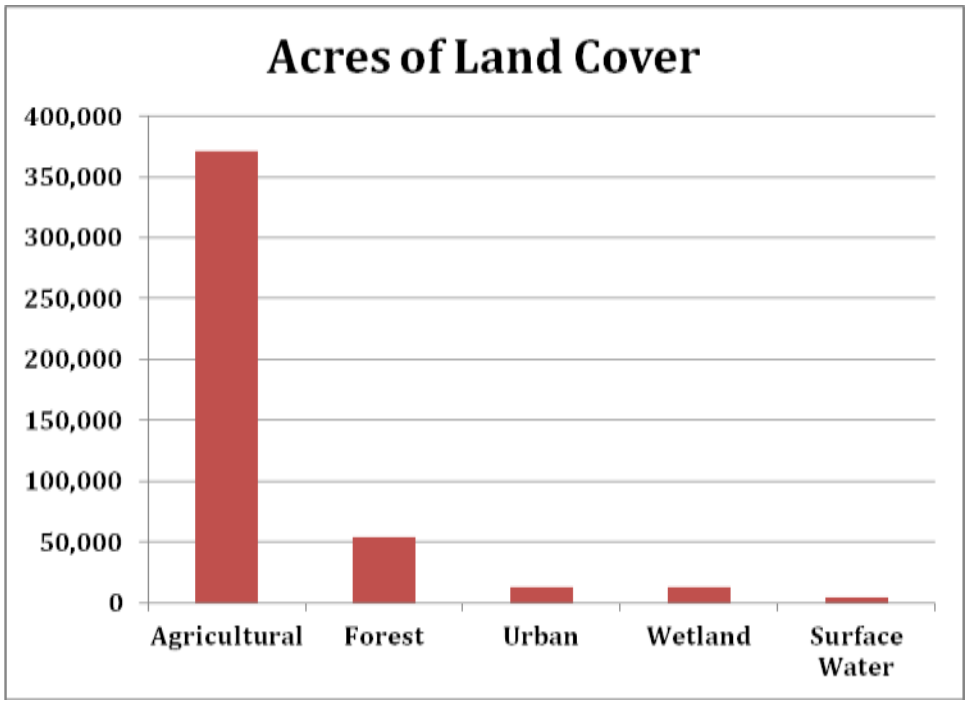


Figure 19. Acres of Land Cover



Land cover percentages in Montgomery County are on par with those found throughout the state. While the share of agricultural land in the county is roughly 7% higher than the state average, there is a smaller share of land covered by urban, wetland, and surface water in Montgomery County. State averages for urban and surface water areas show distortion due to

the urban areas dominating the Chicagoland region and the portion of Illinois encompassed by Lake Michigan. Forest areas are about the same here in the county as across the state, even though the majority of forest regions are located in southern Illinois.

Cultivated crops cover the majority of the county. More than 300,000 acres cover 66.4% of the total land area. Deciduous forests cover another 14.5% of the county and pasture/hay covers 9.6%. Lastly 10 % of the county contains developed/open space, developed/low intensity, and open water areas. Developed/medium intensity is the only other land cover classification that contains more than 1,000 acres in the county. Overall, the county is 709.9 square miles (or 454,332 acres) in area.

NATURAL AREAS

In the mid 1970's the Illinois Natural Areas Inventory (INAI), now Illinois Department of Natural Resources, documented remaining examples of the natural communities of Illinois over a three-year period. The Inventory established six categories of natural areas based on significant features. The below categories describe their varying features.

INAI Category Descriptions
Cat. I=High quality natural community and natural community restorations
Cat. II= Specific suitable habitat for state-listed species or state-listed species relocations
Cat. III= State dedicated Nature Preserves, Land and Water Reserves, and Natural Heritage Landmarks
Cat. IV= Outstanding geological features
Cat. V= (Not used at this time)
Cat. VI= Unusual concentrations of flora or fauna and high quality streams

Table 56. Illinois Natural Areas Inventory (INAI) Sites in Montgomery County

INAI Site Name	Categories
Gillespie Railroad Prairie	II, III
Irving Railroad Prairie	I
Roberts Cemetery Savanna	I, II, III
Shoal Creek Barrens	I, II
Total # of Sites = 4	

Source: Illinois Natural Heritage Database, Natural Areas Inventory (as of February 2010)

Two of the INAI sites in Montgomery County are also designated as Illinois Nature Preserves Commission (INPC) Protected Areas:

- Roberts Cemetery Savanna Nature Preserve (County Road 500E)
- Gillespie Prairie Land and Water Reserve

Flora and Fauna Resources

Table 57. Threatened and Endangered Species in Montgomery County

Scientific Name	Common Name	State Status	# of Occurrences	Last Observed
Calephelis muticum	Swamp Metalmark	LE	1	8/9/03
Liatris scariosa var. nieuwlandii	Blazing Star	LT	3	9/17/02
Silene regia	Royal Catchfly	LE	1	7/18/02
Sisyrinchium atlanticum	Eastern Blue-eyed Grass	LT	2	6/12/02
Tomanthera auriculata	Ear-leafed Foxglove	LT	3	7/2/09
Trifolium reflexum	Buffalo Clover	LT	1	Jun-91
Total # of Species= 6				

Notes: LE= listed as endangered; LT= listed as threatened
Source: Illinois Natural Heritage Database, Natural Areas Inventory (as of February 2010)

Timber Resources

Private owners possess the majority of all forested areas of the county. About 42,800 acres are in private hands while an even split between municipal and corporate owners maintain the remaining 4,000 acres. Approximately 660 individual owners of land with forest resources are scattered across the southern half of the county.

Numerous species of trees make up the approximately 50,000 acres of forests throughout the County. The graphic below shows distribution of the three major species groups.

Figure 20. Acreage by Species

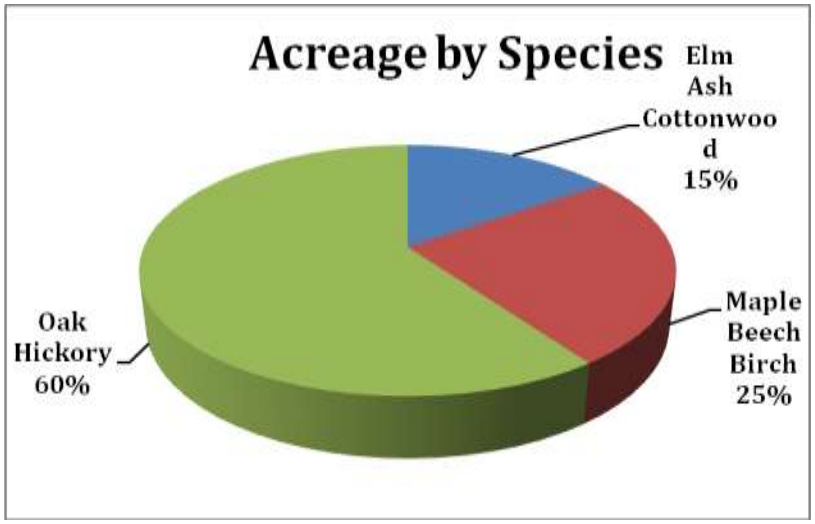
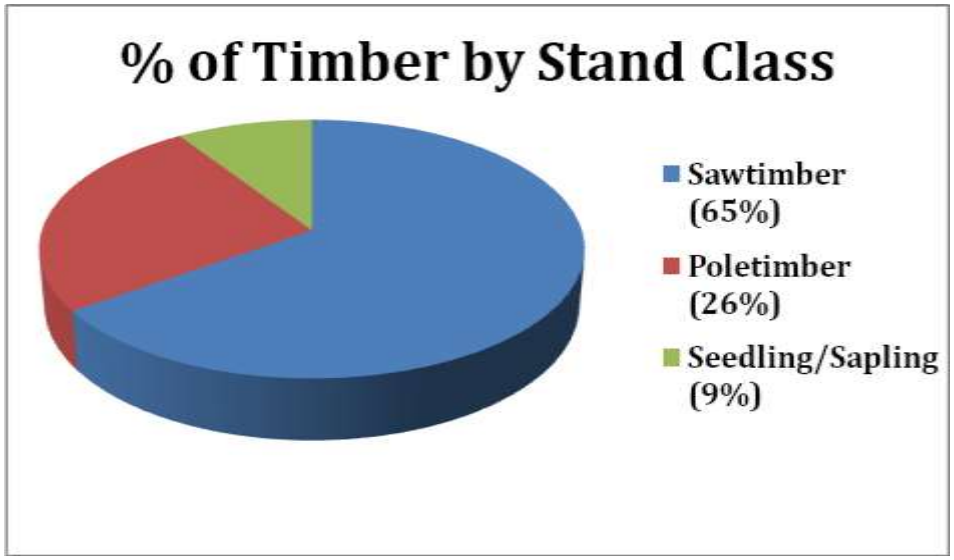
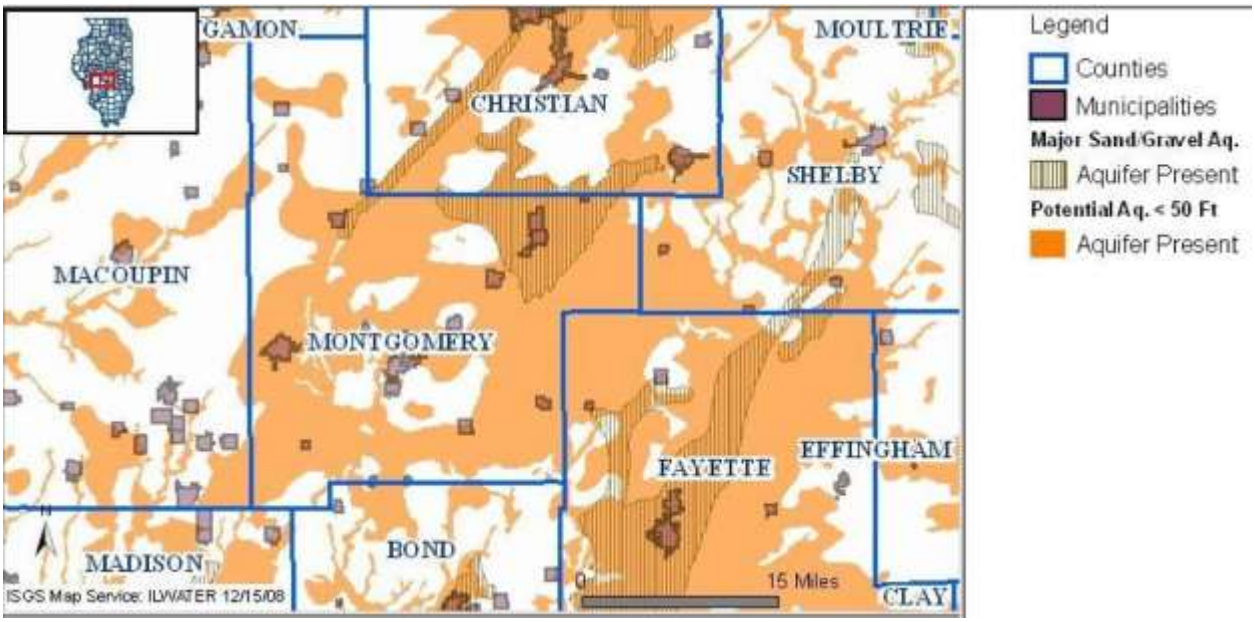


Figure 21. % of Timber by Stand Class

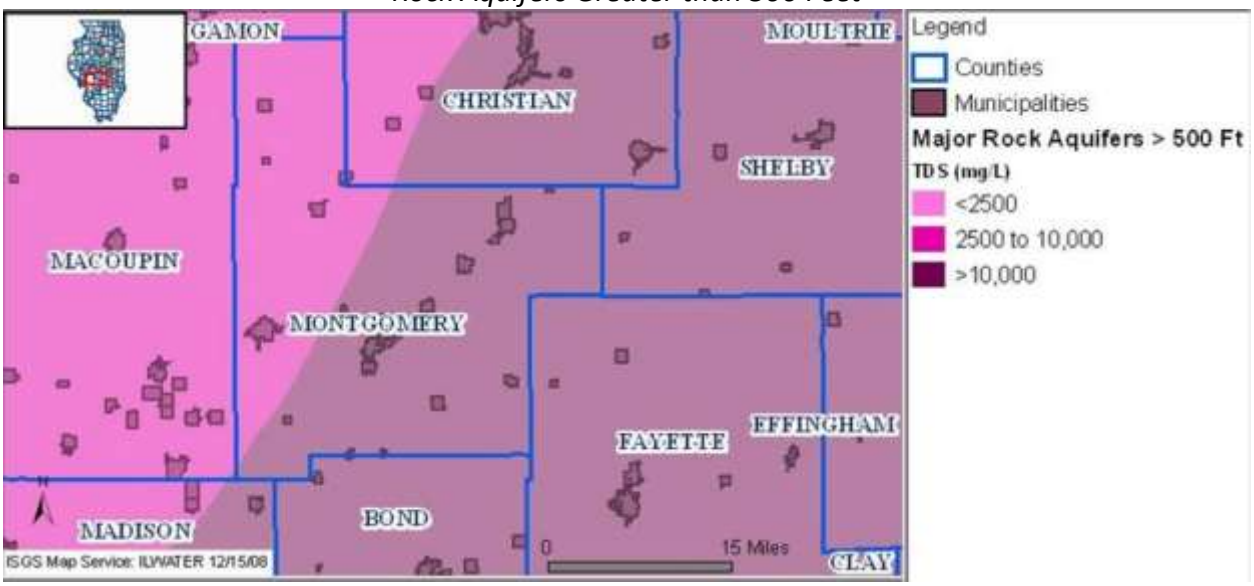


WATER RESOURCES

Surface water primarily supplies the county's water needs through the approximate 4,000 surface acres available in the county. These supplies appear to be large enough to support additional development throughout the county. Currently, there is limited rural water, although some systems have been expanding. Demand for rural water chiefly resides in the northern part of the county due to the low water table of nearby quarries. Rural water lines are slow to expand; when they move into new areas, the potential for development increases. Expansion is needed in the northern portion of the county to aid in agricultural operations.



Rock Aquifers Greater than 500 Feet



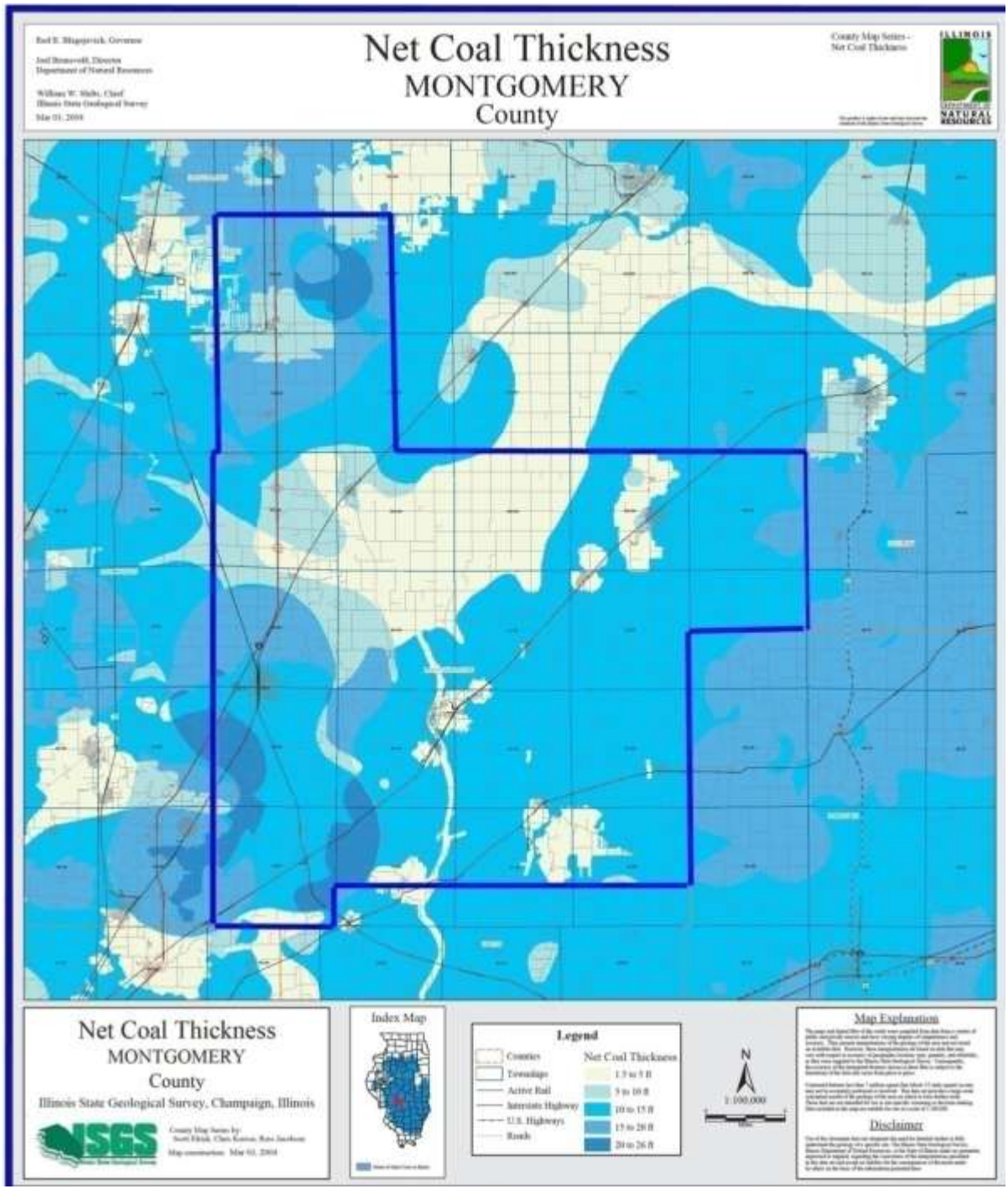
Total Dissolved Solids Very High in Rock Aquifers = Mineral Water

Mineral Resources

Coal Reserves

There are ample coal reserves of varying thicknesses throughout Montgomery County. Many areas have been or are currently being mined. Townships immediately south and east of the panhandle have relatively shallow reserves.

Figure 22. Net Coal Thickness Montgomery County



The Herrin coal layer covers shallow reserves south and east of the panhandle, resulting in low sulfur content in these regions. Conversely, the net coal thickness is very high in other areas of the county. Major coal deposits, those with depths greater than 10 feet, comprise the southern and eastern portions of the county. The sulfur content in these regions of greater depths is

higher and is part of the Springfield layer. The southwest corner of the county houses the thickest coal areas.

Figure 23. Herrin Sulfur %

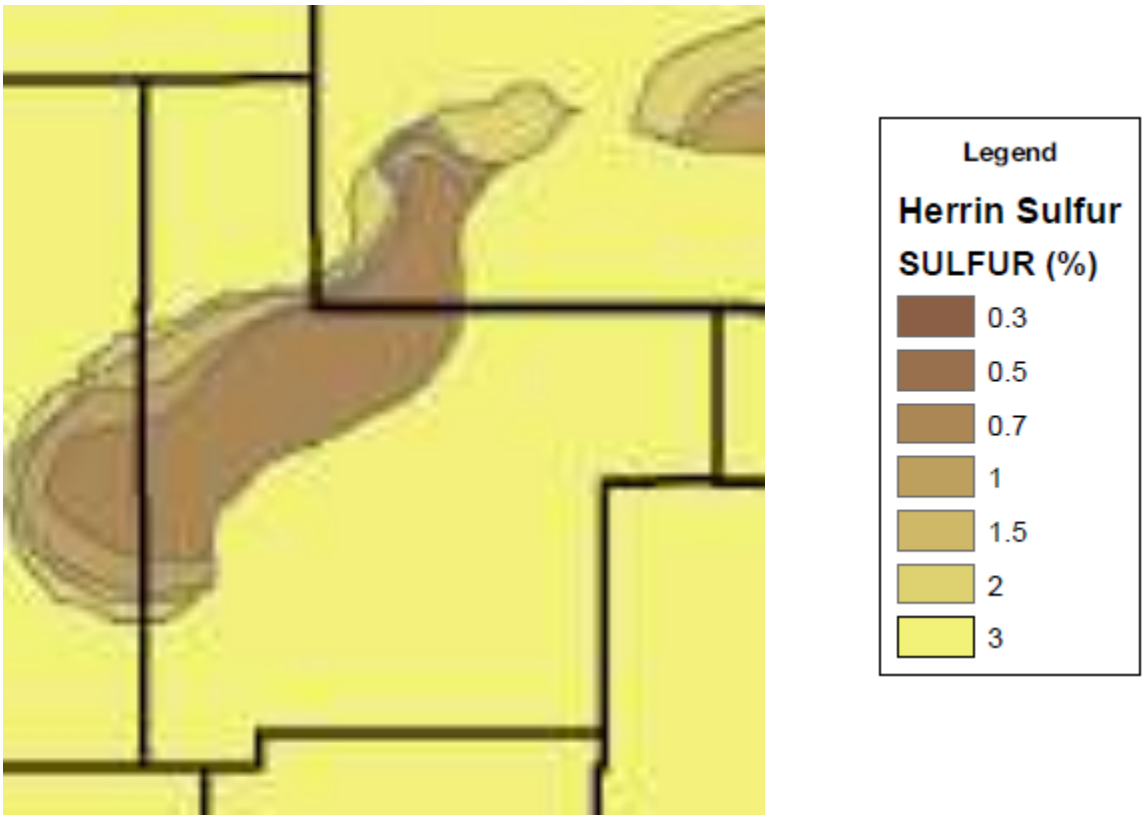
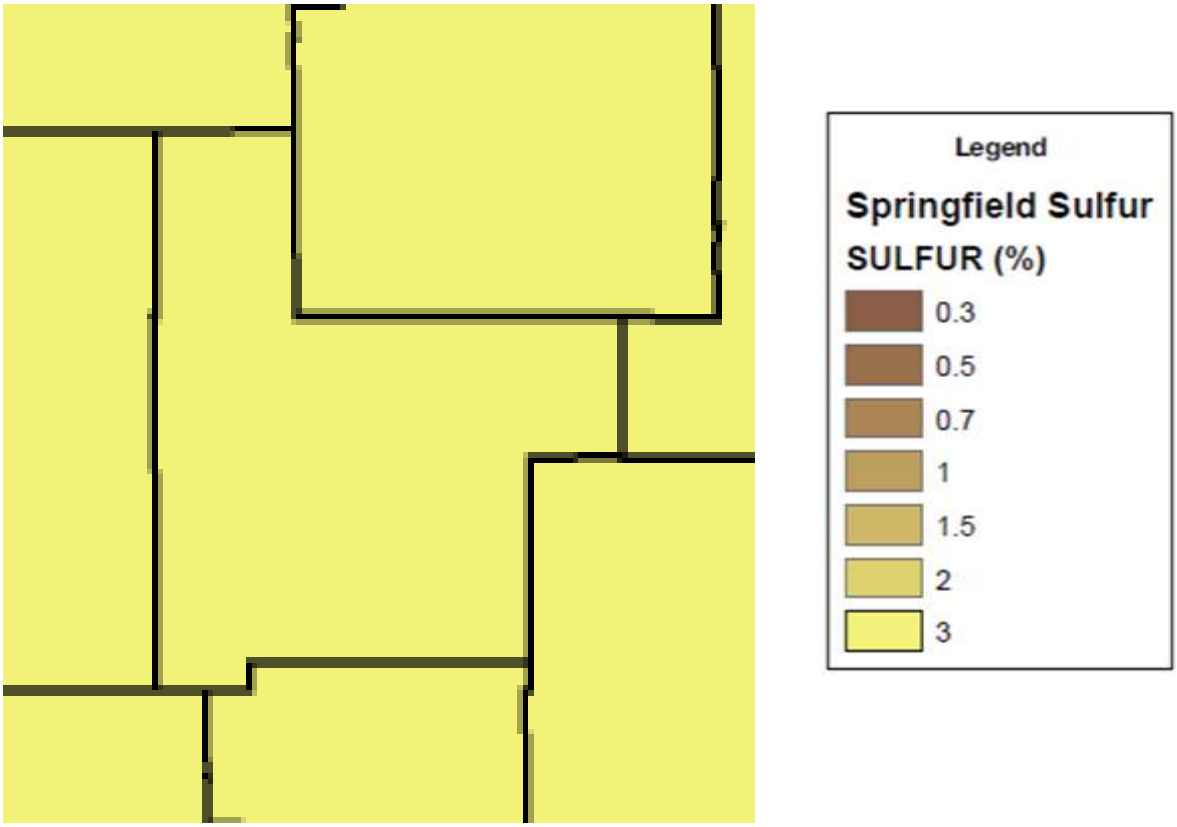


Figure 24. Springfield Sulfur %



Subsidence Issues

According to the United States Department of Energy, longwall mining is an older mining method that was little used in the United States until recently. Due to the development of modern equipment such as the longwall unit, productivity rose substantially over the past twenty years. As of 1995 longwall mines accounted for 40% of all United States underground coal production. (Source: ftp://ftp.eia.doe.gov/coal/tr0588.pdf)

With longwall mining, the overburden from the mine level to the surface typically moves downward as one mass. The maximum subsidence is about 60 to 70% of the mined height (around 4-6 feet) and occurs over the center of the mined out panel. The distance to zero subsidence from the panel edge is approximately 0.35 to 0.45 times the depth to the mine. The largest amount of surface movement and strains occur after the longwall face has passed. Residual subsidence may occur from 6 months to 3 years after mining and may amount to about 1/3 foot, but does not create differential subsidence that would damage structures.

Gravel

There are two gravel mines- Nokomis Quarry and Material Service Corporation, both located in the northern part of the county.

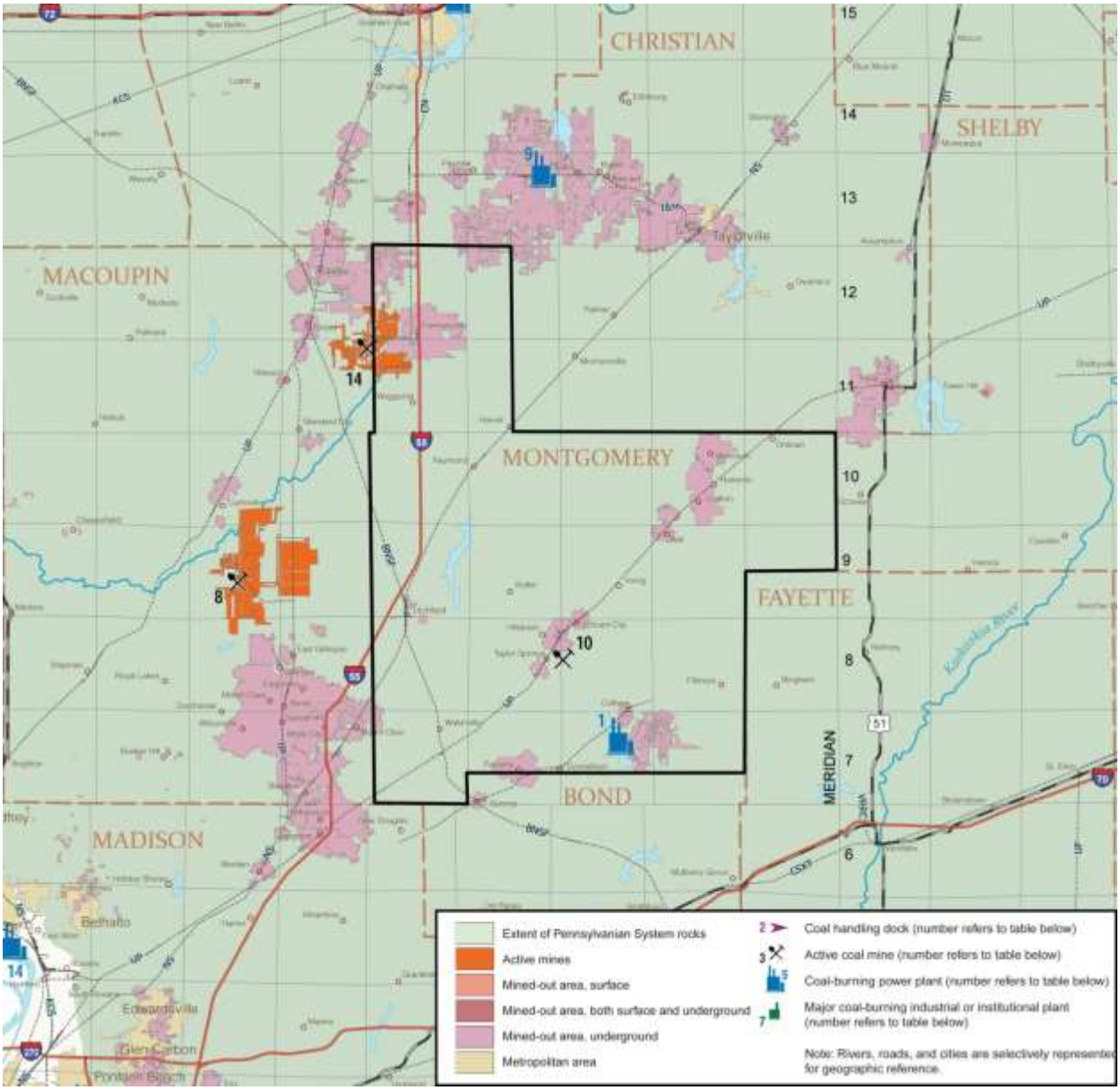
Zinc

Both the Eagle Zinc and American Zinc plants are closed. These Superfund sites are scheduled for remediation and may represent potential development or recreation sites in the future.

Current Mines

There are many areas in the county that are in close proximity to underground mines. These are classified into Zone 1 and Zone 2 areas. Zone 1 areas includes land directly over or adjacent to the mine while Zone 2 represents land that may be affected by subsidence based on the uncertainty of the mine location. As seen on the map, many of the undermined areas are located in urban areas of the county. Approximately 43,200 acres of land, with 3,924 housing units, are located in Zone 1 areas.

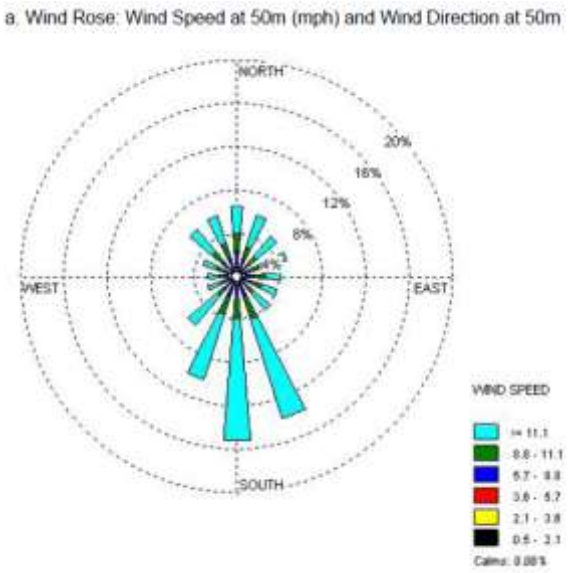
Figure 25. Montgomery County Mining areas



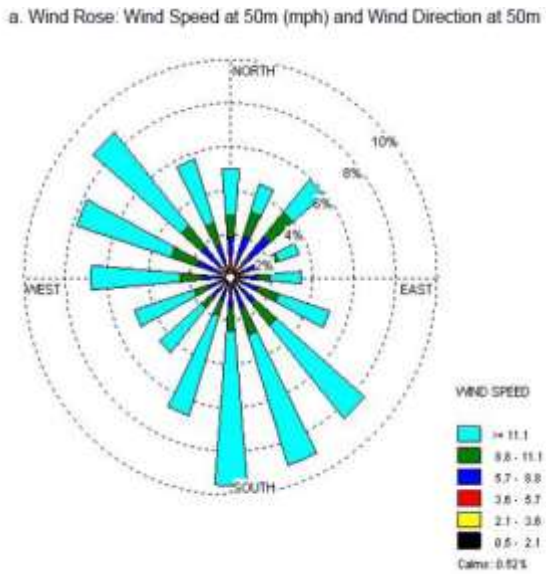
Wind Resources

Wind in the form of renewable energy is a valuable resource if the power is harnessed correctly. There are two meteorological stations found in nearby Macoupin and Christian counties, the Modesto and Palmer stations respectively. These towers measure wind speed and direction and help alternative energy companies decide where to invest their resources.

Modesto, IL



Palmer, IL

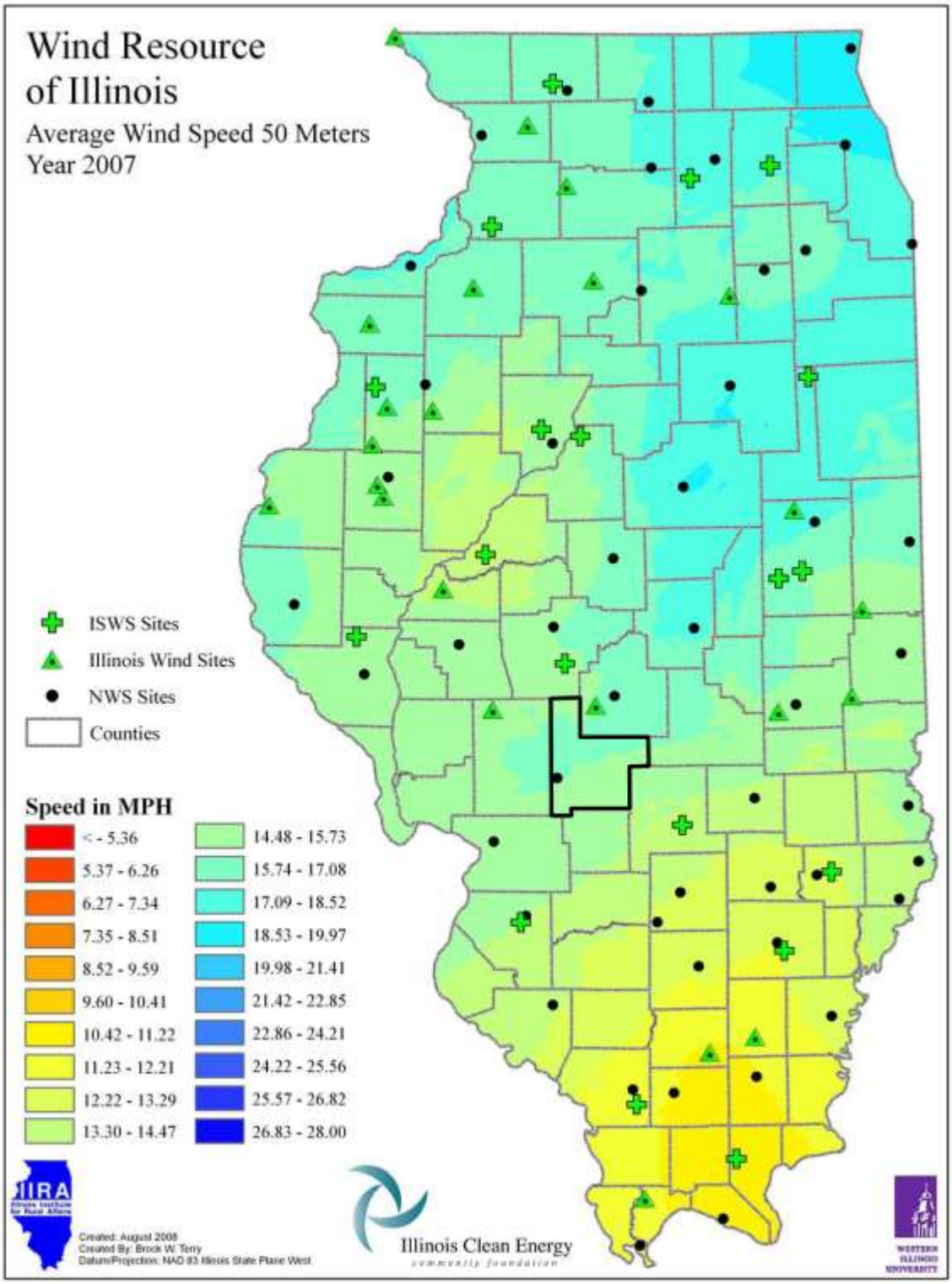


Illinois is developing a national reputation for its development of wind turbine farms, notably in places like Bloomington and DeKalb County, causing the manufacturing industry to build turbines and towers in these areas.

Generally wind farms require an annual average of 11-13 mph and are built approximately 100 feet above the ground. Large wind energy companies require appropriate zoning ordinances to be in place prior to development consideration. There are potentially viable locations in Northern Montgomery County as Auburn Rural Electric has an industrial turbine east of Farmersville.

The Wind Resource Map depicted below shows the wind speeds throughout the state at a height of 50 meters (figures are from 2007, the most recent year data was available). As mentioned, the most viable locations in the county are in the northern half and in the northwestern portions. The majority of these areas average between 15 and 17 mile per hour winds, which is considerably above the 11-13 mph that is normally required of wind farms.

Figure 26. Wind Resource Map



Outdoor Recreation

Recreational opportunities abound in Montgomery County. From major lakes to bike trails and everything in between, there are many reasons to take part in the recreation activities here.

Bike/Pedestrian Trails:

Green Diamond Trail

Montgomery County has a 5.5 mile bicycle and hiking trail. Opened August, 2000, the year round trail runs between the communities of Farmersville and Waggoner and lies on the bed of the former Green Diamond rail line. The trail's recently refurbished surface makes for smooth riding and future plans include continuing the trail to the south, connecting to other counties in the region.

Lake Lou Yaeger Hike/Bike Trail (from county website)

The Lake Lou Yaeger Hike/Bike Trail is approximately 1.15 miles in length with a final extension to 6.6 miles upon project completion. For both the novice and adventurer, the trail has amenities for a range of outdoorsmen. There are many great views of the Lake Lou Yaeger natural landscape. The shared-use trail allows visitors to experience this natural environment through hiking and biking.

The City of Litchfield was awarded a $2,000 grant through Ameren IP's Bright Ideas program. Here, the money will fund trailhead and vegetation signage, as well as benches along the Lake Lou Yaeger Hike/Bike Trail. The new development promotes tourism and increased economic impact through its use and provides additional recreational activity for both adults and youth within the community.

Nature Preservations:

Shoal Creek Nature Preserve (from county website)

The 250 acre Shoal Creek Nature Preserve, owned by the City of Litchfield, calls the east side of the dam at Lake Lou Yaeger home. Noted as one of the most beautiful sites in Montgomery County, the city passed an ordinance in 1989 protecting this savanna/woodland site.

The Shoal Creek Barrens was recently given a Grade "A" rank by the Illinois Natural Areas Inventory following a three-year survey of the site. Only three areas in Illinois are recognized as Grade "A" quality, and all three are in Montgomery County. They are Shoal Creek Barrens, Robert's Cemetery, and Rocky Ford. Here, over 678 species of plants have been identified.

City of Litchfield: Shoal Creek Conservation Area at Lake Lou Yaeger

Two hundred and sixty-six acres of park-like woodlands, prairie barrens, deep ravines, ridges, and cliffs create Shoal Creek Conservation Area. This area was dedicated by the City of Litchfield Council in 1990 to preserve the existing remnants of oak-hickory forest, barrens, and prairie.

H&B Bremer Wildlife Sanctuary (from county website)
This 1850 farm is now devoted to the preservation and protection of wildlife, both flora and fauna, and the land's natural resources. The H & B Bremer Wildlife Sanctuary highlights the transition zone between the flat prairie province to the north and the rolling plain to the south. It provides a sustainable habitat for a diversity of plant and animal communities and serves as one of six Audubon Society wildlife sanctuaries in Illinois. There are presently eight marked walking trails in the sanctuary.

Horse Trails at Blake Lowry Horse Camp (from county website):
Lake Lou Yaeger offers oversize campsites for horse owners through Blake Lowry Horse Camp. The area is open to the public and provides camping area with space available for vehicles and horse trailers. Several miles of horse trails lead from the camp area through the woods. Opened in 2001, plans are in the works to extend the trail another 30 miles into Springfield.

Arches Trail
A new trail that extends between Butler and Hillsboro, Illinois.

Fishing/Boating/Camping:
There are four recreational lakes in Montgomery County: Lake Hillsboro, Glenn Shoals Lake, Lake Lou Yaeger, and Coffeen Lake.

Fishing conditions in the county feature sizeable populations of bass, crappie, and catfish. While crappie populations in Coffeen Lake are somewhat diminished, pure striper is plentiful. Lake Glenn Shoals has hybrid striper in addition to the other fish species. In terms of water quality for fish and general recreation, they are all considered “acceptable” to “good.”

Lake Lou Yaeger (from City of Litchfield):
This 1,200 acre lake offers boating with 45 miles of beautiful shoreline. The lake is 8 miles long and 1/2 mile wide. Skiers, swimmers and fishermen enjoy the year round amenities offered by Lou Yaeger Lake. Fishermen enjoy the thrill of catching bass, crappie, bluegill, or catfish. Two marine facilities are available at Marina #1. The 300 acre park area has five picnic areas, two playgrounds, pavilions, rest rooms, and convenient sanitary outdoor stoves. Two campgrounds offer both primitive and trailer camping. The park area allows horseback riding on trails.

Lake Lou Yaeger is also a destination to catch sight of American Bald Eagles in Central Illinois. As of April, 2005 three eagles and two nests have been spotted along the banks of the lake.

Coffeen Lake
Coffeen Lake is an attractive site for both anglers and hunters. Opened in 1986, Coffeen Lake operates under a long term lease and management agreement between the Illinois Department of Natural Resources and Ameren Energy Generating Company. This agreement grants authority to the State to open the lake and certain lands to the public for recreational activities such as fishing, boating, picnicking and hunting.

Dammed in 1963, the original power company built a 75-foot high earthen dam on a branch of the east Fork of Shoal Creek. By 1966 the completely filled lake served as cooling water for the coal-fired Coffeen Power Station.

The oak-hickory forests surrounding Coffeen Lake are representative of the native cover found within the Southern Till Plain Natural Division of central and southern Illinois. Soils are of loess and till; a rather light and characteristic "claypan" is also available. Pre-settlement vegetation was a mixture of 60 % forest to 40% prairie and wetlands. A variety of trees, woodland and prairie plants cover the slopes of the stream valley. Visitors may also find a diverse wildlife community. Muskrats, turtles, herons and mussels are seen in or near the water. Red-tailed hawk, blue jay or a dragonfly might be seen in the air. Bobwhite, coyote, white-tailed deer and black rat snake are common to the area.

Lake Coffeen Lake houses largemouth bass, a channel catfish population, and twenty other fish species. The lake is deeper than most Illinois lakes, averaging nearly 19 feet with a maximum depth of 59 feet with nearly 50 miles of shoreline. Power plant operation noticeably influences fish activity and fishing success. Fish growth appears to be faster than in many other lakes, however.

Lake Glenn Shoals
This 1250 acre lake averages a depth of 10 feet and has 26.82 miles of shoreline. Constructed in 1976 as a primary source of water for customers on the Hillsboro Water System, fishing continues strong today. Originally stocked with bluegill, crappie, largemouth bass, catfish, hybrid stripers, and tiger muskie, crappie and bass fishing are on the rise. A municipal brood pond raises and places approximately 7,000 6 to 10 inch bass into the lake.

A full service marina located at the South end of the lake on the West side of the dam offers parking and boat launch. A second boat launch ramp resides at the North end of the lake.

Old Lake Hillsboro
Construction for this 100 acre surface impoundment began in 1918 as a primary source of water for Hillsboro. The lake has bass, crappie, bluegill, channel catfish, and carp. Sherwood Forest Campground is also on this lake; it has 200 electrical campsites as well as primitive sites.

Walton Park (and Lake) in Litchfield:
First known as Lake Litchfield, Walton Park Lake was filled in 1863 and is still considered a major reservoir by the Department of Conservation. Only canoes, row boats and boats with trolling motors are allowed on Walton Park Lake.

Golf Courses:
Montgomery County offers many opportunities for golf outings with many courses available for both public and private use.

Shoal Creek Golf Course – 505 NW St., Raymond, IL
Indian Springs Golf Club – 21347 Illinois Route 185, Fillmore, IL
Litchfield County Club – 105 Old Quarry Trail, Litchfield, IL
Hillsboro Country Club – 705 City Lake Rd., Hillsboro, IL

Sport Shooting and Hunting Clubs:

Faller's Sporting Clays—Located in Butler, Faller's sporting clays offers the community a chance to hone their sport shooting skills and participate in tournaments and leagues with other sport shooting enthusiasts.
Rountree Hunt Club – A hunting club for sportsman located at 15084 N. 4th Ave. in Coffeen.
Sportsman's Club – Another Hunting Club located in the eastern portion of the County in Nokomis, IL.

Cultural Attractions

Montgomery County communities express their pride through museums, small collections of memorabilia and photos of the past. They range from the Harkey House Museum maintained in Hillsboro by the Historical Society of Montgomery County to the small Panama Community museum. More information about attractions in Montgomery County can be found at montgomerycountyillinois.org

Museums and Historic Attractions:

Fillmore Community Museum – 111 N. Palmer, Fillmore, IL
Civil War Cannon, Historic Courthouse – Hillsboro, IL
Irving Area Museum – 201 E State St., Irving, IL
B-R-S Baseball Museum – 121 W. State St., Nokomis, IL
Harkey House Museum – 307 S. Broad Street, Hillsboro, IL
Route 66 Landmark – Litchfield, IL
Panama Community Museum – 237 Cleveland Avenue, Panama, IL
Witt Area Museum – 26 W. Broadway, Witt, IL

Soon-to-be Route 66 Museum in Litchfield, IL

Conclusion

Coal is the major mineral source for Montgomery County. Subsidence issues related with longwall mining will need to be addressed. The two gravel/limestone quarries provide a current and future economic resource. It is worth noting that an area for concern is adjacent to quarries due to a lowering of the water table resulting from pumping. The remediation of zinc plant sites provides another potential future development. The best possible mining practices are encouraged to protect the counties other natural resources.

The number of forest acres has slowly risen over the past 20 years. The largest recreational use for these acres is hunting, although many have the potential to produce saw timber, thus increasing their economic value.

Outdoor recreation areas are numerous and expanding. Fishing, boating, and hunting opportunities are good. Further development will enhance the area for non-local outdoor enthusiasts.

Potential exists for wind energy development where Prairie Fork Wind Farm will ultimately expand to 200 turbines over a two county area. This will provide an estimated $1 million in annual property tax revenue.

Available soils set limitations for septic systems due to perculate water tables, particularly those in the northern half of the county. A trend for homeowners is to use aerobic systems, an alternative which presents its own set of concerns in terms of surface discharge with systems without proper maintenance.

An opportunity exists for the county to develop and promote itself as a retirement destination. Taking advantage of natural amenities such as lakes, topography and land cover creates potential marketing to this demographic.

INFRASTRUCTURE

TRANSPORTATION

Montgomery County's multimodal transportation network is comprised of roads, railroads, air, water, public transit, pedestrian and bicycle transportation. Transportation planning is a complex task which requires input from citizens, local and county governments, and regional state and national levels. These types of improvement projects are quite costly and require significant planning and attention to the plan prior to implementation.

Essential to a functional community, a safe and effective transportation network aids every faction of a citizen's life from getting to and from work and school to spending quality time at the County's multiple recreational venues. Transportation planning is also essential to the farming community and economic development as the transportation of raw materials and finished products are integral to commercial and industrial businesses. These same businesses are also responsible for many of the county's existing and future jobs.

Airports

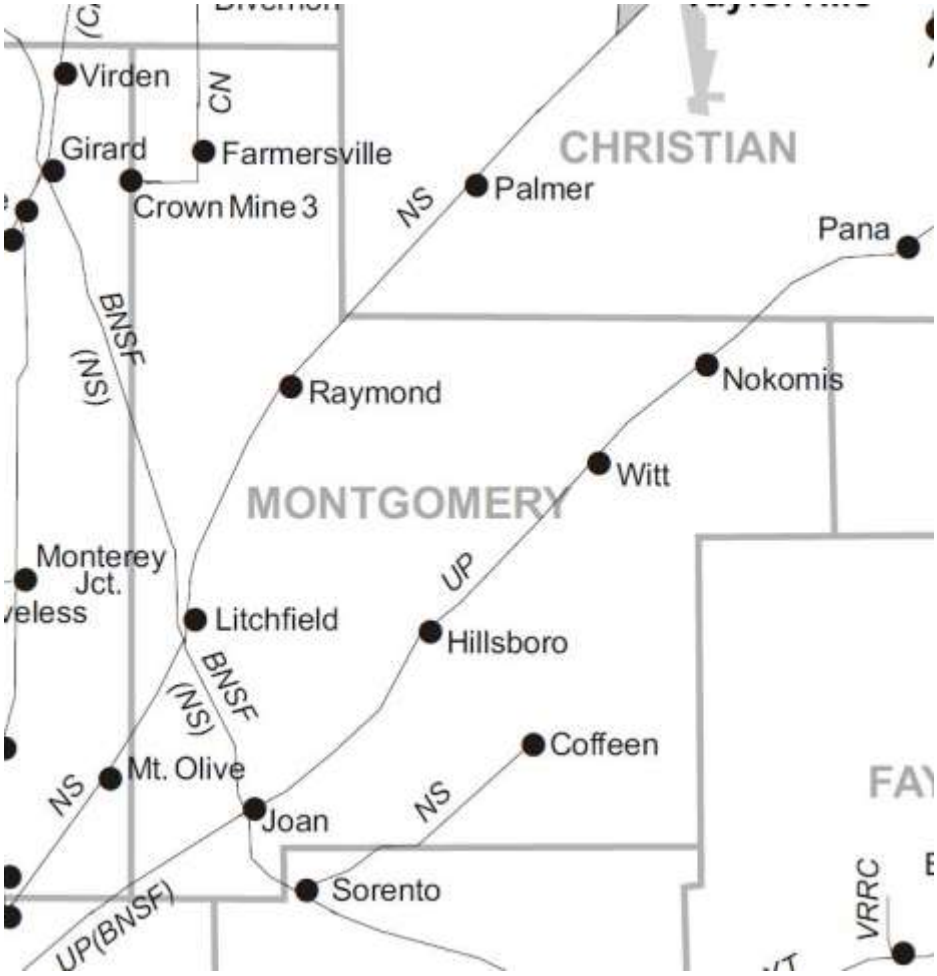
Montgomery County offers the use of one municipal airport. Litchfield Municipal Airport (FAA LID: 3LF) is a public use airport located two nautical miles (3.7 km) southwest of the central business district of Litchfield, in Montgomery County, Illinois. Litchfield Airport Authority maintains ownership of this facility.

Litchfield Municipal Airport covers an area of 415 acres at an elevation of 690 feet above mean sea level. It has two asphalt paved runways: Runway 9/27 is 3,901 feet long and 75 feet wide. Maximum single wheel loading is 12,500 pounds and maximum dual wheel loading is 25,000 pounds. Runway 18/36 is 4,003 feet long and 75 feet wide and is in the process of being extended. Maximum single wheel loading is 12,500 pounds and maximum dual wheel loading is 25,000 pounds.

For the 12-month period ending August 31, 2008, the airport had 15,000 aircraft operations, an average of 41 per day: 92% general aviation, 4% air taxi, 4% military. At that time there were 38 aircraft based at this airport: 92% single-engine, 5% multi-engine and 3% ultra-light.

Railroads

Figure 27. Montgomery County Railroads



Montgomery County boasts multiple Class I commercial rail carriers.

- Burlington Northern Santa Fe (BNSF)
- Canadian National Railway (CN)
- Norfolk Southern (NS)
- Union Pacific (UP)

Passenger Rail service, provided by Amtrak, has stations located near Montgomery County. Primarily the uses of Amtrak are the Chicago-New Orleans route which stops in Carlinville, or the Chicago-Carbondale route which has a nearby stop in Mattoon.

Public Transportation

CEFS Economic Opportunity Corporation offers the Central Illinois Public Transit system. The CEFS is a not-for-profit Community Action Agency that serves seven Illinois counties including Montgomery. IDOT provides operating assistance to reach the non-urbanized areas of the

region, and also funding is received through the Area Agencies on Aging, Illinois Department on Aging, private entities and through the United Way.

This is not a traditional public transportation service as found in the more populated counties in Illinois. CIPT, rather, provides door-to-door demand/response service that is offered via appointment. Reservations are required and costs are broken down by distance. Service times are only available Monday through Friday from 8:30 am to 4:30 pm.

Roadways

Generally public infrastructure does not have a return of cash flow, especially when services are extended. The money spent is to upgrade the experience of the citizen, enhance their quality of life, and encourage the trade of commerce in and out of the community. Local governments often have a hard time paying to install and maintain roadway infrastructure. Unfortunately the state is also experiencing a financial downfall, leaving less opportunity for state and federal assistance.

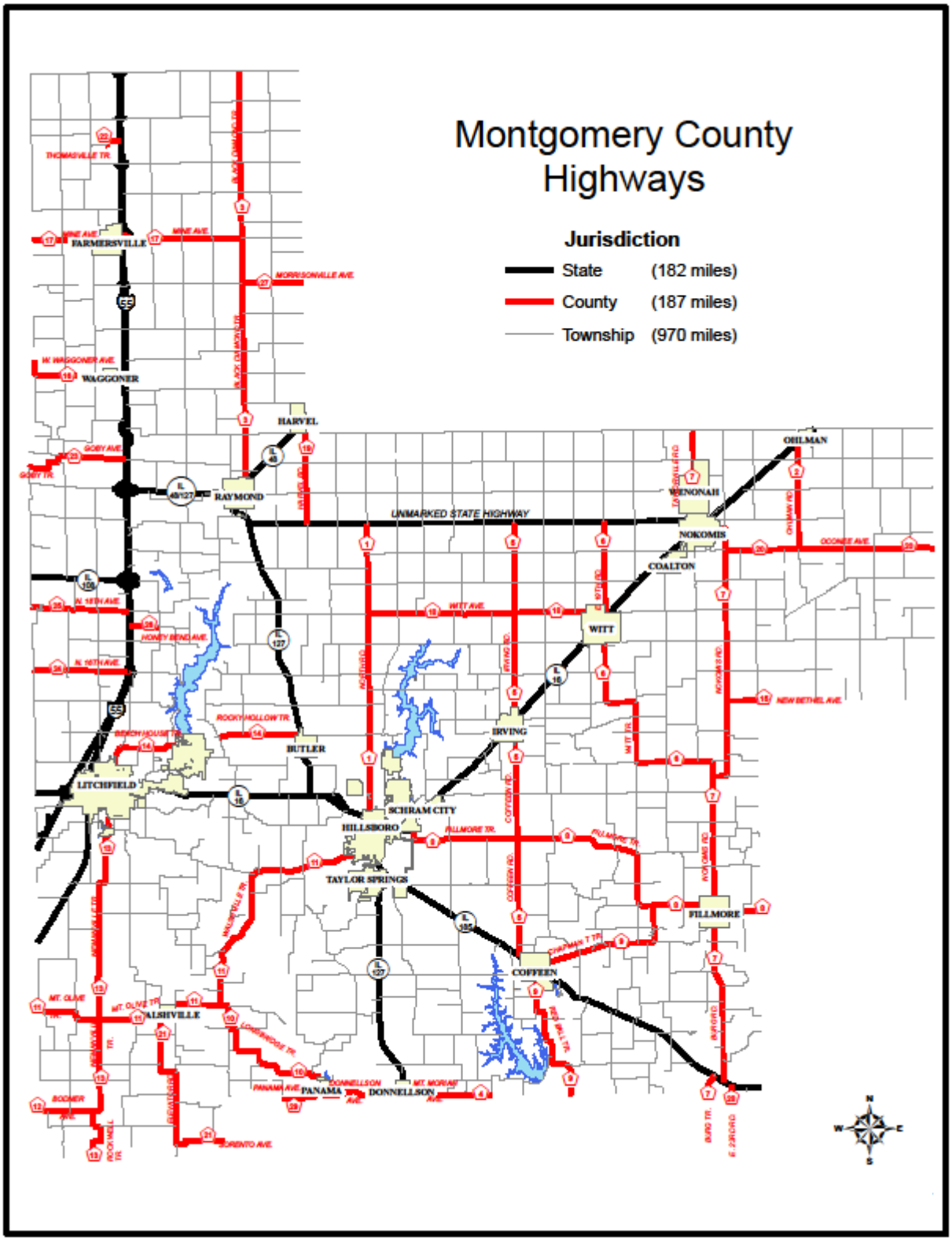
The jurisdictional structure of maintaining roadways is very complex. The State of Illinois outlines this jurisdiction in Illinois Highway Code (605 ILCS). Generally speaking the State, County, Township and Municipality all have a say in various road projects. IDOT maintains all state highways while the County has responsibility and the authority over all county roads. Nineteen townships within Montgomery County have jurisdiction over various roads in the county with very little oversight by the county. Finally, incorporated municipalities have authority over their city streets which are at their control and discretion. For a successful roadway network, all parties should work together to achieve the best roadway solution for the County. A suggestion would be to leverage partnerships to secure the best possible funding mechanisms for these projects.

Over 1,300 miles of highways bisect Montgomery County. This map below highlights the different jurisdictions of these roadways.

Locally Designated Truck Routes (Current)

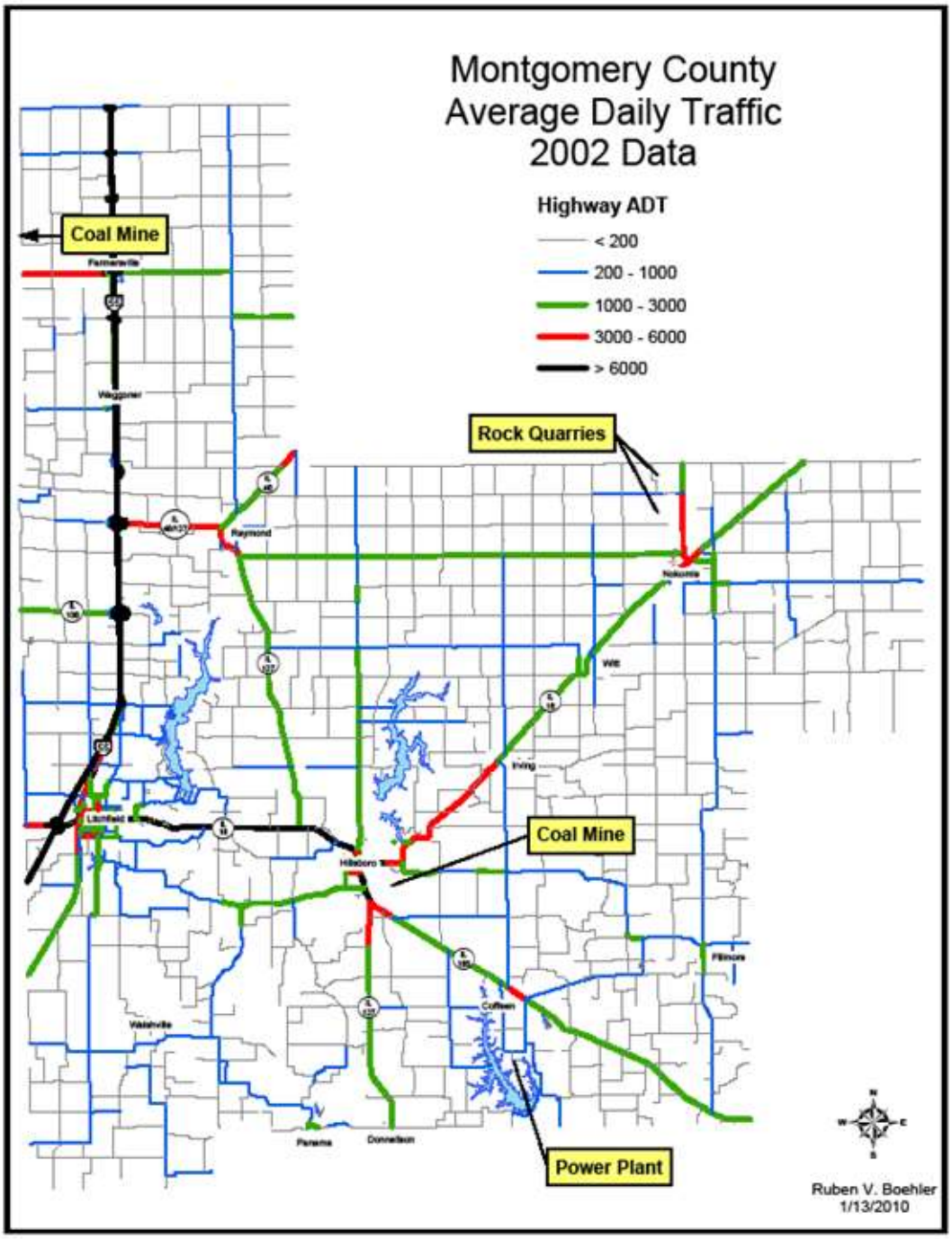
Road Name	Location
CR-17	MACOUPIN COUNTY LINE to EAST ST
CR-17	MACOUPIN CREEK to CR-3
CR-27	CR-3 to CHRISTIAN COUNTY LINE
CR-28	BOND COUNTY LINE to IL-185
CR-3	CR-27 to CR-17
CR-7	IL-185 to CR-8
CR-7	RAYMOND-NOKOMIS BLACKTOP to CHRISTIAN COUNTY LINE

Figure 28. Montgomery County Highways



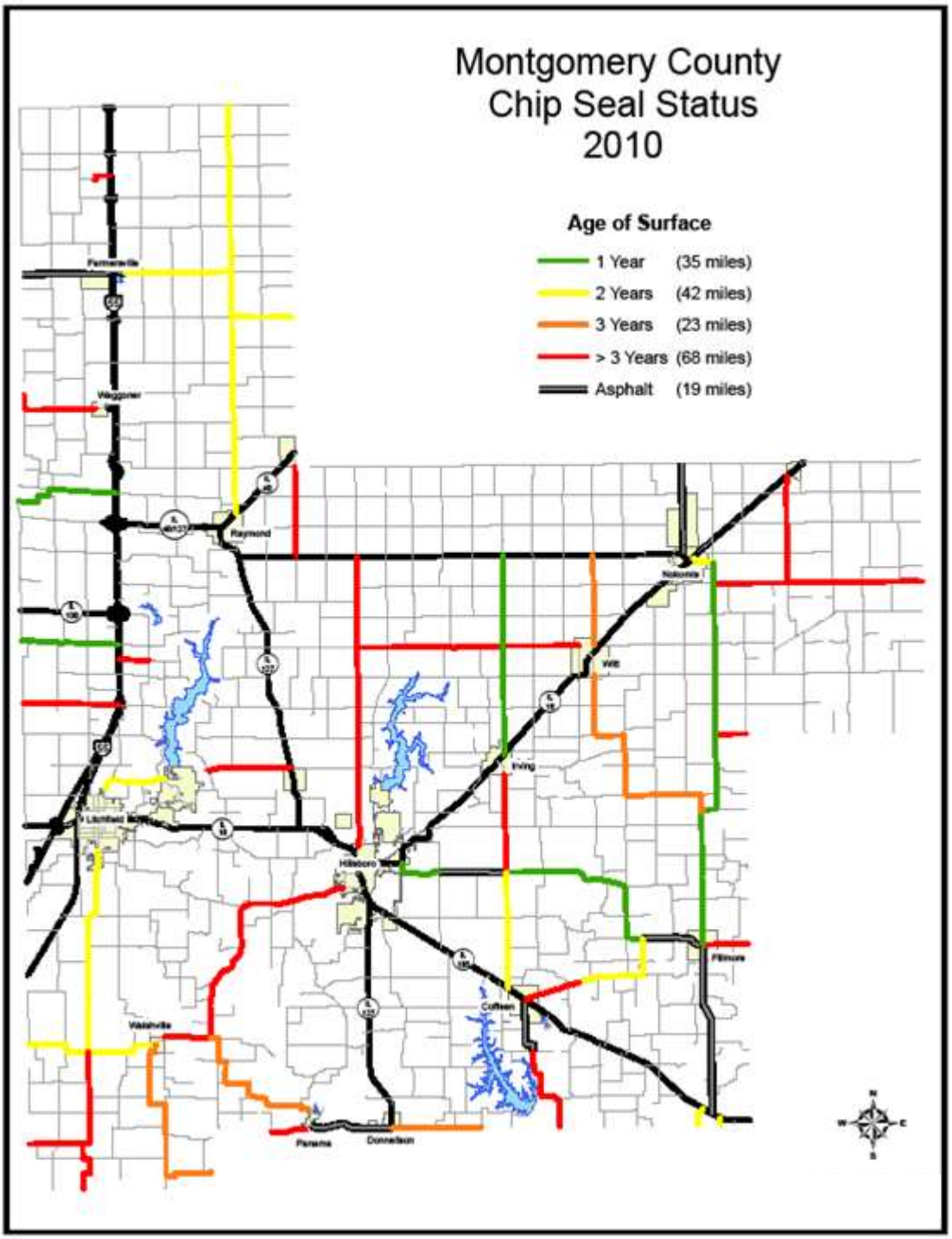
Daily traffic counts from 2002 in Montgomery County highlight commerce as the largest mechanism for traversing to parts of the county. Primarily trips to and from the coal mine and rock quarries are more than doubled compared to those venturing to the power plant. It is no surprise that IL 16 is one of the highest traffic counts in the county due to its access to Interstate 55.

Figure 29. Montgomery County Average Daily Traffic 2002 Data



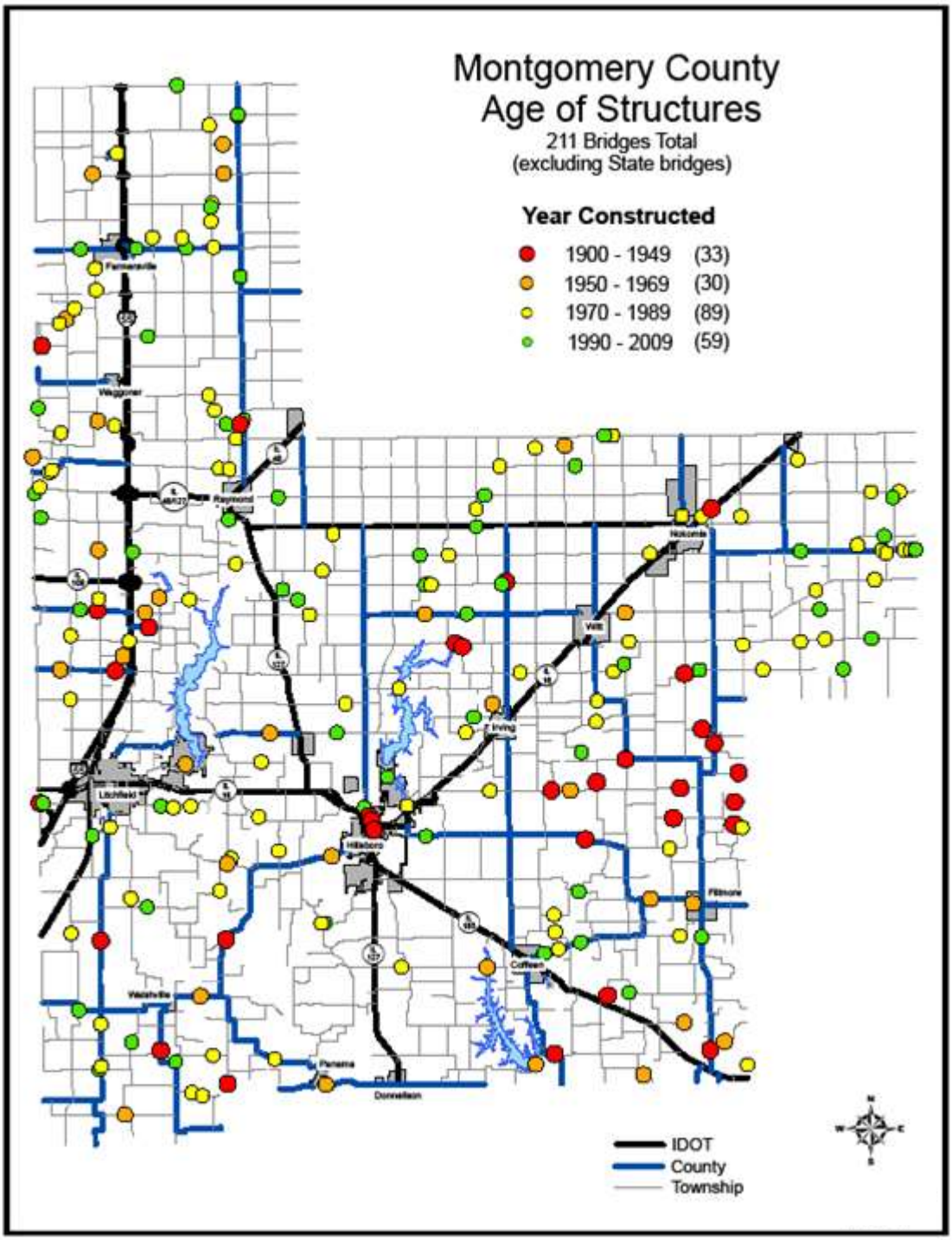
Maintaining the roads is costly, as there are over 91 miles of roads that the County must maintain. Ideally, chip seal surfaces are replaced each year, but the surfaces are deteriorating due to the lack of maintenance.

Figure 30. Montgomery County Chip Seal Status 2010



Almost 30% of Montgomery County bridges are over 50 years old. Aging structures are at a greater risk of deterioration. The county engineer must inspect all public transportation structures over 20 feet in length on a regular basis. Some bridges are inspected every two years while others are on a four year inspection cycle.

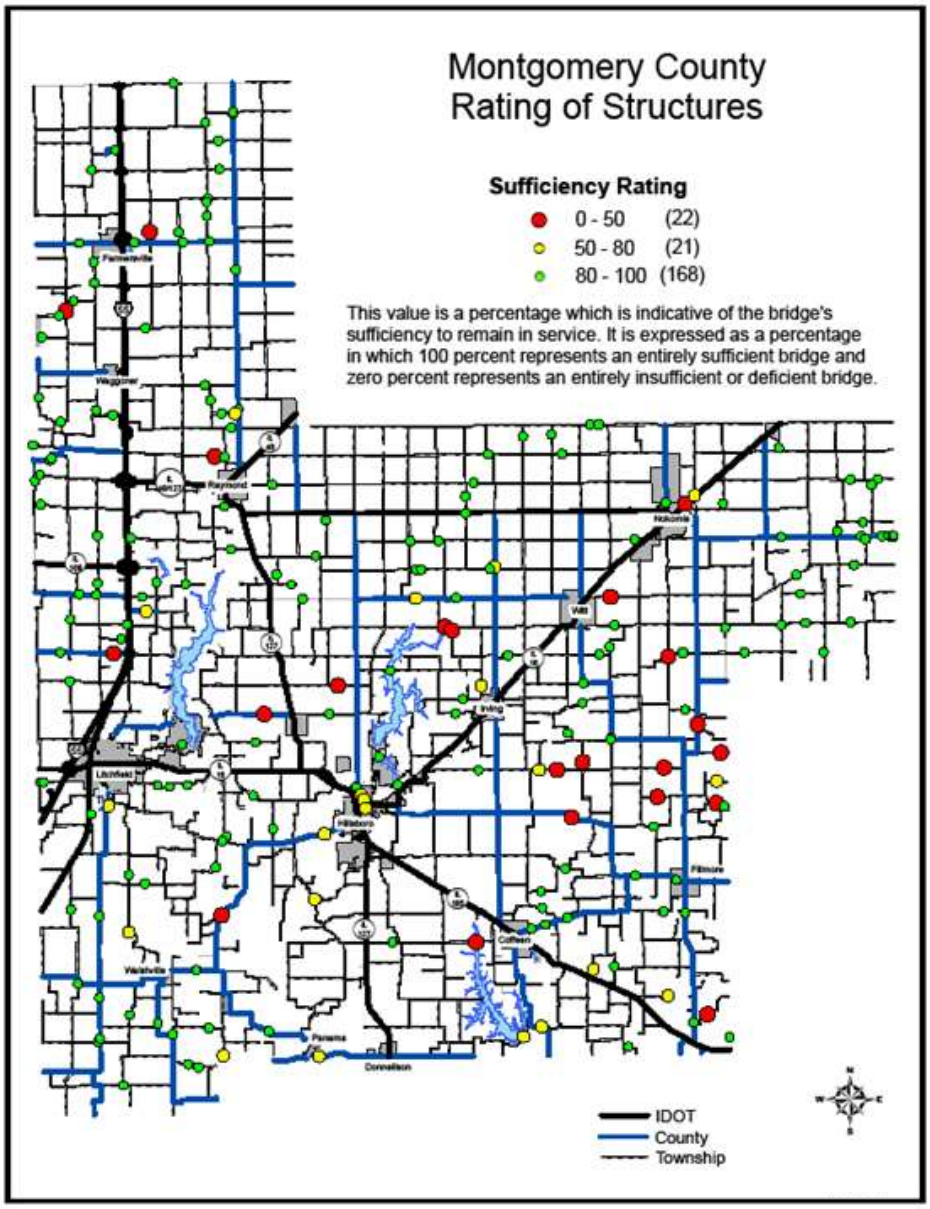
Figure 31. Montgomery County Age of Structures



Year Constructed	Count
1900-1949	33
1950-1969	30
1970-1989	89
1990-2009	59
Total	**211**

The sufficiency of a bridge is rated on a scale of 0-100. A zero on the scale indicates a structure is completely insufficient, whereas 100 is an entirely sufficient bridge. For Montgomery County, 10% of the structures have a percentage lower than 50%. These tend to be the older structures, many of which reside in eastern portions of the county.

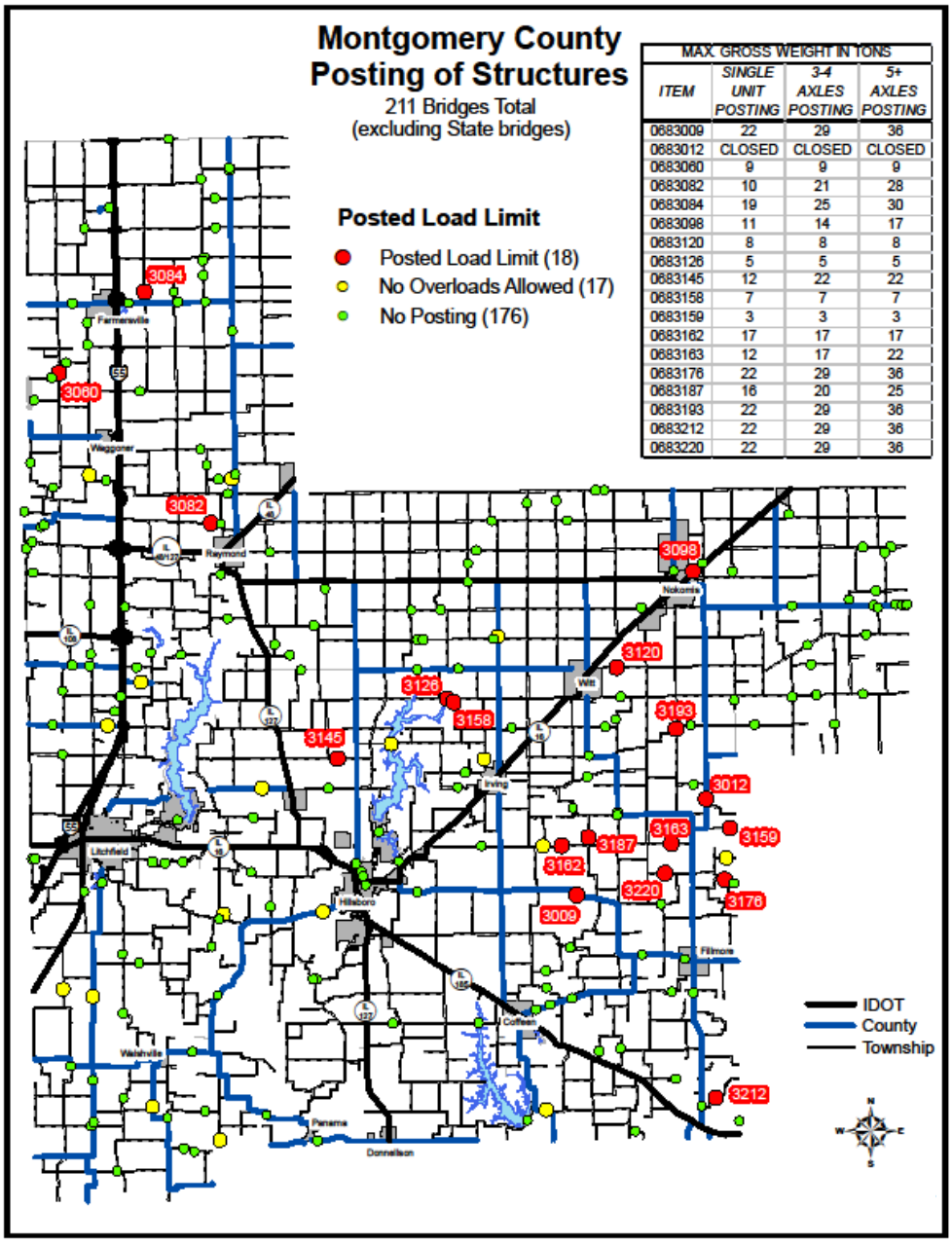
Figure 32. Montgomery County Rating of Structures



Sufficiency Rating	Funding Description	Count
0-50	Allow federal funds	22
50-80	Allow federal funds for rehab	21
80-100	No federal funds are available	168

These lower rated bridges have posted load limits meaning that vehicles exceeding a certain weight may not cross the bridge. Potentially this could dampen development in these areas if trucks need to cross bridges in order to bring goods and services in or out of the County.

Figure 33. Montgomery County Posting of Structures



Load Limit Postings	Count
Posted Load Limit	18
No Overloads Allowed	17
No Posting	176

Road Maintenance Costs

Properly maintained roads pull from county taxpayer's dollars. While many complain about the quality of the roads, they are unwilling to financially contribute through tax dollars to ensure the safety and structure of the roads.

Hot Mix Asphalt (HMA) is a common substance used to surface roads. Using HMA provides a 10-year surface life for the road. Unfortunately with this longevity comes a cost which exceeds $450,000/mile including the cost of engineering. There are 19 miles of existing HMA roadways throughout the county which cost almost $900,000 per year to maintain. Fortunately the federal government contributes almost $425,000 per year, leaving $413,000 for the county to pick up on an annual basis.

As previously discussed, oil and chip is another method used to surface streets. Unlike the HMA, the expected life of the surface is only two years, but costs significantly less at $13,000 per mile including the cost of engineering. With almost 170 miles of oil and chip the maintenance cost is about $1 million annually. The cost of maintenance here is split between the county and the state motor fuel tax. The state motor fuel tax provides approximately $675,000 per year; however, this amount can rise or fall depending on the number of registered vehicles in the county. Population growth in Montgomery County has been somewhat stagnant over the past decade; thus the share of the state motor fuel tax could be lowered.

Maintenance of bridges is also costly to the County. The average expected life of the bridges of Montgomery County is 63 years. Annual maintenance costs are about $875,000 per year with the federal government paying only $190,000 per year and the townships contributing $203,000 from its bridge program fund.

Survey Results

Quality of streets and roads ranked third among important issues facing the future of Montgomery County with 5% of the households and 9% of local leaders expressing "Roads and bridge infrastructure need expensive upgrading."

However, streets and roads were ranked to have the second highest dissatisfaction rating with 30% of the total respondents expressing dissatisfaction for the current state of roadways and their need for repairs.

Narrowing down the satisfaction ranking, all roadways ranged in mean score from 2.37 to 2.96 on a scale from 1 to 5.

	Mean Score	Satisfied or Very Satisfied
State and Federal Highways	2.37	63.2
County Highways	2.57	50.9
Township Roads	2.87	36.1
Town/Village/City Roads	2.96	36.3

	Mean Score	Don't Know
Motorized Trails (ATV's)	3.21	58.2
Bicycling Lanes/Trails	3.30	47.2
Pedestrian/Walking Trails	3.38	43.4

State and federal highways received the most satisfactory rating, as nearly two-thirds of respondents were either satisfied or very satisfied. Not far behind were the county highways, with over one-half choosing these ratings. Township and town/village city roads were further down the list, but still earned mean scores of less than 3, meaning they averaged above the level of "Somewhat Satisfied."

An extremely high percentage of people selected "Don't Know" for each of the different trails categories- motorized, bicycling, and pedestrian. A potential explanation for this is that the older householders are not as active as they used to be and no longer use the trails due to physical constraints. On average, people were less satisfied with the trails than they were with the roads. Interestingly, response shares for each of the trail categories were very similar across all five ratings as well as the unknown option.

Overall, very few people selected the extreme answers of "Very satisfied" or "Very dissatisfied" for any of the categories. The only categories to receive more than 10% of votes for these extreme ratings were "State and federal highways" (12.2% Very satisfied), "Bicycling lanes/trails" (10.1% Very dissatisfied), and "Pedestrian/walking trails" (11.3% Very dissatisfied).

Conclusion

Overall Montgomery County has a well-defined transportation network throughout the majority of the county. With Interstate 55, the abundance of railroad accessibility and the Litchfield Airport, expansion of industry is certainly attainable if not already underway.

However, maintenance of roads and bridges is cost prohibitive in many respects. The cost of making these improvements increases as the amount of dollars available to help with needed repairs decreases. Additional funding opportunities should continue to be explored to assist in maintaining these roads to community and industry standards. The County should continue to use cooperative efforts with state and local governments to help leverage the costs of future road improvements. Transportation planning should include the development of long-range plans and short-range programs to help guide decision making and allocation of resources.

Transportation planning should include these steps:

- Monitoring existing conditions;
- Forecasting future population and employment growth, including assessing projected land uses in the region and identifying major growth corridors;

- Identifying current and projected future transportation problems and needs and analyzing, through detailed planning studies, various transportation improvement strategies to address those needs;
- Developing long-range plans and short-range programs of alternative capital improvement and operational strategies for moving people and goods;
- Estimating the impact of recommended future improvements to the transportation system on environmental features, including air quality; and
- Developing a financial plan for securing sufficient revenues to cover the costs of implementing strategies.

UTILITIES

Water

Rural Water Suppliers:

Henderson Water Company
(217) 324-2594

Lincoln Prairie Water Company
PO Box 554
Shelbyville, Illinois 62565
Phone: (800) 542-0705
Fax: (217) 925-5565

Montgomery County Water Company
#1 Courthouse Square, Basement
Hillsboro, Illinois 62049
(217) 532-9529

Three County Water Company
407 North 4th Street
New Douglas, Illinois 62074
(217) 456-8231

Municipal Water Suppliers:

Hillsboro Water Department

The City of Hillsboro constructed their first water filtration plant in 1926. The Hillsboro Water Department is staffed 24 hours a day 365 days a year. The treatment plant is a surface supply plant which has a capacity of approximately 2.5 million gallons a day. Water is taken from a combination of two lakes; Lake Glenn Shoals and Old Hillsboro Lake. Water is treated with coagulants; for sedimentation removal, chlorine for disinfection, fluoride for healthy teeth, and ammonia to control disinfection by products. It is then stored in an 80,000 gallon underground storage area to be pumped to customers and to the two storage water towers.

The Water Plant also provides for the Villages of Taylor Springs, Schram City, Coffeen, Graham Correctional Institution and the Montgomery County Rural Water District.

The Water Superintendent is Roger Fath who has a class A water operator's license. The plant is also staffed with 5 other operators.

Litchfield Water Department

Ray Weller, Water Superintendent
Address: 4303 IL Route 16
Phone: (217) 324-2250
RWeller@cityoflitchfieldil.com

The City of Litchfield Water Treatment Facility is responsible for treatment of surface water from Lake Lou Yaeger. They are also a wholesaler of water, supplying water to other communities and water districts such as the Village of Butler, Three County Public Water District, and the Henderson Public Water District. This facility operates 24 hours a day, seven days per week.

City of Nokomis Water Department
Mike Finn, Superintendent
Nokomis, Illinois 62075
(217) 563-2013

The City of Nokomis has enjoyed a reliable municipal water supply for over 100 years. A brand new facility was opened on August 12, 1999 and has been sufficiently servicing the community ever since with the ability to support future growth and community needs.

Water Conclusion

A better understanding of the hydrologic cycle under the land surface and how groundwater interacts with our surface water resources is essential for Montgomery County to continue to preserve and to protect its potable water resources, as well as to ensure sufficient water supply and water quality to a growing population.

Many of Montgomery County's water resources are within county boundaries. Thus federal, state, and regional coordination is needed for effective water resource management in Montgomery County. At the local level, Montgomery County and its municipalities need to continue to strengthen implementation measures to protect and manage its water resources.

Wastewater Treatment

Proper wastewater treatment is vital to public health and water quality. There are two common types of wastewater treatment systems generally available in Montgomery County: (1) conventional wastewater treatment plants (mostly in municipalities); (2) private wastewater disposal systems such as septic systems and aerobic treatment plants.

Conventional wastewater treatment plants use a central location to collect, treat, and discharge treated wastewater to a stream or river. Pollutant discharge limits are regulated by National Pollution Discharge Elimination System (NPDES) permits. The level of present technology has done an excellent job in addressing the public health issues of wastewater from the past. However, excess nutrients, mostly nitrogen and phosphorus based compounds, and other traces of pollutants continue to degrade water quality in County streams with discharges from wastewater treatment plants. Also, when wastewater volumes exceed treatment plant capacities or when the capacity of combined stormwater and wastewater sewers in some of the older Montgomery County communities are exceeded, excess wastewater flows may be discharged directly into a waterway and become an additional source of pollution. The County and its municipalities have done an excellent job in controlling this issue with millions of dollars spent on upgrading wastewater treatment plants.

All private sewage disposal systems in Montgomery County are under the jurisdiction of the Montgomery County Code enforced by the Health Department. Private sewage disposal systems, commonly referred to as septic-systems, are the second type of wastewater treatment used in unincorporated Montgomery County. These systems typically occur in areas that have been developed under the traditional concept of rural subdivisions (lots of one acre or greater). Private systems may be either septic systems or aerobic treatment plants (ATPs). The county requires that each lot must contain favorable soil conditions and must be large enough to provide ample room for two disposal fields should one happen to fail. In fact, in 2010, Montgomery County passed a new ordinance regulating private sewage disposal systems, the construction and/or reconstruction of such systems throughout the County.

City of Litchfield's Wastewater Treatment Facility
1350 E. Ryder Street
Litchfield, IL 62056
(217) 324-3224

The Wastewater Treatment Facility is an activated sludge process designed to treat an average daily flow of 2.14 million gallons per day (MGD) and a peak flow of 5.35 MGD. The excess flow facilities are designed to hold 14.32 million gallons (MG) before chlorinating and discharging 8.1 MGD.

Environmental Management Corporation (EMC) has served as the City of Litchfield, Illinois' partner for over thirteen years providing operation and maintenance services for the wastewater treatment system. On the City's behalf, EMC acts as a regulatory agency liaison ensuring the facility meets and/or exceeds regulations and standards. In addition, EMC manages the sludge land application program for the wastewater treatment system. EMC staffs the facility with four full-time employees.

Hillsboro Waste Water Department
Bruce Holcomb, Commissioner
Brett Reynolds, Superintendent
Phone: (217) 532-2951

The Hillsboro Waste Water Treatment plant is a Class 1 treatment facility. They have the ability to treat 1.8 to 2.5 million gallons per day. The plant was nominated in 2000, 2001, and 2008 by the IEPA for treatment plant of the year.

City of Nokomis Waste Water Treatment
Brian Hayes, Superintendent
Nokomis, Illinois 62075
(217) 563-2233

The plant is a 20 acre facility with treatment processes including primary treatment, aerobic sludge digestion, one 1.25 acre, 7 million gallon capacity primary treatment

aerated lagoon and one 3 acre, 10 million gallon capacity flow lagoon featuring two intermittent sand filters. The Nokomis Wastewater Plant is a class III trickling filter/lagoon treatment system. The plant tests water two days per week in their lab for suspended solids, ammonia nitrogen, pH and biochemical oxygen demand. The Illinois EPA tests the effluent from the Nokomis plant monthly. The plant is also in a testing program monthly with P.D.C. Laboratories of Peoria, Illinois to confirm the plants testing accuracy. The plant is semi-automatic, running 24 hours a day with the plant manned 8 hours per day, Monday through Friday and 4 hours on Saturday and Sunday each week.

The plant has the capability to jet-rod (clean) their system, televise and/or repair. They have state-of-the-art equipment to safely work and monitor the system. The capacity of the primary treatment plant is a normal flow of 360,000 gpd (gallons per day) with a maximum flow of 900,000 gpd. The flow for the year 2004 was 130 million gallons of treated waste water in full compliance with Illinois state requirements. This flow generated 189 dry tons of sludge that was disposed of by land application on nearby farm fields with the treated water flow discharged into Shoal Creek, which flows to the Kaskaskia River and then later empties into the Mississippi River south of St. Louis

Key Findings Water & Wastewater Goals Are:

- To recognize an interacting system of land and water resources is a major component of our natural environment.
- To preserve and protect the quantity and quality of potable groundwater and potable surface water supplies and to ensure sustainable yields for current and future generations.
- To protect and improve the surface water quality and beneficial uses of ponds, lakes, rivers, streams, and wetlands.
- To reduce point and non-point source discharges of pollutants into lakes, rivers, and streams.
- To preserve and protect the recharge of our groundwater aquifers for current and future potable water supply needs of Montgomery County.
- To conserve water resources via lawn watering restrictions, water-conserving plumbing fixtures, and reuse and recycling of reclaimed wastewater.
- To promote watershed based planning in a holistic manner for water supply, stormwater management, and wastewater reclamation.
- To promote stormwater management practices that maximize groundwater recharge potential.

Electrical:

Electric utilities are provided by various companies depending on the location of a business or residence in the county.

Ameren
Cheryl Welge
Ameren Economic Development
PO Box 579
Old Bus Line Road
Hillsboro, IL 62049
Phone: (217)532-8240
Toll Free: (800)981-9409
Fax: (217)532-8241
cwelge@ameren.com
www.ameren.com

MJM Electric Cooperative
264 North East Street, Carlinville, IL 62626
(217) 854-3137

Rural Electric Convenience Cooperative
3973 West State Route 104
P. O. Box 19, Auburn, IL
(217) 438-6197
www.recc.org

Shelby Electric Cooperative, Inc.
P.O. Box 560
Route 128 & N. 6th Street
Shelbyville, Illinois 62565
Phone: (217) 774-3986
Toll Free: (800) 677-2612
Fax: (217) 774-3309
www.shelbyelectric.com

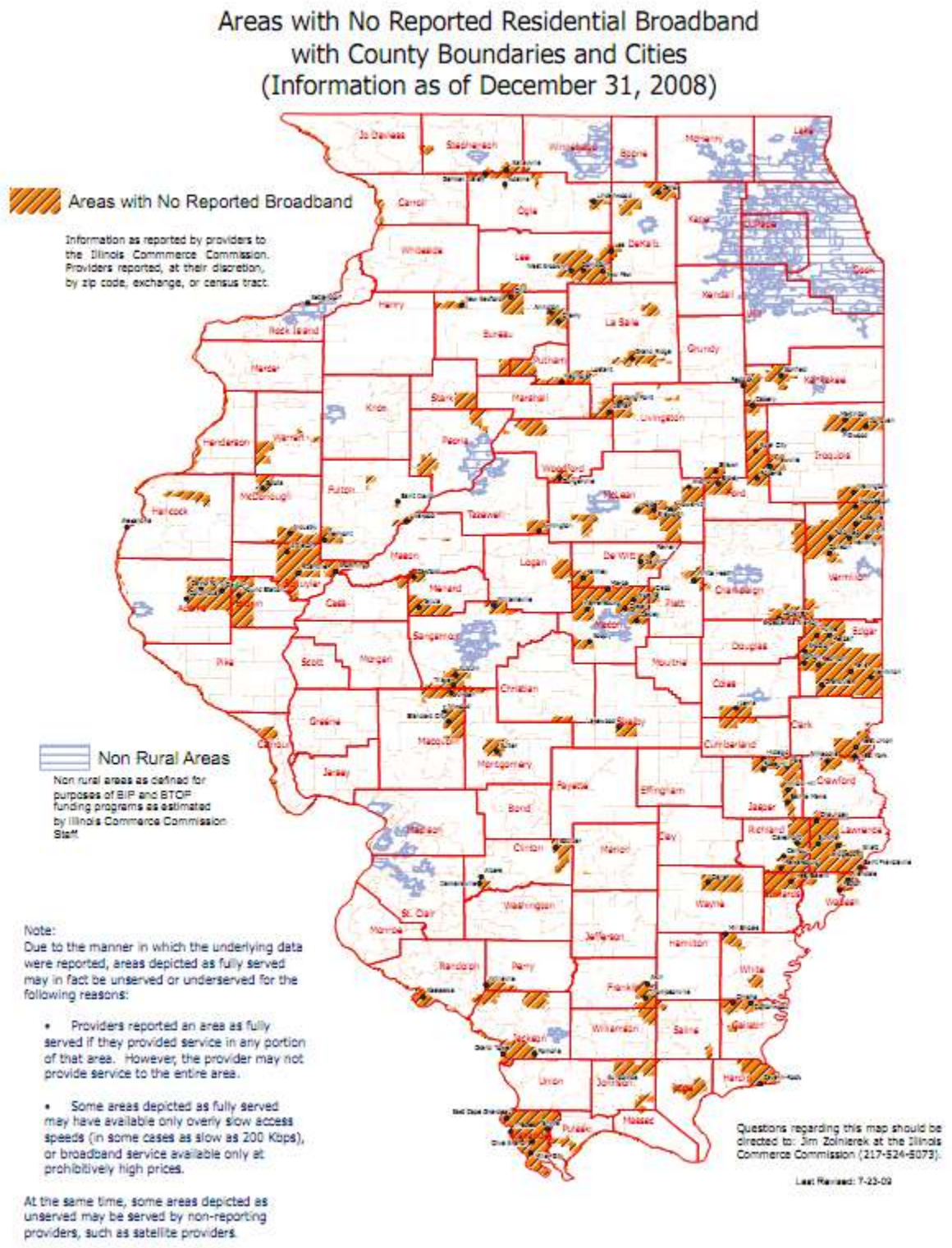
Natural Gas:
Natural gas service is provided by three different companies. Two are subsidiaries of Ameren: Ameren IP serves most of the county and Ameren CIPS in the northeastern corner of the county. A general estimation of rates can be found at the Ameren website, www.ameren.com. Actual rates vary by project type and load requirements.

Atmos Energy has natural gas service territory in the northwestern tip of the county.
Call Center: 972-934-9227

Broadband Internet:
The graphic on the following page shows areas in Illinois without residential broadband access. Information was reported by providers to the Illinois Commerce Commission. Providers reported, at their discretion, by zip code, exchange, or census tract.

As shown by the orange-striped area in the center of Montgomery County, the area around the Village of Butler has been reported to not have available broadband internet services. Other than this central region, the majority of the county is reported as having access to broadband services.

Figure 34. Areas with No Reported Residential Broadband with County Boundaries and Cities



Demuzio Broadband Initiative
In September 2009, Governor Pat Quinn announced the Demuzio Broadband Initiative project. This initiative is a public-private partnership designed to bring high-speed, affordable broadband Internet service to Macoupin and Montgomery counties. The County continues to work with this program to help bring high-speed internet connectivity to rural residents. Royell Communications is currently in the process of deployment.

Telephone
Telecommunications service is provided by several vendors in different markets throughout the county.

AT&T Mobility
Services: wireless phone, wireless Internet for mobile computing
www.wireless.att.com

Consolidated Communications
Services: land line phone, local and long distance phone, Internet, cable television
Business: 800-500-9000
Residential: 800-553-9981

Frontier Communications
Services: land line phone, local and long distance phone, Internet, DISH Network
Business: 800-921-8102
Residential: 800-921-8101

HughesNet
Services: satellite Internet, managed network services, Business services
877-337-3880
www.hughesnet.com

NewWave Cable
Services: cable television, Internet, phone
888-863-9928
www.newwavecom.com

Speednet
Services: wireless Internet
800-547-4231
www.speednet.com

WAM Computers
Services: Internet
217-324-6926
www.WAMComputers.com

Wild Blue
Services: satellite Internet
877-994-2323
www.shelbyelectric.com

Verizon
Services: wireless phone, wireless Internet for mobile computing
www.verizon.com

LAND USE

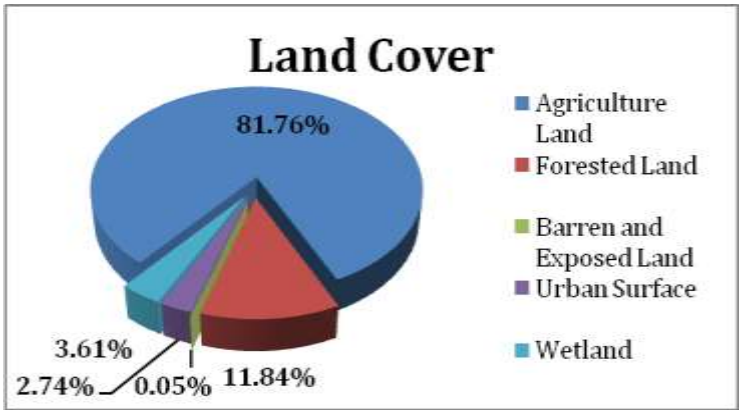
INTRODUCTION

It is important to differentiate between land cover and land use. Land cover, as displayed in Figure 35, simply shows the actual physical features of the land. Land cover is defined as the physical material at the surface of the earth and refers to the vegetation, structures, urban surfaces, and other features that cover the land. Satellite imagery is the most important source of land cover data, in addition to field survey and analysis. Several federal agencies create land cover databases, including USGS (US Geological Survey) and USDA (US Department of Agriculture).

Land cover and land use are distinct from one another, although the two are often used interchangeably. Land use is the term used to describe how the land is utilized by people and socio-economic activity. Examples of common land use categories are residential, commercial, and industrial. Common land cover categories, on the other hand, include agriculture, forested land, urban surfaces, and water/wetland. Land use maps and data are not available from secondary sources and require local surveys and analysis of tax parcel data. Two parcels of land may have a similar type of land cover, yet different category of land use.

LAND COVER

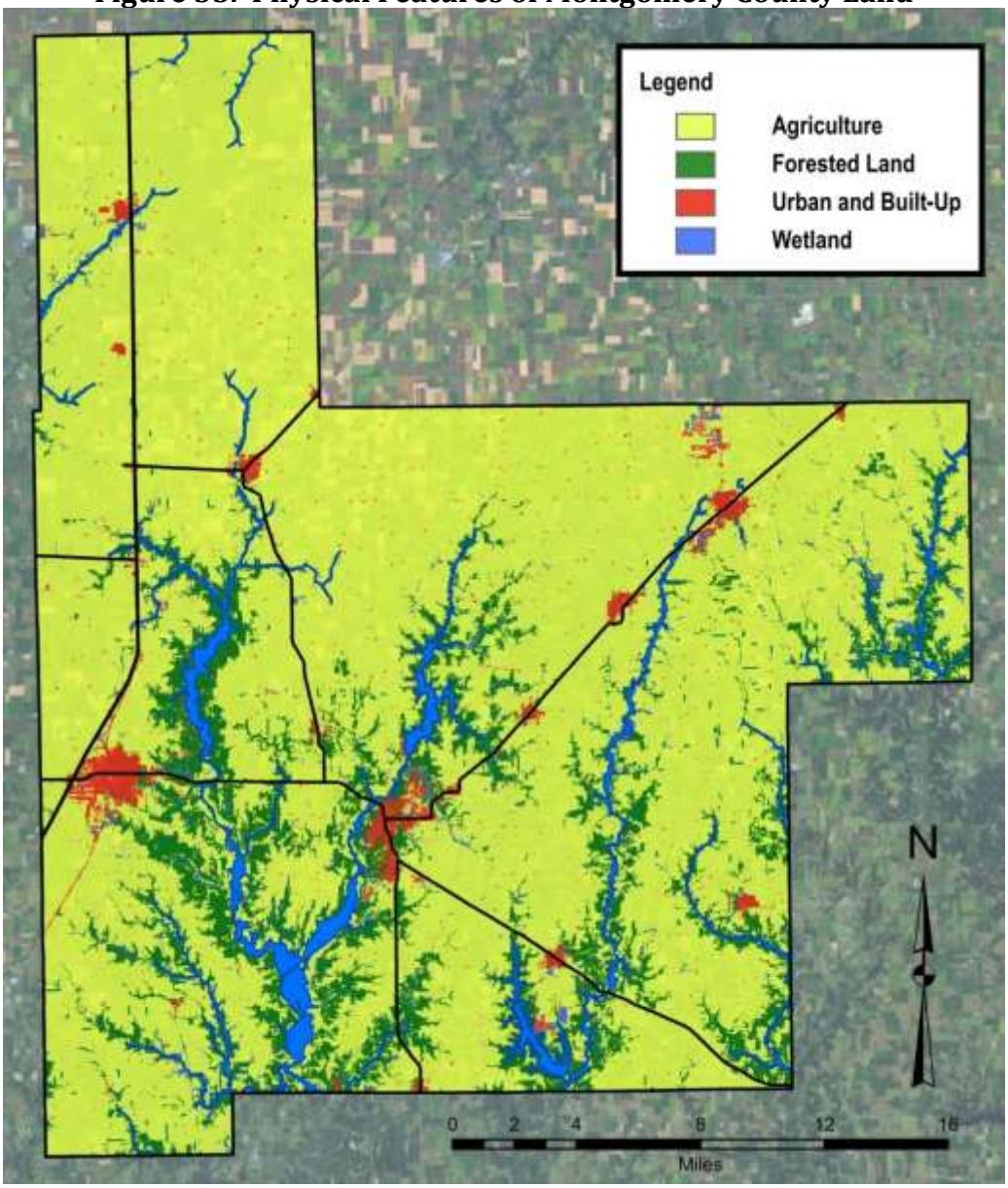
At nearly 82% of the entire county, the most prominent type of land cover is agriculture. The majority of this land is used for the cultivation of corn and soybeans. Montgomery County is not currently one of the 22 counties in Illinois that contain Agricultural Areas. Agricultural Areas are agricultural lands preserved strictly for agricultural production through the processes created by the Illinois Agricultural Areas Conservation and Protection Act. County board members have the authority to establish Ag Areas for the purpose of protecting the local agricultural land base from needless conversion. Ag Areas also afford protection to agricultural producers when faced with problems related to nuisance ordinances and unfair benefit assessments. Adoption of an Ag Area by a county board represents a long-term commitment to the protection of agriculture. Agriculture is, and will continue to be, a very important industry within the County.



The second largest land cover within the County, at 11.8%, is forested land. Forested land, along with barren and exposed land (0.05%), is not officially preserved and could be developed if a site is suitable. While these are some areas that could potentially be developed in the future, Montgomery County should carefully manage and restrict development and destruction of high quality open space.

Nearly 3% of the total land use in the County is urban and built up land of varying densities. While this is a low percentage, most of the urban development is constrained to the incorporated areas keeping the urban footprint in the County to a minimum. Outside of the incorporated areas the majority of the urban land use is residential properties adjacent to agriculture land uses.

Figure 35. Physical Features of Montgomery County Land



In regards to Figure 35, the land cover in the County is broken down into general categories. Agriculture land is defined as the following: corn, small grains and hay, rural grassland, soybeans, winter wheat, winter wheat/soybeans, and other agriculture. Forested land is: partial canopy/savanna upland, upland/dry-mesic, and upland/mesic. Urban and built-up refers to: high density development, low/medium density development, and urban open space. Wetland: deep marsh, floodplain forest/mesic, floodplain forest/wetland, floodplain forest/wet mesic, seasonally-temporarily flooded, shallow marsh/wet meadow, and shallow water.

Existing land Use

Figure 36 shows the existing land use within the county.

The various land uses are divided into the following categories:

Residential – all real property used for human habitation containing one or more dwelling units. Property class includes those parcels of land which are accessory to primary property featuring land, buildings, or improvements used by residents of the property.

Commercial – all real property used for business purposes including, but not limited to any commercial, business, retail, trade, service, or recreational activity. Also includes any accessory parcels featuring land, buildings, or improvements related to commercial activity.

Institutional – all real property which is exempt from taxation, including public service, educational, charitable organization, and religious group properties. Any property owned by a housing, utility, or transportation authority falls into this category, as does any property owned by a municipality.

Farmsite – all real property that serves as accessory parcels to agriculture property. These parcels feature buildings or improvements related to agriculture, including single unit dwellings.

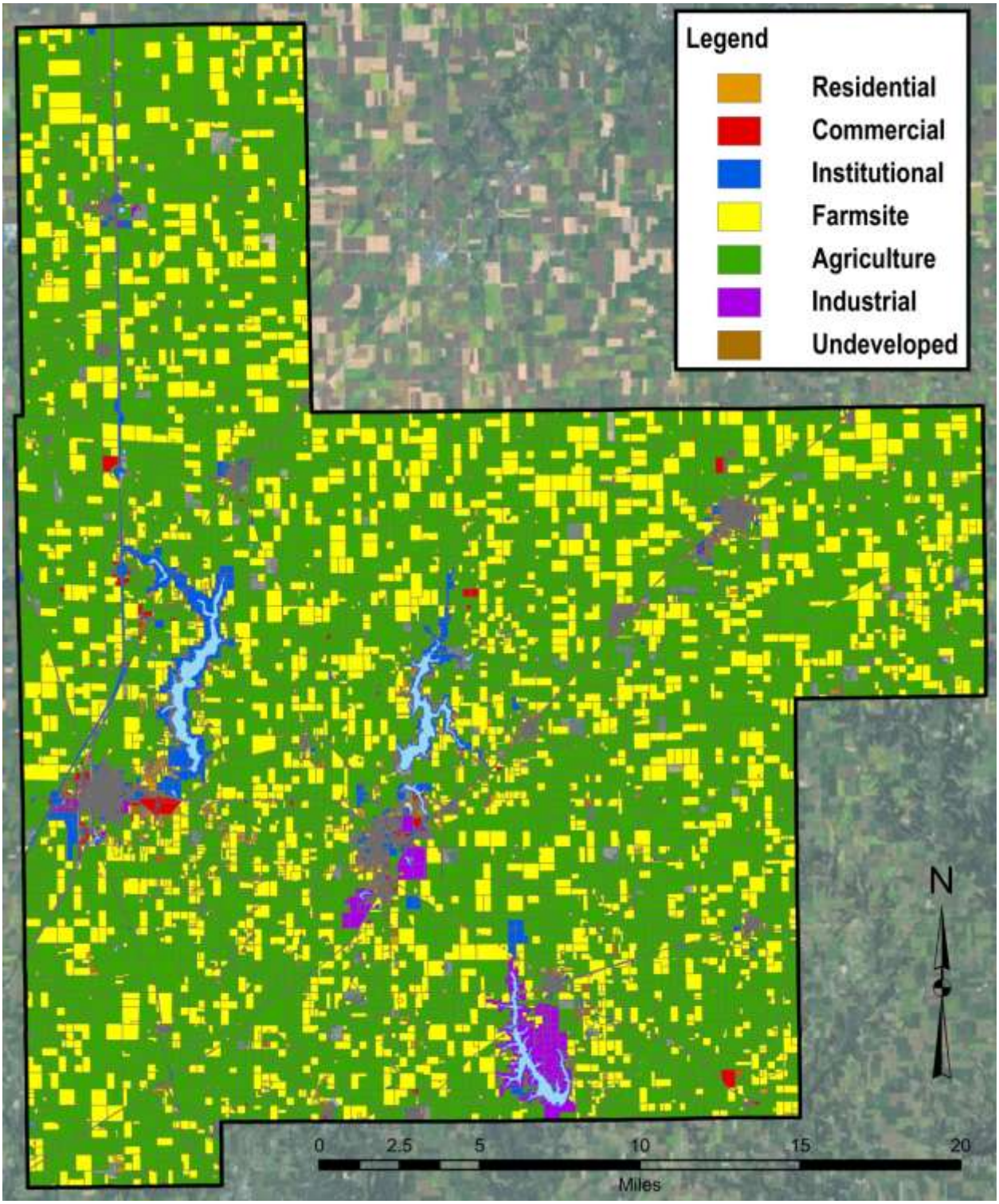
Agriculture – all real property that is primarily used for farm related activities and agriculture production.

Industrial – all real property used for manufacturing, milling, converting, producing, processing, extracting or fabricating materials unserviceable in their natural state to create commercial products or materials. Also included are any mining or quarrying activities. Additionally, any accessory property featuring land, buildings, or improvements related to any of the above activities would be classified as industrial.

Undeveloped Land – all real property that is currently undeveloped and not used for agricultural production.

Similarly to the County's land cover, outside of the corporate limits of the County's municipalities the majority of the land within the County is currently agriculture related. The commercial, residential, and industrial land uses are nearly all contained within municipalities. The following map shows the existing land use within the County.

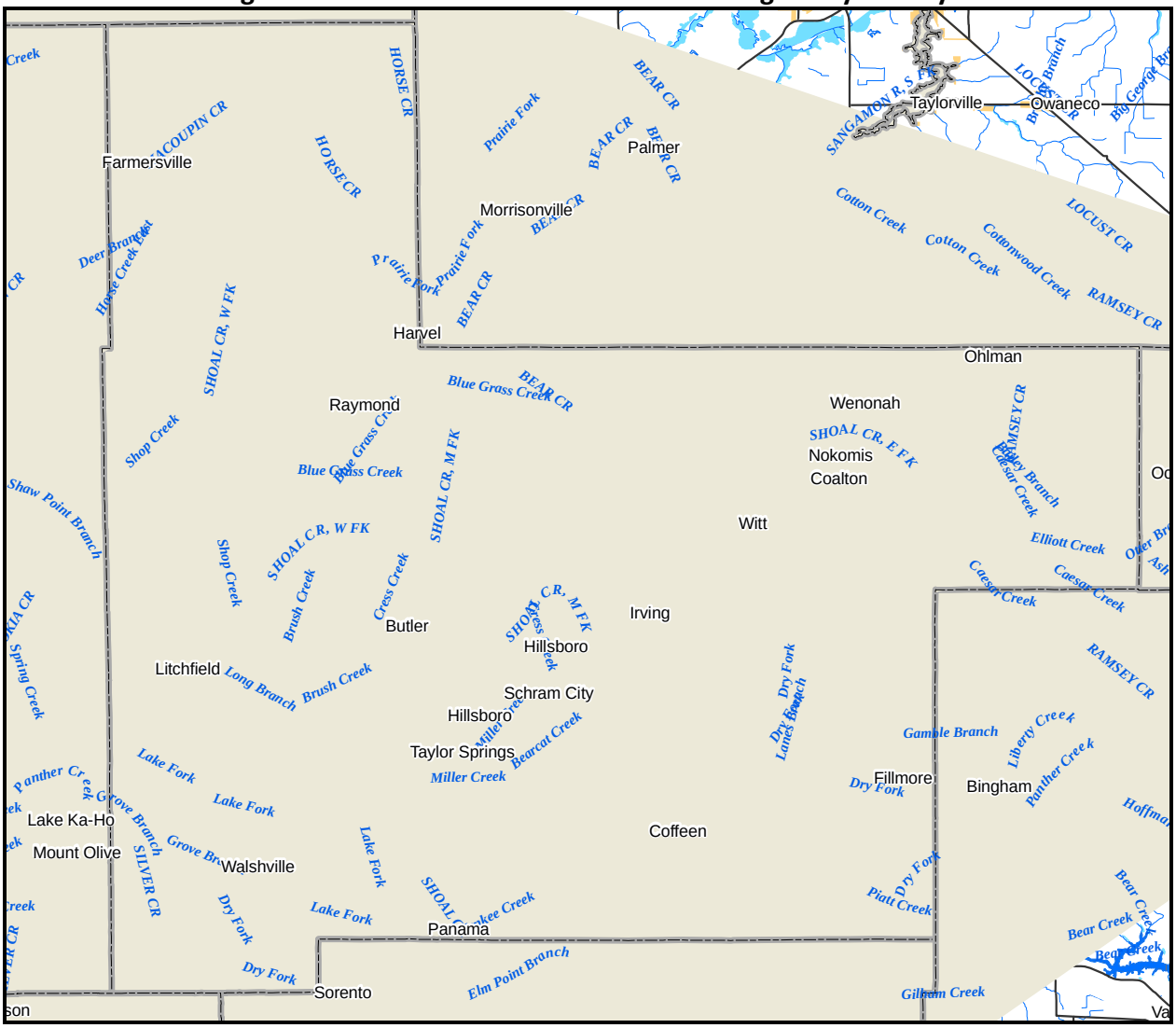
Figure 36. Existing Land Use Map within Montgomery County



Other Land use factors

Hydrology and Floodplains: The map (*Figure 37*) depicts the various bodies of water in and near Montgomery County. The light blue areas show 100-year floodplain areas along major drainage areas. Shoal Creek, which contains drainage from outlets at Lake Hillsboro and Lake Lou Yaeger, contains the most significant floodplain area in the county. In the southern portion of the county, many of these small creeks have carved out a nice area of forested hills.
The Lake Lou Yaeger shoreline land use map shows a mix of many different uses, with the dam at the southern end of the lake. The west central coast is predominantly residential while the rest of the lake's shoreline is a mix of natural areas and recreation/open space areas.

Figure 37. Bodies of Water In or Near Montgomery County



Flooding Risks: Even though the county is home to three large lakes, there are relatively few flooding risks compared to other counties throughout Illinois. The largest flooding risk (which is minimal) is found along Shoal Creek, which flows south, connecting with the Kaskaskia River and eventually flowing into the Mississippi River and discharging in the Gulf of Mexico. Outflow

from both Lake Lou Yaeger and Lake Glenn Shoals converge to form Shoal Creek. There are a number of smaller streams and minor tributaries which also pose flooding risks in these low-lying areas. Since there are no major rivers running through the area, the majority of the county has no serious flooding threat.

As such, Montgomery County has been assigned a low priority for floodplain mapping by FEMA (Federal Emergency Management Agency) due to the lack of floodplain area. Once the higher priority areas are mapped, digital flood insurance rate maps (DFIRMs) will be created and will be accessible online.

Mining: Mining has been, and will continue to be, a point of contention between residents. Although agricultural preservation seems to be almost universally supported throughout the county, there are many issues that pit economic and environmental goals against each other and are frequently debated. Certain planning tools and improved communication between residents and leaders throughout the county will be proposed to help inform and mediate these ongoing discussions.

Landfill: Bishop Landfill, a 15-acre landfill, was permitted to accept municipal waste in 1971 and ceased accepting waste in May of 1987. The site is located in a rural area, with a cemetery to the east and farmland to the north and west. Topography slopes to the northwest toward the Long Branch Creek, and the geology consists of 60 feet of glacial sediments overlaying shale and limestone. The landfill rises 50 feet above a ravine and a nearby roadway. Located near Litchfield, the landfill has erosion problems on the northeast corner, leachate seeps and low spots that allow for ponding water. Violations include the absence of an approved closure and post-closure plan. Leachate enters a stream located adjacent to the landfill. Currently foxtail grasses cover the landfill and no gas vents have been installed.

Wind Turbines: There is the potential to place these structures in the northern part of county, where it's mostly flat and in agricultural use. This could benefit farmers and respective communities, but there is concern for visual appearance and the effect of mine subsidence in this area.

Cell Towers, Billboards and Signs: Cell reception needs improvement in rural areas of the county. Billboards exist to varying degrees throughout the county but in higher concentration along Interstate 55.

Soils: (NRCS- Montgomery County Soil Survey) Many different soil characteristics have an impact on the suitability of installing septic systems or constructing buildings. Furthermore, many low-lying areas near water sources are prone to flooding. These various building limitations should be taken into account when developing a land suitability analysis to inform the creation of a land use plan.

Septic Suitability: A large portion of the county is actually classified as being very limited in terms of septic tank suitability. Although some areas are only somewhat limited, no areas

within the county are classified as "not limited." Limitations in the northern part of the county are primarily due to the depth of the water table, whereas slope is generally the limiting factor in the southern part of the county.

Building Suitability: The county is very mixed in terms of which areas are classified as being "very limited" or "somewhat limited" according to building suitability based on soils. Like the septic suitability map, there are no locations in the county that have been classified as "not limited." It is important to keep in mind that areas termed "very" or "somewhat" limited generally refer to issues with constructing larger commercial or industrial buildings that require a stronger foundation than traditional single-family residential homes.

Aerobic Systems: (Montgomery County Health Department/County Ordinance) One requirement is that surface discharges cannot leave a property unless it enters a public road ditch and is approved by the appropriate parties. These include the Montgomery County Health Department, Illinois Department of Transportation, and the Illinois Environmental Protection Agency. Many standalone systems also require subsurface laterals and/or an evaporative trench where feasible. Furthermore, an extended service agreement for the aerobic system is required to ensure proper maintenance.

Survey Results

Even though only about 16 percent of respondents to the household survey cited the loss of farmland as an issue they would like to discuss with a county board member, 70 percent of respondents to the agricultural survey said more needs to be done to protect farmland. Even though jobs and property taxes are in the front of peoples' minds, the preservation of farmland is also a very important issue that must be addressed.
From surveys:

- A significantly higher percentage of household survey respondents were in favor of various forms of government regulation compared to the agricultural survey respondents. These regulations included requiring building permits for new construction and the remodeling of existing buildings, the enforcement of building codes for new construction, the support of a zoning ordinance, and more rigorous enforcement of nuisance ordinances.
- The only government regulation that agricultural survey respondents were more in favor of than household survey respondents was requiring building permits for cell towers and wind turbines. Additionally, the majority of respondents from both surveys were in favor of developing and implementing guidelines for billboards. "Visual pollution" was cited as the main concern.
- One interesting survey result was how few respondents supported the requirement of building permits (for both new construction and the remodeling of existing buildings), yet significantly more were in support of enforcing building codes for new construction.
- Household survey respondents were also more inclined to support new growth and development over the next five years. About two-thirds (65%) of all household respondents desired a significant increase. Nearly a third (29.9%) desired a moderate

amount of development. Only 4.5 percent of household respondents desired little growth and just 0.6 percent wished to limit new growth. In other words, about 95 percent of respondents would like to see moderate to significant increases of new growth and development over the next five years.

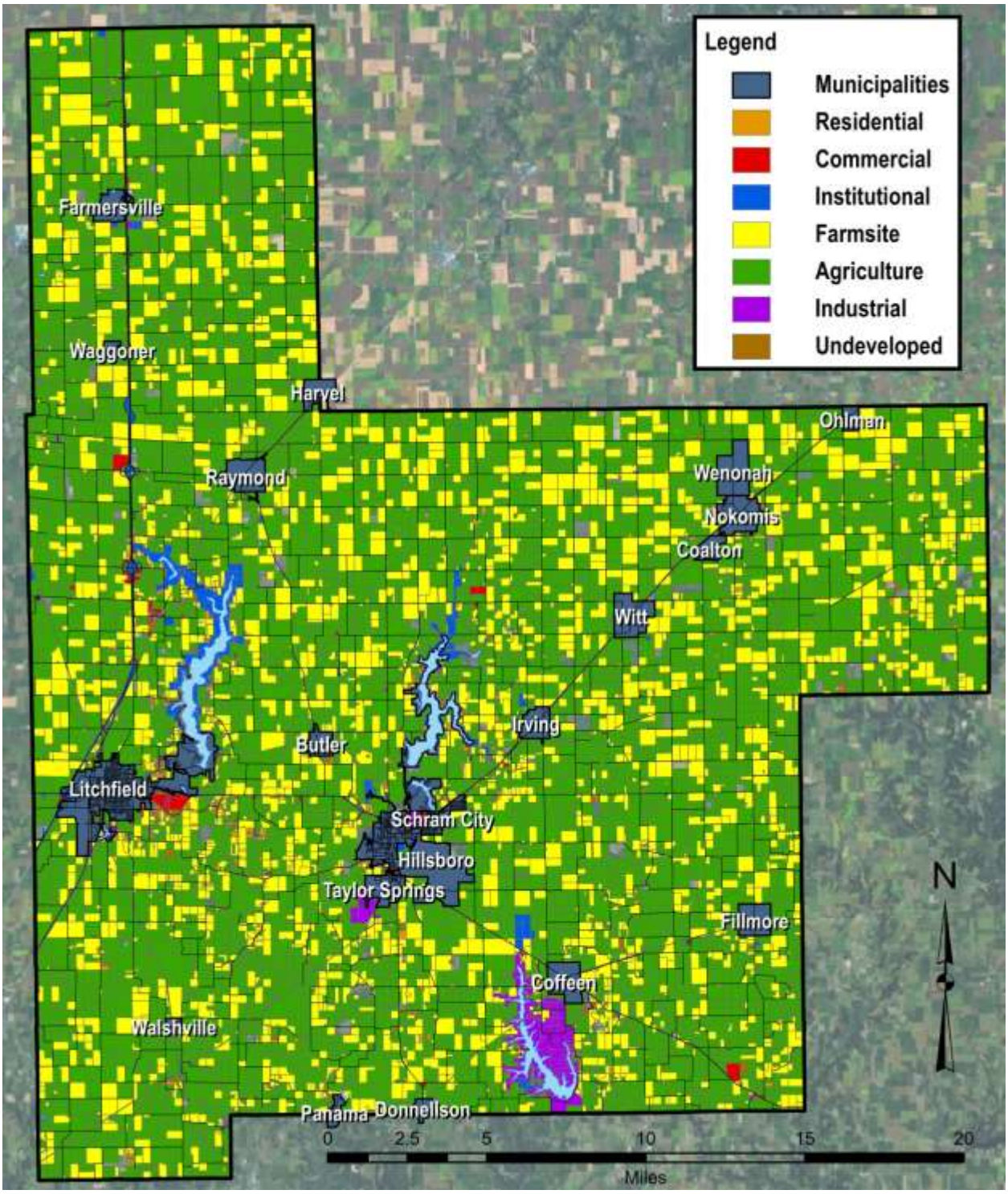
- In terms of desiring new growth and development in the county, agricultural survey respondents were more conservative than the random household respondents. However, a vast majority are still in favor of either a moderate amount or significant increase. In fact, just over half of agricultural survey respondents desired a moderate amount of growth, and another third (32.8%) wanted to see a significant increase. Only 10.4 percent supported minimal growth, and 5.5 percent desired to limit new growth. In total, about 84 percent of respondents to the agricultural survey believed a moderate amount or significant increase in new growth and development in the county over the next five years would be desirable, with 16 percent in favor of slower or limited growth.
- The overall sentiment for supporting growth in a relatively conservative, rural community may stem from the fact that the economy is currently struggling and jobs are relatively scarce. The county is certainly not immune to national and global economic changes and is also affected by problems (such as major budget deficits) at the state level.

Future Land Use

While there are no large-scale economic development initiatives underway in the County, several small economic development efforts have resulted in land use changes on the west side of Litchfield between Route 66 and Interstate 55. Further economic development is anticipated to occur at the industrial park in Litchfield because of its proximity to I-55 which connects Litchfield and the County with the St. Louis metropolitan area to the south and Springfield and the Chicago metropolitan area to the north.

No substantial changes in land use (from forested, open and agricultural land to residential, commercial and industrial) are anticipated within the County in the immediate future. As far as residential purposes go, the population of the County is projected to remain steady or slightly decrease, thus the demand for housing stock is not expected to see any significant increases in the future. With the majority of the commercial/industrial development being centralized to incorporated areas of the County, and agriculture being the top industry within the County, the preservation of the agriculture land will be a priority in the future and thus much of those properties are not expected to change, in terms of land use. The future land use map for the county can be seen in Figure 38.

Figure 38. Future Land Use Map of Montgomery County



CONCLUSION

Montgomery County is rich in resources that contribute to its economic vitality and the quality of life of its residents. The natural resources, historical features and the aesthetic qualities of the area are valued by the county's citizens. Protecting these resources is crucial for the public good and the future well-being of the county. At the same time, there is a broad base of resident support to promote economic development while maintaining the county's overall rural character. New commercial and industrial businesses will seek areas most capable of meeting their needs for water, sewer, power, and other infrastructure and support services.

Land Use Issues:
The county's tourism economy is strong. The agricultural economy, while still strong here, can expect increasing pressure from encroachment of development into agricultural areas, rising land values and competition from large-scale operations and foreign markets. These pressures on agriculture are seen not only here, but nationwide. At the same time, the scenic beauty and pastoral appearance of the county have been identified among the most significant attributes and are the very underpinnings of the tourism economy.

Random rural development threatens agriculture, the scenic beauty and other resources. Environmental and mining concerns must be looked at closely. Scattered rural residential development, in particular, has been increasing slightly over the past twenty years, and has in some cases compromised the ability of agriculture to flourish. Residential uses are not entirely compatible with agricultural practices. A continued increase in scattered rural residential development will ultimately result in the same problems generally associated with urban sprawl -- inefficient use of large areas of land to house a small number of residents, increased traffic, and excessive energy usage as residents drive longer distances to acquire goods and services. Infrastructure and services required to support rural development (e.g. country road upgrades to accommodate increased traffic; longer routes for school buses, emergency services, fire and police protection) are more costly per housing unit than the same services provided to concentrated development in communities and planned developments. Scattered rural development is not a cost-effective form of development for the county.

Specific critical issues:

- The need to enhance the unique identity of Montgomery County;
- The need to ensure a high-quality appearance of development and ensure the upkeep of existing development;
- The need to protect the broad range of environmental resources which contribute to the health and beauty of the area;
- The need to preserve agricultural land in the County;
- The need for logical, efficient, complementary and predictable land use patterns;
- The need for efficient transportation facilities and services which are closely coordinated with development patterns, uses and site designs;

- The need to respond efficiently to market demand in a manner which complements the overall planning and development strategy and to promote economic development within the County;
- The need to provide efficient and effective public facilities;
- The need to provide sufficient parks and open space for County residents;
- The need to recognize the importance of intergovernmental coordination and to contribute positively and proactively to such efforts;
- The need to ensure efficient and predictable fiscal performance into the future; and,
- The need to facilitate the administration of planning and development so as to best respond to these general needs while balancing overall community objectives with the site specific desires of individuals and neighborhoods.

Key Initiatives:

- Compact and contiguous development is preferred over low density, geographically dispersed development.
- High value natural resources and amenities are normally irreplaceable and should be preserved. If impacted by proposed new development, costs and benefits should be carefully examined. New coal mines and long-wall mining are very controversial, pitting many residents (pro-mining versus anti-mining) against one another.
- New development should pay for itself (unless there is a compelling reason for public subsidy).
- Always consider three dimensions of a project:
    - Is it environmentally possible?
    - Is it economically feasible?
    - Is it socially acceptable
- Continued use of the Montgomery County Planning Commission is encouraged along with coordination with local and regional planning entities as keys to guiding future development.
- Encourage and facilitate citizen participation in planning and decision-making.
- Establish priorities.
- Zoning Ordinance: The County might consider the establishment of land use districts with regulations governing the use, placement, spacing, and size of land and buildings.
- Subdivision Regulations: The County might consider new requirements for the division of land into smaller units or lots.
- Agricultural land preservation (IL Ag Areas Conservation and Preservation Act)- The County might consider this measure as a means to conserve agricultural land.

Residents of the county strongly support creation and retention of good paying jobs. Diversification of the economy through growth of clean industry and technology-based businesses is sought. Residents also favor development which will allow young people to find meaningful career opportunities here. Additionally, there is support for rural ambiance and preservation of productive farmland.
Tourism is valued in the county. Careful, planned use of the land allows for growth and development while preserving the natural beauty and rural character of the county. By

managing development and directing it to areas best able to support it, county revenues can be used more efficiently. The agricultural economy, rural character and scenic beauty of the county, valued by county residents, can be protected to a greater degree. The principles on which this plan is based are not anti-growth, but rather "smart growth."