

pared favorably with LeRoy, Chenoa and Towanda.

FUTURE ECONOMY

A number of factors suggest a bright economic future for the City. It is important for Lexington to retain its existing economic base and to attract new businesses. This will help diversify the local economy and expand the local employment base.

The community has and will continue to work with area economic development officials in actively reviewing needs of existing businesses. Often, potential business partnerships can be discovered that lead to new businesses coming to a community when local businesses are actively engaged.

Opportunities abound for Lexington to further build its local economy. The presence of the Illinois State University Farm provides many possible agricultural research opportunities that could and will be explored that could be based in or near Lexington. Community leaders will work with the local area economic development council and university officials to explore such opportunities.

Lexington can expand its appeal as a “bedroom community.” This philosophy has served the City well for several years and will continue to do so when appropriately pursued. Potential growth

in population usually means potential growth for more goods and services, which means a steady growth in local business.

Young families looking for rural quality of life options and retirees are potential new residents of the area. These groups usually have the means and/or life experiences to bring added value to the community.

As the computer age continues to develop, many entrepreneurial computer-based businesses that no longer depend on large or mid-sized city locations are looking for rural locations. They are finding that rural locations provide a growth friendly atmosphere and that the cost of doing business is more reasonable. Many of these companies are combining offices with residences that allow these companies to operate on attractive and appealing “flex schedules” for their owners and employees. They are finding an attractive quality of life appeal in rural communities.

There will likely be future opportunities to add businesses on or near the I-55 Corridor. Such opportunities are reflected in the Land Use Plan presented in Chapter 7 of this report.

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POPULATION

Consideration of population trends and projections is fundamental to planning for the long-range needs of a community. Population projections provide the basis for, and have a direct effect on determining future land use and service requirements and for providing physical improvements to streets, parks, water and sewer systems and other community facilities and services. Reliable estimates of future population levels are therefore essential for purposes of planning and capital improvements programming.

Lexington's population will likely increase in the future due to a number of factors, including the probable addition of a City sewer system.

Formulating reasonable estimates of future population levels requires consideration of past growth trends, existing demographic characteristics and current development trends. All of these factors have an impact on future population growth and were considered in the development of population projections for the City. This chapter summarizes the City's historical population growth and

existing characteristics of its population as well as the population projections developed for the City.

HISTORICAL POPULATION GROWTH

Following many decades of stable or declining population, Lexington began a period of moderate but sustained growth beginning in 1960. The City of Lexington's population decreased an average of 3.5 percent each decade from 1900 to 1950. From 1960 to

Table 5.1
Population 1860-2000
City of Lexington, McLean County, State of Illinois

Year	City of Lexington			McLean County		State of Illinois	
	Population	Actual Increase	Rate of Increase	Population	Rate of Increase	Population	Rate of Increase
1860	948			28,772		1,711,951	
1870				53,988	87.6%	2,539,891	32.6%
1880	1,254			60,100	11.3%	3,077,871	17.5%
1890	1,187	-67	-5.3%	63,036	4.9%	3,826,352	19.6%
1900	1,415	228	19.2%	67,843	7.6%	4,821,550	20.6%
1910	1,318	-97	-6.9%	68,008	0.2%	5,638,591	14.5%
1920	1,301	-17	-1.3%	70,107	3.1%	6,485,280	13.1%
1930	1,292	-9	-0.7%	73,117	4.3%	7,630,654	15.0%
1940	1,284	-8	-0.6%	73,930	1.1%	7,897,241	3.4%
1950	1,181	-103	-8.0%	76,577	3.6%	8,712,176	9.4%
1960	1,244	63	5.3%	83,877	9.5%	10,081,158	13.6%
1970	1,615	371	29.8%	104,389	24.5%	11,113,976	9.3%
1980	1,806	191	11.8%	119,149	14.1%	11,426,518	2.7%
1990	1,809	3	0.2%	129,180	8.4%	11,430,602	0.0%
2000	1,912	103	5.7%	150,433	16.5%	11,883,546	3.8%

Source: U.S. Census of Population

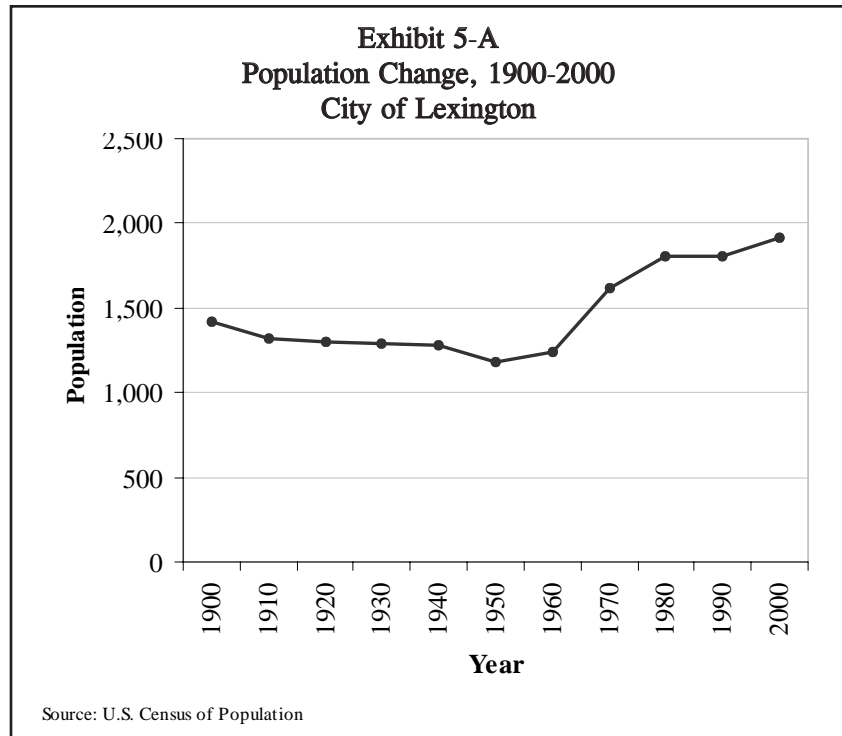
2000, however, the City's population increased by an average of 10.6 percent per decade (see Table 5.1 and Exhibit 5-A). Lexington's 2000 population of 1,912 represents an increase of 5.7 percent over the 1990 population of 1,809. The recent increase in growth rate can be attributed to the City's small town amenities in proximity to the employment and business centers of the Bloomington-Normal urban area, accessible by a short commute on Interstate 55. It is likely Lexington will continue to be positively influenced by the population and economic growth of the Bloomington-Normal urban area and the small town atmosphere and high quality of life offered in Lexington.

EXISTING POPULATION CHARACTERISTICS

This section summarizes selected demographic characteristics of the City. Characteristics considered include age-sex distribution, size of household, income and education.

Age-Sex Distribution

An assessment of a community's age distribution is important when planning for future needs. As a population changes and ages, so does the diversity of the needs of the citizens and the services the City provides.



The average age in Lexington is considerably higher than that of McLean County, but only slightly higher than most of the smaller communities compared. In 2000, the median age in Lexington was 36.7 years. In McLean County, the median age was 30.5 as compared to 37 in Towanda (see Table 5.2).

Lexington and McLean County parallel the Illinois age distributions with the exception of the 15 to 24-year-old group in the county. This higher county-wide figure is likely due to the location of four colleges (Illinois State University, Illinois Wesleyan University, Heartland Community College and Lincoln College) in Bloomington-Normal.

In 2000, forty-three percent of the residents of

Lexington were between the ages of twenty-five and fifty-four, a growth of one percent over the past decade. This group typically represents the core population of the full-time labor force for the community. Approximately twenty-nine percent of the residents were between the ages of twenty-five and forty-four, considered the primary child bearing age group. This age group and those sixty-five years and older showed slight declines over the past decade. This trend has not had an adverse impact on the "under five years" age group, as this demographic has increased six percent from 1990 to 2000.

Thirty-four percent of Lexington's residents were under twenty-four years of age in 2000. The population in the age group of sixty-five

Table 5.2
Percentage Age Distribution and Comparison
Lexington and Selected Places, 2000

Age Group	Lexington	Danvers	Downs	Heyworth	Hudson	LeRoy	Towanda		McLean County	Illinois
under 5	6.0	8.4	6.7	9.7	9.7	6.9	8.1	6.5	7.1	
5 to 9	7.7	9.6	9.8	9.2	10.1	7.6	6.3	6.7	7.5	
10 to 14	7.9	8.8	8.2	8.1	8.3	7.8	5.7	6.5	7.3	
15 to 19	8.1	8.0	8.0	6.3	7.2	6.9	5.7	9.2	7.2	
20 to 24	4.7	4.1	5.0	3.9	3.0	4.4	4.1	13.2	6.9	
25 to 34	12.7	15.2	15.2	16.0	17.2	15.2	18.5	14.2	14.6	
35 to 44	16.3	19.2	20.2	16.9	19.9	16.0	15.2	15.0	16.0	
45 to 54	14.4	11.2	10.6	11.8	12.9	10.9	15.2	12.2	13.1	
55 to 59	6.6	3.0	4.5	4.2	3.6	4.1	4.1	3.9	4.7	
60 to 64	3.2	3.6	4.3	3.2	2.0	4.7	4.5	2.9	3.7	
65 to 74	5.8	5.3	5.4	5.8	3.5	7.2	6.5	5.0	6.2	
75 to 84	4.8	2.5	1.8	3.4	1.8	5.8	5.3	3.4	4.3	
85 plus	1.7	0.9	0.3	1.4	0.8	2.5	1.0	1.3	1.5	
Tot. Pop.	1,912	1,183	776	2,431	1,510	3,332	493	150,433	12,419,293	
Med. Age	36.7	32.2	32.8	33.3	32.5	35.6	37	30.5	34.7	

Source: U.S. Census Bureau, 2000

and over declined four percent for the same period. A decline in the aging population of rural communities is not typical. However, those sixty-five years and older represent thirteen percent of the total population of Lexington and reflects the statewide average as well.

Of 156 families with children under six years of age, sixty percent have both parents working fulltime in the labor force. Currently, the City of Lexington does not have a daycare facility. This suggests a potential need which will increase as the population continues to grow.

In 1950, 52.2 percent of Lexington's population was female and 47.8 percent was male. The 2000 Census reports the ratio of female to male has become more evenly distributed with 50.9 percent of the population female and

49.1 percent male (see Table 5.3).

Size of Household

The average number of persons per household has been declining statewide and nationwide in recent decades resulting in a greater demand for housing. Smaller households result from lower birthrates, delays in marriage and an increasing number of

households with no children (empty nesters). Some of this has been caused by the aging of the "Baby Boom" generation.

Despite this, the average number of persons per household in Lexington has remained stable over the past forty years. The 2000 Census reported an average of 2.52 persons per household in Lexington as compared to 2.55 in 1990 (see Table 5.4). The City's average population

Table 5.3
Lexington Population Distribution By Sex

Year	Percent Female	Percent Male
1950	52.2%	47.8%
1960	51.7%	48.3%
1990	52.5%	47.5%
2000	50.9%	49.1%

Source: U.S. Bureau of Census

Table 5.4
Size of Household by Tenure
City of Lexington

Type of Occupied Units	Population in Units	Occupied Units		Persons per Unit	
		Total	% Change over 1990	2000	1990
Owner	1,650	630	18.9	2.62	2.62
Renter	262	130	-20.2	2.02	2.31
Total	1,912	760	9.7	2.52	2.55

* The average number of persons per occupied unit statewide in 1990 was 2.54

Source: U.S. Census Bureau-1990, 2000

per household is expected to level off at approximately 2.5 throughout the planning period. This figure was selected for use in calculating future housing demand.

Income

Income is an indicator of the relative wealth of a community and its needs for, and ability to finance housing

and community facilities and services. This section compares Lexington incomes with those of other selected places.

The median household income (MHI) for Lexington according to the 2000 Census was \$46,146 (see Table 5.5). Twenty-six percent of households in Lexington (198) earned between \$50,000 to \$74,999, while nearly twenty-three

percent (184) earned less than \$35,000 a year.

The MHI for Lexington was below the Illinois average of \$46,590 and the McLean County average of \$47,021. The McLean County average was influenced somewhat by communities such as Danvers, Downs, Heyworth and Hudson which greatly exceeded the state average

Table 5.5
Comparison of Median Household Incomes
Lexington and Selected Places, 2000

Incomes	Lexington	Danvers	Downs	Heyworth	Hudson	LeRoy	Towanda	McLean County	Illinois
< \$10,000	23	21	3	31	4	55	8	4,195	383,299
< \$15,000	63	16	7	50	11	51	8	3,014	252,485
< \$25,000	98	47	33	96	33	191	21	6,838	517,812
< \$35,000	88	47	25	79	37	188	34	6,766	545,962
< \$50,000	141	54	61	161	58	272	48	9,169	745,180
< \$75,000	198	145	88	249	177	325	54	12,493	952,940
< \$100,000	79	64	37	164	99	148	18	6,623	531,760
< \$150,000	65	34	14	42	67	80	10	5,427	415,348
< \$200,000	7	0	2	7	2	21	0	1,243	119,056
> \$200,000	4	2	6	9	6	5	0	1,024	128,898
Households	766	430	276	888	494	1,336	201	56,792	4,592,740
Median \$	\$46,146	\$52,647	\$53,750	\$53,043	\$62,632	\$45,781	\$41,705	\$47,021	\$46,590

Source: Census 2000

**Table 5.6
Percentage of Population Attaining Specified Level of Education
Lexington and Selected Places, 2000**

Level	Lexington	Danvers	Downs	Hudson	LeRoy	Towanda	McLean County	Illinois
< 9th grade	4.0%	9.0%	1.1%	2.6%	3.1%	0.6%	3.0%	7.5%
9-12 grade (no diploma)	6.6%	4.4%	11.4%	5.0%	9.3%	9.9%	6.3%	11.1%
High school graduate (includes GED)	39.9%	43.9%	45.4%	32.0%	43.1%	43.3%	28.2%	27.7%
Some college, no degree	24.6%	23.1%	17.3%	21.5%	22.0%	22.1%	20.5%	21.6%
Associate degree	5.4%	5.7%	3.7%	8.7%	5.8%	5.8%	5.8%	6.1%
Bachelor's degree	14.3%	16.7%	16.9%	23.5%	12.7%	16.0%	25.2%	16.5%
Graduate or professional degree	5.2%	5.0%	4.2%	6.7%	4.0%	2.3%	11.0%	9.5%
High school graduates or higher	89.4%	94.3%	87.5%	92.5%	87.7%	89.5%	90.7%	81.4%
Bachelor's degree or higher	19.5%	21.7%	21.1%	30.4%	16.7%	18.3%	36.2%	26.1%

Source: Census 2000

MHI. This also indicates there is a movement of wealth into the rural areas of McLean County. Income comparisons with other McLean County communities are presented in Table 5.5.

Education

Educational attainment for Lexington residents has been on the rise over the last twenty years. According to the 2000 Census, the percentage of Lexington residents age twenty-five and older who are college graduates or hold advanced degrees rose from 13.2 to 19.5 percent from 1980 to 2000 (see Table 5.6). Close to thirty percent of residents over twenty-five has some college or an associate degree, an increase of 18.5 percent over 1980. The percentage of Lexington residents who graduated from high school increased steadily from 70.2 percent in 1980 to 89.4 percent in 2000. Of the 19.5 percent of Lexington resi-

dents who hold a bachelor's degree or higher, approximately fifty-two percent are women.

Overall, 39.9 percent of Lexington's population has obtained a high school diploma but has not pursued any post-secondary education. Close to ninety percent of the population has obtained a high school diploma or higher educational attainment according to 2000 Census figures. This is comparable to the rest of McLean County and exceeded that of the State of Illinois.

FUTURE POPULATION GROWTH

Population projections were developed for the City for five-year increments through the 2025 planning period, and for ten year increments for the period 2030 through 2050. The projections for the latter period were developed to facilitate the design of future water and sewer facilities. Commission

staff worked in close cooperation with the City and The Farnsworth Group throughout the process of developing Lexington's population projections. The projections are based on the following assumptions:

- Lexington will maintain its high quality of life and continue to be viewed as a desirable community in which to live and rear a family, thus attracting residents who wish to commute to Bloomington-Normal or other surrounding communities for employment.
- The City will receive funding assistance to develop a sanitary sewer system.
- There will be pent-up demand for growth and development that will be met by construction of a sewer system.
- City leaders will advocate responsible community

**Table 5.7
McLean County Area Population Projections**

Year	Lexington	Bloomington	Chenoa	Danvers	Downs	Heyworth	Hudson	LeRoy	Normal	Towanda	County
2005	2,100	67,800	1,810	1,220	1,550	2,850	1,550	3,400	47,700	535	156,560
2010	2,250	70,800	1,780	1,250	2,300	3,300	1,600	3,500	50,100	575	162,510
2015	2,450	74,900	1,755	1,300	3,100	3,750	1,700	3,650	52,500	580	170,020
2020	2,650	79,000	1,765	1,350	3,900	4,150	1,850	3,750	54,900	590	177,610
2025	2,900	83,100	1,755	1,400	4,050	4,350	1,950	3,900	57,400	595	185,180
2030	3,100	87,200	1,750	1,450	4,250	4,600	2,050	4,000	59,800	600	192,470
2040	3,700	95,500	1,750	1,600	4,600	5,200	2,150	4,300	64,600	610	208,640
2050	4,350	103,700	1,700	1,700	5,000	5,450	2,500	4,550	69,500	620	227,650

Source: McLean County Regional Planning Commission, 2003

growth and expansion.

- Adjacent land resources will be made available for development.
- Community facilities and services will be extended to developing areas in a timely manner to support orderly growth and help preserve and enhance the

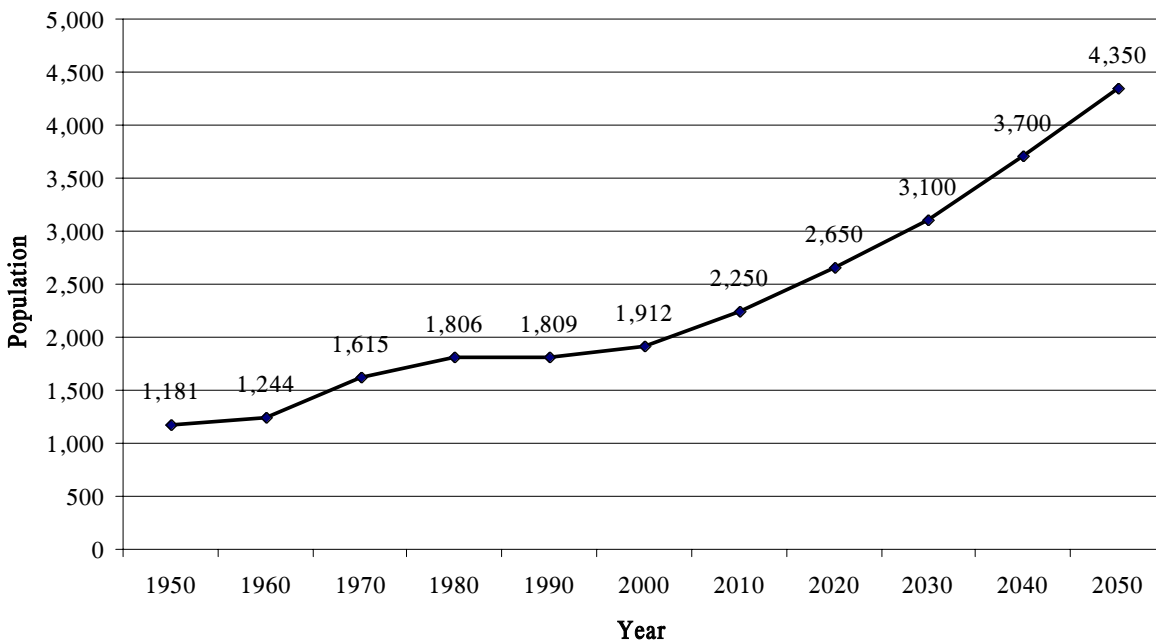
local quality of life.

- Access to Interstate 55 will continue to stimulate business and economic development and therefore the population.

The resulting projections are presented in Table 5.7 and are illustrated graphically in Exhibit 5-B. The

2025 projection of 2,900 residents represents an increase of over fifty percent, and is used in this plan to predict future housing, land requirements and service needs. Of this projection total, 2,530 are projected to reside in owner units, and 370 in renter units (see Table 5.8). While such growth would not be possible without the con-

**Exhibit 5-B
Population Projections, 1950-2050
City of Lexington**



Source: McLean County Regional Planning Commission, 2003

struction of a sewer system, the availability of sewers is expected to bring about a substantial period of growth, which could possibly exceed the projections presented. Therefore, the City's growth will be closely monitored with adjustments made to the plan and population projections as may be needed over time.