

Northern Illinois
market

FACTS

2 0 0 8

A detailed overview of economic and demographic information for 22 counties in northern Illinois, plus maps, a regional profile and glossary

13th
annual
edition

NIU Center for
Governmental Studies
NIU Outreach

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NIU Center for Governmental Studies is part of the Regional Development Institute in NIU Outreach, a center for programs that anticipate and help meet the northern Illinois region's needs. By engaging our communities, NIU Outreach leverages university and regional resources to create solutions. For more information, please call toll-free (866) 885-1239, email NIUOutreach@niu.edu or visit www.outreach.niu.edu

C o n t e n t s

| | |
|---|-----|
| Preface..... | 1 |
| Northern Illinois Regional Profile..... | 2 |
| Boone County | 12 |
| Bureau County | 28 |
| Carroll County | 44 |
| Cook County | 73 |
| DeKalb County | 89 |
| DuPage County | 105 |
| Grundy County..... | 121 |
| Henry County..... | 137 |
| Jo Daviess County..... | 153 |
| Kane County | 169 |
| Kendall County | 185 |
| Lake County | 201 |
| LaSalle County..... | 217 |
| Lee County..... | 233 |
| McHenry County | 249 |
| Ogle County | 265 |
| Putnam County..... | 281 |
| Rock Island County..... | 297 |
| Stephenson County | 313 |
| Will County..... | 329 |
| Whiteside County..... | 345 |
| Winnebago County | 361 |
| Glossary | 377 |

P r e f a c e

The Center for Governmental Studies, which is part of Northern Illinois University's Regional Development Institute, is proud to present the thirteenth annual edition of *Northern Illinois Market Facts*. This publication is provided free of charge to civic leaders, policy makers, community leaders, business people, researchers, libraries and the media throughout the 22 counties that comprise the Northern Illinois region. We provide these data to help both public and private decision-makers have easy access to a wide range of social and economic data that describe the many patterns of development that are at work in our region, and provide a common reference base for these counties.

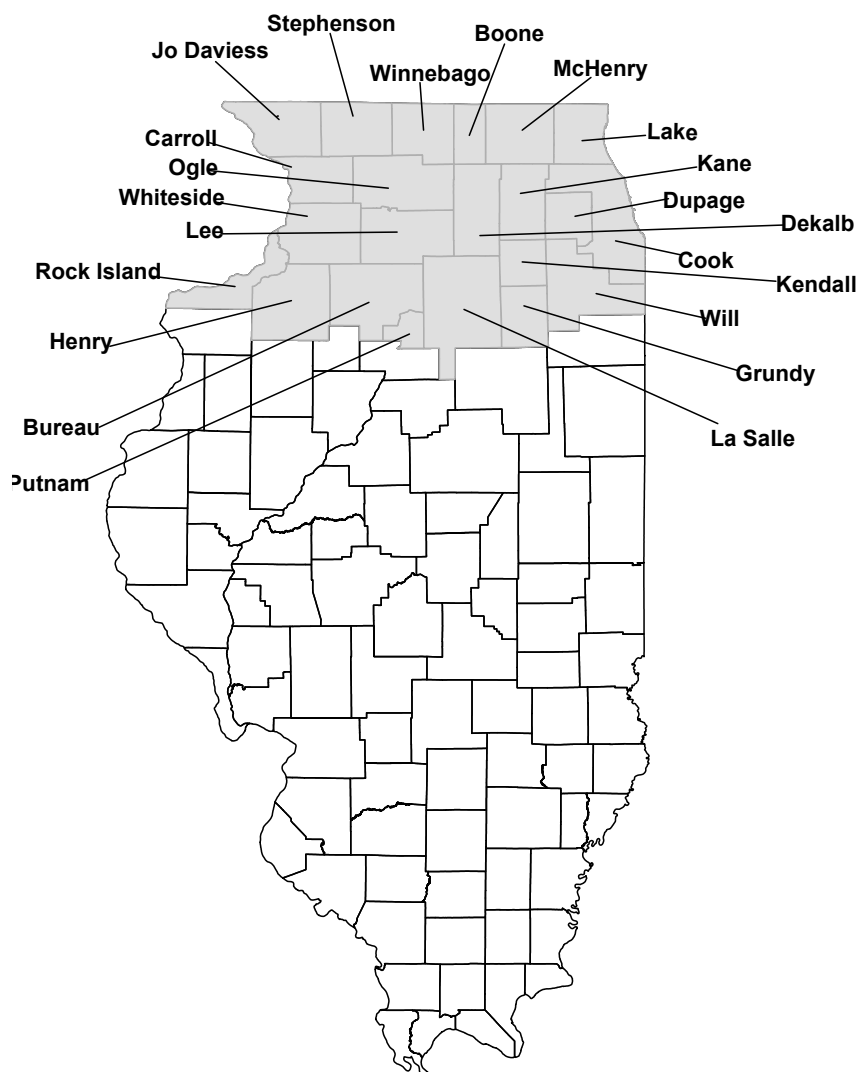
The publication is available on a CD or as a downloadable file from the Center's main web page at www.cgsniu.org. It can also be obtained from the web site of our Business and Industry Data Center at www.illinoisdata.com.

A dedicated duo – Ruth Anne Tobias and Brian Harger – gathers these data from reliable sources and carefully verifies their accuracy. The report's final layout is developed ably by Wendy Tritt of Trittenhaus Design. On behalf of the rest of the staff, I would like to thank Brian and Wendy for their efforts.

Please do not hesitate to contact me, or any of the authors of this publication, if you have any questions regarding the data presented for your use.

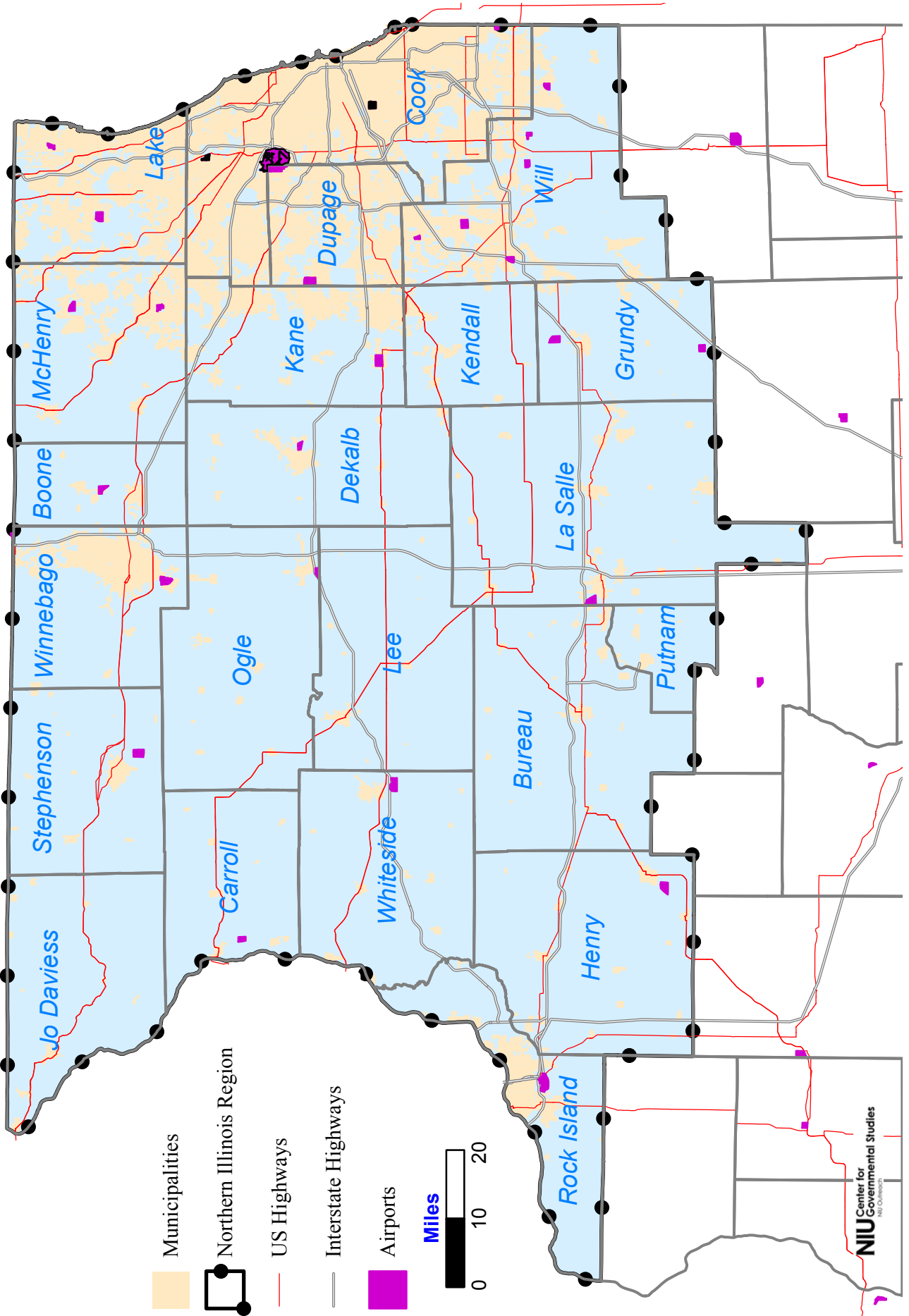
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regional PROFILE



For the purposes of this book, the Northern Illinois region consists of Boone, Bureau, Carroll, Cook, DeKalb, DuPage, Grundy, Henry, Jo Daviess, Kane, Kendall, Lake, LaSalle, Lee, McHenry, Ogle, Putnam, Rock Island, Stephenson, Whiteside, Will, and Winnebago counties.

Northern Illinois Region Map



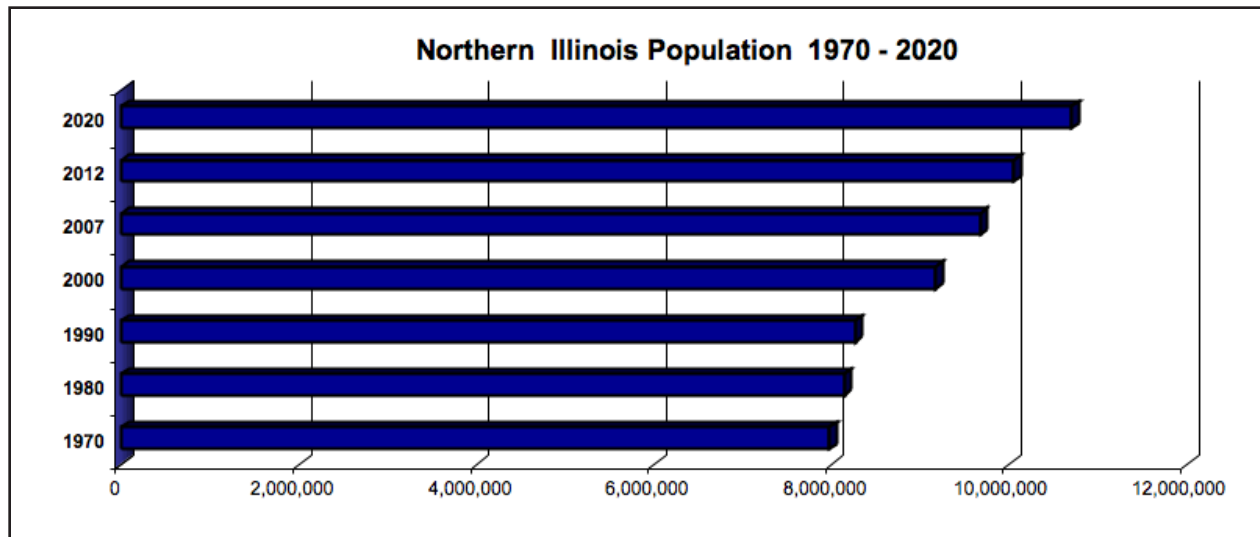
-  Municipalities
 -  Northern Illinois Region
 -  US Highways
 -  Interstate Highways
 -  Airports
- Miles**

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NORTHERN ILLINOIS REGIONAL PROFILE

HOW MANY PEOPLE LIVE IN NORTHERN ILLINOIS?

Population Growth

- 2007 population estimates for the 22 county region show 9.67 million people residing here, an increase of about 495,000 persons since 2000. This region continues to grow faster than the state.
- There are pockets of growth and loss across the north. Cook County is losing population along with the smaller counties toward the Mississippi, while the outer ring of counties like Kendall, Grundy, DeKalb and Boone, are showing strong growth. Kendall County was the fastest growing county in the United States in 2007.
- 2020 projections show that these 22 counties will have a population of more than 10.7 million persons, 76% of the projected Illinois population of 14 million.



WHAT ARE TRENDS IN RETAIL EXPENDITURES?

Retail Trade

- Retail trade is big business in northern Illinois, where it comprises 15% of total employment. This is the largest employment category in the region after service employment. The largest and the smallest counties in the region have the lowest share of retail employment. LaSalle and McHenry counties have the largest shares.
- Per Capita retail expenditures range from \$7,557 per person in Ogle County to \$32,645 in Grundy County in 2006, with an anomalous \$62,750 per capita in Putnam County. The regional average is \$12,956. Generally speaking, metro counties have higher spending levels than do rural counties.

Agriculture

WHAT IS THE STATUS OF AGRICULTURE IN THE REGION?

- The 2007 Agriculture Census will tell us just how many more farms have disappeared in the last 5 years. Nearly 2,000 farms were lost between 1997 and 2002, and the pace of development will likely ensure that another 2,000 will be gone by this year. The current divide is Kane County, where there is a program to save farms in the western third of the county. Explosive growth in Kendall County means that much of that county will soon be in housing. Growth in DeKalb county is not as strong and has started to slow somewhat.
- Agriculture is a multi-billion dollar contributor to the state economy. More than 25% of the value of total farm sales in Illinois is generated in the 22 counties of northern Illinois. Illinois average sales per farm is \$105,115; 15 counties in northern Illinois had higher averages than the state. Putnam and DeKalb Counties had more than twice the average farm sale value.

Workforce

WHAT ARE CHARACTERISTICS OF THE REGION'S WORKFORCE?

- As with population, northern Illinois counties are home to more than 75% of the state workforce, 5.84 million workers. The largest share of workers is in the Business and Other Services category at 36.8%, followed by Retail Trade Sector employment at 15%. Manufacturing, Finance Insurance and Real Estate, & Government sectors each have about a 10% share of the workforce. Manufacturing's share has dropped by almost half since 1990, when it stood at 16% of the total.
- The total workforce in the region is highly educated and presumably highly skilled, with nearly 31% of people 25 & over having a college or higher degree. That varies across the geography of the counties, with higher percentages in the eastern half and lower in the west. In DuPage and Lake Counties, more than 40% of adults have a higher education degree.
- Unemployment rates showed a sharp increase of about 1% this last year, ending at just over 5% for the state, the Chicago Metro area alone, and for the 22 counties of Northern Illinois. The 2007 annual unemployment rate was highest in Boone County at 6.9%, and lowest in Jo Daviess County at 4.2%.
- Job increases occurred regularly across the region. Estimates indicate job losses in only 3 of 22 counties in the western part of the region between 2000 and 2007.
- The estimated 2007 per capita income for Northern Illinois was \$35,856, less than the \$39,807 estimated for the state. Incomes are higher still in the 6 Chicago Metro Counties at \$43,085.

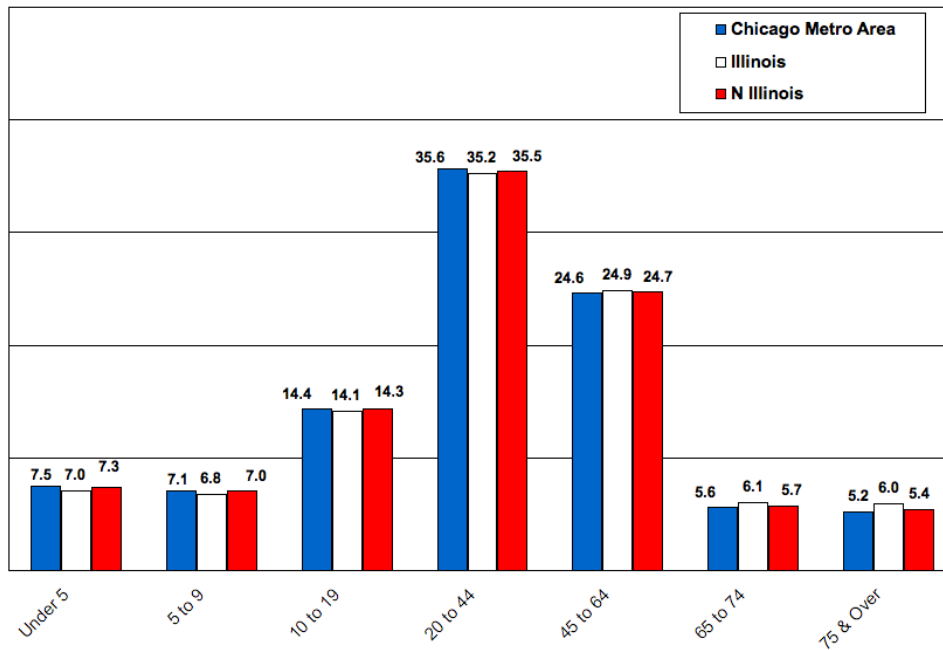
**NORTHERN
ILLINOIS
REGIONAL
PROFILE**

Figure 1 Population Trends and Projections

| | 1990 Census | 2000 Census | % Change 1990-2000 | 2007 (est.)* | 2020 (proj.)* | % Change 2007-2020 |
|-------------------------|----------------|----------------|-----------------------|-----------------|------------------|-----------------------|
| N IL | 8,270,098 | 9,182,153 | 11.0 | 9,678,037 | 10,713,032 | 10.7 |
| Illinois | 11,430,602 | 12,419,293 | 8.6 | 12,939,842 | 14,025,435 | 8.4 |
| Chicago Metro area** | 7,261,176 | 8,091,720 | 11.4 | 8,497,310 | 9,434,904 | 11.0 |

* Woods & Poole estimates and projections
 **Includes Cook, Du Page, Kane, Lake, McHenry and Will counties
 Sources: U.S. Census Bureau and Woods & Poole, 2007

Figure 2 Age Distribution in 2007



Source: Woods & Poole, 2006

Population Statistics

Illinois Median Age
37.1

Northern Illinois
Median Age
37.7

Chicago Metro
Median Age
34.6

Figure 3 Highest Educational Attainment (Percent of People 25 and Over)

| | 1990 | | | 2000 | | | 2007 | | |
|---------------|--------------|-----------------|--------------------|--------------|-----------------|--------------------|--------------|-----------------|--------------------|
| | H.S. Only | Some College | College 4+ Yrs. | H.S. Only | Some College | College 4+ Yrs. | H.S. Only | Some College | College 4+ Yrs. |
| N IL Region | 27.8 | 20.2 | 23.3 | 25.4 | 24.6 | 28.7 | 24.6 | 28.5 | 30.6 |
| Illinois | 30.1 | 19.5 | 21.1 | 27.8 | 21.6 | 30.3 | 26.8 | 29.1 | 28.1 |
| Chicago Metro | 26.5 | 20.0 | 24.5 | 24.1 | 21.0 | 30.2 | 23.2 | 28.0 | 32.2 |

Sources: U.S. Census Bureau 1990, 2000; Easy Analytic Software, Inc., 2006

Education

**NORTHERN
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Population

Figure 4 Components of Population Change, 2006-2007

| | Natural Change | Net Migration |
|-------------|---------------------------|--------------------------|
| Boone | 537 | 1,303 |
| Bureau | 60 | -26 |
| Carroll | -19 | -91 |
| Cook | 35,957 | -29,993 |
| DeKalb | 759 | 1,564 |
| DuPage | 6,345 | -5,015 |
| Grundy | 469 | 1,080 |
| Henry | 67 | 2 |
| JoDaviess | 19 | -140 |
| Kane | 6,345 | 5,481 |
| Kendall | 1,559 | 7,700 |
| Lake | 6,640 | -690 |
| LaSalle | 245 | 92 |
| Lee | 62 | 99 |
| McHenry | 2,827 | 3,445 |
| Ogle | 180 | 175 |
| Putnam | -6 | 93 |
| Rock Island | 568 | 270 |
| Stephenson | 53 | -438 |
| Whiteside | 120 | -217 |
| Will | 7,921 | 8,179 |
| Winnebago | 1,711 | 3,316 |

Source: U.S. Census Bureau, 2007
 Note: Total Change due to estimation methods.
 Total change = Natural Change + Net Migration.

Employment

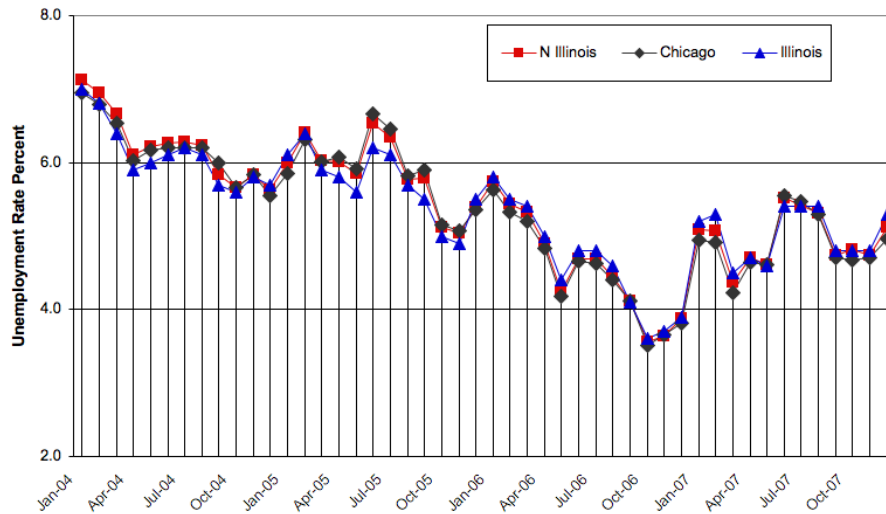
Figure 5 Distribution of Employment by Industry (Percent)

| | Northern Illinois 2000 | Chicago Metro 2000 | Illinois 2000 | Northern Illinois 2007 | Chicago Metro 2007 | Illinois 2007 |
|--------------------------|---------------------------------------|-----------------------------------|--------------------------|---------------------------------------|-----------------------------------|--------------------------|
| Farm | 0.5 % | 0.1 % | 1.4 % | 0.4 % | 0.1 % | 1.2 % |
| Agricultural Services | 0.8 | 0.8 | 0.9 | 0.8 | 0.7 | 0.9 |
| Mining | 0.1 | 0.1 | 0.2 | 0.1 | 0.1 | 0.2 |
| Construction | 4.9 | 4.9 | 5.0 | 5.1 | 5.1 | 5.2 |
| Manufacturing | 13.2 | 12.5 | 12.9 | 10.1 | 9.7 | 10.2 |
| Transportation/Utilities | 5.8 | 5.9 | 5.5 | 5.2 | 5.3 | 5.0 |
| Wholesale Trade | 5.7 | 5.9 | 5.2 | 5.3 | 5.5 | 4.9 |
| Retail Trade | 14.7 | 14.5 | 15.5 | 14.8 | 14.6 | 5.0 |
| Fin., Ins., Real Estate | 9.7 | 10.0 | 9.1 | 10.5 | 10.8 | 9.8 |
| Business Services | 33.8 | 34.7 | 32.3 | 36.8 | 37.6 | 35.2 |
| Government | 10.9 | 10.7 | 12.0 | 10.8 | 10.7 | 11.9 |
| Total Employment | 5,626,109 | 5,024,082 | 7,435,975 | 5,840,376 | 5,207,862 | 7,660,424 |

Source: Woods & Poole, 2007

**NORTHERN
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Figure 6 Unemployment Rates by Month (Percent)



Source: Illinois Department of Employment Security

Figure 7 Largest Employer in Each County

| County | Company | Products | Estimated Employment |
|-------------|---|------------------------------|----------------------|
| Boone | Daimler- Chrysler | Automotive | 2,500-3,000 |
| Bureau | WalMart Distribution Center | Logistics | 1,000 |
| Carroll | Maclean Fogg Company | Forgings/Fasteners Mfg. | 275 |
| Cook | Cook County Government | Local Government | 25,000 |
| DeKalb | Northern Illinois University | Education | 4,600* |
| DuPage | BP-America | Petrochemicals | 5,000 |
| Grundy | Morris Hospital and Health Care | Health Care | 880 |
| Henry | Henry County Government | Local Government | 530 |
| JoDaviess | Eagle Ridge Resort | Recreation | 330-550 |
| Kane | Universities Research Assoc. (Fermi Lab) | High Energy Physics Res. | 1,995 |
| Kendall | Wrigley Manufacturing (Amurol) | Confections | 386 |
| Lake | Great Lakes Naval Base | US Military Training | 25,000 |
| LaSalle | Commonwealth Edison (Exelon Corp) | Nuclear Power Generation | 800 |
| Lee | Raynor Manufacturing | Garage Doors | 800 |
| McHenry | McHenry County | Government | 1,200 |
| Ogle | Commonwealth Edison (Exelon Corp) | Nuclear Power Generation | 860 |
| Putnam | Arcelor Mittal | Flat Carbon/Steel Production | 260 |
| Rock Island | Rock Island Arsenal | Military Log. & Arms Mfg. | 6,700 |
| Stephenson | Freeport Health Network | Health Care | 1,400* |
| Whiteside | Community General Hospital | Health Care | 925 |
| Will | Provena St Joseph Medical Center | Health Care | 2,764 |
| Winnebago | Rockford Health System | Health Care | 3,735 |

Sources: One Source, 2007 and County EDC offices, 2007

*All employees are not necessarily at this location

Employment

**NORTHERN
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Agriculture

Figure 8 Number, Average Size of Farms

| | N Illinois 1997 | N Illinois 2002 | % Change 1997-2002 | Illinois 1997 | Illinois 2002 | % Change 1997-2002 |
|-------------------|-----------------------|-----------------------|--------------------------|------------------|------------------|--------------------------|
| Farms (number) | 18,002 | 16,233 | -9.8 | 79,112 | 73,027 | -7.7 |
| Avg. Size (acres) | 312 | 334 | 7.1 | 350 | 374 | 6.9 |

Source: U.S. Department of Agriculture, 2002 Census of Agriculture

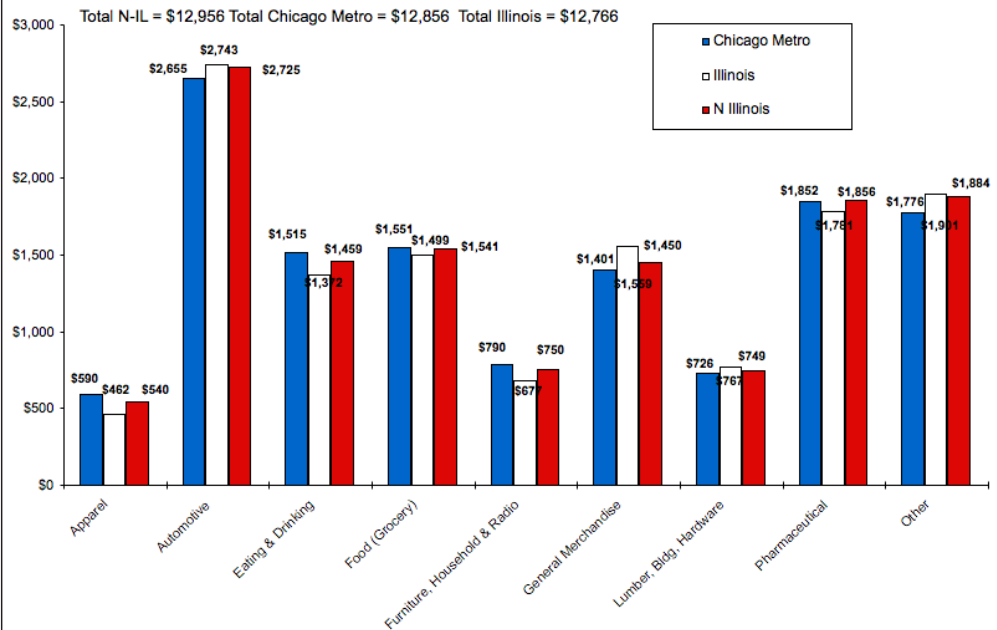
Figure 9 Harvested Cropland, Total Market Value of Crops Sold

| | N Illinois 1997 | N Illinois 2002 | % Change 1997-2002 | Illinois 1997 | Illinois 2002 | % Change 1997-2002 |
|--|-----------------------|-----------------------|--------------------------|---------------------|---------------------|--------------------------|
| Harvested Cropland (acres) | 4,876,949 | 4,851,468 | -0.52 | 22,428,616 | 22,562,904 | 0.6 |
| Market Value of Products Sold Billions | 2,265,026 \$2.26 | 2,089,310 \$2.09 | -7.76 | 8,634,730 \$8.63 | 7,676,239 \$7.68 | -11.1 |

Source: U.S. Census Bureau 2002 Census of Agriculture

Retail Trade

Figure 10 Retail Sales, Per Capita Expenditures in 2007



Sources: Illinois Department of Revenue; U.S. Census Bureau 2005

**NORTHERN
ILLINOIS
REGIONAL
PROFILE**

Figure 11 Distribution of Retail Trade Expenditures (Percent)

| | N. Illinois Total 2007 | Chicago Metro Total 2007 | Illinois Total 2007 |
|-----------------------------|---------------------------|-----------------------------|------------------------|
| Apparel | 4.2 | 4.6 | 3.6 |
| Automotive | 21.0 | 20.6 | 21.5 |
| Eating & Drinking | 11.3 | 11.8 | 10.7 |
| Food (Grocery) | 11.9 | 12.1 | 11.7 |
| Furniture | 5.8 | 6.1 | 5.3 |
| General Merchandise | 11.2 | 10.9 | 12.2 |
| Lumber, Bldg, Hardware | 5.8 | 5.6 | 6.0 |
| Pharmaceutical/Other Retail | 14.3 | 14.4 | 14.0 |
| Other | 14.5 | 13.8 | 14.9 |

Source: Illinois Department of Revenue, 2008

Figure 12 Per Capita Income Growth, Current Dollars (2007 Estimated)

| | 1990 | 2000 | 2007 (est.) | Annualized % Change 2000-2007 |
|-------------------|----------|----------|-------------|-------------------------------------|
| Northern Illinois | \$19,226 | \$29,237 | \$35,856 | 3.0% |
| Illinois | \$20,824 | \$32,185 | \$39,807 | 3.1% |
| Chicago Metro | \$23,635 | \$36,724 | \$43,085 | 2.3% |

Source: Woods & Poole, 2006

Note: Historical data include recent Bureau of Economic Analysis revisions to total personal income and its sources.

Economic Growth

Figure 13 Residential Activity

| | 3rd Quarter 2005 | 3rd Quarter 2006 | 3rd Quarter 2007 |
|--------------------------|---------------------|---------------------|---------------------|
| Northern Illinois | | | |
| Existing Home Sales | 44,352 | 37,076 | 29,994 |
| % Change | 4.8 | -16.4 | -19.3 |
| Average Price | \$161,703 | \$164,335 | \$161,663 |
| % Change | | 1.6 | -1.6 |
| Illinois | | | |
| Existing Home Sales | 54,804 | 46,759 | 39,608 |
| % Change | -13.8 | -14.7 | -16.1 |
| Median Price | \$210,000 | \$207,500 | \$208,500 |
| % Change | | -1.2 | 0.5 |
| Metro Chicago | | | |
| Existing Home Sales | 38,411 | 31,336 | 25,171 |
| % Change | 4.2 | -18.4 | -19.7 |
| Median Price | \$248,463 | \$248,150 | \$255,369 |
| % Change | | -0.1 | 2.9 |

Source: Illinois Association of Realtors, 2008

Note: IAR recalibrated sales by county instead of service areas in 2005.

Residential Growth