

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

**13<sup>th</sup>**  
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](mailto:NIUOutreach@niu.edu) or visit [www.outreach.niu.edu](http://www.outreach.niu.edu)

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## 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.

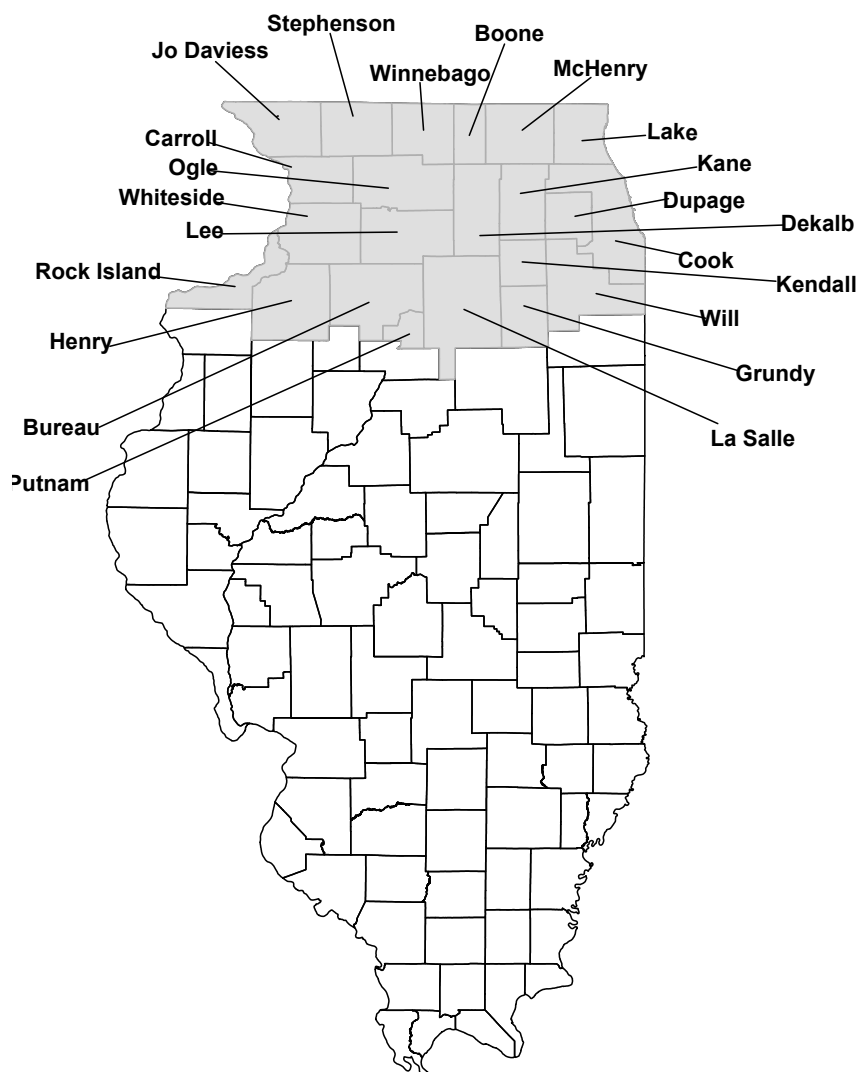
The publication is available on a CD or as a downloadable file from the Center's main web page at [www.cgsniu.org](http://www.cgsniu.org). It can also be obtained from the web site of our Business and Industry Data Center at [www.illinoisdata.com](http://www.illinoisdata.com).

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.

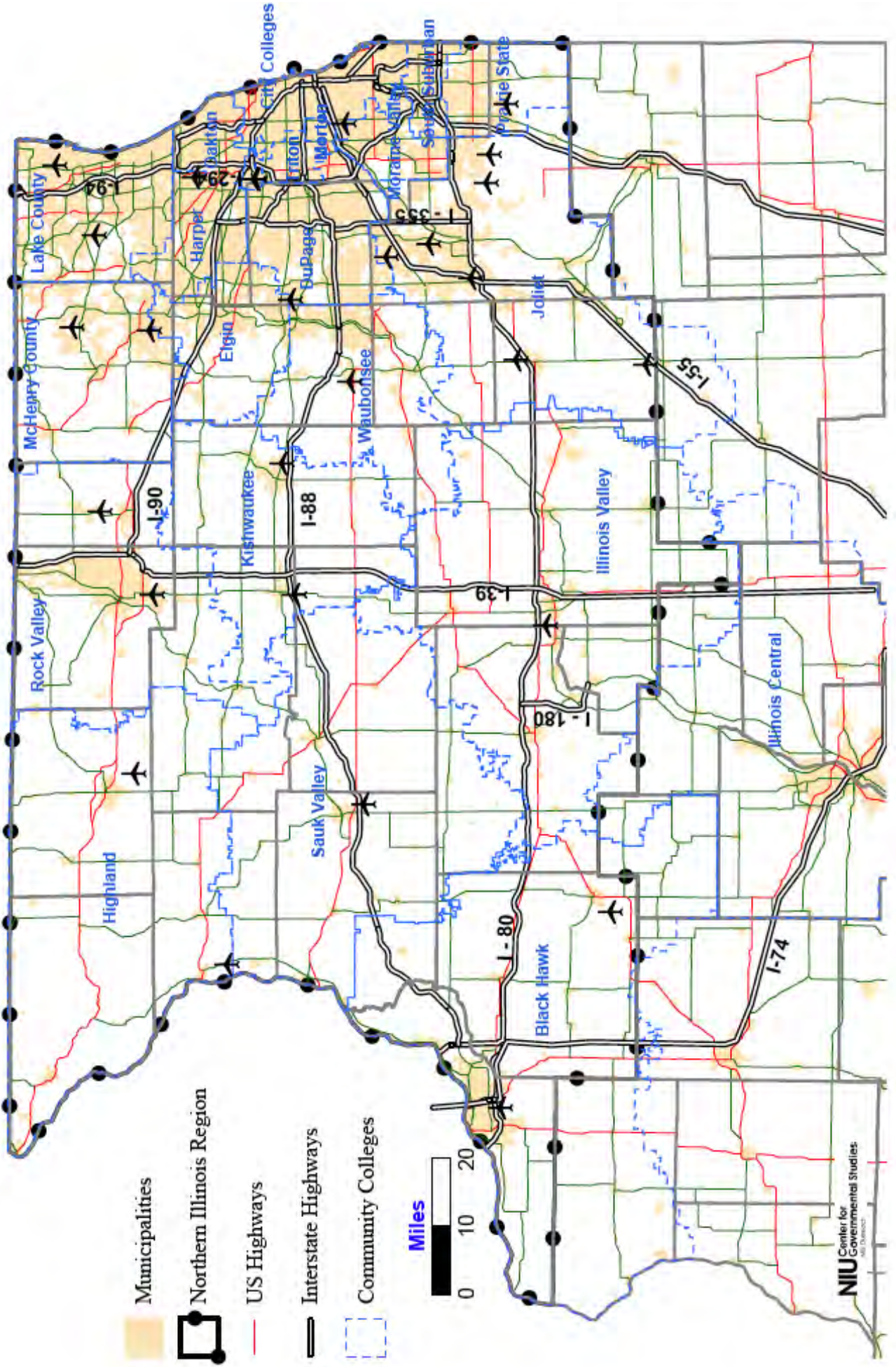
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# regional PROFILE

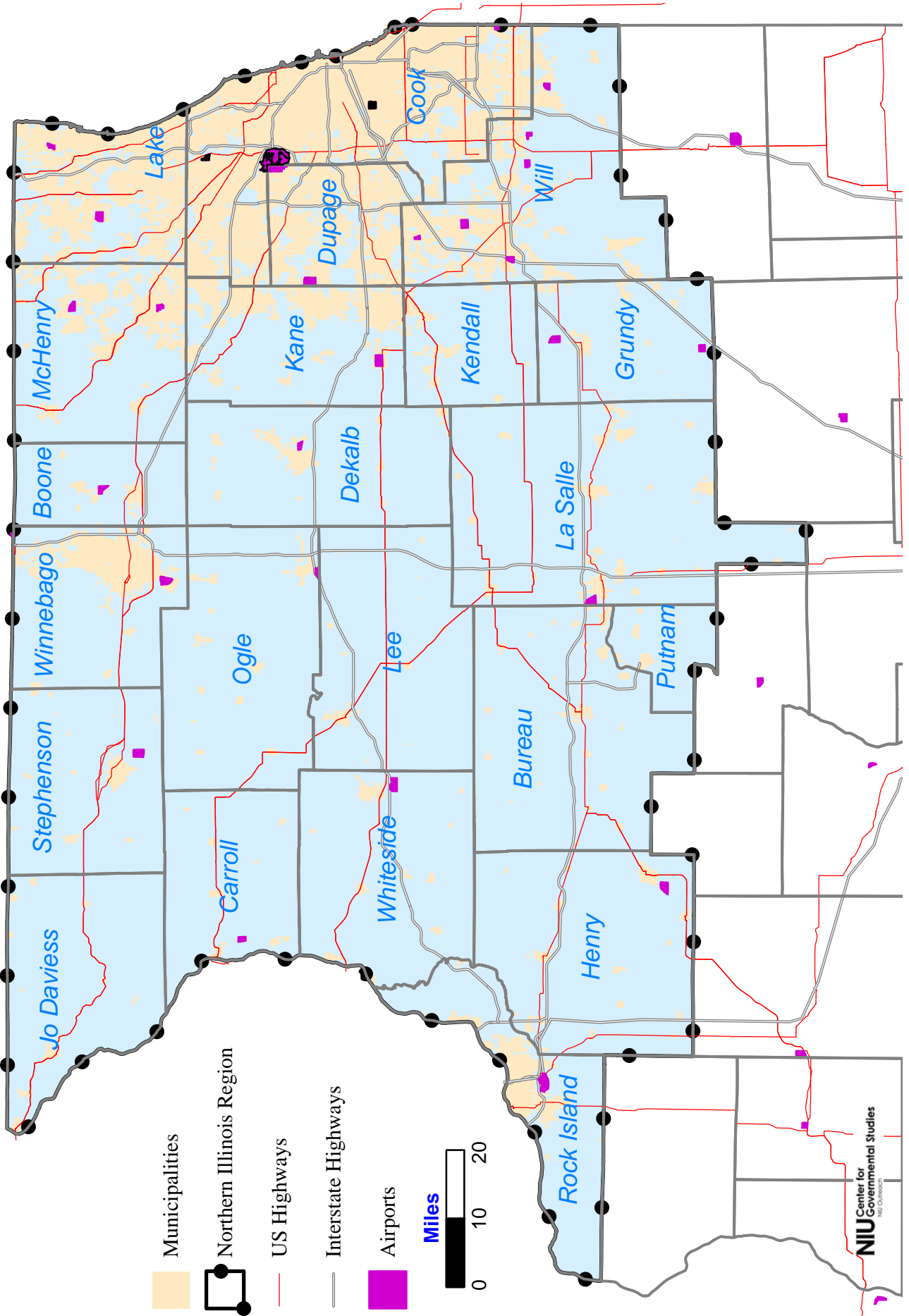


For the purposes of this book, the Northern Illinois region consists of Boone, Bureau, Carroll, Cook, DeKalb, DuPage, Grundy, Henry, Jo Daviess, Kane, Kendall, Lake, LaSalle, Lee, McHenry, Ogle, Putnam, Rock Island, Stephenson, Whiteside, Will, and Winnebago counties.

# Northern Illinois Infrastructure Map



# Northern Illinois Region Map

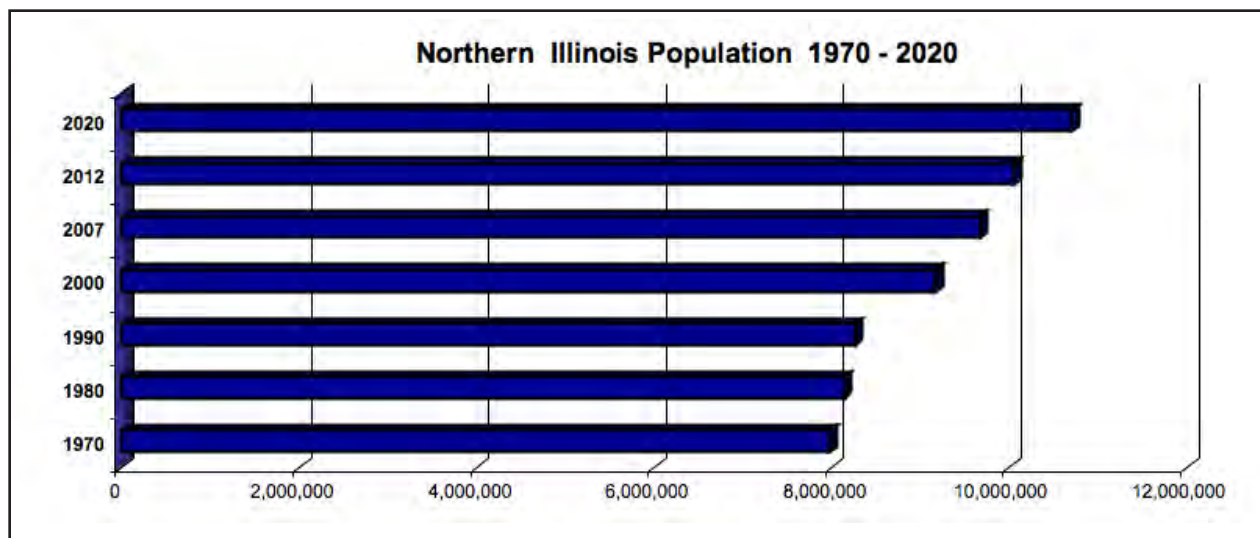


## NORTHERN ILLINOIS REGIONAL PROFILE

### 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.

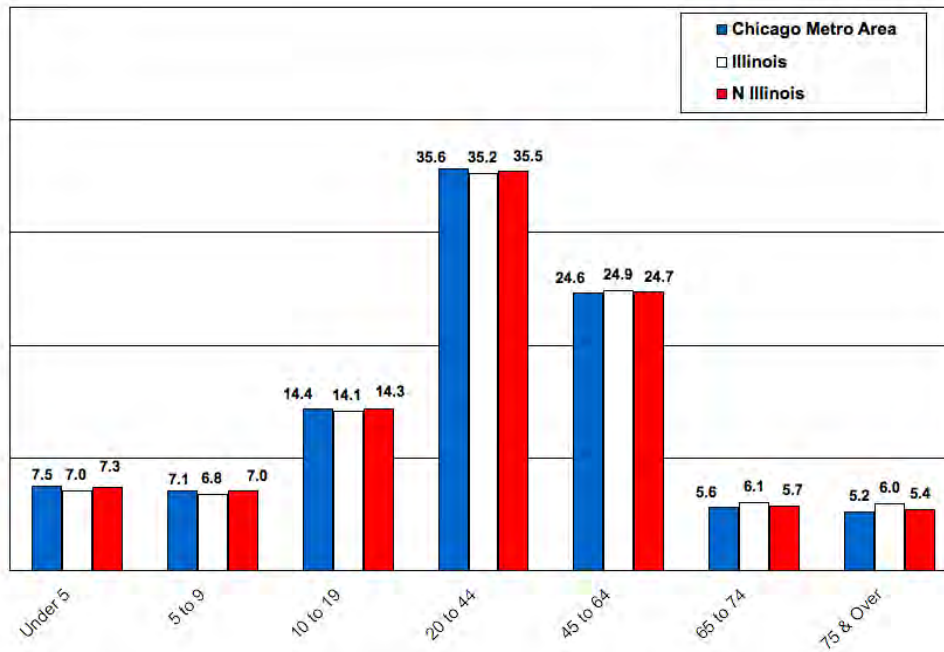
**NORTHERN  
ILLINOIS  
REGIONAL  
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Figure 1 Population Trends and Projections

	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

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Population

Figure 4 Components of Population Change, 2006-2007

	<b>Natural Change</b>	<b>Net Migration</b>
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

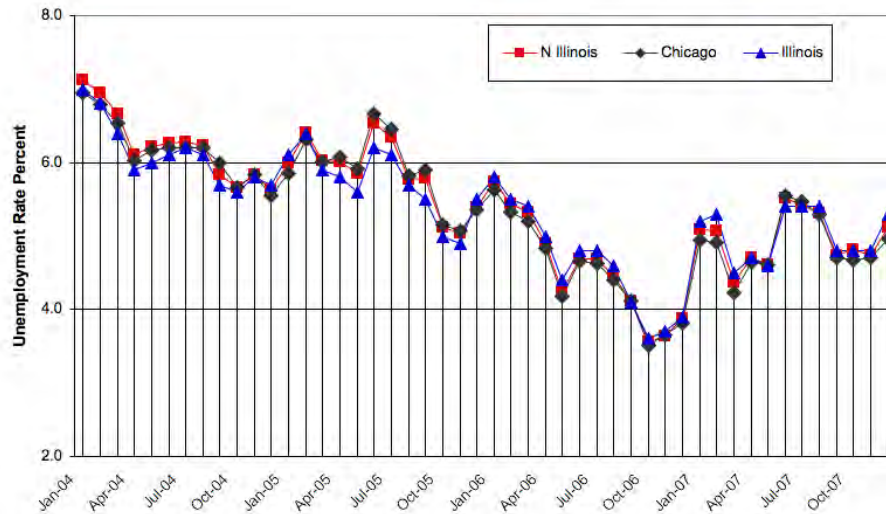
Figure 5 Distribution of Employment by Industry (Percent)

	<b>Northern Illinois 2000</b>	<b>Chicago Metro 2000</b>	<b>Illinois 2000</b>	<b>Northern Illinois 2007</b>	<b>Chicago Metro 2007</b>	<b>Illinois 2007</b>
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
<b>Total Employment</b>	<b>5,626,109</b>	<b>5,024,082</b>	<b>7,435,975</b>	<b>5,840,376</b>	<b>5,207,862</b>	<b>7,660,424</b>

Source: Woods & Poole, 2007

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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 (Amurrol)	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

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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

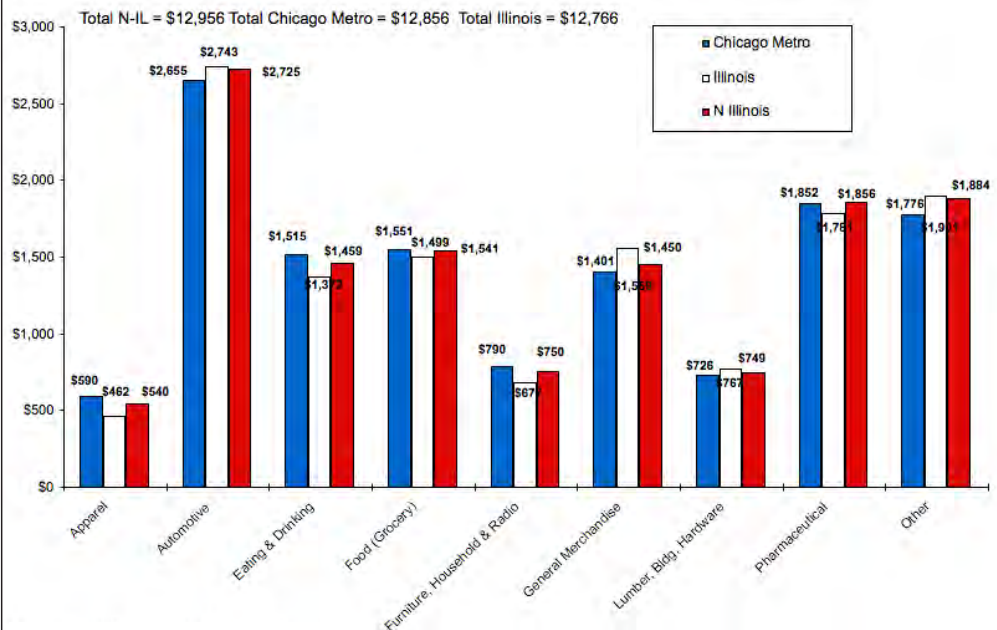
Figure 9 Harvested Cropland, Total Market Value of Crops Sold

	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

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Figure 11 Distribution of Retail Trade Expenditures (Percent)

	<b>N. Illinois Total 2007</b>	<b>Chicago Metro Total 2007</b>	<b>Illinois Total 2007</b>
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)

	<b>1990</b>	<b>2000</b>	<b>2007 (est.)</b>	<b>Annualized % Change 2000-2007</b>
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

	<b>3rd Quarter 2005</b>	<b>3rd Quarter 2006</b>	<b>3rd Quarter 2007</b>
<b>Northern Illinois</b>			
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
<b>Illinois</b>			
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
<b>Metro Chicago</b>			
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