

# Northern Illinois Market Facts

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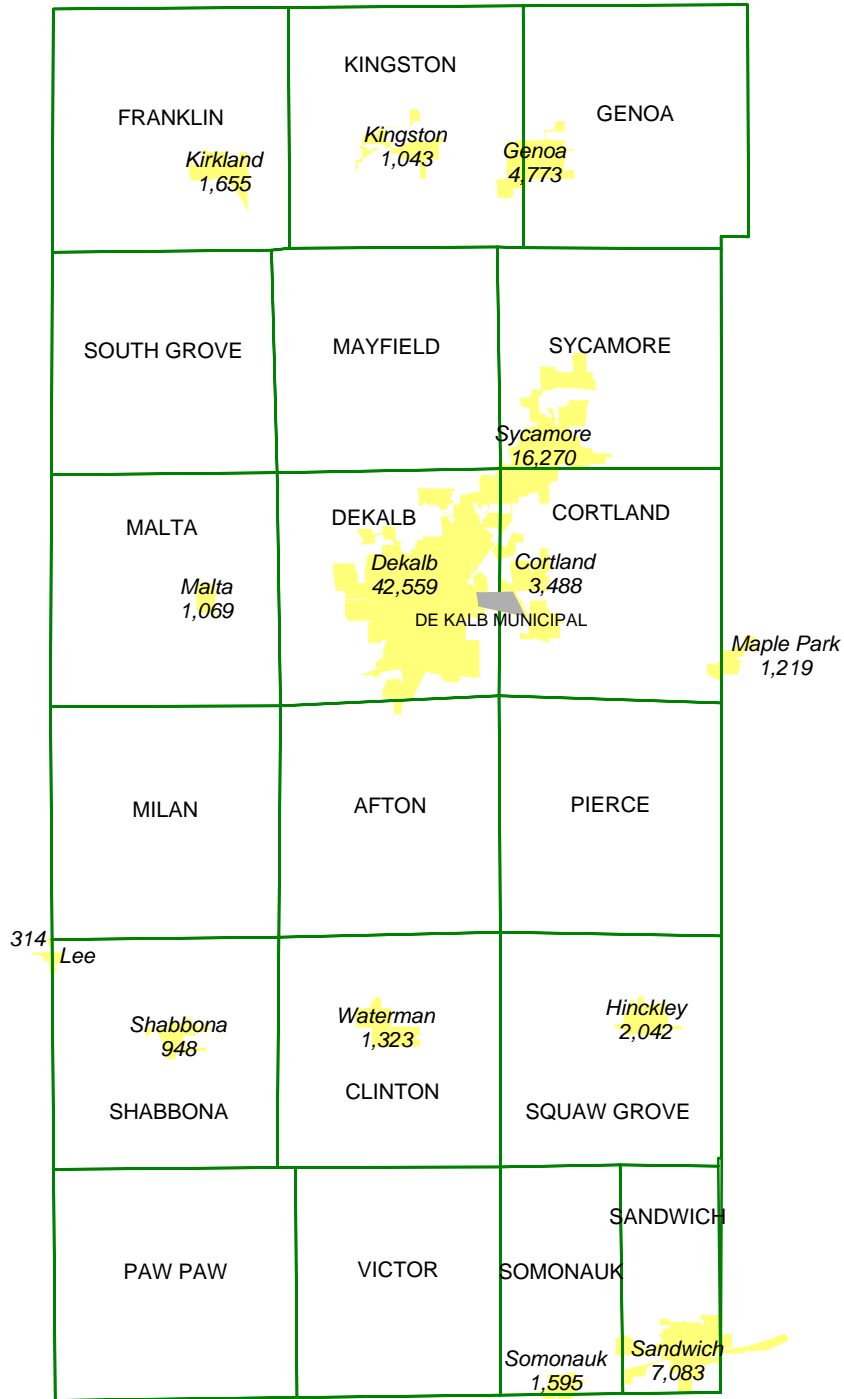
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# dekalb

# DeKalb County

## Places, Townships, and Airport



Note: Figures in each place are 2006 Census population estimates.  
 Data for split places are no longer reported by each county's portion.  
 Map prepared by the Center for Governmental Studies, NIU-Outreach.



# DEKALB COUNTY

Population Density 2007  
157.3 persons  
per square mile

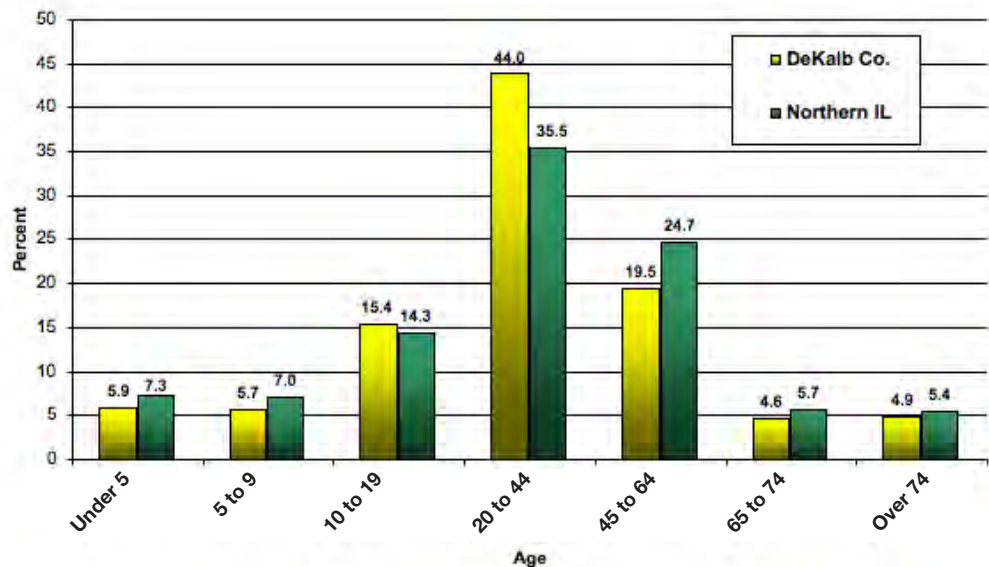
Median Age of  
County Population  
29.48

Figure 18A Population Trends and Projections

	Total 1990	Total 2000	Total 2007 (est.)	Total 2020 (proj.)
<b>DeKalb Co. Population</b>	77,932	88,969	101,014	109,894
Percent of Northern Illinois	0.9%	1.0%	1.0%	1.0%

Sources: U.S. Census Bureau; Woods & Poole 2007  
Note: 1990, and 2000 are actual census counts. Census 2007 estimate = 100,139.  
2007 is a Woods & Poole estimate; 2020 is a Woods & Poole projection.

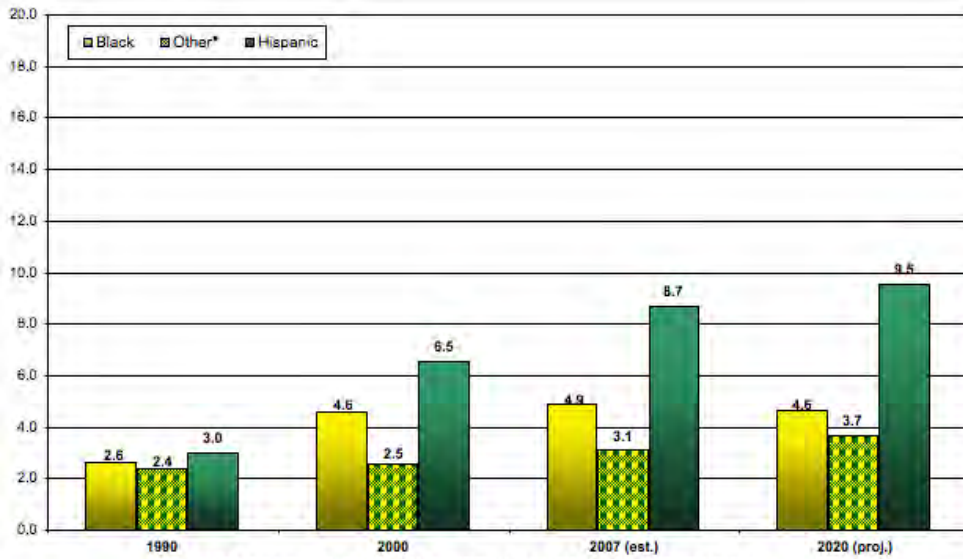
Figure 18B Age Distribution in 2006 by Percent of Population



Source: Woods & Poole, 2007  
Note: Numbers may not add up to 100% due to computer rounding.

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Figure 18C County Minority Population by Percent



Sources: 1990, 2000 Census; Woods & Poole, 2007  
 \*Other is Asian/Pacific Islander and American Indian.

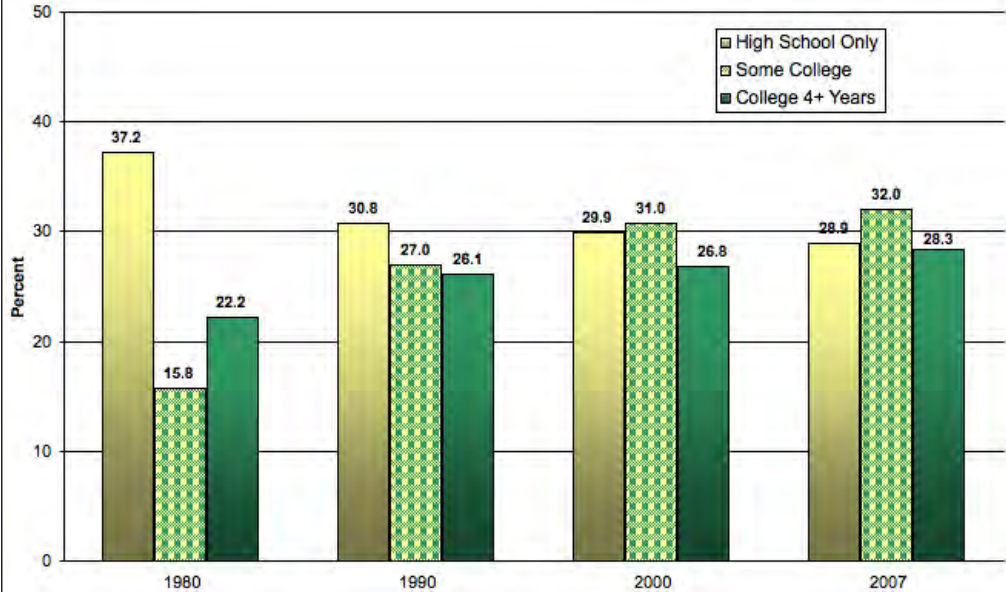
Figure 18D Household Trends and Projections

	1990	2000	2007 (est.)	2020 (proj.)
<b>Number of Households</b>	26,413	31,674	37,342	42,518
Percent of Northern Illinois	0.9%	1.0%	1.0%	1.1%
DeKalb Co.: Persons per Household	2.56	2.56	2.48	2.42
Northern Illinois: Persons per Household	2.67	2.62	2.57	2.50

Sources: 1990, 2000 Census; Woods & Poole, 2007

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Figure 18E Highest Educational Attainment: Percent of Persons Age 25 and Over



Sources: U.S. Census Bureau; Easy Analytic Software, Inc., 2007  
See Figure 3 in the Regional Section for comparisons.

Figure 18F General School Enrollment Information for DeKalb County

K-12 Districts	8
Elementary Districts	NA
High School Districts	NA
Special Education and Other Cooperative Districts	NA
<b>Public School Student Enrollment 2007-2008</b>	<b>17,650</b>
Largest District Enrollment	5,966
Smallest District Enrollment	644
<hr/>	
Number of Non-Public Schools*	4
<b>Non-Public School Enrollment 2006-2007</b>	<b>943</b>
<hr/>	
Total 2006 Equalized Assessed Valuation Per Student	\$111,812
Estimated Average Property Tax Rate per \$100 in Assessment Year '06	\$7.86

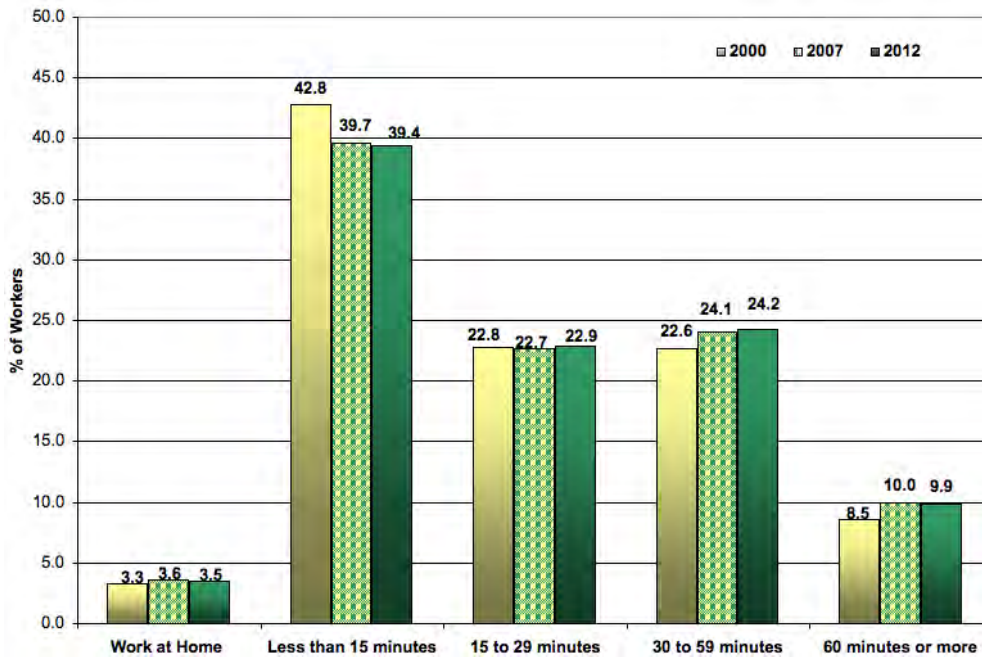
Sources: IL State Board of Education Fall Housing Reports 2007-08; 2006 PTAX-250; CGS  
Note: Data reflect all types of districts and have differing grade levels included.  
Special Education/Other Cooperatives are not included in the range of largest to smallest.  
\*These data reflect only those schools reporting data 2006-2007.

Figure 18G Labor Force Participation Characteristics

	1990	2000	2007
Total in Civilian Labor Force	41,762	48,878	55,325
% of persons 16 and over	66.4	69.3	69.5
% of persons 65 and over	14.5	15.1	13.9
% of women in labor force	59.6	63.6	64.2
% of labor force that is female	46.9	46.8	46.7
% self-employed	6.6	5.9	5.2
% white collar	56.6	60.5	57.6

Source: U.S. Census Bureau, 2000; Easy Analytic Software, Inc., 2007;  
Longitudinal Employer - Household Dynamics, 2007  
Note: For residents 16 years old and over by place of residence.

Figure 18H Travel Time to Work, 2000, 2007, 2012



Source: Easy Analytic Software, Inc., 2007

## DEKALB COUNTY

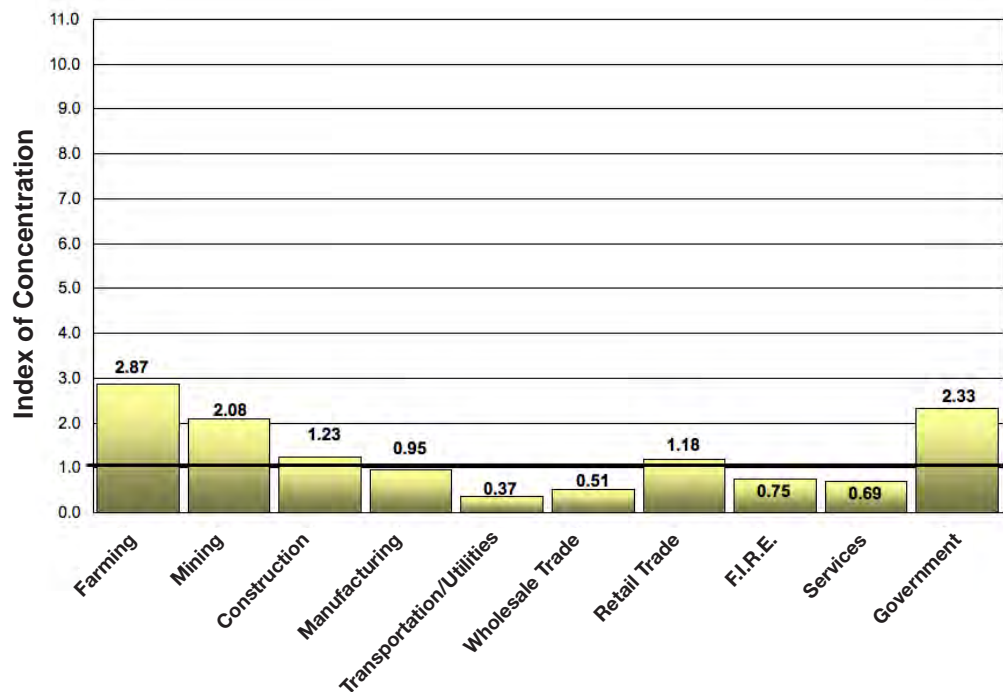
Figure 18I Estimated Distribution of County Employment by Industry (Percent)

	DeKalb 1990	N IL 1990	DeKalb 2000	N IL 2000	DeKalb 2007	N IL 2007
Farming	3.5%	0.6%	2.8%	0.5%	2.3%	0.4%
Ag Services/Forest & Fishing	1.3	0.6	1.5	0.8	1.1	0.8
Mining	0.3	0.2	0.2	0.1	0.2	0.1
Construction	4.4	4.7	5.6	4.9	6.4	5.1
Manufacturing	17.0	16.2	14.1	13.2	9.6	10.1
Transportation/ Utilities	2.7	5.5	2.5	5.8	1.9	5.2
Wholesale Trade	2.6	6.6	2.2	5.7	2.7	5.3
Retail Trade	15.5	15.5	16.9	14.7	17.5	14.8
F.I.R.E.	5.0	9.6	6.5	9.7	7.9	10.5
Services	20.4	28.7	23.4	33.8	25.3	36.8
Government	27.3	11.8	24.4	10.9	25.2	10.8
<b>Total no. of jobs</b>	<b>40,366</b>	<b>4,863,719</b>	<b>47,890</b>	<b>5,626,109</b>	<b>52,961</b>	<b>5,840,376</b>

Note: Columns may not add up to 100.0% due to rounding. In some cases, historical data have been re-estimated.

Source: Woods & Poole, 2007  
Note: Employment measured by "place of work".

Figure 18J Concentration of County Employment by Industry Sectors, 2007

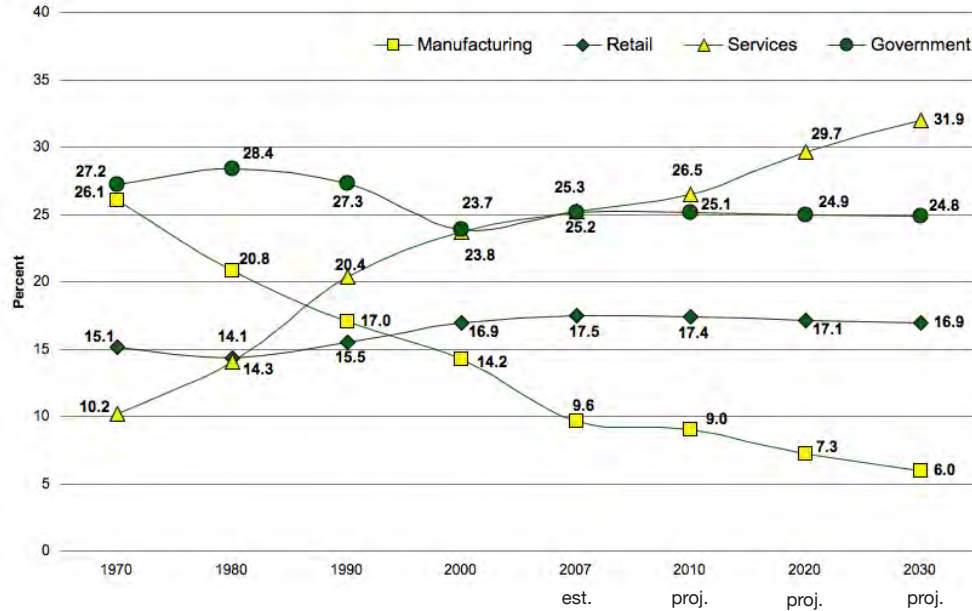


Note: Values greater than 1.0 indicate a local employment concentration greater than the same sector in the Northern Illinois region.

Sources: Woods & Poole 2007; Northern Illinois University

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**Figure 18K** Historic Distribution of Employment by Industry Sectors (Percent)



Source: Woods & Poole, 2007

**Figure 18L** Local Economic Vitality

	County Highest Sales Manufacturing	County Highest Sales Growth Industry <i>Retail</i>	County Highest Sales Total Business
Business Startup Rate - 2006	9.20%	8.65%	7.49%
Business Startup Index - '05-07	1.07	0.93	0.71
Business Failure Rate - 2006	10.58%	24.35%	19.64%
Business Retention Index - '05-07	1.93	1.07	1.2
Sales Growth Index	4.21	5.83	1.5

Source: Bizminer.com, 2007

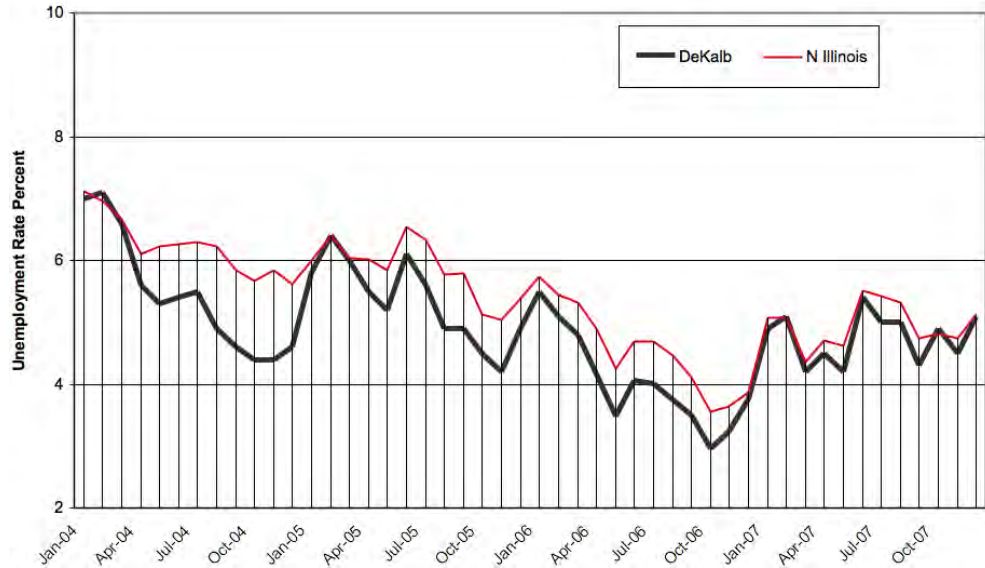
All indices are measured against U.S. Index of 1; higher local indices show more vitality. Startup Activity Rate measures the percentage of firms which began operations over the last year compared to the number of firms doing business in the area for which ages can be identified. The Startup Index is an indicator of an area's ability to generate economic dynamism from new sources. Business Failure Rate measures the number of businesses remaining in operation three years after the initial measurement date and count of local businesses. Areas with high vitality performance - many entrepreneurs, business in-migration, and new branch attraction often have low retention rates; while low growth areas have higher retention rates.

# DEKALB COUNTY

## State Annual Average

- 1998 - 4.5
- 1999 - 4.3
- 2000 - 4.3
- 2001 - 5.4
- 2002 - 6.5
- 2003 - 6.6
- 2004 - 6.1
- 2005 - 5.7
- 2006 - 4.5
- 2007 - 5.0

Figure 18M Unemployment Rates by Month (Percent)



Source: Illinois Department of Employment Security

Figure 18N Employment and Establishments for 2nd Quarter 2007

	Establishments	Employed	Wages (000's)
<b>Total</b>	<b>2,196</b>	<b>37,523</b>	<b>\$204,084</b>
<b>Private Sector (NAICS)</b>	<b>2,101</b>	<b>27,397</b>	<b>220,599</b>
<b>GOODS-PRODUCING</b>	575	7,741	81,892
Natural Resources and Mining	45	673	5,316
Construction	366	2,101	23,544
Manufacturing	164	4,967	53,033
<b>SERVICE-PROVIDING</b>	1,526	19,656	138,707
Trade, Transportation, and Utilities	441	6,715	44,476
Wholesale Trade (42)	103	1,125	10,970
Retail Trade (44,45)	271	4,939	27,815
Transportation & Warehousing (48,49)	67	651	5,690
Utilities (22)	0	0	0
Information	29	620	5,671
Financial Activities	150	1,379	11,646
Finance & Insurance (52)	85	965	9,768
Real Estate & Rental & Leasing (53)	65	414	1,878
Professional and Business Services	295	2,675	23,970
Professional, Scientific & Technical Services (54)	*	*	*
Management of Companies & Enterprises (55)	*	*	*
Administrative & Support & Waste Mngmt. (56)	116	1,781	9,030
Educational and Health Services	198	4,108	39,462
Educational Services (61)	20	232	938
Health Care & Social Assistance (62)	178	3,876	38,524
Leisure and Hospitality	219	3,155	8,576
Arts, Entertainment & Recreation (71)	27	330	875
Accommodation & Food Services (72)	192	2,825	7,700
Other Services	179	986	4,801
Unclassified	15	18	104
<b>State &amp; Local Government</b>	<b>75</b>	<b>9,917</b>	<b>94,983</b>
State Government	*	*	*
Local Government	*	*	*
<b>Federal Government</b>	<b>20</b>	<b>209</b>	<b>2,542</b>

Source: 'Illinois At Work', Illinois Department of Employment Security

Includes all employment covered by IL Unemployment Insurance Act

\*Data not available due to suppression for privacy

Figure 18O Comparison of Equalized Assessed Valuations by Class of Property, 2004, 2005, 2006 (Thousands of Dollars)\*

	Assessment Years			% Change 05-06	2006 Average Tax Rate*
	2004	2005	2006		
Residential	\$1,028,197	\$1,165,343	\$1,311,062	12.5%	\$7.79
Farm	\$171,844	\$169,546	\$175,711	3.6%	\$7.46
Commercial	\$328,679	\$366,575	\$409,404	11.7%	\$7.96
Industrial	\$58,328	\$64,404	\$72,501	12.6%	\$7.98

Source: County Clerks' Offices PTAX 250  
\*Average tax rate per \$100 of equalized assessed valuation.

Figure 18P Residential Housing Information

	1990	2000	2007
Housing Units	27,351	32,988	40,860
% Vacant Units	3.4%	4.0%	3.8%
Median Housing Value	\$81,200	\$135,900	\$193,589
Median Sale Price of Single Family Homes	N/A	\$133,900	\$186,000
Occupied Rental Units	11,062	12,813	15,345
Median Rent	\$354	\$504	\$845

Sources: 1990, 2000 Census of Population and Housing;  
Easy Analytic Software, 2007; Illinois Association of Realtors, 2007  
Note: Price is 3rd quarter median sale price.

Figure 18Q Residential Migration Patterns

	1990	2000
<b>Persons 5 yrs and older</b>	<b>73,037</b>	<b>83,370</b>
Residing in same house as 5 yrs ago	43.5%	45.7%
Lived in a different house in the U.S.	55.2%	51.9%
Same State	48.6%	46.3%
Residing in different house, same county	19.9%	18.7%
Residing in a different county	28.7%	27.6%
Different State	6.6%	5.7%
Lived Abroad	1.4%	2.4%
% Foreign Born of Total Population	4.3%	5.8%

Source: 1990, 2000 Census

## DEKALB COUNTY

Foreign Owned  
Agricultural Land

1992 - 23 parcels  
7,062 acres

1996 - 27 parcels  
6,083 acres

2002 - 29 parcels  
6,418 acres

Number of Farms in  
DeKalb County

1982 - 1150  
1987 - 1063  
1992 - 942  
1997 - 828  
2002 - 816

Average Illinois  
Price Per Bushel

2005 est. for 2004  
Corn \$2.08  
Soybeans \$5.76

2006 est. for 2005  
Corn \$3.35  
Soybeans \$6.40

2008 est. for 2007  
Corn \$4.05  
Soybeans \$11.00

Figure 18R Land in Farms, 1997 and 2002

	1997	% of Total Land	2002	% of Total Land
DeKalb Co. (acres)	375,332	92.0	359,352	88.1
Northern Illinois (acres)	5,832,569		5,616,194	

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

Figure 18S Harvested Cropland, Total Market Value of Crops Sold, 1997 and 2002

	1997	% of Region Total	2002	% of Region Total
DeKalb Co. Harvested Cropland (acres)	355,352	7.2	340,614	7.0
Northern Illinois Harvested Cropland (acres)	4,936,291		4,851,468	
DeKalb Co. Market Value of Products Sold (\$1,000)	185,543	8.0	174,540	8.4
Northern Illinois Market Value of Products Sold (\$1,000)	2,311,234		2,089,310	

Source: U.S. Census Bureau, 2002 Census of Agriculture  
Note: Region now includes 22 Northern Illinois counties.

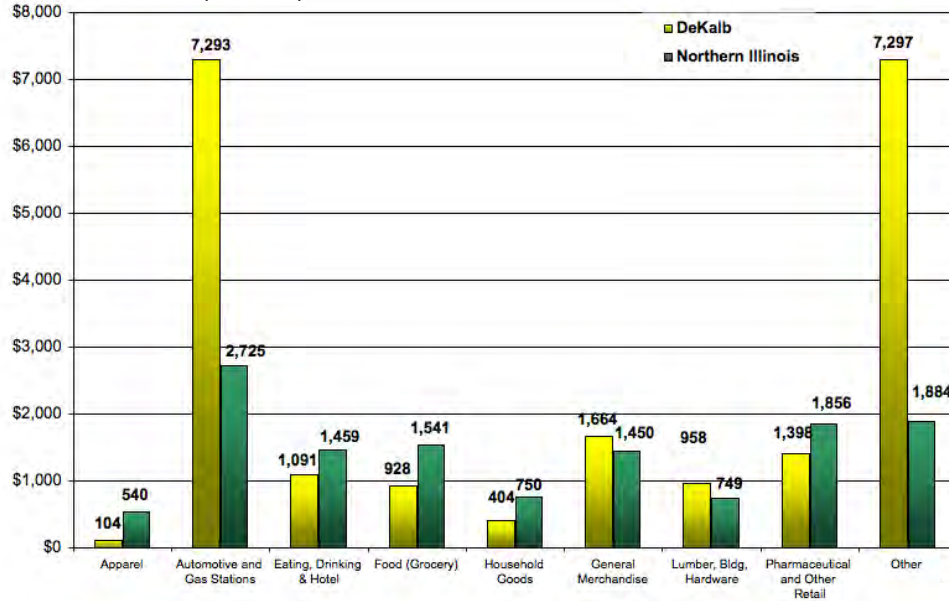
Figure 18T Major Crop Production

	2005	2006	2007
<b>Corn</b>			
Production (bushels)	31,317,000	37,738,500	48,560,500
Yield (bushels/acre)	146	181	197
% of Northern Total	8.0%	8.1%	8.4%
<b>Soybeans</b>			
Production (bushels)	4,800,400	6,231,600	4,008,600
Yield (bushels/acre)	44	54	51
% of Northern Total	6.4%	6.9%	6.3%

Source: Illinois Department of Agriculture, 2008

## DEKALB COUNTY

Figure 18U Per Capita Retail Sales by Retail Stores in County, 2007 (Dollars)



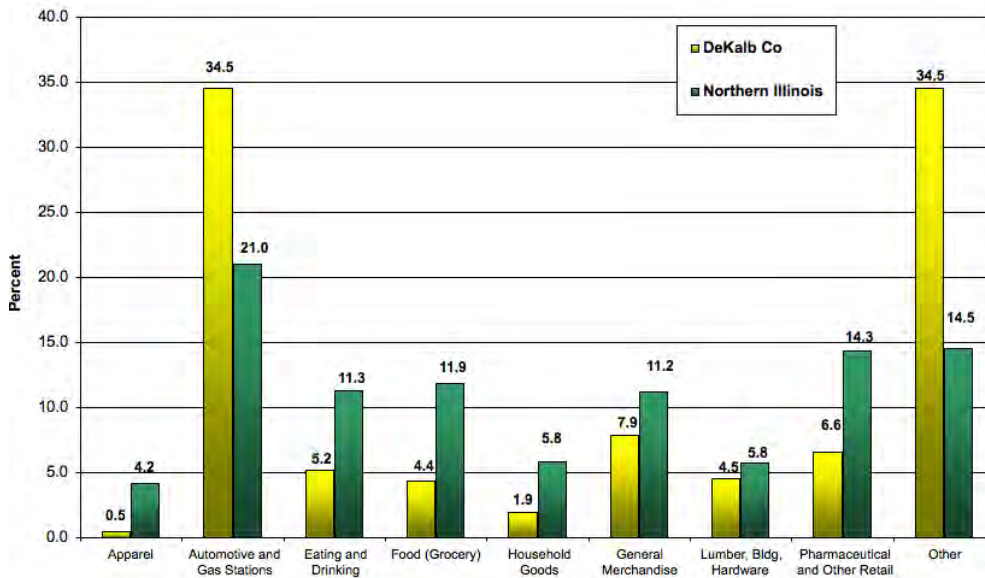
Per Capita Retail Sales Totals

DeKalb County  
\$21,139

N Illinois Region  
\$12,956

Sources: Illinois Department of Revenue, 2008; 2007 Census Estimates (2008)

Figure 18V Distribution of Sales by Retail Stores in County, 2007 (Percent)



Source: Illinois Department of Revenue, 2008

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Note: In some cases, historical data have been re-estimated.

Figure 18W Per Capita Income, 1990, 2000, and 2007 (estimated), Current Dollars

	<b>1990</b>	<b>2000</b>	<b>2007 (est.)</b>	<b>Annualized % Change 2000-2007</b>
DeKalb Co.	\$16,764	\$ 26,057	\$ 29,725	1.9%
Northern Illinois	\$19,226	\$ 29,237	\$ 35,856	3.0%
Illinois	\$20,824	\$ 32,185	\$ 39,807	3.1%
		<b>County</b>	<b>State</b>	<b>U.S.</b>
2007 Wealth Index		87.43	106.12	100.00

Source: Woods & Poole, 2007

Figure 18X Household Income

	<b>1990</b>	<b>2000</b>	<b>2007</b>
Households w/Money Income	26,513	31,669	39,327
Less than \$25,000	39.8%	26.6%	22.8%
\$25,000-50,000	37.0%	27.4%	24.0%
\$50,001-100,000	20.8%	35.9%	36.7%
More than \$100,000	2.5%	10.1%	16.6%
Median Household Income	\$30,864	\$45,828	\$53,788

Sources: U.S. Census Bureau; Easy Analytic Software, Inc., 2007

**DEKALB  
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Figure 18Y County Amenities

**Leisure and Recreation**

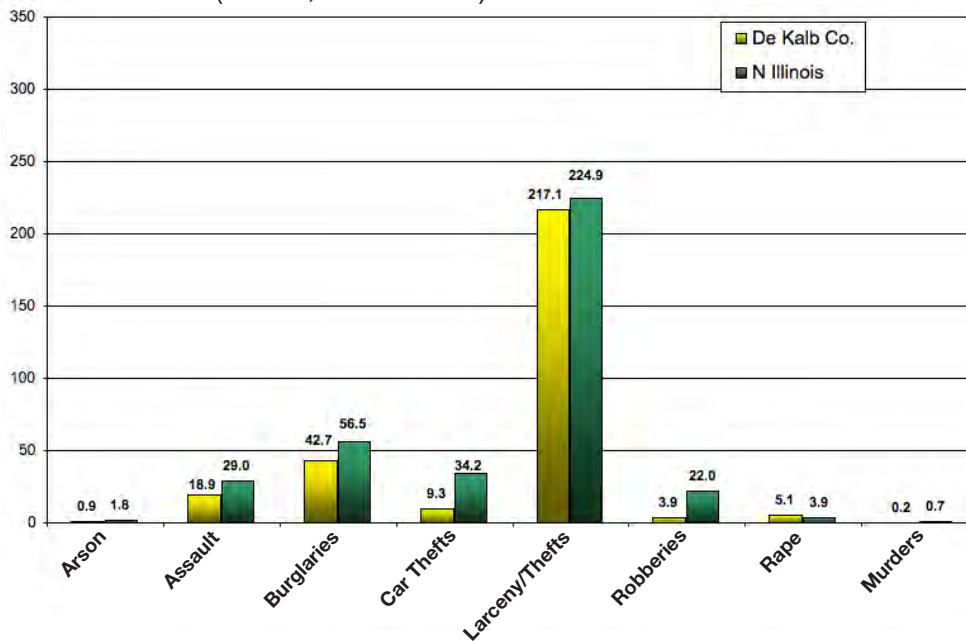
Museums	13
Forest Preserves/Conservation/Natural Areas	14
Golf Courses	8
State Parks	2

**Agritourism**

Wineries	4
Farmer's Markets	3
Seasonal Farm Attractions	3

Note: All counts are estimates. Data changes as new facilities come on line.

Figure 18Z Criminal Offenses Reported in DeKalb County, 2007  
(Per 10,000 Persons)



Sources: Illinois State Police, 2007; US Census 2006 Population Estimate

Total Reported Index  
Crimes for 2006:  
2,985

Total Reported Index  
Crimes for 2005:  
3,072

Total Reported Index  
Crimes for 2004:  
3,078

Total Reported Index  
Crimes for 2003:  
2,965

**DEKALB**  
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**Figure 18AA State Revenue Collections and Expenditures in DeKalb County**

Revenues Collected (millions of dollars)	
State Sales and Use Taxes (2005)	\$141.5
Individual Income Taxes (est. FY 2001)	53.0
State Motor Fuel Tax (est. FY 2001)	12.0
Local Property Tax (2005)	151.0
State Expenditures (millions of dollars)	
Education (1999-2000)	\$26.6
Public Aid (FY 2006)	30.5
State Payroll (2006)	18.2
Number of State Employees	372*

Sources: Illinois Legislative Research Unit, Illinois County Data Book, 2002; State of Illinois Office of the Comptroller, 2007; County Clerk's Office - PTAX 250  
\*Does not include NIU employees.

Average Daily Miles  
Travelled 2007  
2,389,212

Change 2006-2007  
2.0%

**Figure 18AB Proposed New State Expenditures for Highway Improvements in FY2008\***

<b>DeKalb County</b>	<b>Total</b>	<b>Per Mile</b>
State Roads	\$ 3,605,000	\$ 26,720
Local Roads	\$ 2,937,000	\$ 2,237
Total Improvements	\$ 6,542,000	\$ 4,519
N IL Total Improvements	\$ 892,761,000	\$ 19,335

Source: Illinois Department of Transportation, Proposed Improvements for Illinois Highways FY 2008  
\*This is in addition to ongoing projects from previously funded improvement programs. These funds do not include local funds used for highway improvements.

**Figure 18AC Banking Resources in the County, 2007\***

	<b>De Kalb County</b>	<b>N Illinois</b>	<b>Illinois</b>
Commercial Banks	13	556	629
Offices	35	2,932	4,430
Deposits	\$1,880,000	\$255,899,000	\$306,649,000
Savings Institutions	0	104	100
Offices	0	413	520
Deposits	\$0	\$18,611,000	\$32,133,000
Offices per 10,000 Population	3.5	3.5	3.2
Total Deposits/County Population	\$18,774	\$28,655	\$26,780
Share of N/Illinois Deposits	0.7%	81.0%	-----
Deposit to Earnings Ratio	\$1,356	\$1,164	\$1,087
Deposit to Income Ratio	\$82	\$90	\$86

Sources: FDIC Data Website 2008; US Census Population Estimates 2006  
\*Data are for federally chartered banks only, dollars are in thousands.

**DEKALB  
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Figure 18AD IRS Tax Returns Filed\* by Migrating DeKalb County Residents 2003-2006

Three Year Total (2003-2006)	Migrating Into County	Migrating Out of County	Net Change
Total Movement	10,842	9,323	1,519
Domestic Migration	10,457	9,261	1,196
Same State	8,569	6,612	1,957
Different State	1,888	2,649	-761
Foreign Migration	385	62	323
Three Year Average (2003-2006)	Migrating Into County	Migrating Out of County	Net Change
Estimated Median Reported Income	\$37,518	\$36,346	\$1,172
Aggregate Reported Income (\$000)	\$135,589	\$112,979	\$22,610

Source: U.S. Internal Revenue Service, County Migration Flows 2007  
 \*This count is roughly equivalent to the number of households moving in and out of the county.

Figure 18AE Trade Area Analysis of Retail Sales, 2006

Merchandise Group	Potential Purchases by County Residents	Sales Reported by County Merchants	Surplus or Leakage	Ratio of County Per Capita Sales to State Per Capita Sales
General Merch.	\$1,333,582	\$1,709,878	\$376,296	111.1%
Food	\$1,262,315	\$927,868	-\$334,448	63.7%
Eating/Drinking	\$1,140,638	\$1,052,138	-\$88,501	79.9%
Apparel	\$383,264	\$120,623	-\$262,641	27.3%
Home Furnishings	\$605,801	\$388,060	-\$217,741	55.5%
Building Merch.	\$690,649	\$1,251,290	\$560,641	157.0%
Auto./Fill. Stations	\$2,401,388	\$7,006,388	\$4,605,000	252.8%
Drugs/Other Retail	\$1,472,835	\$1,395,551	-\$77,284	82.1%
Agriculture	\$1,369,798	\$7,232,943	\$5,863,145	457.6%
Manufacturing	\$285,751	\$350,232	\$64,481	106.2%
Total Sales	\$10,946,020	\$21,434,969	\$10,488,949	169.6%

Sources: Illinois Department of Revenue, 2005, Kind of Business Report; U.S. Census Bureau County Business Patterns  
 Note: Potential Sales is derived from the county population times the state average per capita spending in each category times the ratio of county per capita income to state per capita income.