

# Northern Illinois Market Facts

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The screenshot shows the homepage of the Will County, Illinois website. At the top, there is a navigation bar with the text "Will County, Illinois > Home" and a search bar. Below this is a banner for "WILL COUNTY Illinois" with the address "Will County Office Building, 302 North Chicago Street, Joliet, IL 60432". The main content area features a large headline "Making County Government Accessible To You" with a photo of the Will County Office Building. To the left is a "Will County Calendar" with a search box and a list of upcoming meetings. To the right is a "Will County News" section with a "Press Box" and "Election Results" links. Below the main headline is a "Welcome to Will County, IL" section with a photo of Lawrence M. Walsh, Will County Executive, and a "read more" link. At the bottom, there is a logo for "Accessible Cities Alliance" and a footer with navigation links: "Home | Elected Officials | Department Directory | Contact | Site Map | Internet Policy".





# WILL COUNTY

Population Density  
821.6 persons  
per square mile

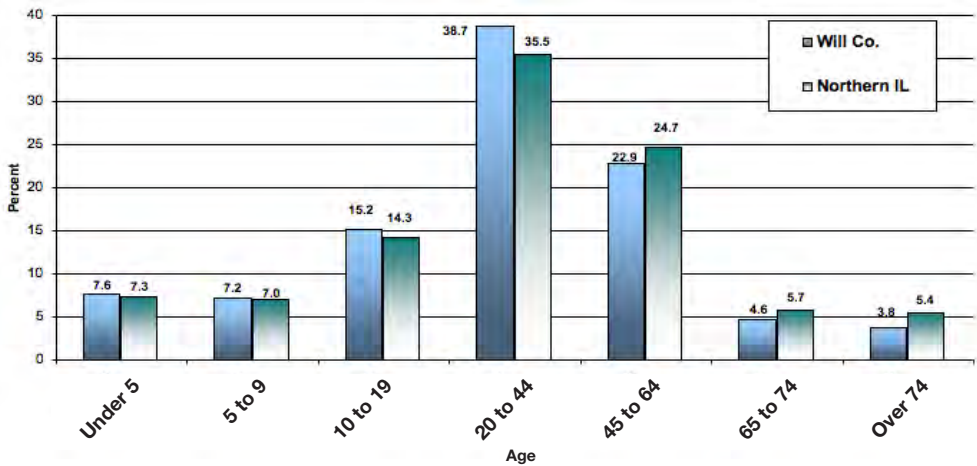
Median Age of  
County Population:  
33.13

Figure 34A Population Trends and Projections

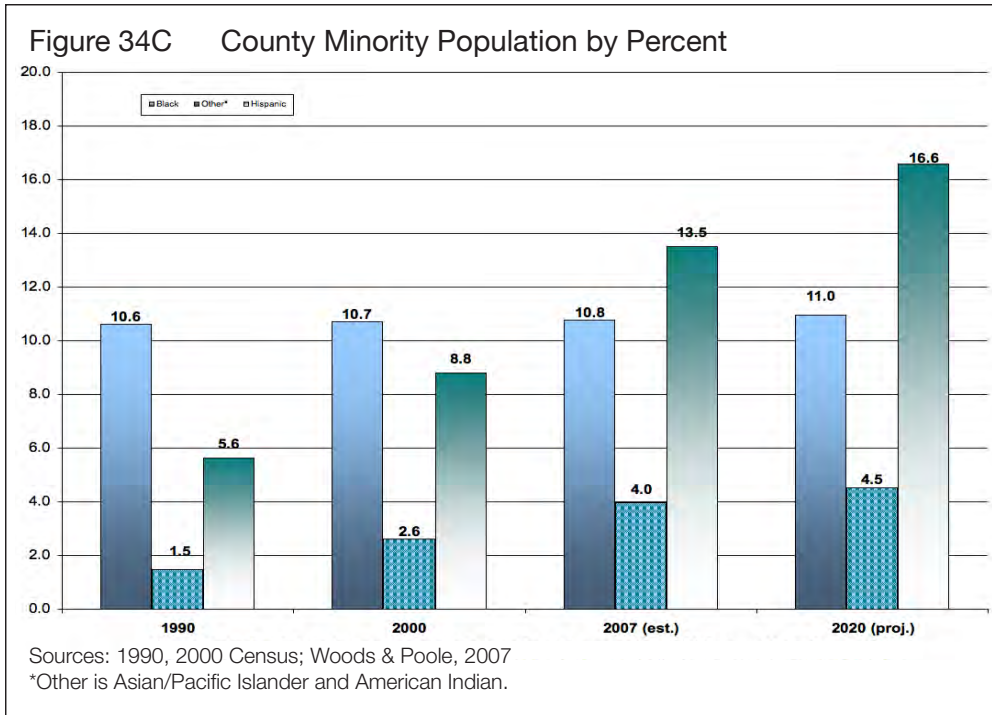
	Total 1990	Total 2000	Total 2007 (est.)	Total 2020 (proj.)
<b>Will Co. Population</b>	357,313	502,266	687,626	919,243
Percent of N. Illinois	4.3%	5.5%	7.1%	8.6%

Sources: U.S. Census Bureau; Woods & Poole 2007  
Note: 1990, and 2000 are actual census counts. Census 2007 estimate = 668,217.  
2007 is a Woods & Poole estimate; 2020 is a Woods & Poole projection.

Figure 34B Age Distribution in 2007 by Percent of Population



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



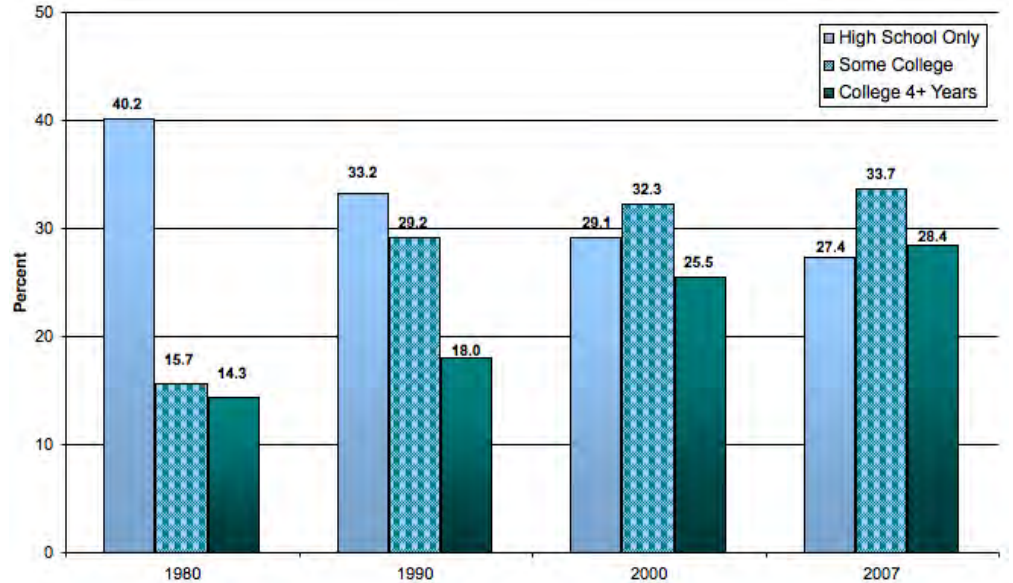
**Figure 34D Household Trends and Projections**

	1990	2000	2007 (est.)	2020 (proj.)
<b>Number of Households</b>	116,933	167,542	235,687	326,299
Percent of Northern Illinois	3.9%	5.0%	6.6%	8.1%
Will Co.: Persons per Household	2.98	2.94	2.88	2.79
Northern Illinois: Persons per Household	2.67	2.62	2.57	2.50

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

**WILL  
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**Figure 34E 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 34F General School Enrollment Information for Will County**

K-12 Districts	8
Elementary Districts	18
High School Districts	3
Special Education and Other Cooperative Districts	2
<b>Public School Student Enrollment 2007-2008</b>	<b>116,066</b>
Largest District Enrollment	28,660
Smallest District Enrollment	135
<hr/>	
Number of Non-Public Schools*	35
<b>Non-Public School Enrollment 2006-2007</b>	<b>8,505</b>
<hr/>	
Total 2006 Equalized Assessed Valuation Per Student	\$161,661
Estimated Average Property Tax Rate per \$100 in Assessment Year '06	\$7.18

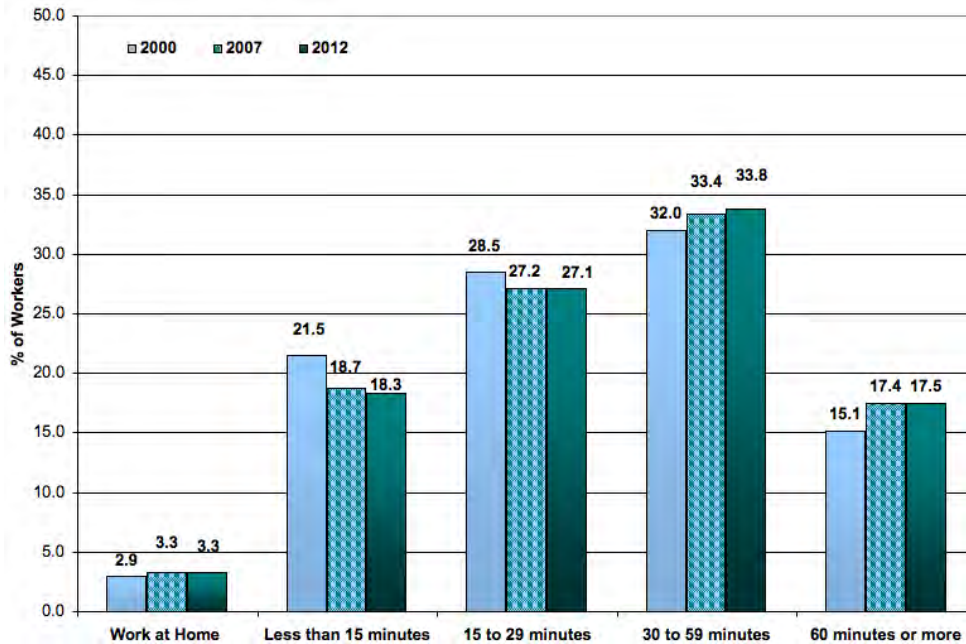
Sources: IL State Board of Education Fall Housing Reports 2007-08; 2006 PTAX-250; CGS  
Note: Data reflect all types of districts and have differing grade levels included.  
Special Education/Other Cooperatives are not included in the range of largest to smallest.  
\*These data reflect only those schools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

Figure 34G Labor Force Participation Characteristics

	1990	2000	2007
Total in Civilian Labor Force	182,834	257,749	350,910
% of persons 16 and over	69.8	70.2	71.1
% of persons 65 and over	13.1	12.9	11.3
% of women in labor force	60.8	62.9	63.8
% of labor force that is female	44.2	45.2	45.1
% self-employed	4.3	4.0	3.6
% white collar	57.5	63.8	62.1

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 34H Travel Time to Work, 2000, 2007, 2012



Source: Easy Analytic Software, Inc., 2007

**WILL COUNTY**

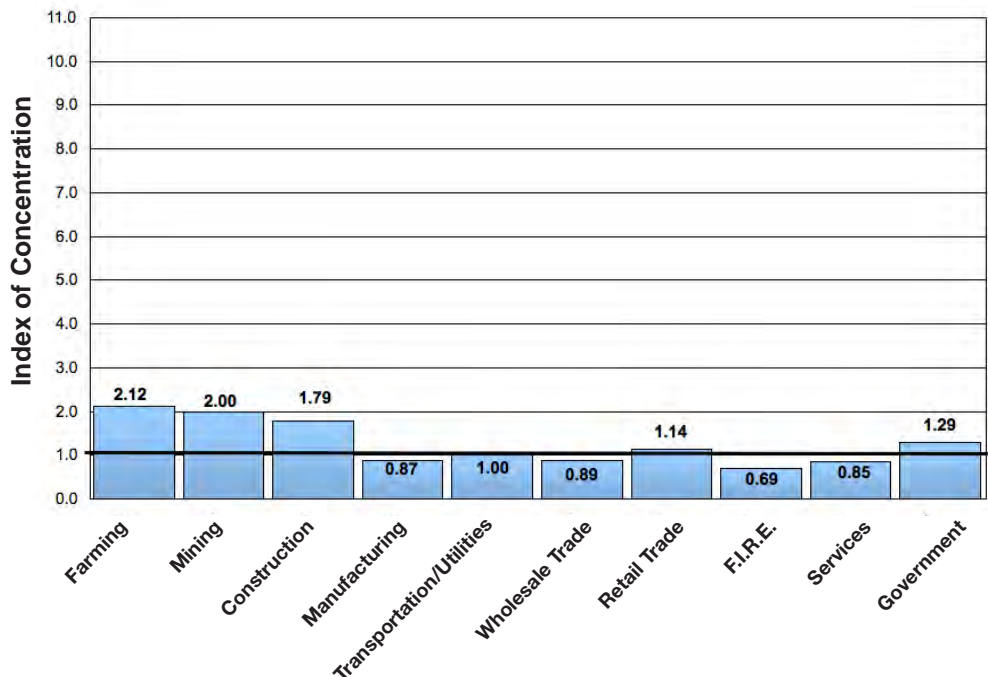
Note: Columns may not add up to 100.0% due to rounding. In some cases, historical data have been re-estimated.

Figure 34I Estimated Distribution of County Employment by Industry (Percent)

	<b>Will 1990</b>	<b>N IL 1990</b>	<b>Will 2000</b>	<b>N IL 2000</b>	<b>Will 2007</b>	<b>N IL 2007</b>
Farming	1.3%	0.6%	0.8%	0.5%	0.6%	0.4%
Ag. Services/Forest & Fishing	1.5	0.6	2.1	0.8	1.9	0.8
Mining	0.3	0.2	0.2	0.1	0.2	0.1
Construction	8.4	4.7	9.2	4.9	9.2	5.1
Manufacturing	14.6	16.2	11.1	13.2	8.9	10.1
Transportation/ Utilities	5.7	5.5	5.5	5.8	5.2	5.2
Wholesale Trade	3.7	6.6	4.5	5.7	4.7	5.3
Retail Trade	17.1	15.5	17.5	14.7	17.0	14.8
F.I.R.E.	6.0	9.6	6.8	9.7	7.2	10.5
Services	26.3	28.7	28.9	33.8	31.2	36.8
Government	15.0	11.8	13.5	10.9	13.9	10.8
<b>Total no. of jobs</b>	<b>124,980</b>	<b>4,863,719</b>	<b>186,143</b>	<b>5,626,109</b>	<b>235,604</b>	<b>5,840,376</b>

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

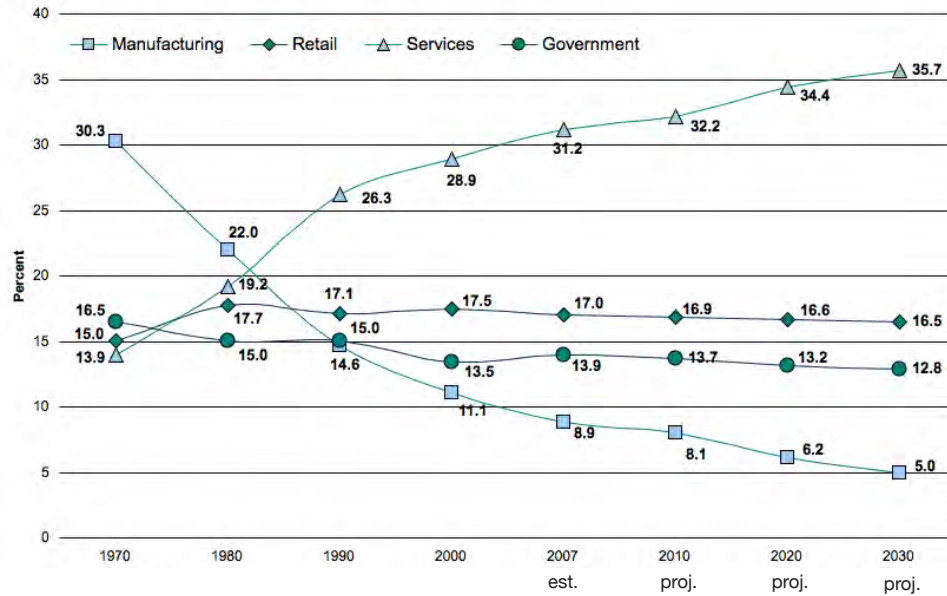
Figure 34J Concentration of County Employment by Industry Sectors, 2007



Sources: Woods & Poole 2007; Northern Illinois University

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

**Figure 34K** Historic Distribution of Employment by Industry Sectors (Percent)



Source: Woods & Poole, 2007

**Figure 34L** Local Economic Vitality

	County Highest Sales Manufacturing Growth Industry	Wholesale Trade	Total Business
Business Startup Rate - 2006	11.69%	11.65%	13.34%
Business Startup Index - '05-07	1.36	1.56	1.27
Business Failure Rate - 2006	21.19%	21.13%	24.02%
Business Retention Index - '05-07	0.96	1.02	0.98
Sales Growth Index	1.43	3.92	0.09

Source: Bizminer.com, 2007

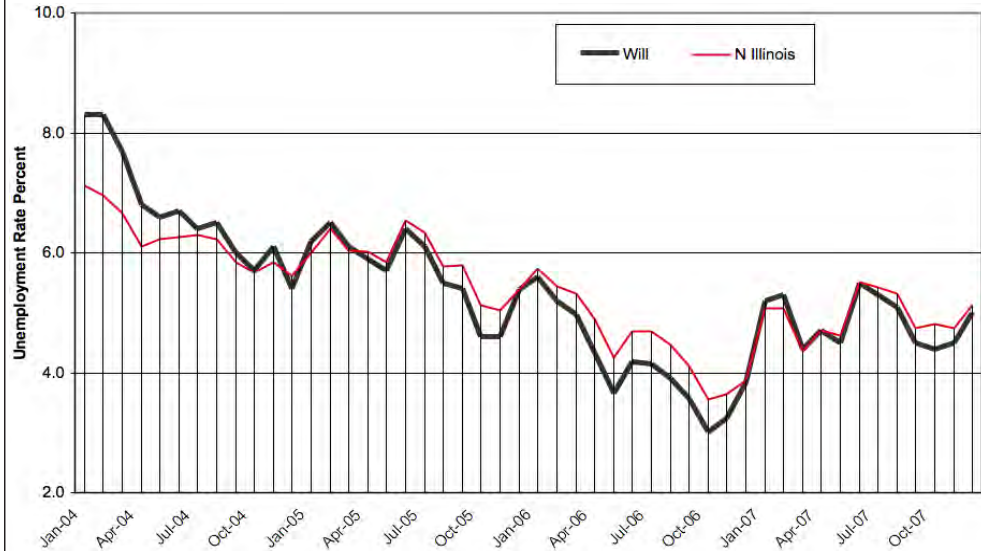
All indices are measured against U.S. Index of 1; higher local indices show more vitality. Startup Activity Rate measures the percentage of firms which began operations over the last year compared to the number of firms doing business in the area for which ages can be identified. The Startup Index is 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.

**WILL 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 34M Unemployment Rates by Month (Percent)



Source: Illinois Department of Employment Security

Figure 34N Employment and Establishments for 2nd Quarter 2007

	Establishments	Employed	Wages (000's)
<b>Total</b>	<b>13,204</b>	<b>195,176</b>	<b>\$204,084</b>
<b>Private Sector (NAICS)</b>	<b>12,955</b>	<b>164,041</b>	<b>1,534,879</b>
<b>GOODS-PRODUCING</b>	3,081	38,277	505,499
Natural Resources and Mining	73	796	8,830
Construction	2,319	17,070	222,520
Manufacturing	689	20,411	274,149
<b>SERVICE-PROVIDING</b>	9,874	125,764	1,029,380
Trade, Transportation, and Utilities	2,762	47,055	419,305
Wholesale Trade (42)	797	11,447	136,598
Retail Trade (44,45)	1,295	26,600	168,333
Transportation & Warehousing (48,49)	650	7,081	72,800
Utilities (22)	20	1,927	41,574
Information	156	3,159	34,718
Financial Activities	1,075	6,834	73,548
Finance & Insurance (52)	615	4,873	56,134
Real Estate & Rental & Leasing (53)	460	1,961	17,414
Professional and Business Services	2,284	18,632	169,939
Professional, Scientific & Technical Services (54)	1,429	6,606	77,173
Management of Companies & Enterprises (55)	23	969	17,647
Administrative & Support & Waste Mngmt. (56)	832	11,057	75,119
Educational and Health Services	1,034	21,209	198,380
Educational Services (61)	137	3,022	24,266
Health Care & Social Assistance (62)	897	18,187	174,114
Leisure and Hospitality	1,101	21,628	84,770
Arts, Entertainment & Recreation (71)	198	5,081	32,532
Accommodation & Food Services (72)	903	16,547	52,237
Other Services	1,056	6,851	46,251
Unclassified	406	396	2,471
<b>State &amp; Local Government</b>	<b>218</b>	<b>30,055</b>	<b>310,255</b>
State Government	4	1,964	24,148
Local Government	214	28,091	286,107
<b>Federal Government</b>	<b>31</b>	<b>1,080</b>	<b>14,467</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 34O 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	\$97,065,248	\$111,492,403	\$14,591,147	14.3%	\$7.01
Farm	\$1,824,425	\$1,892,480	\$234,316	-4.6%	\$7.06
Commercial	\$13,367,047	\$14,757,835	\$2,155,681	12.0%	\$7.34
Industrial	\$12,531,962	\$12,597,188	\$1,719,098	17.7%	\$6.52

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

**Figure 34P Residential Housing Information**

	1990	2000	2007
Housing Units	122,870	175,524	247,365
% Vacant Units	4.8%	4.5%	4.9%
Median Housing Value	\$89,900	\$154,300	\$249,662
Median Sale Price of Single Family Homes	N/A	\$148,800	\$230,000
Occupied Rental Units	26,445	28,231	34,432
Median Rent	\$377	\$554	\$877

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 34Q Residential Migration Patterns**

	1990	2000
<b>Persons 5 yrs and older</b>	<b>327,997</b>	<b>460,465</b>
Residing in same house as 5 yrs ago	54.8%	54.2%
Lived in a different house in the U.S.	44.5%	44.3%
Same State	38.5%	38.5%
Residing in different house, same county	21.1%	17.3%
Residing in a different county	17.4%	21.2%
Different State	6.0%	5.8%
Lived Abroad	0.7%	1.5%
% Foreign Born of Total Population	4.4%	7.1%

Source: 1990, 2000 Census

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Foreign Owned  
Agricultural Land

2002 - 4 parcels  
291 acres

Figure 34R Land in Farms, 1997 and 2002

	1997	% of Total Land	2002	% of Total Land
Will Co. (acres)	300,090	55.0	265,490	48.6
Northern Illinois (acres)	5,832,569		5,616,194	

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

Figure 34S Harvested Cropland, Total Market Value of Crops Sold, 1992, 1997 and 2002

	1997	% of Region Total	2002	% of Region Total
Will Co. Harvested Cropland (acres)	266,987	5.4	245,043	5.1
Northern Illinois Harvested Cropland (acres)	4,936,291		4,851,468	
Will Co. Market Value of Products Sold (\$1,000)	108,315	4.7	82,211	3.9
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.

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

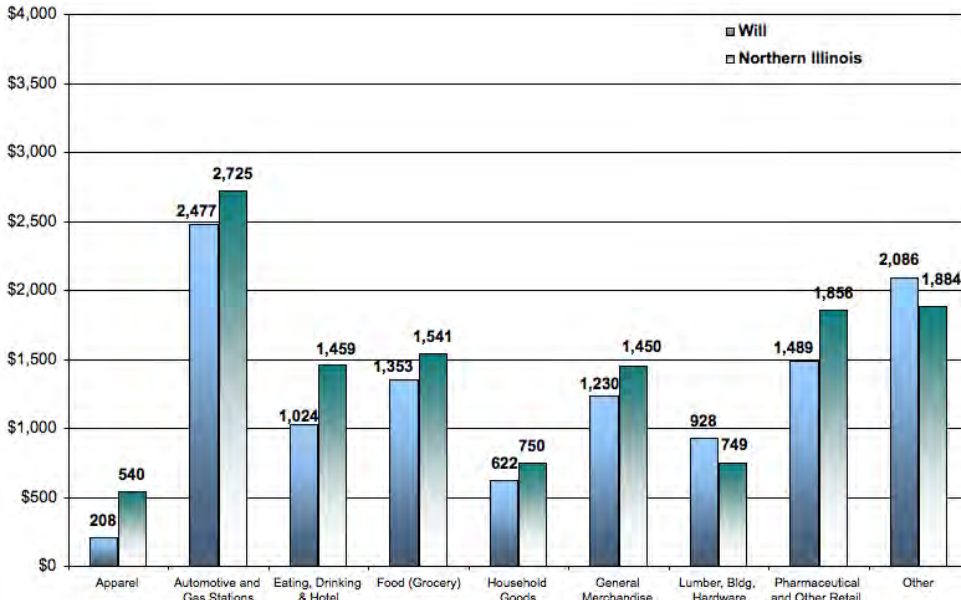
Figure 34T Major Crop Production

	2005	2006	2007
<b>Corn</b>			
Production (bushels)	13,505,400	14,930,800	19,566,300
Yield (bushels/acre)	122	174	173
% of Northern Total	3.4%	3.2%	3.4%
<b>Soybeans</b>			
Production (bushels)	4,364,500	4,770,500	4,390,400
Yield (bushels/acre)	43	47	49
% of Northern Total	5.9%	5.3%	6.9%

Source: Illinois Department of Agriculture, 2008

# WILL COUNTY

Figure 34U Per Capita Retail Sales by Retail Stores in County, 2007 (Dollars)



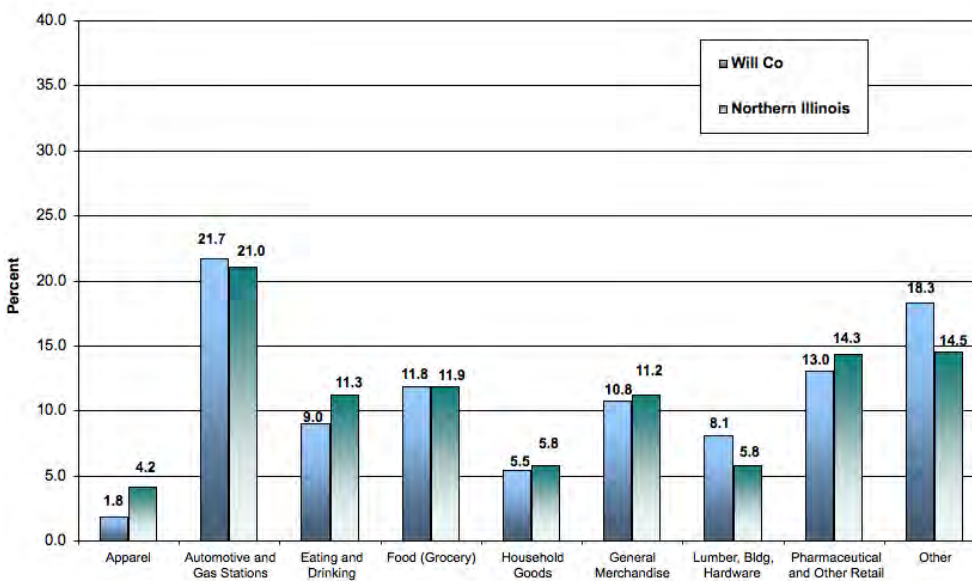
Source: Illinois Department of Revenue, 2008; 2007 Census Estimates (2008)

Per Capita Retail Sales Totals

Will County  
\$11,418

N Illinois Region  
\$12,956

Figure 34V 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 34W 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>
Will Co.	\$ 19,010	\$ 29,948	\$ 35,051	2.3%
N. 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		97.66	107.37	100.00

Source: Woods & Poole, 2007

Figure 34X Household Income

	<b>1990</b>	<b>2000</b>	<b>2007</b>
Households w/Money Income	117,209	167,602	224,329
Less than \$25,000	26.5%	14.1%	11.9%
\$25,000-50,000	37.2%	23.0%	20.2%
\$50,001-100,000	31.9%	41.9%	40.4%
More than \$100,000	4.5%	21.0%	27.4%
Median Household Income	\$41,195	\$62,238	\$69,626

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

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Figure 34Y County Amenities

**Leisure and Recreation**

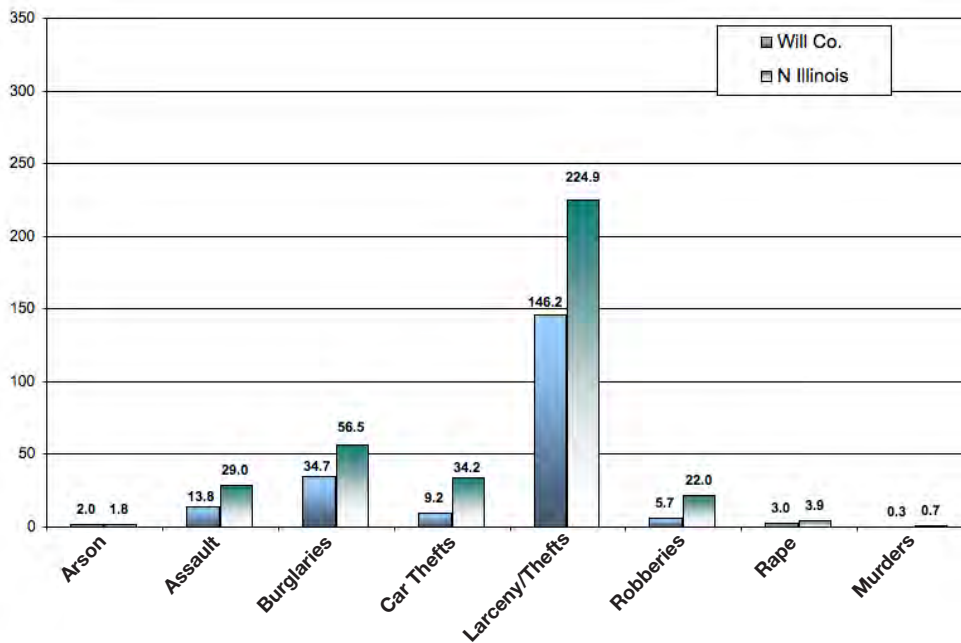
Museums	9
Forest Preserves/Conservation/Natural Areas	32
Golf Courses	26
State Parks	7

**Agritourism**

Wineries	NA
Farmer's Markets	8
Seasonal Farm Attractions	2

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

Figure 34Z Criminal Offenses Reported in Will County, 2007  
(Per 10,000 Persons)



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

Total Reported Index  
Crimes for 2006:  
14,361

Total Reported Index  
Crimes for 2005:  
13,888

Total Reported Index  
Crimes for 2004:  
13,645

Total Reported Index  
Crimes for 2003:  
13,075

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**Figure 34AA State Revenue Collections and Expenditures in Will County**

<b>Revenues Collected (millions of dollars)</b>	
State Sales and Use Taxes (2007)	\$470.3
Individual Income Taxes (est. FY 2001)	288.7
State Motor Fuel Tax (est. FY 2001)	63.4
Local Property Tax (2006)	1,312.4
<b>State Expenditures (millions of dollars)</b>	
Education (1999-2000)	\$188.0
Public Aid (FY 2006)	193.5
State Payroll (2007)	154.8
Number of State Employees (2007)	2,698

Sources: Illinois Legislative Research Unit, Illinois County Data Book, 2002; State of Illinois Office of the Comptroller, 2007; County Clerk's Office - PTAX 250

Average Daily Miles  
Travelled 2007  
15,583,052

Change 2006-2007  
6.7%

**Figure 34AB Proposed New State Expenditures for Highway Improvements in FY2008\***

<b>Will County</b>	<b>Total</b>	<b>Per Mile</b>
State Roads	\$ 132,928,000	\$ 323,709
Local Roads	\$ 21,049,000	\$ 8,261
<b>Total Improvements</b>	<b>\$ 153,977,000</b>	<b>\$ 52,041</b>
<b>N IL Total Improvements</b>	<b>\$892,761,000</b>	<b>\$ 19,335</b>

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 34AC Banking Resources in the County 2007\***

	<b>Will County</b>	<b>N Illinois</b>	<b>Illinois</b>
<b>Commercial Banks</b>	50	556	629
Offices	206	2,932	4,430
Deposits	\$8,151,000	\$255,899,000	\$306,649,000
<b>Savings Institutions</b>	10	104	100
Offices	20	413	520
Deposits	\$389,000	\$18,611,000	\$32,113,000
Offices per 10,000 Population	3.4	3.5	3.2
<b>Total Deposits/County Population</b>	<b>\$12,780</b>	<b>\$28,655</b>	<b>\$26,780</b>
Share of N/Illinois Deposits	3.1%	81.0%	—
Deposit to Earnings Ratio	\$1,105	\$1,164	\$1,087
Deposit to Income Ratio	\$50	\$90	\$86

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

Figure 34AD IRS Tax Returns Filed\* by Migrating Will County Residents 2003-2006

<b>Three Year Total (2003-2006)</b>	<b>Migrating Into County</b>	<b>Migrating Out of County</b>	<b>Net Change</b>
Total Movement	60,082	41,666	18,416
Domestic Migration	59,806	41,443	18,363
Same State	49,793	27,791	22,002
Different State	10,013	13,652	-3,639
Foreign Migration	276	223	53

<b>Three Year Average (2003-2006)</b>	<b>Migrating Into County</b>	<b>Migrating Out of County</b>	<b>Net Change</b>
Estimated Median Reported Income	\$55,554	\$52,298	\$3,255
Aggregate Reported Income (\$000)	\$1,113,994	\$730,730	\$383,264

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 34AE Trade Area Analysis of Retail Sales, 2006

<b>Merchandise Group</b>	<b>Potential Purchases by County Residents</b>	<b>Sales Reported by County Merchants</b>	<b>Surplus or Leakage</b>	<b>Ratio of County Per Capita Sales to State Per Capita Sales</b>
General Merch.	\$11,523,961	\$7,537,113	-\$3,986,847	73.4%
Food	\$10,908,123	\$8,601,871	-\$2,306,253	88.5%
Eating/Drinking	\$9,856,668	\$6,413,051	-\$3,443,617	73.0%
Apparel	\$3,311,925	\$1,049,573	-\$2,262,352	35.6%
Home Furnishings	\$5,234,946	\$4,281,916	-\$953,029	91.8%
Building Merch.	\$5,968,145	\$6,655,309	\$687,164	125.1%
Filling Stations	\$20,751,257	\$15,929,736	-\$4,821,522	86.1%
Pharmaceuticals	\$12,727,298	\$8,885,632	-\$3,841,666	78.3%
Agriculture	\$11,836,919	\$9,958,401	-\$1,878,519	94.4%
Manufacturing	\$2,469,276	\$4,571,057	\$2,101,781	207.7%
<b>Total Sales</b>	<b>\$94,588,518</b>	<b>\$73,883,658</b>	<b>-\$20,704,860</b>	<b>87.6%</b>

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.