

Will County Suburban Market Area

The Will County Suburban market area consists of the following primary community areas:

Beecher	Bolingbrook	Braidwood	Channahon
Crest Hill	Crete	Elwood	Frankfort
Joliet	Lockport	Manhattan	Mokena
Monee	New Lenox	Peotone	Plainfield
Romeoville	Shorewood	Wilmington	

In broad terms, the market area consists of those suburbs that are south of the Cook County, west of the Indiana state line, east of I-55 and north of Kankakee. There are several interstates in the area making accessibility throughout the area good.

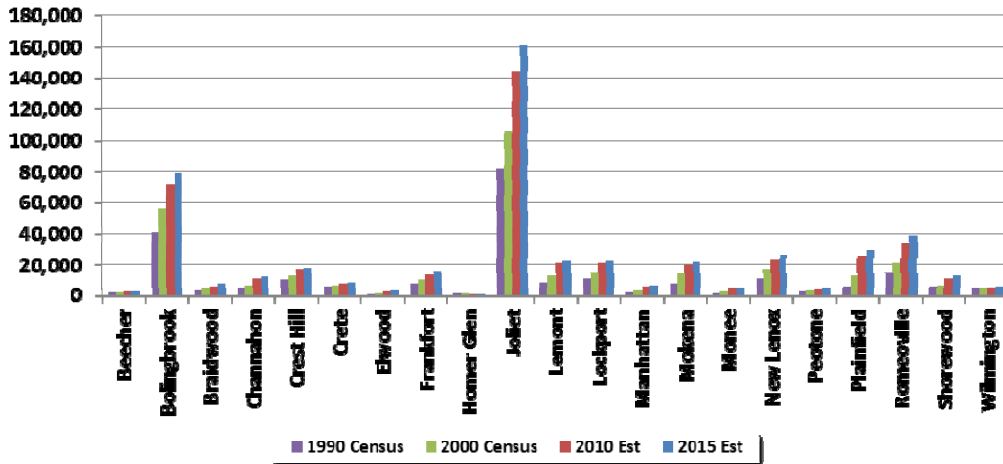


Market Area Map

Demographics

Trends for population, household growth, average household size and median household income are presented below. The data was obtained from Claritas.

Will County Population Trends 1990-2015

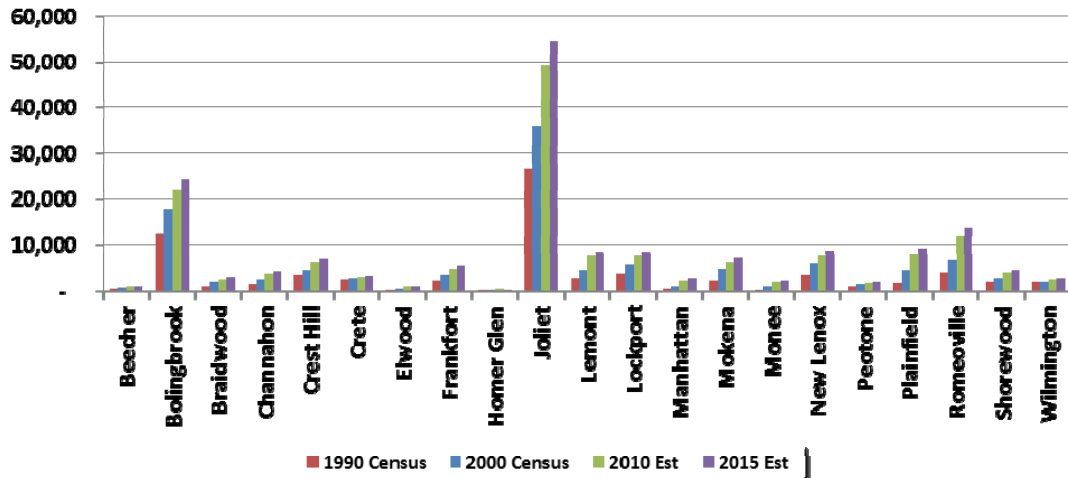


Will County Population Trends

Community	1990	2000	2010	2015	2010-15
Beecher	2,105	2,033	2,565	2,834	10%
Bolingbrook	41,386	56,321	71,674	78,969	10%
Braidwood	3,658	5,203	6,976	7,864	13%
Channahon	5,088	7,344	11,245	12,869	14%
Crest Hill	10,628	13,329	16,862	18,699	11%
Crete	6,952	7,346	8,055	8,612	7%
Elwood	1,022	1,620	2,714	3,150	16%
Frankfort	7,827	10,391	13,990	15,677	12%
Homer Glen	1,264	1,200	1,130	982	-13%
Joliet	82,008	106,221	144,356	160,857	11%
Lemont	8,610	13,098	20,784	23,111	11%
Lockport	11,341	15,191	20,784	23,111	11%
Manhattan	2,149	3,330	6,449	7,363	14%
Mokena	7,878	14,583	19,645	22,405	14%
Monee	1,458	2,924	4,470	5,145	15%
New Lenox	11,574	17,771	23,526	26,605	13%
Peotone	3,094	3,385	4,427	4,944	12%
Plainfield	6,409	13,038	26,040	29,879	15%
Romeoville	15,337	21,153	34,162	39,055	14%
Shorewood	6,415	7,686	11,342	13,026	15%
Wilmington	4,872	5,134	5,984	6,501	9%

Source: U.S. Census

Will County Household Trends 1990-2015

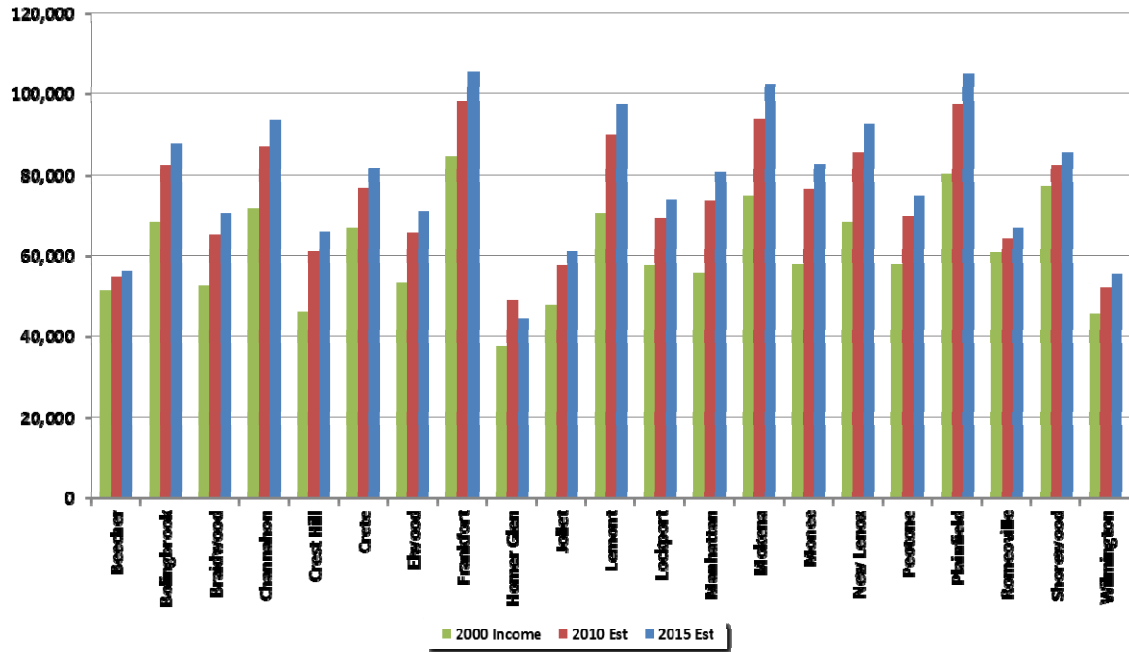


Will County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Beecher	743	2.83	830	2.45	1,053	2.44	1,176	2.41	12%
Bolingbrook	12,387	3.34	17,884	3.15	22,270	3.22	24,543	3.22	10%
Braidwood	1,205	3.04	1,843	2.82	2,472	2.82	2,803	2.81	13%
Channahon	1,318	3.86	2,279	3.22	3,602	3.12	4,123	3.12	14%
Crest Hill	3,502	3.03	4,478	2.98	6,052	2.79	6,905	2.71	14%
Crete	2,435	2.86	2,704	2.72	2,985	2.70	3,212	2.68	8%
Elwood	352	2.90	637	2.54	1,061	2.56	1,238	2.54	17%
Frankfort	2,221	3.52	3,418	3.04	4,708	2.97	5,296	2.96	12%
Homer Glen	489	2.45	489	2.45	501	2.36	423	2.32	-16%
Joliet	26,779	3.06	36,182	2.94	49,253	2.93	54,926	2.93	12%
Lemont	2,599	3.31	4,420	2.96	7,611	2.73	8,481	2.73	11%
Lockport	3,577	3.17	5,599	2.71	7,611	2.73	8,481	2.73	11%
Manhattan	734	2.93	1,144	2.91	2,213	2.91	2,527	2.91	14%
Mokena	2,041	3.86	4,703	3.10	6,247	3.14	7,059	3.17	13%
Monee	406	3.59	1,204	2.43	1,779	2.51	2,062	2.50	16%
New Lenox	3,313	3.49	5,853	3.04	7,694	3.06	8,635	3.08	12%
Peotone	1,088	2.84	1,268	2.67	1,658	2.67	1,860	2.66	12%
Plainfield	1,647	3.89	4,315	3.02	8,048	3.24	9,113	3.28	13%
Romeoville	3,890	3.94	6,764	3.13	11,891	2.87	13,625	2.87	15%
Shorewood	1,976	3.25	2,565	3.00	3,895	2.91	4,503	2.89	16%
Wilmington	1,783	2.73	1,991	2.58	2,376	2.52	2,609	2.49	10%

Source: U.S. Census

Will County Median Household Income 2000-2015



Will County Median Income

Community	2000	2010	2015	2010-15
Beecher	51,513	54,951	56,250	2%
Bolingbrook	68,410	82,643	88,069	7%
Braidwood	52,684	65,324	70,531	8%
Channahon	71,797	87,136	93,632	7%
Crest Hill	46,291	61,077	66,142	8%
Crete	66,909	76,591	81,991	7%
Elwood	53,277	65,880	70,909	8%
Frankfort	84,737	98,183	105,585	8%
Homer Glen	37,429	49,135	44,731	-9%
Joliet	47,906	57,582	61,039	6%
Lemont	70,536	90,098	97,551	8%
Lockport	57,721	69,460	73,984	7%
Manhattan	55,741	73,752	80,842	10%
Mokena	74,839	93,895	102,650	9%
Monee	57,832	76,451	82,687	8%
New Lenox	68,600	85,843	92,778	8%
Peotone	57,850	69,831	74,796	7%
Plainfield	80,264	97,437	105,130	8%
Romeoville	60,725	64,515	66,965	4%
Shorewood	77,118	82,564	85,783	4%
Wilmington	45,820	52,273	55,524	6%

Source: U.S. Census

Major Employers

Will County Major Employers

Employers	City	Number of Employees
Provena Saint Joseph Medical Center	Joliet	2,500
Silver Cross Hospital	Joliet	1,800
Empress Casino Joliet	Joliet	1,756
Caterpillar, Inc.	Joliet	1,500
Harrah's Joliet Casino & Hotel	Joliet	1,100
University of St. Francis	Joliet	1,100
Adventist Bolingbrook Medical Center	Bolingbrook	1,001
Omega Studios, Inc	Bolingbrook	1,000
Filtration Group	Joliet	900
Kehe Food Distributors	Romeoville	900
Federal Signal Industrial Systems	University Park	850
Arena Auto	Bolingbrook	800
Covidien	Joliet	800
First Student, Inc	Crest Hill	800
Comcast Cable	Joliet	700
Ulta Beauty	Bolingbrook	700
Applied Systems, Inc	University Park	665
Governors State University	University Park	605
Chicago Bridge & Iron	Plainfield	600
Exxon Mobil Corp.	Joliet	600

Source: www.willcountycd.com 08/11

Institutional Uses

Silver Cross Hospital and Provena St. Joseph Hospital serve the area with numerous other facilities surrounding the county. Joliet Junior College as well as Lewis University and the University of St. Francis provide post-high school education opportunities for a number of area residents.

Recreation

There are several golf courses in the area including Balmoral Woods Country Club and Heritage Bluffs with a number of facilities within a short drive. There are numerous neighborhood parks and forest preserves scattered throughout the area including Mazonia State Fish and Wildlife Area.

Transportation

The dominant transportation features for the Will County Market Area are Interstates I-80, I-55, and I-57 providing excellent access throughout the region. Metra provides access to downtown Chicago with stops in Lockport, Joliet, New Lenox, and Mokena. It also runs south to University Park.

Conclusions

Western Will County has seen significant growth in housing due to demand for affordable homes while eastern Will County is much less active due to inferior access to employment centers. The 2007 opening of the extension of I-355 from I-55 to I-80 has provided much needed relief to major arteries in the region. The significant amount of remaining farmland will continue to provide growth opportunities. The long-term outlook for the market area remains stable.

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