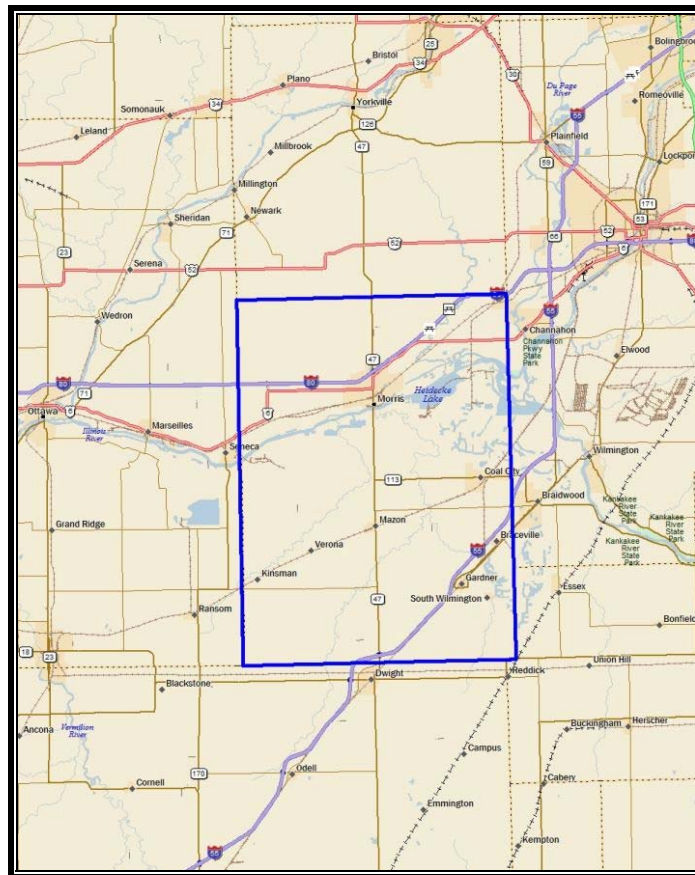


## Grundy County Suburban Market Area

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

Braceville	Carbon Hill	Channahon
Coal City	Diamond	Dwight
East Brooklyn	Gardner	Kinsman
Mazon	Minooka	Morris
South Wilmington	Verona	

In broad terms, the market area consists primarily of those suburbs that are north of the city of Dwight, west of I-55, Seneca on the east, and south of Interstate 80. There are several US routes and interstates within the area, making accessibility throughout the region good.

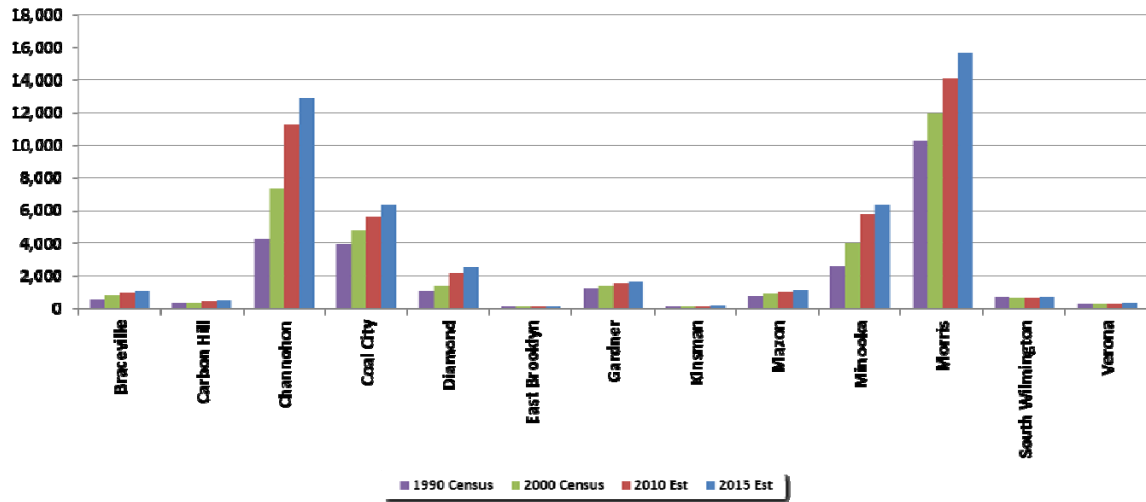


*Market Area Map*

## Demographics

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

### Grundy County Population Trends 1990-2015

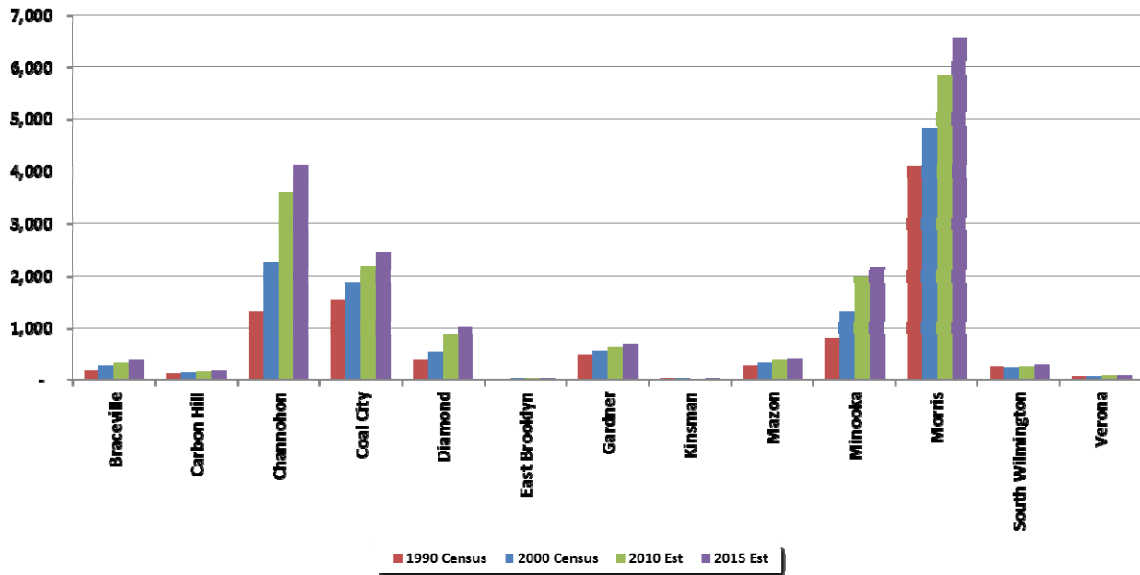


### Grundy County Population Trends

Community	1990	2000	2010	2015	2010-15
Braceville	587	792	944	1,056	12%
Carbon Hill	362	392	460	510	11%
Channahon	4,266	7,344	11,245	12,869	14%
Coal City	3,907	4,797	5,615	6,333	13%
Diamond	1,077	1,393	2,189	2,525	15%
East Brooklyn	80	123	121	129	7%
Gardner	1,237	1,406	1,553	1,689	9%
Kinsman	112	109	119	131	10%
Mazon	764	904	1,020	1,099	8%
Minooka	2,561	3,971	5,775	6,357	10%
Morris	10,270	11,928	14,090	15,653	11%
South Wilmington	698	621	655	701	7%
Verona	242	253	280	300	7%

Source: U.S. Census

### Grundy County Household Trends 1990-2015

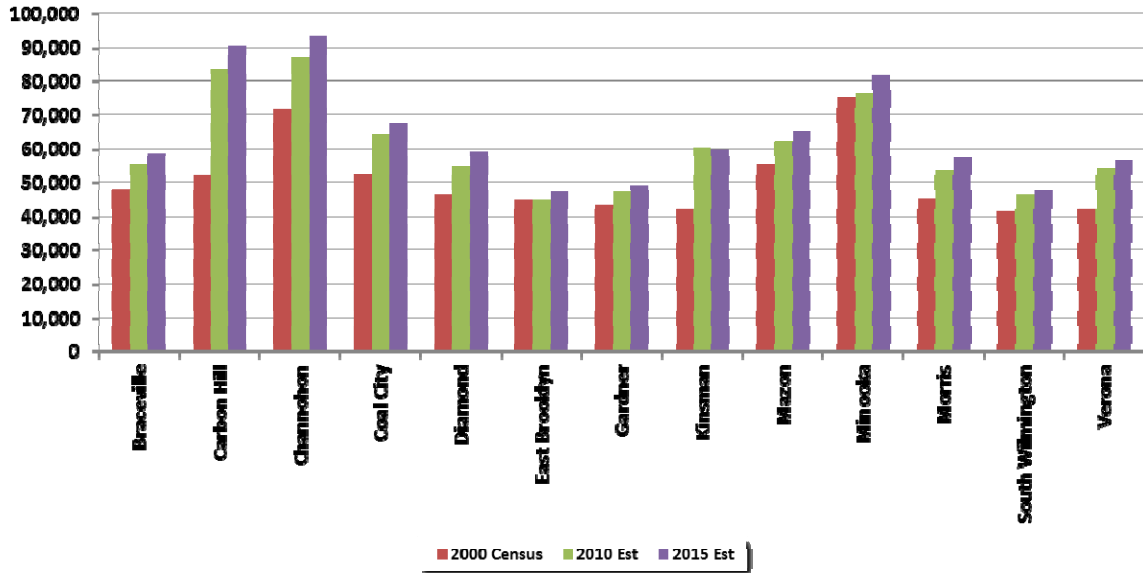


### Grundy County Household Trends

Community	1990		2000		2010		2015		2010-15
	Total	Avg Size	Total	Avg Size	Total	Avg Size	Total	Avg Size	
Braceville	210	2.80	284	2.79	347	2.72	393	2.69	13%
Carbon Hill	131	3.06	149	2.63	177	2.60	199	2.56	12%
Channahon	1,318	3.24	2,279	3.22	3,602	3.12	4,123	3.12	14%
Coal City	1,532	2.55	1,871	2.56	2,195	2.56	2,474	2.56	13%
Diamond	399	2.70	551	2.53	882	2.48	1,022	2.47	16%
East Brooklyn	33	2.42	46	2.67	51	2.37	55	2.35	8%
Gardner	492	2.51	558	2.52	630	2.47	692	2.44	10%
Kinsman	44	2.55	46	2.37	42	2.83	47	2.79	12%
Mazon	286	2.67	344	2.63	388	2.63	422	2.60	9%
Minooka	800	3.20	1,315	3.02	1,971	2.93	2,175	2.92	10%
Morris	4,106	2.50	4,831	2.40	5,854	2.35	6,568	2.33	12%
South Wilmington	270	2.59	260	2.38	278	2.35	300	2.33	8%
Verona	77	3.14	88	2.92	99	2.83	108	2.78	9%

Source: U.S. Census

## Grundy County Median Household Income 1990-2015



## Grundy County Median Income

Community	2000	2010	2015	2010-15
Braceville	47,973	55,567	58,624	6%
Carbon Hill	52,364	83,712	90,625	8%
Channahon	71,797	87,136	93,632	7%
Coal City	52,530	64,150	67,609	5%
Diamond	46,292	54,969	59,290	8%
East Brooklyn	45,000	45,227	47,115	4%
Gardner	43,750	47,336	48,962	3%
Kinsman	42,500	60,417	59,821	-1%
Mazon	55,529	62,629	65,306	4%
Minooka	75,271	76,655	81,703	7%
Morris	45,573	53,827	57,418	7%
South Wilmington	41,411	46,311	47,500	3%
Verona	42,500	54,435	56,818	4%

Source: U.S. Census

## Major Employers

### Grundy County Major Employers

Employers	Number of Employees
Morris Hospital	1,000
Exelon	850
R.R. Donnelley & Sons	831
LyondellBasell	400
D Construction	350
Wal-Mart	347
Costco	260
Exel Logistics/Clorox	220
Chicago Aerosol	200
ITW Filtration	190
US Cold Storage	165
Northfield Block	124
Rezin Orthopedics	120

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## Institutional Uses

Morris Hospital serves the area. Joliet Junior College and the Morris Education Center provide post-high school education opportunities for a number of area residents.

## Recreation

Grundy County has lakes and parks such as W.G. Stratton State Park and Gebhard Woods State Park; as well as boating along the Illinois river. There are also festivals and fairs including the Grundy County Fair and Corn Festival. Skydiving is available at the Morris airport. Golf is available at two country clubs, Nettle Creek or Morris Country Club.

The Illinois River along with other streams gives Grundy County about 45 miles of waterways. The Illinois and Michigan canal flows through the county seat of Morris, adjacent to the Illinois River.

## Transportation

The primary expressways in Grundy County are I-80 and I-55. Both expressways have direct access to the city of Chicago which is located 50 miles northeast of Morris. I-80 runs in an east/west direction and I-55 runs north/south. Route 6, another main thoroughfare, also runs parallel to I-80. There is no direct train access to Grundy County via the Chicago Metra line; however, there is a stop nearby in Joliet.

## **Conclusions**

Grundy County is in a growth stage with several new projects in the retail and industrial sectors taking place.

The overall outlook for Grundy County is positive.

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