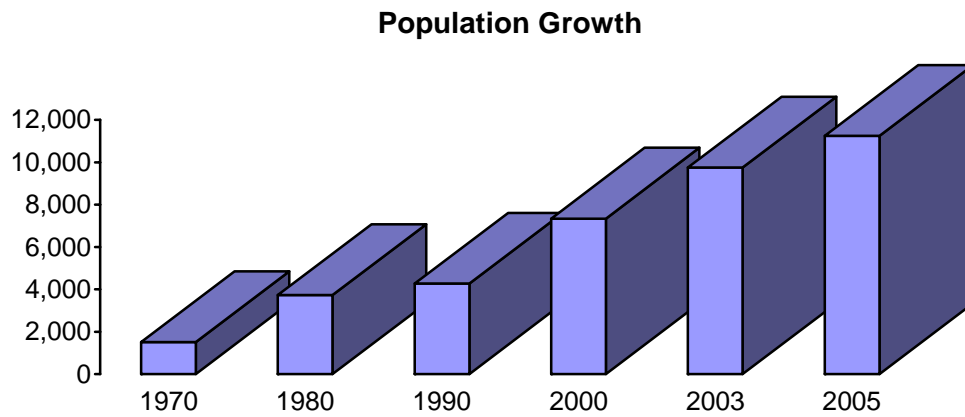
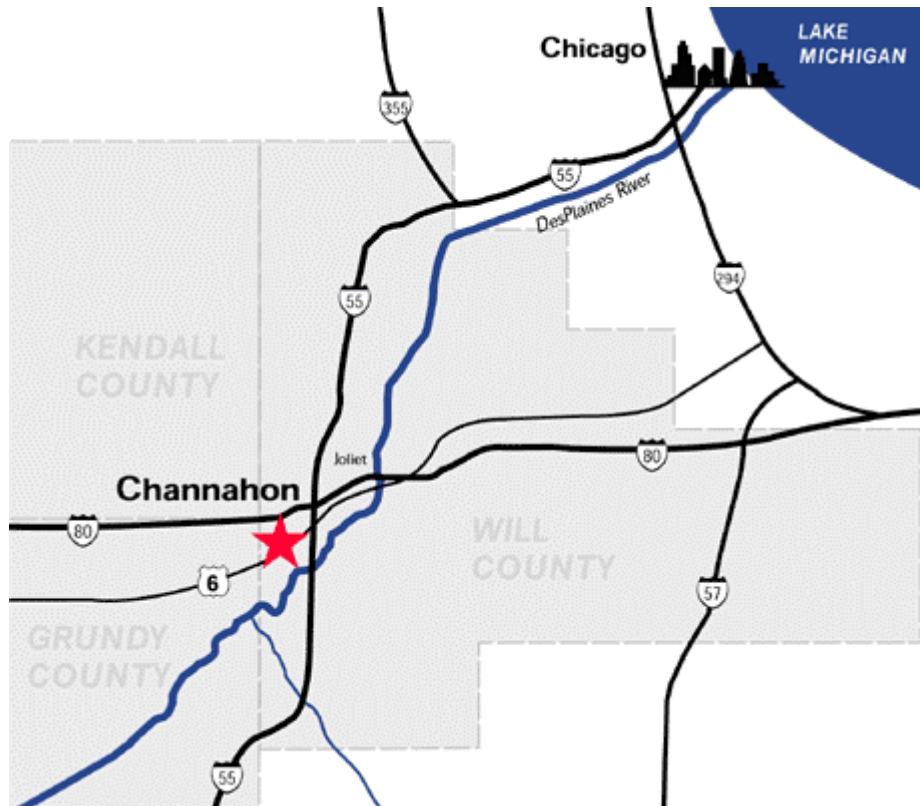


VILLAGE OF CHANNAHON DEMOGRAPHIC PROFILE



Village of Channahon
24555 S. Navajo Drive
Channahon, IL 60410
815-467-6644
www.channahon.org

October 2005

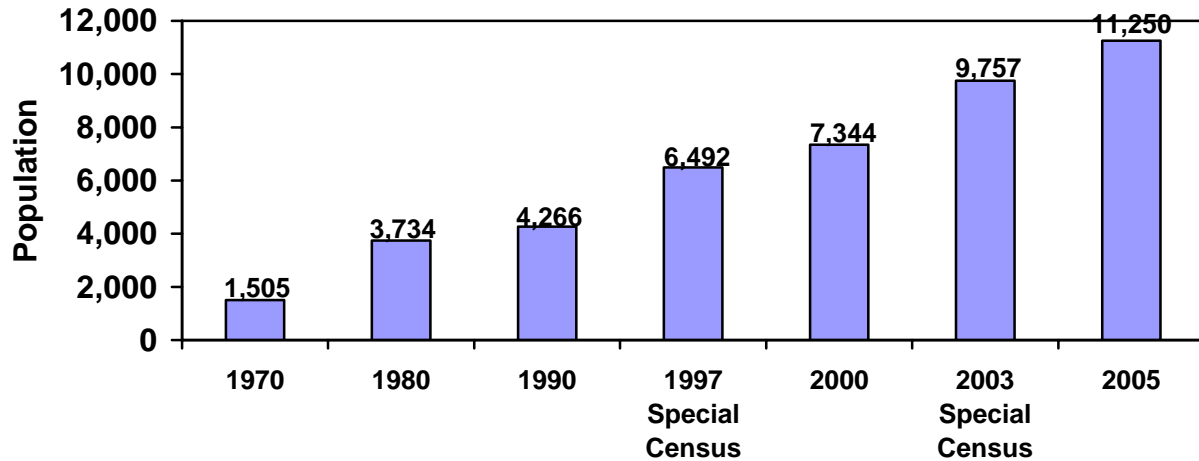


The Village of Channahon is strategically located within Will and Grundy Counties in northeastern Illinois. The many advantages of a Channahon location include:

- Just 45 miles southwest of Chicago's Loop
- Within an hour's drive of both O'Hare and Midway Airports
- Served by Interstates 80 and 55, with interchanges at I-80 and I-55, I-55 and Route 6, and I-55 and Bluff Road
- Adjacent to the Illinois Waterway System
- Freight rail connections to local and regional carriers
- Industrial and commercial sites available at key locations at I-55 and Route 6, Bluff Road and Route 6, Ridge Road and Route 6, and Brisbin Road and Route 6

POPULATION TRENDS

Since 1990, the population of the Village of Channahon has risen from 4,266 to an estimated 11,250 in 2005. This represents an increase of 129%, for an annual growth rate of 6.6% since 1990.



Source: U.S. Census Bureau; Village of Channahon

Channahon is located within Will and Grundy Counties. Each of these areas has also experienced significant growth since 1990. Will County is the fastest growing county in Illinois. In addition, it is the 33rd fastest growing county in the U.S. and also among the top 100 most populous counties in the country.

County	1970	1980	1990	2000	2003 Est.	% Change Since 1990	2030 Forecast
Will	249,498	324,460	357,313	502,266	586,706	64%	1,107,778
Grundy	26,535	30,582	32,337	37,535	39,528	22%	--

Source: U.S. Census Bureau

POPULATION AND INCOME CHARACTERISTICS

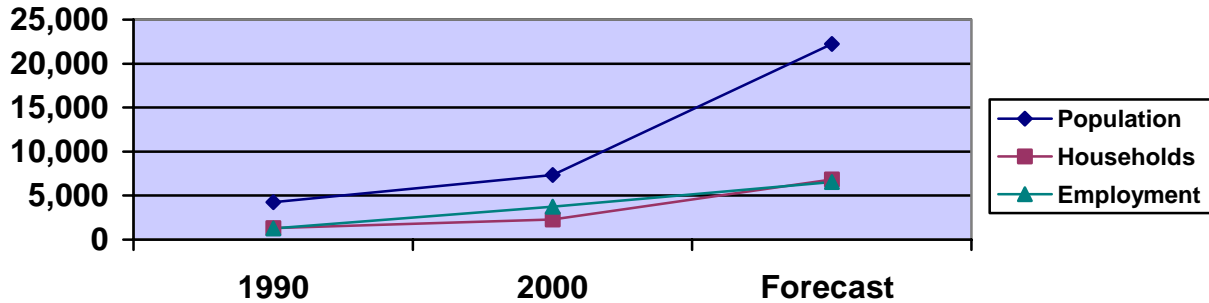
The median age of the population according to the 2000 Census was 33.5 years. The average household size was 3.22 persons. Total number of households was 2,279. Owner-occupied housing units accounted for 93.2% of occupied housing units. The median household income was \$71,991, while per capita income was \$22,867.

GROWTH FORECASTS

The Village of Channahon is expected to more than double in population between the years 2000 and 2030. The Northeastern Illinois Planning Commission (NIPC), the regional planning organization for the counties of Cook, DuPage, Kane, Lake, McHenry, and Will, issued its 2030 population forecasts in September, 2003.

Because NIPC’s service region does not include Grundy County, the forecasts for 2030 only include the Will County portion of the community.

**NIPC 2030 Forecasts
Village of Channahon**



	1990	2000	2030 Forecast
Population	4,266	7,344	22,231
Households	1,318	2,279	6,832
Employment	1,264	3,730	6,531

Source: Northeastern Illinois Planning Commission, 2020 Forecasts, Endorsed 9/30/03
 Note: Forecasts apply only to the Will County portion of the Village

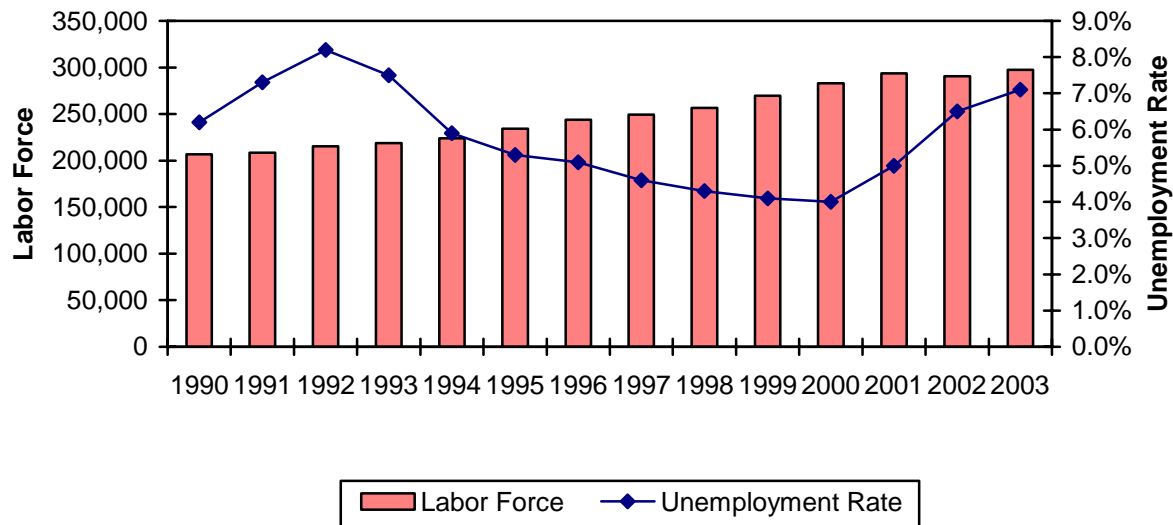
GROWING LABOR FORCE

Employers within the Village of Channahon draw primarily from the surrounding labor market of Will and Grundy Counties. Since 1990, Will County’s labor force has grown 47%. This represents an annual growth rate of 3.2%. Grundy County’s labor force has grown 12%, with an annual growth rate of .35%. The combined labor force of both counties in 2003 was 297,344.

Between 1998 and 2003, the average unemployment rate in Will County was 5%, while in Grundy County it was 7.1%.

Existing businesses seeking to expand or new employers considering a location in Channahon can take advantage of the area’s steadily growing labor force to meet their workforce needs.

**COMBINED LABOR FORCE
AND UNEMPLOYMENT RATE
WILL AND GRUNDY COUNTIES**



Source: Illinois Department of Employment Security, Economic Information and Analysis Division

EXPERIENCED LABOR FORCE

The occupational distribution of the existing labor force in Channahon and Will and Grundy Counties compares very favorably with the Chicago metropolitan area as a whole, the State of Illinois, and the United States.

OCCUPATION	Channahon	Will County	Grundy County	Chicago PMSA*	Illinois	U.S.
Management, professional, and related	30.1%	33.9%	25.2%	36.4%	34.2%	33.6%
Sales and office occupations	25.0%	14.4%	24.8%	28.6%	27.6%	26.7%
Production, transportation, material moving	17.9%	13.9%	19.4%	14.4%	15.7%	14.6%
Construction, extraction, and maintenance	14.1%	11.2%	15.5%	7.6%	8.2%	9.4%
Service occupations	12.6%	12.0%	14.7%	12.9%	13.9%	14.9%
Farming, fishing, and forestry	0.2%	0.1%	0.4%	0.1%	0.3%	0.7%

Source: 2000 Census

*Chicago PMSA (Primary Metropolitan Statistical Area) consists of nine counties: Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will.

Demographic Profile

Village of Channahon

The distribution of employment by industry in Channahon, Will and Grundy Counties also demonstrates the diversity and experience of the local labor force.

INDUSTRY	Channahon	Will County	Grundy County	Chicago PMSA	Illinois	U.S.
Educational, health and social services	19.7%	17.6%	17.0%	18.1%	19.4%	19.9%
Manufacturing	17.9%	15.4%	17.7%	15.4%	16.0%	14.1%
Transportation and warehousing, utilities	13.1%	7.5%	10.5%	6.2%	6.0%	5.2%
Retail trade	9.4%	11.9%	11.1%	10.7%	11.0%	11.7%
Construction	9.1%	8.2%	10.2%	5.6%	5.7%	6.8%
Arts, entertainment, recreation, accommodation, food services	7.6%	6.7%	8.0%	7.0%	7.2%	7.9%
Professional, scientific, management, administrative, and waste management services	6.4%	9.4%	6.2%	12.1%	10.1%	9.3%
Finance, insurance, real estate, rental and leasing	4.2%	8.0%	4.8%	8.9%	7.9%	6.9%
Other services (except public administration)	4.1%	4.2%	4.0%	4.7%	4.7%	4.9%
Wholesale trade	3.0%	4.3%	2.3%	4.2%	3.8%	3.6%
Information	2.8%	2.9%	2.7%	3.4%	3.0%	3.1%
Public administration	2.6%	3.4%	3.2%	3.4%	4.0%	4.8%
Agriculture, forestry, fishing and hunting, mining	0.2%	0.4%	2.2%	0.2%	1.1%	1.9%

Source: 2000 Census; *Chicago PMSA (Primary Metropolitan Statistical Area) consists of nine counties: Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will.

BUILDING PERMIT TRENDS

Between 1990 and 2005, the Village of Channahon permitted an average of 172 residential units per year. The total number of residential units permitted during this time was 2,747.

YEAR	TOTAL PERMITS	CONSTRUCTION VALUE (1)	TOTAL NEW HOUSING (2)	SINGLE FAMILY	AVERAGE SINGLE FAMILY CONSTRUCTION COST (3)
1990	84	\$ 6,774,620	73	73	\$92,803
1991	111	\$10,297,710	102	102	\$100,958
1992	161	\$15,867,371	131	131	\$121,125
1993	300	\$18,851,699	135	135	\$139,642
1994	297	\$17,983,548	113	113	\$159,146
1995	360	\$20,564,465	97	97	\$212,005
1996	293	\$11,979,872	71	71	\$177,071
1997	343	\$16,580,020	121	121	\$137,024
1998	401	\$19,710,151	158	158	\$124,747
1999	404	\$31,268,751	141	104	\$156,100
2000	482	\$44,316,119	252	136	\$150,970
2001	490	\$45,558,799	255	151	\$169,544
2002	583	\$36,778,486	211	144	\$189,476
2003	666	\$57,636,472	277	192	\$194,803
2004	742	\$60,301,576	297	232	\$188,433
2005	837	\$70,935,729	313	261	\$202,649

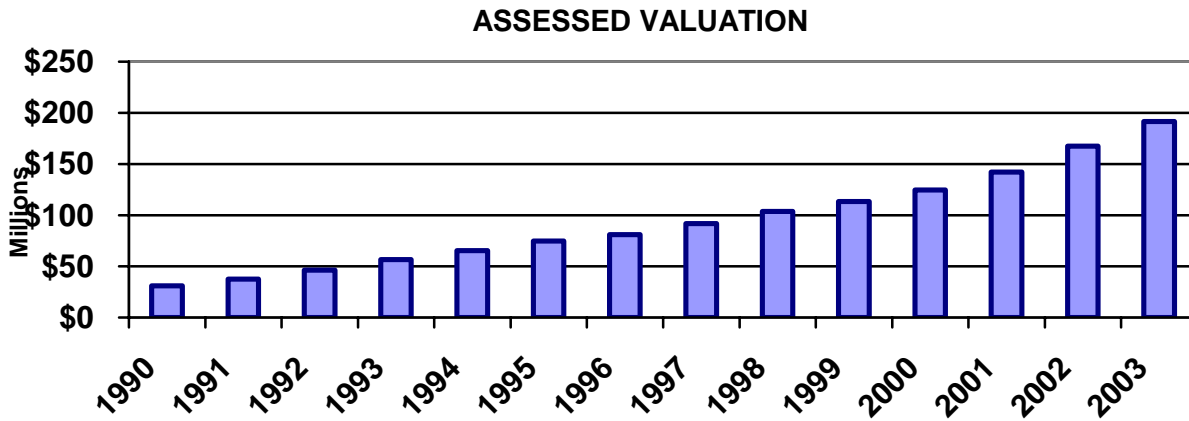
(1) Starting with 1999, construction value represents total construction value for all permits; prior to 1999, the reported value was for residential permits only

(2) Total Housing Units include single-family houses, manufactured houses, and multi-family units

(3) Excludes lot

ASSESSED VALUATION

The Village’s assessed valuation, which represents one-third of the fair market value of property within the Village, has experienced steady growth since 1990. It has risen from just over \$31 million to more than \$191 million in 2003. This growth is a reflection of the new residential, commercial, and industrial development that has taken place throughout the Village.



<u>Year</u>	<u>Assessed Valuation</u>
1990	\$31,079,329
1991	\$37,632,977
1992	\$46,172,086
1993	\$56,446,162
1994	\$65,265,045
1995	\$74,700,175
1996	\$81,018,856
1997	\$91,958,840
1998	\$103,755,112
1999	\$113,400,998
2000	\$124,646,939
2001	\$142,305,768
2002	\$167,373,286
2003	\$191,632,324

TAX RATE COMPARISONS

Channahon's tax rate compares quite favorably with surrounding Will and Grundy communities.

Bolingbrook	\$7.4488
Braidwood	\$6.6654
Channahon (Channahon Twp.)	\$7.4325
Channahon (Troy Twp.)	\$8.8800
Channahon (Troy Twp. Leland Hills)	\$8.0799
Channahon (Aux Sable Twp.)	\$7.8676
Crest Hill	\$7.2839
Elwood	\$6.9283
Frankfort	\$7.5002
Homer Glen	\$7.1133
Joliet (Joliet Twp.)	\$7.5925
Joliet (Plainfield Twp.)	\$7.2013
Joliet (Troy Twp.)	\$7.6626
Lockport	\$8.6400
Manhattan	\$7.9435
Minooka (Channahon Twp.)	\$7.4221
Mokena	\$6.7266
Monee	\$8.2714
New Lenox	\$7.2475
Peotone	\$6.9416
Plainfield	\$7.1693
Rockdale	\$5.4319
Romeoville (DuPage Twp.)	\$7.3192
Romeoville (Lockport Twp.)	\$7.6349
Shorewood	\$7.5555
University Park	\$12.1226
Wilmington	\$6.4091

Note: These are typical tax rates for each community. Tax rates will vary within the same community depending on the exact location of an individual parcel.