



# 2020 YEAR END REPORT

VILLAGE OF CHANNAHON COMMUNITY DEVELOPMENT DEPARTMENT

## abstract

This year-end report is issued for the benefit of the Village of Channahon Board of Trustees and staff, as well as decision-makers and elected officials of other local elected bodies, such as school and fire districts. Much of this report is broken-down into “Grundy County” and “Will County” as that dividing line serves as the border for several taxing districts. While there are additional grade school districts within the Village of Channahon other than Channahon Grade School District 17 and Minooka Grade School District 201, none have had residential construction within their boundaries during the previous year. Minooka Community High School District 111 encompasses all of the areas of Channahon that are currently undergoing development, and thus does not need to be mentioned explicitly.

As with most facets of life, 2020 was an unpredictable year in the realm of development. The year seemed to begin as normal, but quickly changed to one of uncertainty and doubt about the impacts of the global pandemic and the recession that it caused. New home starts were delayed for a short time and set four-year monthly lows in March, April and May. They robustly returned in June and July, outpacing each and every other year since the Great Recession. Existing homes also began conducting permitted improvements at a never-before-seen pace. It is theorized that as more people were spending more time at home, desired improvements were made to the home. The addition of stimulus funds and the reallocation of other amounts previously set aside for vacations and travel likely contributed to the available funding for home improvements.

2021 is expected to see a continued high demand for new housing. An ever-shrinking number of available developed residential lots may become a limiting factor to the number of new construction starts that can occur. This supply shortage may be a factor until such time as new developments are ready for housing construction. Similarly, the high-demand industrial sector has all but exhausted the planned space for development along the I-55 corridor. The Village and developers are now setting their sights to the west in the Brisbin Road interchange area for future non-residential development.

## methodology

The statistics compiled herein are a result of reports generated by the Village of Channahon utilizing software developed by BS&A Software of Bath, Michigan. BS&A Software is utilized for all Community Development Department activities, including permitting, inspections and code enforcement. Geographic representations are compiled from data exported from BS&A Software into ArcGIS software by ESRI of Redlands, California.

Future predictions are based on information available, developers/builders’ stated expectations and market analysis to issue a professional opinion. Predictions are not guaranteed, and external events have the possibility of causing unknown deviation from predictions to results.

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2020 development statistics

## permits & new construction

Though the monthly activity looked slightly different in 2020, the steady pace of annual new construction and growth carried forward from the high levels seen in recent years. 2020 marked the fourth consecutive year of triple-digit new construction starts in the Village of Channahon. Total permits were up significantly in 2020, bolstered by home improvements to existing homes. The total construction value of additions to the Village of Channahon was similar to 2019, which was more than double the value added in 2018.

## green energy

While residents invested in home improvements in record amounts, a decrease in interest in solar energy investment was seen. 2019 was the first year of significant residential solar installations, with 39 permitted solar arrays installed. That number decreased to 28 new solar installations in 2020. While the exact reason for this is not certain, it is possible that the improvements homeowners chose to conduct were more focused on enhancements to lifestyle and home enjoyment than energy efficiency improvements.



the total construction value of additions to the Village in 2019 and 2020 were **more than double** the value added the previous three years

### annual permits issued

	2016	2017	2018	2019	2020	growth
total permits	676	644	689	755	947	25.43%
new construction (all types)	39	107	106	104	119	14.4%
construction value (millions)	\$46.67	\$65.12	\$56.27	\$135.03	\$137.52	2.49%

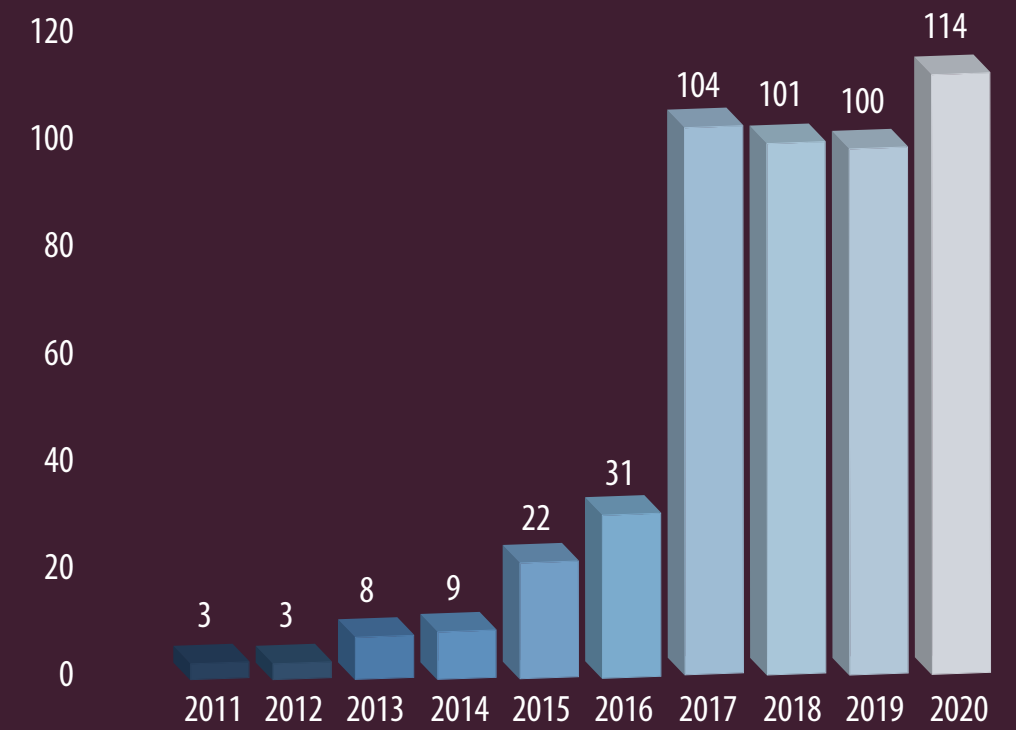
## residential new construction

Despite a comparatively slow start to the spring construction season, due to uncertainties and shutdowns related to the global pandemic, 2020 surpassed all other years of the previous decade in new home starts. 114 new home construction permits were issued, marking the fourth consecutive year of adding 100 or more housing units. 75 percent of new homes constructed had three or more bedrooms. Two-bedroom duplex and villa products continued to show similar demand as in previous years, targeting empty-nesters and those downsizing from larger single-family homes.



2020 surpassed all other years of the previous decade in new home starts in Channahon

### new housing permits, previous 10 calendar years



## 2020 non-residential new construction

In 2020, five new non-residential buildings started construction. The largest and most notable of these is what will be the largest building in the Village of Channahon: a 1,290,460 square-foot precast concrete building being constructed for ScottsMiracle-Gro in the Crossroads 55 development. Located south of Amoco Road near other buildings of similar size, this building constitutes the final large building currently planned for construction in the I-55 corridor between Route 6 and Bluff Road.

Two of the five new buildings that were permitted for construction in 2020 are on the site of the Love's Travel Center. The main building houses a convenience store, facilities for over-the-road truck drivers, and a trio of restaurants: Arby's, Chester's Chicken and Godfather's Pizza. The secondary building is occupied by Speedco, which offers tire service and light infrastructure for the trucks and drivers that come with such business uses. Providing a designated truck parking area will not only benefit the business of Love's, but also provides drivers with parking areas to prevent parking along highway ramps and local roads when their allowed daily time limits expire. Additionally, the provision of truck facilities at Bluff Road may serve to mitigate some truck congestion at the facilities at the north end of the corridor where Pilot and Speedway operate on Route 6.

Dollar General constructed its second Channahon location on Route 6, near McKinley Woods Road. This store will supplement the existing stores in the Channahon-Minooka market. Operating as a general store, Dollar General seeks to serve communities that do not have the presence of big-box retailers such as Walmart. The Dollar General is the first piece of the development known as the Peninsula subdivision, which may have additional retail and residential uses to construct in the future, north of the store.

Finally, Northern Illinois Steel added another building to its site of operations on Northern Illinois Drive. The 11,200 square-foot building will allow Northern Illinois Steel to continue the success they have had at their Channahon facility and represents an investment of nearly \$750,000 in the Village of Channahon.

Though not seen as new buildings, there were several internal alterations and buildouts for buildings in the I-55 industrial corridor. Not included with the initial construction was over \$6-million in racking and conveyor systems inside Amazon ORD2 located on Amoco Road. Amazon also invested over \$30-million to the buildout of their ORD9 facility at the corner of Bluff Road and Exchange Boulevard. The Michelin/Camso building also added approximately \$1.2-million in improvements as they adapted the speculative building to their operation's needs.



## new business & employment

The opening of several new businesses in Channahon in 2020 greatly increased the number of employees within the Village. Even though not operating at full predicted employment, Amazon became the Village's largest employer with nearly 800 employees between their two facilities. Michelin/Camso brought another 40 employees. According to stated employment numbers on business license applications, one in four jobs in the Village of Channahon was created in the past year. Along with the potential for these facilities to ramp-up employment as operations increase, the 2021 openings of CJ Logistics/Cardinal Health, ScottsMiracle-Gro and Love's Travel Center will bring several hundred more jobs to the Village.

## inspections

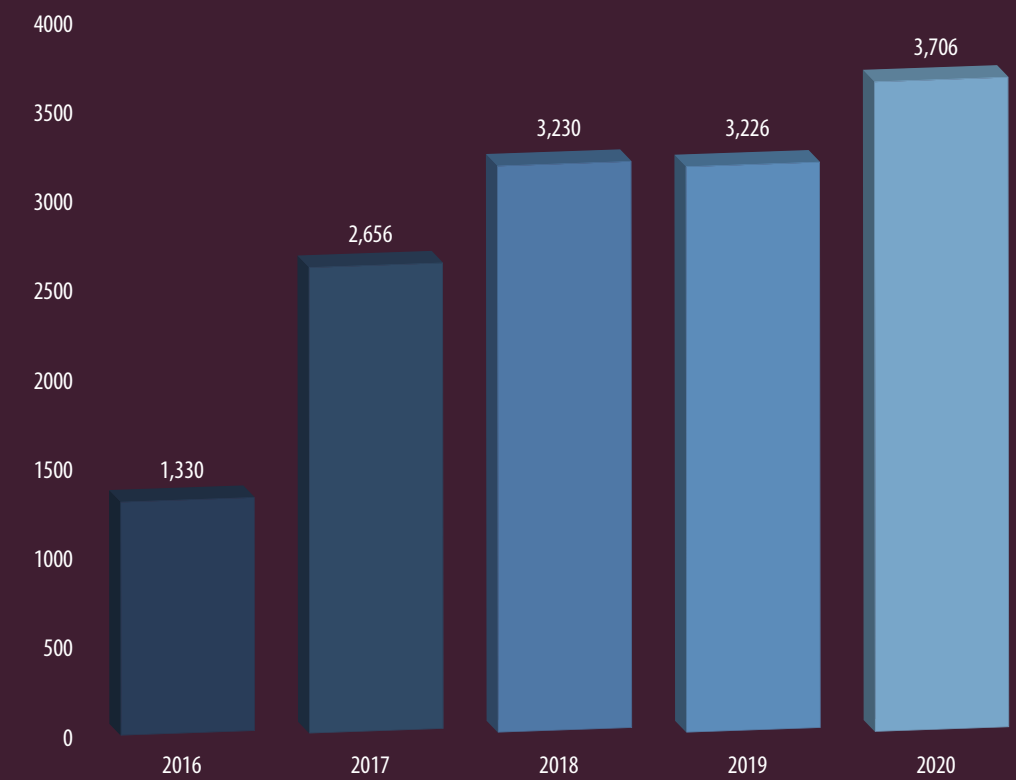
The increase in home improvement projects was a contributory cause for an increase in the number of inspections conducted in 2020. Coupled with that, the final buildout of several non-residential projects in the Village of Channahon resulted in a nearly 15% increase over the number of inspections that were conducted in 2019. The majority of inspections are conducted by Village of Channahon staff, comprised of the Village Building Inspector and Code Enforcement Officer. Plumbing inspections are conducted by a contracted licensed plumber. Certain specialized inspections are conducted by contracted entities. Examples of these inspections are aspects of fire protection and life safety systems that are installed in non-residential buildings.

Due to the high volume of activity in 2020, it seems unlikely that there would be yet another significant increase in the number of inspections in 2021. With a similar number of home improvement projects and what may be perhaps a smaller number of new construction starts permitted, there should be a comparable demand for inspections by the Village of Channahon in 2021.



there were 14.8% more inspections performed in 2020 (3,226) than in 2019 (3,706)

### 2016-2020 inspections



## code enforcement

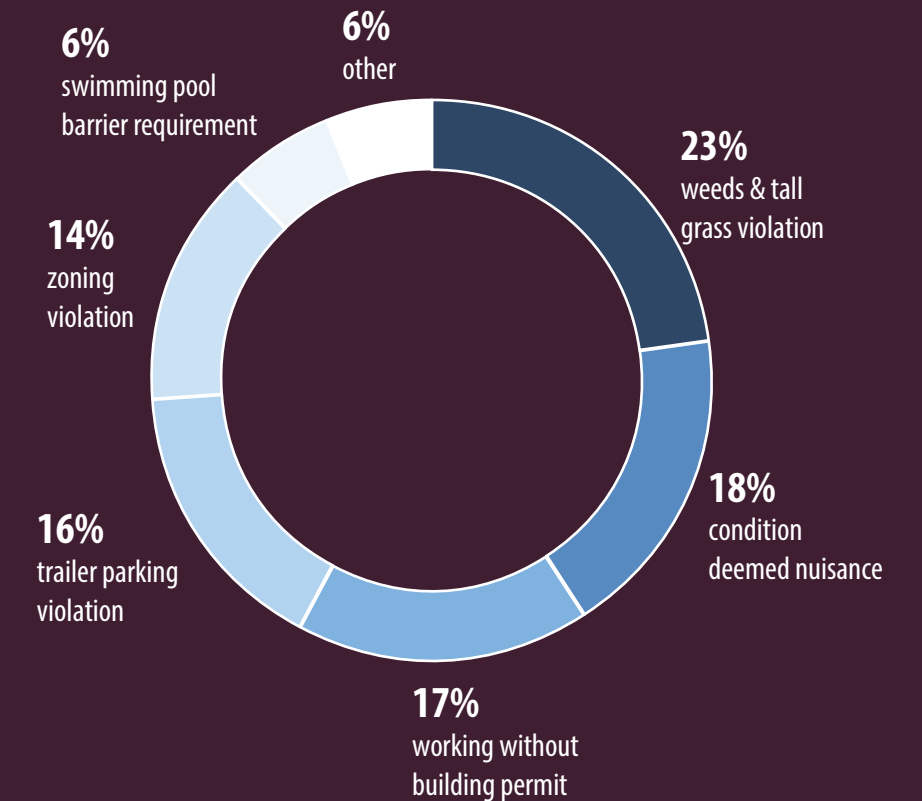
Change in Code Enforcement activity in 2020 was not statistically significant. While the number of new cases was down about 15% from 2019 levels, there remains a high level of compliance with Village codes. As the Code Enforcement Officer also conducts building inspections, the number of enforcement cases is not the totality of that employee's activity. Additionally, it is not a goal of Community Development to drive up the number of enforcement cases or to set goals or quotas that should be achieved. Rather, working with the community and being proactive to prevent violations, while responding to complaints, is the overarching goal.

Weeds & Tall Grass violations were the top complaint addressed in 2020, followed by conditions deemed to be a nuisance. Violations for working without a building permit took the number-three spot, increasing from 7% of all violations in 2019 to 17% in 2020. This is not surprising, considering the amount of improvement projects that were undertaken. Not every occasion of working without a permit is malicious in intent or intentional avoidance of due process. With varying requirements between different municipalities and jurisdictions, sometimes homeowners or contractors are unaware of the requirement to secure a permit and have the work inspected.



the Village saw a reduction in code enforcement cases by 14.6% from 2019 to 2020

### code enforcement activity categories: 2020

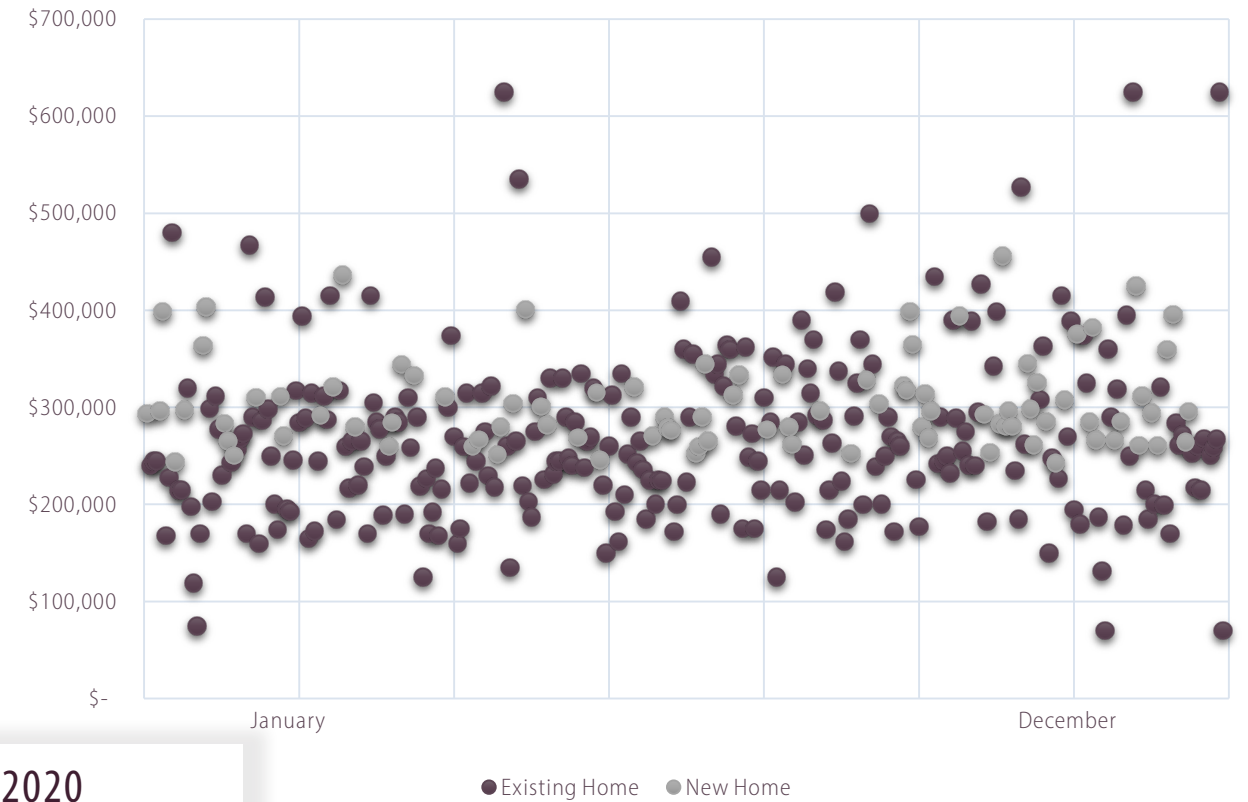


## home sales

Based on information gathered from the receipt of tax-transfer stamp payments, in 2020 there were a total of 342 homes sold in the Village of Channahon. 251 homes were existing homes, while 91 were new homes that were constructed. The median sale price for all homes in Channahon was \$270,500. This is a median price appreciation of 2.2% from the 2019 median sales price of \$264,592. The median price of a home in Channahon has increased by more than 10% over three years.

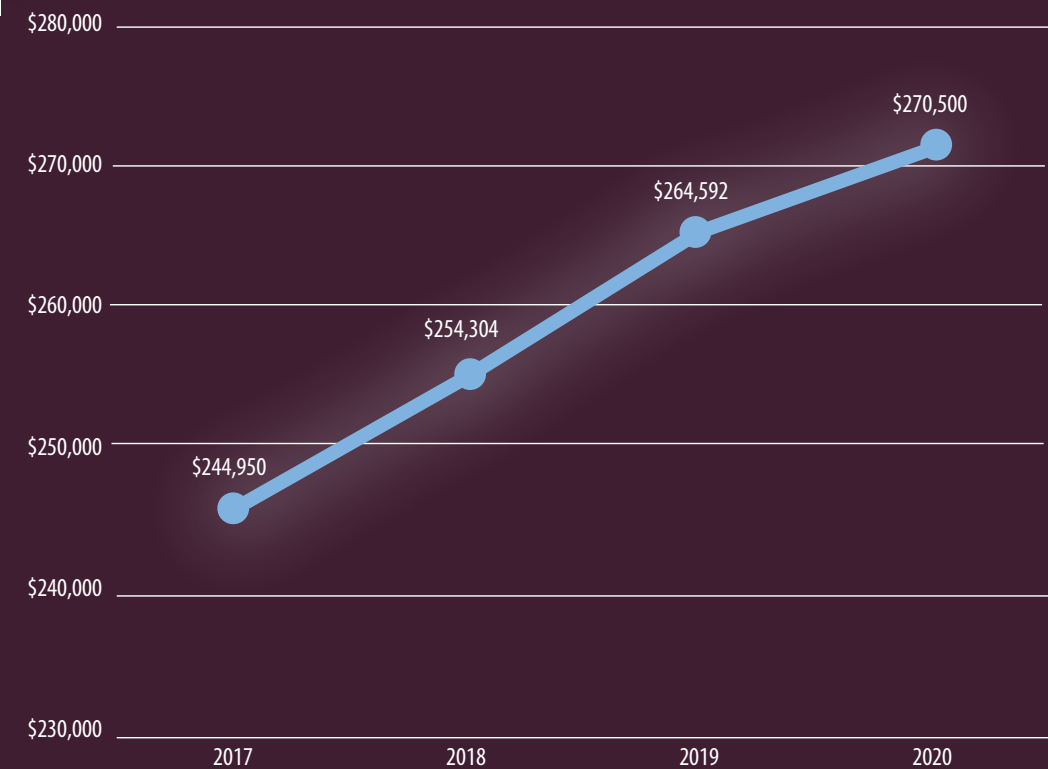
The price comparison between existing homes and new construction homes indicated that new homes were more expensive by about 13%. The median sales price of an existing home in the Village of Channahon was \$267,401, while a new home was \$293,349. However, there is much greater variation in the pricing of existing homes with 2020 sales prices ranging from \$70,000 to \$625,000. The price range for new homes sold in 2020 was \$242,673 to \$456,150.

## 2020 home sale prices over time



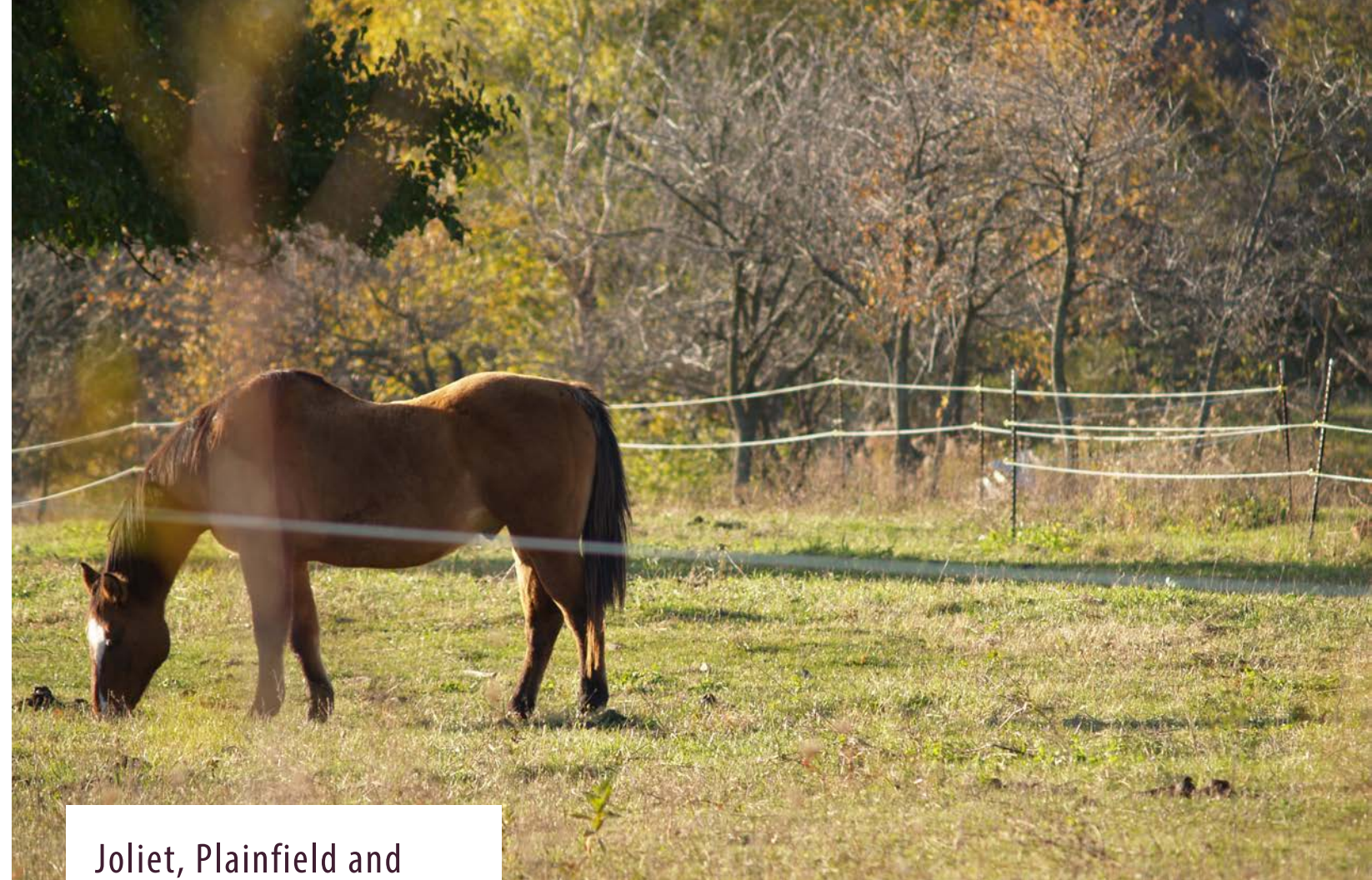
sales prices in 2020 ranged from \$70,000-\$625,000 for existing homes and \$242,673-\$456,150 for new homes

## median home sale price



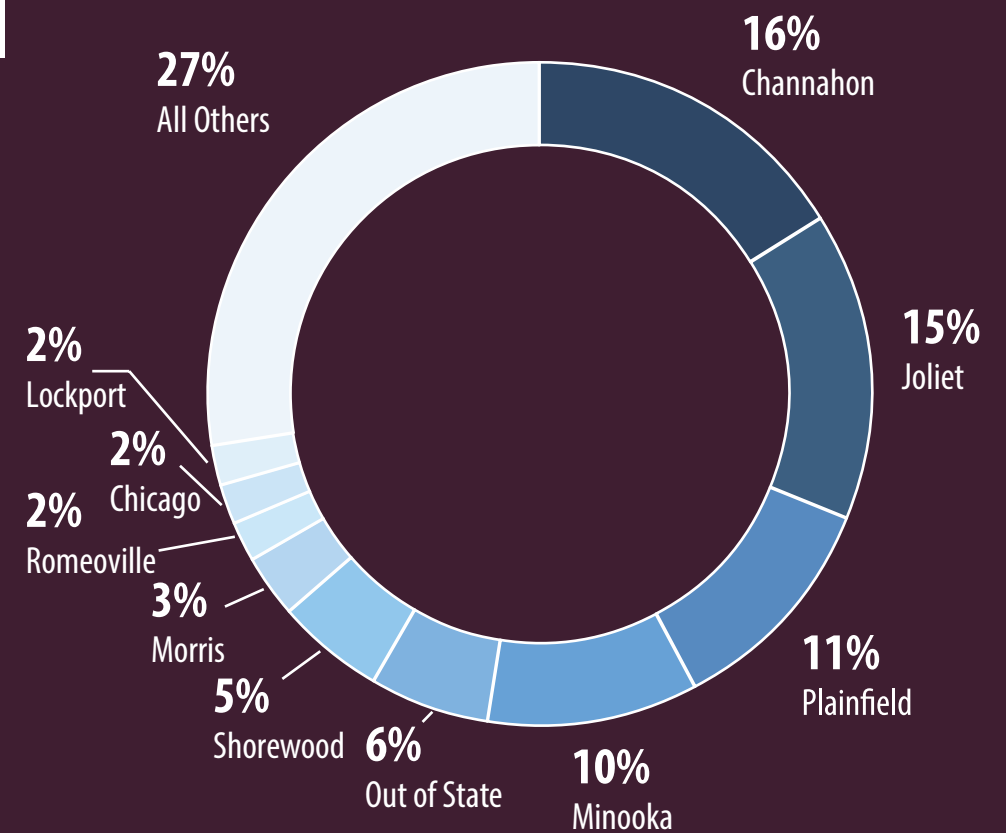
## new residents & move-in analysis

As has been the trend for several years, buyers of homes in Channahon are primarily from Channahon and the immediate surrounding areas. Of the 342 home sales in 2020, 299 of the buyers reported the town of their origin. The highest percentage of buyers (16.4%) were people who were already residents of Channahon. This is about equal to the percentages from the previous two years. It may be an indication that many are satisfied with their hometown and are upgrading or downsizing their home type. Closely following Channahon were homebuyers that were residents of Joliet (15.4%), Plainfield (11.4%) and Minooka (9.7%). These towns make up more than half of the buyers of Channahon homes. Buyers of Channahon housing that are coming from outside of Illinois accounted for 5.7% of home sales.



Joliet, Plainfield and Minooka make up more than half of the buyers of Channahon homes

### 2020 origin of buyers of Channahon homes

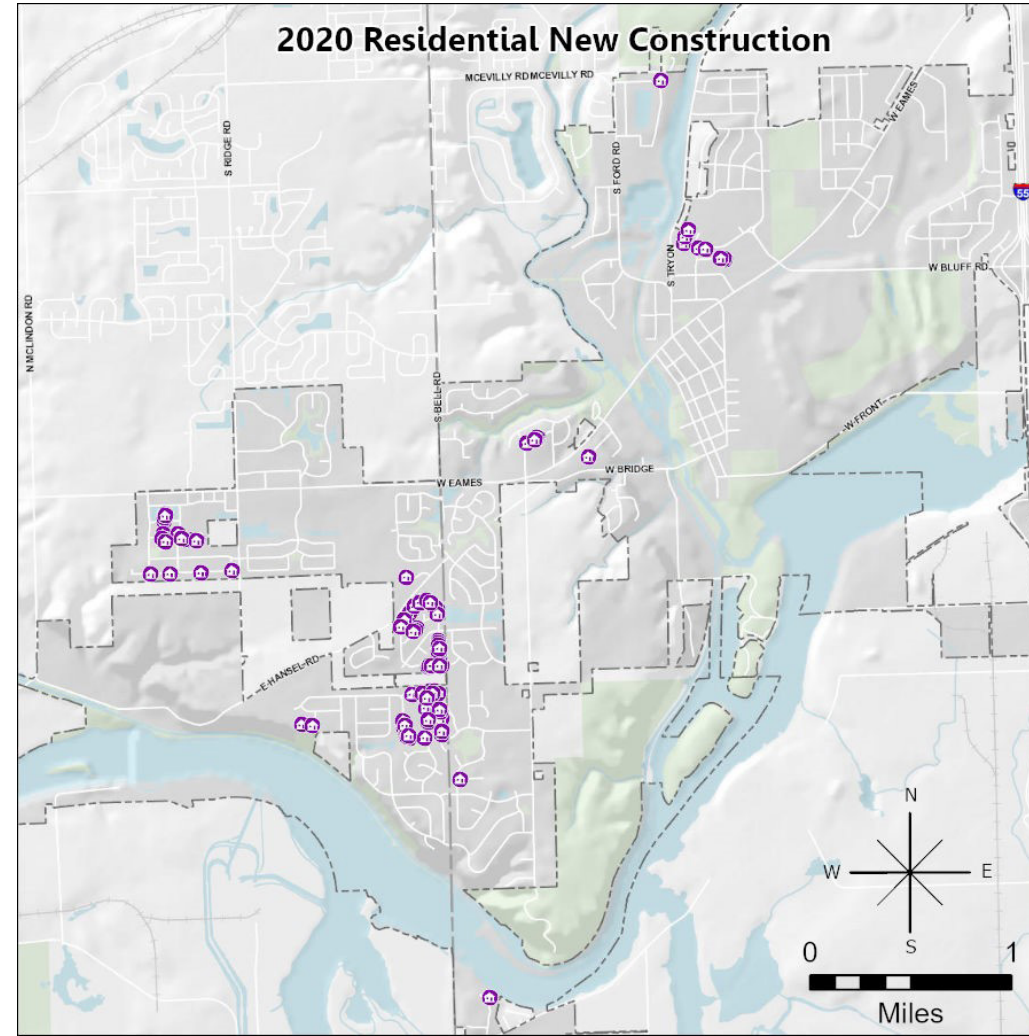


## population & distribution of new housing units in 2020

As has been the case year after year, due to the concentration of available lots the primary area of homebuilding has been in Grundy County. The ratio of homes built in Grundy County hit a recent high with more than 4 out of every 5 homes being located west of the Grundy-Will boundary line.

In Will County, development was limited due to the lack of inventory available. Town Center (GDP Homes) was the leader with eight new homes permitted, followed by six duplex units completing the buildout of the Villas of Ravine Woods (Blackjack Builders). Four other homes started in scattered areas. In the area of stronger development, Grundy County, M/I Homes was once again the construction leader with a post-recession record of 43 new homes. This was followed by 27 new starts in Whispering Oaks, with all but two being constructed by Core Homes. Core Homes also contributed to 19 new starts in the Villas of Keating Pointe, which are units of the “detached townhome” variety.

The population of the Village of Channahon continues to grow on-pace with expectations at a relatively stable growth rate. Based on the average occupancy of a home at 3.4 persons, the estimated population of the Village is now 14,250, an increase of 2.8% from 2019. This would represent a slight increase in growth rate which had been steady at 2.6%. However, other estimates by third parties have put the population of Channahon at 13,498. Actual results of the 2020 Census should be available in the second quarter of 2021. With the mathematical estimation based on the last population count from 2010, it is likely that the actual population is lower than 14,250. The mathematical household addition formula does not account for population lost from circumstances such as children growing and moving away or new types of housing that are less attractive to families with children. Moving forward, population estimates will be reset using the actual 2020 Census data.



### new construction by subdivision

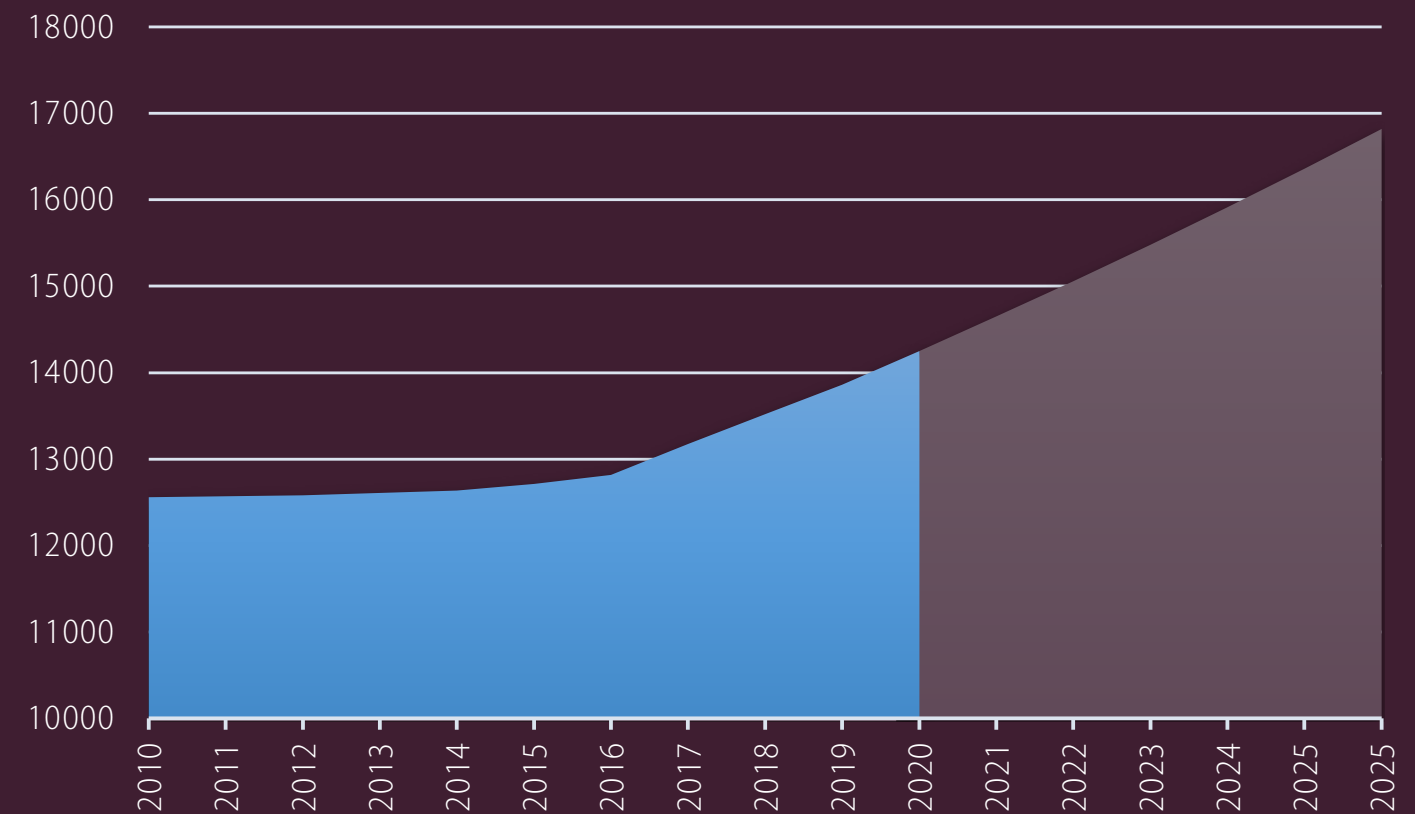
#### 96 in Grundy County/District 201 (84%)

Hunters Crossing	43
Whispering Oaks	27
Villas of Keating Pointe	19
Woods of Aux Sable	4
Wedgewood Highlands	2
North Hansel Estates	1

#### 18 in Will County/District 17 (16%)

Town Center	8
Villas of Ravine Woods	6
Copper Leaf	1
Other	3

## estimated population & projections, 2010-2025



## owner & renter occupancy

A first-time analysis in 2020, the occupancy status of housing by owners and those renting/leasing was examined. This data was derived from water billing information and is an approximation. It should be noted that those homes that are not on the public water supply would not have been counted and actual rental rates may vary.

Based on the data at the time of examination, 129 single family homes were listed as having a status of rented. This joins 380 purpose-built rental units, such as apartment dwellings and land-leases for homes in Remington Woods. This means of the total housing inventory available to rent, 25% are in the form of single-family homes. Overall, single-family homes are 97% owner-occupied.

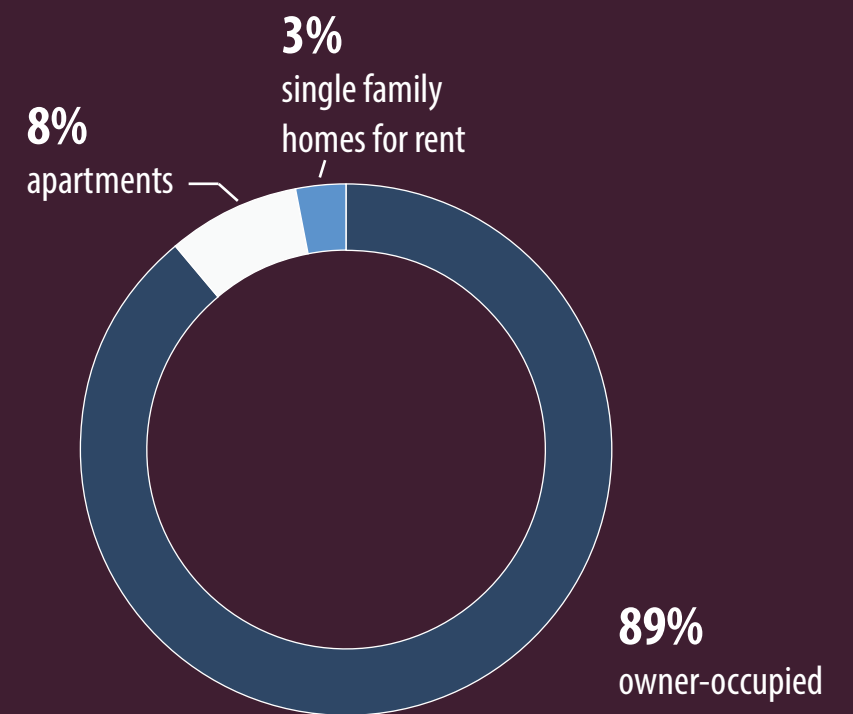
With 4,445 housing units in the Village of Channahon, the total rental occupancy status was 11.5% of all dwelling units. Nationally, the number of rental units is 36.6% of dwelling units. From a national perspective, in recent years there has been an increased demand for rental properties. Many are choosing this housing situation for the mobility options that bring the ability to easily change jobs and relocate. Others are avoiding the need to save for a down payment, especially those that are burdened with student loan debt. Still more are uneasy about the risk that property could lose value as it did in the great recession.

The single-family units for rent are distributed widely across all of Channahon, but a concentration does exist in the Channahon Proper area. This is likely due to the age of the homes in the area, making them a prime target for real estate investors to purchase affordably, renovate and retain it as an investment property. Due to this, real estate investors are creating market competition for those seeking to purchase homes of entry-level pricing in Channahon.



total rental occupancy status in the Village of Channahon is 11.5% of all dwelling units

## owner & renter occupancy



## remaining lot inventory

In 2020, several developing subdivisions reached complete buildout. The last homes in North Hansel Estates were completed by M/I Homes. Blackjack Construction also finalized the last of the duplex homes in the Villas of Ravine Woods. The single-family area of Town Center Unit 2A/3 was effectively completed, as the two remaining lots are not for sale. This may be a similar situation for many of the remaining subdivisions as they approach completion; some lots are owned by adjoining property owners with no plans to construct on them.

Lot inventory will likely be the constraint to put downward pressure on the number of units built in the coming years. At the current rate, without new development the Village of Channahon will exhaust single-family and villa home lot supply sometime in 2022. Nearly 20% of all remaining available lots are designated for townhomes. Aside from duplex products, attached single-family home products have not been constructed in the Village of Channahon since prior to the great recession. Unless buyer demand changes for these products, their status as an available lot should be held with skepticism.

Town Center Unit 4 has begun work on the development of lots for an additional 50 single family homes. While some homes will be available to begin construction in 2021, with the time needed to construct the utilities and road network, the subdivision will not likely reach full velocity in the coming year. There still remains a limited amount of other available lots scattered throughout Channahon, but not in a significant concentration. The table to the right displays remaining lot data for each developing subdivision.



### 2020 year-end lot inventory currently platted lots in developing subdivisions

<u>Development/Subdivision</u>	<u>Will County</u>	<u>Grundy County</u>	<u>Total Lots Remaining</u>
Copper Leaf	26		26
Four Oaks	4		4
Hunters Crossing		20	20
Town Center Unit 2A/3	2		2
Wedgewood Highlands		58	58
Whispering Oaks		17	17
Woods of Aux Sable		12	12
<b>detached s.f. total</b>	<b>32</b>	<b>107</b>	<b>139</b>
Town Center - Brownstone Duplex	10		10
Villas of Keating Pointe		44	44
Woods of Aux Sable - Duplex		2	2
<b>villas &amp; duplex total</b>	<b>10</b>	<b>46</b>	<b>56</b>
Keating Pointe - Townhomes		17	17
Whispering Oaks - Townhomes		26	26
<b>townhome total</b>		<b>43</b>	<b>43</b>
<b>total*</b>	<b>42</b>	<b>196</b>	<b>238</b>

\*Note: total does not include scattered lots not currently located in a developing subdivision. Not all lots may be available for construction due to double-lot ownership.



2021 development projections

## projected population & distribution of projected new housing units in 2021

With the steady reduction in lot supply, it is likely that 2021 will perform below 2020 for the number of new housing starts permitted for construction. This is not a demand issue, but rather a supply shortage - especially for single family home lots. Though numerically there is enough quantity to sustain 2020's level of growth for two more years, all lots are not created equal. For example, the more expensive homes and lots of the Copper Leaf subdivision have not had the inertia of the mid-market single family homes that built at a high rate. The 2021 prediction is taking a bit more of an artful approach compared to the calculated numerical estimates of previous years. With that, the professional opinion is that approximately 75 new homes will be permitted for construction in 2021. 60 of those will be in Grundy County at 15 in Will County. Factors that may increase that number would be: Town Center Unit 4 coming to market sooner than anticipated; townhome products becoming desirable to build; and/or a builder purchasing a significant number of lots in the mostly-dormant Wedgewood Highlands subdivision. While the addition of new subdivisions will also increase the total output, the time for development prior to the construction of housing makes this unlikely to have significant impact on the total numbers constructed in 2021.

With M/I Homes expected to complete the buildout of Hunters Crossing in the early part of 2021, the Village of Channahon's highest-producing builder will have no more products to sell. Their exit from the market will leave somewhat of a void, as there is not a significant amount of available lots to build comparable products. The alternative builder with the most comparable product would be Core Homes, which has a dwindling number of single-family lots available in the Whispering Oaks subdivision. Those lots would likely be completed in 2021, even without M/I Homes existing in the market.

The Villas of Keating Pointe continues to show considerable building demand with indications being for a continued trajectory of 15-20 units per year throughout 2021 and 2022. Redesigned and constructed as a "detached townhome" development to replace a slow-selling townhome product, the homes are completed as detached structures with all exterior maintenance included as it would be with a townhome. The housing product is targeted to those buyers who are choosing to downsize the size of their homes later in life, as well as to young working professionals that may not necessarily be focused on the typical family housing dynamic. As such, these housing units tend to have lesser impact on the school districts than more traditional housing products.

Town Center has been successful in achieving buildout of the single-family homes on lots that were previously platted. With the development of Town Center Unit 4, 50 more lots will be available for the construction of single-family homes. It is expected that home construction will begin as soon as possible after the installation of roads and utilities, however late winter and spring construction can be very unpredictable due to weather. With that, there are tempered expectations for how many units will be able to begin construction in 2021. In addition to the new single-family home lots, Town Center Units 2A/3 have 10 duplex units remaining to be constructed. These have stalled after the construction of the first duplex building, due to unforeseen delays in the re-platting of the lots from their previous triplex and four-plex designs. This should be remedied and bring forth construction of additional duplex units in the first half of 2021.

Residential growth continues to be concentrated in Grundy County and Grade School District 201. This was even more apparent in 2020, with 84% of homes constructed in Grundy County. While Grade School District 17 has room for growth, Grade School District 201 is constrained for space and has been under pressure to keep pace with the growth of the communities that it serves (portions of: Channahon, Joliet, Minooka and Shorewood). Channahon development in Grundy County will continue to contribute to the enrollment of Grade School District 201, with a predicted increase of 41 more students in the coming year. There is currently no projected new residential construction to occur within the boundaries of Troy Grade School District 30c or Joliet Township High School District 204. 20 new Senior High students are projected to be added in 2021 - all Minooka Community High School District 111.

## projected school district growth

based on the estimate of 75 new homes

### Grundy County/Grade School District 201

- 60 new housing units
- 204 new total population
- 41 new K-8 students
- 16 new Sr. High students

### Will County/Grade School District 17

- 15 new housing units
- 51 new total population
- 10 new K-8 students
- 4 new Sr. High students



## additional future residential development

The Village has approved a preliminary plat for Ravine Woods Unit 3 and engineering reviews slowly made their way to approval. When completed, the development would add 72 new single-family home sites to the lot inventory in the Will County / Grade School District 17 area of Channahon. The challenging topography of the unit with steep hills and bounding ravines has made the cost for development untenable to date. With steady demand, the shrinking lot supply in Channahon may lead to housing price increases that could become in-line with what would be required to make the construction of Unit 3 financially feasible. However, it is not anticipated that this will begin in 2021. The current property owner concurs with this and has stated that while there has been recent interest in the property by homebuilders, nothing is likely to construct before 2022.

Creekside Estates has submitted a Professional Fee Agreement for the commencement of annexation into the Village of Channahon. Located west of Bell Road and north of Route 6, the development proposes to bring forward 116 new duplex units. These units will be constructed as single-story homes with a price point starting just under \$300,000. As with other new developments, the number of units that come to market in 2021 will be dependent on the time it takes to construct the underlying road and utility networks. While home units may be under construction in 2021, it is not likely that there will be significant impact from the development until 2022.

Preliminary discussions have also been held with several other home builders that are examining greenfield sites in Channahon. None are far enough along to know whether they will seek to move forward. As such, they will most likely not be impactful in the 2021 timeframe. Ironically, none of the discussions have involved products that compete in the same market space, showing Channahon's desirability among a wide range of demographics.

Further into the future, plans for residential development of the land that is currently being mined by Ozinga Materials are expected to become clearer in 2021. With mining operations and geologic exploration further defining the shape of the future lake, exact subdivision design and home products can start to be introduced. It is the property owner's desire to begin these design discussions in the summer of 2021. No definitive timeline for future home construction has been established.

An unknown aspect on the future of housing is the work-from-home trend that began in earnest with the pandemic of 2020. As fewer people need to commute to a central office on a daily basis, Channahon's location on the far southwest edge of the Chicago metro area may not be a hindrance to those that were previously concerned about commuting time. Future live/work trends are unpredictable, but early indications are that many businesses will keep work-from-home flexibility at some level even after the threat of the current pandemic is over. Should the prediction prove true, demand for housing in Channahon and other outlying regions may be even stronger.



## future non-residential development

The demand for businesses of and relating to logistics and warehousing continues to be strong throughout the region. The Village continues to hold the position that industrial uses should not propagate west of I-55 or north of Route 6. The exceptions to this would be redevelopment in those areas that are already occupied by older industrial uses, such as along the west frontage road as well as in Channahon Industrial Park and Riverside Industrial Park. Another exception would be development of those lands located west of McClinden Road, in the region already occupied by heavy industrial uses.

One area of older developed property planned to undergo redevelopment are the antiquated industrial properties located to the north of the Thorntons Travel Center. Penske Truck Leasing has acquired property with plans to demolish the existing facilities and construct a modern building and site for truck and vehicle rentals. This redevelopment will replace the lands previously occupied by Brilliant Trucking, JB Hunt and Tee Pee Enterprises. It is currently anticipated that Sunbelt Rentals will retain their leased location. Penske will occupy the former JB Hunt facility while demolition and construction is underway to the south. Once the new building is completed, business operations will move and the former JB Hunt building will be demolished so that site construction can be completed.

Along the existing I-55 industrial corridor, only smaller parcels remain for future development. The largest vacant land site is 25 acres, located north of the Michelin/Camsco building along Bradley Street. This site could potentially accommodate a building of +/-400,000 square-feet, which is significantly smaller than the recently constructed +1,000,000 square-foot buildings in the area. The parcel was originally annexed into the Village and zoned to be a GMC commercial truck dealership in 1989. However, corporate franchise territory disagreements prevented its development and the land has remained vacant. No development plans have been proposed to date, but there have been numerous inquiries on the land. It is anticipated that the land will ultimately be industrial in nature given the surrounding land uses and its location along I-55.

From a commercial standpoint, there is some interest in the area of I-55 and Route 6. A contract has been placed on the land for the purchase of the former Ivo's Restaurant for its demolition and reconstruction as a modern freestanding quick-serve restaurant. That project still has a long way to becoming a reality while

many reasons still exist that it may not be able to move forward. These include high development/demolition costs, alternative desires between the developer/user and Village, and possible access constraints imposed by IDOT. Other available land in the interchange area has yet to find buyers willing to pay the asking prices for the properties.

At Bluff Road and I-55, the southwest corner adjacent to the Heritage Bluffs golf course has been purchased. No plans have been presented at the current time, but communication from the buyer's broker indicates a desire for a mixed residential and commercial development. This would seem to agree with current Village planning documents and political guidance that there should not be trucking uses at that location. Lack of utilities to the property and the current downturn in commercial and hospitality development may lead this to being a long-term potential rather than an immediate development project.

Casey's continues to find new delays in the start of their replacement facility on Route 6 near Center Street. After an exhaustive design and review process, Casey's informed the Village that it was halting development and redesigning the site to the new standards of the company. Additionally, changes to the site have caused IDOT to need to completely re-review the site and its access to Route 6. This has introduced further delays. The new plans for the site have reduced the size of the proposed convenience store and altered the car wash to only be a single bay. Stormwater detention has once again moved to a traditional pond after the last redesign moved to utilize underground detention. It is Casey's desire to begin construction in the early spring of 2021, but with each passing day that schedule becomes more uncertain.

To the west, the Brisbin Road/I-80 interchange area is of focus for future non-residential development, but is hampered by the current lack of utilities. The Village of Channahon continues to move forward with land acquisition for a future wastewater treatment plant to serve the area. New industrial users are exploring development options on various lands throughout the area, but it is likely that 2021 is too soon for any ground-breaking on the Channahon portions of the area. The City of Morris begins its planning area to the west of Brisbin Road and has recently approved plans for a Love's Travel Center at the southwest corner of Brisbin Road and Route 6. Though this is not in the Village of Channahon, it does provide highway infrastructure that can help boost development interest throughout the area.



## summary & conclusions

2021 should begin strong and continue to build upon the residential building momentum that was seen in 2020. However, numbers may eventually begin to slow as the scarcity of readily available land for building becomes a factor. With new residential developments on the horizon, any slowing in 2021 should be temporary so long as land development begins. Demand for housing remains steady and is likely to continue to grow. It will be important to follow the guidance of the 2019 Re-Imagine Channahon Comprehensive Plan and ensure a wide variety of housing types are available for all demographics.

Development along the I-55 industrial corridor will also slow, as all of the planned large-scale buildings have been constructed or are under construction. Permitting for the buildout of speculative buildings has also been completed. With only one building still under construction and one building half-occupied, future improvements in that corridor will be much less than the \$100s of millions that have been invested in the previous years. The slowdown in this area of development will be seen in the bottom-line of development investment value. The last year in which a large industrial building was not permitted for construction was 2015.

Looking beyond 2021, interest in the development of industrial uses in the greater I-80/Brisbin Road interchange area should become stronger with the introduction of utilities to serve the area. Already developers are examining sites in the area and this should only increase as development becomes viable to the area.

With highly-regarded schools, parks and open spaces, Channahon will remain an attractive destination for families in the region. As the population continues to increase, limited commercial development will follow to support the community's inhabitants and employees. With close proximity to two major interstates, rail spurs and the Des Plaines/Illinois River system, Channahon is a prime destination for manufacturing and logistics development. Careful planning and Village governance will continue to be necessary to allow for these diverse uses to thrive, without infringing on the reasons that make this a beneficial location for life and business.



For questions, comments or other inquiries, contact:

Michael C. Petrick  
 Director of Community Development  
 & Information Systems  
[mpetrick@channahon.org](mailto:mpetrick@channahon.org)  
 (815) 467-6644

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VILLAGE OF CHANNAHON  
**COMMUNITY DEVELOPMENT**  
D E P A R T M E N T

**Village of Channahon**  
24555 S. Navajo Drive  
Channahon, IL 60410  
(815) 467-6644 | [www.channahon.org](http://www.channahon.org)

