



VILLAGE OF CHANNAHON  
COMMUNITY DEVELOPMENT DEPARTMENT



YEAR END REPORT  
**2021**

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# Preface & Methodology

## Preface

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 divided 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, only one home was constructed outside of those districts. Minooka Community High School District 111 encompasses both of these grade school districts, and thus does not need to be mentioned explicitly.

2021 saw continued high demand for housing. This was evidenced by sustained robust new construction starts, and rapid acceleration in sales prices of existing homes. New home starts were tempered during the summer months due to material shortages and cost increases. During what are typically some of the busiest months for new construction starts, June – August 2021 recorded the fewest new starts since 2016. This quickly corrected and October and November both saw post-recession records set for the number of new starts. Overall 2021 finished second over the past ten years, with only 2020 recording more new construction starts.

Existing homes continued to conduct permitted improvements at a high pace. 2021 surpassed even the shockingly high number of permits that were issued in 2020. Even as some facets of life have begun to return to pre-pandemic, such as travel and vacation spending, investments in the home appear to be a continued priority for homeowners.

## 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, MI. 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, CA and Google Maps of Mountain View, CA.

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.



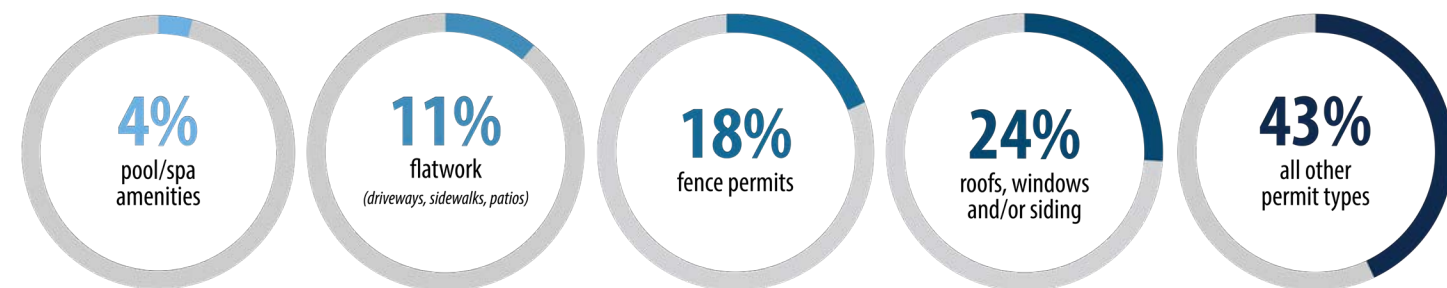
# 2021 Development Statistics

## Permits & New Construction

The steady pace of annual new construction carried forward from the high levels seen in recent years, though slightly lower than the previous year. 2021 marked the fifth consecutive year of triple-digit new construction starts in the Village of Channahon. Total permits continued a high level of issuance in 2021, bolstered by home improvements to existing homes. The total construction value of additions to the Village of Channahon was significantly less in 2021, due to the lack of any new high-value industrial buildings. As the I-55 industrial corridor of the Village has reached near buildout, industrial projects are not likely to contribute to increased construction value until the Brisbin Road interchange area begins development. The construction value was higher, however, than in other previous years when industrial building did not occur.

	2016	2017	2018	2019	2020	2021	Change
Total Permits	676	644	689	755	947	<b>1,008</b>	<b>+6.4%</b>
New Construction Permits (all types)	39	107	106	104	119	<b>108</b>	<b>-10.2%</b>
Construction Value (millions)	\$46.67	\$65.12	\$56.27	\$135.03	\$137.52	<b>\$74.06</b>	<b>-46.1%</b>

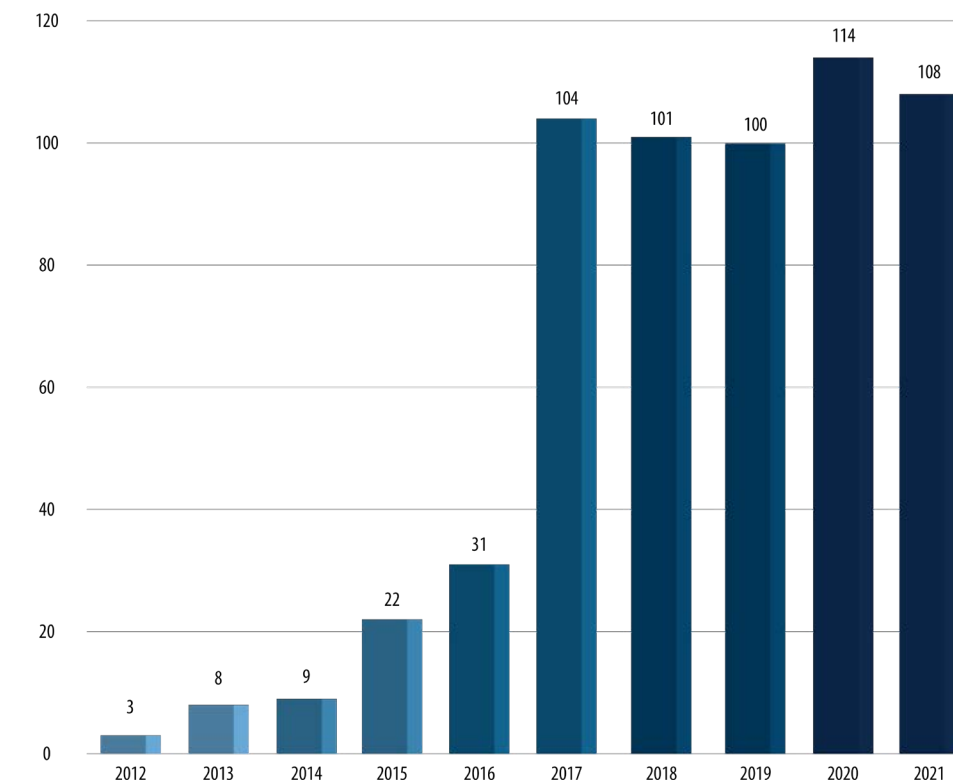
The types of permits issued were comprised of 24 different categories. A few notable categories are as follows: Considering permits issued, roughly one in four permits were for roofs, windows, and/or siding – totaling 241 separate permits. 18% were for fences, with 182 new fence permits being issued in 2021. 106 permits were issued for flatwork, which includes driveways, sidewalks, and patios. These flatwork permits do not include paver-block construction, as those improvements do not require a permit. Another 44 residences added pool or spa amenities to their properties. It should be mentioned that new construction projects are considered to be one single permit – the Village of Channahon does not separately count permits for flatwork, electrical, plumbing, etc. on a new construction project.



## Residential New Construction

Despite a slowdown during the summer months that was driven by material shortages and high prices, 2021 ranked second overall in the past decade for the number of new housing starts. 108 new home construction permits were issued, marking the fifth consecutive year of adding 100 or more housing units. Matching the previous year, 75% of new homes constructed had three or more bedrooms. Two-bedroom products continued to show similar demand as in previous years, targeting empty-nesters and those downsizing from larger single-family homes – making up 25% of the new housing market. This would be indicative that Channahon is desirable both for raising families as well as aging in-place.

New Housing Permits Previous 10 Calendar Years



## 2021 Non-Residential New Construction

Unlike previous recent years, the Village of Channahon issued no new permits for new construction of non-residential buildings. Construction did continue on projects that began late in 2020, such as the ScottsMiracle-Gro facility located on Exchange Boulevard and the Love's Travel Center on Bluff Road.

## New Business & Employment

Employment often takes some time after construction of a new facility to reach full levels. In 2021, several projects that began construction in prior years began operating. CJ Logistics is operating as a third-party-logistics (3PL) provider for Cardinal Health with 30 employees. ScottsMiracle-Gro opened their facility with 60 new employees, as well as 60 additional employees provided by their 3PL, DHL. Love's Travel Stop and Tire Center brought 80 more jobs across their facilities and restaurants located on Bluff Road. At the end of 2021, Amazon remains the Village of Channahon's largest employer, with 1,810 reported employees across two facilities. Based on information provided when applying for business licenses, the Village of Channahon has 4,864 employees that work within its boundaries. This does not include government employees, such as those at school/park/library/fire districts, which are estimated to be 560 employees. This total of 5,424 employees also does not include businesses that do not report the number of employees. In 2021, a third of registered businesses did not report their number of employees.

## 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 and further decreased to 22 in 2021. While this represents a small percentage of total permits in any one year, the cumulative effect is that now roughly 2% of homes in Channahon are utilizing solar energy.



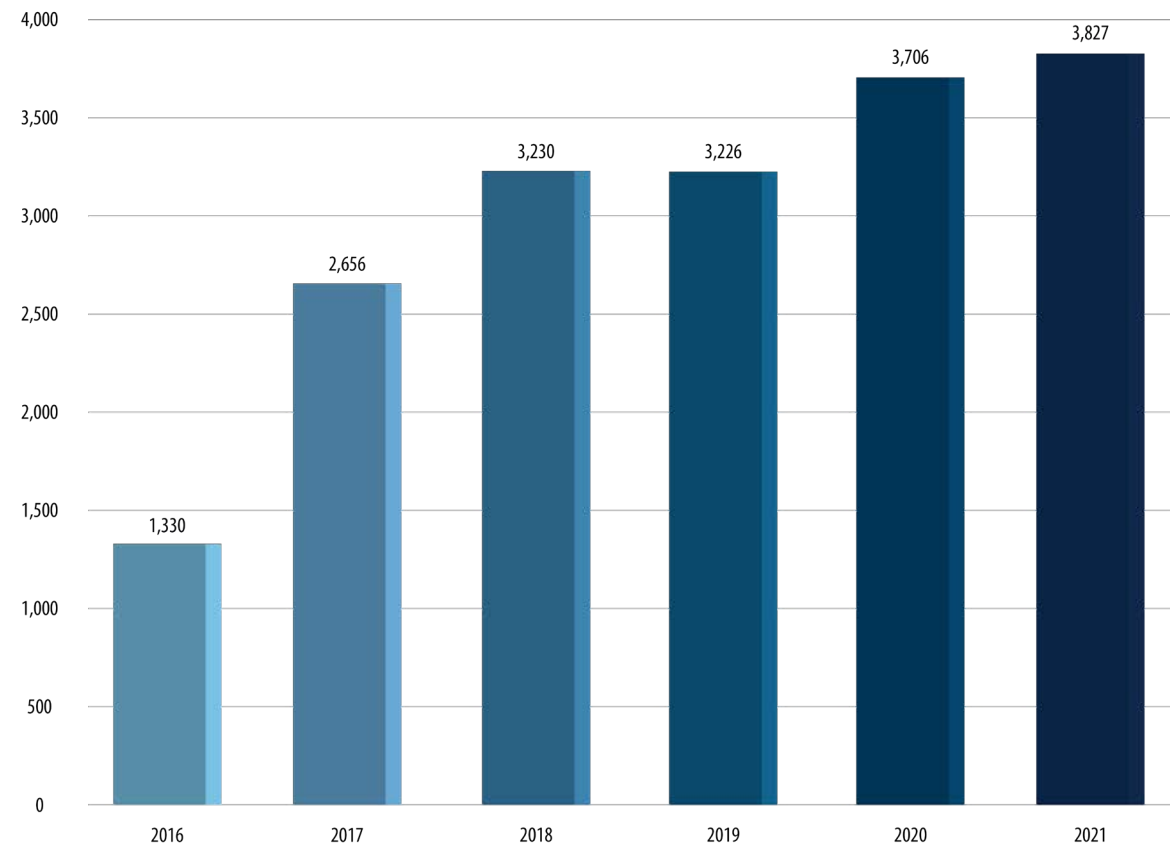
## Inspections

As with 2020, the high amount of home improvement projects was a contributory cause for an increase in the number of inspections conducted in 2021. Coupled with that, the final buildout of several non-residential projects in the Village of Channahon resulted in a 3.3% increase over the number of inspections that were conducted in the prior year. However, when considering the level of inspections conducted in 2021, the amount is over 35% higher than the preceding five-year average and nearly triple the number of inspections conducted in 2016. 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 2021, it seems unlikely that there would be yet another significant increase in the number of inspections in 2022. 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 2022.

	2016	2017	2018	2019	2020	2021	2020-2021 Change
Total Inspections	1,330	2,656	3,230	3,226	3,706	3,827	+3.3%

2016 - 2021 Inspections



## Code Enforcement

Change in Code Enforcement activity in 2021 averaged about 2 less cases per month than in 2020. The number of new cases was again less than the previous year and there remains a high level of compliance with Village codes. However, as the Code Enforcement Officer also conducts building inspections, the number of enforcement cases is not the totality of employee activity. With the increase in inspections over the past two years, time demands are increasingly being required to be devoted to those duties, potentially forcing Code Enforcement Activity to decrease. 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 was again the top complaint addressed in 2021. Though overall enforcement activity decreased, this particular category increased by 25% and was roughly a third of all enforcement activity. Conditions Deemed to be a Nuisance decreased by the largest margin, falling nearly 40%. Zoning Violations also increased from 2020, having recorded an additional five cases. Violations for Working Without A Building Permit remained steady with the previous year, having cited one additional case in 2021. Considering the amount of improvement projects that were undertaken throughout the Village, this is an even baseline – representing 3% of permits issued. In other words, based on the number of violators that were caught, there is 97% compliance with permitting.

	2018	2019	2020	2021	Change
New Code Enforcement Cases	195	212	181	155	-14.3%

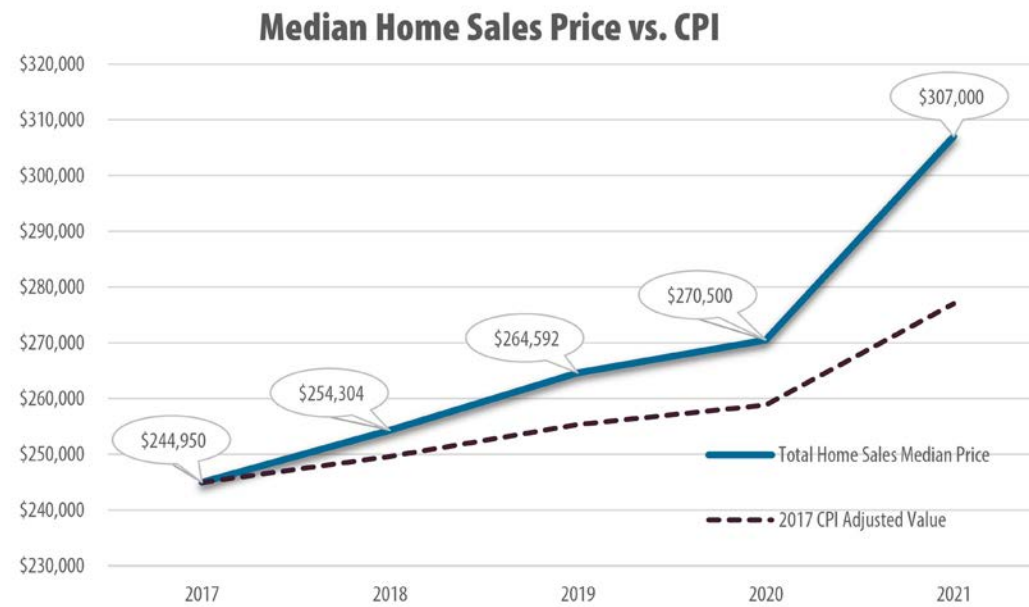
- Weeds & Tall Grass Violations
- Working Without a Building Permit
- Zoning Violation
- Trailer Parking Violation
- Condition Deemed to be a Nuisance
- Other



## Home Sales

Based on information gathered from the receipt of tax-transfer stamp payments, in 2021 there were a total of 359 homes sold in the Village of Channahon – an increase of 5% from the number of 2020 sales. 256 homes sold were existing homes, while 103 were new homes that were constructed. These figures do not include certain exempt transfer situations, such as divorce or quit-claim-deeds.

One of the most astounding data points gathered from 2021 has been the rapid increase in the median sales price of homes. In 2021 the median sales price increased 13.5% from the previous year, with a value of \$307,000. Prior to 2021, the median sales price was increasing between 2% and 4% annually. The previous year's median sales price for all homes was \$270,500. The median sales price of a home in the Village of Channahon has increased by 25.3% since 2017. During the same period, if adjusted only for the Consumer Price Index, the median price would have climbed by 13.1%. Thus, the median value of Channahon homes has gained a real value increase of more than 12% since 2017.

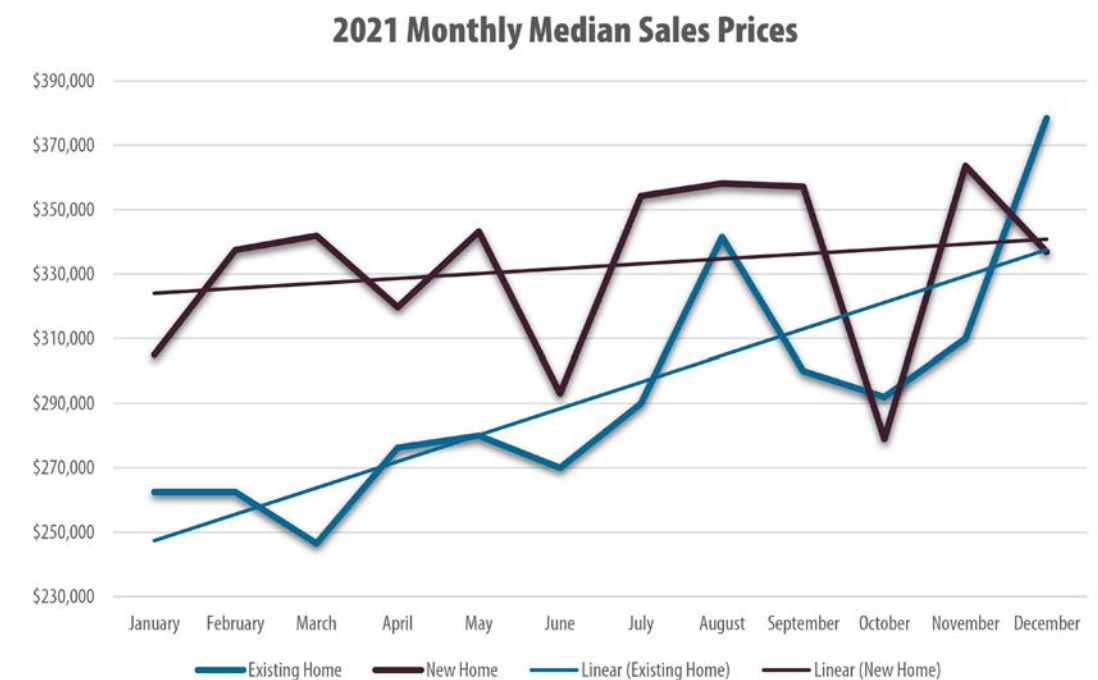


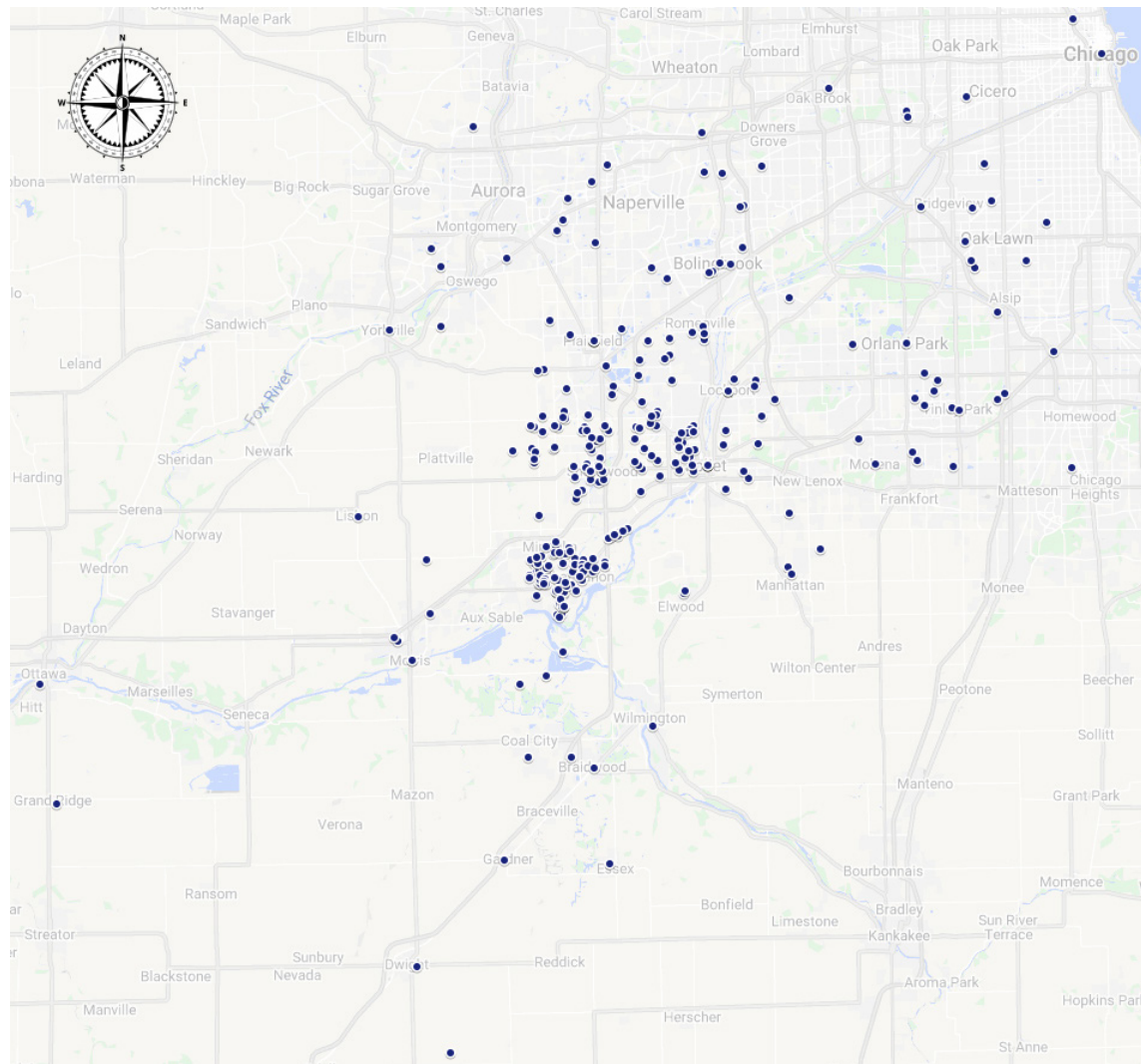
The price comparison between existing homes and new construction homes indicated that new construction homes were more expensive by about 18%. This is an increase from the price difference of 13% seen in 2020. The median sales price of an existing home in the Village of Channahon was \$285,450, up over \$18,000 from the previous year. Meanwhile, the median price of a new home increased by over \$43,000 and is now \$336,700. As expected, there continues to be greater variation in the pricing of existing homes as the sizes, ages and conditions of homes sold vary greatly. The price range for new construction in the Village of Channahon during 2021 was \$224,900 - \$479,480.



When looking at individual data points and not just the annual median, there is another story to be told. The price gap between an existing home and a newly constructed home is narrowing. In fact, when looking at the median sales figures on a month by month basis, the price of existing homes has been increasing at a faster pace than new homes. While any particular month could be an anomaly, the trend-line would indicate that a pattern does exist.

This pattern could be described by buyers' desire to move into a home immediately, and not wait for one to be constructed. It could also be justified by the possibility that there simply are not enough new homes coming to market quickly enough to satisfy demand, which is pushing buyers to existing homes and driving up the price of those existing homes at a faster rate.





Map displaying the previous address locations of buyers of Channahon homes.

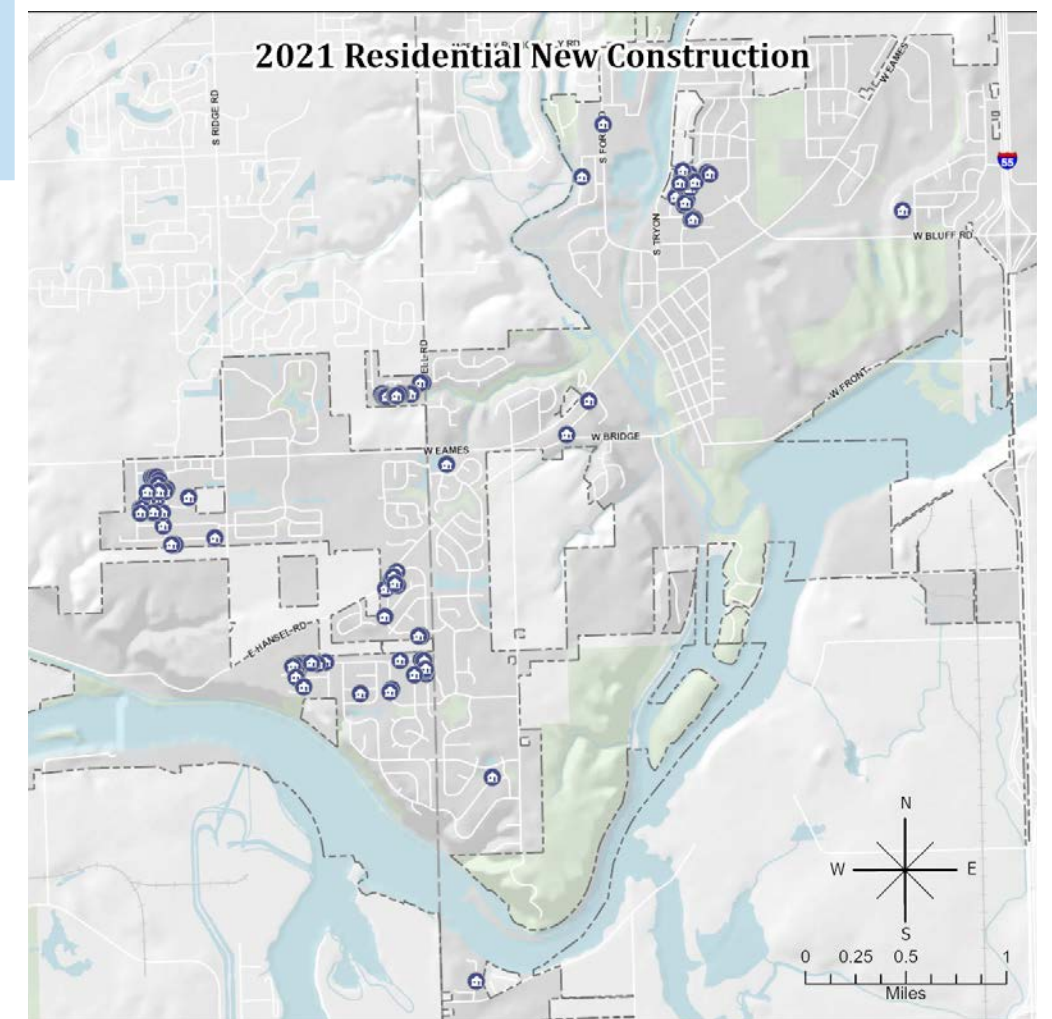
### New Residents & Move-In Analysis

As has been the trend for several years, buyers of homes in Channahon are primarily from Channahon and the surrounding areas. While buyers came from across the United States, stretching from Connecticut to Arizona, a geographic concentration is seen primarily highlighting the southwest suburbs of Chicago. Of the 359 home sales in 2021, 327 of the buyers reported the town of their origin. The highest percentage of buyers (17%) were those who were already residents of Channahon. This is about equal to the percentage of purchasers from the previous three years. It remains an indication that many are satisfied with their hometown and are upgrading or downsizing their home type to match their changing life situations. Closely following Channahon were homebuyers that were residents of Joliet (14%), Minooka (13%), Plainfield (10%), or Shorewood (6%). Combined with Channahon, these towns make up about 60% of the buyers of Channahon homes. 4% of buyers came from outside of Illinois. Generally speaking, a large makeup of the remaining homebuyers are spread across the southwest suburbs of Chicago. As the changing characteristics of working and the necessity to travel to a workplace has been lessened, it is possible that buyers are no longer as concerned with commuting times and may be more comfortable purchasing a home further away from the urban core of downtown Chicago.

### Population & Distribution of New Housing Units in 2021

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. While the number of houses constructed in Grundy County fell slightly in 2021, 74% of all new construction remains west of the county line. In Will County, Town Center (GDP Homes) was the only development with notable construction, starting 20 new homes in 2021. Copper Leaf subdivision contributed two, while another half-dozen homes were built across various other areas in Will County. One home was constructed south of the Des Plaines River, in Wilmington Unit School District 209. The remaining homes in Will County were in Channahon School District 17.

New Construction by Subdivision			
80 in Grundy County (74%)		28 in Will County (26%)	
Villas of Keating Pointe	25	Town Center	20
Creskide Estates	14	Copper Leaf	2
Wedgewood Highlands	13	Other	6
Whispering Oaks	12		
Hunters Crossing	11		
Woods of Aux Sable	4		
Other	1		

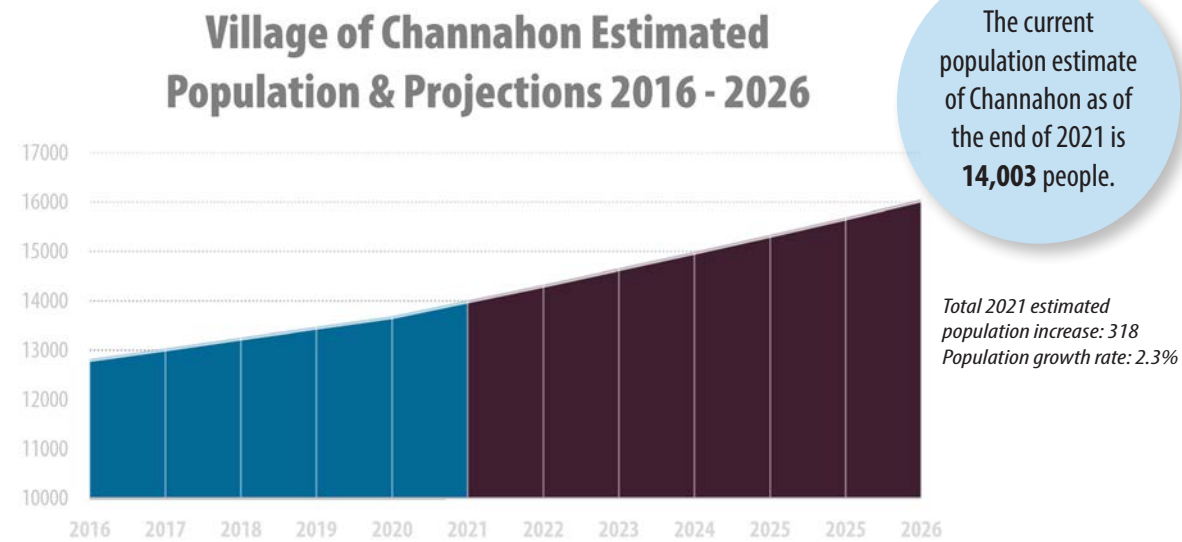


## Population

With the release of Census 2020 data finally arriving in late 2021, population estimates have been adjusted to reflect the data. According to the 2020 Census, the population of Channahon as of April 1, 2020 was 13,383. Using this as a new base value, and calculating population using more-precise estimates based on the number of bedrooms added to the community, the current population estimate of Channahon as of the end of 2021 is 14,003 people.

The population of the Village of Channahon continues to grow on-pace with expectations at a stable and manageable growth rate of 2.3%. While it is not difficult to predict additions to the population based on new construction, it is more difficult to account for deductions to the population – typically a result of children growing and moving away from home. As Channahon home building “boomed” in the late-1990s and early-2000s, a significant amount of homes and families were added all at once. As such, the children from these households have aged and moved away during a small window of time – specifically over the past half-decade. This may be the primary factor that has caused previous population estimates to be higher than the census reported. To be noted, as these empty-nester homes now sell to new families, it is possible to have a next-generation boom of children in these homes – something which the school districts will need to keep under observation for their enrollment estimates. Over time, this cyclical change should balance itself as a greater number of overall households built in Channahon will dilute the effect of the “boom” construction of the late-1990s and early-2000s.

While the concentration of new homes being constructed in Grundy County and District 201 remains higher than areas to the east, the impact on student population is somewhat lower due to the type of homes being constructed. With products such as those in The Villas of Keating Pointe and Creekside Estates being primarily targeted to those looking to downsize after their child rearing years, there are not as many children joining the community in those developments. Just shy of half of the homes constructed in Grundy County were in this age-targeted market. While number of bedrooms constructed has been analyzed to determine the number of students, it is possible the Grundy County and District 201 estimates are high.



County/School District	Grundy County / District 201	Will County / District 17	Will County / District 209
New Housing Units in 2021	80	27	1
New Total Population in 2021	231	85	2
New K-8 Students in 2021	46	17	0
New Sr. High Students in 2021	18	7	0

## Owner & Renter Occupancy

A first-time analysis in 2020, the occupancy status of housing by owners and those renting/leasing was examined. These methods were again used in 2021. This data is 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. With 4,610 housing units in the Village of Channahon, the total rental occupancy status was 11.75% of all dwelling units, up 0.25% overall.

Based on data at the time of examination, there has been a nearly 26% increase in the number of single-family homes for rent, climbing to 162 from 129 the year prior. These rented homes join 380 purpose-built rental units, such as apartment dwellings and land-leases for homes in Remington Woods. This increase may be attributed to several reasons. First, there have been no purpose-built rental units constructed in the market area. For those seeking a lease opportunity, there exists little other choice than to look for a single-family home if they wish to live in Channahon. Second, as some homeowners are right-sizing their homes for the next phase of life some are retaining their former property for investment income. Lastly, corporate ownership of housing by rental companies is becoming more frequent. These companies will buy a single-family home that is for sale to retain in their portfolio as a rental property. This has the potential of increasing the cost of buying a home, as more buyers compete not only with each other, but also corporations.

With the market demand for rental properties not being met, the Village has experienced some instances of zoning violations where owners have begun to rent single family homes to numbers of unrelated individuals. “Room for rent” style properties are not allowed in the Single-Family Zoning Districts in the Village of Channahon. Code Enforcement action is taken against such properties, but this situation is likely to continue to occur in new locations until the rental market can increase to meet demand.

The percentage of owner-occupied structures in the Village of Channahon decreased slightly, from 97.1% in 2020 to 96.5% in 2021. Still, the availability of rental properties in the Village of Channahon is extraordinarily low. In Illinois about 29% of the population is renting their living space, less than the national rental population of 36%. These numbers have been steadily climbing since their low point in the early 2000s. What used to be a mantra of, “you rent until you can afford to buy,” is not necessarily accurate in the 2020s. Many are choosing to rent for the mobility options to be able to easily change jobs and relocate. Others are avoiding the need to save for a down payment. Still more are uneasy about the risk that property could lose value as it did in the great recession.



## Remaining Lot Inventory

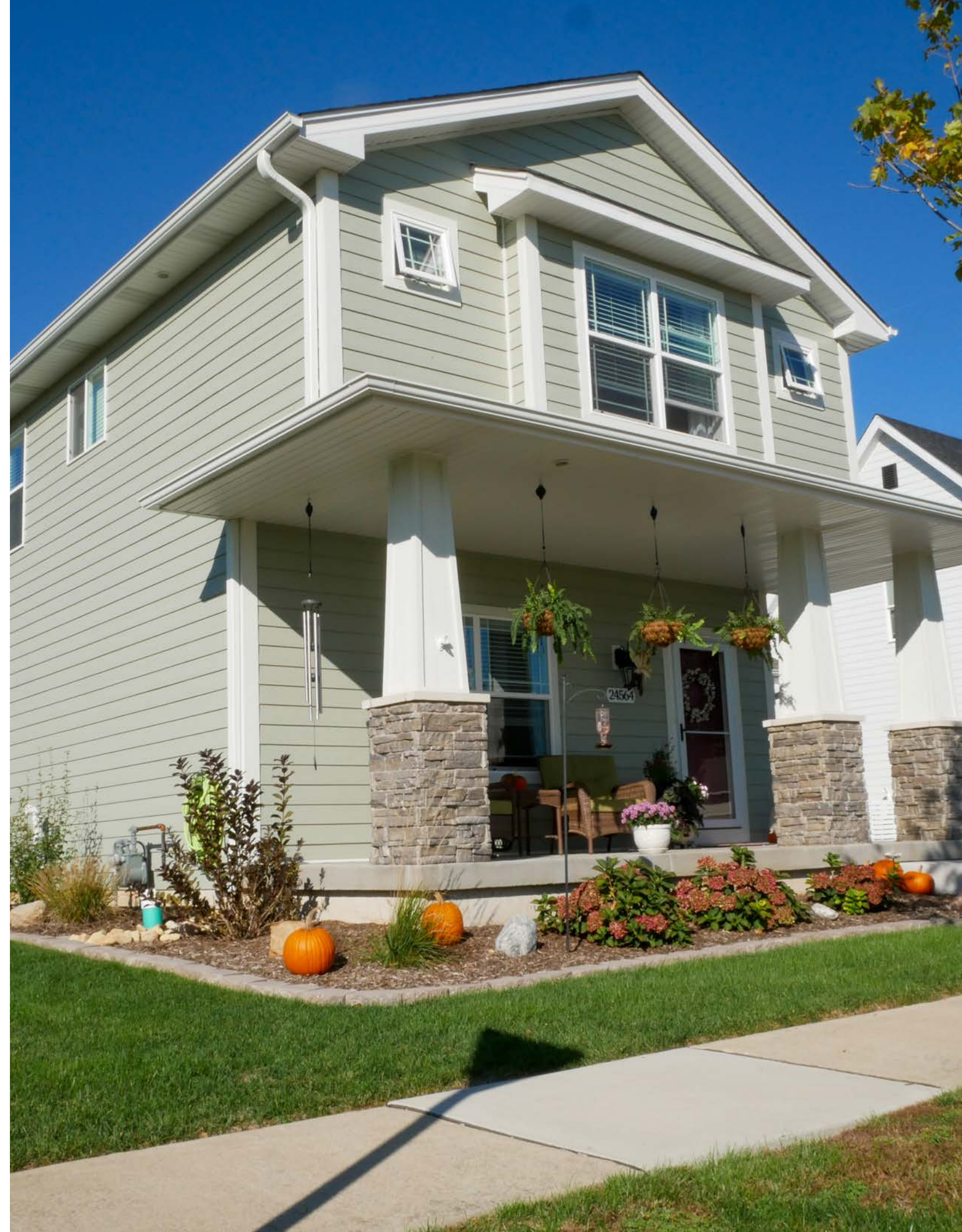
In 2021, more developing subdivisions reached complete buildout. Most notably, Hunters Crossing units 13/14 were completed by M/I Homes. M/I had been a leader in homebuilding in Channahon for the past few years. Their exit from the market did not seem to impact the overall build rate, however, as demand for homes remains high. It was predicted that a slowdown in building would occur in 2021 compared to previous years. While there were slightly fewer starts than 2020, the overall number continued to be exactly in-line with the average of the previous 4 years. This being despite a record low number of starts for the summer months, as unexpected supply constraints caused delays.

Lot inventory was of concern entering 2021, with the ever-dwindling number of lots potentially leading to a lack of spaces to build homes. As such, three new subdivision units began construction in 2021: Town Center unit 4, Whispering Oaks unit 2, and Creekside Estates unit 1. These three subdivision units added a total of 116 available lots: 64 Single Family lots and 52 duplex lots. Despite these additions, the number of lots available for single-family homes decreased from the previous year. With the market velocity already seen in these three new developments, it should be expected that all of this new inventory is expended by the end of 2023. Town Center has no further room for additional housing units and will be effectively complete from a single-family home standpoint. There are plans for additional units of Creekside Estates and Whispering Oaks.

Nearly 20% of all remaining available lots are platted 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, or the first builder takes a risk to build speculatively, their status as an “available” lot should continue to be held with skepticism when considering future building availability. When discounting the townhome lots, at the current building rate the Village of Channahon currently has approximately 21 months of inventory for new home construction before the supply is completely exhausted.

2021 Year End Lot Inventory Currently Platted Lots in Developing Subdivisions			
Development/Subdivision	Total Lots Remaining at End of 2021	Will County	Grundy County
Copper Leaf	24	24	
Four Oaks	3	3	
Town Center Unit 2A/3	2	2	
Town Center Unit 4	33	33	
Wedgewood Highlands	48		48
Whispering Oaks	4		4
Woods of Aux Sable	7		7
<b>Detached S.F. Total</b>	<b>121</b>	<b>62</b>	<b>59</b>
Creekside Estates Duplexes	38		38
Town Center - Brownstone Duplex	8	8	
Villas of Keating Pointe	22		22
Woods of Aux Sable - Duplex	2		2
<b>Villas &amp; Duplex Total</b>	<b>70</b>	<b>8</b>	<b>62</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>234</b>	<b>70</b>	<b>164</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.





# 2022 Development Projections



## Projected Population & Distribution of New Housing Units in 2022

There continues to be concern that the reduction in lot supply will lead to an eventual slowdown of building. This concern was not realized in 2021 as new lots coming to market were able to bolster the overall inventory, though not at a level to keep pace with new single-family home construction. Additionally, these new subdivision units did not have the benefit of existing for the full calendar year; The number of starts that would have occurred most certainly would have been higher if they were ready earlier in the year. With the steady reduction in lot supply and other external factors, it is again possible that 2022 could perform below average. Supply delays in both materials and labor have the potential to temper the ability for the market to deliver and satisfy the level of demand that exists. This was witnessed in June-August of 2021, where new starts were significantly below average while supply shortages were significant.

Though numerically there is enough quantity of lots to sustain a steady level of new construction for the next year, as supply is reduced there becomes a question of marketability for some of the remaining lots. 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. Additionally, the demand for smaller Villa products could exceed the supply of lots meant for that product, bringing building of that type to a halt. Still, it is felt that at least 80 new construction starts can be expected in 2022. The predicted distribution of those homes between the counties and school districts is seen below:

Projected 2022 Population Additions		
County/School District	Grundy County / District 201	Will County / District 17
New Housing Units	60	20
New Total Population	158	61
New K-8 Students	31	12
New Sr. High Students	12	5

Residential growth continues to be concentrated in Grundy County and Grade School District 201. While less concentrated than 2020, still nearly 75% of new housing units were constructed in Grundy County. With Town Center and Copper Leaf being the only residential developments of substantial size to be building in Will County, this trend will continue with the 3:1 ratio of homes built between Grundy:Will.

### Copper Leaf Subdivision (Will County)

Copperleaf Subdivision has had its ups and downs throughout its lifespan of development. Started just before the Great Recession, the subdivision only constructed a few homes prior to the collapse of the housing market. Intended for higher-value homes, this subdivision was slower to attract buyers than some of the median market products offered in other developments. In 2021 the remaining lots were purchased by a new entity. Northmark Construction has begun constructing a model home in the subdivision, which should be complete in the late spring. Momentum typically takes time to achieve a high number of building starts, and as such only a few new homes are likely to begin construction in 2022.

### Creekside Estates (Grundy County)

Creekside Estates is the first significantly-sized new subdivision to come to market in the Village of Channahon since the great recession. The total development is planned to have 112 duplex units, constructed over three phases. The first phase of 52 units was platted in 2021. Construction of homes did not begin until late in the year, but permits were still issued for 14 units prior to the year's end. This housing is marketed to be a higher-end buyer, typically targeting those downsizing. The majority of the homes planned are single story, but some two-story floor plans do exist to add variety to the landscape. Due to the target marketing of the product, the prediction for the number of new residents, and especially children, has been discounted for Grundy County / Grade School District 201.



Aerial view of Creekside Estates site. Photo courtesy of Winner Excavating, Inc.

### Four Oaks Subdivision (Will County)

The four-home subdivision on large homesites along Ford Road began construction of its first home in 2021. With the custom nature of the product it is difficult to predict the speed at which building may occur. One additional home is thought to be an accurate estimate for 2022.

### Hunters Crossing (Grundy County)

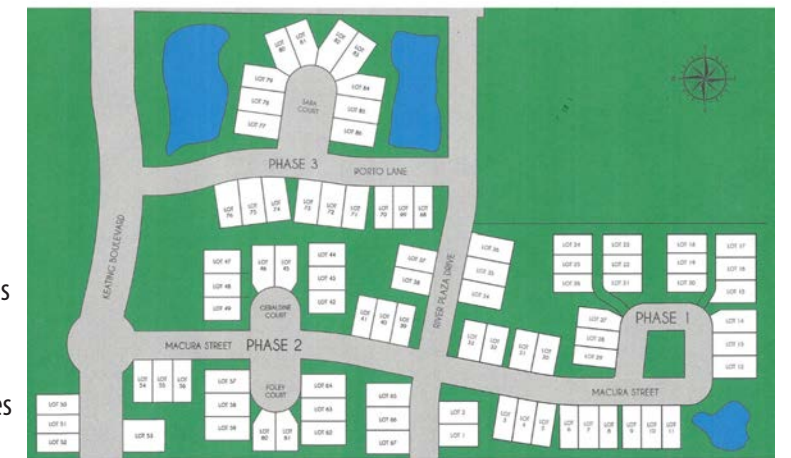
Hunters Crossing Units 13/14, along with North Hansel Estates, was an existing subdivision acquired by M/I Homes. An annual leader in new home starts, the final 11 homes were permitted for construction last year. Now at full build-out, M/I Homes has exited the Channahon market.

### Town Center (Will County)

With unit 4 now constructed and the building of housing underway, Town Center has been successful in selling a unique single-family home product. As unit 4 became ready for homes later in 2021, it is a bit difficult to know how quickly the subdivision may reach build-out. Town Center was the second most active subdivision in terms of the number of construction starts during 2021. Demand for homes in Town Center is high and it is likely that the development will build through 2022 and complete in early 2023, reaching full build-out. There also remains several brownstone/duplex lots to be constructed on St. Elizabeth Dr., which have been tied-up with intricacies revolving around the ownership by Catholic Charities. Upon final transfer of those lots, the remaining 8 duplex units should construct in short-order.

### The Villas of Keating Pointe (Grundy County)

The Villas of Keating Pointe will reach full buildout in 2022 if the deliveries remain the same as they did last year. In 2021 this subdivision was the most active in the Village of Channahon. With only 22 home sites remaining, there would be insufficient inventory to meet the needs for the 25 homes that were permitted for construction during 2021. 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. Like Creekside Estates, the housing product is targeted to those buyers who are choosing to downsize the size of their homes later in life. The product is also attractive to some younger working professionals that may not necessarily be focused on the typical family housing dynamic. As such, these housing units have lesser impact on the school districts than more-traditional housing products.



Villas of Keating Pointe subdivision. Photo courtesy of Core Homes.

### Wedgewood Highlands (Grundy County)

During 2021, Core Homes acquired a significant portion of the remaining lots in Wedgewood Highlands. It is expected that there will be a high level of activity in this subdivision during 2022. With Core Homes completing their lots in Whispering Oaks, one of the most active subdivisions over the past year, focus will shift onto this area. With 48 available lots, there should be inventory available for construction through 2023 and potentially into 2024.

### Whispering Oaks (Grundy County)

Whispering Oaks was a high contributor to the number of housing starts in 2021. There remained only four lots left in unit 1 at the close of the year. Unit 2 was constructed just before the start of winter weather, and has 14 additional lots available for new homes, all of which could begin construction in 2022 if similar pace is kept. Up to this point, Whispering Oaks was being constructed largely by Core Homes and Blackjack Builders, with a few other builders contributing here-and-there. With Core Homes having acquired a significant portion of Wedgewood Highlands, the pace at which Whispering Oaks builds could be slightly less.

### Woods of Aux Sable (Grundy County)

A perennial high-contributor of new homes to the Village of Channahon, the Woods of Aux Sable subdivision is effectively at build-out. While seven single family lots remain, some of these are in ownership with homes next-door and are unlikely to be built. There may possibly be some starts, but activity from this subdivision will be low compared to previous years and to that of other subdivisions.

## Prospective Future Residential Development

While Whispering Oaks began its unit 2 in 2021, units 3 and 4 are likely following in close pursuit. The three units together total 69 new single-family home sites, with 14 of those already provided in unit 2. Unit 3 could start in 2022 and begin contributing homes late in the year or in 2023. Unit 4, the final unit, would be another year behind those.

The property owned by Pentagon Properties, east of McKinley Woods Road, was once planned for large scale residential development. The products and patterns that were imagined in the early 2000s do not reflect what would be a successful mix today. The property owner has begun discussions with the Village of what may eventually lead to several hundred new home sites – all situated in Will County / District 17. The planning process is too early to know exactly what quantities and types will be delivered, but this should become clearer later in 2022. Even at an unusually rapid pace of planning and development, it is not likely that this development would contribute a significant amount of homes in 2022. More likely, if this development does move forward, it will begin delivering inventory in 2023 and beyond.

Approved in late 2018, a Planned Unit Development for Ravine Woods Unit 3 still has not moved closer to construction. 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.

In the multifamily sector, an apartment building concept was brought before the Planning & Zoning Commission and Village Board in 2021. The two three-story apartment buildings would be located on Route 6, west of Roberts Road. The developer continues to move forward with planning and design, to seek approval to begin construction in 2022. If approved, the first building would not be ready to deliver to market until sometime in 2023. The second building would follow a schedule that makes sense according to the absorption rate of the apartment units. In Town Center, the St. Elizabeth Residences are investigating the potential to build the next phase planned for the site. Comprised of apartments restricted to those aged 62 or older, there is the potential for up to 61 units to join the 48 units that were constructed in 2016. This would complete the buildout of the planned senior living component in Town Center. Other multifamily developers have conducted some preliminary investigations into the market, but no plans have yet come forward.



## Future Non-Residential Development

The demand for businesses of and relating to logistics and warehousing continues to be strong throughout the region and entire nation. The Village of Channahon continues to hold the position that industrial uses should not spread west of I-55 or north of U.S. Route 6. An exception to this is redevelopment in areas that are already occupied by older industrial uses. A more notable exception would be development of those lands located west of McClinden Road, in the region already occupied by industrial uses. Recently, there has been increased interest and activity in the greater Brisbin Road interchange area. The area is shared in planning jurisdiction between Channahon, Minooka, and Morris. Potential developers have inquired about the timing of available utilities for the area. While the Village of Channahon is diligently working to establish a wastewater treatment facility, currently only the City of Morris has available utilities to the area. Development in the Village of Channahon areas of the interchange region is unlikely to begin during 2022, though concerted planning and preparation is likely. The Village of Channahon and the Village of Minooka are currently discussing amendments to the boundary line agreement in that region, so that better land use planning and development may occur for each municipality. The current boundary line agreement is set to expire in August 2022.

Though it has taken longer to begin construction than initially anticipated, Penske Truck Leasing has acquired the older industrial property along the west frontage road of I-55, to the north of Thorntons. With plans to demolish the existing facilities and construct a modern building and site for truck and vehicle rentals, the project should move forward to construction during 2022. Penske has temporarily occupied the facility formerly operated by J.B. Hunt, which it will utilize for its business during construction and then move into the new building, razing the interim building and completing construction of parking areas.

A previous contract to purchase the former Ivo's Restaurant was cancelled by the buyer. Another contract took its place in late 2021. It is yet unknown whether the buyer will move forward to complete the purchase. The likely project would include the demolition of the building, assembly of the land with surrounding available properties, and listing for sale to an ultimate developer or user.

Casey's received all necessary approvals to begin construction of their replacement facility to be located next-to the current location on Route 6. After multiple re-designs, construction is now approved and could begin as weather permits.

The site of the former Lone Star Restaurant, which suffered a fire in 2015 resulting in its ultimate demolition, has been approved for a new restaurant, Lone Star Grill. The new facility would be a smaller drive-thru and carry-out focused restaurant. While the initial approval for construction came in 2019, the global pandemic and issues with project financing have caused numerous delays. In December 2021 the Village Board of Trustees issued a 6-month extension for the project to begin.

Finally, The Channahon Fire Protection District is finalizing plans to construct a new facility that will be a relocation of fire station 2. Located near the intersection of Thomas Dillon Drive and U.S. Route 6, the facility is expected to break ground in the spring of 2022. If construction remains on-schedule, the station will begin operations in early 2023. This new location will replace the station on McClintock Road, which is undersized and poorly located for modern response needs.

## Summary & Conclusions

2022 will continue to build on the momentum and desire for residential construction that has been seen over the past half-decade. While lot supply is a concern going forward, there appears to be sufficient inventory for building to carry on through 2022. The rapidly increasing cost of housing has as much of a potential to cause an increase in demand as it does to cause a building slowdown. Buyers may look further away from the urban core in search of better values, which are typically found in the far exurbs such as Channahon. The start of new subdivisions and new types of housing products should continue to keep demand momentum high throughout 2022 and beyond. A note of caution may be that the ever-increasing home prices and superheated demand may start to push out young buyers or influence existing residents to leave if the correct types of products are not available.

Development along the I-55 industrial corridor is largely complete. With the exception of remaining infill lots or redevelopment of older industrial areas, the I-55 corridor is now closed to industrial development within Channahon. While land does remain available in the interchange region, it is not planned for industrial uses. Future commercial, residential, and mixed-use components are thought to be the focus of any new construction in the immediate interchange area.

The interest in the development of industrial uses in the greater I-80/Brisbin Road interchange area is becoming stronger and should result in initial development in the near term, but probably not in Channahon. The City of Morris has utilities and approved developments ready to break ground west of Brisbin Road in 2022. As Channahon works to position its utilities to serve areas east of Brisbin Road, the likely development time horizon is still a couple of years away.

With highly-regarded schools, parks, and open spaces, Channahon will remain an attractive destination for families in the region. With the changing dynamics of the workforce and varying preferences for housing, new residents may come to Channahon from further away than they may have in the past. As the residential and daytime workforce populations 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 and its neighbors remain a prime destination for manufacturing and logistics development. Dutiful implementation of Village plans and governance will continue to be necessary to allow for these diverse uses to thrive, without infringing on the reasons that make Channahon a beneficial location for life and business.



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