Land Use & Development

Land use and how properties are developed and utilized are an essential component of long-range planning for any community. This is particularly important for Channahon given the opportunity for growth within the Village and the availability of underutilized land which could be the focus for new development. Understanding the potential for changes that could impact the character of Channahon, it is critical that the Village has a balanced approach to land use and development. This should enable growth and attract new uses that meet the needs and desires of residents while preserving the community’s picturesque landscape and sense of place. This chapter establishes guiding policies for future land use and identifies specific recommendations and best practices for residential, commercial, and industrial uses within Channahon.
Land Use & Development

Vision
Leveraging the Village’s regional location and healthy market position, Channahon will remain an inviting community that balances suburban living in a rural setting. Collaborative efforts to guide investment will allow the Village to continue growing while maintaining the unique character, landscape, and small-town charm that defines Channahon. This will include infill of planned subdivisions and new residential neighborhoods that serve to diversify the local housing stock. New commercial investment will bring additional retail and entertainment destinations near highway interchanges, complimented by local businesses throughout Channahon to provide shopping options that support residents and visitors alike.

By concentrating industrial uses on the Village’s eastern and western periphery, Channahon will capitalize on multimodal transportation and industry in the area while buffering residential and commercial districts from negative impacts. As the community continues to grow, preservation and enhancement of natural area, water resources, and recreational amenities will ensure Channahon maintains its distinct landscape and provide activity to attract new residents, visitors, and businesses. At its foundation, growth in Channahon will be targeted, seeking to guide uses to appropriate areas for long-term success. This will ensure Channahon can balance residential, commercial, and industrial development while preserving community character and quality of life.

Goals

Goal #1
Direct development and investment to appropriate areas of Channahon, balancing investment in established areas with controlled outward growth.

Objectives
- Focus growth in priority areas that are best suited for investment and will contribute to the character and vitality of Channahon.
- Ensure future development is aligned with infrastructure capacities as well as water resources and limit unnecessary service extensions.
- Foster unique and welcoming environments for residential, commercial, entertainment and industrial uses that are desirable to residents, business owners, and developers.
- Carefully consider the impacts of outward growth and discourage, if possible, disconnected or ‘leapfrog’ development.
Seek annexation of key areas that will allow the Village to guide future land use and influence the character of development.

Ensure that the location and design of differing land uses does not result in conflicts or impact quality of life, particularly as a result of transportation and truck traffic.

Launch a promotional campaign aimed at attracting new residential, commercial, and industrial investment to Channahon as well as visitors and activity from the surrounding region.

Develop materials to educate property owners and developers pertaining to Village regulations, the permitting process, and applicable local, county, and state incentive programs.

Consider economic development programs and incentives that will encourage development and investment and help guide growth to preferred locations within the Village.

Goal #2
Capitalizing on a vibrant local housing market to provide diverse residential neighborhoods that appeal to current and prospective residents.

Objectives
- Prioritize residential infill within existing neighborhoods and the completion of incomplete subdivisions.
- Focus residential growth in the Village’s established neighborhoods, generally between I-55 and McLinden Road.
- Encourage housing diversity, including residential products that differ in scale, density, tenure, and price.
- Encourage housing options for seniors looking to downsize or ‘age-in-place,’ including higher-density residential as well as assisted living facilities and developments.
- Regularly review and update subdivision and zoning regulations to address issues and inconsistencies and enforce established design standards within existing and future neighborhoods.

Goal #3
Foster a diverse business community that supports local needs while attracting regional shoppers and visitors.

Objectives
- Encourage regional commercial development around the I-55 and I-80 interchanges to capitalize on accessibility and higher traffic volumes.
- Encourage corridor commercial development in concentrated nodes along Route 6 to attract businesses that provide residents with daily goods and services.
- Encourage the development of entertainment uses that appeal to local and regional residents and promote tourism.
- Explore the development of destination commercial, such as restaurants and cafés, in locations that benefit from access and proximity to recreational amenities and local waterways.

Goal #4
Support industry as a vital economic resource while mitigating impacts on other land uses.

Objectives
- Encourage light industrial uses in appropriate sites along the I-55 corridor.
- Encourage light and heavy industrial uses in western Channahon.
- Prohibit further industrial investment in central Channahon, roughly between Municipal Drive and McLinden Road.
- Encourage long-term relocation of industrial businesses which are incompatible with surrounding uses to more appropriate areas of Channahon.
- Establish formalized industrial parks to support on-site improvements, branding, and economic development, working with the Greater Channahon-Minooka Chamber of Commerce, the Will County Center for Economic Development, and the Grundy Economic Development Council.
- Explore economic development programs and incentives that will encourage industrial investment and help guide development to preferred locations within the Village.
Land Use Plan

The Land Use Plan provides direction for how land should be used and developed within Channahon. It is intended to act as a resource for Village staff, officials, and policy makers as well as developers, property owners, and residents, guiding how growth and development occurs within the community. All parcels within the Village and its planning area have been designated as a specific land use, taking into account existing and adjacent uses, development and market potential, infrastructure capacities and water resources, growth priorities, and other factors and considerations specific to Channahon. Collectively, these designations define the current and future uses for land within the community.

Agriculture
Properties designated Agriculture are primarily dedicated to the production of crops and livestock as well as low-density residential with a predominantly rural character.

Single-Family Neighborhood
Properties designated Single-Family Neighborhood are dedicated to both detached and attached single-family residential structures. This includes single-family homes, duplexes, and townhomes in planned subdivisions, established neighborhoods, and isolated stand-alone structures.

Multi-Family
Properties designated Multi-Family are dedicated to residential development that consists of two or more dwelling units which are vertically stacked and share entrances, hallways, and communal spaces.

Residential Flex
Properties designated Residential Flex are intended to provide the Village with flexibility in supporting appropriate and creative residential development. These properties are suitable for multi-family and single-family attached development, but could also enable single-family detached housing and other creative solutions that contribute to housing diversity within Channahon.
Regional Commercial
Properties designated Regional Commercial are dedicated to businesses offering goods and services that attract regional consumers as well as community residents. These are concentrated at the Village’s interchanges with I-55 and I-80.

Destination Commercial
Properties designated Destination Commercial are dedicated to businesses that act as destinations, attracting tourism to the community. This includes entertainment and cultural uses as well as businesses that elevate the landscape and natural assets of Channahon to attract visitors from the region.

Corridor Commercial Node
Properties designated Corridor Commercial Node are dedicated to businesses offering everyday goods and services to community residents. These are concentrated at key intersections and nodes along the Route 6 corridor and should also appeal to consumers moving to and through the community.

Town Center
Properties designated Town Center are included within the Village’s Town Center site and intended for development that creates a dense and active community focal point. Development of these properties should be guided by the Town Center Sub-area in Chapter 8: Subarea Plans.

Medical
Properties designated Medical are dedicated to medical uses and related facilities, including hospitals, clinics, outpatient centers, and private practices. In addition, this designation provides opportunities for medically-related residential and commercial development, such as assisted living facilities or businesses selling medical supplies and equipment.

Industrial
Properties designated Industrial are dedicated to industrial businesses and operations, including both heavy and light industrial as well as higher intensity commercial uses that are consistent with the character of industrial uses.

Parks & Open Space
Properties designated Parks & Open Space are dedicated to parks, preserved open spaces, forest preserves, and other areas intended to support active and passive recreation within the community. This includes golf courses and cemeteries that are similar in use and function to parks and open spaces.

Public/Semi-Public
Properties designated Public/Semi-Public provide public services and amenities that support quality of life within the community. This includes municipal buildings, community facilities, schools, and places of worship.

Utility & Railroad
Properties designated Utility & Railroad are dedicated to the structures, facilities, and infrastructure that enable utilities and railroad operations.
Transportation

Channahon’s transportation network includes the various components and infrastructure that enable mobility and access throughout the community. The Village is generally reliant on automobile transportation given rural and suburban growth patterns. However, Channahon does provide access to regional trail networks and greenways that lay the foundation for greater active transportation. Efforts to build upon these amenities by expanding infrastructure for cyclists and pedestrians will support multi-mobility and appeal to a growing preference for healthier transportation alternatives. Further, the Village must be proactive in addressing truck traffic as industrial development continues to ensure this does not negatively impact efficiency and safety of other modes of transportation. This chapter provides key recommendations to maintain effective and efficient mobility for drivers while further diversifying and enhancing alternative transportation, particularly walking and biking.
Transportation

Vision
The Village of Channahon will be an accessible community, served by infrastructure that ensures efficient mobility for all modes of transportation. Projects to expand, upgrade, and improve the roadway network will create additional routes and better distribute traffic across the Village. Combined with efforts to reduce congestion and better manage truck traffic, driving in Channahon will be safe and effective. In addition, a dedication to extending pedestrian and bicycle infrastructure throughout the Village will offer residents safe driving alternatives as well as opportunities to be active and healthy. Building upon existing local and regional trails, new sidewalks and trail connections will establish a comprehensive network for cyclists and pedestrians, linking neighborhoods to natural areas, commercial districts, and important destinations. Ultimately, local transportation projects will be coordinated with the larger regional network to manage traffic through the Village, particularly to ensure I-55 and I-80 do not hinder local mobility. Addressing transportation from both a local and regional perspective will allow Channahon to continue to grow while efficiently accommodating all transportation modes.

Goals

Goal #1
Maintain and enhance the local roadway network to ensure connectivity throughout Channahon.

Objectives
- Address traffic flow along Route 6, working with IDOT to consider improvements that will ensure safety and efficiency.
- Work creatively with IDOT, the Village of Minooka, and other partners to explore the long-term development of new east-west connections that will alleviate traffic concentrated along Route 6.
- Seek roadway extensions that will provide connectivity between adjacent neighborhoods and reduce drive times.
- Monitor capacities and traffic volumes over time to identify potential improvements or expansion projects as roadways become more frequently used.
- Work with IDOT to review designated truck routes, consider appropriate revisions or alterations, and strictly enforce regulations on truck and related industrial traffic.

Goal #2
Expand pedestrian and bicycle infrastructure to support safe and efficient alternative transportation and mobility.

Objectives
- Extend sidewalks throughout the community to create a comprehensive pedestrian network that connects residents to parks, recreational amenities, commercial districts, employment centers, and major destinations.
- Require sidewalks and pedestrian amenities be incorporated as part of all new development projects.
- Seek connections to regional trails that will improve local accessibility, make Channahon a recreational and tourism destination, and provide safe mobility for pedestrians and cyclists.
- Regularly review aging roadways and pedestrian infrastructure to identify opportunities to modernize amenities and extend sidewalk and bike path networks within Channahon.
Community facilities and infrastructure provide the essential services and amenities that contribute to quality of life and make Channahon a desirable place to live and work. This includes a system of municipal buildings, emergency services, schools, and other facilities as well as the infrastructure network that supports development throughout the community. The management of both community facilities and infrastructure in particular will be critical to Channahon’s ability to sustain continued growth. Further, the maintenance and expansion of services and amenities over times will ensure Channahon remains an attractive and desirable community for existing and prospective residents. This chapter provides key recommendations to address the Village’s key community facilities and infrastructure needs with an emphasis on local and regional collaboration.
Community Facilities & Infrastructure

Vision
The Village of Channahon will be highly livable and desirable by providing residents with well-maintained community facilities, services, and infrastructure. These will elevate the quality of life for residents and ensure the Village is a safe and welcoming community. Through dedicated long-range planning, continued development within the Village will be matched with new facilities and appropriate infrastructure upgrades and extensions, particularly for growth areas west of the DuPage River. This will ensure that new residents and businesses are appropriately served without impacting the quality of Channahon’s various facilities or amenities.

At the same time, the process of reviewing and identifying potential improvements and expansions within established areas of the community will help support modernization and ensure a high quality of life for both existing and future residents. Critical to these efforts will be coordination between the numerous local and regional organizations that serve Channahon’s residents. Encouraging open communication and cooperation, the Village will foster a collaborative environment that coordinates resources and ensures that community facilities and infrastructure continue to meet and exceed Channahon’s needs.

Goals

Goal #1
Ensure Channahon continues to provide high quality services and amenities to residents and businesses that make the Village a safe, exciting, and welcoming place to live and work.

Objectives
- Regularly monitor existing amenities and services to ensure appropriate maintenance and plan for long-term expansions or improvements as well as opportunities to modernize infrastructure systems.
- Host regular meetings with the numerous public service providers who serve Village residents and businesses, facilitating open communication and cooperation.
- Work with emergency response providers to identify emerging trends and potential issues that could impact the ability to provide service.
- Work with education providers to maintain the high quality of local schools and mitigate potential impacts to facilities and funding.
- Work with Village departments to regularly inventory and review facilities to adequately plan for long-term renovations, replacements, expansions, modernizations, and other improvement projects.

Goal #2
Ensure continued quality of infrastructure and services while seeking enhancements to allow for appropriate growth over time.

Objectives
- Regularly review local roadways to identify necessary maintenance projects, working with IDOT, Grundy County, Will County, and local townships where necessary.
- Coordinate with local service providers to regularly review utilities and infrastructure networks to identify necessary upgrades and long-term improvement projects.
- Continue to work with regional partners in addressing water supply and exploring potential alternative sources.
- Continue to reduce the Village’s water consumption and work with developers to reduce the demand upon water resources.
- Work with existing businesses to extend infrastructure services and amenities west of McLinden Road to support future investment in that area.
- Utilize Green Infrastructure practices and policies to reduce environmental impacts as well as improve efficiency of infrastructure networks.
Channahon is a community defined by its distinctive landscape and valuable opportunities for residents to spend time outdoors. Including a variety of parks, open spaces, and unique environmental assets, these provide access to nature and recreational opportunities and contribute to the Village’s image, character, and overall quality of life. As Channahon continues to grow, it is crucial that the Village preserves open spaces and environmental features while identifying opportunities for new parks, trails, and recreational amenities. This will ensure all residents have access to outdoor spaces and encourage healthy, active lifestyles. This chapter provides key recommendations for the conservation and activation of Channahon’s natural assets as well as reviewing best practices and policies to help make the Village a more sustainable community.
**Vision**

The Village of Channahon will continue to be a picturesque community where the natural landscape is preserved and enhanced as a critical component of the Village’s identity. All residents and visitors will have safe access to parks, trails, forest preserves, and outdoor spaces that enhance quality of life and support a healthy, active lifestyle. Primary amongst these will be the local waterways that define Channahon, which will continue to act as a backbone for recreation in the area. These invaluable features will not only be activated but protected through dedicated efforts for water conservation and sustainability. As growth occurs, the Village will remain dedicated to the surrounding environment, guiding development to improve without impacting natural areas and open space.

**Goals**

**Goal #1**

Maintain and enhance parks, open space, and environmental assets to ensure residents and visitors have access to recreation and the local landscape.

**Objectives**

- Work with the Channahon Park District to plan for necessary new facilities or improvements as growth occurs.
- Continue to expand the Village’s pedestrian and bicycle network to safely connect residents to parks, forest preserves, and recreational areas.
- Explore recreational opportunities to activate local waterways, such as canoe or kayak rentals.
- Work with the Illinois Department of Natural Resources, the Army Corps of Engineers, the Forest Preserve District of Will County, and private property owners to consider activating riverfront properties as destinations within the community and allow appropriate commercial investment.

**Goal #2**

Demonstrate a dedication to sustainability and water conservation through preservation of local resources, encouraging conservation-conscious development, and taking an active role in regional efforts.

**Objectives**

- Establish dedicated commissions for sustainability and water conservation, charged with advising the Village on best practices and policies that will preserve natural resources, ensure the health of local water systems, and reducing Channahon’s impact on the environment.
- Adopt and enforce development regulations that ensure proper conservation and protection of all local watersheds.
- Update development standards, codes, and ordinances to require sustainable development practices and incentivize efforts to reduce environmental impacts.
- Identify and preserve important environmentally sensitive areas, water resources, and related natural areas that should be protected from future development.
- Prohibit future development within local floodplains and seek the conversion and/or relocation of non-conforming structures to more appropriate uses.
- Address future water supply and take an active role in regional sustainability and water conservation programs.
Image & Identity

The manner in which Channahon presents itself and is perceived, both locally and across the region, has a direct impact on the Village’s ability to attract new residents, development, and tourism. Further, a municipality’s image is directly tied to its sense of place and fosters the feeling of community that makes Channahon somewhere people want to be. Channahon’s image and the branding of individual projects and developments will be essential to the Village’s success in achieving its long-term vision for the community. This chapter provides key recommendations to cultivate a welcoming and attractive identity for Channahon, both locally and regionally, helping to promote tourism and growth while bolstering a sense of unification and community pride.
Image & Identity

Vision
The Village of Channahon will be a regional destination, renowned for its distinct character, abundant natural resources and recreational opportunities and variety of exciting things to see and do. Through community events and activities, residents will be connected to and feel an added sense of pride in living in the Village. This will include new events and activities as well as enhancements to Channahon staples, such as the Three Rivers Festival. All these assets will be thoughtfully promoted across the region, boosting Channahon’s external reputation making the Village a desirable destination for visitors, investors, businesses, and potential residents.

Goals

Goal #1
Elevate the Village’s reputation to position Channahon as a destination in the Chicago region.

Objectives
- Launch a campaign to promote Channahon’s position in the region and highlight those assets that make it a desirable and inviting community.
- Encourage commercial investments that attract visitors to the community, including entertainment uses and businesses that capitalize on Channahon’s regional position and distinctive landscape.
- Utilize gateway features and wayfinding signage to clearly mark Channahon’s location and announce entry into the community as well as direct residents and travelers to various community assets.
- Continue to host community events and explore opportunities to improve or develop new events that foster a sense of community and attract a regional audience.
- Explore opportunities to activate local waterways as recreational amenities that will attract visitors and support residents in Channahon.

Goal #2
Preserve the Village’s local character and foster an inviting sense of place and community in Channahon.

Objectives
- Work with developers, property owners, and service providers to maintain the Village’s character, particularly Channahon’s small-town charm and rural landscape.
- Coordinate with local and regional partners to foster excitement and build upon the distinct sense of community in Channahon.
- Seek improvements to public spaces and rights-of-way that will elevate the appearance and sense of place throughout Channahon.
- Continue to host events and community gatherings that appeal to Channahon residents and facilitate social interaction at the local level, with an emphasis on regularity and consistency of events.
- Provide additional opportunities for residents to be involved in bettering their community.
Subarea Plans

The subarea plans include direct recommendations and site-specific improvements related to future land use, potential development, built form, access and mobility, urban design, and character. These are intended to address the issues and opportunities of each subarea while also demonstrating how the broader vision and overarching themes of Re-Imagine Channahon can be applied to specific places in the community. This provides an example for future development, guides public and private investment, and acts as a template for plan implementation.
Subareas

**Route 6 & Ridge Road** – Includes properties surrounding the intersection of Route 6 and Ridge Road. This area acts as a western gateway to the community and the primary commercial district for neighborhoods west of the DuPage River. While 3 corners of the intersection are in Channahon, the northwestern corner is within the Village of Minooka.

**Route 6 & I-55** – Includes properties surrounding the intersection of Route 6 and Interstate 55. This area acts as the primary gateway and eastern entrance into the Channahon community. The Combination of available land and recent commercial projects within this area makes it a target for development that will attract interstate consumers and establish an inviting gateway to the community.

**Town Center** – Includes properties adjacent to Navajo Drive and St. Elizabeth Drive, previously identified as part of the Village’s past Town Center projects. This area has been a target for developing a community gathering space and focal point, with the Village exploring different options for mixed-use development and high-density residential.
Implementation

Re-Imagine Channahon is a guiding document that establishes a vision for the community’s future. Implementation is essential to making that vision a reality and transforming the goals, objectives, and specific recommendations of the Comprehensive Plan into meaningful change. Further, the Plan is intended to act as a guidebook that informs future planning decisions related to land use, development, and community improvement. This will require the collaboration of a diverse range of organizations and stakeholders to address challenges the community faces from a local and regional perspective. This implementation chapter provides best practices and resources to support application and utilization of Re-Imagine Channahon to achieve the community’s vision.