

Channahon Village Board holds public hearing on annexation for proposed industrial building

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The Channahon Village Board held a public hearing Monday about the proposed annexation of 28.7 acres of land on Route 6, just east of Interstate 55.

A 440,000-square-foot industrial building, formerly called Karis and now named Ridgeline, is proposed for the site. The building would be constructed just east of the Pilot Travel Center, with a new southeast frontage road in between the two businesses. Vehicles would enter and exit Ridgeline via the frontage road, which will have a traffic signal to access Route 6, Channahon community development director Michael Petrick said.

A new 12-inch water main would bring village water to the complex and would surround the building for appropriate water supply for fire emergencies. Petrick said the developer will not receive any tax abatements or incentives for the project.

Ridgeline representative Pete Harmon said the development is smaller than the new logistics centers to the south. The two larger developments under construction just east of I-55 in Channahon are Venture One, which will be about 4.3 million square feet at complete build-out, and IDI, which could be 2 million square feet at build-out.

Ridgeline will control outside lighting as to not disturb residents to the east along South Manor Lane, Harmon said, and it is working on a barrier to muffle noise coming from the facility.

Manor Lane resident Jerry Smith said he is concerned about the noise. Harmon said he and the village are working out how to best dampen sound, but a structural wall is not an option because of drainage and other concerns.

A couple of residents in the audience and two board members voiced concerns about the facility.

“I worry about the number of trucks,” Trustee Patricia Perinar said, “because we don’t know what’s going in there.”

Trustee Scott Slocum has other concerns.

“This is the first thing you’re going to see when you come into the village,” he said. “It’s going to dwarf the neighborhood. ... To me, it’s going to dominate the east side of Channahon. It’s just awfully large.”

Channahon resident Zachary Smith said his family has had its roots in Channahon for 100 years, and he doesn’t like to see the character of the village change, especially when it comes to truck traffic.

Village President Missey Moorman Schumacher said that Channahon’s comprehensive plan takes local traffic into consideration, which is why there is road reconfiguration going on at I-55 and Route 6, and at Bluff Road.

Channahon also sits at the western edge of Joliet’s industrial space, she said, and trucks from those facilities will be using area roads no matter what Channahon does.

Village Administrator Thomas Durkin said the income from such new facilities is needed to diversify the tax base to lessen the burden on homeowners.

“It’s a balance you want to create,” he said.

“Our two choices are to benefit from it,” Schumacher said, “or get run over by it.”

The Village Board also approved a slight boundary agreement change with the city of Joliet. The boundary line south of Bluff Road and east of I-55 angles west at Bluff Road to the Des Plaines River. The new line would go directly south from Bluff Road to the river, where it then would angle west.

Durkin said that with the significant development in the area in recent years, the change in the boundary makes sense for the village. Durkin estimated that the addition of land to Channahon would be about 150 acres. The land has not been annexed to the village, but it could be in the future if developers are interested. The city of Joliet approved the boundary change at its Jan. 16 City Council meeting, Durkin said.

Channahon trustees this week also:

- Approved an intergovernmental agreement between Channahon and the Chicago Metropolitan Agency for Planning. Channahon was awarded a grant through CMAP that the village will use for its new Channahon Comprehensive Plan. The village will pay 15 percent, or \$20,306, of the cost.
- Heard a performance presentation by Channahon Fire Chief John Petrakis, who said the village is “on the cusp of growing again,” based on the increases in calls his department has been receiving.
- Heard discussion about a proposal from a private firm that wishes to build a large electronic monument-style advertising sign at the southwest corner of Route 6 and Ridge Road. The measure could be brought before the board at its March meeting.
- Announced that there could be an increase in video gaming fees that will be discussed at a future meeting.