

Kankakee County
VACANT LOT ANALYSIS
WORKING PAPER
TECHNICAL STUDY #5

(Update to Kankakee County Vacant Lot Analysis, Working Paper Technical Study #4 - April 1998)

May 2004

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OVERVIEW

The 2004 Vacant Lot Analysis Working Paper is a continuation and update of the 1998 report prepared by the Planning staff. This update was prepared in response to a request by the County Board's Planning, Zoning, and Agriculture (PZA) Committee. This document expands upon the original data and findings in the 1998 document and updates current residential subdivision trends in unincorporated Kankakee County.

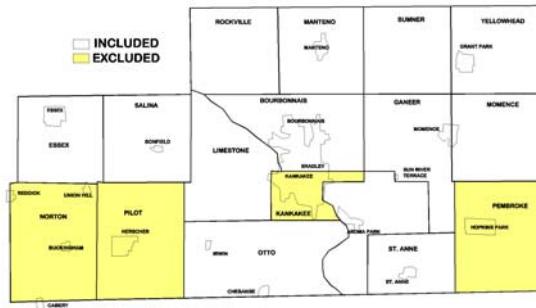
Data for this update was compiled in February and March of 2004. Planning staff conducted field surveys to record home construction in each subdivision platted since 1983. Lots with homes under construction during the field survey were considered developed. The study categorizes the features mentioned above by township.

The document represents a snap shot in time and should only be used for informational purposes. This document may be referenced in the formulation of public policy on growth and development in unincorporated Kankakee County.

Scope of Study Area

This analysis looks at information covering 13 of the County's 17 Townships. Kankakee, Norton, Pembroke and Pilot Townships are not included in this analysis, as no new subdivisions were proposed during the study period. In addition, three subdivisions approved by the County Board and included in the original 1998 study have since been annexed by the Village of Bradley and are now excluded from further evaluation.

TOWNSHIPS INCLUDED IN THE STUDY



1998 Study (Original Study)

Data for the original study begins in 1983, this year was chosen because data was readily available, the data set was detailed, and provided a timeline covering a period of time sufficient to establish a trend. In this original Study, Planning staff researched records to determine the number of new subdivision plats that were approved by the County Board, the number of new lots created, and the number of building permits issued for new home construction in these subdivisions. Sources of information included the County Planning Department, Assessor, Recorder of Deeds and on-site field inspections.

The original study found that for the 15 year period from 1983 to 1998, 40 subdivisions were approved in the unincorporated parts of Kankakee County. These subdivisions accounted for 930 new residential lots. Bourbonnais Township accounted for 506 of the lots, making up 54% of the total. Bourbonnais Township also had the highest number of vacant lots at that time with 388. Of the 930 lots created countywide, 260, or 28%, were developed. The 1998 ratio of vacant lots to developed lots for was 2.6:1.

2004 Study

The 2004 update is a comparison of virtually the same data presented in the original 1998 study. Staff collected data on new subdivisions approved since 1998 and evaluated building permit information to determine the number of lots “consumed” by development.

In addition to the original information, staff added an analysis of each subdivision to determine whether the development is served by septic, well, municipal sewer, or community water.

This data is reflected in the Subdivision Analysis section of this report (pages 10 -12). Also new in the 2004 Study is a section detailing new housing starts in unincorporated Kankakee County. This section breaks down housing starts from 1983 to 2003 by township.

From 1998 to 2003, 22 new subdivisions were approved creating an additional 201 new lots. According to our 2004 data, 160 of the new lots are currently vacant. This updated analysis finds:

- A total of 59 subdivisions were platted in unincorporated Kankakee County since 1983;
- Of the 201 lots created since 1998, 193 lots are served by community water, municipal sewer, or both;
- 1,131 new lots have been created since 1983.
- 461 (41%) of these lots are vacant.

During the 21 year period of this study, Bourbonnais Township tops the list for total new subdivisions with 14, followed closely by Limestone Township with 11.

New housing starts from 1983 to 2003 were added to the 2004 study. This data shows that during this period of time the County has constructed 2,176 new homes. On average, over the past 20 years, 104 homes have been constructed per year in the unincorporated areas of the County. Bourbonnais Township had the greatest number of new homes constructed during this time period with 454.

Summary Comparison (1998-2004 Studies)

When comparing the results between the 1998 Study and the 2004 Study, the first 15 years had a total of 37 subdivisions (40 were listed in the original 1998 study, however, due to annexations by the Village of Bradley, Hunter’s Run and its additions have been omitted from the 2004 study) or an average of 2.7 subdivisions per year. During the last six years, 22 new subdivisions or an average of 3.7 per year were created. This reflects an increase of one new subdivision per year.

Shown in the table below is a comparison of 1998 and 2004 data for buildable lots, vacant lots and vacancy / occupancy ratios.

Category - Unincorporated Kankakee County	1998	2004
Buildable Lots	930	1,131
Vacant Lots	670	461
Percentage of Vacant Lots	72%	40.8%
Vacancy / Occupancy Ratio	2.6:1	.68:1

This data shows that 201 new lots have been created since 1998. Over the last six years, the number of available lots within Kankakee County has decreased by 31%.

In both the 1998 and 2004 study, Bourbonnais Township has ranked at the top of the list for total number of vacant lots. The Township had 388 vacant lots in 1998 and 203 in 2004. Bourbonnais Township also has the most new buildable lots with 497 and the most vacant lots with 203. The ratio of vacant lots to occupied lots for Kankakee County is .68:1.

Observations

After studying the data within this document, it appears that:

1. New housing starts in unincorporated Kankakee County have steadily increased over the past 16 years (1988 - 2003). In 2003, Kankakee County processed 170 permits for new housing starts, marking the largest number of new homes since 1972 (213).

2. New housing starts are out-pacing new subdivision development. This is evident from the number of total lots consumed compared to the number remaining vacant. In 1998, unincorporated Kankakee County had 930 total lots with 670 vacant. In 2004, the area has 1,131 lots, 461 of which remain vacant. This reflects a decline in the vacancy from 72% to 41%.
3. Of the 201 lots created since 1998, 193 are served by either municipal sewer, community water or both.
4. 59 of the 62 subdivisions approved by the County Board remain unincorporated. The 31% decrease in available lots is primarily due to home construction and not annexation.
5. Just as vacancy ratios reflect the health of a community's housing market, the number of vacant lots reflect similar traits. Lot availability is an important aspect of the overall residential development of Kankakee County. Having vacant lots available:
 - Keeps the cost of lots in line with a competitive market.
 - Provides both financial and geographical choices.
 - Provides a more robust and diverse housing market.

NEW HOUSING STARTS

This section contains information regarding new housing starts for Kankakee County from 1983 through 2003. During this period of time, the County had a total of 2,176 new houses built. On average, during the last 21 years the County has seen 104 new house built per year.

Of the 21 years shown, 2003 had the highest number of new homes constructed with 170. Statistics show that new housing starts have steadily increased in the County during the study period. Below is a table depicting new housing starts by township for the period of 1983 through 2003.

Table 1.

New Homes in Unincorporated Kankakee County 1983-2003																							
	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total	
Aroma	0	1	2	3	7	3	5	9	16	9	10	11	14	4	10	6	7	10	10	3	14	154	
Bourbonnais	2	2	1	7	16	7	8	8	16	13	13	42	23	29	20	42	50	27	32	51	45	454	
Essex	3	3	2	0	0	3	3	1	0	0	1	8	1	0	3	3	5	1	3	3	5	48	
Ganeer	0	1	2	2	2	1	6	4	5	16	5	8	2	5	3	5	3	7	5	5	6	93	
Kankakee	0	1	1	0	0	1	1	0	5	1	0	2	2	1	1	0	0	0	0	1	2	19	
Limestone	7	4	5	8	8	18	13	38	22	22	10	33	35	36	25	35	29	26	29	17	27	447	
Manteno	1	0	0	2	0	3	6	0	1	9	9	5	9	1	5	24	14	15	7	18	8	127	
Momence	5	3	11	4	3	6	5	2	5	6	10	11	10	7	4	5	4	5	7	1	7	121	
Norton	0	1	0	0	1	0	0	1	1	3	1	4	1	0	1	0	2	0	2	2	2	20	
Otto	1	2	2	2	2	3	6	5	2	4	6	3	5	7	8	8	6	7	2	4	4	89	
Pembroke	11	10	5	10	2	18	5	3	3	2	3	3	3	7	6	3	8	2	1	3	7	115	
Pilot	2	1	0	0	1	1	0	2	3	1	2	2	2	0	2	0	2	0	0	5	2	28	
Rockville	1	0	1	0	1	1	7	5	2	9	13	6	12	6	5	9	10	7	5	5	9	114	
Salina	2	0	0	4	1	3	7	4	10	9	3	7	5	7	3	3	6	4	5	4	13	100	
St.Anne	1	3	1	1	0	1	3	3	4	4	2	3	3	3	2	3	0	4	1	1	3	46	
Sumner	1	0	0	1	2	1	3	1	3	4	8	8	4	4	0	4	1	2	3	6	7	63	
Yellowhead	3	3	5	5	3	5	4	5	6	4	6	13	9	5	8	9	7	13	7	7	11	138	
TOTAL	40	35	38	49	49	75	82	91	104	116	102	169	140	122	106	159	154	130	119	136	170	2176	

Table 2. **New Homes in Unincorporated Kankakee County 1983-2003 by Township**

Township	New Houses	Percentage of County Total
Aroma	154	7.1%
Bourbonnais	454	21.0%
Essex	48	2.2%
Ganeer	93	4.3%
Kankakee	19	0.9%
Limestone	447	20.5%
Manteno	127	5.8%
Momence	121	5.6%
Norton	20	0.9%
Otto	89	4.1%
Pembroke	115	5.3%
Pilot	28	1.3%
Rockville	114	5.2%
Salina	100	4.6%
St. Anne	46	2.1%
Sumner	63	2.9%
Yellowhead	138	6.2%
County Total	2,176	100%

Bourbonnais Township had the largest number of new housing starts with 454. Kankakee Township had the lowest with 19. Of all new homes constructed within this time period, 901 (over 40%) were in either Bourbonnais or Limestone Townships. Bourbonnais and Limestone Townships average 22 and 21 new homes per year respectively. Table 2, on this page, shows the total number of new housing starts from 1983 to 2003 by township.

SUBDIVISION CHARACTERISTICS

New Subdivisions

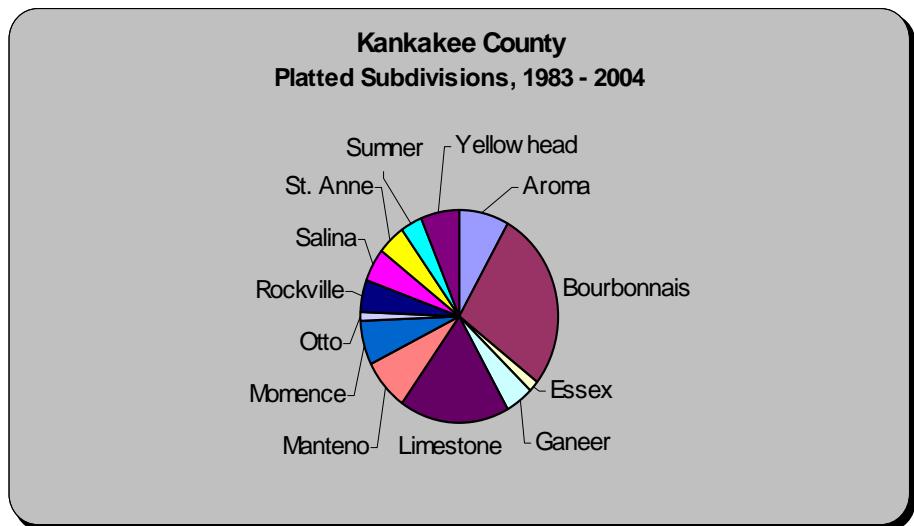
Planning staff researched the records of the County Recorder to determine the number and location of subdivisions approved by the County Board since 1983. Graphically illustrated below and in the accompanying pie-chart, a total of fifty-nine (59)* subdivisions have been platted since 1983.

Table 3. Number of New Subdivisions, by Township

Township	# of Subdivisions		Township	# of Subdivisions	
	1983-1998	1999-2004		1983-1998	1999-2004
Aroma	4	1	Otto	0	1
Bourbonnais	12	5	Rockville	2	1
Essex	0	1	Salina	2	1
Ganeer	3	0	St. Anne	1	2
Limestone	8	3	Sumner	1	1
Manteno	2	3	Yellowhead	2	2
Momence	3	1	Subtotal	40 (37)*	22
			Total 1983-2004		59

* 40 subdivisions were listed in the original 1998 study, however, due to annexations by the Village of Bradley, Hunter's Run and its additions have been removed from this analysis.

Chart 1.



It should be noted that there are four townships that did not have a residential subdivision located within their unincorporated boundaries during the period of the study. The townships are Kankakee, Norton, Pembroke, and Pilot. These townships are excluded from the remainder of this document since they do not have data that pertains to recent subdivisions.

Table 4.

**Number of Buildable Lots
By Township (1983-2004)**

Township	Buildable Lots
Aroma	51
Bourbonnais	497
Essex	4
Ganeer	23
Limestone	320
Manteno	86
Momence	15
Otto	2
Rockville	31
Salina	7
St. Anne	36
Sumner	22
Yellowhead	37
Total	1,131

Buildable Lots

The 59 unincorporated subdivisions approved by the County Board over the past 21 years have produced 1,131 single family lots. Bourbonnais Township contains 43.9% of the lots created since 1983, one of the fastest growing townships in the county. Limestone Township ranks second in buildable lots in this survey with 28.3%. The remaining buildable lots are scattered throughout the remaining townships. The distribution of buildable lots is shown in Table 4.

Vacant Lots

The primary purpose of this study is to determine the number of vacant and developable lots that are available in unincorporated Kankakee County subdivisions. The data in Table 5 highlights the number of lots that are currently vacant.

Again, Bourbonnais and Limestone Townships contain the majority of vacant lots in unincorporated Kankakee County.

Table 5. Vacant Subdivision Lots by Township (1983 - 2004)

Township	Vacant Lots
Aroma	35
Bourbonnais	203
Essex	0
Ganeer	1
Limestone	133
Manteno	2
Momence	2
Otto	2
Rockville	21
Salina	1
St. Anne	24
Sumner	17
Yellowhead	20
Total	461

Countywide, for every structure built within a subdivision, there are .68 lots sitting vacant. When compared to 1998, 2.6 lots were vacant for every structure built within a subdivision. Sumner Township located in the northeast part of the County has the highest rate (3.4). Table 6 outlines by township the vacancy/occupancy ratio and Chart 2, displays a bar chart of the same.

Chart 2.

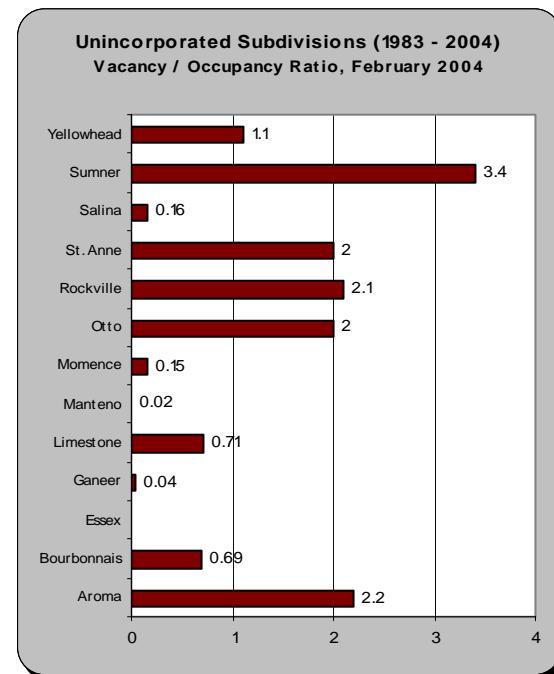


Table 6.

**Subdivision Vacancy/Occupancy Ratio
By Township**

Township	Vacant Lots	Occupied Lots	1998 V/O Ratio	2004 V/O Ratio
Aroma	35	16	2.5:1	2.2:1
Bourbonnais	203	294	3.2:1	.69:1
Essex	0	4	No Ratio	No Ratio
Ganeer	1	22	0.4:1	.04:1
Limestone	133	187	2.3:1	.71:1
Manteno	2	84	No Ratio	.02:1
Momence	2	13	0.6:1	.15:1
Otto	2	0	No Ratio	2:1
Rockville	21	10	8.6:1	2.1:1
Salina	1	6	No Ratio	.16:1
St.Anne	24	12	1.8:1	2:1
Sumner	17	5	No Ratio	3.4:1
Yellowhead	20	17	1.5:1	1.1:1
Total	461	670	2.6:1	.68:1

Table 7 calculates the percentage of vacant lots compared to the total number of lots within unincorporated subdivisions. This analysis finds that for the subdivisions platted in the past 20 years, approximately 41% of those lots remain vacant. Sumner, Aroma, Rockville and St. Anne Townships have the highest percentage of vacant lots.

From a simple numerical perspective, Bourbonnais (203) and Limestone (133) Townships comprise the largest number of vacant lots. These two townships make-up 73% of the available vacant residential lots in unincorporated Kankakee County. It should be noted as well, that these two townships historically have the highest number of new housing starts annually.

Table 7.

Percentage of Vacant Subdivision Lots

Township	Buildable Lots	Vacant Lots	Percentage of Vacant Lots
Aroma	51	35	68.6%
Bourbonnais	497	203	40.8%
Essex	4	0	0%
Ganeer	23	1	4.3%
Limestone	320	133	41.7%
Manteno	86	2	2.3%
Momence	15	2	13.3%
Otto	2	2	100.0%
Rockville	31	21	67.7%
St. Anne	36	24	66.7%
Salina	7	1	14.3%
Sumner	22	17	77.3%
Yellowhead	37	20	54.1%
Total	1,131	461	40.8%

Subdivision Analysis

Table 8 identifies the number of buildable lots, the number of vacant lots, the percentage of vacant lots, consumption rate, and indicates subdivisions that have municipal sewer and water for those that have been approved by the County Board since 1983. The consumption rate measures the period of time a subdivision is projected to be completed based on the pace of construction that has taken place since the subdivision's inception.

Table 8.

Unincorporated Kankakee County
Subdivision Analysis by Township 1983 - 2004

Subdivision	Buildable Lots	Vacant Lots	Percent Vacant	Year Approved	Consumption Rate	Sewer	Water
Aroma Township							
Gary Ray Sub.	4	2	50.0%	1991	13.0		
Hickory Grove 6th	9	8	88.9%	1994	80.0		
Highland Estates Ranch P 2	31	21	68.0%	1996	16.8		
Sandbar Estates	4	4	100%	2003	No Rate		
Shorewood 3rd Add.	3	0	0.0%	1991	0.0		
Township Total	51	35	69.0%				
Bourbonnais Township							
Bon Vivant Bordeaux	139	72	52.0%	1995	9.7	●	
Bon Vivant 1st Add.	1	0	0.0%	1999	0.0	●	
Bridalwood Meadows	9	0	0.0%	1995	0.0		
Oak Trace Sub.	26	7	27.0%	1996	2.9		
River Haven	20	5	25.0%	2000	1.3	●	
River Haven 1st	14	7	50.0%	2002	2.0	●	
River Haven 2nd	18	18	100%	2003	No Rate	●	
Riverside County Estates	46	12	26.1%	1988	5.6	●	
Riverside C. E. 1st	16	7	44.0%	1991	10.1	●	
Riverside C.E. 2nd	32	20	63.0%	1995	14.9	●	
Tribute Sub.	6	3	50.0%	1995	9.0	●	
Tumberry Sub.	104	2	2.0%	1992	0.2	●	
Tumberry 2nd	42	42	100%	2003	No Rate	●	
Woodhaven Sub.	24	8	33.3%	1996	4.0		
Township Total	497	203	41.0%				

Table 8. - Continued

Subdivision	Buildable Lots	Vacant Lots	Percent Vacant	Year Approved	Consumption Rate	Sewer	Water
Essex Township							
Jurassic Landings	4	0	0.0%	1999	0.0		
Township Total	4	0	0.0%				
Ganeer Township							
Golf View Sub.	11	0	0.0%	1984	0.0		
Prairie Estates	2	0	0.0%	1993	0.0		
Trembley 1st Add.	10	1	10.0%	1994	1.3		
Township Total	23	1	4.3%				
Limestone Township							
Edgewater Sub.	24	22	92.0%	1999	55.0		
El Rancho 6th Add.	2	0	0.0%	1992	0.0	●	
El Rancho 7th Add.	13	5	38.5%	1996	5.0	●	
Fox Borough Oaks	14	14	100%	2000	No Rate	●	
Hawkins Grove Sub.	9	0	0.0%	1995	0.0		
Hawkins Grove 1st	7	7	100%	2004	No Rate		
Limestone Meadows	90	29	32.2%	1993	5.2		
River Bend West	112	43	38.4%	1994	6.2		
Stone Oaks Sub.	13	6	46.2%	1997	6.0		
Tanners Sub.	2	0	0.0%	1995	0.0		
Wedgewood Estates	34	7	21.0%	1991	3.4		
Township Total	320	133	42.0%				
Manteno Township							
Carroll Sub.	1	0	0.0%	1993	0.0		
Diversatech Grove	34	2	5.9%	1998	0.4	●	
Oak Terrace 1st	25	0	0.0%	1998	0.0	●	
Oak Terrace 2nd	25	0	0.0%	2000	0.0	●	
Southfield Sub.	1	0	0.0%	1996	0.0		
Township Total	86	2	2.3%				
Monmence Township							
Doud Subdivision	2	0	0.0%	1994	0.0		
Garden of Eden Estates	10	2	20.0%	1993	2.8		
Six Mile Grove 1st	2	0	0.0%	2004	0.0		
Thompson Sub.	1	0	0.0%	1994	0.0		
Township Total	15	2	13.3%				

Table 8. - Continued

Subdivision	Buildable Lots	Vacant Lots	Percent Vacant	Year Approved	Consumption Rate	Sewer	Water
Otto Township							
Perzee Subdivision	2	2	100%	2003	No Rate		
Township Total	2	2	100%				
Rockville Township							
Dennis Bringleson Subdivision	1	0	0.0%	1991	0.0		
Grand View Sub.	28	19	68.0%	1995	19.0		
Lola Subdivision	2	2	100%	2004	No Rate		
Township Total	31	21	68.0%				
Salina Township							
Chelsea Sands Sub.	4	0	0.0%	2001	0.0		
Classic Landings	3	1	33.3%	1992	6.0		
Township Total	7	1	14.3%				
St. Anne Township							
Country Springs	8	6	75.0%	1996	24.0		
Drummer Sub.	4	1	25.0%	1999	1.7		
White Oak 1st Add.	9	2	22.2%	1991	3.7		
White Oak 2nd Add	15	15	100%	1999	No Rate		
Township Total	36	24	67.0%				
Sumner Township							
10 Acre Point Sub.	3	0	0.0%	1996	0.0		
Prairie Farm Estates	19	17	89.5%	2000	34.0		
Township Total	22	17	77.3%				
Yellowhead Township							
Dutch Valley Country Sub.	30	18	60.0%	1995	13.5		
Old Bridge Acres	3	2	67.0%	2002	4.0		
Pasillas Sub.	2	0	0.0%	1995	0.0		
Pilotte Sub.	2	0	0.0%	1999	0.0		
Township Total	37	20	54.1%				
County Total	1,131	461	40.8%				