

**KANKAKEE COUNTY
VACANT LOT ANALYSIS
WORKING PAPER**

TECHNICAL STUDY #4

**KANKAKEE COUNTY
REGIONAL PLANNING DEPARTMENT**

APRIL 1998

i. *Introduction.*

This study was requested by the Planning, Zoning, and Agriculture Committee of the Kankakee County Board in response to the increasing number of requests to subdivide highly productive agricultural land for low-density residential use. The study focuses on subdivision development over the past fifteen years, the period after the disabling recession of 1982 that crippled the County's economic base.

The study was conducted in February and March of 1998 by staff members of the Kankakee County Regional Planning Department. County staff conducted a field study that recorded the homes presently inhabited in each subdivision platted since 1983. Homes presently under construction during the field study were counted as an inhabited structures. The land use of vacant lots were also recorded. The study categorizes the features mentioned above by township.

Since 1983, there have been 40 subdivisions approved in the unincorporated parts of Kankakee County. These subdivisions have generated 930 new lots available for residential construction. Of the total number lots available, only 28%, or 260 are occupied by a structure.

This document is intended for informational purposes only and should be consulted when future subdivision proposals come before the PZA Committee to determine the availability of lots within a specified region. Further information can be added to the study upon request.

II. *Subdivision Characteristics*

A. **New Subdivisions**

Planning staff researched the records of the County Recorder to determine the amount and location of subdivisions approved by the County Board since 1983. Graphically illustrated below, a total of forty (40) subdivisions have been platted since 1983 and are listed by township on Table 1 and a pie chart graphically illustrates the distribution of subdivisions by township in Chart 1.

Table 1.

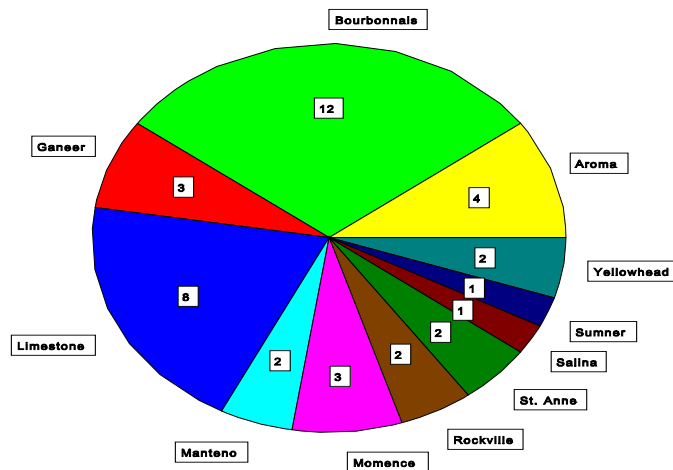
Number of New Subdivisions, by Township

Township	# of Subdivisions	Township	# of Subdivisions
Aroma	4	Rockville	2
Bourbonnais	12	St. Anne	2
Ganeer	3	Salina	1
Limestone	8	Sumner	1
Manteno	2	Yellowhead	2
Momence	3	Total	40

Chart 1.

Kankakee County

Platted Subdivisions, 1983-1998



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

B. Buildable Lots

The 40 unincorporated subdivisions approved by the County Board over the past 15 years have produced 930 lots that are zoned for single-family use. 54.4% of the lots created since 1983 are situated in Bourbonnais Township, one of the fastest growing townships in the County. Limestone Township ranks second in buildable lots in this survey contributing 29.7%. The remaining buildable lots are scattered equally through the remaining townships. The distribution of buildable lots is shown on the following page in table 2.

A feature that a subdivision may possess, but does not qualify as a buildable lot in this survey would be land dedicated for right-of-way, park, outlot, easement, or stormwater retention purposes. A detailed description of buildable lots per subdivision is shown in section "D" of this chapter.

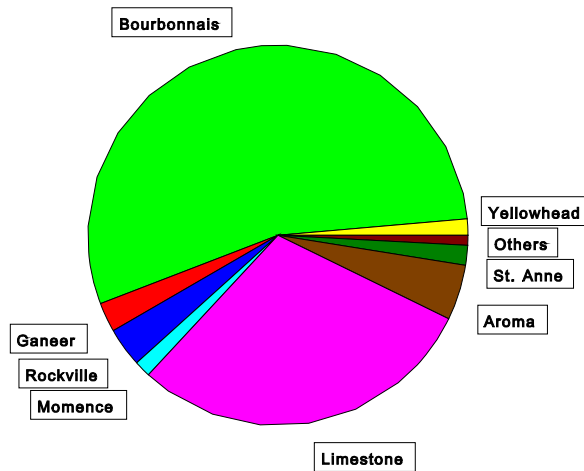
Table 2.

Number of Buildable Subdivision Lots/Percentage of Total
By Township

Township	Buildable Lots	% of Total
Aroma	46	5.0%
Bourbonnais	506	54.4%
Ganeer	23	2.5%
Limestone	276	29.7%
Manteno	2	0.2%
Momence	13	1.4%
Rockville	29	3.1%
St. Anne	14	1.5%
Salina	3	0.3%
Sumner	3	0.3%
Yellowhead	15	1.6%
Total	930	100.0%

Chart 2.
Unincorporated Subdivisions

Buildable Lots, 1983-1998



C. Vacant Lots

The crux of the study is to determine the volume of vacant and developable lots that are available in unincorporated Kankakee County subdivisions that were approved after 1983. The data in table 3 below highlights two important features; the number of lots that are available for construction, and second, the percentage of lots presently vacant. Again, Bourbonnais Township and Limestone Township surpass all of the townships in this category because of the high activity of development they have endured over the past 15 years.

Table 3.

Vacant Subdivision Lots/Percent of Total Lots
By Township

Township	Vacant Lots	% of Co. Total
Aroma	33	4.9%
Bourbonnais	388	57.9%
Ganeer	7	1.1%
Limestone	193	28.8%
Manteno	0	0.0%
Momence	5	0.8%
Rockville	26	3.9%
St. Anne	9	1.3%
Salina	0	0.0%
Sumner	0	0.0%
Yellowhead	9	1.3%
Total	670	100.0%

The ratio of occupied lots to vacant lots is quite staggering. County-wide, for every structure built within a subdivision, there are 2.6 lots sitting vacant. Rockville Township, located in the northwestern part of the County, has the highest rate (8.6) and three townships, Manteno, Salina, and Sumner do not have a rate because they do not have any vacant lots. Shown below, table 4 outlines by township the occupancy/vacancy ratio and on the following page, chart 3 displays a bar chart that does the same.

Table 4.

Subdivision Vacancy/Occupancy Ratio
By Township

Township	Vacant Lots	Occupied Lots	V/O Ratio
Aroma	33	13	2.5 : 1
Bourbonnais	388	118	3.2 : 1
Ganeer	7	16	0.4 : 1
Limestone	193	83	2.3 : 1
Manteno	0	2	No Ratio
Momence	5	8	0.6 : 1
Rockville	26	3	8.6 : 1
St. Anne	9	5	1.8 : 1
Salina	0	3	No Ratio
Sumner	0	3	No Ratio
Yellowhead	9	6	1.5:1
Total	670	260	2.6 : 1

Chart 3.

Unincorporated Subdivisions (1983-1998)

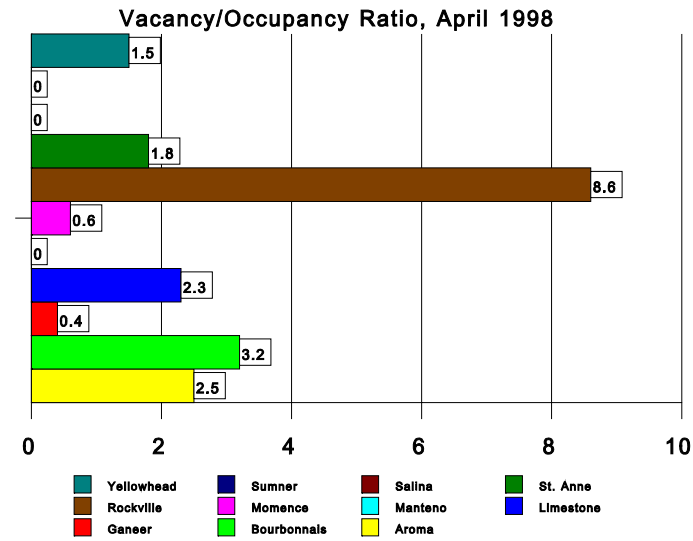


Table 5 measures the percentage of buildable lots that are presently vacant within unincorporated subdivisions. The percentage is calculated by taking the total amount of lots available (buildable) for construction and dividing that number by the amount of vacant lots. Chart 4 outlines the percentage of vacant lots in a bar graph.

Table 5.

Percentage of Vacant Subdivision Lots By Township

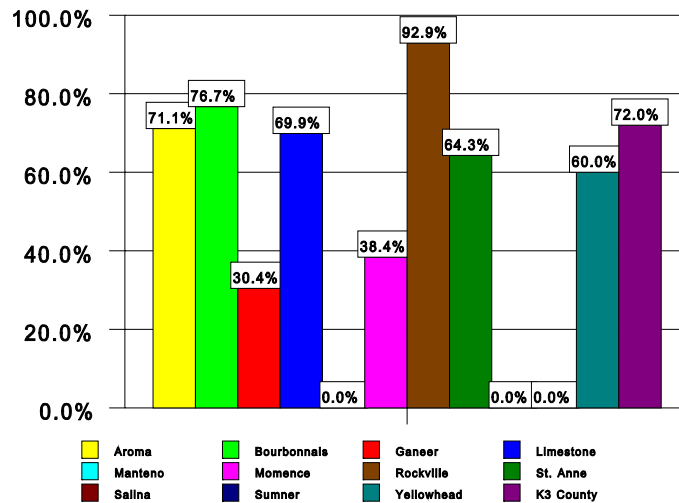
Township	Buildable Lots	Vacant Lots	Percentage of Vacant Lots
Aroma	46	33	71.7%
Bourbonnais	506	388	76.7%
Ganeer	23	7	30.4%
Limestone	276	193	69.9%
Manteno	2	0	0.0%
Momence	13	5	38.4%

Township	Buildable Lots	Vacant Lots	Percentage of Vacant Lots
Rockville	29	26	92.9%
St. Anne	14	9	64.3%
Salina	3	0	0.0%
Sumner	3	0	0.0%
Yellowhead	15	9	60.0%
Total	930	670	72.0%

Chart 4.

Unincorporated Subdivisions (1983-1998)

Percentage of Vacant Lots, 1998



D. Subdivision Analysis.

Table 6 identifies the number of buildable lots, the number of vacant lots, the percentage of vacant lots, and consumption rate of each subdivision approved by the County Board since 1983. The consumption rate measures the period time a subdivision is projected to be completed based on the pace of construction that has taken place since the subdivision's inception.

Table 6.

Unincorporated Kankakee County
Subdivision Analysis
By Township

Subdivision	Buildable Lots	Vacant Lots	Percent Vacant	Year Approved	Consumption Rate
Aroma Township					
Hickory Grove 6th Add.	9	8	88.9%	1994	32.0
Highland Estates Ranch	31	23	74.1%	1996	5.8
Gary Ray Sub.	3	2	66.7%	1991	14.3
Shorewood 3rd Add.	3	0	0.0%	1991	0.0
Total	46	33	71.7%		
Bourbonnais Township					
Bon Vivant Bordeaux	139	118	84.5%	1995	16.9
Bridalwood Meadows	9	6	66.7%	1995	6.0
Hunters Run Sub.	34	14	41.2%	1994	2.8
Hunters Run 1st Add.	38	32	84.2%	1995	16.0
Hunters Run 2nd Add.	32	32	100.0%	1997	----
Oak Trace Sub.	26	25	96.2%	1996	50.0
Riverside Country Estates	46	27	58.7%	1988	14.2
Riverside C.E. 1st Add.	16	13	81.3%	1991	30.9
Riverside C.E. 2nd Add.	32	31	96.9%	1995	93.0

Subdivision	Buildable Lots	Vacant Lots	Percent Vacant	Year Approved	Consumption Rate
Bourbonnais Township, Cont'd.					
Tribute Sub.	6	5	83.3%	1995	15.0
Turnberry Sub.	104	62	59.6%	1992	8.9
Woodhaven Sub.	24	23	95.8%	1996	46.0
Total	367	270	76.7%		
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	7	70.0%	1994	21.0
Total	23	7	30.4%		
Limestone Township					
El Rancho 6th Add.	2	0	0.0%	1992	0.0
El Rancho 7th Add.	14	11	78.6%	1996	16.5
Hawkins Grove Sub.	9	5	55.6%	1995	6.7
Limestone Meadows	90	59	65.6%	1993	9.5
River Bend West Sub.	112	87	77.6%	1994	13.9
Stone Oaks Sub.	13	13	100.0%	1997	----
Tanners Sub.	2	0	0.0%	1995	0.0
Wedgewood Estates	34	18	52.9%	1991	7.9
Total	276	193	69.9%		
Manteno Township					
Carroll Sub.	1	0	0.0%	1993	0.0
Southfield Sub.	1	0	0.0%	1996	0.0
Total	2	0	0.0%		
Momence Township					
Doud Sub.	2	0	0.0%	1994	0.0
Garden of Eden Estates	10	5	50.0%	1993	5.0
Thompson Sub.	1	0	0.0%	1994	0.0

Subdivision	Buildable Lots	Vacant Lots	Percent Vacant	Year Approved	Consumption Rate
Total	13	5	38.5%		
Rockville Township					
Dennis Bringleson Sub.	1	0	0.0%	1991	0.0
Grand View Sub.	28	26	92.9%	1995	39.4
Total	29	26	89.7%		
Salina Township					
Classic Landings	3	0	0.0%	1992	0.0
Total	3	0	0.0%		
St. Anne Township					
Country Springs Sub.	5	5	100.0%	1996	----
White Oaks 1st Add.	9	4	44.4%	1991	5.6
Total	14	9	64.3%		
Sumner Township					
10 Acre Point Sub.	3	0	0.0%	1996	----
Total	3	0	0.0%		
Yellowhead Township					
Dutch Valley Country Sub.	13	9	69.2%	1995	6.9
Pasilas Sub.	2	0	0.0%	1995	----
Total	15	9	60.0%		

III. Non-Subdivision Parcels

A. 1993 Study.

This chapter covers parcels under ten acres which are located within a subdivision (Chapter Two). A non-subdivided parcel usually consists of a two or five acre meets and bounds tract of land with frontage along a section line road.

County planning staff conducted a study in 1993 that examined the volume and availability of parcels under 10 acres in selected townships. The townships studied were Rockville, Manteno, Sumner, Yellowhead, Salina, Limestone, and Bourbonnais. Their selection was based on the fact that new housing starts were more common in these townships than in any other unincorporated region of the County.

The study concluded that 1,338 parcels under 10 acres had existed in the unincorporated areas. Table 7 lists by township the number of lots under 10 acres in 1993.

Table 7.

Non-Subdivision Parcels - 10 Acres or Less
For Selected Townships, 1993

Township	Total Parcels	Percentage
Rockville	216	16.1%
Manteno	112	8.4%
Sumner	125	9.3%
Yellowhead	303	22.7%
Salina	191	14.3%
Limestone	214	16.0%
Bourbonnais	177	13.2%
Total	1,338	100.0%

B. 1998 Study.

A study similar to the 1993 was recently conducted which examined the present state of development in the seven selected townships. Since 1993, there were 200 new parcels under 10 acres available for construction. For the most part, there was an equal distribution of parcels among the township studied. Table 8 outlines parcel distribution and growth in the seven townships.

Table 8.

Non-Subdivision Parcels - 10 Acres or Less
For Selected Townships, 1993 & 1998

Township	1993 Parcels	1998 Parcels	Percent Change
Rockville	216	253	17.1%
Manteno	112	159	42.0%
Sumner	125	155	24.0%
Yellowhead	303	320	5.6%
Salina	191	203	6.3%
Limestone	214	243	13.6%
Bourbonnais	177	205	15.8%
Total	1,338	1,538	15.0%

There are two charts on the following page. Chart 5 ranks the 1998 distribution of parcels by township. Chart 6 identifies the unsubdivided parcel growth rate of each township between 1993 and 1998.

Chart 5.

Unsubdivided Parcels

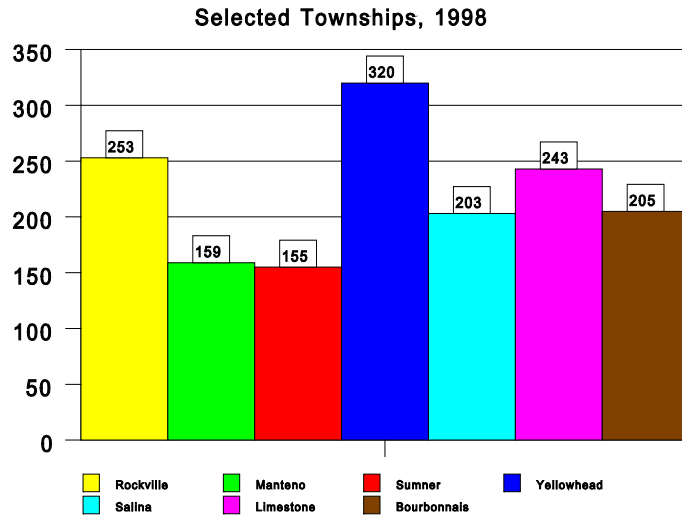
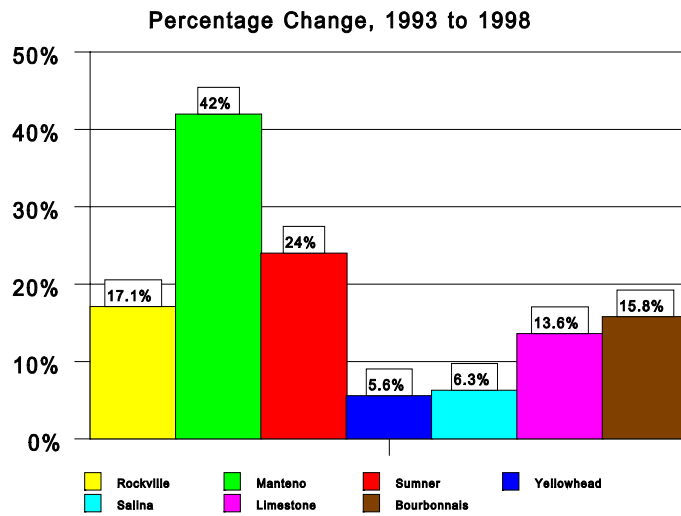


Chart 6.

Unsubdivided Parcels



- *Vacant Non-Subdivision Parcels.*

Of the 1,538 parcels located in the study area, 213, or 13.8% are vacant. This contradicts the results of Chapter Two (Subdivision Analysis) in which 72.0% of the lots created since 1983 are uninhabited. It should be indicated that the non-subdivided parcel study takes into account all parcels under 10 acres unlike the subdivision study which examined the parcels created in subdivisions developed after 1983.

Table 9 below lists the number of vacant parcels available by selected township. The two metropolitan townships of Limestone and Bourbonnais lead this category with over 43% of the vacant lots in their jurisdiction available in their jurisdiction.

Table 9.

Non-Subdivided Vacant Parcels - 10 Acres or Less
For Selected Townships, 1998

Township	1998 Parcels	1998 Vacant Parcels	Percent Vacant
Rockville	253	25	9.9%
Manteno	159	23	14.5%
Sumner	155	2	1.3%
Yellowhead	320	32	10.0%
Salina	203	32	15.8%
Limestone	243	58	23.9%
Bourbonnais	205	41	20.0%
Total	1,538	213	13.8%

- *Density Ratio.*

Presently there remains few vacant parcels available for development within the study region, there is an abundant amount of occupied parcels. In fact, in many of the study's townships, it is not uncommon to see up to eight or nine parcels per square mile.

This section measures the density of parcels per square mile. To determine the ratio, the amount parcels each township has is divided by the square mileage of the *unincorporated* area of each township. In some cases, the square mileage has been estimated because of the municipal growth that has taken place in towns like Bourbonnais and Manteno since the 1990 U.S. Census.

Table 10.

Non-Subdivision Parcels - 10 Acres or Less
Parcels/Unincorporated Square Mile, 1998

Township	Total Parcels	Unincorp. Sq. Miles	Parcels/Sq. Mile
Rockville	253	36.4	6.95
Manteno	159	34.1	4.66
Sumner	155	37.2	4.16
Yellowhead	320	43.9	7.29
Salina	203	36.7	5.53
Limestone	243	41.0	5.92
Bourbonnais	205	34.4	5.96
Total	1,538	263.7	5.83