Logistics Park: A Long-Term Investment in Channahon

WHAT'S PROPOSED

CN is proposing an approximately 508-acre Logistics Park with 8 million square feet of development in Channahon, adjacent to CN's existing rail line near U.S. Route 6 and Interstate 80. The Logistics Park would include approximately 10 warehouse and distribution buildings supporting warehousing, distribution and other logistics uses.

CN is requesting that the property be rezoned from I-2 (Intensive Industrial) to I-1 (Limited Industrial), reducing the intensity of industrial uses permitted on the site while remaining consistent with the surrounding industrial and rail corridor. **Data centers and solar fields are not permitted use as part of the Logistics Park.**

The project also includes investments in local roads and infrastructure, along with site features designed with neighboring properties in mind, including landscaped berms and dark-sky lighting.

LOGISTICS PARK: INVESTING IN JOBS AND THE LOCAL TAX BASE

6,698
permanent jobs at full operation

3,749
job-years during construction

$16.7M
in annual property tax revenue

8M sq. ft.
of logistics and warehouse space

JOBS & ECONOMIC OPPORTUNITY

At full operation, the Logistics Park is projected to support 6,698 permanent jobs in warehousing/ e-commerce, logistics and transportation, with an average annual wage of $69,200. Construction is projected to support 3,749 job-years over the development period. The Logistics Park is designed to attract employers such as Amazon, FedEx and DHL.

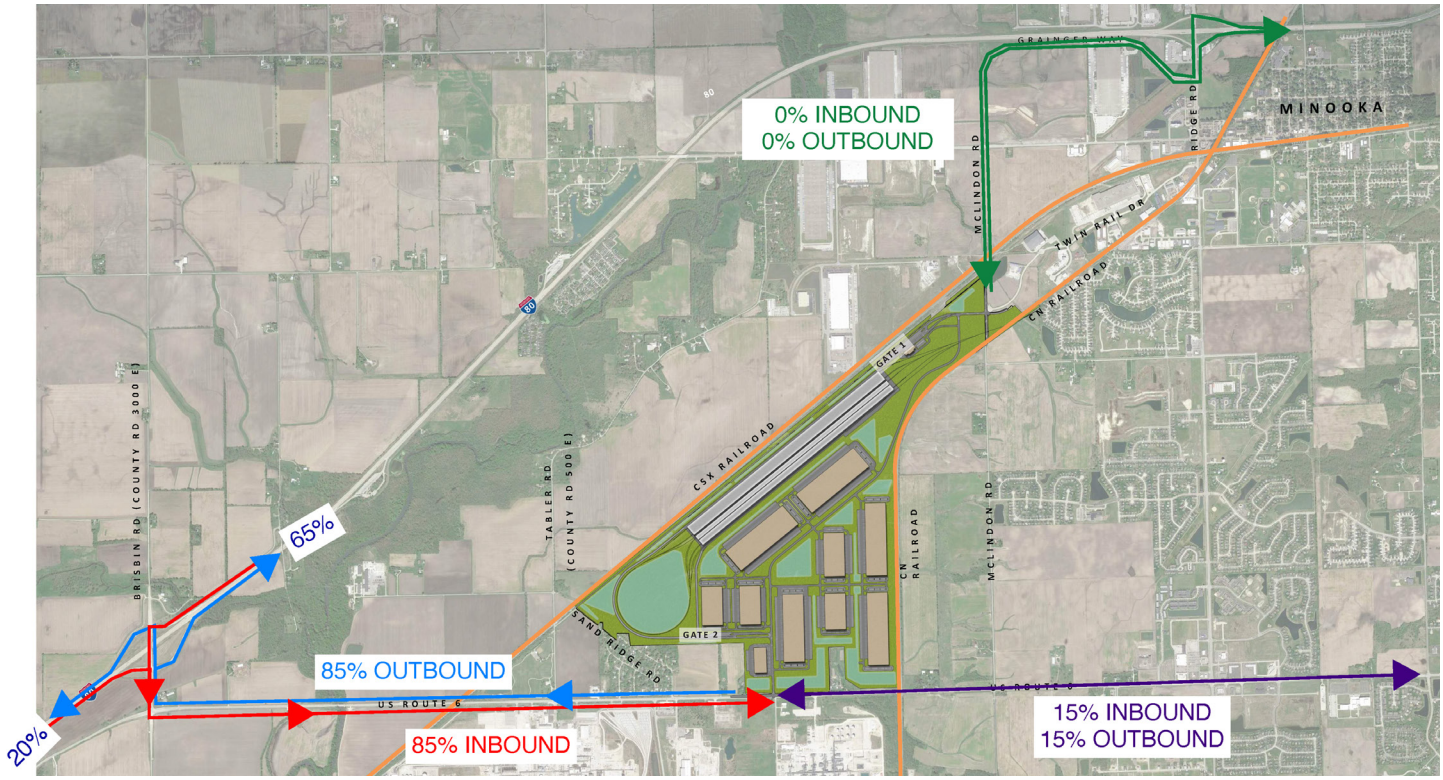
New Revenue for Local Schools and Community Services

At full build-out, the Logistics Park is projected to generate $16,686,000 a year in new property tax revenue benefiting schools, fire protection, libraries, parks and local government. That's compared to approximately $200,000 currently paid in property taxes on this site.

Source: SB Friedman Development Advisors economic and fiscal impact study, Aug. 12, 2026

CHICAGO LOGISTICS HUB

Designed With This Community in Mind



Projected Logistics Park truck traffic at full build-out, anticipated around 2036.
Shows Logistics Park trucks only. See the combined map on our website for traffic that includes the Intermodal Facility.

Traffic and Local Road Improvements

CN is proposing new signals and turn lanes at U.S. Route 6/Aux Sable Drive, along with improvements at Twin Rail Drive/McLindon Road. All Logistics Park truck traffic must use U.S. Route 6 and I-80 and **will not be routed through McLindon Road.**

Infrastructure, Funded by CN

CN will fund and build the sewer line and water main serving the site and contribute to the Village's new wastewater treatment plant and required road and stormwater improvements. The 25-year Development Agreement binds future owners, so these commitments remain in place even if the site is sold.

Site Design Features

- **Landscaped buffer** with a 20-foot berm, trees and native plantings along the southwest edge to screen neighboring homes.
- **Dark-sky-compliant lighting**, capped at the property line so illumination is not designed to spill onto neighboring properties.
- **Building setbacks** of 50 feet at the front and rear and 25 feet at the sides, with outdoor storage screened by landscaping, berming or fencing.
- **On-site stormwater management** meeting Village of Channahon standards.

ALSO IN GRUNDY COUNTY

The adjacent CN Intermodal Facility is projected to add **353 permanent jobs** and **1,561 job-years** and generate approximately **$8.3 million a year** in property tax revenue, for a combined project total of **7,051 permanent jobs** and **$24.99 million** in new annual property tax revenue across both facilities.

QUESTIONS?

Visit **cnchicagologisticshub.com** for project documents and updates, or use the online form to submit a question directly.