

AGENDA

PLANNING & ZONING COMMISSION

February 9, 2026
6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S. Navajo Dr.
Channahon, IL 60410

Agenda Items

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment**
5. **Approval of Minutes** – January 12, 2026
6. **Public Hearing** – *Application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings.*
7. **Review and Recommendation** - *Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings.*
8. **Review and Recommendation** – Concept Plan Review Route 6 Strip Mall
9. **Review and Recommendation** – Concept Plan Review 24710 W Eames Tasty Bite Drive Through
10. **Other Business**

ADJOURNMENT

Next Commission Meeting: March 9, 2026

**** Anyone attending is suggested to arrive at 6:00 p.m. Anyone requiring any special accommodations should contact the Village Hall.**
The full PZC agenda packet is posted on the village website at <https://www.channahon.org/agendacenter>.
The public may email comments to pzcmeeting@channahon.org. These comments will be read into the record.

PLANNING AND ZONING COMMISSION
VILLAGE OF CHANNAHON

January 12, 2026
6:00 p.m.

Channahon Municipal Center (Board Room)
24555 S. Navajo Dr.
Channahon, IL 60410

Agenda Items

1. Call to Order

Meeting called to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Present: Commissioners Gregory, Madding, Larson and Chairman Blackburn. Commissioners Ciarlette, Thurlby and Weaver absent.

Others Present: Tom Durkin, Village Administrator; and Mary Jane Larson, Inspections Coordinator.

Chairman Blackburn stated order of proceedings and recording of the meeting.

4. Public Comment

None

5. Approval of Minutes – December 8, 2025

Chairman Blackburn stated Village Attorney Dave Silverman was not listed in attendance of the December 8, 2025 meeting and requested he be added to the minutes. Motion to approve the minutes with the addition of Attorney Silverman in attendance of the December 8, 2025 meeting of the Planning and Zoning Commission made by Commissioner Larson. Seconded by Commissioner Madding. Commissioner Gregory abstained from vote. He was not in attendance at December 8, 2025 meeting. Roll Call Vote. None Opposed, One Abstained, Motion Carried.

6. Public Hearing – Application for an Amendment to the Village of Channahon Zoning Ordinance with Respect to Commercial Vehicles and Semi-Truck Trailer Parking Limitations.

Motion to open the public hearing made by Commissioner Gregory. Seconded by Commissioner Madding. Roll call vote. All Ayes, None Opposed, Motion Carried.

Tom Durkin presented the staff report. Durkin stated the proposed ordinance amendments will provide improved guidance regarding the types of commercial vehicle and truck parking uses that are permitted, regulated, or prohibited within the Village.

Motion to close the public hearing made by Commissioner Gregory. Seconded by Commissioner Madding. All Ayes, Motion Carried.

- 7. Review and Recommendation** – Application for an Amendment to the Village of Channahon Zoning Ordinance with Respect to Commercial Vehicles and Semi-Truck Trailer Parking Limitations.

Motion to recommend the Village Board approve the ordinance amendment made by Commissioner Larson. Seconded by Commissioner Gregory. All Ayes, Motion Carried.

- 8. Other Business**

Durkin said CN is planning on breaking ground soon and have installed the silt fencing.

ADJOURNMENT

Motion to adjourn made by Commissioner Madding. Seconded by Commissioner Gregory. All Ayes, Motion Carried. 6:30 p.m.

Submitted by

Mary Jane Larson, Inspection Coordinator



FROM: Scott R. McMaster, Director of Community Development

DATE: February 2, 2026

SUBJECT: Application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings

FOR AGENDA: February 9, 2026

SUMMARY

In August of 2025, Lennar presented a concept plan to the Planning & Zoning Commission and the Village Board for a proposed single-family residential development on approximately 27 acres within the Southern Crossings area. Both the Planning & Zoning Commission and the Village Board expressed general support for the proposed development. Following that feedback, staff met with Lennar on multiple occasions over the past several months to refine the development plan.

As a result of these discussions, Lennar has applied requesting an Amendment to an existing Special Use Permit for a Planned Unit Development (PUD), approval of a Preliminary Planned Unit Development Plat, and rezoning of the subject property to the R-3 Residential District. The proposed amendment reflects revisions made in response to comments from the Planning & Zoning Commission, Village Board, and staff, and is intended to establish a residential development framework consistent with R-3 standards and the overall intent of the PUD. Staff has reviewed the request for consistency with the Comprehensive Plan and applicable zoning and development regulations and is presenting the application to the Planning & Zoning Commission for consideration and recommendation.

Within the Amendment to the P.U.D. ordinance are the following exceptions to Village Code Requirements:

Departure from Section 156.058(G)(1) to permit a minimum lot area of 4,900 square feet in lieu of 10,000 square feet;

Departure from Section 156.058(G)(2) to permit a minimum lot width of 45 feet in lieu of 80 feet;

Departure from Section 156.058(G)(3) to permit a front yard setback of 25 feet in lieu of 30 feet;

Departure from Section 156.058(G)(4) to permit a side yard setback of 7 feet in lieu of 10 feet;

Departure from Section 156.058(G)(7) to permit a floor area ratio of greater than .5.



GENERAL INFORMATION

APPLICANT: CalAtlantic Group, LLC (Lennar)

LOCATION: Southeast Corner of Southern Crossings

PIN: 03-24-101-008

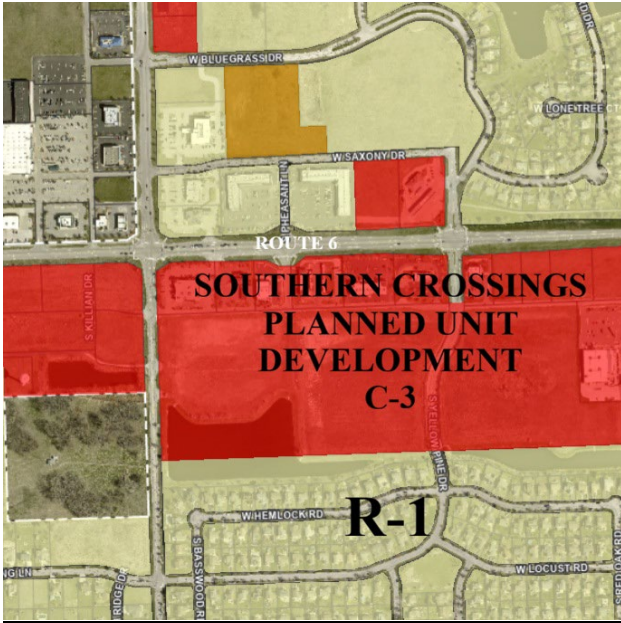
SIZE: ±27 acres

EXISTING ZONING: C-3 Southern Crossing PUD

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	C-3 General Business	Village	Retail
West	C-3 General Business	Village	Vacant Land
South	R-1 Single Family Residential	Village	Single Family Residence
East	C-3 General Business	Village	Vacant Land

Zoning Map



Location Map



RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION: Commercial Corridor

APPLICATION REQUEST(S)

- Recommendation to the Village Board for Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings

BACKGROUND INFORMATION

- August 2025 – Presented concept plan to PZC and Village Board

PUBLIC NOTICE SUMMARY

- Public notices and neighboring letters were executed and filed in a timely manner before the deadline.

STAFF COMMENTS AND CONDITIONS

- Any recommendation of approval should include the condition of staff review and approval of final engineering.

STANDARDS

Standards for Review of a Special Use Permit Request:

Per Municipal Code section 156.199(E) no special use permit may be granted unless the request meets the following standards:

- (a) The proposed use is designated by this chapter as a special use in the district in which the use is to be located.
- (b) The proposed use will comply with all applicable regulations in the district in which the use is to be located.
- (c) The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- (d) The location, nature and height of buildings, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
- (e) Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining uses, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
- (f) The proposed use will not cause substantial injury to the value of other property in the neighborhood.
- (g) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

Standards for Review of a Planned Unit Development:

Per Municipal Code section 156.140 for a requested Planned Unit Development, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

- (a) In what respects the proposal would be in the public interest including but not limited to findings of fact on the requirements set forth in this section.
- (b) In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.
- (c) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.
- (d) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.
- (e) The physical design of the proposed plan and the manner in which the design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.
- (f) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.
- (g) The desirability of the proposed plan to physical development, tax base and economic well-being of the entire community.
- (h) The conformity with the intent and spirit of the Comprehensive Plan.

Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:

- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.
- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.
- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.

SUPPORTING DOCUMENTS

- Preliminary Plat of Subdivision
- Site Plan
- Housing Elevations
- Preliminary Landscape Plan
- Draft P.U.D. Ordinance

ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation including Findings of Fact to the Village Board regarding the Application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings.

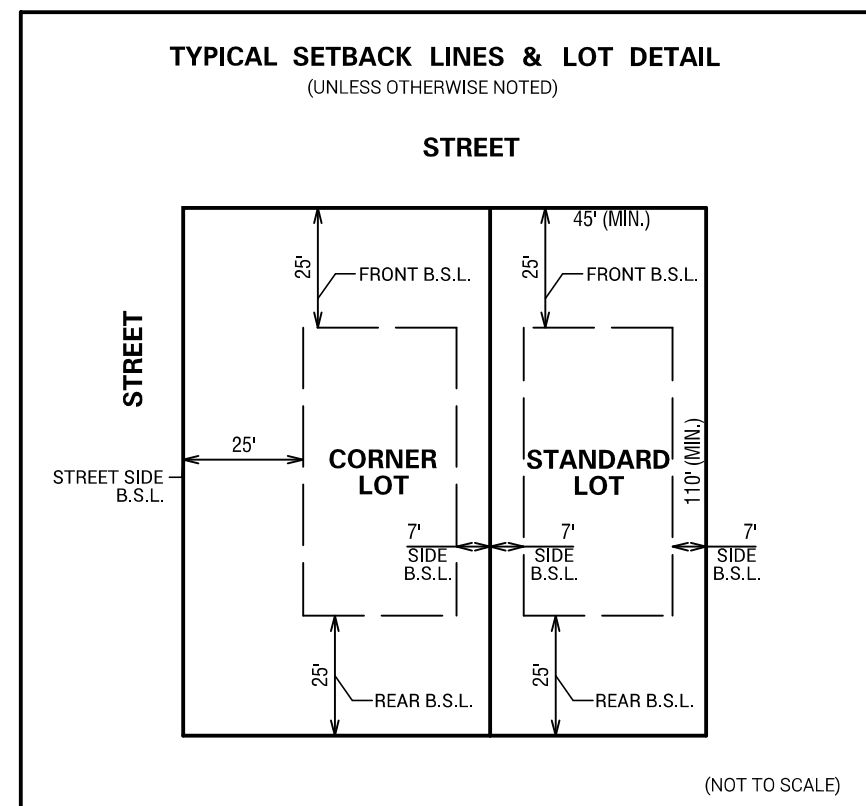
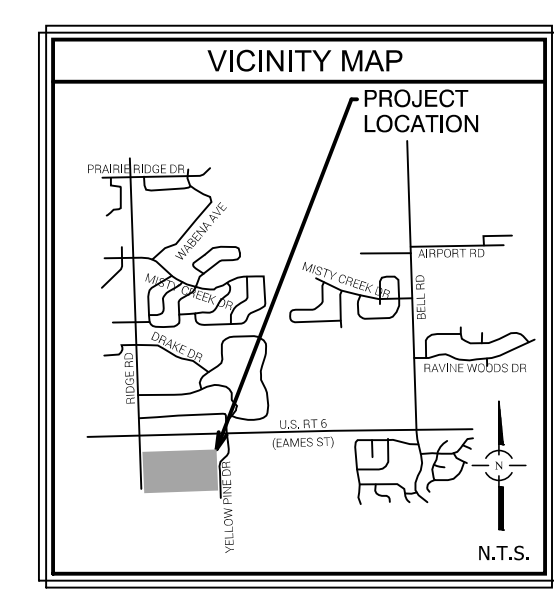
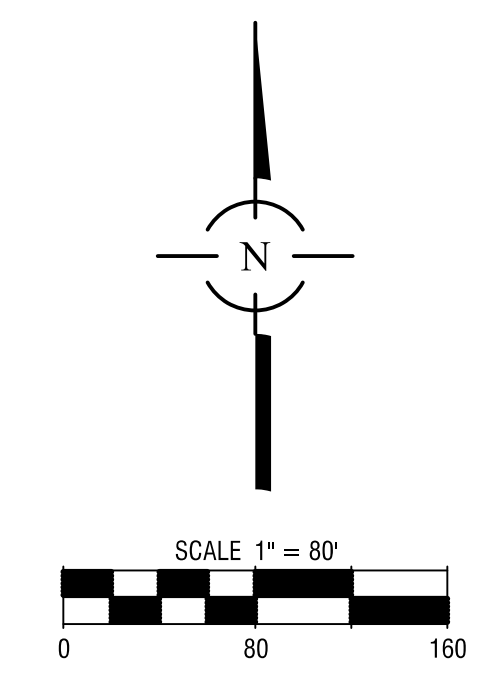
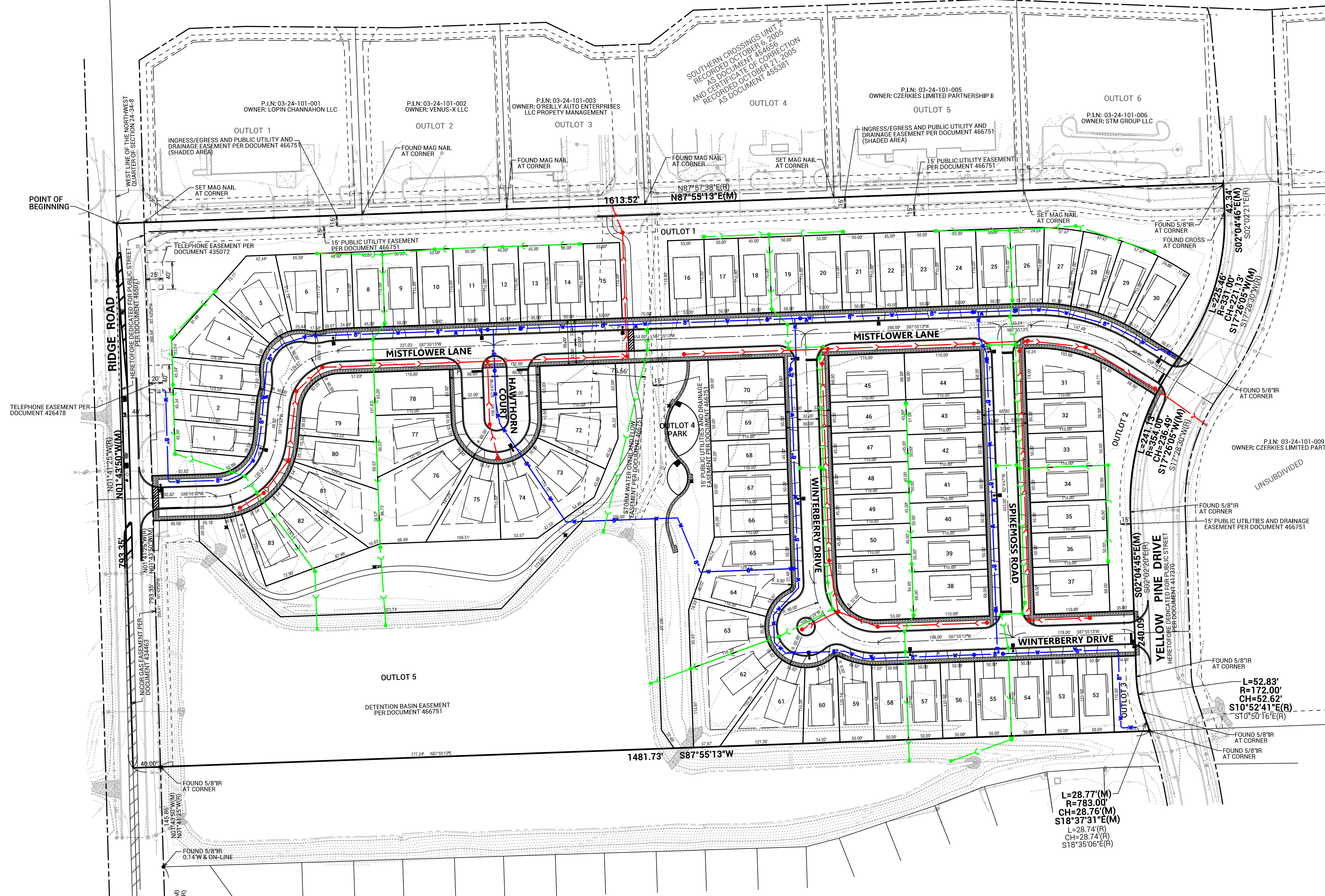
Suggested Motion – Motion to recommend that the Village Board to approve the Application for an Amendment to a Special Use for a Planned Unit Development (P.U.D.) approving a Preliminary P.U.D. Plat and Rezoning Property to the R-3 Residential District for Southern Crossings.

PRELIMINARY PLAT

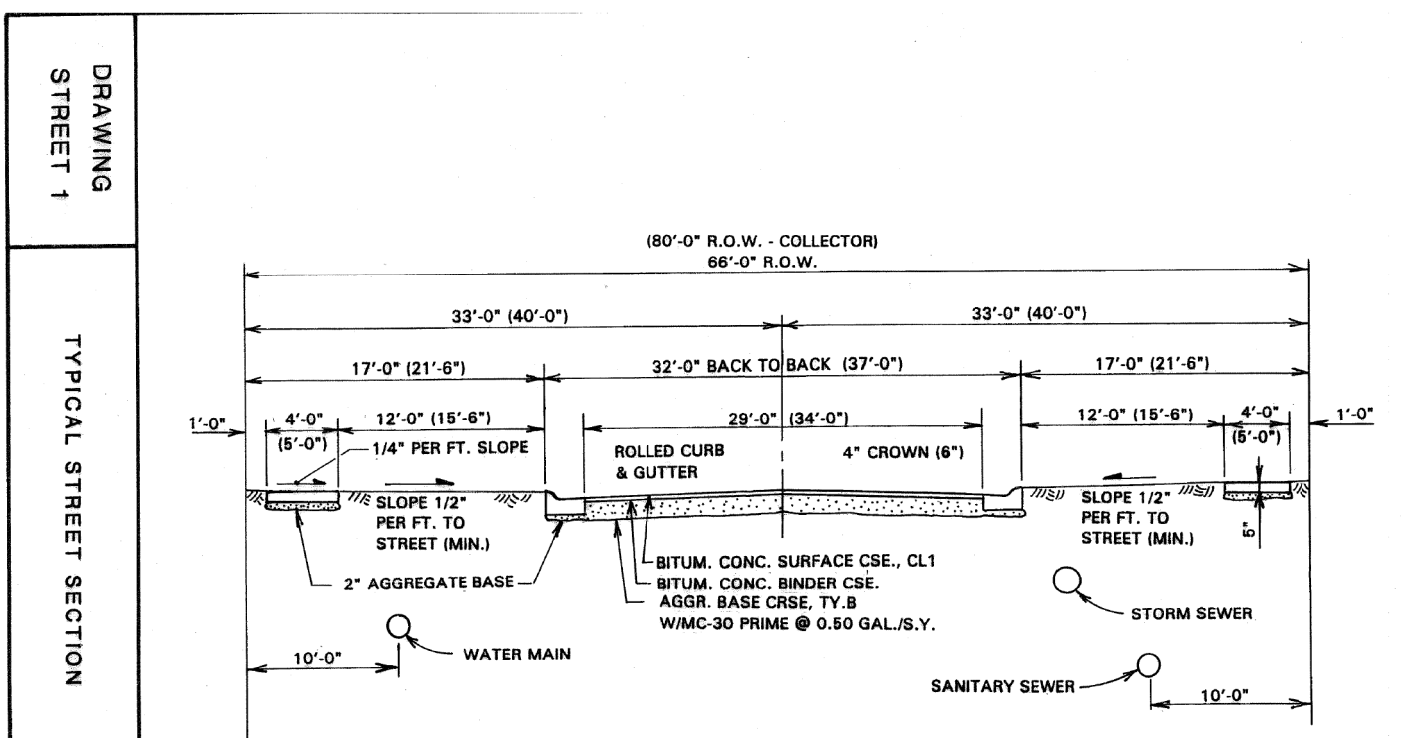
SOUTHERN CROSSINGS

A PLANNED UNIT DEVELOPMENT

PROPERTY DESCRIPTION:
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 01°43'50" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 338.47 FEET TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SOUTHERN CROSSINGS - UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 6, 2005 AS DOCUMENT 454856; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 87°55'13" EAST ALONG THE SOUTH LINE OF SAID SOUTHERN CROSSINGS - UNIT 2 AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 1613.52 FEET TO A POINT ON THE WEST LINE OF YELLOW PINE DRIVE ACCORDING TO THE PLAT OF DEDICATION RECORDED ON MAY 9, 2005 AS DOCUMENT 417370; THENCE SOUTH 02°04'46" EAST ALONG SAID WEST LINE OF YELLOW PINE DRIVE A DISTANCE OF 42.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WEST LINE 225.46 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 331.00 FEET, WITH A CHORD BEARING SOUTH 17°26'05" WEST AND A CHORD DISTANCE OF 221.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WEST LINE 241.13 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 394.00 FEET, WITH A CHORD BEARING SOUTH 17°26'05" WEST AND A CHORD DISTANCE OF 236.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°04'45" EAST ALONG SAID WEST LINE A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID WEST LINE 62.83 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 172.00 FEET, WITH A CHORD BEARING SOUTH 10°52'41" EAST, AND A CHORD DISTANCE OF 52.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG SAID WEST LINE 26.77 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 783.00 FEET, WITH A CHORD BEARING SOUTH 18°37'31" EAST, AND A CHORD DISTANCE OF 28.16 FEET TO A POINT ON THE NORTH LINE OF SOUTHERN CROSSINGS UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 15, 2003 AS DOCUMENT 42558; SAID POINT ALSO BEING THE NORTHWEST CORNER OF OUTLOT 1 IN SAID SOUTHERN CROSSINGS UNIT 1; THENCE SOUTH 87°55'13" WEST ALONG THE NORTH LINE OF SAID SOUTHERN CROSSINGS UNIT 1 A DISTANCE OF 1481.73 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 01°43'50" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 793.35 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.



NOTE:
 ALL OUTLOTS ARE TO HAVE A BLANKET MUNICIPAL ACCESS EASEMENT.



AREA TABLE (MORE OR LESS)		
	SQUARE FEET	ACRES
RESIDENTIAL LOTS	520,171	11.941
OUTLOT 1	129,098	2.964
OUTLOT 2	15,284	0.351
OUTLOT 3	4,321	0.099
OUTLOT 4	94,502	2.170
OUTLOT 5	192,014	4.408
DEDICATED R.O.W.	213,096	4.892
TOTAL SITE	1,168,486	26.825

ENGINEER
 JOSEPH T. ANTONIOLLI, P.E.
 ILLINOIS REGISTRATION NO.: 062-075101
 EXPIRATION DATE: 11/30/2027
 PROFESSIONAL DESIGN FIRM NO.: 184-001157
 EXPIRATION DATE: 04/30/2027
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

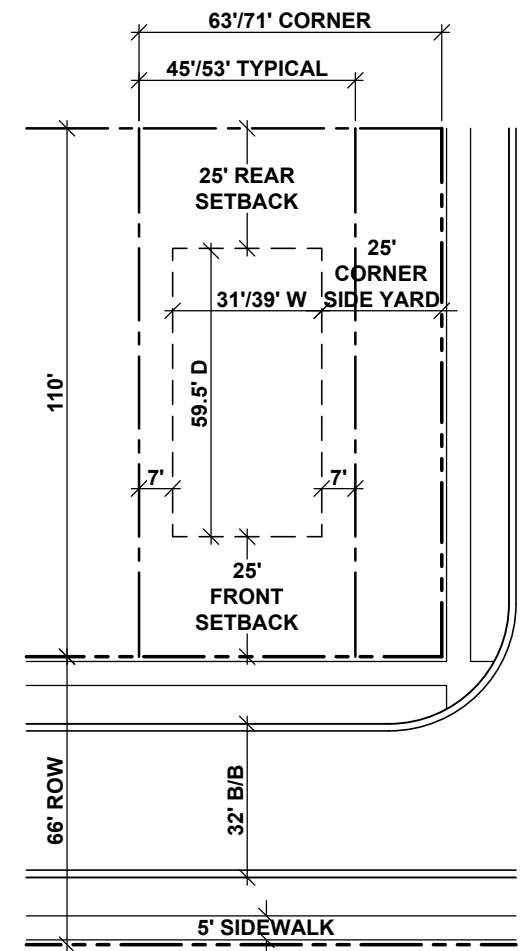
NO.	DATE	REMARKS

PREPARED FOR:
 LENNAR
 1700 E. GOLF RD
 SUITE 1100
 SCHAUMBURG, IL 60173



Morris Office
 224 1/2 N. Liberty Street
 Morris, Illinois 60450
 Phone: (815) 941-0260

FILENAME:
 9104.06_P-PUD
 DATE: 11/25/25
 JOB NO. 9104.06
 SHEET
 1 OF 1

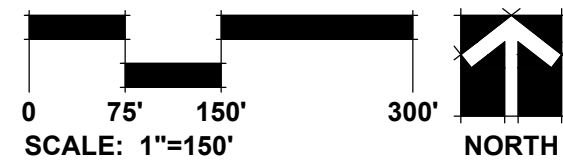


TYPICAL LOT DETAIL
45'x53' WIDE - SINGLE FAMILY
 SCALE: 1"=40'

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (45'W X 110'D)	32	9.2 AC.	33.3%
SINGLE FAMILY (50'W X 110'D)*	43	6.3 AC.	22.8%
SINGLE FAMILY (53'W X 110'D)**	8	1.3 AC.	4.7%
OPEN SPACE (DETENTION/PARK/BUFFER)		8.9 AC.	32.3%
R.O.W. DEDICATION		1.9 AC.	6.9%
TOTAL	83	27.6 AC.	100.0%

R.O.W. LENGTH = 3,130 L.F.





Front Elevation A (A1)



Front Elevation B (B2)



Front Elevation C (C1)

BROADMOOR 2,011 sf
CHANNAHON, ILLINOIS

12/9/2025

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Front Elevation A (A1)



Front Elevation B (B1)



Front Elevation C (C2)

ASPEN 1,839 sf
CHANNAHON, ILLINOIS

12/9/2025

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Front Elevation A (A1)



Front Elevation B (B1)



Front Elevation C (C2)

COLEMAN 1,508 sf
CHANNAHON, ILLINOIS

12/9/2025

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Front Elevation A (A2)



Front Elevation B (B1)



Front Elevation C (C1)

DAVIDSON 2,178 sf
CHANNAHON, ILLINOIS

12/9/2025

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Preliminary Landscape Plan

SOUTHERN CROSSING

Channahon, Illinois

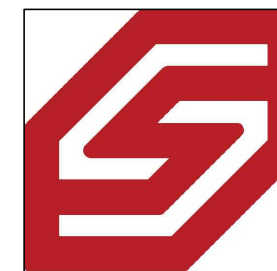
December 01, 2025

CONSULTANTS:



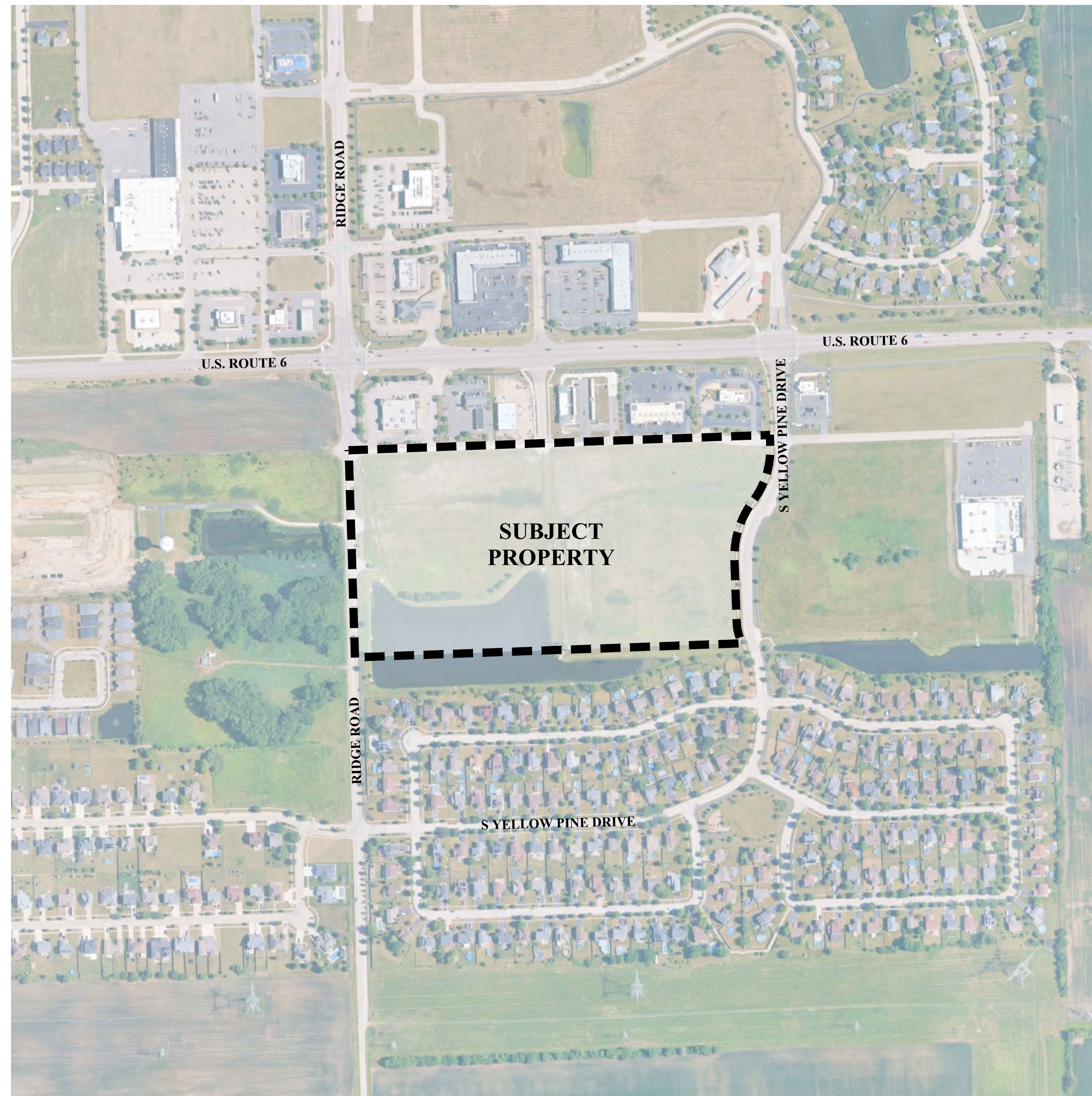
LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:

SPACECO INC.
9575 WEST HIGGINS ROAD, SUITE 700
ROSEMONT, ILLINOIS 60018



LOCATION MAP

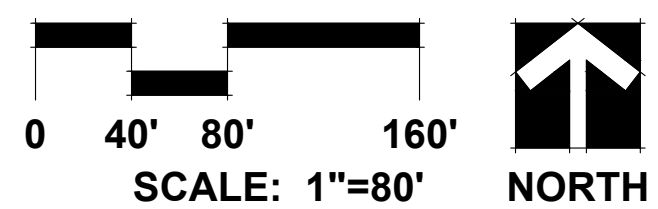
SCALE: 1"=300'

INDEX OF PLAN SHEETS

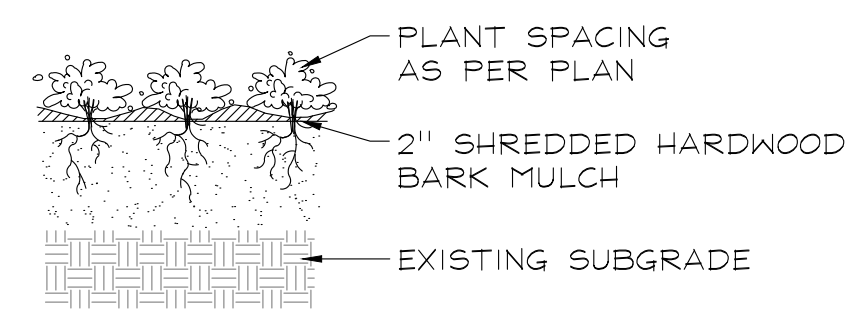
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS

REPRESENTATIVE PLANT LIST

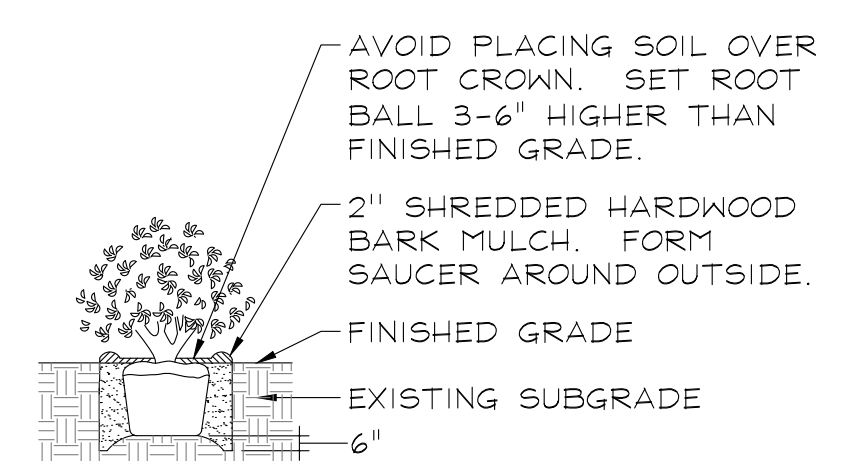
Key	Botanical/Common Name	Size	Remarks
SHADE TREES			
	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
ORNAMENTAL TREES			
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES			
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
DECIDUOUS SHRUBS			
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Palatin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS			
	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
GROUNDCOVERS			
	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



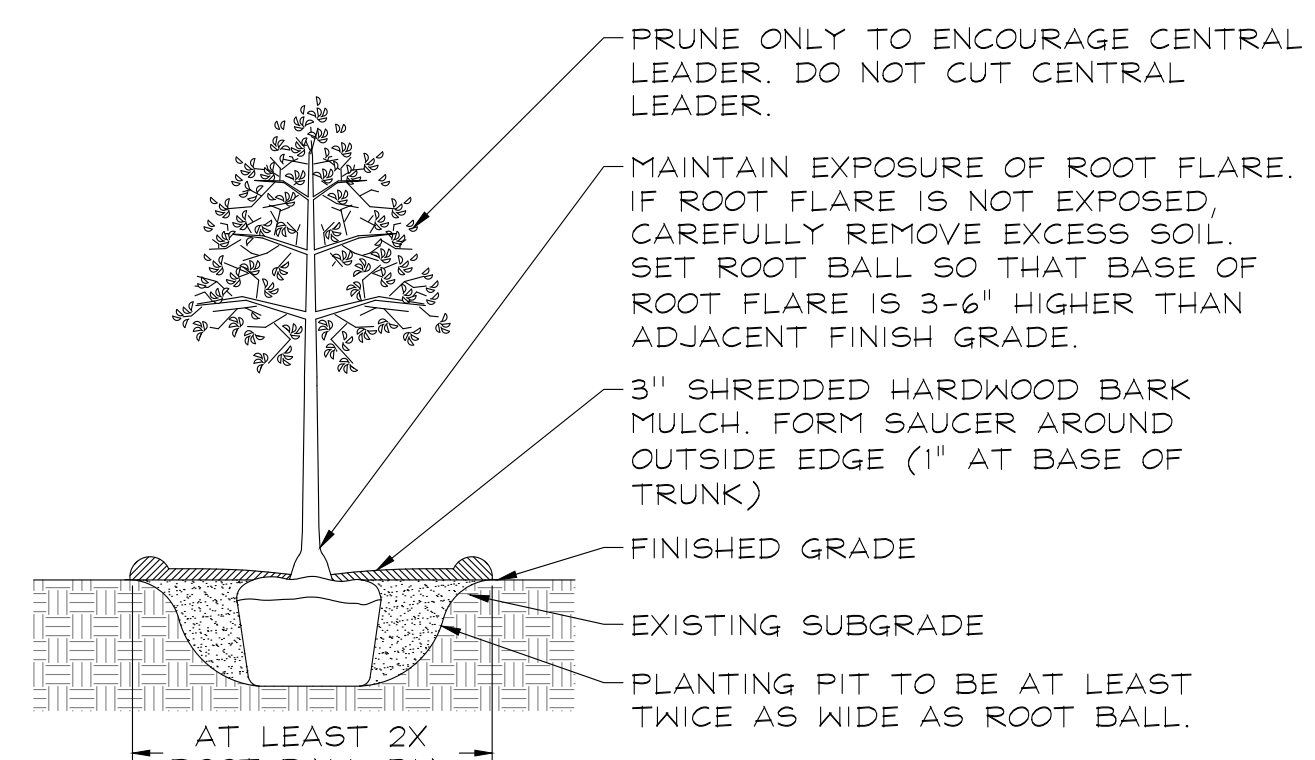
PLANTING DETAILS



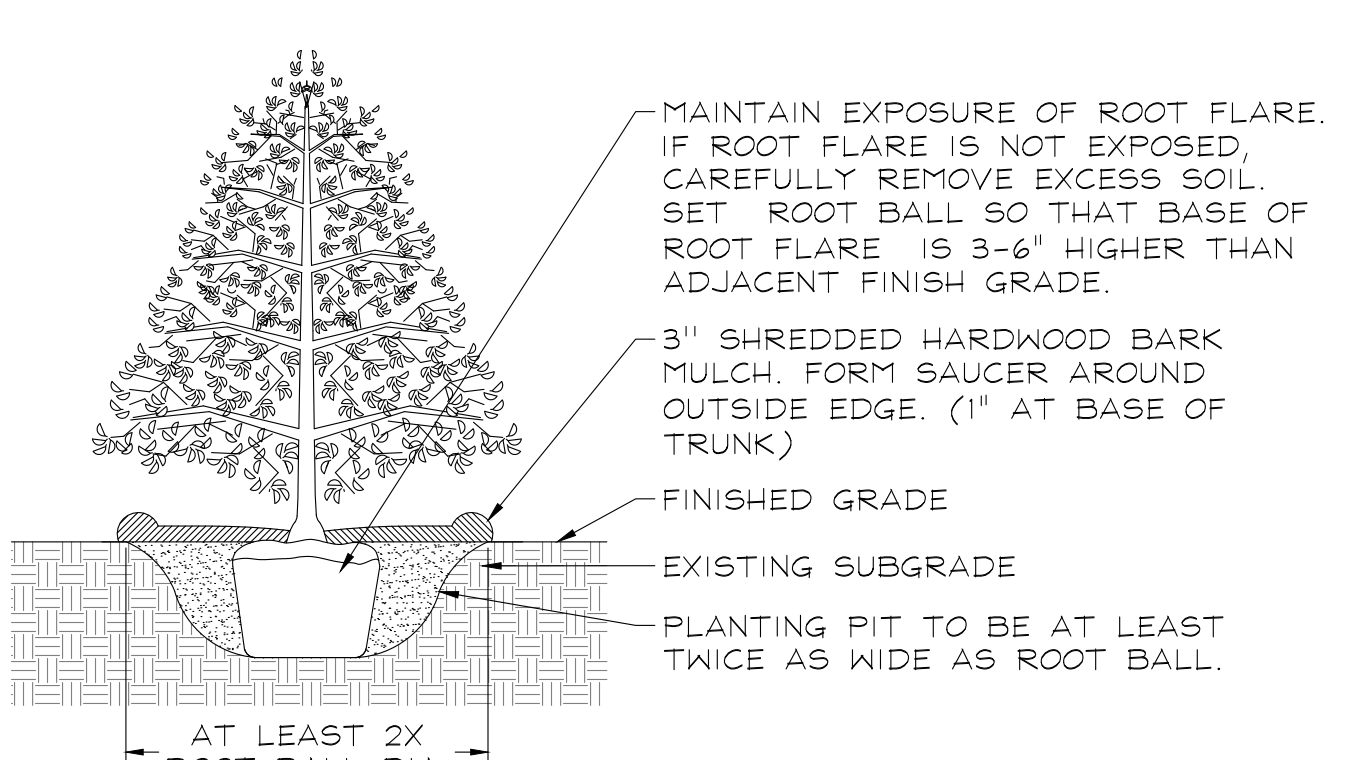
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



EVERGREEN TREES NOT TO SCALE

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

GRWA
GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197
 www.grwainc.com

CLIENT
LENNAR
 1141 EAST MAIN STREET
 SUITE 108
 EAST DUNDEE, IL 60118

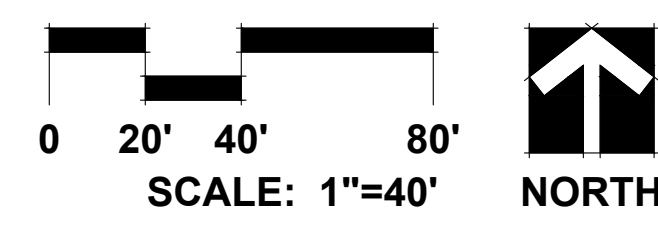
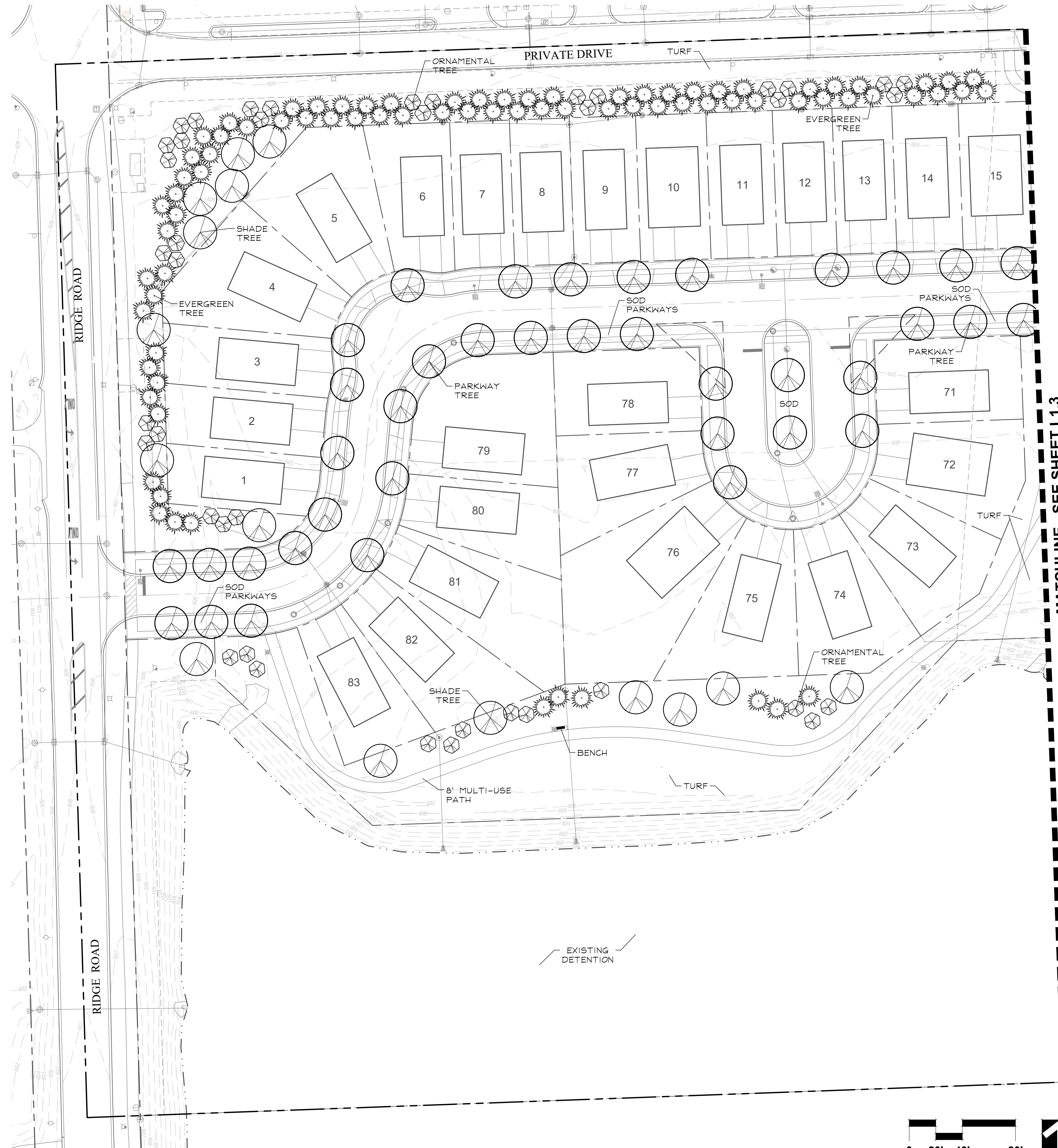
CIVIL ENGINEER
SPACECO INC.
 9575 W. HIGGINS ROAD
 SUITE 700
 ROSEMONT, IL 60018

SOUTHERN CROSSING
 CHANNAHON, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

REVISION	DATE

DATE 12.01.2025
 PROJECT NO. LN24207
 DRAWN AJG
 CHECKED ZML
 SHEET NO.





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SOUTHERN CROSSING
 CHANNAHON, ILLINOIS
 PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

REVISION DATE

DATE 12.01.2025
 PROJECT NO. LN24207
 DRAWN AJG
 CHECKED ZML
 SHEET NO.

L1.2





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
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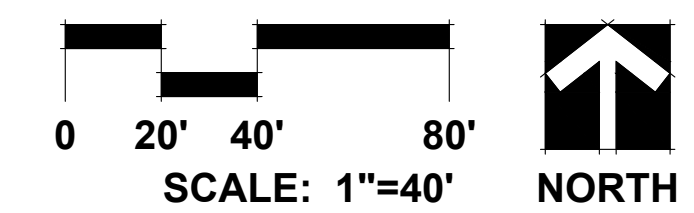
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ROSEMONT, IL 60018

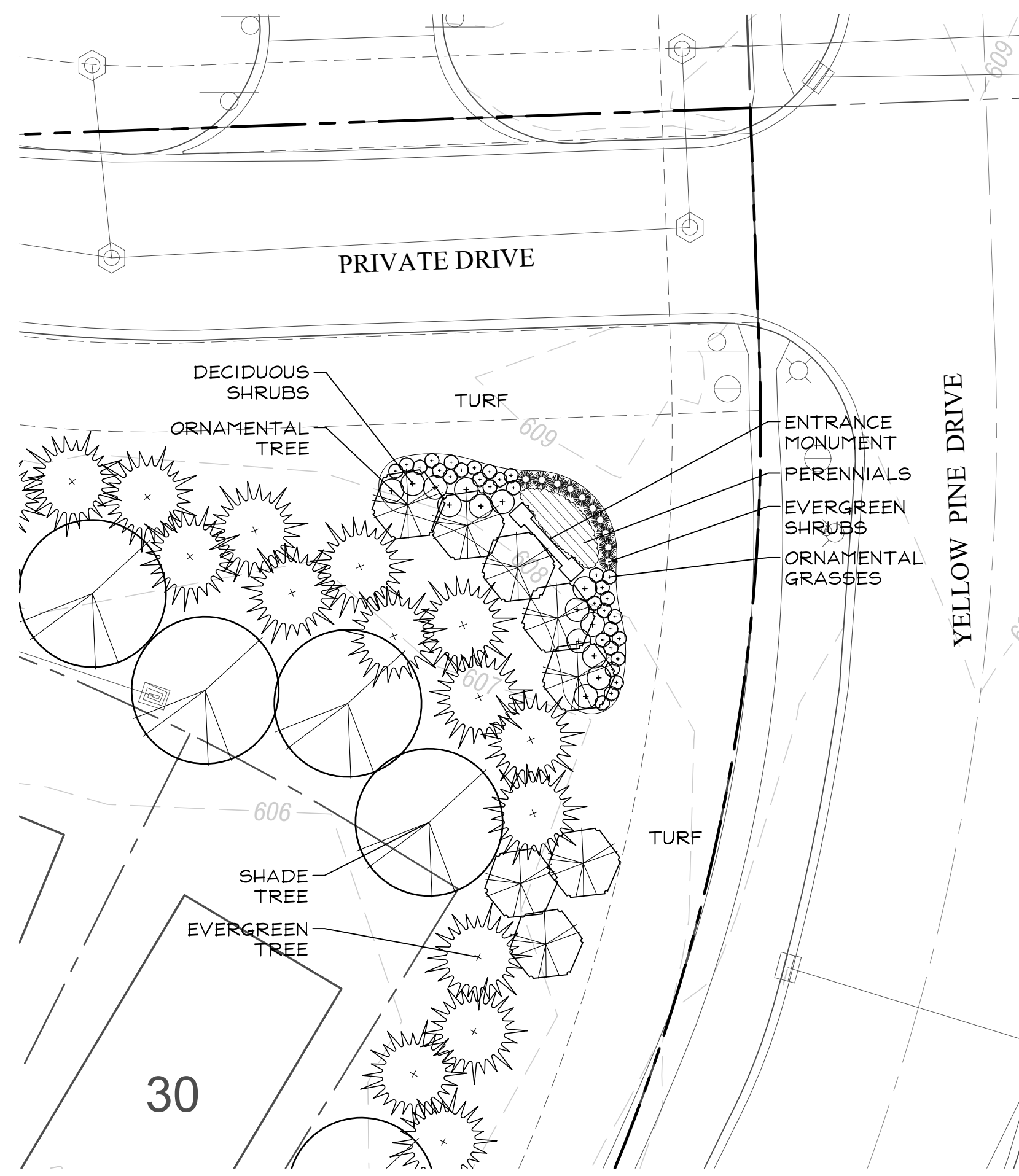
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CHannahon, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

REVISION DATE

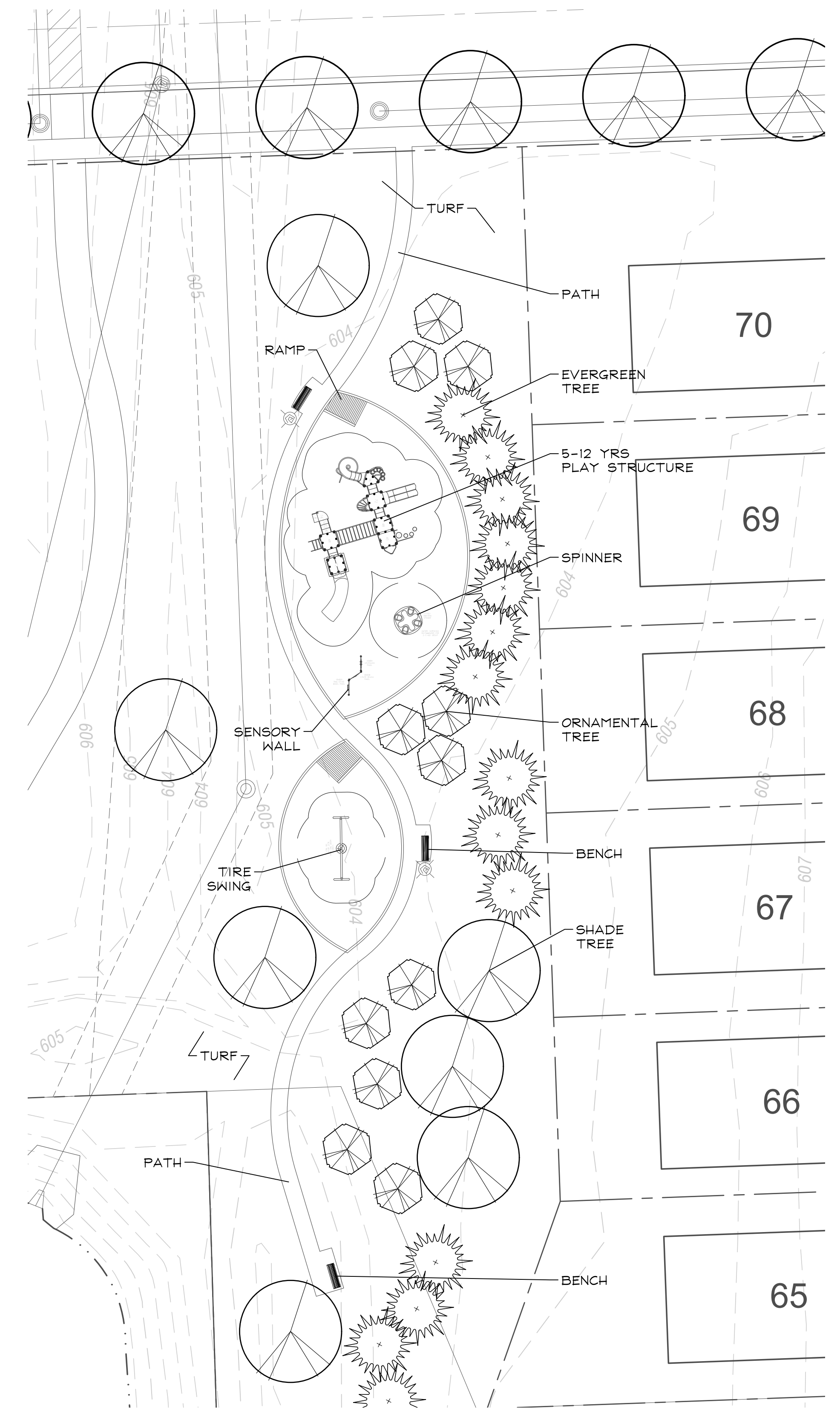
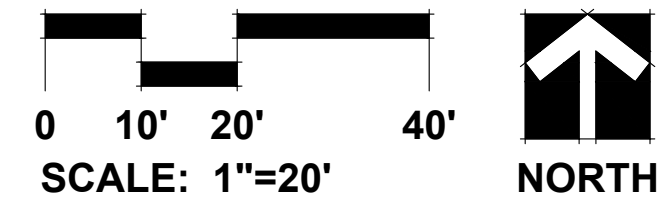
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PROJECT NO. LN24207
DRAWN AJG
CHECKED ZML
SHEET NO.

L1.3

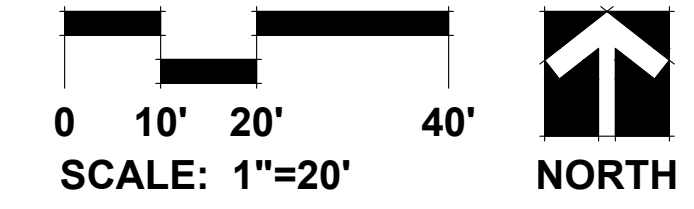




ENTRANCE MONUMENT LANDSCAPE DETAIL



PARK LANDSCAPE DETAIL



GARY R. WEBER
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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
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CLIENT



1141 EAST MAIN STREET
SUITE 108
EAST DUNDEE, IL 60118

CIVIL ENGINEER

SPACECO INC.
9575 W. HIGGINS ROAD
SUITE 700
ROSEMONT, IL 60018

SOUTHERN CROSSING
CHANNAHAN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE DETAILS

REVISION DATE

DATE 12.01.2025
PROJECT NO. LN24207
DRAWN AJG
CHECKED ZML
SHEET NO.

L1.4



Ordinance No. _____

An Ordinance Rezoning Property to the R-3 Residential District, Granting an Amendment to a Special Use for a Planned Unit Development and Approving a Preliminary PUD Plat for Southern Crossings

WHEREAS, the Village of Channahon approved a Special Use for a Planned Unit Development for Southern Crossings by Ordinance No. _____ (the “Existing PUD”); and,

WHEREAS, CalAtlantic Group LLC, a Delaware limited liability company (“Petitioner”) as contract purchaser has petitioned the Village for an amendment to the Existing PUD and rezoning of certain property to the R-3 Residential District and approval of a Preliminary PUD Plat; and,

WHEREAS, the owner of record (“Owner”) has authorized the application for property commonly known as Southern Crossings and legally described as follows:

[NOTE: INSERT LEGAL DESCRIPTION] (the “Subject Property”)

WHEREAS, the Planning and Zoning Commission of the Village of Channahon conducted a public hearing upon due and proper notice on such requests as required by law on January _____, 2026 and has submitted its Findings of Fact and recommendations to the President and Board of Trustees; and

WHEREAS, the Planning & Zoning Commission recommends approval of the requested amendment to a Special Use for a Planned Unit Development, rezoning to the R-3 District and approval of a Preliminary PUD Plat for Southern Crossings; and

WHEREAS, it is hereby found and determined by the President and Board of Trustees that:

1. The special use requested is a permitted special use in the R-3 Zoning District; and
2. The proposed use will comply with the applicable regulations in the R-3 District except as to those requirements for which exceptions are provided by this Ordinance;
3. The special use for Planned Unit Development departs from the zoning **[NOTE: and subdivision regulations?]** as set forth in this Ordinance. The departures from the Zoning and Subdivision Ordinance are in the public interest based upon the following:
 - a. The physical design of the PUD makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects common open space, and features the amenities of light and air, recreation and enjoyment; and
 - b. The PUD is compatible and in keeping with adjacent properties and the neighborhood as the development is separated from commercial uses by a street

which together with landscaping provides a logical division between the commercial use and the PUD. The separation between the PUD and the nearby residential neighborhood is compatible based upon separation, landscaping and compatible housing units; and

- c. The proposed plan will enhance the tax base and economic well being of the entire community by additional property taxes and more population which will increase the viability of commercial uses existing and planned in the area; and
- d. The Proposed PUD meets the intent and spirit of the Village's Comprehensive Plan.

WHEREAS, the Proposed PUD meets the standards set forth in 156.139 of the Village Zoning Code in that:

- A. The PUD conforms will the spirit and intent of the Village's Comprehensive Plan;
- B. The PUD is under currently single ownership;
- C. The use is in such a location as that there will be no undue detrimental influence upon surrounding properties;
- D. There is a need for additional residential housing in the Village;
- E. While the required yards along property line of the PUD are not equal in width or depth to the adjacent Zoning District, the differences are mitigated by the separation from the adjoining neighborhood and landscaping and other techniques;
- F. The PUD provides adequate parking;
- G. The location and size of streets are designed to minimize traffic congestion in the area; and
- H. The deviations from standards permitted by this Ordinance will not be detrimental to or endanger the public health, safety, moral, comfort and general welfare of the Community.

WHEREAS, the President and Board of Trustees makes these findings based upon the recommendation of the Planning and Zoning Commission, the Application submitted by the Petitioner, the Village Staff report and other reliable evidence presented.

WHEREAS, it is in the best interest of the Village to amend the existing PUD to the extent it effects the Subject Property and to keep the PUD intact as to the rest of the Property situated with the Existing PUD.

WHEREAS, the President and Board of Trustees after due and careful consideration have concluded that the amendment to the Special Use for a Planned Unit Development, approval of a Preliminary PUD Plat for the Subject Property under the terms and conditions herein set forth, and the Rezoning of the Property to the R-3 Residential District will enable the Village to control the development of the area and will serve the best interests of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF CHANNAHON, WILL AND GRUNDY COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS STATUTORY, HOME RULE AND OTHER AUTHORITY, AS FOLLOWS

SECTION 1: INCORPORATION OF PREAMBLE AND EXHIBITS

That the Preamble and all Exhibits to this Ordinance are incorporated herein as if fully set forth in this Section 1.

SECTION 2: REZONING

The Subject Property be and is hereby rezoned to the R-3 residential district.

SECTION 3: GRANT OF SPECIAL USE

That an amendment to the Special Use and the approval of the Preliminary PUD Plat be and the same is hereby granted for Southern Crossings on the Subject Property subject to the property being developed, utilized, and maintained in conformance with this Ordinance, all other applicable ordinances and regulations of the Village and the following Exhibits.

- Exhibit A: Preliminary PUD Plat
- Exhibit B: Preliminary Site Plan
- Exhibit C: Preliminary Engineering Plan
- Exhibit D: Preliminary Landscape Plan
- Exhibit E: Temporary Signage Plan
- Exhibit F: Elevations
- Exhibit G: Anti-Monotony Requirements
- Exhibit H: Sign Plan

SECTION 4: ADDITIONAL CONDITIONS

In addition to all other requirements and conditions the PUD shall have these Additional Requirements :

- A. Right of Ways to be designed & constructed to Village standards and dedicated to the Village
- B. The existing private road to the north of the development area is to remain a private road. Long term maintenance of the roadway to be coordinated between the Petitioner and the Property Owners Association.
- C. A _____ wide MULTI PURPOSE PATH constructed in the right of way will connect Yellow Pine Dr. with the central greenway (the area just south of the Pheasant Ln. / Service Road intersection)

- D. Street trees shall be placed every 40’ along both sides of the right of way and will follow the tree ordinance for species selection and diversity
- E. All mailboxes to be provided as required by USPS
- F. Park property to be dedicated to the Channahon Park District
- G. Development of the park site to be coordinated with the Park District as set forth in the Development Agreement
- H. Multi use path will be installed throughout the park property by Petitioner with the development of the subdivision
- I. Landscaping & berming for common areas to be as approved on landscape plan
- J. All common areas to be maintained by the homeowners association.
- K. Signage shall conform with Exhibit H and shall be maintained by the homeowners association.
- L. A dormant SSA will be created over the land to be activated in the event that the homeowners association does not fulfill maintenance obligations.
- M. All fencing shall be of the same uniform look
 - Black Wrought Iron/aluminum
 - Maximum 5-feet high
 - May not be placed atop a berm to increase fence height
- N. No above ground pools are allowed
- O. No sheds or other accessory buildings, including gazebos are allowed
- P. All homes shall include full basements
- Q. Architecture exhibits cannot be changed without a minor amendment to the PUD unless the change is an “Enhancement.” Examples of an Enhancement include:
 - providing additional brick or stone
 - adding or expanding porches
 - adding gables
 - adding windows or transoms
 - adding decorative roof elements
 - adding architectural trim
 - using additional textured siding
 - using cement-board or wood siding in place of vinyl siding
 - Enhancements are subject to review and approval by the Village Staff

- R. All front elevations to include brick as depicted on the approved architectural elevations
- S. No elevation should be devoid of windows
- T. Siding on homes shall be a minimum thickness of .046 (NOTE: get proper wording from Kirk.
- U. Refuse containers may not be stored within the required front yard setback and must be stored behind the front elevation of the home in the side or rear yard.
- V. All units to have 2-car attached garage
- W. All driveways to be wide enough to park 2 vehicles side-by-side
- X. Anti-monotony
 - o No 2 homes side-by-side or directly across from one another shall be the same model
 - o No 2 homes of similar color to be side by side or directly across from one another

SECTION 5: EXISTING PUD

That the existing PUD shall remain in full force and effect for all property situated in the Existing PUD except for the Subject Property.

SECTION 6: EXCEPTIONS TO VILLAGE CODE REQUIREMENTS

That the following exception to various Village Code Requirements are hereby granted:

- Departure from Section 156.058(G)(1) to permit a minimum lot area of 4,900 square feet in lieu of 10,000 square feet;
- Departure from Section 156.058(G)(2) to permit a minimum lot width of 45 feet in lieu of 80 feet;
- Departure from Section 156.058(G)(3) to permit a front yard setback of 25 feet in lieu of 30 feet;
- Departure from Section 156.058(G)(4) to permit a side yard setback of 7 feet in lieu of 10 feet;
- Departure from Section 156.058(G)(7) to permit a floor area ratio of greater than .5.

SECTION 7: SUCCESSORS

This Ordinance shall be binding upon and in full force and effect with regard to any successors in interest to the Owner. Any such successor shall benefit from and be obligated to comply with all of the terms, requirements, limitations, and conditions set forth in this Ordinance as to any portion of the Development owned by it or in which it has any interest.

SECTION 8: SEVERABILITY

In the event any word, phrase, clause, sentence, paragraph, provision or section of this ordinance, or any part thereof, shall be held to be unconstitutional, unenforceable or void, the same shall not affect the validity or enforceability of any remaining words, phrases, clauses, sentences, paragraphs, provisions or sections of this ordinance.

SECTION 9: REPEALER

All ordinances or parts thereof which conflict with any term, condition, provision or section of this Ordinance be and the same are hereby repealed.

SECTION 10: EFFECTIVE DATE

This Ordinance after its passage, approval and publication in pamphlet form as provided by law shall be effective upon the recording of the Development Agreement approved by Ordinance No. _____.

PASSED this _____ day of _____, 2026 with _____ members voting aye, _____ members voting nay, _____ members absent, the President _____ voting, with _____ members abstaining or passing and said vote being:

HOST	_____	SCAGGS	_____
GRECO	_____	McMILLIN	_____
SLOCUM	_____	PERINAR	_____

Kristin Hall, Village Clerk

APPROVED this _____ day of _____, 2026.

(SEAL)

Missey Moorman Schumacher
Village President

ATTEST:

Kristin Hall, Village Clerk

Agreed to this _____ day of _____, _____

PETITIONER:

Print Name: _____

Signature: _____

Title: _____

FROM: Scott R. McMaster, Director of Community Development

DATE: February 2, 2026

SUBJECT: Concept Plan Review – Tasty Bite Drive Through at 24710 W Eames
Concept Plan Review – Retail and Automotive-Oriented Commercial Development at 24740 W Eames

FOR AGENDA: February 9, 2026

SUMMARY

The applicant has submitted two separate concept plans for review and informal feedback. Concept plans are intended to provide a preliminary evaluation of site layout, zoning compatibility, and overall feasibility prior to submission of formal development applications. No approvals are being requested at this time.

Concept Plan #1: Tasty Bite Drive-Through Restaurant Located at 24710 W Eames

The subject property is an unorthodox-shaped lot previously developed with a car wash, which has since been demolished. The site is currently vacant and presents redevelopment challenges due to its configuration and limited frontage.

The applicant is proposing a single-story, approximately 1,625-square-foot drive-through restaurant. Of this total building area, approximately 575 square feet is designated as indoor dining space, with the remainder allocated to kitchen, storage, mechanical, and utility areas. Areas such as mechanical/utility rooms and storage rooms are excluded from the gross leasable area (GLA) calculation for parking purposes. The concept plan demonstrates adequate off-street parking in compliance with Village requirements based on the calculated GLA. Additionally, the drive-through lane provides adequate stacking capacity, minimizing the potential for vehicle spillback onto adjacent streets or properties.

The property is currently zoned C-1, which does not permit drive-through facilities. In order to proceed with the proposed development, the applicant would be required to:

- Rezone the property from C-1 Neighborhood Commercial to C-2 General Commercial, and
- Obtain a Special Use Permit for a drive-through restaurant.

Both requests would be subject to public hearings before the Planning Commission and consideration by the Village Board.

From a conceptual standpoint, staff finds that the redevelopment of this long-vacant site with a modestly scaled commercial use is consistent with the intent of the Village's commercial development goals. The proposed building size, parking layout, and drive-through stacking appear feasible given the

site's constraints. Staff notes that further review of access, traffic circulation, landscaping, lighting, and architectural design would occur during the formal development review process.

Concept Plan #2: Retail and Automotive-Oriented Commercial Development at 24740 W Eames

The second concept plan includes a multi-building commercial development consisting of:

- An 8,000-square-foot retail building,
- An associated 12,000 square feet of storage and overflow area, and
- A separate 10,200-square-foot building intended for automotive restoration and vehicle upgrades.

The concept plan indicates that adequate parking is provided to serve both the retail component and the automotive-oriented use. Vehicular circulation, building placement, and parking layout appear functional and appropriate for the anticipated uses.

Based on the anticipated mix of tenant types and the automotive restoration and upgrade use, staff finds that the proposed development requires a zoning change from C-1 to C-2.

All three developments, including the existing Demask Medical office, will have shared access points that would eliminate the need for IDOT to allow for more.

Staff finds that the concept plan is generally consistent with Village development standards and commercial land use objectives. The separation of retail and automotive-related activities, along with sufficient parking and storage areas, supports operational efficiency and compatibility with surrounding properties. As with all developments, formal site plan review would include detailed evaluation of landscaping, stormwater management, building elevations, lighting, and signage.

Both concept plans demonstrate preliminary feasibility and provide a reasonable basis for continued discussion and refinement. The Tasty Bite drive-through proposal will require rezoning and a special use approval, while the retail and automotive-oriented development appears to be compliant with existing zoning regulations. Staff will continue to work with the applicant should they choose to move forward with formal development applications.

GENERAL INFORMATION

<u>APPLICANT:</u>	M&S Commercial Investments
<u>LOCATION:</u>	24710 W Eames and 24740 W Eames
<u>PIN:</u>	04-10-09-302-007; 04-10-09-302-006
<u>SIZE:</u>	0.44 acres; 3.61 acres
<u>EXISTING ZONING:</u>	C-1

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	R-2 Single Family Residence	Village	Residential
West	R-1 Single Family Residence	Village	Channahon School District 17
South	C-3 General Business	Village	Retail Building
East	C-2 Community Shopping	Village	Mallory Plaza



APPLICATION REQUEST(S)

- Review Concept Plan

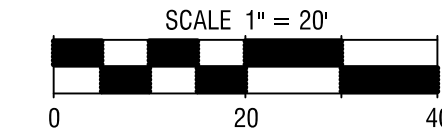
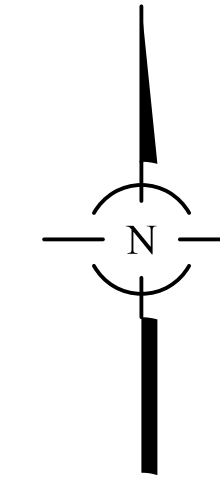
SUPPORTING DOCUMENTS

- Concept Plans
- Building Elevations

ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation the Village Board regarding the Concept Plans.



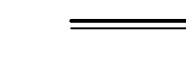


24710 W EAMES ST CONCEPT PLAN



NOTES:

CURRENT ZONING - C-1 (LOCAL SHOPPING DISTRICT)
 PROPOSED ZONING - C-2, SPECIAL USE (COMMUNITY SHOPPING DISTRICT)
 PARKING REQUIREMENTS:
 RESTAURANTS (DRIVE-THROUGH) - 1 STALL PER 80 SQUARE FEET OF GROSS AREA,
 1 STALL FOR EVERY 2 EMPLOYEES (4)
 REQUIRED - PENDING ARCH. PLANS TO CALCULATE
 PROVIDED - 20 STALLS
 ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 BOUNDARY/AERIAL IS APPROX. AND BASED ON WILL COUNTY GIS

LEGEND

-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  BARRIER CURB
-  TRAFFIC FLOW ARROW
-  LANDSCAPED AREA

PREPARED FOR:
EEC IL, INC

CONCEPT PLAN - 3

24710 W EAMES ST
CHANNAHAN, IL



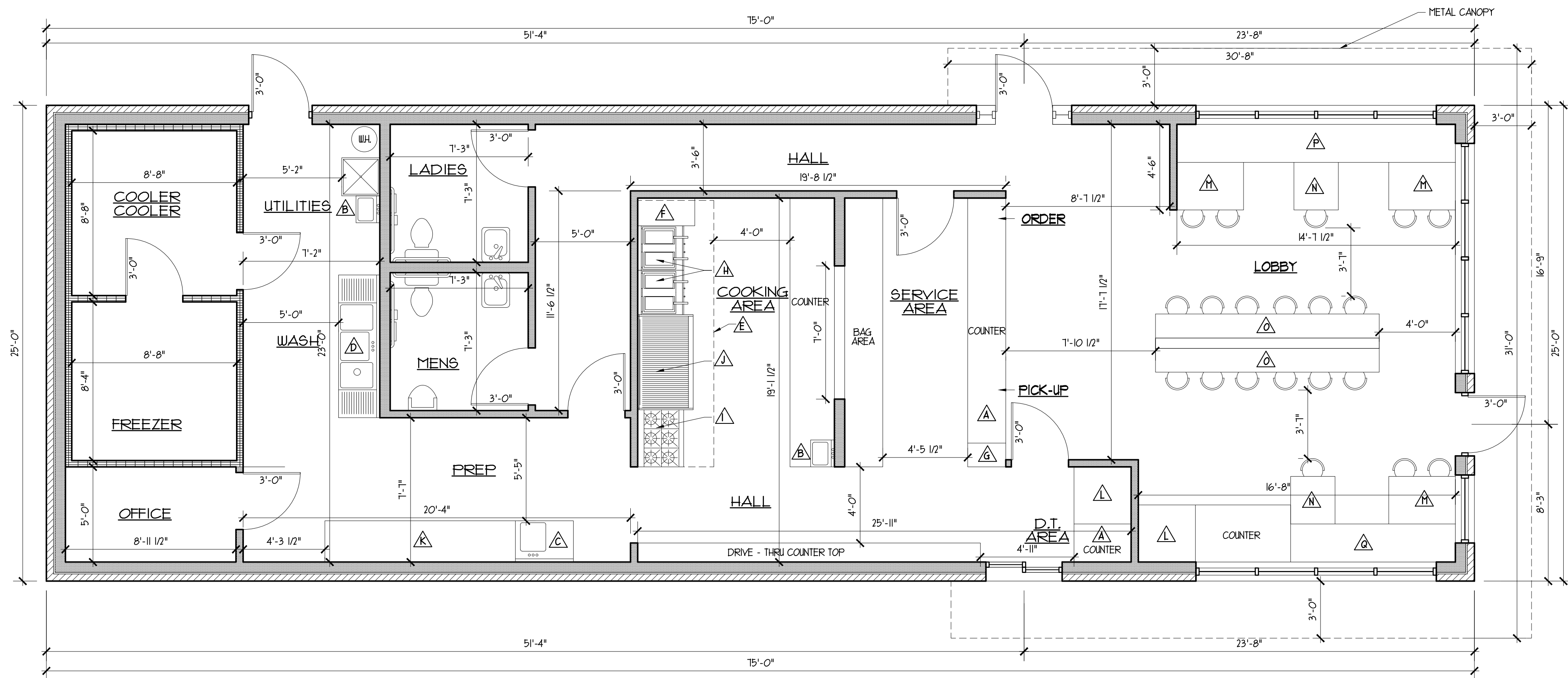
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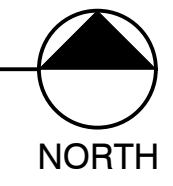
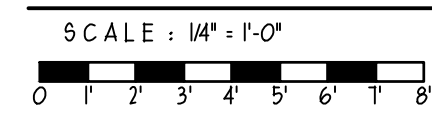
JOB NO.
13710

SHEET
CSP2
1 OF 1

NO.	DATE	REMARKS



PROPOSED FIRST FLOOR PLAN



EQUIPMENT SCHEDULE
 (ALL EQUIPMENT SHALL BE NSF APPROVED)

- △ POS SYSTEM
- △ 1'-6" W x 1'-6" L STAINLESS STEEL HAND SINK W/ WRIST BLADE FAUCET HANDLES
- △ 3'-0" W x 2'-2" L S.S. PREP SINK BY TABCO
- △ 30" X 2'-0" TRIPLE COMPARTMENT SINK W/ 2 DRAIN BOARDS
- △ 4'-0" W X 14'-0" L HOOD
- △ 3'-0" W X 1'-4" L GREASE DUMP
- △ 2'-0" W X 1'-3" L ICE MACHINE
- △ (4) 2'-5" W X 2'-5" L FRYER VATS
- △ 2'-5" W X 3'-0" L 6 BURNER STOVE
- △ 3'-0" W X 5'-0" L CHARBROILER
- △ 2'-2" W X 10'-0" L PREP TABLE
- △ 3'-0" W X 3'-0" L SODA MACHINE
- △ 3'-0" W X 3'-6" L TABLE
- △ 3'-0" W X 2'-4" L TABLE
- △ 1'-3" W X 11'-9" L ISLAND
- △ 2'-0" W X 4'-1 1/2" L BENCH
- △ 2'-0" W X 8'-8" L BENCH

ISSUED FOR OWNER'S REVIEW JANUARY 30, 2026

REVISION NO. -DATE- -REMARKS-

PROPOSED RESTAURANT
 FOR : TASTY BITES
 24710 W. EAMES ST. CHANNAHON, IL

DRAWN BY: M.A.
 CHECKED BY: BOB GEBEL
 DATE : JANUARY 30, 2026
 PROJECT NO: 26-A1
 TITLE: PROPOSED FLOOR PLAN

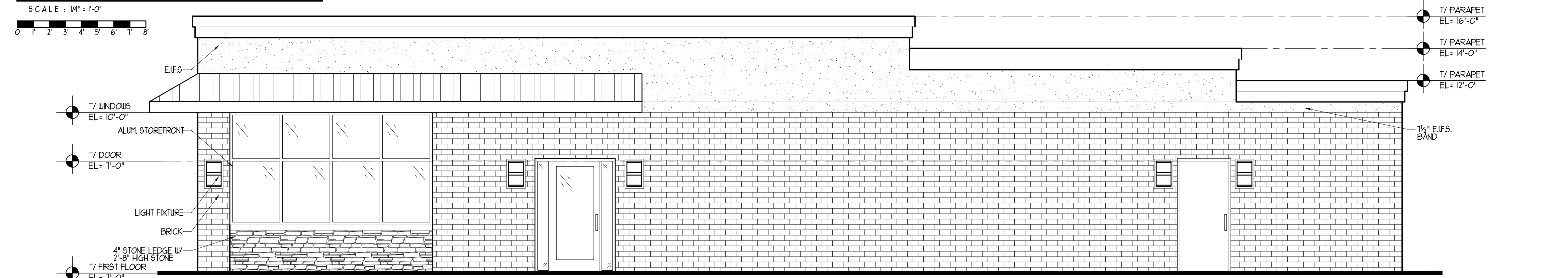
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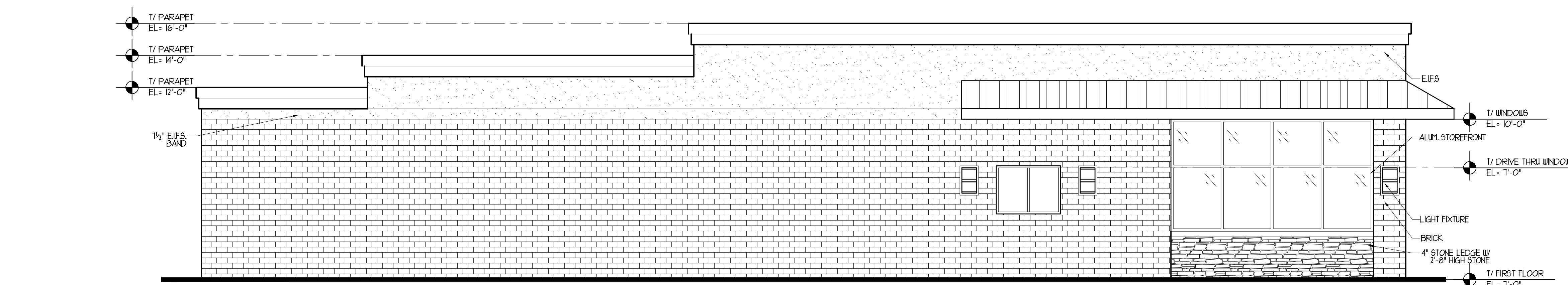
PROPOSED EAST ELEVATION

SCALE : 1/4" = 1'-0"
 0 1 2 3 4 5 6 7 8



PROPOSED NORTH ELEVATION

SCALE : 1/4" = 1'-0"
 0 1 2 3 4 5 6 7 8



PROPOSED SOUTH ELEVATION

SCALE : 1/4" = 1'-0"
 0 1 2 3 4 5 6 7 8

ISSUED FOR OWNER'S REVIEW JANUARY 30, 2026

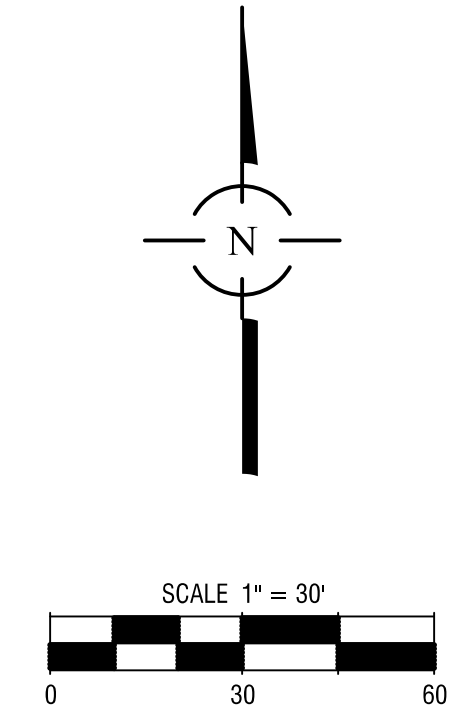
REVISION NO.	DATE	REMARKS

PROPOSED RESTAURANT
 FOR : TASTY BITES
 24710 W. EAMES ST. CHANNAHON, IL

DRAWN BY: M.A.
 CHECKED BY: BOB GEBEL
 DATE : JANUARY 30, 2026
 PROJECT NO: 26-AI
 TITLE: PROPOSED ELEVATIONS

SHEET A-2

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- NOTES:**
- ZONED C-1 LOCAL SHOPPING DISTRICT
 - SETBACK REQUIREMENTS
FRONT - 20'
SIDE - NONE
REAR - 20'
 - PARKING REQUIREMENTS
RETAIL - 1 STALL PER 180 SF
WAREHOUSE/STORAGE - 1 STALL PER 2 EMPLOYEES
AUTOMOTIVE SERVICE STATION - 1 STALL PER 2 EMPLOYEES,
2 STALLS PER EACH SERVICE STALL

PARKING SUMMARY:

TYPE	REQUIRED	PROVIDED
RETAIL/OFFICE (8,666 SF)	61 STALLS	—
RETAIL STORAGE (4 EMPLOYEES)	2 STALLS	—
AUTO SERVICE STATION (4 SERVICE STALLS, 4 EMPLOYEES)	10 STALLS	—
TOTALS	73 STALLS	87 STALLS

LEGEND

	PROPOSED BUILDING
	DETENTION AREA
	LANDSCAPE AREAS
	PROPOSED PAVEMENT

NO.	DATE	REMARKS

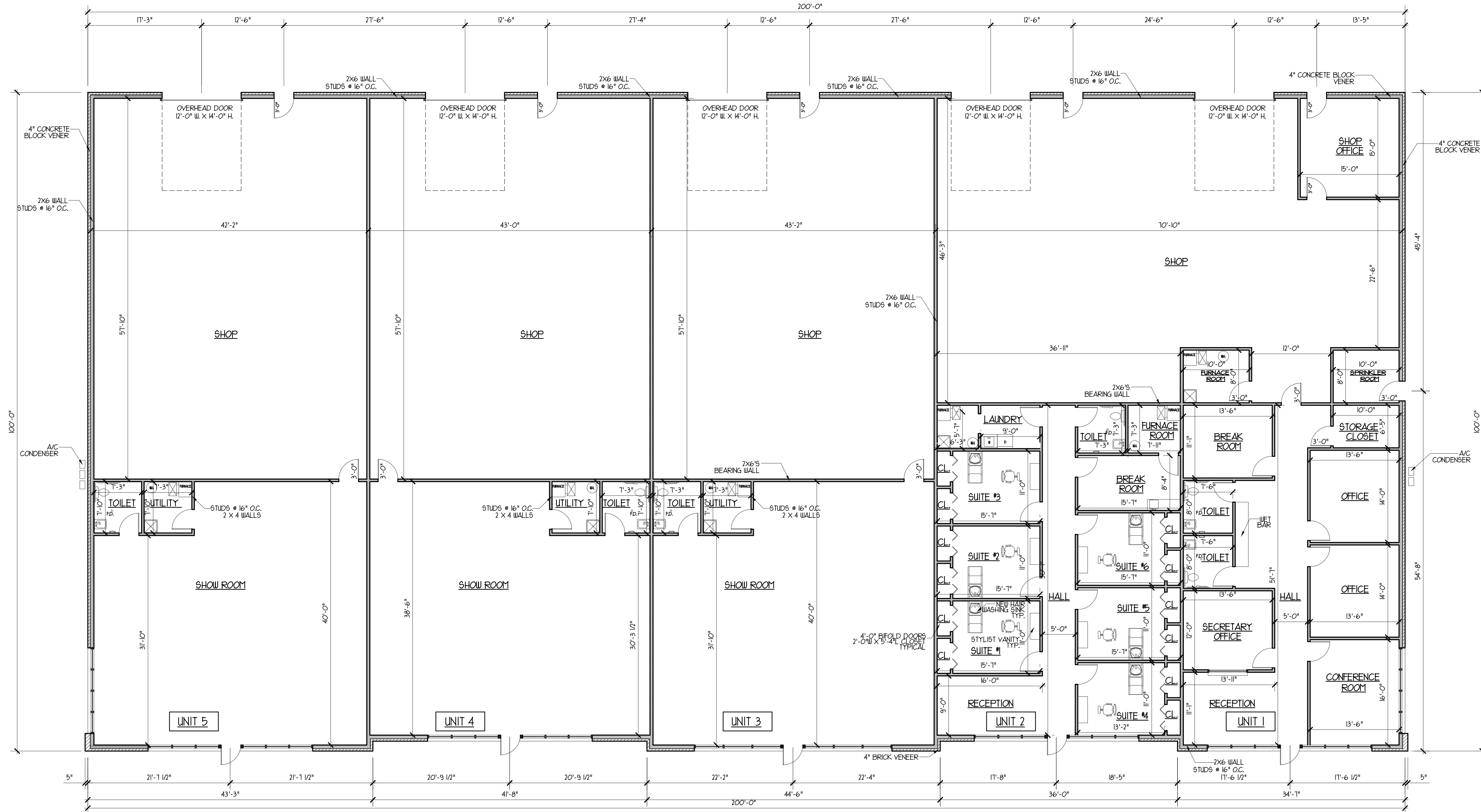
CONCEPT SITE PLAN

COMMERCIAL DEVELOPMENT
CHANNAHAN, ILLINOIS

Morris Office
224 1/2 N. Liberty Street
Morris, Illinois 60450
Phone: (815) 941-0260



FILENAME: 11939_CSP
DATE: 01/26/26
JOB NO. 11939.02-M
SHEET CSP 1 OF 1



**BUILDING 2
 PROPOSED FLOOR PLAN**

SCALE : 1/8" = 1'-0"



DIMENSIONS ARE SHOWN TO THE EDGE OF STUDS
 OR EXTERIOR PLYWOOD
 TOTAL SF: 70,000 SF

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ISSUED FOR OWNER'S REVIEW NOVEMBER 5, 2025

PROPOSED BUILDING 2

FOR : E.E.C., IL
 ROUTE 6, CHANNAFON, IL

REVISION NO. -DATE- -REMARKS-

DRAWN BY: Z.A. & M.A.
 CHECKED BY: BOB GEBEL
 DATE : NOVEMBER 5, 2025
 PROJECT NO: 25-17
 TITLE: PROP. FLOOR PLAN

SHEET
 A-1

REVISION NO.	DATE	REMARKS

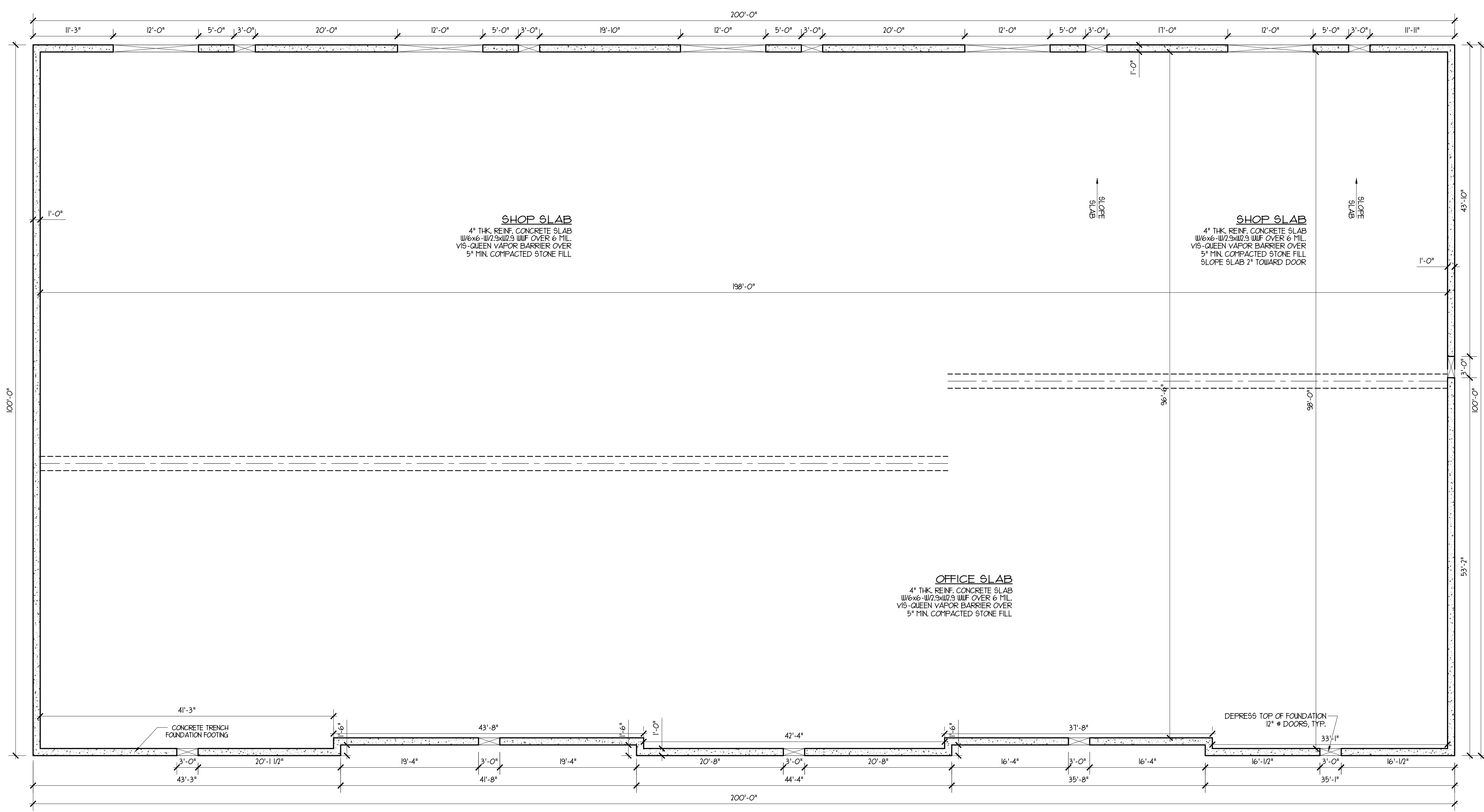
ISSUED FOR OWNER'S REVIEW NOVEMBER 5, 2025

PROPOSED BUILDING 2

FOR : E.E.C. , IL

ROUTE 6, CHANNAHON, IL

DRAWN BY: Z.A. & M.A.
CHECKED BY: BOB GEBEL
DATE : NOVEMBER 5, 2025
PROJECT NO:25-17
TITLE: PROP. FOUNDATION PLAN

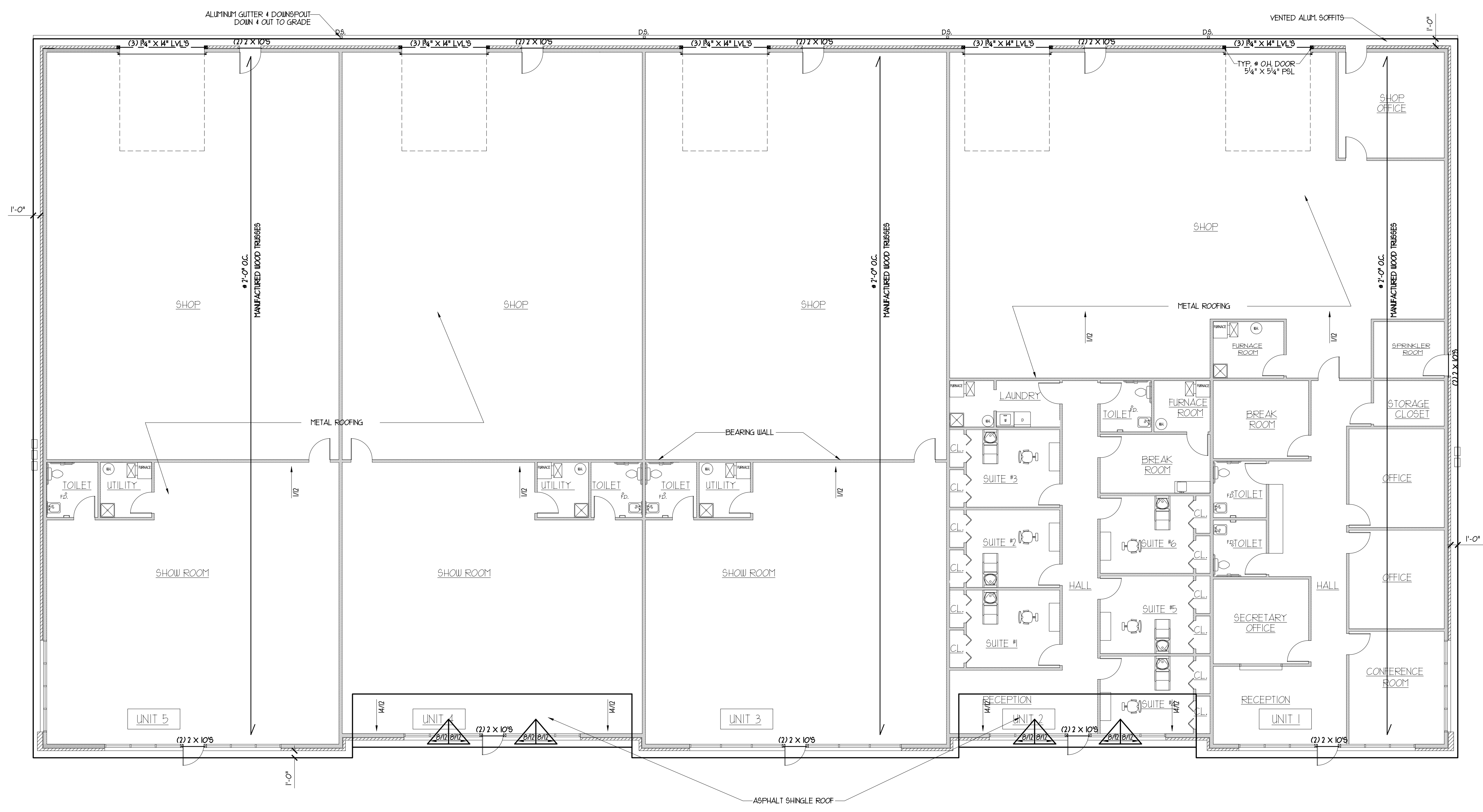


**BUILDING 2
 PROPOSED FOUNDATION PLAN**

SCALE : 1/8" = 1'-0"

NORTH

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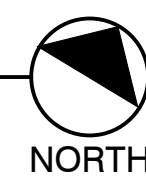
REVISION NO.	DATE	REMARKS

PROPOSED BUILDING 2
 FOR : E.E.C., IL
 ROUTE 6, CHANNAHON, IL

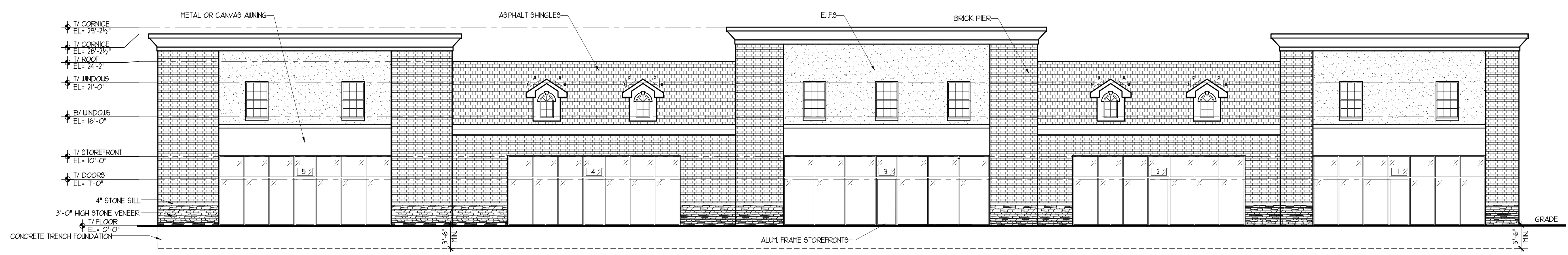
DRAWN BY: Z.A. & M.A.
CHECKED BY: BOB GEBEL
DATE : NOVEMBER 5, 2025
PROJECT NO: 25-17
TITLE: PROP. ROOF PLAN
SHEET A-3

**BUILDING 2
 PROPOSED ROOF PLAN**

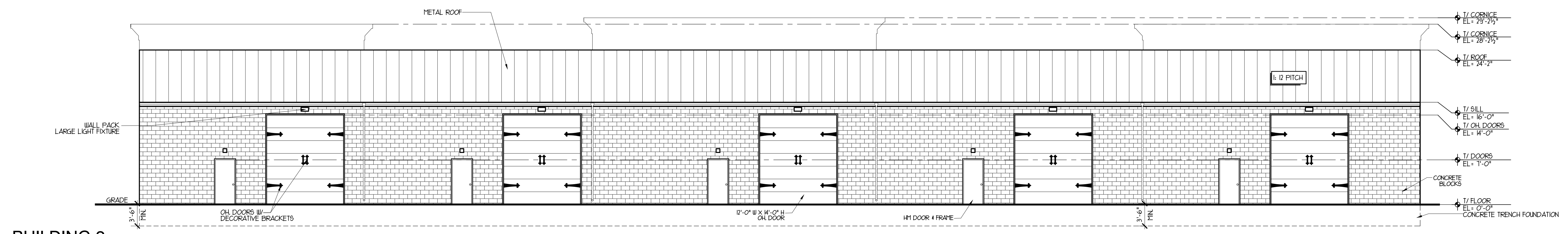
SCALE : 1/8" = 1'-0"



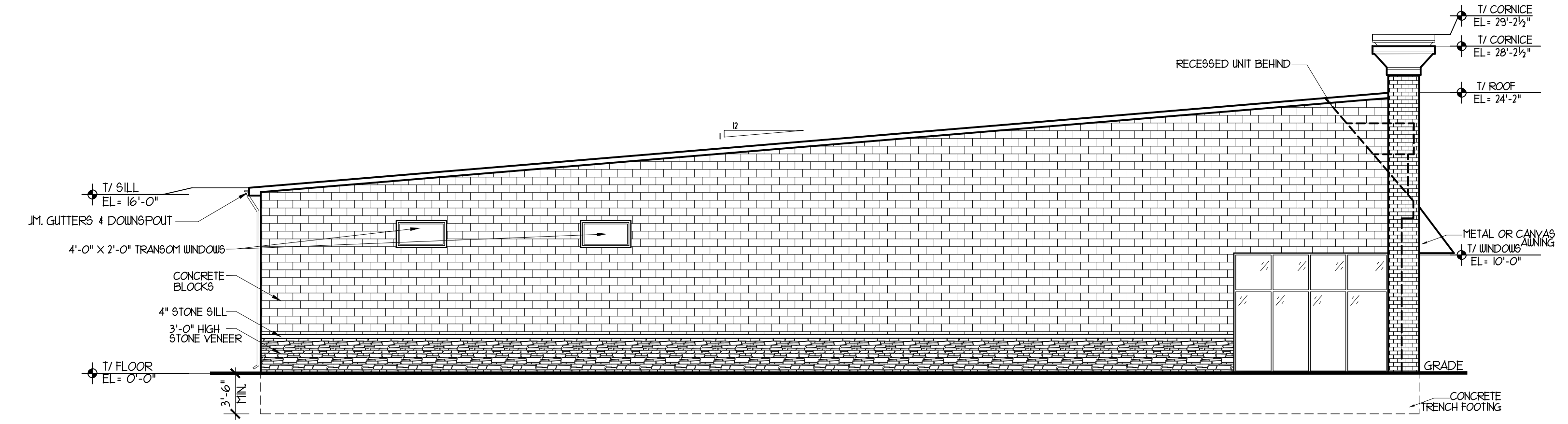
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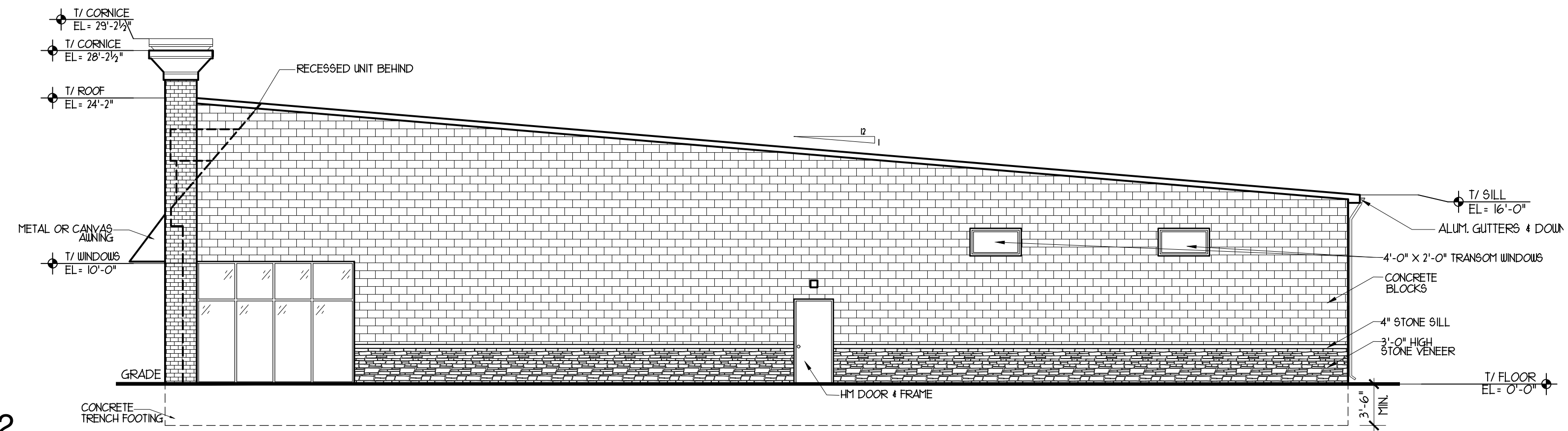
**BUILDING 2
 PROPOSED FRONT ELEVATION**
 SCALE : 1/8" = 1'-0"



**BUILDING 2
 PROPOSED REAR ELEVATION**
 SCALE : 1/8" = 1'-0"



**BUILDING 2
 PROPOSED RIGHT SIDE ELEVATION**
 SCALE : 1/8" = 1'-0"



**BUILDING 2
 PROPOSED LEFT SIDE ELEVATION**
 SCALE : 1/8" = 1'-0"

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ISSUED FOR OWNER'S REVIEW NOVEMBER 5, 2025

REVISION NO.	DATE	REMARKS

PROPOSED BUILDING 2
 FOR : E.E.C. , IL
 ROUTE 6, CHANNAFON, IL

DRAWN BY: Z.A. & M.A.
 CHECKED BY: BOB GEBEL
 DATE : NOVEMBER 5, 2025
 PROJECT NO:26-17
 TITLE: PROPOSED ELEVATIONS

**SHEET
 A-4**