



**FROM:** Karen A. James, Planner

**DATE:** September 6, 2024

**SUBJECT:** Site Plan Amendment: M&I Steel/24226 S Northern Illinois Drive

**FOR AGENDA:** September 9, 2024

## SUMMARY

Green Castle, LLC is requesting approval of a site plan amendment for M&I Steel Services located at 24226 S. Northern Illinois Drive, Channahon Industrial Park Lot 16. Approval of the request would allow for the construction of 28,050 square feet of building additions, a redesigned detention pond, and site and parking improvements. Engineering is currently under review. It is the applicant's intent to move forward to construction following the engineering and village approvals.

## GENERAL INFORMATION

**APPLICANT:** Green Castle, LLC.

**LOCATION:** 24226 S Northern Illinois Drive

**PIN:** 04-10-09-207-004

**SIZE:** 4.08 acres

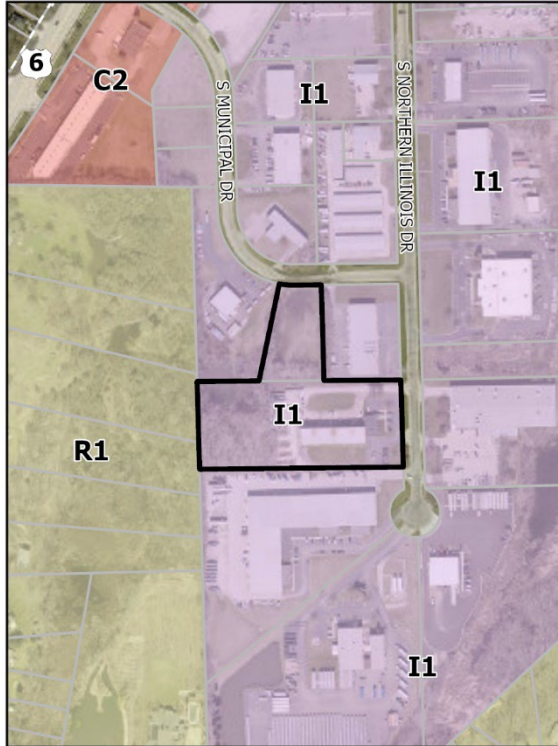
**EXISTING ZONING:** I-1 Limited Industrial District

### ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	I-1	Village	Vacant lot & Multi-tenant building
West	R-1	Village	Southfield Church
South	I-1	Village	Multi-tenant building
East	I-1	Village	ComEd facility



Zoning Map



Location Map



**RELEVANT PLAN(S)**

COMPREHENSIVE PLAN DESIGNATION: Industrial  
SUBAREA: N/A

**APPLICATION REQUEST(S)**

- Approval of Site Plan Amendment

**BACKGROUND INFORMATION**

- 2001 – Approved plans for M&I Steel Service

**PUBLIC NOTICE SUMMARY**

- This request does not require the completion of public notices.



## PROJECT DETAILS

### *Plan Overview:*

#### Site Design.

- The site plan amendment consists of the following improvements:
  - 28,050 square feet of building additions
  - Paved access drive around the building
  - 12 loading spaces for trucks
  - 12 additional parking spaces
  - Redesign of rear dry bottom detention pond
  - Installation of landscaping to comply with ordinance requirements
  - Perimeter fence for enclosing rear yard area
- The site would be accessed via the two (2) existing drive to Northern Illinois Drive.
- With the addition of twelve (!2) new parking spaces, the site plan is in compliance with parking requirements. The site would require 33 parking spaces based on a combination of office square footage and industrial employee and vehicle count.
- All passenger vehicle parking spaces are located outside of the gated fence area.
- The property owner also owns Lot 18 located on Municipal Drive to the north of the building. At this time, Lot 18 is not included in the site plan amendment. Any improvements to the vacant lot would require review and approval of a site plan.
- The dumpster would be located to the rear of the office addition. Staff would confirm compliance with screening at time of installation as the dumpster is anticipated to utilize the building walls and perimeter fence as screening.

#### Architecture.

- The brick and metal building additions are in compliance with the architectural design guidelines of the I-1 Limited Industrial zoning district.
- Most mechanical equipment is anticipated to be located on the ground within the rear fences area. The equipment for the office addition would include screening panels.

#### Signs.

- No changes to the signs are requested

#### Landscape.

- The landscape plan is in compliance with the Landscape Ordinance.



- Of the surveyed existing trees, only one (1) tree was a village identified preservation species. That tree would be replaced per Landscape Ordinance requirements and is included in the plan.

## STAFF COMMENTS AND CONDITIONS

- Engineering is currently under review. Any recommendation of approval should include the condition of staff review and approval of final engineering.
- The village is working with the property owner and other property owners along the western edge of the industrial park to assess and address current stormwater management issues taking place in the vicinity of the property. This site plan amendment would not contribute to the issue as a redesigned detention pond would be installed on the property to accommodate the additional impervious surfaces.
- The property owner will be removing the trees in the rear of the property and around the existing wet detention pond soon. It is not normal to have the trees removed prior to engineering approval and construction commencement, but in this case staff believes it is a warranted activity and necessary for determining the best steps forward in resolving the drainage issues in the area.

### *Taxing District Comments:*

- Site plan documents were provided to the Channahon Fire Protection District. No comments were received as of the writing of this report. The building's design and compliance with building and fire code requirements would be reviewed at the time of building permit submittal.
- The owner would coordinate with the Channahon Fire Protection District for proper access to the secured gates after hours via a knock box.

## STANDARDS

### *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**

- Site Layout Plan
- Landscape Plan



- Architectural Site Plan and Exterior Elevations

## **ACTION REQUESTED OF THE COMMISSION**

- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for site plan amendment, subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the site plan amendment, subject to staff review and approval of final engineering.



# VILLAGE OF CHANNAHON

Photos of 24226 S Northern Illinois Drive from Site Visit on August 26, 2024



Photo 1: View of current north access drive from Northern Illinois Drive.



# VILLAGE OF CHANNAHON



Photo 2: View of northern side of the existing building.



Photo 3: View of office portion of existing building from Northern Illinois Drive.



# VILLAGE OF CHANNAHON



Photo 4: View of south side of existing building.



Photo 5: View from Northern Illinois Drive near existing south access drive.



Phot 6: View of existing building and front parking lot from Northern Illinois Drive.



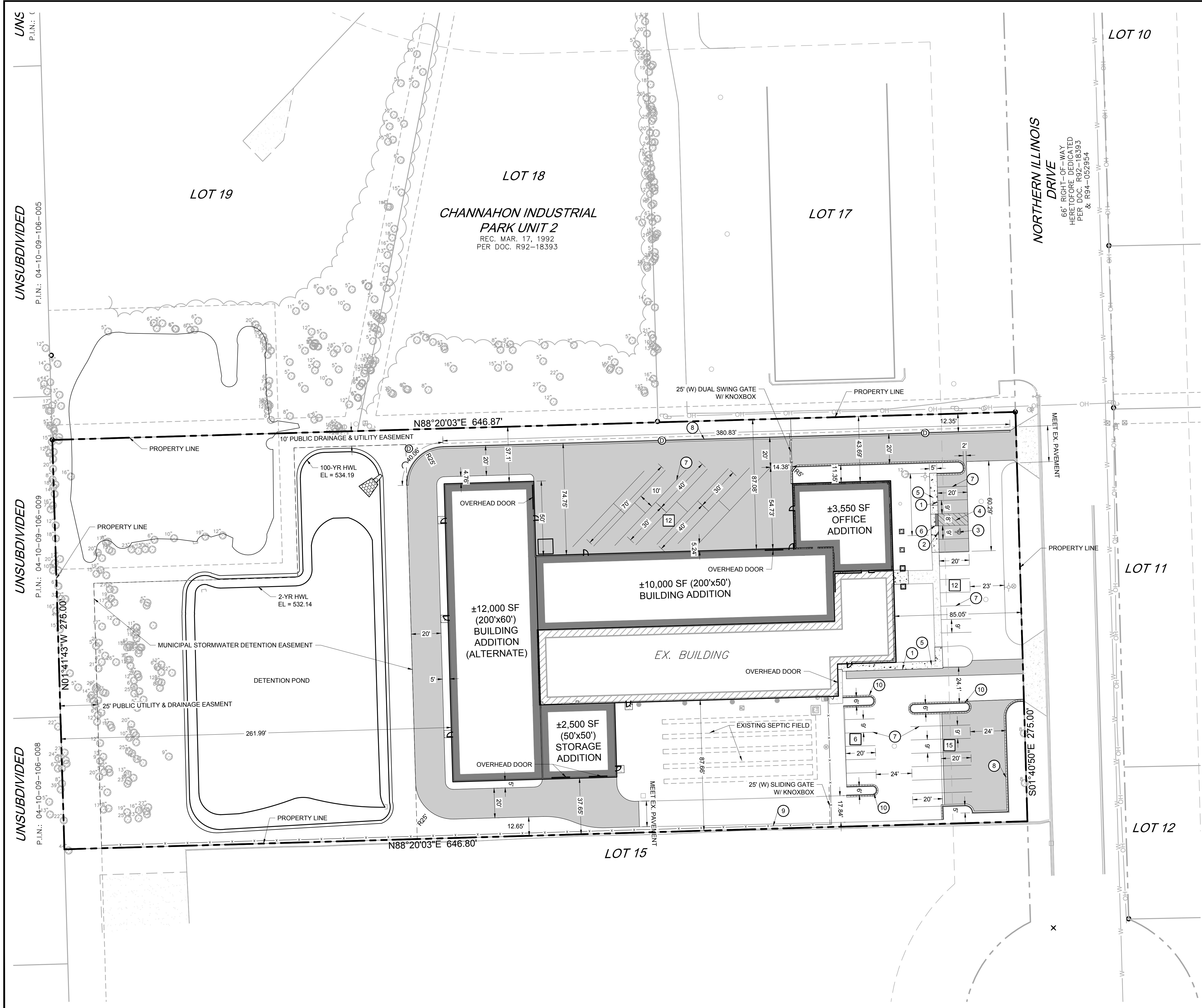
Photo 7: View of existing building from south access drive.



# VILLAGE OF CHANNAHON



Photo 8: View of vacant Lot 18 from Municipal Drive near Channahon General Rental.



- SITE PLAN NOTES:**
- ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH ALL STATE AND LOCAL JURISDICTIONAL REQUIREMENTS AND/OR SPECIFICATIONS. WHERE DISCREPANCIES ARE FOUND ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
  - ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EXISTING BUILDING UNLESS OTHERWISE NOTED.
  - BUILDING FOOTPRINT SHOWN IS BASED UPON THE LATEST ARCHITECTURAL INFORMATION PROVIDED TO CAGE ENGINEERING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. CONTRACTOR SHALL REFER TO LATEST ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS AND LAYOUT AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - ANY DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE PROPER APPROVING BODY.

- SITE PLAN KEYNOTES**
- 1 SIDEWALK TURNDOWN CURB (SEE SHEET 10)
  - 2 ACCESSIBLE PARKING SIGN (BOLLARD MOUNTED)
  - 3 ACCESSIBLE PARKING SYMBOL
  - 4 PARKING STRIPING 45° 4" YELLOW STRIPING AT 2' O.C.
  - 5 5' WIDE CONCRETE SIDEWALK
  - 6 ACCESSIBLE CONCRETE RAMP
  - 7 4" WIDE YELLOW PAVEMENT STRIPING (TYP)
  - 8 VERTICAL FACE CURB AND GUTTER (SEE SHEET 10)
  - 9 PERIMETER FENCE
  - 10 CURBED LANDSCAPE ISLAND

- LEGEND**
- # PARKING COUNT
  - HEAVY DUTY ASPHALT PAVEMENT
  - CONCRETE SIDEWALK
  - STANDARD PITCH VERTICAL CURB & GUTTER
  - REVERSE PITCH VERTICAL CURB & GUTTER

**SITE DATA TABLE**

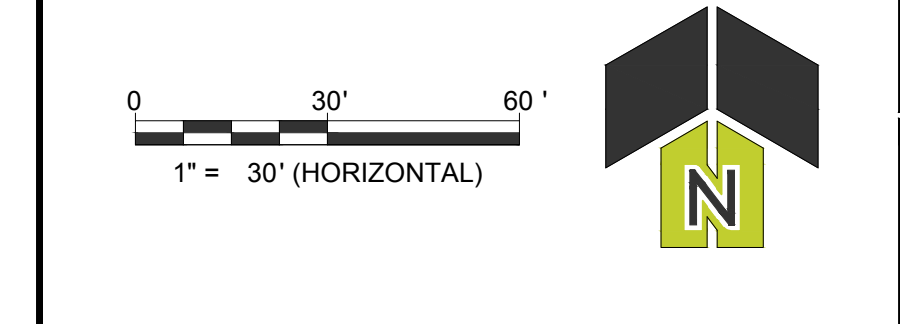
SITE AREA: 4.08 AC

PROVIDED PARKING COUNT:

STANDARD STALLS:	32
ADA STALLS:	1
TOTAL STANDARD STALLS:	33
30' LOADING STALLS:	12

REQUIRED PARKING CALCULATIONS:

OFFICE AREA: 6,050 SF	
6,050 SF X 1 SP/250 SF =	24
MANUFACTURING/WAREHOUSE EMPLOYEES: 18	
18 X 1 SP/2 EMPLOYEES =	9
VEHICLES USED IN CONDUCT OF ENTERPRISE: 2	
2 X 1 SP/VEHICLE =	2
TOTAL REQ. PARKING STALLS=	33 STANDARD 2 LOADING



2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P: 630.598.0007  
WWW.CAGECIVIL.COM



**REVISIONS**

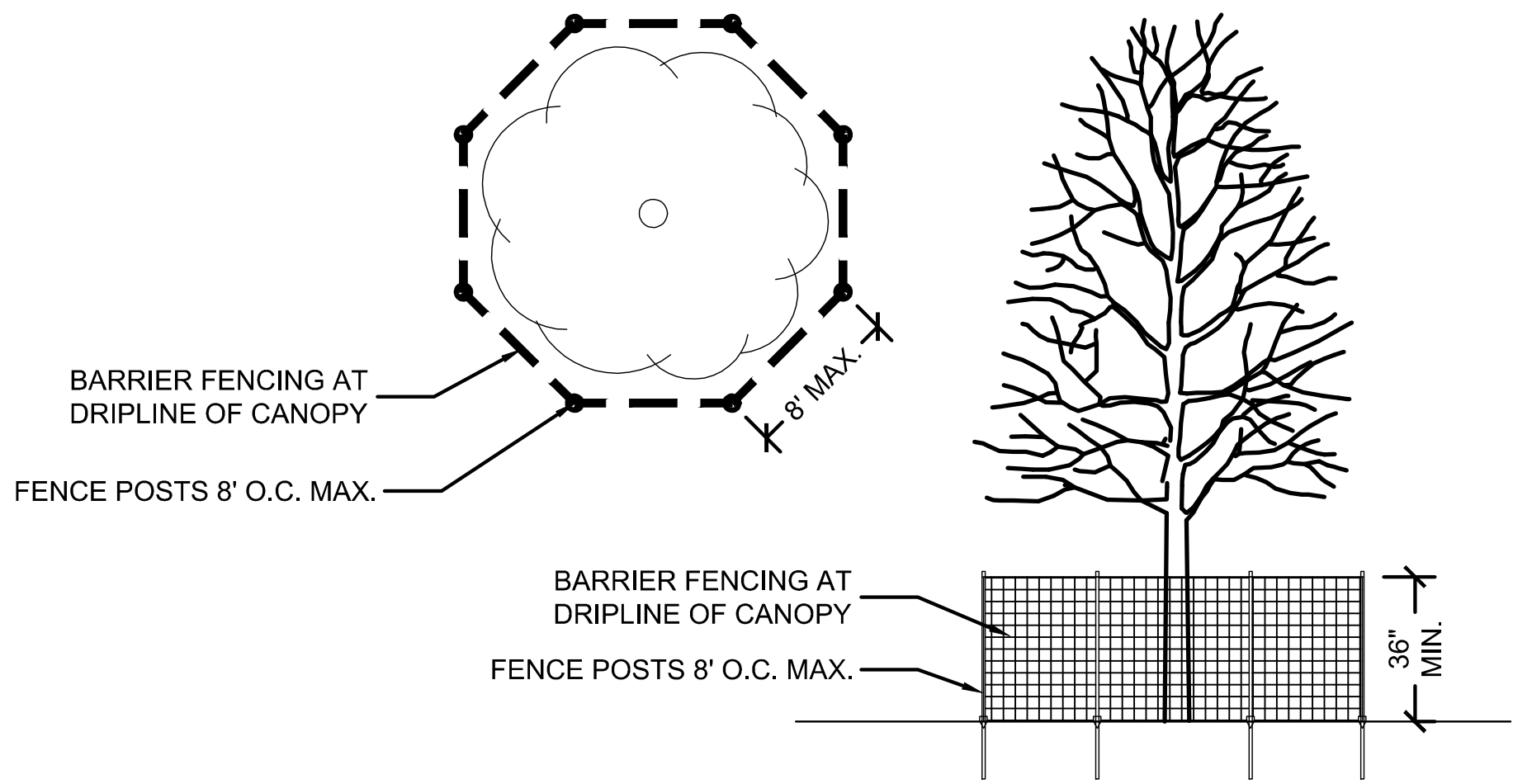

07/05/2024 REVISED PER VILLAGE COMMENTS  
08/17/2024 REVISED PER MEP COORD.

NICHOLAS & ASSOCIATES  
**M&I STEEL CHANNAHON ADDITIONS & RENOVATIONS**  
24226 S. NORTHERN ILLINOIS DRIVE  
CHANNAHON, ILLINOIS 60410

PROJ NO: 220267  
ENG: DJB  
DATE: 06/26/2024

SHEET TITLE  
**SITE LAYOUT PLAN**

SHEET NUMBER  
**C1.1**  
4 OF 11



**2 TREE PRESERVATION FENCING DETAIL**

NOT TO SCALE

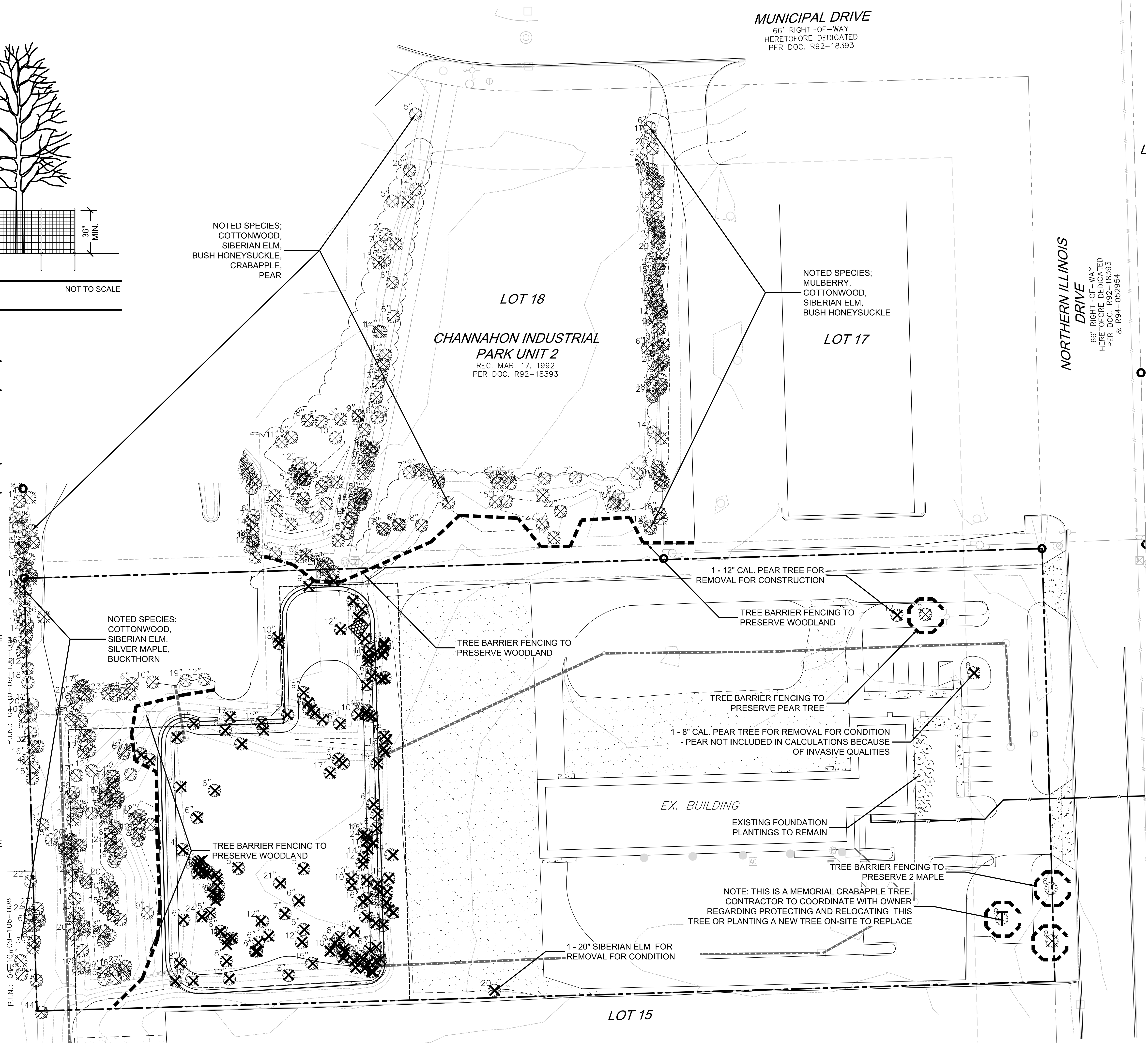
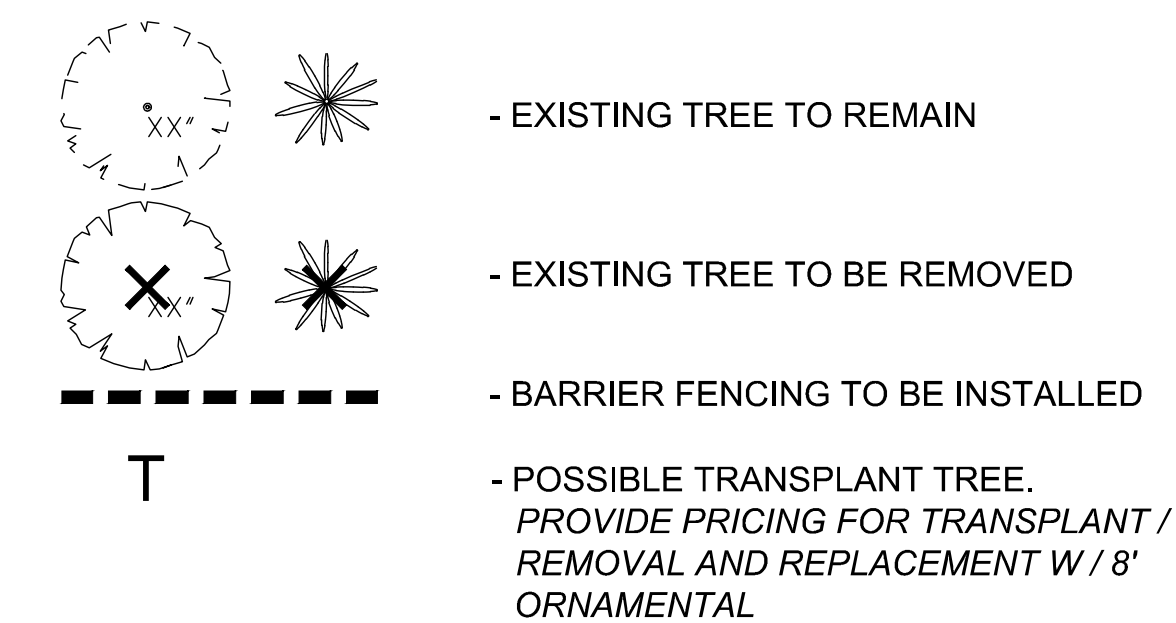
**EXISTING VEGETATION DESCRIPTION**

THE PROJECT SITE CONSISTS OF AN EXISTING FACILITY WITH A MATURE COTTONWOOD FOREST ON THE WEST OF THE SITE. OTHER SPECIES SEEN IN THE WOODLAND AREAS INCLUDE SIBERIAN ELM, BOXELDER, SILVER MAPLE, MULBERRY AND 1 SINGLE HACKBERRY WHICH WILL BE REPLACED.

**TREE PROTECTION & REMOVAL NOTES**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

**TREE PROTECTION & REMOVAL LEGEND**



**MUNICIPAL DRIVE**  
66' RIGHT-OF-WAY  
HERETOFORE DEDICATED  
PER DOC. R92-18393

**NORTHERN ILLINOIS DRIVE**  
66' RIGHT-OF-WAY  
HERETOFORE DEDICATED  
PER DOC. R92-18393  
& R94-052954



**PROJECT TEAM**

CIVIL ENGINEER:  
**CAGE**  
CIVIL ENGINEERING

**PROJECT NAME**

PROPOSED IMPROVEMENTS FOR:  
M & I STEEL  
24226 S Northern Illinois Dr,  
Channahon, IL 60410

**DRAWING ISSUED**

NO.	TITLE	DATE
1.	Preliminary Review	5/25/2024
2.	Issued for Permit	7/12/2024

**SET TYPE**  
LANDSCAPE PLANS

**PROJECT NUMBER**  
2405032

**DATE**  
05-20-2023  
**DRAWN BY:** LCG  
**APPROVED BY:** LCG

**SHEET TITLE**  
TREE PROTECTION & REMOVAL PLAN

**SHEET NUMBER**

**L.1**

**1 TREE PROTECTION & REMOVAL PLAN**



SURVEY OF EXISTING TREES

Best 5				
1-5				
Number	Size	Common Name	Scientific Name	Condition/Notes
101	8"	Red Maple	Acer rubrum	5
102	8"	Crabapple	Malus ssp.	5
103	8"	Red Maple	Acer rubrum	5
104	8"	Flowering Pear	Pyrus ssp.	3 Remove for Cond.
105	12"	Flowering Pear	Pyrus ssp.	5
106	12"	Flowering Pear	Pyrus ssp.	5 Remove for Const.
107	8/6/5"	Siberian Elm	Ulmus pumila	2
108	6"	Boxelder	Acer negundo	3
109	15"	White Mulberry	Morus alba	2
110	8"	Dead	Dead	0 Remove
111	12"	Flowering Pear	Pyrus ssp.	4
112	27"	Eastern Cottonwood	Populus deltoides	4
113	22"	Eastern Cottonwood	Populus deltoides	3
114	5"	White Mulberry	Morus alba	3
115	7"	Dead	Dead	0 Remove
116	7"	Boxelder	Acer negundo	3
117	4,3,4,5,6"	Buckthorn	Rhamnus	0 Remove
118	15"	Eastern Cottonwood	Populus deltoides	4
119	8/8/6"	Eastern Cottonwood	Populus deltoides	4
120	15"	Eastern Cottonwood	Populus deltoides	4
121	5"	Siberian Elm	Ulmus pumila	2
122	6"	Green Ash	Fraxinus pennsylvanica	3
123	12"	Eastern Cottonwood	Populus deltoides	3
124	6"	Siberian Elm	Ulmus pumila	2
125	8"	Siberian Elm	Ulmus pumila	3
126	6"	Boxelder	Acer negundo	2
127	6"	Boxelder	Acer negundo	3
127B	5"	Siberian Elm	Ulmus pumila	3
128	14/5"	Eastern Cottonwood	Populus deltoides	3
129	21"	Eastern Cottonwood	Populus deltoides	4
130	15"	Eastern Cottonwood	Populus deltoides	4
131	12"	Eastern Cottonwood	Populus deltoides	3
132	15"	Eastern Cottonwood	Populus deltoides	4
133	11"	Eastern Cottonwood	Populus deltoides	3 Remove
134	5/6/7"	Buckthorn	Rhamnus	0 Remove
135	11"	White Mulberry	Morus alba	2 Remove
136	3/4/6"	Buckthorn	Rhamnus	0 Remove
137	5"	Hackberry	Celtis occidentalis	3 Remove
138	12"	Siberian Elm	Ulmus pumila	3 Remove
139	10"	Siberian Elm	Ulmus pumila	2 Remove
140	11"	Eastern Cottonwood	Populus deltoides	3 Remove
141	13"	Eastern Cottonwood	Populus deltoides	3 Remove
142	12"	Eastern Cottonwood	Populus deltoides	3 Remove
143	12"	Eastern Cottonwood	Populus deltoides	3 Remove
144	5"	Eastern Cottonwood	Populus deltoides	3 Remove
145	11"	Eastern Cottonwood	Populus deltoides	3 Remove
146	15"	Eastern Cottonwood	Populus deltoides	4 Remove
147	6"	Eastern Cottonwood	Populus deltoides	3 Remove
148	16"	Eastern Cottonwood	Populus deltoides	4 Remove
149	16"	Eastern Cottonwood	Populus deltoides	3 Remove
150	7"	Eastern Cottonwood	Populus deltoides	3 Remove
151	15"	Siberian Elm	Ulmus pumila	3 Remove
152	7"	Silver Maple	Acer saccharinum	2 Remove
153	8"	Siberian Elm	Ulmus pumila	4 Remove
154	6"	Siberian Elm	Ulmus pumila	2 Remove
155	10"	Silver Maple	Acer saccharinum	3 Remove
156	13"	Dead	Dead	0 Fallen - Remove
157	10"	Siberian Elm	Ulmus pumila	2 Remove
158	13"	Siberian Elm	Ulmus pumila	2 Remove
159	10"	Dead	Dead	0 Remove
160	19"	Siberian Elm	Ulmus pumila	2 Remove
161	6"	Eastern Cottonwood	Populus deltoides	4 Remove
162	33"	Eastern Cottonwood	Populus deltoides	4 Remove
163	17"	Eastern Cottonwood	Populus deltoides	3 Leaning - Remove
164	6"	Siberian Elm	Ulmus pumila	1 Remove
165	8"	Dead	Dead	0 Remove
166	6"	Siberian Elm	Ulmus pumila	2 Leaning - Remove
167	18"	Eastern Cottonwood	Populus deltoides	3 Remove
168	18"	Eastern Cottonwood	Populus deltoides	3 Remove
169	24"	Eastern Cottonwood	Populus deltoides	4 Remove
170	5"	Eastern Cottonwood	Populus deltoides	3 Remove
171	11"	Eastern Cottonwood	Populus deltoides	3 Remove
172	10/8"	Eastern Cottonwood	Populus deltoides	4 Remove
173	14"	Eastern Cottonwood	Populus deltoides	3 Remove
174	12"	Eastern Cottonwood	Populus deltoides	3 Remove
175	5"	Siberian Elm	Ulmus pumila	3 Remove
176	10"	Eastern Cottonwood	Populus deltoides	3 Remove
177	10"	Eastern Cottonwood	Populus deltoides	3 Remove
178	14"	Eastern Cottonwood	Populus deltoides	3 Remove
179	10"	Siberian Elm	Ulmus pumila	3 Remove
180	10"	Siberian Elm	Ulmus pumila	3 Remove
181	5"	Siberian Elm	Ulmus pumila	3 Remove
182	6"	Siberian Elm	Ulmus pumila	3 Remove
183	16"	Eastern Cottonwood	Populus deltoides	4 Remove
184	21"	Eastern Cottonwood	Populus deltoides	3 Remove
185	6"	Siberian Elm	Ulmus pumila	3 Remove
186	7"	Eastern Cottonwood	Populus deltoides	3 Remove
187	16"	Eastern Cottonwood	Populus deltoides	3 Remove
188	5"	Siberian Elm	Ulmus pumila	3 Remove
189	9"	Silver Maple	Acer saccharinum	4 Remove
190	22"	Eastern Cottonwood	Populus deltoides	3 Remove
200	5"	Eastern Cottonwood	Populus deltoides	1 Remove
201	6"	Siberian Elm	Ulmus pumila	3 Remove
202	6"	Siberian Elm	Ulmus pumila	3 Remove
203	13"	Siberian Elm	Ulmus pumila	4 Remove
204	6"	Siberian Elm	Ulmus pumila	4 Remove

205	8"	Boxelder	Acer negundo	3	Remove
206	8"	Eastern Cottonwood	Populus deltoides	3	Remove
207	10"	Eastern Cottonwood	Populus deltoides	3	Remove
208	10"	Eastern Cottonwood	Populus deltoides	3	Remove
209	17"	Eastern Cottonwood	Populus deltoides	3	Remove
210	8"	Eastern Cottonwood	Populus deltoides	3	Remove
211	6"	Eastern Cottonwood	Populus deltoides	3	Remove
212	5"	Eastern Cottonwood	Populus deltoides	3	Remove
213	12"	Eastern Cottonwood	Populus deltoides	3	Remove
214	12"	Eastern Cottonwood	Populus deltoides	3	Remove
215	7"	Siberian Elm	Ulmus pumila	4	Remove
216	6"	Siberian Elm	Ulmus pumila	4	Remove
217	12"	Eastern Cottonwood	Populus deltoides	3	Remove
218	12"	Eastern Cottonwood	Populus deltoides	3	Remove
219	8"	Eastern Cottonwood	Populus deltoides	4	Remove
220	14"	White Mulberry	Morus alba	3	Remove
222	5"	Siberian Elm	Ulmus pumila	4	Remove
223	9"	Eastern Cottonwood	Populus deltoides	3	Remove
224	5"	Siberian Elm	Ulmus pumila	3	Remove
225	12"	Eastern Cottonwood	Populus deltoides	3	Remove
226	15"	Siberian Elm	Ulmus pumila	3	Remove
227	8"	Eastern Cottonwood	Populus deltoides	2	Remove
227B	12"	Eastern Cottonwood	Populus deltoides	3	Remove
228	9"	Siberian Elm	Ulmus pumila	3	Remove
229	6"	Siberian Elm	Ulmus pumila	3	Remove
230	8"	Eastern Cottonwood	Populus deltoides	4	Remove
231	7"	Siberian Elm	Ulmus pumila	2	Remove
232	12"	Siberian Elm	Ulmus pumila	3	Remove
233	8"	Dead	Dead	0	Remove
234	11"	Siberian Elm	Ulmus pumila	3	Remove
235	20"	Eastern Cottonwood	Populus deltoides	3	Remove
235B	6"	Siberian Elm	Ulmus pumila	4	Remove
236	11"	Eastern Cottonwood	Populus deltoides	3	Remove
237	16"	Eastern Cottonwood	Populus deltoides	2	Remove
238	10"	Siberian Elm	Ulmus pumila	3	Remove
239	10"	Eastern Cottonwood	Populus deltoides	3	Remove
240	8"	Eastern Cottonwood	Populus deltoides	3	Remove
241	9"	Eastern Cottonwood	Populus deltoides	4	Remove
242	6"	Eastern Cottonwood	Populus deltoides	2	Remove
243	24"	Eastern Cottonwood	Populus deltoides	3	Remove
244	15"	Eastern Cottonwood	Populus deltoides	3	Remove
245	5"	Eastern Cottonwood	Populus deltoides	4	Remove
246	5"	Eastern Cottonwood	Populus deltoides	3	Remove
247	5"	Eastern Cottonwood	Populus deltoides	3	Remove
248	16"	Eastern Cottonwood	Populus deltoides	3	Remove
249	6"	Siberian Elm	Ulmus pumila	3	Remove
250	16"	Eastern Cottonwood	Populus deltoides	3	Remove
251	12"	Eastern Cottonwood	Populus deltoides	3	Remove
252	8"	Eastern Cottonwood	Populus deltoides	3	Remove
253	8"	Eastern Cottonwood	Populus deltoides	3	Remove
254	8"	Eastern Cottonwood	Populus deltoides	3	Remove
255	12"	Eastern Cottonwood	Populus deltoides	3	Remove
256	2/3/4"	Buckthorn	Rhamnus	0	Remove
257	9"	White mulberry	Morus alba	3	Remove
258	5"	Siberian Elm	Ulmus pumila	3	Remove
259	3/5/6"	Buckthorn	Rhamnus	0	Remove
260	14"	Eastern Cottonwood	Populus deltoides	3	Remove
261	8"	Eastern Cottonwood	Populus deltoides	4	Remove
262	12"	Eastern Cottonwood	Populus deltoides	3	Remove
263	8"	Dead	Dead	0	Remove
264	22"	Eastern Cottonwood	Populus deltoides	3	Remove
265	8"	Eastern Cottonwood	Populus deltoides	4	Remove
266	6"	Siberian Elm	Ulmus pumila	3	Remove
267	12"	Eastern Cottonwood	Populus deltoides	3	Remove
268	2/3/5"	Buckthorn	Rhamnus	0	Remove
269	6"	Eastern Cottonwood	Populus deltoides	3	Remove
270	8"	Eastern Cottonwood	Populus deltoides	2	Remove
271	8"	Dead	Dead	0	Remove
271B	18"	Eastern Cottonwood	Populus deltoides	3	Remove
272	5"	Siberian Elm	Ulmus pumila	2	Remove
273	6"	Siberian Elm	Ulmus pumila	2	Remove
274	5"	Siberian Elm	Ulmus pumila	3	Remove
275	7"	Siberian Elm	Ulmus pumila	4	Remove
276	11"	Boxelder	Acer negundo	3	Remove
277	6"	Siberian Elm	Ulmus pumila	2	Remove
278	3/4/6"	Siberian Elm	Ulmus pumila	3	Remove
279	16"	Eastern Cottonwood	Populus deltoides	3	Remove
280	12"	Eastern Cottonwood	Populus deltoides	3	Remove
281	17"	Dead	Dead	0	Remove
282	5"	Siberian Elm	Ulmus pumila	4	Remove
283	4/5/6"	Buckthorn	Rhamnus	Remove	
284	6"	Eastern Cottonwood	Populus deltoides	3	Remove
285	6"	Eastern Cottonwood	Populus deltoides	4	Remove
286	19"	Eastern Cottonwood	Populus deltoides	4	Remove
287	18"	Eastern Cottonwood	Populus deltoides	4	Remove
288	6"	Eastern Cottonwood	Populus deltoides	3	Remove
289	15"	Eastern Cottonwood	Populus deltoides	3	Remove
290	13"	Siberian Elm	Ulmus pumila	2	Remove
291	6"	Siberian Elm	Ulmus pumila	3	Remove
292	10"	Eastern Cottonwood	Populus deltoides	3	Remove
293	19"	Eastern Cottonwood	Populus deltoides	3	Remove
294	12"	Eastern Cottonwood	Populus deltoides	3	Remove
295	8"	Eastern Cottonwood	Populus deltoides	3	Remove
296	10"	Siberian Elm	Ulmus pumila	3	Remove
146	Total Removed trees - Excluding Dead and Buckthorn				
1721	Total Cal. Inches for removal - Excluding Dead and Buckthorn				
1	Total Removed Trees on Village Tree Preservation List				
5	Total Cal Inches for removal and replacement per Village Code				

SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

PROPOSED  
IMPROVEMENTS FOR:  
M & STEEL

24226 S Northern Illinois Dr,  
Channahon, IL 60410

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	5/25/2024
2.	Issued for Permit	7/12/2024

SET TYPE  
LANDSCAPE PLANS

PROJECT NUMBER  
2405032

DATE  
05-20-2023  
DRAWN BY: LCG  
APPROVED BY: LCG

SHEET TITLE  
SURVEY OF EXISTING TREES

SHEET NUMBER

L.2

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>DECIDUOUS SHADE TREES</b>					
CEO	2.5" cal.	5	Celtis occidentalis	Common Hackberry	B&B
GDE	2.5" cal.	4	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
LSM	2.5" cal.	2	Liquidambar styraciflua 'Moraine'	Moraine American Sweetgum	B&B
QUB	2.5" cal.	6	Quercus bicolor	Swamp White Oak	
ULA	2.5" cal.	3	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
<b>ORNAMENTAL TREES</b>					
AMG	6" multi.	5	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
BEN	6" multi.	6	Betula nigra	River Birch	B&B
<b>EVERGREEN TREES</b>					
PGD	6" ht.	3	Picea glauca 'Densata'	Black Hills Spruce	B&B
<b>DECIDUOUS SHRUBS</b>					
AAB	36" ht.	15	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
CEP	36" ht.	7	Cephalanthus occidentalis	Buttonbush	B&B
CSF	24" ht.	22	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
SYM	24" ht.	5	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VDC	36" ht.	5	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	B&B
VNB	36" ht.	34	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B
WFR	36" ht.	8	Weigela florida 'Red Prince'	Red Prince Old Fashioned Weigela	B&B
<b>EVERGREEN SHRUBS</b>					
JCS	24" ht.	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	3	Taxus x media 'Taunton'	Taunton's Yew	B&B
<b>GROUND COVER / PERENNIALS</b>					
ALS	#1 cont.	12	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
HEM	#1 cont.	12	Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.
NFW	#1 cont.	5	Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
PHD	#1 cont.	12	Phlox divaricata	Blue Phlox	15" O.C.
SOD	sq. yd.	370	Sodded Lawn - Kentucky Blue Grass		
SEED	sq. yd.	1304	Seeded Lawn - IDOT Class 1		
SEED2	sq. yd.	1254	Native Seeded Basin Slopes - Wet Mesic Prairie for Clay Soils		
SEED3	sq. yd.	2390	Native Seeded Basin Bottom - Salt Tolerant Wetland / Detention		
APPLY AMERICAN EXCELSIOR PREMIER STRAW W/ BIO. FIBERNET EROSION CONTROL BLANKET STAKED EVERY SQ. YD. ON ALL SLOPES OVER AT ALL HIGH WATER DISCHARGE AREAS AND SLOPES OVER 4:1.					
SEED MIXES AVAILABLE THROUGH GENESIS NURSERY, INC. TAMPICO, IL PH:877-817-5325 www.GenesisNurseryInc.com					

LANDSCAPE LEGEND

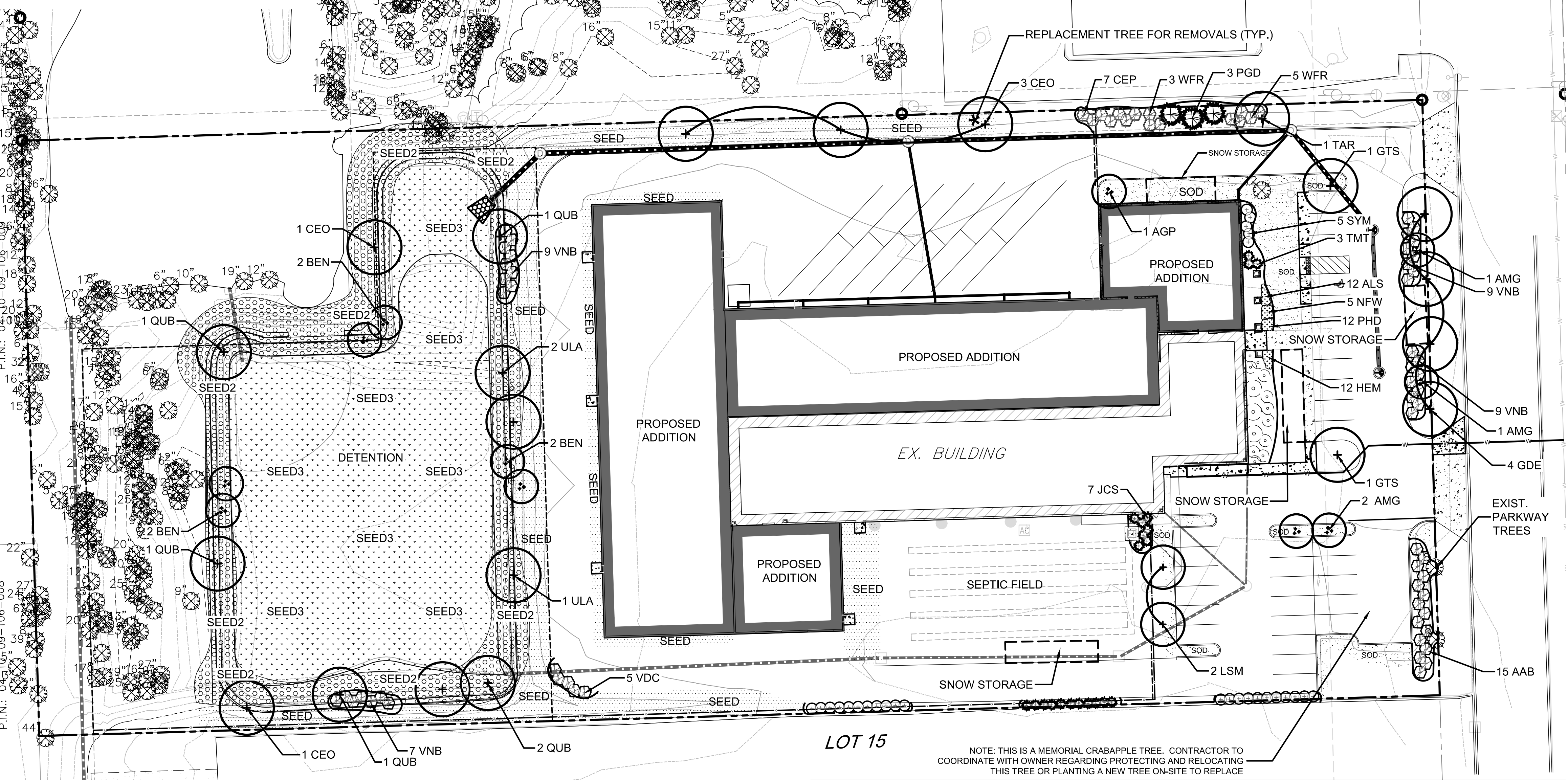
- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SOD SODDED LAWN - KENTUCKY BLUE GRASS
- SEED SEEDED LAWN - IDOT CLASS 1
- SEED2 SEEDED NATIVE BASIN SLOPES
- SEED3 SEEDED NATIVE BASIN BOTTOM

UNSUBDIVIDED

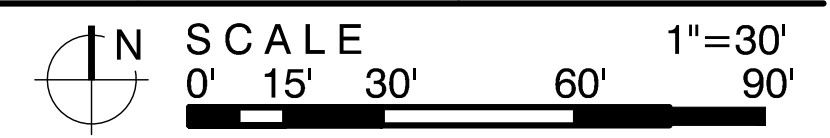
P.I.N.: 04-10-09-106-008

UNSUBDIVIDED

P.I.N.: 04-10-09-106-008



1 LANDSCAPE PLAN



**LG Workshop, LLC**  
Landscape Architecture  
Master Planning  
Site Planning  
1955 N. Wilmot Ave  
Chicago, IL 60647  
ph. 773.697.4388  
www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:  
**CAGE**  
CIVIL ENGINEERING

PROJECT NAME

PROPOSED IMPROVEMENTS FOR:  
M & I STEEL  
24226 S Northern Illinois Dr,  
Channahon, IL 60410

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	5/25/2024
2.	Issued for Permit	7/12/2024

SET TYPE  
LANDSCAPE PLANS

PROJECT NUMBER  
2405032

DATE  
05-20-2023  
DRAWN BY: LCG  
APPROVED BY: LCG

SHEET TITLE  
LANDSCAPE PLAN  
SHEET NUMBER  
L.3

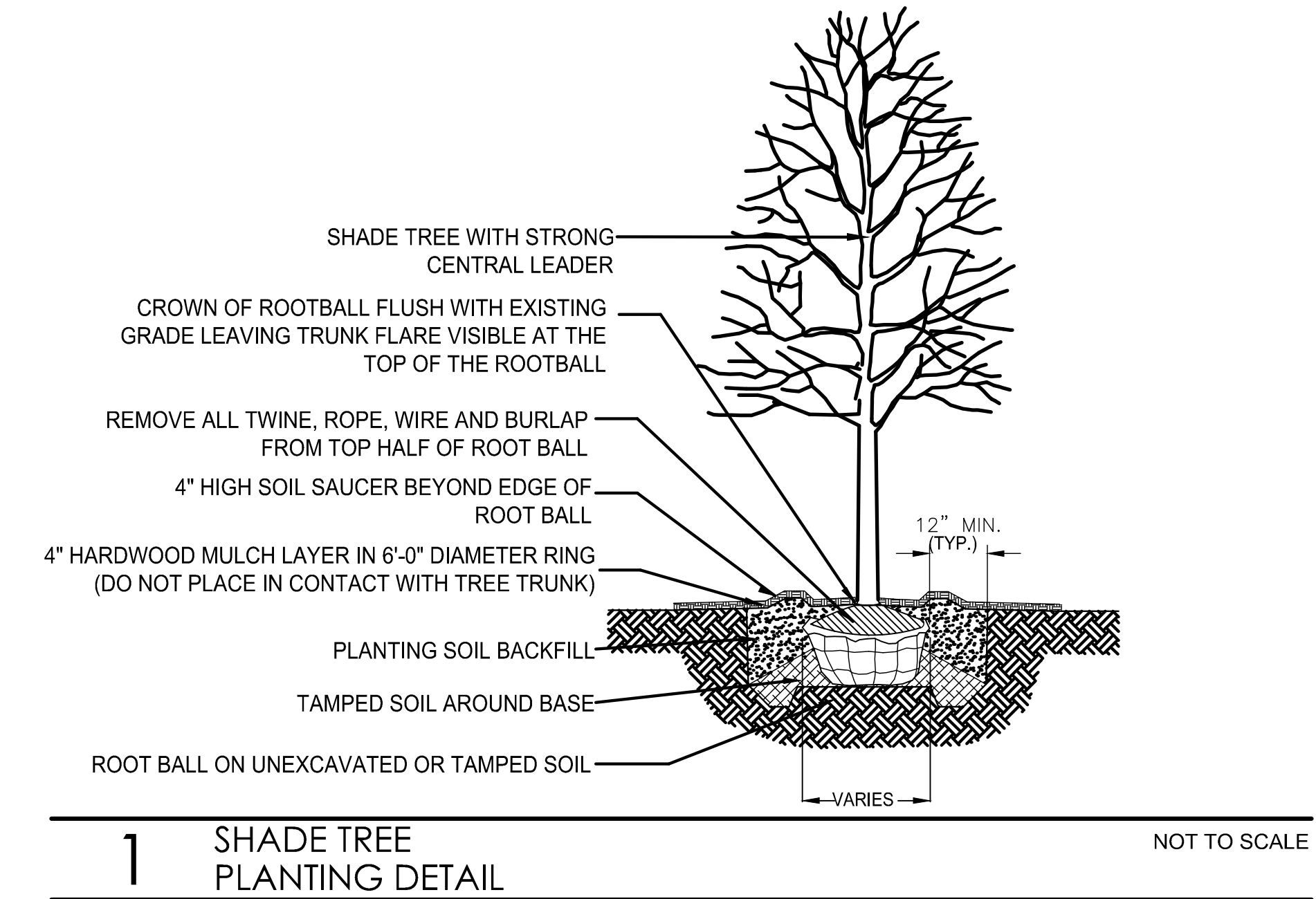
**MUNICIPAL DRIVE**  
66' RIGHT-OF-WAY  
HEREFORE DEDICATED  
PER DOC. R92-18393

**NORTHERN ILLINOIS DRIVE**  
66' RIGHT-OF-WAY  
HEREFORE DEDICATED  
PER DOC. R92-18393  
& R94-052954

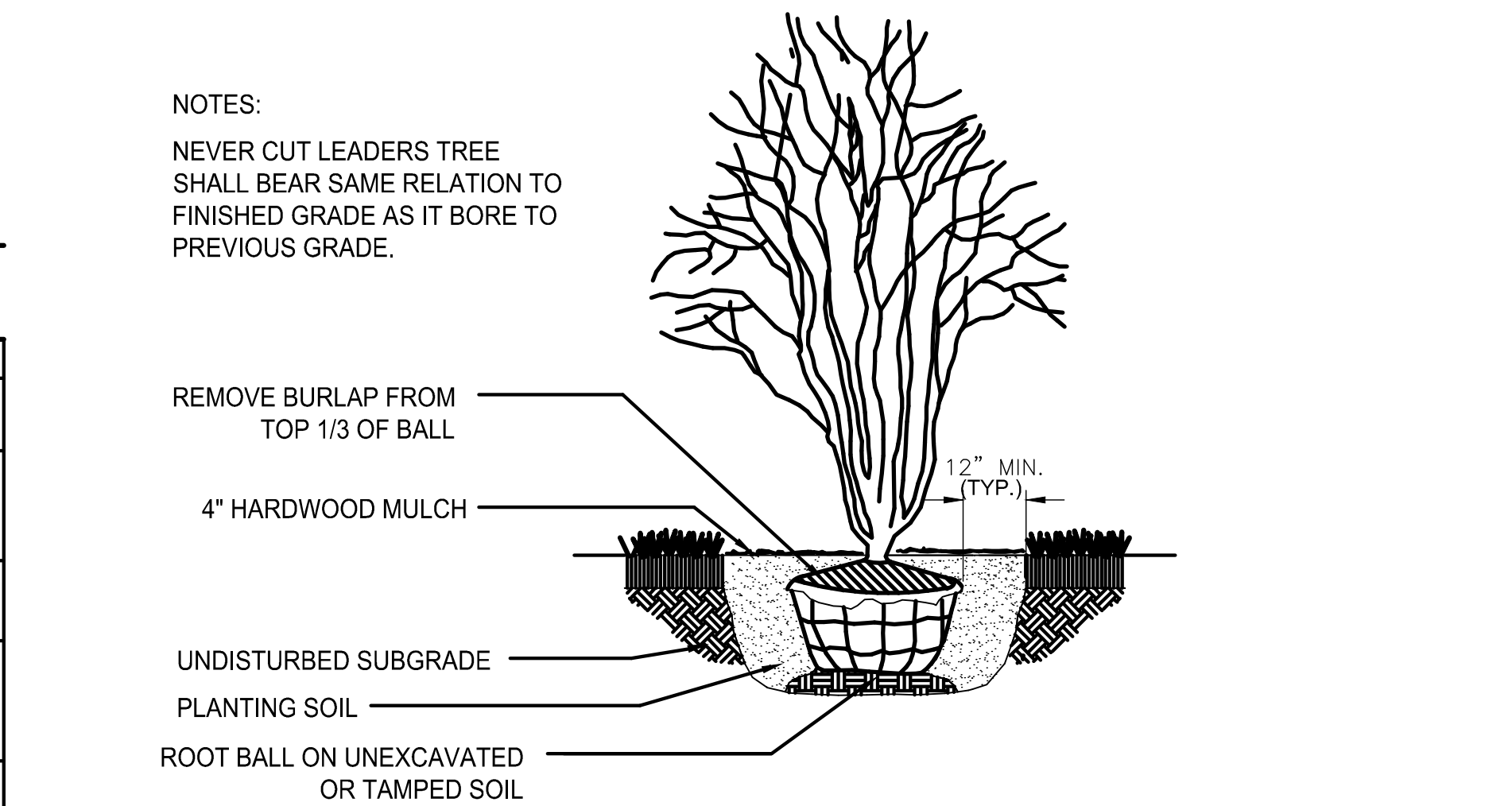


PROJECT TEAM

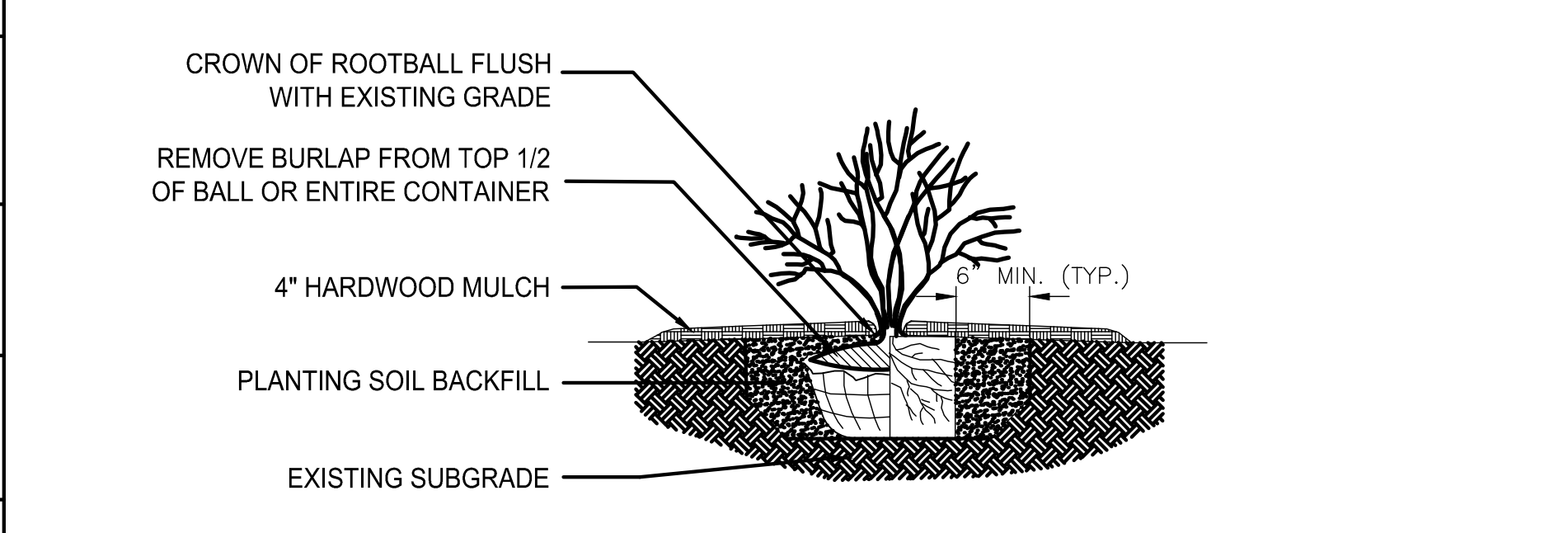
CIVIL ENGINEER:



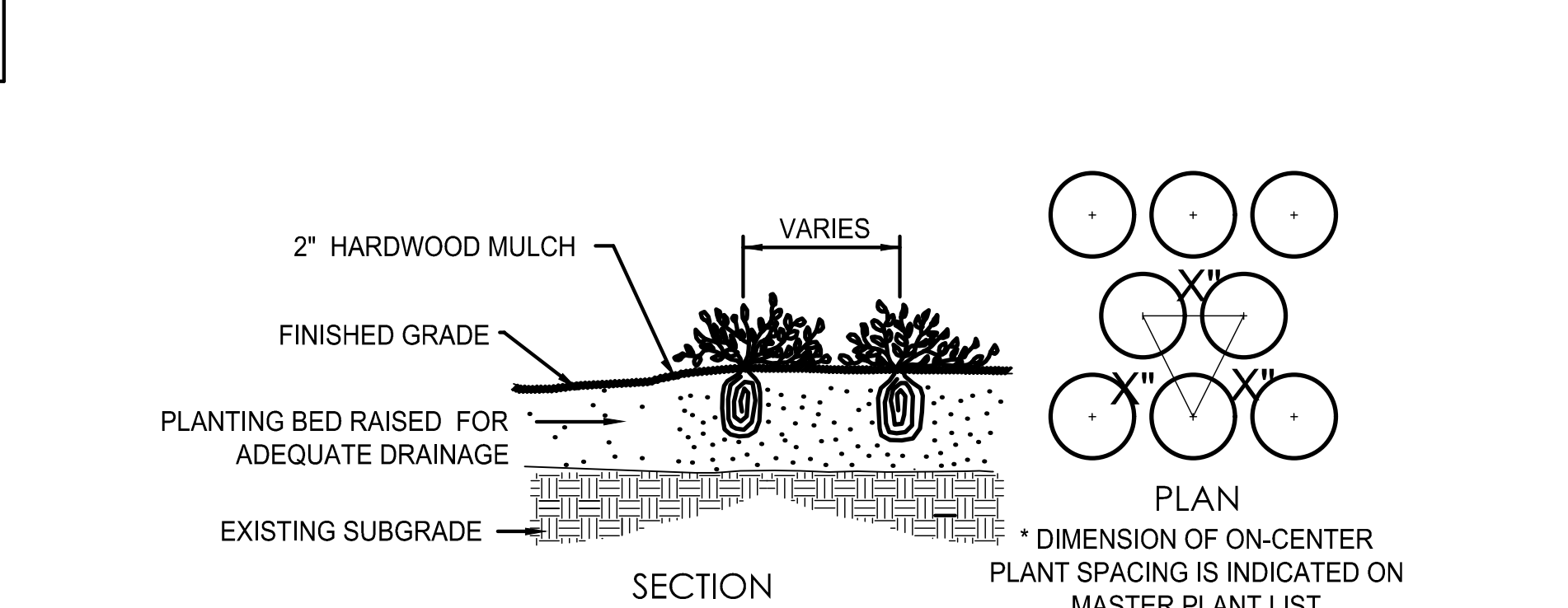
**1** SHADE TREE PLANTING DETAIL NOT TO SCALE



**2** ORNAMENTAL TREE PLANTING DETAIL NOT TO SCALE



**3** SHRUB PLANTING DETAIL NOT TO SCALE



**4** PERENNIAL / ANNUAL PLANTING DETAIL NOT TO SCALE

LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF CHANNAHON LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUND COVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUND COVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUND COVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDING LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30% BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

VILLAGE CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / LENGTH	DETAILS
TOTAL SITE		228,302 SQ. FT. 5.24 ACRES	
TOTAL BUILDING	EXISTING PROPOSED	12,490 SQ. FT. 28,069 SQ. FT. 40,559 SQ. FT.	
TOTAL PARKING	SQUARE FOOTAGE OF PARKING AREA / VEHICLE USE AREA	42,815 SQ. FT.	
PARKWAY TREES	1 STREET TREE PER 40 L.F. OF FRONTAGE	FRONTAGE =275 L.F. / 40 =6.8 TREES	2 - EXISTING TREES 4 - PROPOSED TREES 6 TOTAL PARKWAY TREES
SIDE / REAR YARDS	THE SIDE AND REAR YARDS SHALL HAVE A MINIMUM TEN-FOOT LANDSCAPED AREA WITHIN THE SETBACK, WITH A MINIMUM 40 PLANT UNITS. IF THE DEVELOPMENT EXCEEDS 600 FEET OF STREET FRONTAGE, TEN PLANT UNITS SHALL BE PLANTED PER 100 FEET.	SOUTH =647 L.F. =65 PTS	5 - LARGE SHRUBS = 18 PTS 33 - SMALL SHRUBS = 33 PTS 51 PTS
		WEST =275 L.F. =40 PTS	EXISTING DENSE WOODLAND
		NORTH =647 L.F. =65 PTS	3 - CANOPY TREES = 30 PTS 3 - EVERGREEN TREES = 24 PTS 15 - LARGE SHRUBS = 30 PTS 84 PTS
DETENTION AREAS	PERIMETER LANDSCAPING PROVIDING A MINIMUM OF 20 PLANT UNITS FOR EVERY 100 LINEAR FEET AT HIGH WATER LEVEL	BASINS =714 L.F. / 100 =7.1 X 20 =142 PTS	11 - CANOPY TREES 2.5" CAL.= 110 PTS 6 - ORNAMENTAL TREES - 6' = 30 PTS 14 - LARGE SHRUBS = 28 PTS 168 PTS
PARKING LOT	PARKING LOT WITH MORE THAN 20 CARS SHALL INCLUDE ISLANDS AND OVERSTORY TREES AT A RATIO OF 1 ISLAND PER 20 CARS	TOTAL PARKING SPACES=32	ISLANDS REQUIRED = 3 ISLANDS PROPOSED = 3
REPLACEMENT TREES	1:1 REPLACEMENT FOR TREES ON VILLAGE'S TREE PRESERVATION LIST	TOTAL CAL INCHES REMOVED =5	2 - 2.5" CAL. TREES PLANTED 5 CAL INCHES REPLACED
LANDSCAPE FRONT YARD	THE LANDSCAPE FRONT YARD SHALL HAVE A MINIMUM OF 80 PLANT UNITS	80 PTS	1 - EXIST. ORNAMENT. TREE = 5 PTS 33 - LARGE SHRUBS = 66 PTS 9 - SMALL SHRUBS = 9 PTS 80 PTS

PROJECT NAME

PROPOSED IMPROVEMENTS FOR:  
M & I STEEL  
24226 S Northern Illinois Dr,  
Channahon, IL 60410

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	5/25/2024
2.	Issued for Permit	7/12/2024

SET TYPE  
LANDSCAPE PLANS

PROJECT NUMBER  
2405032

DATE  
05-20-2023  
DRAWN BY: LCG  
APPROVED BY: LCG

SHEET TITLE  
LANDSCAPE DETAILS & NOTES

SHEET NUMBER

L.4

DETENTION SLOPES NATIVE SEED MIX

Wet Mesic Prairie for Clay Soils  
 Native species per mix 33  
 Native seeds per square foot 170  
 Native FQI NE Illinois 32.03  
 Native Mean C Value NE Illinois 28.72  
 Native Mean C Value Illinois 5.58  
 Mean W Value NE Illinois 0.82  
 Mean W Value Illinois 0.79

A mix of grasses, grass like plants, and forbs for moist clay soils. Best dormant seeded.

ACRONYMS		vPlants		scientific name		common name		family		type		S&W		S&W wet		S&W wet Illinois		IL wet		IL wet		height		color		bloom time		seeds/oz		seeds/lb		lb/ac		seeds/acre		seeds/lbq		% by weight		% by count	
S&W	ILL	USDA	vPlants	scientific name	common name	family	type	C	index	acro	C	index	acro	C	index	acro	height	color	M	A	M	J	J	A	S	O	N	seeds/oz	seeds/lb	lb/ac	seeds/acre	seeds/lbq	% by weight	% by count							
ANDGER	ANDGER	ANGE	ANGE	<i>Andropogon gerardii</i>	Big Bluestem	Gramineae	Ni P-Grass	5	1	FAC+	5	1	FAC+	5	1	FAC+	4.0-8.0 (6.0)	na										9,375	150,000	4,000	600,000	13.77	19.24%	8.11%							
CXBEHB	CXBEHB	CABE2	CABE2	<i>Carex bebbii</i>	Bebbs Sedge	Cyperaceae	Ni P-Sedge	6	-5	OBL	8	-5	OBL	2.0-3.0 (2.5)	na													112,500	1,800,000	0.250	450,000	10.33	6.08%	6.08%							
CXSCOP	CXSCOP	CASC5	CASC5	<i>Carex scoparia</i>	Pointed Broom Sedge	Cyperaceae	Ni P-Sedge	7	-3	FACW+	5	-3	FACW+	5	-3	FACW+	1.0-3.0 (2.0)	na										87,500	1,400,000	0.250	350,000	8.03	1.20%	4.73%							
ELYVIR	ELYVIR	ELV3	ELV3	<i>Elymus virginicus</i>	Virginia Wild Rye	Gramineae	Ni P-Grass	4	-2	FACW+	4	-2	FACW+	4	-2	FACW+	1.5-3.0 (2.3)	na										5,750	92,000	2,000	184,000	4.22	9.62%	2.49%							
PANVIR	PANVIR	PAV2	PAV2	<i>Panicum virgatum</i>	Prairie Switch Grass	Gramineae	Ni P-Grass	5	-1	FAC+	4	-1	FAC+	4	-1	FAC+	2.5-6.0 (3.0)	na										19,813	317,000	5,000	158,500	3.64	2.41%	2.14%							
POAPAS	POAPAS	POPA2	POPA2	<i>Poa palustris</i>	Marsh Blue Grass	Gramineae	Ni P-Grass	9	-4	FACW+	7	-4	FACW+	7	-4	FACW+	1.0-2.0 (1.5)	na										168,750	2,700,000	0.500	1,350,000	30.99	2.41%	18.24%							
SORNUT	SORNUT	SONU2	SONU2	<i>Sorghastrum nutans</i>	Indian Grass	Gramineae	Ni P-Grass	5	-2	FACU+	4	-2	FACU+	4	-2	FACU+	4.0-6.0 (5.0)	na										12,188	195,000	5,000	975,000	22.38	24.05%	13.17%							
SPAPEC	SPAPEC	SPPE	SPPE	<i>Spartina pectinata</i>	Prairie Cord Grass	Gramineae	Ni P-Grass	4	-4	FACW+	4	-4	FACW+	4	-4	FACW+	3.0-6.0 (4.5)	na										10,875	174,000	0.500	87,000	2.00	2.41%	1.18%							
Graminoid totals																												13,000	4,154,500	95	62.54%	56.13%									

ACRONYMS		vPlants		scientific name		common name		family		type		S&W		S&W wet		S&W wet Illinois		IL wet		IL wet		height		color		bloom time		seeds/oz		seeds/lb		lb/ac		seeds/acre		seeds/lbq		% by weight		% by count	
S&W	ILL	USDA	vPlants	scientific name	common name	family	type	C	index	acro	C	index	acro	C	index	acro	height	color	M	A	M	J	J	A	S	O	N	seeds/oz	seeds/lb	lb/ac	seeds/acre	seeds/lbq	% by weight	% by count							
ASCSYR	ASCSYR	ASSY	ASSY	<i>Asclepias syriaca</i>	Common Milkweed	Asclepiadaceae	Ni P-Forb	0	5	UPL	0	5	UPL	3.0-5.0 (4.0)	pink														5,000	80,000	0.062	4,960	0.11	0.30%	0.07%						
BAPLEA	BAPLEA	BAALM	BAALM	<i>Baptisia lactea</i> * <i>B. alba macrophylla</i>	White Indigo	Leguminosae	Ni P-Forb	8	2	FACU+	6	3	FACU	2.0-4.5 (3.3)	white														1,875	30,000	0.126	3,780	0.09	0.61%	0.05%						
CORTRI	CORTRP	COTR4	COTR4	<i>Cortesia tripteris</i>	Tall Coreopsis	Compositae	Ni P-Forb	5	0	FAC	4	0	FAC	4.0-7.0 (6.0)	yellow														15,750	252,000	0.126	31,752	0.73	0.61%	0.43%						
PETPUR	DALPUR	DAPU5	DAPU5	<i>Daleis purpurea</i> ( <i>Petalostemum p.</i> )	Purple Prairie Clover	Leguminosae	Ni P-Forb	9	5	UPL	8	5	UPL	1.5-2.5 (2.0)	purple														18,750	300,000	0.500	150,000	3.44	2.41%	2.03%						
DESCAA	DESCAD	DECA7	DECA7	<i>Desmodium canadense</i>	Showy Ticktrefoil	Leguminosae	Ni P-Forb	4	1	FAC+	5	1	FAC+	3.0-5.5 (4.0)	pink														6,875	110,000	0.062	6,820	0.16	0.30%	0.09%						
ECHPUR	ECHPUR	ECPU	ECPU	<i>Echinacea purpurea</i>	Purple Coneflower	Compositae	Ni P-Forb	3	3	UPL	6	5	UPL	2.0-4.0 (2.5)	purple														7,188	115,000	2,000	230,000	5.28	9.62%	3.11%						
ERYUUC	ERYUUC	ERYU	ERYU	<i>Eryngium yuccifolium</i>	Rattlesnake Master	Umbelliferae	Ni P-Forb	9	-1	FAC+	7	-1	FAC+	2.0-5.0 (4.0)	white														8,875	142,000	0.500	71,000	1.63	2.41%	0.96%						
HELHEL	HELHEL	HEHE5	HEHE5	<i>Helianthus bellanthoides</i>	Early Sunflower	Compositae	Ni P-Forb	5	5	UPL	4	5	UPL	2.5-4.5 (3.0)	yellow														6,875	110,000	0.250	27,500	0.63	1.20%	0.37%						
LIAPYC	LIAPYC	LIPY	LIPY	<i>Liatris pycnostachya</i>	Prairie Gayfeather	Compositae	Ni P-Forb	8	1	FAC	6	1	FAC	1.0-3.0 (2.0)	lavender														10,250	164,000	0.126	20,664	0.47	0.61%	0.28%						
LIASPI	LIASPI	LISP	LISP	<i>Liatris spicata</i>	Spike Blazingstar	Compositae	Ni P-Forb	6	0	FAC	7	0	FAC	1.0-4.0 (2.0)	lavender														10,188	163,000	0.500	81,500	1.87	2.41%	1.10%						
MONFIS	MONFIS	MOFI	MOFI	<i>Monarda fistulosa</i>	Bergamont	Labiatae	Ni P-Forb	4	3	FACU	4	3	FACU	2.0-4.0 (3.0)	pink															68,750	1,100,000	0.062	68,200	1.57	0.30%	0.92%					
PARINT	PARINT	PAIN3	PAIN3	<i>Parthenium integrifolium</i>	Wild Quinine	Compositae	Ni P-Forb	8	5	UPL	8	5	UPL	2.0-4.0 (3.0)	white															12,500	200,000	0.500	100,000	2.30	2.41%	1.35%					
PENDIG	PENDIG	PEDI	PEDI	<i>Penstemon digitalis</i>	Foxglove Beardtongue	Scrophulariaceae	Ni P-Forb	4	1	FAC+	4	1	FAC+	1.0-2.5 (1.7)	white															112,500	1,800,000	0.126	226,800	5.21	0.61%	3.06%					
RATPIN	RATPIN	RAPI	RAPI	<i>Ratibida pinnata</i>	Yellow Coneflower	Compositae	Ni P-Forb	4	5	UPL	4	5	UPL	3.0-5.0 (4.0)	yellow															31,875	510,000	0.500	255,000	5.85	2.41%	3.45%					
RUDHIR	RUDHIR	RUIH2	RUIH2	<i>Rudbeckia hirta</i>	Black-eyed Susan	Compositae	Ni P-Forb	1	3	FACU	2	3	FACU	1.0-2.0 (1.5)	yellow															93,750	1,500,000	0.750	1,125,000	25.83	3.61%	15.20%					
RUDSUB	RUDSUB	RUSU	RUSU	<i>Rudbeckia subtomentosa</i>	Sweet Coneflower	Compositae	Ni P-Forb	9	2	FACU+	9	-3	FACW+	2.0-4.0 (3.0)	yellow															46,250	740,000	0.126	93,240	2.14	0.61%	1.26%					
CASHEB	CASHEB	SEHE3	SEHE3	<i>Senna hebecarpa</i> ( <i>Cassia h.</i> )	Wild Senna	Leguminosae	Ni P-Forb	9	-3	FACW+	9	-3	FACW+	3.0-3.0 (2.5)	yellow															1,563	25,000	0.312	7,800	0.18	1.50%	0.11%					
CASMAR	CASMAR	SEMA11	SEMA11	<i>Senna marilandica</i> ( <i>Cassia m.</i> )	Maryland Senna	Leguminosae	Ni P-Forb	9	-3	FACW+	4	-3	FACW+	3.0-4.0 (3.5)	yellow															1,700	27,200	0.031	843	0.02	0.15%	0.01%					
SILINT	SILINT	SIIN2	SIIN2	<i>Silphium integrifolium</i>	Rosinweed	Compositae	Ni P-Forb	5	5	UPL	5	5	UPL	3.0-6.0 (4.5)	yellow															1,875	30,000	0.188	5,640	0.13	0.90%	0.08%					
SILLAC	SILLAC	SILA3	SILA3	<i>Silphium laciniatum</i>	Compass Plant	Compositae	Ni P-Forb	5	5	UPL	5	4	FACU+	4.0-8.0 (6.0)	yellow															781	12,500	0.126	1,575	0.04	0.61%	0.02%					
SILPER	SILPER	SILPEP	SILPEP	<i>Silphium perfoliatum</i>	Cup Plant	Compositae	Ni P-Forb	5	-2	FACW+	4	-2	FACW+	4.0-10 (6.0)	yellow															1,813	29,000	0.126	3,654	0.08	0.61%	0.05%					
SILTER	SILTER	SITE	SITE	<i>Silphium terebinthinaceum</i>	Prairie Dock	Compositae	Ni P-Forb	5	3	FACU	4	5	UPL	5.0-10.0 (7.0)	yellow															1,563	25,000	0.126	3,150	0.07	0.61%	0.04%					
ASTERI	ASTERI	SYER	ASER3	<i>Symphoricarpos ericoides</i> ( <i>Aster e.</i> )	Heath Aster	Compositae	Ni P-Forb	5	4	FACU+	4	4	FACU+	1.0-2.5 (2.0)	white															262,500	4,200,000	0.062	260,400	5.98	0.30%	3.52%					
ASTNOV	ASTNOV	SYNO2	ASNO	<i>Symphoricarpos novae-angliae</i> ( <i>Aster n.</i> )	New England Aster	Compositae	Ni P-Forb	4	-3	FACW+	4	-3	FACW+	3.0-5.0 (4.0)	blue															87,500	1,400,000	0.250	350,000	8.03	1.20%	4.73%					
VERFAS	VERFAS	VEFA2	VEFA2	<i>Veronica fasciculata</i>	Common Ironweed	Compositae	Ni P-Forb	5	-3	FACW+	5	-3	FACW+	3.0-6.0 (4.0)	purple															29,375	470,000	0.250	117,500	2.70	1.20%	1.59%					
Forb totals																												7.787	3,246,778	75	37.46%	43.87%									
Graminoid & forb totals																												20,787	7,401,278	170	100.00%	100.00%									

Key OBL = -5, FACW+ = -4, FACW = -3, FACW- = -2, FAC+ = -1, FAC = 0, FAC- = 1, FACU+ = 2, FACU = 3, FACU- = 4, UPL = 5.

DETENTION BOTTOM

PROJECT INFORMATION:

**M&I STEEL SERVICE  
 BUILDING ADDITION**

24226 S. NORTHERN  
 ILLINOIS DRIVE,  
 CHANNAHON, ILLINOIS,  
 60410

DRAWING ISSUANCE:

**VILLAGE REVIEW**

REVISIONS

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

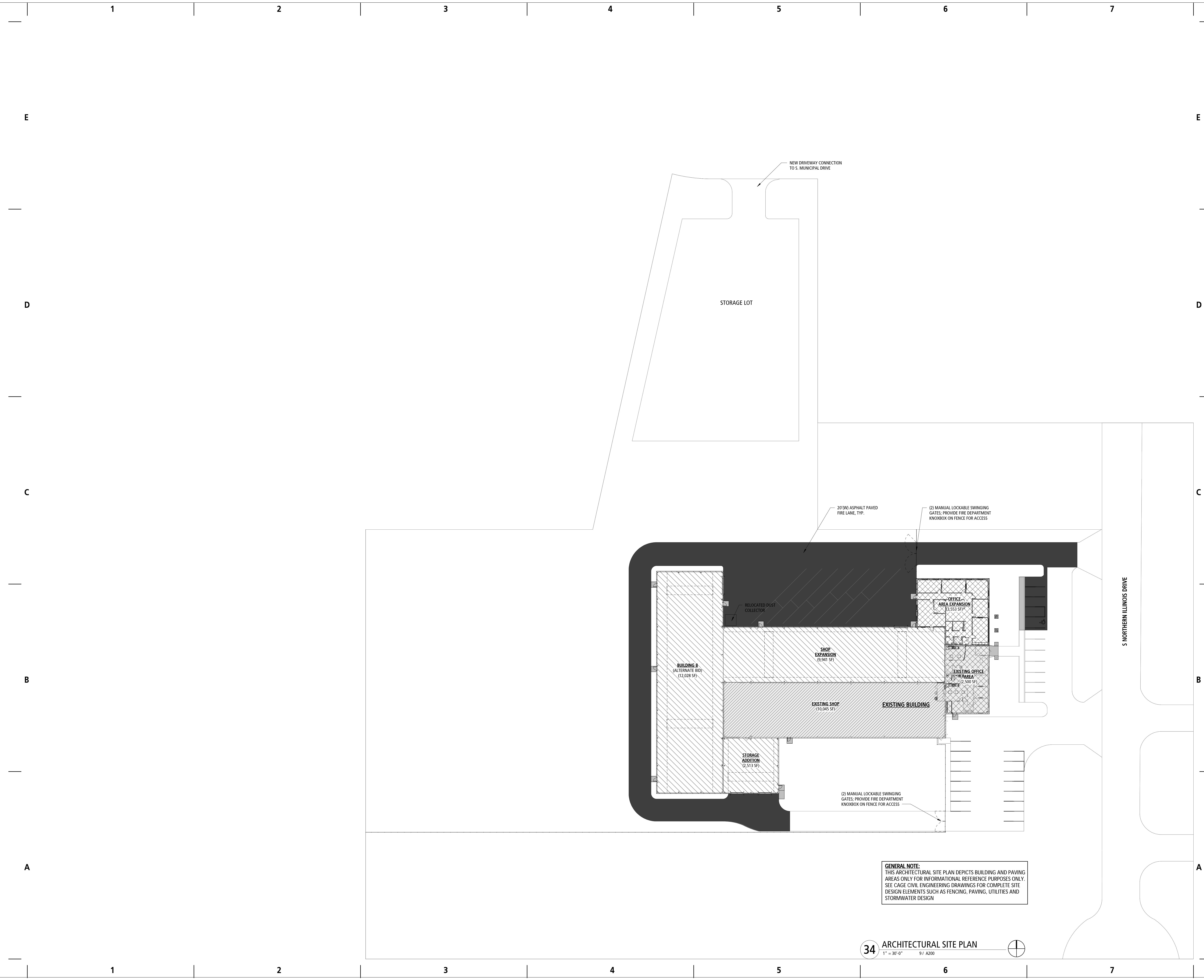
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**28 AUGUST 2024**

PROJECT NUMBER	PROJECT MANAGER
21050-00	JK / DK

**ARCHITECTURAL SITE  
 PLAN**

**AS100**



**GENERAL NOTE:**  
 THIS ARCHITECTURAL SITE PLAN DEPICTS BUILDING AND PAVING AREAS ONLY FOR INFORMATIONAL REFERENCE PURPOSES ONLY. SEE C&G CIVIL ENGINEERING DRAWINGS FOR COMPLETE SITE DESIGN ELEMENTS SUCH AS FENCING, PAVING, UTILITIES AND STORMWATER DESIGN

KEYNOTES - FLOOR PLAN		GENERAL NOTES - FLOOR PLAN	
KEY	KEYNOTE DESCRIPTION	1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
		2.	DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
		3.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
		4.	PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT, DRAW-DOWNS, VINYL, BASE, ETC.
		5.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
		6.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
		7.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
		8.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH TENANT.

**PROJECT INFORMATION:**

**M&I STEEL SERVICE  
 BUILDING ADDITION**

**24226 S. NORTHERN  
 ILLINOIS DRIVE,  
 CHANNAHON, ILLINOIS,  
 60410**

**DRAWING ISSUANCE:**

**VILLAGE REVIEW**

REVISIONS		
#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**

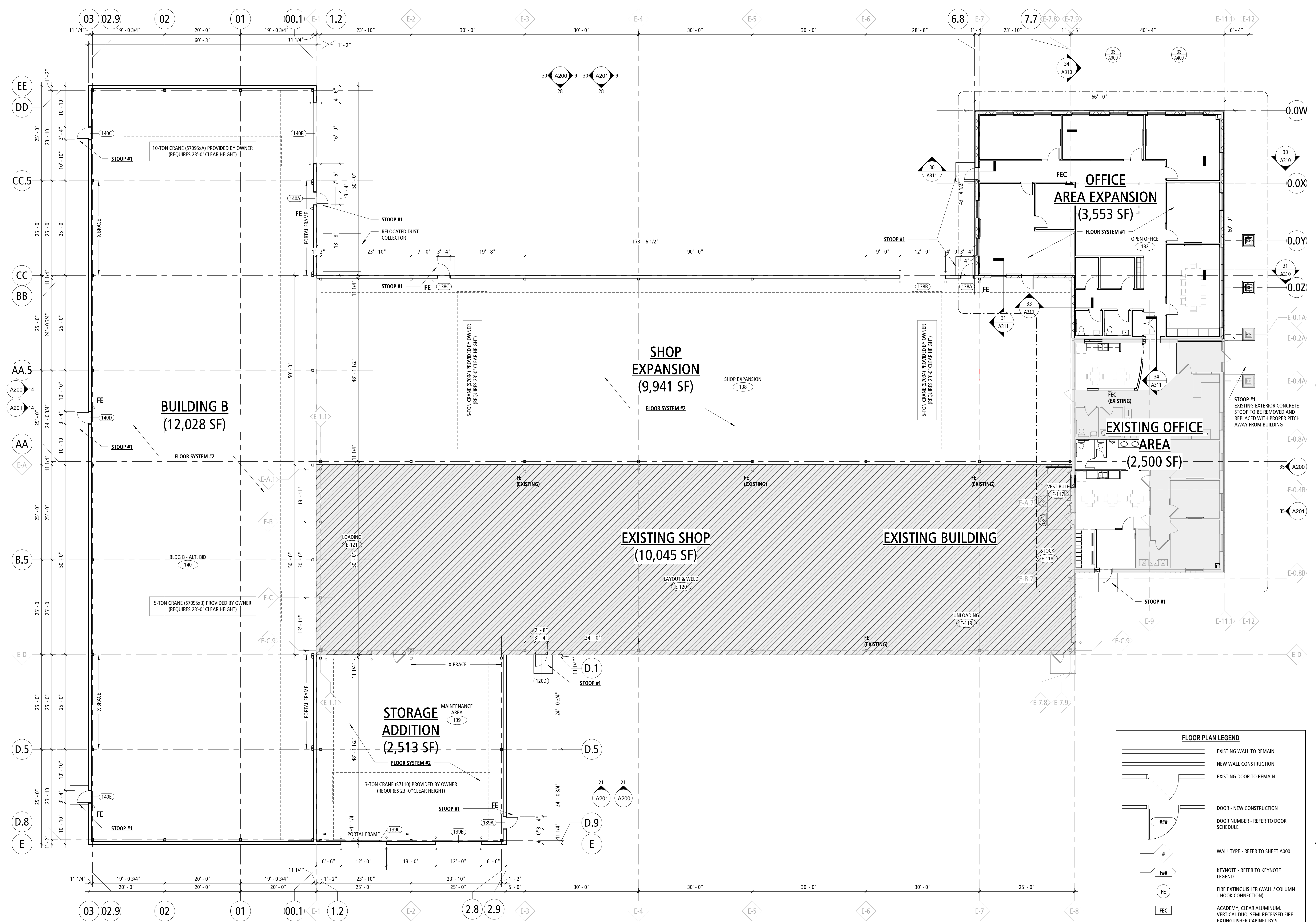
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**28 AUGUST 2024**

PROJECT NUMBER	PROJECT MANAGER
<b>21050-00</b>	<b>JK / DK</b>

**OVERALL GROUND LEVEL  
 FLOOR PLAN**

**A100**



FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION
	EXISTING DOOR TO REMAIN
	DOOR - NEW CONSTRUCTION
	DOOR NUMBER - REFER TO DOOR SCHEDULE
	WALL TYPE - REFER TO SHEET A000
	KEYNOTE - REFER TO KEYNOTE LEGEND
	FIRE EXTINGUISHER WALL / COLUMN JHROK CONNECTION
	ACADEMY, CLEAR ALUMINUM, VERTICAL DIA. SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL

**34 OVERALL GROUND LEVEL FLOOR PLAN**  
 3/22" = 1'-0" 9 / A200

**PROJECT INFORMATION:**  
**M&I STEEL SERVICE  
 BUILDING ADDITION**

24226 S. NORTHERN  
 ILLINOIS DRIVE,  
 CHANNAHON, ILLINOIS,  
 60410

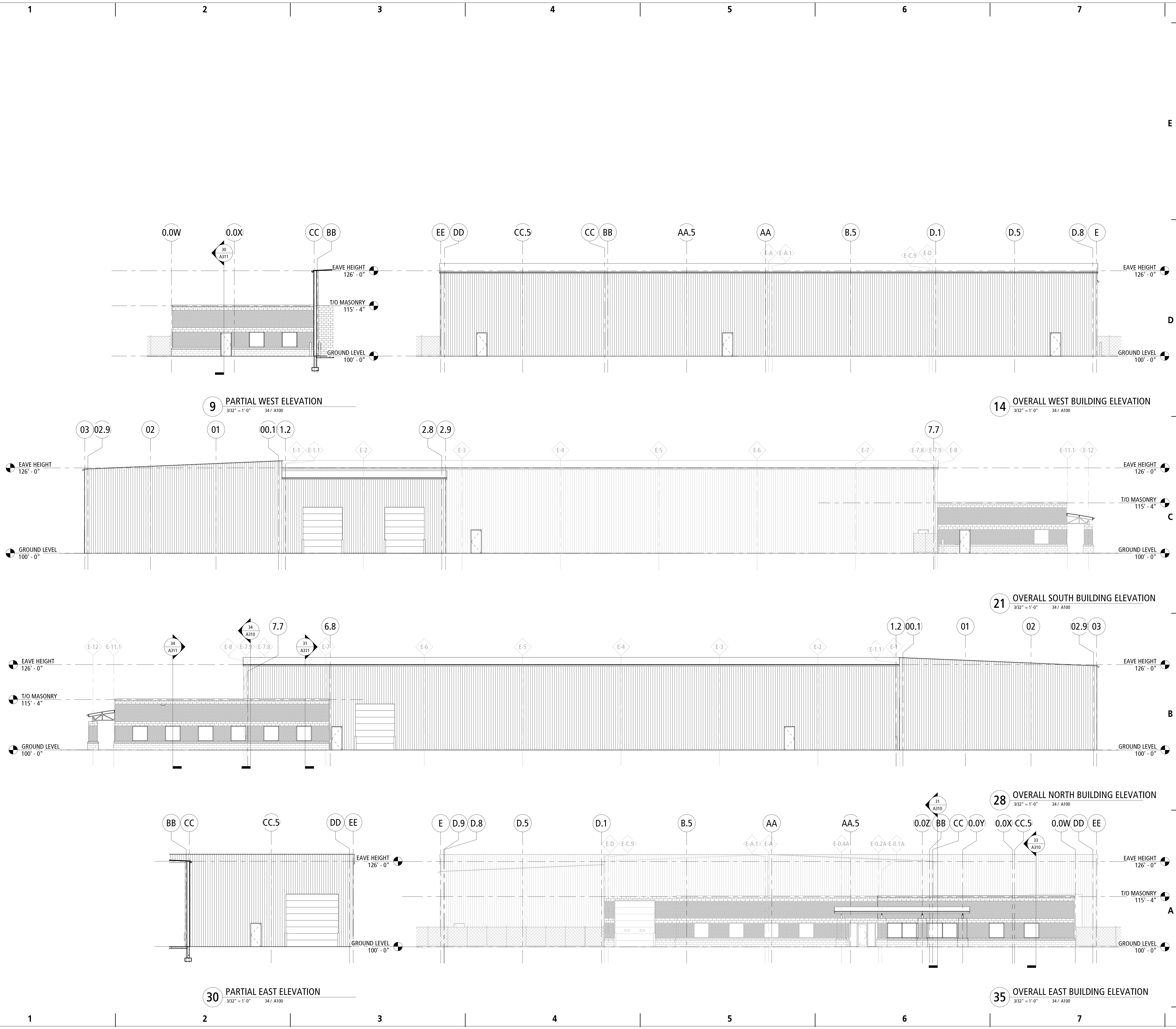
**DRAWING ISSUANCE:**  
**VILLAGE REVIEW**

**REVISIONS**

#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**28 AUGUST 2024**  
 PROJECT NUMBER: 21050-00 PROJECT MANAGER: JK / DK



**9 PARTIAL WEST ELEVATION**  
 3/32" = 1'-0" 34 / A100

**14 OVERALL WEST BUILDING ELEVATION**  
 3/32" = 1'-0" 34 / A100

**21 OVERALL SOUTH BUILDING ELEVATION**  
 3/32" = 1'-0" 34 / A100

**28 OVERALL NORTH BUILDING ELEVATION**  
 3/32" = 1'-0" 34 / A100

**30 PARTIAL EAST ELEVATION**  
 3/32" = 1'-0" 34 / A100

**35 OVERALL EAST BUILDING ELEVATION**  
 3/32" = 1'-0" 34 / A100

PROJECT INFORMATION:  
**M&I STEEL SERVICE  
 BUILDING ADDITION**

24226 S. NORTHERN  
 ILLINOIS DRIVE,  
 CHANNAHON, ILLINOIS,  
 60410

DRAWING ISSUANCE:  
**VILLAGE REVIEW**

REVISIONS

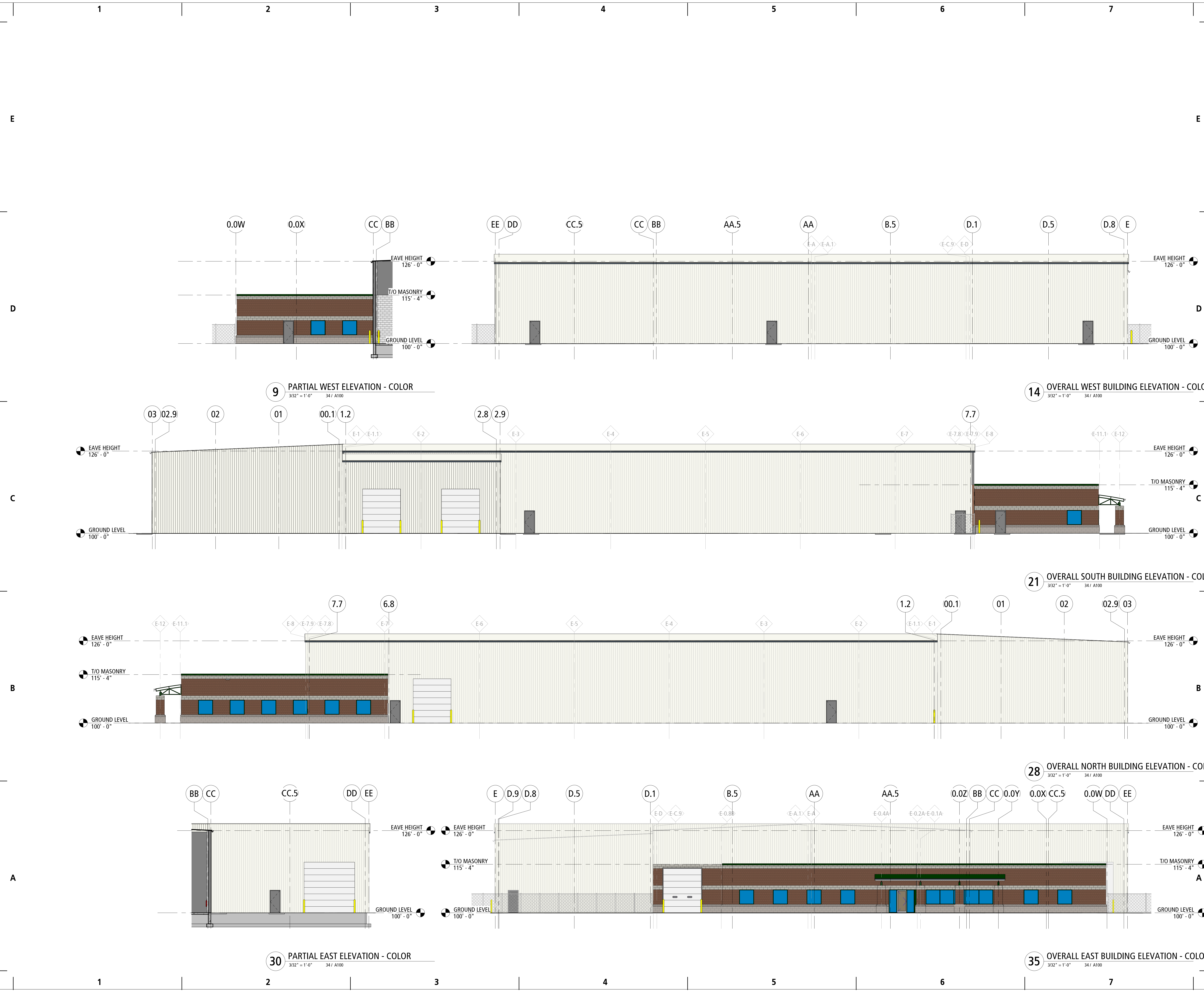
#	DATE	DESCRIPTION

**PROGRESS DOCUMENTS**  
 These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

28 AUGUST 2024  
 PROJECT NUMBER: 21050-00  
 PROJECT MANAGER: JK / DK

COLOR BUILDING  
 ELEVATIONS

**A201**  
 © JAKnetter Architects



**9 PARTIAL WEST ELEVATION - COLOR**  
 3/32" = 1'-0" 34 / A100

**14 OVERALL WEST BUILDING ELEVATION - COLOR**  
 3/32" = 1'-0" 34 / A100

**21 OVERALL SOUTH BUILDING ELEVATION - COLOR**  
 3/32" = 1'-0" 34 / A100

**28 OVERALL NORTH BUILDING ELEVATION - COLOR**  
 3/32" = 1'-0" 34 / A100

**30 PARTIAL EAST ELEVATION - COLOR**  
 3/32" = 1'-0" 34 / A100

**35 OVERALL EAST BUILDING ELEVATION - COLOR**  
 3/32" = 1'-0" 34 / A100



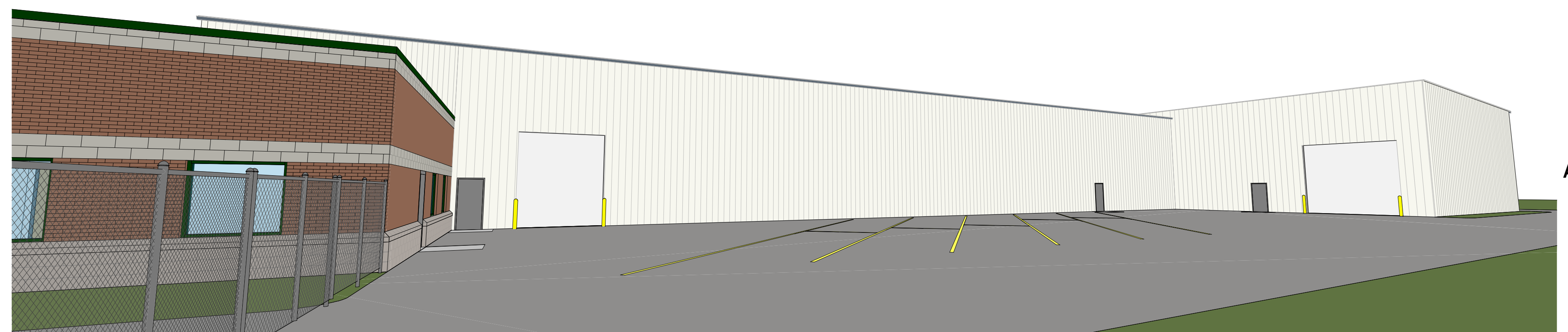
14 NORTHEAST PERSPECTIVE VIEW



28 SOUTHEAST PERSPECTIVE VIEW



31 OFFICE ADDITION NORTHEAST PERSPECTIVE VIEW



35 SHOP ADDITION PERSPECTIVE VIEW

PROJECT INFORMATION:

**M&I STEEL SERVICE  
BUILDING ADDITION**

24226 S. NORTHERN  
ILLINOIS DRIVE,  
CHANNAHON, ILLINOIS,  
60410

DRAWING ISSUANCE:

**VILLAGE REVIEW**

REVISIONS

#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

**28 AUGUST 2024**

PROJECT NUMBER	PROJECT MANAGER
21050-00	JK / DK

**COLOR BUILDING  
PERSPECTIVES**

**A250**