



A Vibrant and Pedestrian Friendly Town Center for Channahon

2025 TOWN CENTER MASTER PLAN, VILLAGE OF CHANNAHON, IL

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**Master Plan Consultant Team
Ginkgo Planning & Design, Inc.
Spaceco, Inc.**



Town Center Site, looking southwest from Navajo Drive

Introduction

The Village of Channahon developed a Town Center Master Plan in 2005 for the area adjacent to the Village's major municipal facilities, including Village Hall, the Police Department, Tomahawk Aquatic Center, Arrowhead Community Center, and other park district facilities. This area is located to the northwest of U.S. Route 6, with Navajo Drive serving as the main access street.

In recent years, significant private development has occurred nearby, including new single-family and multifamily homes, senior housing, and the St. Ann Catholic Church. However, the core of the Town Center, located at the intersection of Route 6 and Navajo Drive, which was originally envisioned for a Village Green and mixed-use development in 2005, has remained largely undeveloped.

Recently, the Village purchased approximately 22.5 acres of this core area and launched a planning process to create a new, market-viable Master Plan that aligns with the community's vision for a charming, "small town" Town Center.

The new Master Plan was developed through a series of three design workshops with an Advisory Committee held in September, October, and December of 2024. Multiple options were considered, and the final preferred option was selected and fully developed.

A public open house was held in February 2025 to present the plan to the community. Over 60 community members attended the event and expressed strong support and enthusiasm for the plan.

This design document includes all the Master Plan exhibits for the new Town Center and lays the groundwork for the next steps in implementing the plan.

Below: Photos from the February 24, 2025 public open house at Village Hall



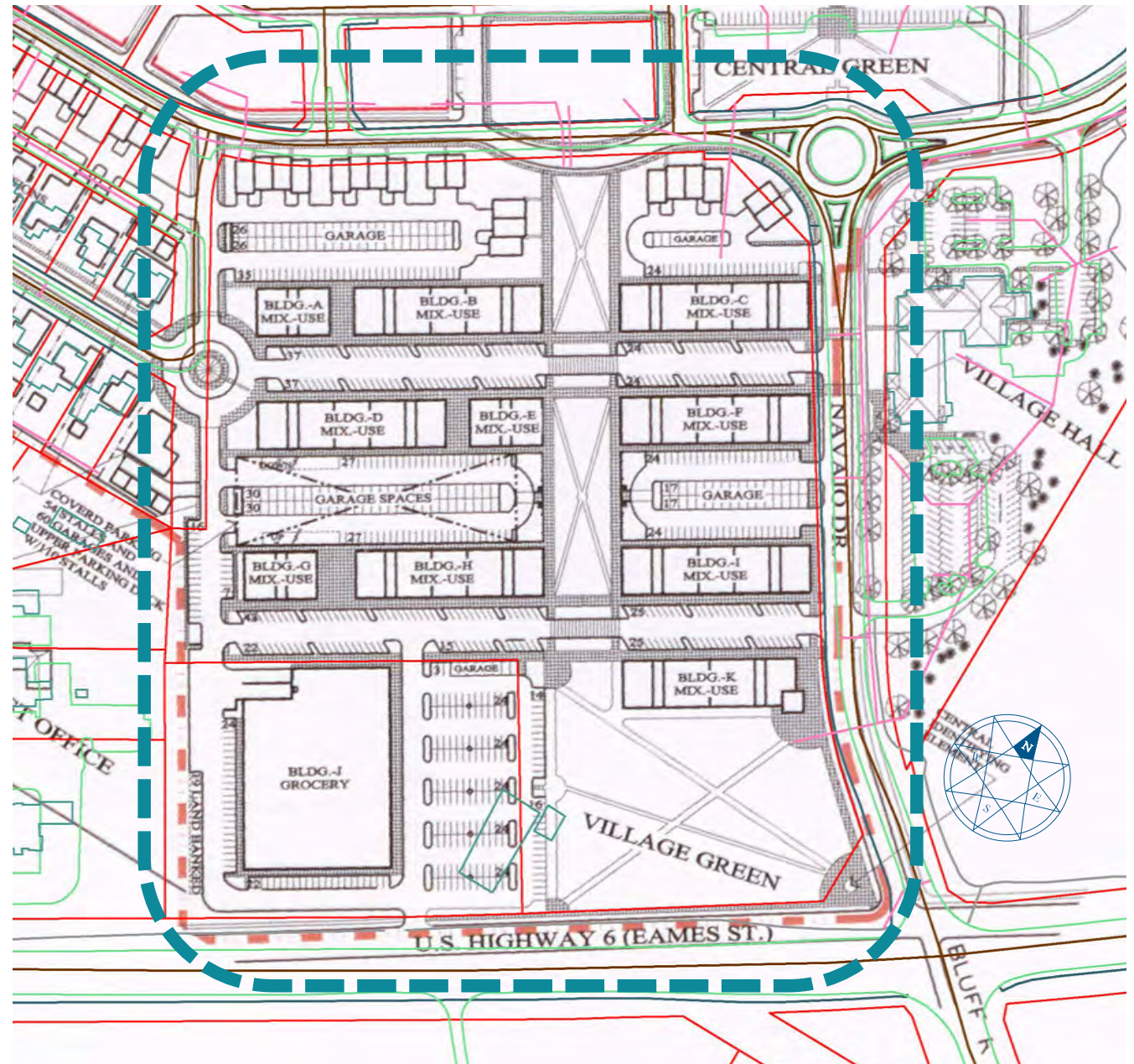
STUDY AREA SHOWN ON 2005 MASTER PLAN

The 2005 Plan proposed a Town Center focused on commercial and mixed-use development. However, national and regional market trends have shifted significantly since then. In particular, the suburban Chicagoland market has seen limited construction of new mixed-use developments that feature condominiums or apartments above street-level retail.

Additionally, the 2005 Plan offered limited access from Route 6 to the heart of the Town Center. Proposed streets ran primarily parallel to Route 6, meaning much of the street-level retail would be out of view from the major arterial leading into the Town Center.

The Village Green in the 2005 Plan was intended to double as a detention area, surrounded by parking and the rear of a private building. There was no direct visual connection between the Village Green and Village Hall.

In contrast, the 2025 Plan is designed to be more market-viable, with the potential for phased development. This updated approach strikes a balance between public investments in the public realm and private development, with a focus on creating a memorable and vibrant destination for Channahon.



PROPOSED ILLUSTRATIVE MASTER PLAN

A Vibrant and Pedestrian Friendly Town Center that offers a central Village Green, restaurants with outdoor seating, places to shop, and a variety of housing choices.

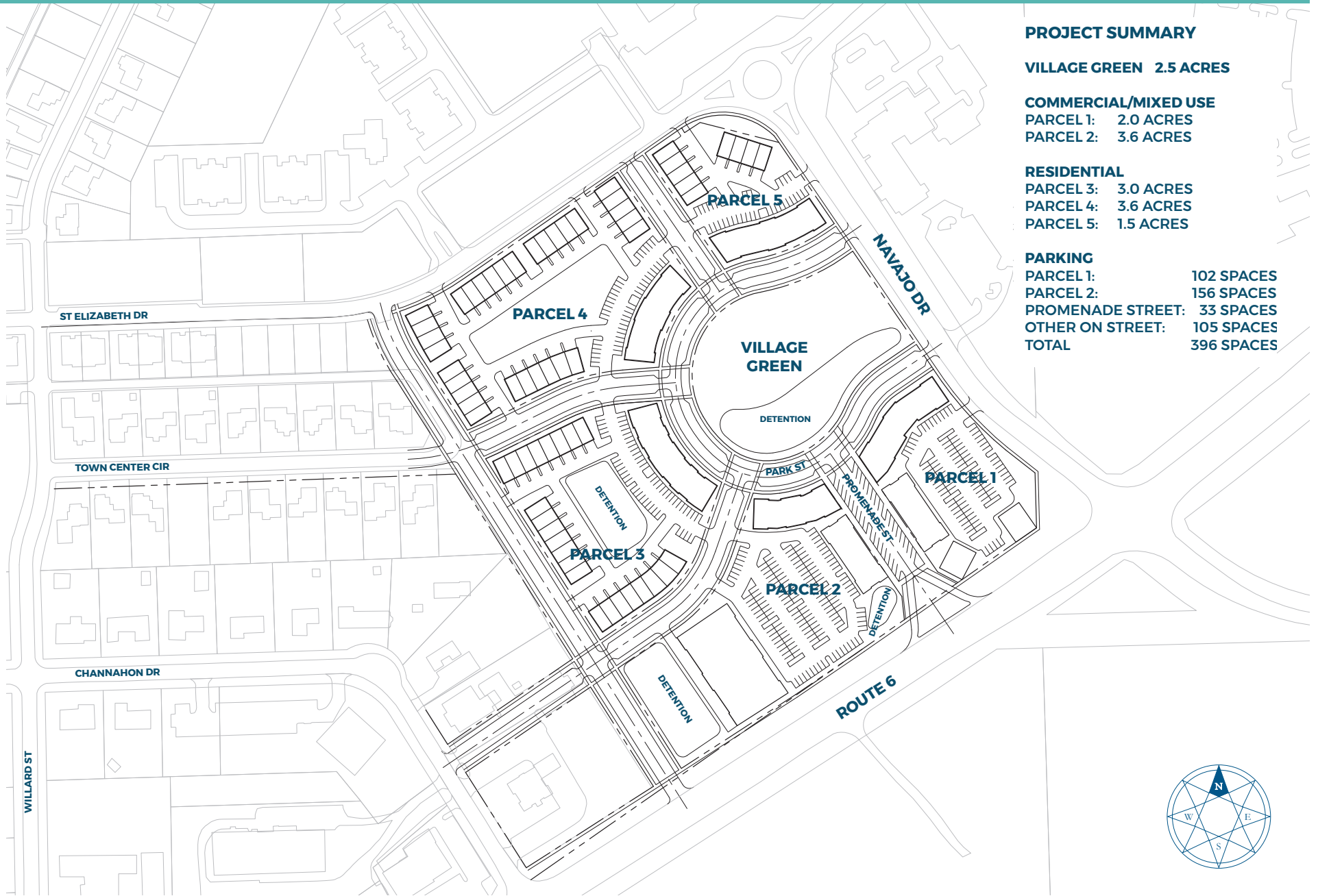
KEY MASTER PLAN ELEMENTS

1. VILLAGE GREEN (APPROX. 2.5 ACRES)
2. NEW PARK STREET WITH ON-STREET PARKING
3. NEW PROMENADE STREET WITH ANGLED PARKING
4. DETENTION POND AS VILLAGE GREEN AMENITY
5. DETENTION POND AS ENTRY FOCAL POINT
6. LANDSCAPED FOCAL POINT AT RIGHT-IN RIGHT-OUT ENTRY ON ROUTE 6
7. OUTDOOR SEATING & LANDSCAPED PLAZA AS ENTRANCE FOCAL POINT AT NAVAJO DRIVE
8. DETENTION POND AS ENTRY FEATURE AT NEW INTERSECTION ON ROUTE 6
9. PRIVATE DETENTION AREA
10. PRIVATE OPEN SPACE

- NEW MIXED-USE / COMMERCIAL / MULTIFAMILY
- NEW MULTIFAMILY



PROPOSED MASTER PLAN & PROJECT SUMMARY



PROJECT SUMMARY

VILLAGE GREEN 2.5 ACRES

COMMERCIAL/MIXED USE

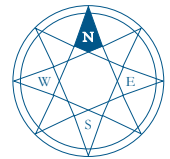
PARCEL 1: 2.0 ACRES
 PARCEL 2: 3.6 ACRES

RESIDENTIAL

PARCEL 3: 3.0 ACRES
 PARCEL 4: 3.6 ACRES
 PARCEL 5: 1.5 ACRES

PARKING

PARCEL 1:	102 SPACES
PARCEL 2:	156 SPACES
PROMENADE STREET:	33 SPACES
OTHER ON STREET:	105 SPACES
TOTAL	396 SPACES



MASTER PLAN RENDERING: VIEW FROM VILLAGE HALL



A Village Green for year-round community gathering and events, right across Village Hall

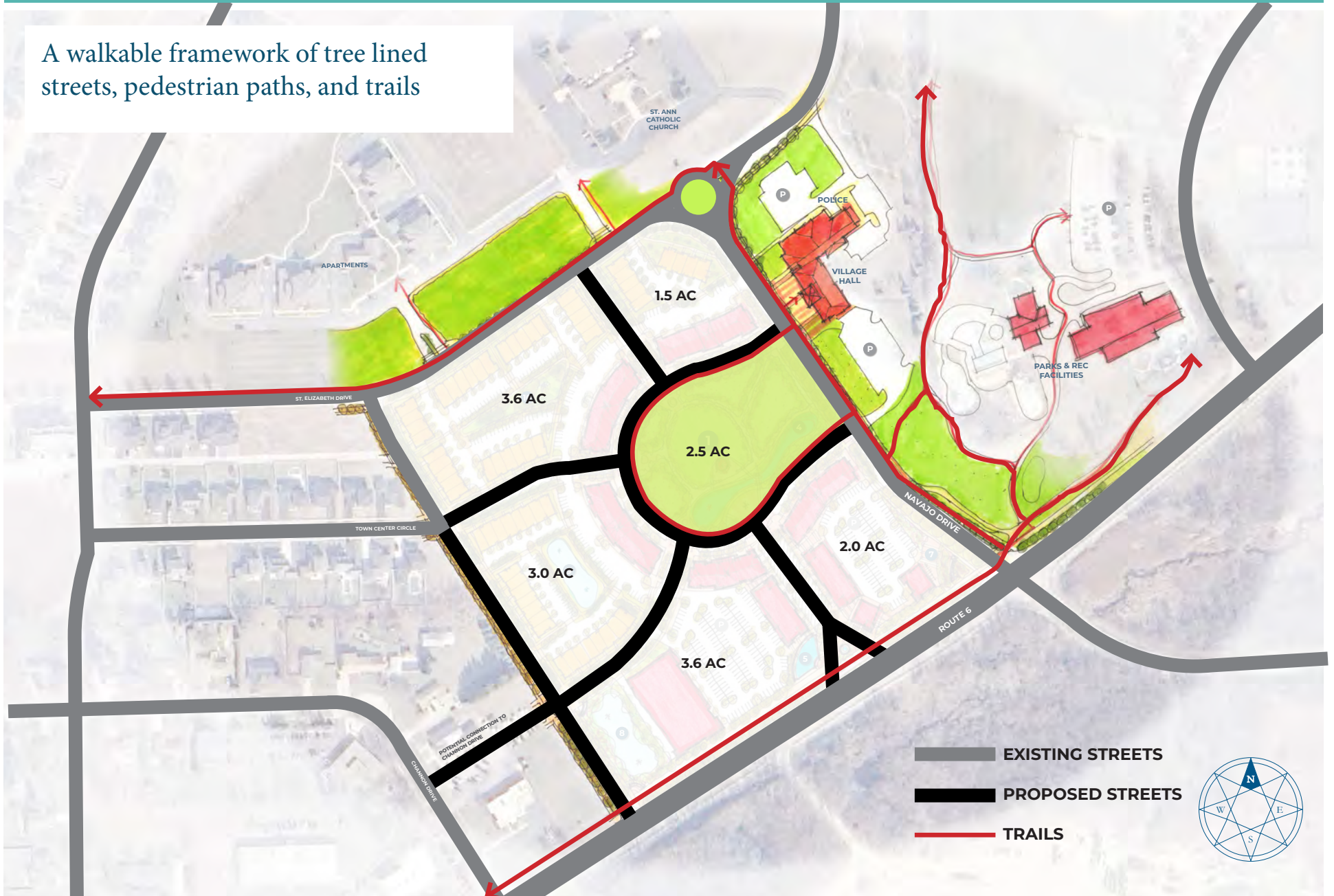
MASTER PLAN RENDERING: VIEW FROM ROUTE 6



A vibrant Promenade lined with shops as a welcoming entry from Route 6

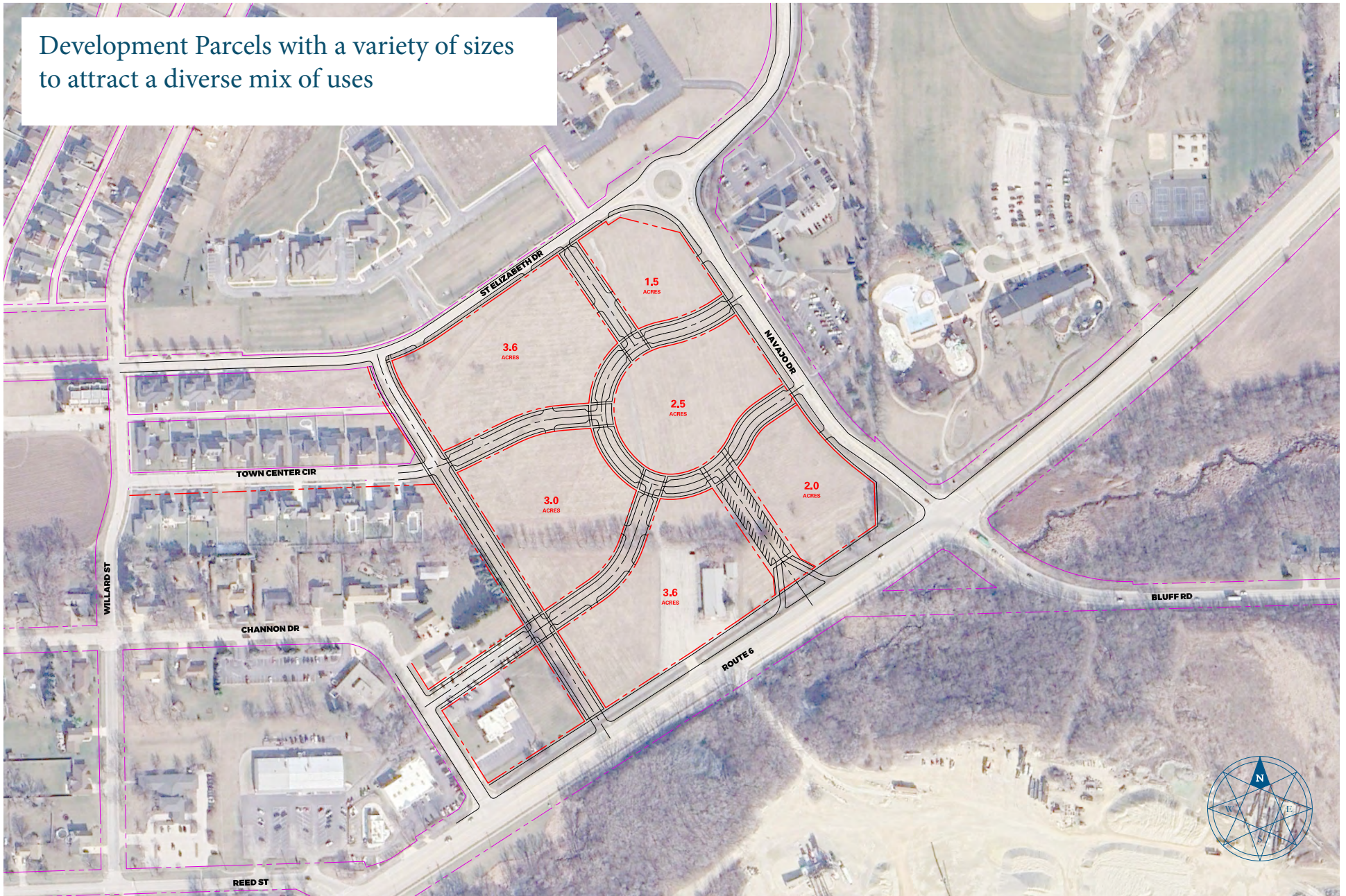
PROPOSED FRAMEWORK PLAN FOR STREETS AND TRAILS

A walkable framework of tree lined streets, pedestrian paths, and trails



PROPOSED PARCEL PLAN

Development Parcels with a variety of sizes to attract a diverse mix of uses



PROPOSED PHASING PLAN FOR PUBLIC INVESTMENTS

The 2025 Plan Town Center Master Plan proposes building the public infrastructure in the following phases. Actual phasing and construction may vary based on changes in market trends and availability of funds.

PHASE 1

The following public investments are priority projects that can create a “Sense of Place” for the Town Center in Phase 1:

1. The Village Green
2. The Promenade
3. Detention Areas

PHASE 2

4. Road Extension to Route 6
5. Detention for commercial parcel

PHASE 3

6. All internal streets (can be constructed as part of private development of adjacent parcels)



MASTER PLAN OPTIONS DEVELOPED DURING THE WORKSHOPS

Workshop 1 Options



Workshop 2 Options



EXAMPLES: WALKABLE AND MEMORABLE MAIN STREETS AND DOWNTOWNS



EXAMPLES: VILLAGE GREENS & DOWNTOWN PARKS



Village Green, Downtown Park Forest, IL



Downtown Tinley Park and Station Area, Tinley Park, IL



Central Park Plaza, Downtown Valparaiso, IN

EXAMPLES: PEDESTRIAN ORIENTED DEVELOPMENT WITH REAR PARKING



EXAMPLES: ROW HOUSES (REAR LOADED)



153rd Metra Station TOD, Orland Park (owner occupied)



Downtown Tinley Park TOD, Tinley Park (owner occupied)



Roselle Town Center and Metra Station TOD, Roselle (rental)

PHOTOS FROM FEBRUARY 24, 2025 PUBLIC OPEN HOUSE



FEEDBACK FROM FEBRUARY 24, 2025 PUBLIC OPEN HOUSE

Energy Efficient
Designed into
PLAN
Power infrastructure
adequate to
add electric car
charging

I want a toy
shop.
- Aiden

Places to
eat and shop

I have an Idea
we should have
a toy shop so
kids can be happy
- Aida

Protected/Secure
Walkway
across Newjo

bike path.
- Aiden

Art studio
ex: (Both: Bottega /
Holly Daisy
Studio)

My Idea is we
should have a
bike path so
we can bike
- Aida

no parking
on public
streets (subdivisions)
that are outside
this area.
(Town Center Cir)
St James

I want a
running track
- Aida

I have an Idea
we should have
a running track so
people can
work out
- Aida

No low
income homes

Bakery
sandwich shop
Book store

Grocery

Outdoor
concert
venue

NO Bars

Park
at
Town Center
Neighborhood?

I want a ke cream
shop
- Aida

Cafe -
coffee,
sandwich place

Yoga /
Pilates
Studio

Fruitful
Yield or
other type
of Health Food
Store

Bars

small coffee/
smoothie
shop

Grocery
Stores
Coffee Shops



APPENDIX A:

STORMWATER MANAGEMENT MEMORANDUM

BY SPACECO, INC.

2025 TOWN CENTER MASTER PLAN, VILLAGE OF CHANNAHON, IL

MEMORANDUM

To: Ferhat Zerín, AICP - Ginkgo Planning & Design, Inc.

From: Michael S. Mondus, P.E., CFM

Date: March 10, 2025

**RE: CHANNAHON TOWN CENTER – RETAIL AREA
CHANNAHON, ILLINOIS
SPACECO PROJECT No. 13599**

THE DEVELOPMENT OF THE CHANNAHON TOWN CENTER RETAIL AREA WILL REQUIRE MEANS TO MANAGE STORMWATER RUNOFF THROUGH THE CONSTRUCTION OF STORM SEWERS AND STORMWATER MANAGEMENT AREAS. THE VILLAGE FOLLOWS THE WILL COUNTY STORMWATER MANAGEMENT ORDINANCE. IN AN EMAIL DATED 09/03/24 THE VILLAGE INDICATED THAT THIS PROJECT WAS EXEMPT FROM FOLLOWING THE CURRENT ORDINANCE REQUIREMENTS AND WAS TO FOLLOW THE STORMWATER MANAGEMENT PLAN THAT WAS PREPARED FOR THE OVERALL CHANNAHON TOWN CENTER DEVELOPMENT.

THE OVERALL STORMWATER MANAGEMENT PLAN FOR THE TOWN CENTER DEVELOPMENT WAS PREPARED BY M. GINGERICH GERAUX & ASSOCIATES IN A REPORT TITLED "STORMWATER MANAGEMENT SUMMARY & APPENDICES FOR THE CHANNAHON TOWN CENTER" DATED JUNE 4, 2010.

FROM THE REPORT THE AREA OF THE RETAIL DEVELOPMENT WAS TRIBUTARY TO TWO DIFFERENT LOCATIONS WHERE RUNOFF WAS PROPOSED TO BE STORED IN DETENTION BASINS. THESE BASINS WERE INTERCONNECTED WITH STORM SEWER AND DISCHARGED TO EXISTING CULVERTS THAT GO UNDER US ROUTE 30 AT THE SOUTH END OF THE SITE.

THE TOTAL STORAGE VOLUME REQUIRED FOR THE RETAIL AREA WAS APPROXIMATELY 7.9 AC-FT. A DRAINAGE DIVIDE, BASED ON ELEVATION, WAS PROPOSED WITHIN THE RETAIL AREA, WHERE STORAGE WAS PROPOSED TO BE PROVIDED IN BASINS ALONG ST. ELIZABETH DRIVE AND THE REMAINDER IN AREAS ALONG US ROUTE 30 AND NAVAJO DRIVE.

WITH DEVELOPMENT OF A NEW MASTER SITE PLAN, RELOCATION OF THE PROPOSED STORMWATER STORAGE AREAS IS NECESSARY SINCE THE LOCATION OF A LARGE BASIN ALONG THE US ROUTE 30 FRONTAGE IS NOT DESIRABLE FROM A PLANNING OR DEVELOPMENT MARKETING PERSPECTIVE.

THE NEW MASTER PLAN PREPARED BY YOUR OFFICE HAS BASINS LOCATED IN SEVERAL LOCATIONS WITHIN THE DEVELOPMENT. THE EXISTING BASINS ALONG ST. ELIZABETH DRIVE WILL NEED TO BE EXPANDED TO PROVIDE THE REQUIRED VOLUMES FOR THE TRIBUTARY AREA AT THE NORTH END THE DEVELOPMENT. THE BASINS WITHIN THE DEVELOPMENT AREA AND THE ADDITION OF OVERSIZED STORM SEWERS WITHIN THE DEVELOPMENT WILL PROVIDE THE REQUIRED STORAGE FOR THE REMAINDER OF THE DEVELOPMENT.

ATTACHED WITH THIS MEMO IS AN EXHIBIT FROM THE ORIGINAL STORMWATER REPORT THAT OUTLINES THE REQUIRED VOLUMES AND AN EXHIBIT SHOWING WHERE THE REQUIRED VOLUMES CAN BE PROVIDED WITHIN THE NEW MASTER SITE PLAN. DETAILED DESIGNS FOR DRAINAGE, GRADING, AND STORM SEWERS WILL NEED TO BE FURTHER REFINED WITH ADDITIONAL ENGINEERING ANALYSIS AS THE PROJECT MOVES FORWARD.

WE APPRECIATE THE OPPORTUNITY TO HAVE ASSISTED WITH THE DEVELOPMENT OF THE MASTER SITE PLAN AND LOOK FORWARD TO THIS PROJECT MOVING FORWARD. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.

N:\PROJECTS 13000-13999\13296\Docs\MEM.13296.MSM.030125.DOCX

Michael Mondus

From: Mike Petrick <mpetrick@channahon.org>
Sent: Tuesday, September 3, 2024 12:06 PM
To: Michael Mondus; Bill Loftus; Ferhat Zerin; PGeorgopoulos
Cc: Thomas Durkin
Subject: Channahon Town Center Stormwater Requirements

You don't often get email from mpetrick@channahon.org. [Learn why this is important](#)

Town Center Team,

I have found in our Village Code the relevant section of storm water requirements for the Town Center. It is indeed exempted from following the Will County stormwater ordinance by section 53.03(B)(4) of the Village of Channahon Municipal Code of Ordinances. The requirements, as they are applicable, can be found in 53.02, which I pasted below. For ease of reference, I have also included a link directly to that section, as email sometimes will result in a difficult formatting to follow: https://codelibrary.amlegal.com/codes/channahon/latest/channahon_il/0-0-0-17823

§ 53.02 DEVELOPMENTS ON OR AFTER NOVEMBER 1, 1995, BUT PRIOR TO SEPTEMBER 21, 2004.

The following regulations shall apply to any development for which an application for a preliminary plat was filed on or after November 1, 1995, but prior to September 21, 2004.

(A) General regulations. A combination of storage and controlled release of stormwater runoff shall be required for all nonresidential developments of two or more acres in area, for all multiple-family developments of two or more acres in area, and all single-family developments of five acres or more in area, where the minimum individual lot area is less than one acre.

(1) The peak discharge rate from a storm detention facility shall be controlled for the two-year, 24-hour storm event and the 100-year, 24-hour storm event to levels that will not cause an increase in flooding or channel instability downstream, when considered in aggregate with other developed properties and downstream drainage capacities.

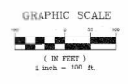
(a) The peak discharge from events less than or equal to the two-year event shall not be greater than 0.04 cfs per acre of property drained.

(b) The peak 100-year discharge shall not be greater than 0.15 cfs per acre of property drained.

(2) The rational method shall be used to determine the volume of detention to be constructed.

(3) The volume of detention storage shall be determined for the 100-year event of critical duration, which requires maximum storage.

(4) All design rainfall events shall be based on the Illinois State Water Survey's Bulletin 70.



240 N. Industrial Drive
Bradley, Illinois 62915
815-939-4921
FAX: 815-935-9810

M. GINGERICH, GEREAU & ASSOCIATES
ENGINEERING * PLANNING * SURVEYING

**CHANNAHON TOWN CENTER
CHANNAHON, ILLINOIS
PROPOSED
POST-DEVELOPMENT DRAINAGE PLAN**

NOTES

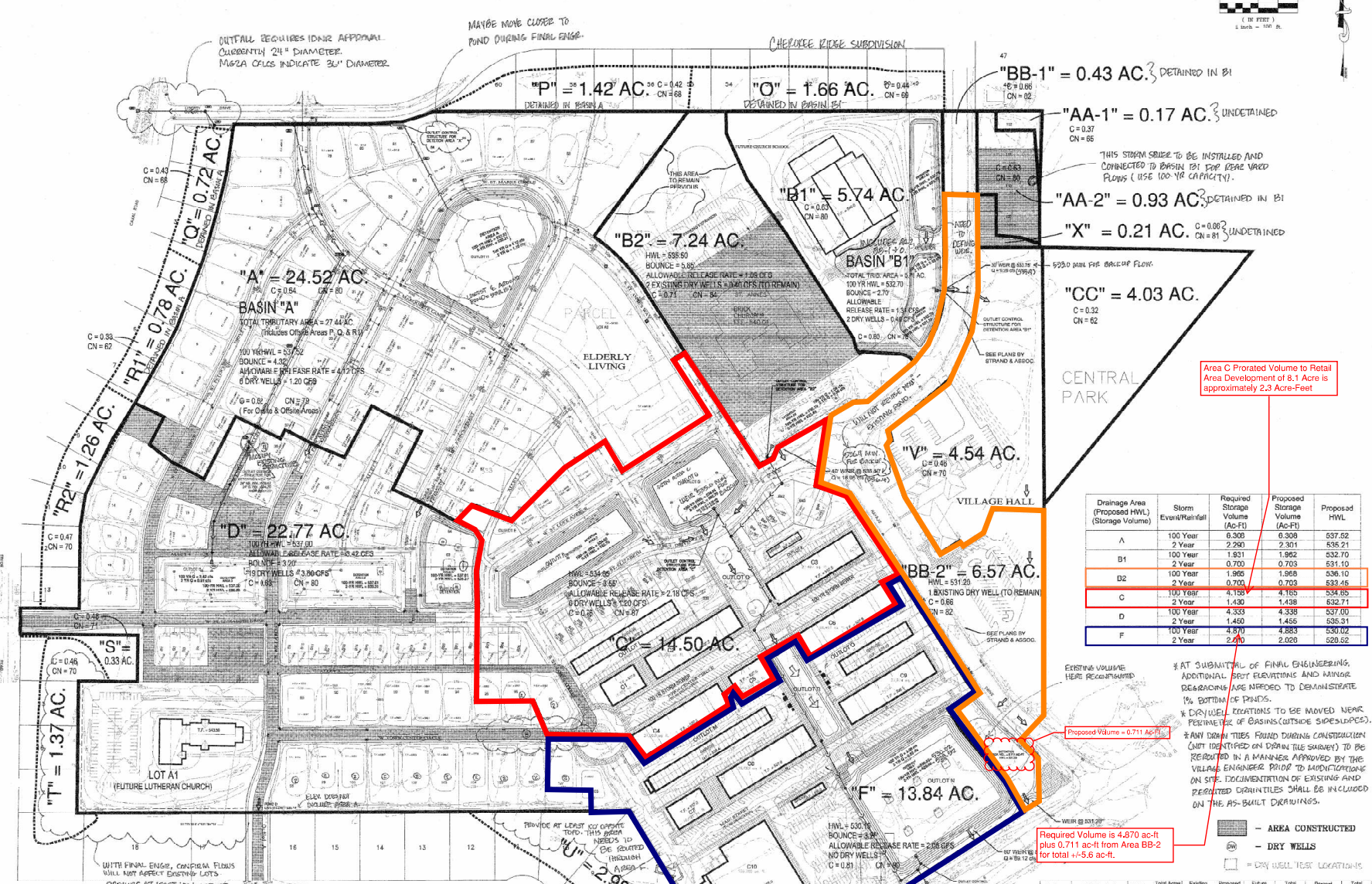
OWNER: DIOCESE OF JOLIET
422 SUMMIT STREET
JOLIET, IL. 62435

CONTACT: CHRIS WIE, AIA
PH: 815-732-8656

REVISIONS

DATE	BY	DESCRIPTION
1/11/08	TOM	PER VILLAGE REVIEW
1/26/08	EAP	PER VILLAGE REVIEW
4/17/08	EAP	PER VILLAGE REVIEW
5/25/08	EAP	PER VILLAGE REVIEW
11/19/08	EAP	PER VILLAGE REVIEW
5/4/10	EAP	PER VILLAGE REVIEW
5/20/10	EAP	PER VILLAGE REVIEW
7/10/11	DEL	REVIEW NOTES ADDED

DATE: 11/14/07 JOB NO: 07-251
SCALE: AS NOTED DRAWN BY: MC2A
PROJECT NAME: 07-251
FILE NAME: DETENTION DRAINAGE EXHIBIT 1 OF 1



Drainage Area (Proposed HWL) (Storage Volume)	Storm Event/Rainfall	Required Storage Volume (Ac-Ft)	Proposed Storage Volume (Ac-Ft)	Proposed HWL
A	100 Year 2 Year	6,308 2,240	6,308 2,301	537.52 535.21
B1	100 Year 2 Year	0,700 0,700	1,952 0,703	532.70 531.10
D2	100 Year 2 Year	1,952 0,700	1,952 0,703	536.10 533.46
C	100 Year 2 Year	4,159 1,438	4,155 1,438	534.55 532.71
D	100 Year 2 Year	4,333 1,450	4,338 1,455	537.00 535.31
F	100 Year 2 Year	4,570 2,260	4,883 2,020	530.02 529.52

ESTIMATED VOLUMES HERE RECALCULATED

* AT SUBMITTAL OF FINAL ENGINEERING, ADDITIONAL BEST PRACTICES AND MINOR REVISIONS ARE NEEDED TO DEMONSTRATE 1% BOTTOM OF POND.

* DRY WELL LOCATIONS TO BE MOVED NEAR PERIMETER OF BASINS (OUTSIDE SLOPES).

* ANY DRAIN TILES FOUND DURING CONSTRUCTION (NOT IDENTIFIED ON DRAWING) TO BE REROUTED IN A MANNER APPROVED BY THE VILLAGE ENGINEER PRIOR TO ADDITIONAL ON SITE DOCUMENTATION OF EXISTING AND PROPOSED DRAINAGES SHALL BE INCLUDED ON THE AS-BUILT DRAWINGS.

Legend:
 [Hatched Box] - AREA CONSTRUCTED
 [Circle with X] - DRY WELLS
 [Square with X] - DRY WELL TIE LOCATIONS

Required Volume is 4.870 ac-ft plus 0.711 ac-ft from Area BB-2 for total +5.58 ac-ft.

Drainage Area (DA)	Sub Area/Lot Description	Total Area (Ac)	Total Acres (DA)	Existing Impervious Area (Ac)	Proposed Impervious Area (Ac)	Future Impervious Area (Ac)	Total Impervious Area (Ac)	Percent Impervious	Total Percent Impervious
A	Detention Pond	2.02	0.00	0.00	0.00	0.00	0.00	0%	
	Single Family Res.	12.24	0.10	0.00	0.00	0.10	0.10	83%	
	St. Ann's Church (Bas)	1.11	24.02	0.00	0.00	0.00	0.00	77%	82%
	Other Imperv	2.00	0.00	2.00	0.00	0.00	2.00	80%	
	Other ROW	3.15	0.00	0.00	0.00	0.00	0.00	45%	
B1	Detention Pond	1.58	0.16	0.00	0.00	0.00	0.16	92%	
	Church School (Bas)	6.30	0.11	1.92	0.38	0.28	2.58	51%	51%
	St. Ann's Church (Bas)	1.84	17.35	2.47	0.00	0.00	2.47	64%	64%
	Detention Pond	2.56	0.00	1.93	0.00	0.00	1.93	69%	
	Other ROW	4.54	0.00	3.57	0.00	0.00	3.57	88%	
C	Detention Pond	2.02	0.00	0.00	0.00	0.00	0.00	0%	
	Single Family Res.	3.58	0.00	0.43	0.00	0.43	20.8%		
	Commercial	2.65	0.00	1.93	0.00	1.93	69%		
	Fourplexes	0.00	0.00	0.92	0.00	0.92	43%		
	Other ROW	3.93	0.00	1.93	0.00	1.93	69%		
D	Detention Pond	2.02	0.00	0.00	0.00	0.00	0.00	0%	
	Single Family Res.	3.58	0.00	0.43	0.00	0.43	20.8%		
	Other Imperv	1.19	32.77	0.00	0.00	0.00	0.00	82%	81%
	Lutheran Church Site	3.95	0.00	1.44	0.00	1.44	36%		
	Other ROW	3.12	0.00	2.95	0.00	2.95	95%		
F	Detention Pond	2.02	0.00	0.00	0.00	0.00	0.00	0%	
	Single Family Res.	14.11	0.10	0.00	0.00	0.10	0.10	83%	
	Commercial	3.98	0.00	3.47	0.00	3.47	73%		
	Other ROW	2.00	0.00	1.79	0.00	1.79	69%		

- UNIT 2A NOTES:**
- DETENTION ON OUTLET D, LOTS 62-64 TO BE CONSTRUCTED WITH UNIT 2B OR OTHER PORTION IN DRAINAGE AREA D.
 - SITE ELEVATIONS AND TFS HAVE CHANGED FROM PREVIOUSLY APPROVED PLANS.
 - REWORKING TO BE COMPLETED WITH THE CONSTRUCTION OF THE TRAFFIC CIRCLE, AS PART OF PHASE IN DRAINAGE AREA C OR F, WHICHEVER IS PROPOSED FIRST.
 - STRUCTURE THIS WILL BE COMPLETED WITH NEXT PHASE IN DRAINAGE AREA D, DRAINAGE AREA A OR THE EXTENSION OF ALLEY 1 (WHICHEVER COMES FIRST).

OUTFALL REQUIRES IDNR APPROVAL CURRENTLY 24" DIAMETER. MEGA CLOS INDICATE 36" DIAMETER.

MAYBE MORE CLOSED TO POND DURING FINAL ENG.

CHEEROCK RIDGE SUBDIVISION

"BB-1" = 0.43 AC. } DETAINED IN B1

"AA-1" = 0.17 AC. } UNDETAINED

"AA-2" = 0.93 AC. } DETAINED IN B1

"X" = 0.21 AC. } UNDETAINED

"CC" = 4.03 AC.
C = 0.32
CN = 62

"B1" = 5.74 AC.
C = 0.65
CN = 80

"B2" = 7.24 AC.
HWL = 535.80
BOUNCE = 0.80
ALLOWABLE RELEASE RATE = 1.28 CFS
EXISTING DRY WELLS (UNTOUCHED TO REMAIN)
BOUNCE = 2.70
ALLOWABLE RELEASE RATE = 1.53 CFS
2 DRY WELLS (TO REMAIN)
C = 0.71
CN = 58

"A" = 24.52 AC.
C = 0.54
CN = 80

BASIN "A"
TOTAL TRIBUTARY AREA = 27.46 AC
(INCLUDES OTHER AREAS D, Q & R)
100 YR HWL = 537.52
BOUNCE = 4.52
ALLOWABLE RELEASE RATE = 4.07 CFS
6 DRY WELLS @ 1.20 CFS
C = 0.82
CN = 79
(For Office & Office Areas)

"D" = 22.77 AC.
100 YR HWL = 537.00
ALLOWABLE RELEASE RATE = 2.18 CFS
19 DRY WELLS @ 3.00 CFS
C = 0.82
CN = 80

"V" = 4.54 AC.
C = 0.46
CN = 70

"BB-2" = 6.57 AC.
HWL = 531.20
1 EXISTING DRY WELL (TO REMAIN)
C = 0.65
CN = 82

"C" = 14.50 AC.
C = 0.57
CN = 70

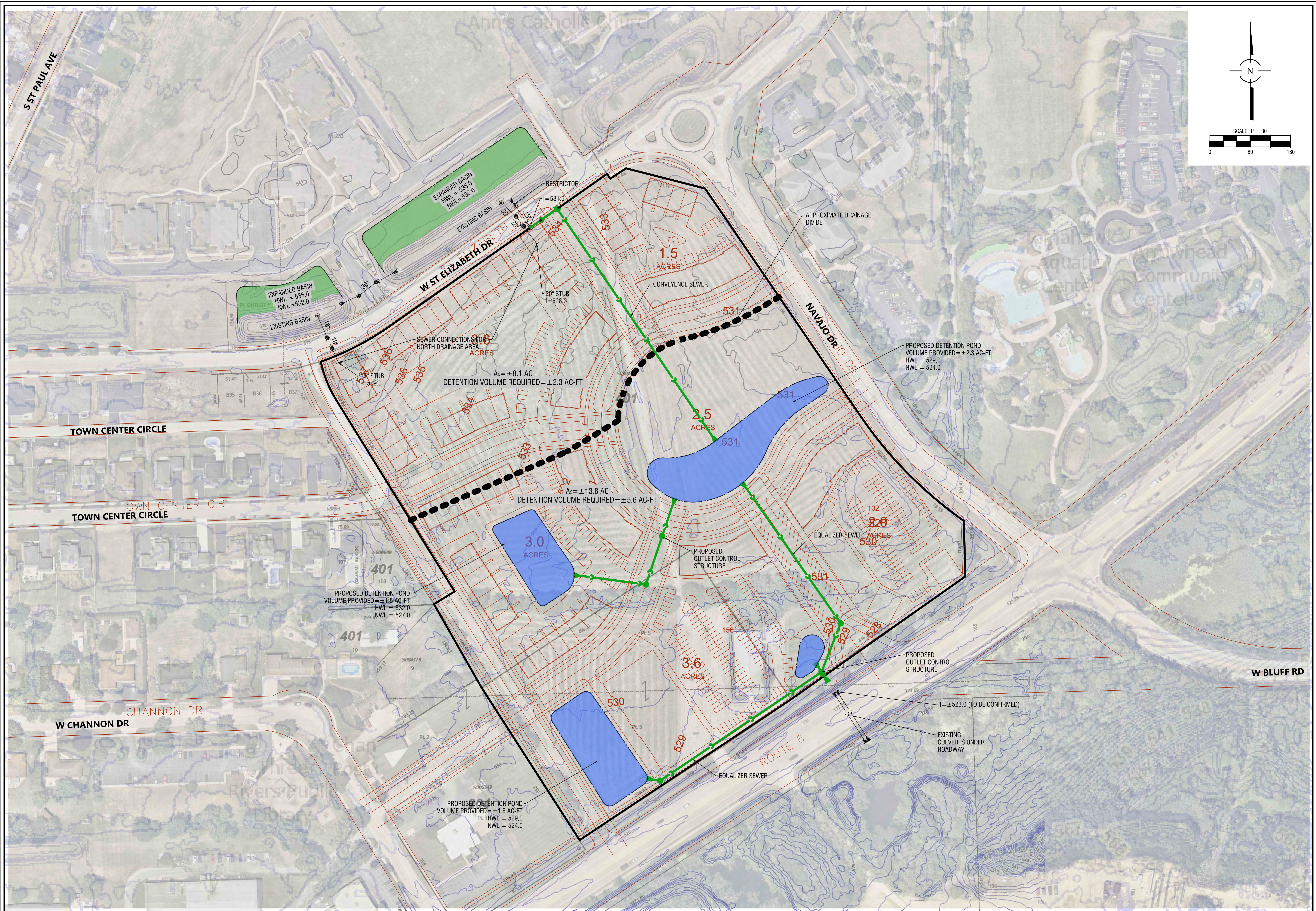
"S" = 0.33 AC.
C = 0.46
CN = 70

"T" = 1.37 AC.
C = 0.47
CN = 70

WITH FINAL ENG, CONFINED FLOWS WILL NOT AFFECT EXISTING LOTS. REQUIRE AT LEAST 10' OFFSET TOP OF POND.

PROVIDE AT LEAST 10' OFFSET TOP OF POND. THIS AREA NEEDS TO BE REWORKED (REDESIGN) AS SHOWN IN THIS LOT PLAN. THE COVER OF THIS LOT PLAN IS A GENERAL AND IT IS YOUR RESPONSIBILITY TO VERIFY THIS INFORMATION.

"U" = 2.98 AC.
C = 0.57
CN = 70



NO.	DATE	REMARKS

DRAINAGE EXHIBIT

CHANNAHON TOWN CENTER
CHANNAHON, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
13296OVERLAY EXH

DATE:
03/10/2025

JOB NO.
13296

SHEET
DE1
1 OF 1