
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 19, 2025

Title:

Site Plan Review – Silvertree Homes, LLC – W4842 Fieldcrest Dr – Parcel 47020 – Crossroads Business Park

Issue:

Should the Plan Commission recommend approval of the Silvertree Homes, LLC site plan to the Village Board?

Background and Additional Information:

Silvertree Homes, LLC has submitted a proposal for a multi-tenant facility intended for trade and contractor use located at Lot 6 of Crossroads Business Park, W4842 Fieldcrest Dr. Silvertree Homes is currently under contract to purchase Lot 6 from the Village of Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

Silvertree Homes, LLC specializes in the design and construction of speculative and custom homes in the Fox Valley. The submitted site plan includes a 12,900 square-foot building situated along Fieldcrest Drive to the south and a proposed 15,000 square-foot building along the north lot line. A shared parking area and loading zone will separate the two buildings.

The buildings are designed to accommodate multiple small or mid-sized businesses, particularly those in construction, contracting, or other trades. Spaces will be built out to suit future tenant needs.

Silvertree plans to relocate their headquarters to the southern building, which features offices, a conference room, and a reception area. The proposed building design features brick or stone detailing along the lower portion of the east, south and north elevations with metal panels on the middle and upper levels.

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.

3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Crossroad Business Park Plat
- Site Plan and Renderings