
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 19, 2025

Title:

Site Plan Review – ProEdge Cabinets, LLC – W4836 Crossroads Court – Parcel 47032 – Crossroads Business Park

Issue:

Should the Plan Commission recommend approval of the ProEdge Cabinets, LLC site plan to the Village Board?

Background and Additional Information:

ProEdge Cabinets, LLC has submitted a proposal for a trade and contractor office located at Lot 12 of Crossroads Business Park, W4836 Crossroads Court. The company is currently under contract to purchase Lot 12 from the Village of Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

ProEdge Cabinets is a builder specializing in custom cabinets. The submitted site plan includes a 6,630 square-foot building with front access off Crossroads Court and the rear abutting County KK.

The building will include office space, a conference room, staging area, a work and assembly area, and storage. The proposed architectural design features brick or stone detailing along the lower portion of all four sides, with metal paneling on the middle and upper sections.

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