PLAN COMMISSION MEETING **VILLAGE OF HARRISON**

From:
Josh Sherman, Zoning Administrator

Meeting Date:
September 22, 2026

Title:
Site Plan Review – JDF Woodworking Inc – Parcel 47026 – Crossroads Business Park Lot 9

Issue:
Should the Plan Commission recommend approval of the JDF Woodworking site plan to the Village Board?

Background and Additional Information:
The applicant has submitted a proposal for a cabinet making facility located at N9672 Friendship Drive, Lot 9 of Crossroads Business Park. The applicant is currently under contract to purchase Lot 9 from the Village Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

The proposal includes a 6,000 square foot building and an 11,520 square foot parking lot with access off Friendship Drive. An air exchanger and dust collector are located on the southeast side of the building, shielded from Friendship Drive. An enclosed dumpster is located on the southeast side of the parking lot.

The west elevation features a stone façade below metal paneling while the north and south elevations feature two-tone metal paneling.

The property is zoned Business Park [BP]. The Stormwater Management Plan (SWMP) and erosion control have been approved by the village engineer.

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
- Site Plan and Renderings
- Narrative