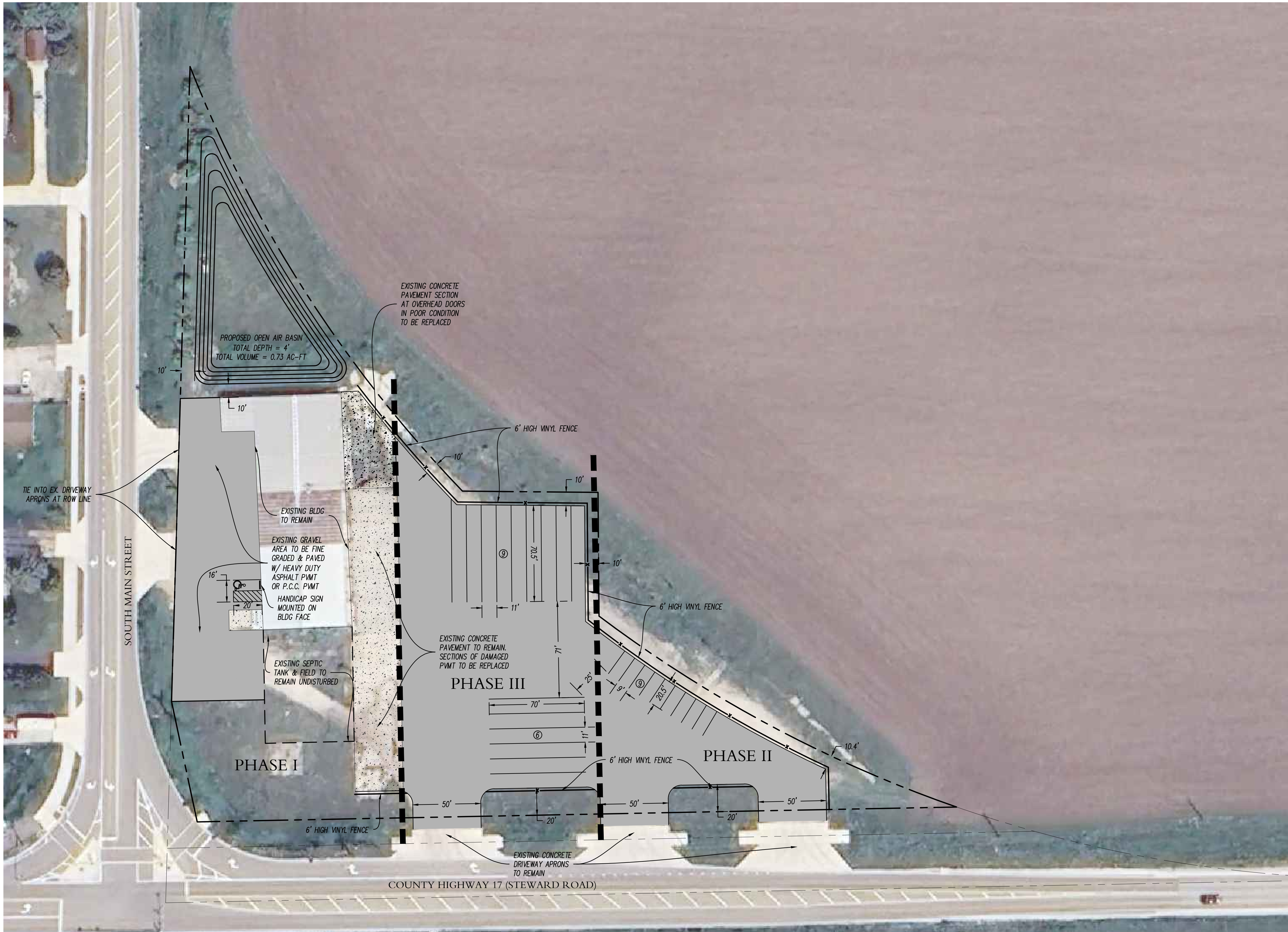


EXHIBIT 1



PROPERTY INFO

1631 S Main Street
Rochelle, IL 60168

Proposed Use: Towing Service
Existing Zoning: I2 General Industry
Required Zoning: I2 General Industry

Parcel Area: ±3.40 AC

Ex. Building Footprint Area	±11,850 SF
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LEGEND

PROPOSED CURB &
GUTTER

EXISTING CURB &
GUTTER

PROPERTY LINE

CONCRETE

FULL-DEPTH PAVEMENT

DEVELOPMENT PHASING

Phase I (Within 1 Year):

- Installation of all pavement, C&G and landscaping west of the existing building. The detention basin shall also be constructed as part of the first phase.
- Phase II (Within 3 Years):
- Installation of pavement and C&G for the eastern most two access points to the employee parking spaces.
- Phase III (Within 5 Years):
- Installation of remaining pavement and C&G for the truck parking areas between Phase II and the west side of the existing building. Installation of all perimeter fencing and landscaping the side east of the existing building.

Scale 1"=40'

KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

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CLIENT:

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

Redevelopment:

Commercial Redevelopment

1631 S Main Street
Rochelle, IL 61068

PROJECT NUMBER: 24040	
DRAWN BY: MTE	REVIEWED BY:
SHEET TITLE:	
SITE PLAN	
SHEET NO	

S2

NOT FOR CONSTRUCTION