

DATE: July 18, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-3-24: Preliminary Plat of Cherry Hill Business Park (21) Subdivision.
(Southeast corner of Cherry Hill Road and Spencer Road)
(Council District #5)

FP-3-24: Final Plat of Cherry Hill Business Park (21) Subdivision,
Phase 1. (Southeast corner of Cherry Hill Road and Spencer
Road) (Council District #5)

GENERAL INFORMATION:

APPLICANT: Northern Builders

STATUS OF APPLICANT: Developer/Agent

OWNER: Cherry Hill 21 LLC

REQUESTED ACTION: Approval of preliminary and final plats.

PURPOSE: To allow development of a light industrial subdivision.

EXISTING ZONING: I-1 (Light Industrial)

LOCATION: Southeast corner of Cherry Hill Road and Spencer Road.

SIZE: Preliminary Plat = Approximately 97 Acres
Final Plat = Approximately 46 Acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped; I-1 (Light Industrial)

SOUTH: Undeveloped ComEd Land; County A-1
(Agricultural), I-1 (Light Industrial)

EAST: Undeveloped; County A-1 (Agricultural)

WEST: Industrial and Forest Preserve; R-1B
(Single-Family Residential), I-1 (Light
Industrial), County I-1 (Light Industrial)

SITE HISTORY: The subject property was annexed into the City and zoned to its existing zoning designation of I-1 (Light Industrial) in 2022. The property is a part of the Cherry Hill Business Park West subdivision. Upon annexation, it was envisioned that two separate warehouse/office buildings would be located on the subject property. Throughout its history, the site has contained undeveloped farmland with a single-family residence located on the property's west side fronting Cherry Hill Road.

SPECIAL INFORMATION: The petitioner wishes to obtain approval of a preliminary plat for the entire 97-acre site, and a final plat of Phase 1 of the Cherry Hill Business Park (21) Subdivision, which would isolate Lot 1 of the subdivision for future development. The applicant will also be requesting approval of a recording plat for Lot 1 at a future City Council meeting. Another lot to the east, in addition to an outlot for site stormwater detention in the northwest portion of the site, are also included in the preliminary plat.

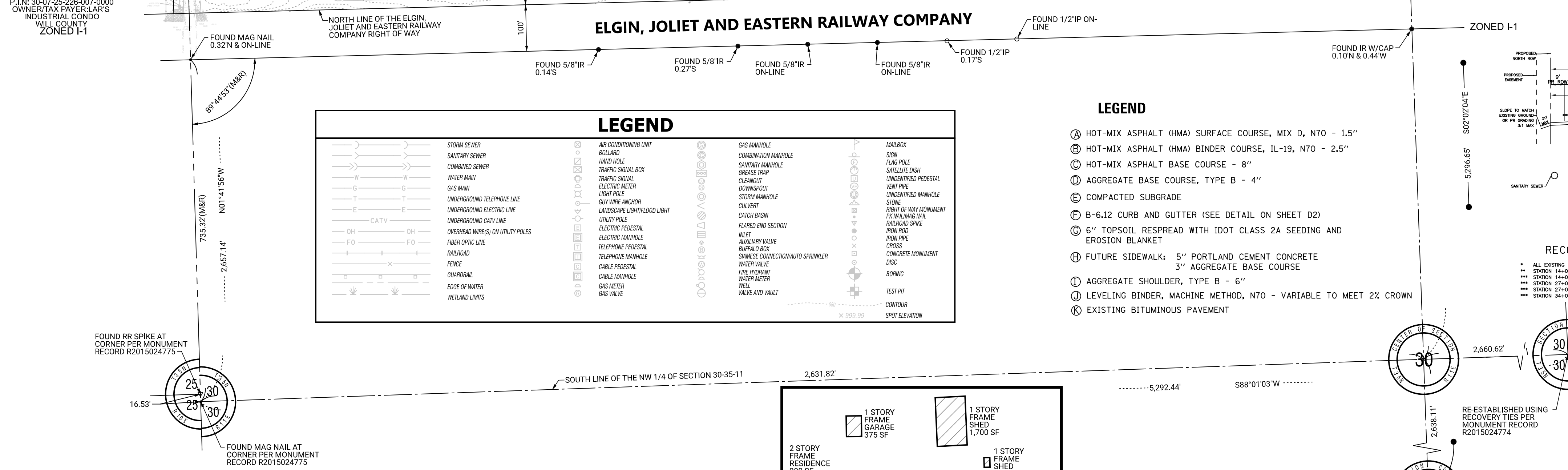
The attached site plan shows that the proposed office/warehouse building that would be built on Lot 1 would be approximately 802,288 square feet in size, pending approval. The site plan shows 600 future car parking stalls, 80 docking spaces for trucks, and 273 truck trailer stalls.

The 97-acre site would feature 100-ft. setbacks from both Cherry Hill Road and Spencer Road. Setbacks of 40-feet would be located along the south and east sides of the 97-acre site. The industrial subdivision would match preexisting uses to the north and compliment light industrial uses to the west and south. An easement area for ComEd is located directly south of the subject property.

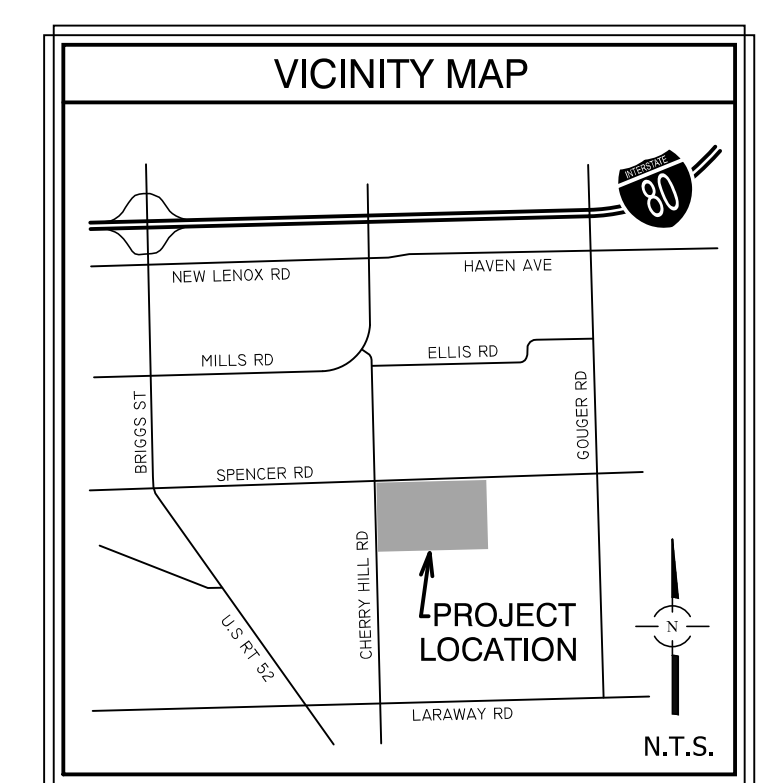
Water and sewer connection fees and development impact fees will be required. Future warehouse development must comply with all requirements pursuant to the City's Zoning Ordinance, Non-Residential Design Standards for Light Industrial Buildings, Landscaping and Screening Regulations, and Unified Tree Ordinance.

ANALYSIS: Approval of the preliminary plat of Cherry Hill Business Park (21) Subdivision and final plat of Cherry Hill Business Park (21) Subdivision, Phase 1, will allow future development of a light industrial subdivision, with near-term development of an office/warehouse building on Lot 1.

FOUND PK NAIL AT
CORNER PER
MONUMENT RECORD
R2005070629



IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



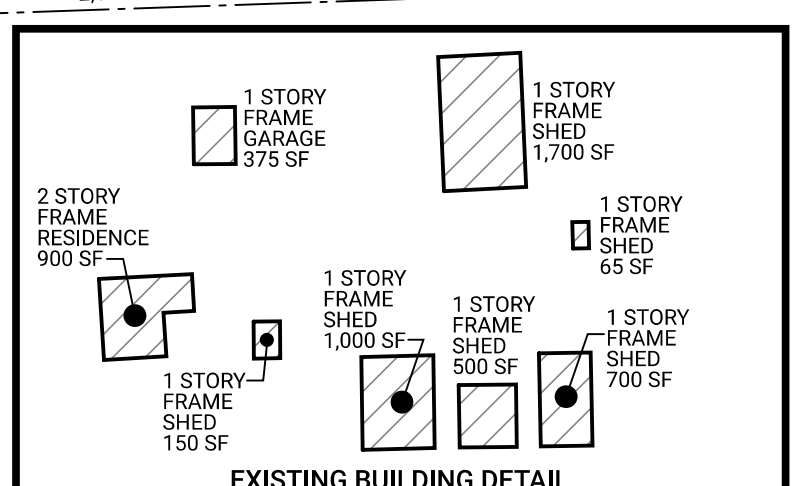
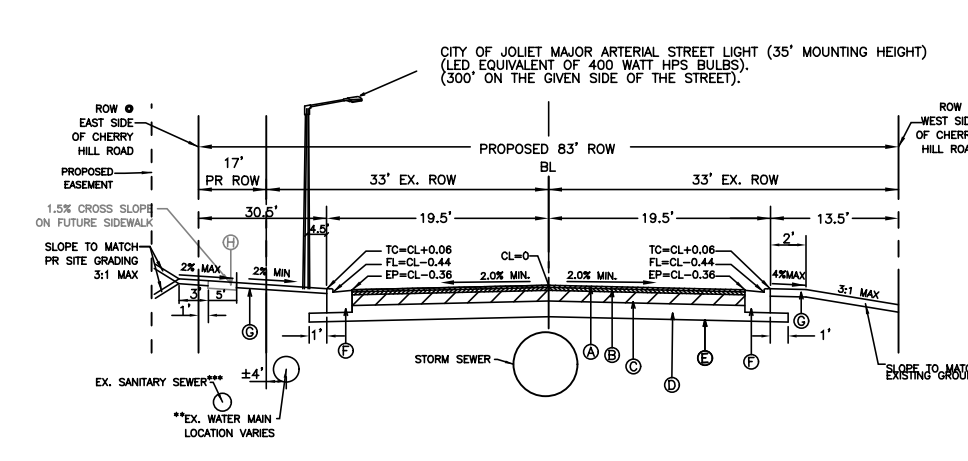
OVERALL BOUNDARY INFORMATION

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND
EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAG

ENCLOSURE ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.
 ELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE C

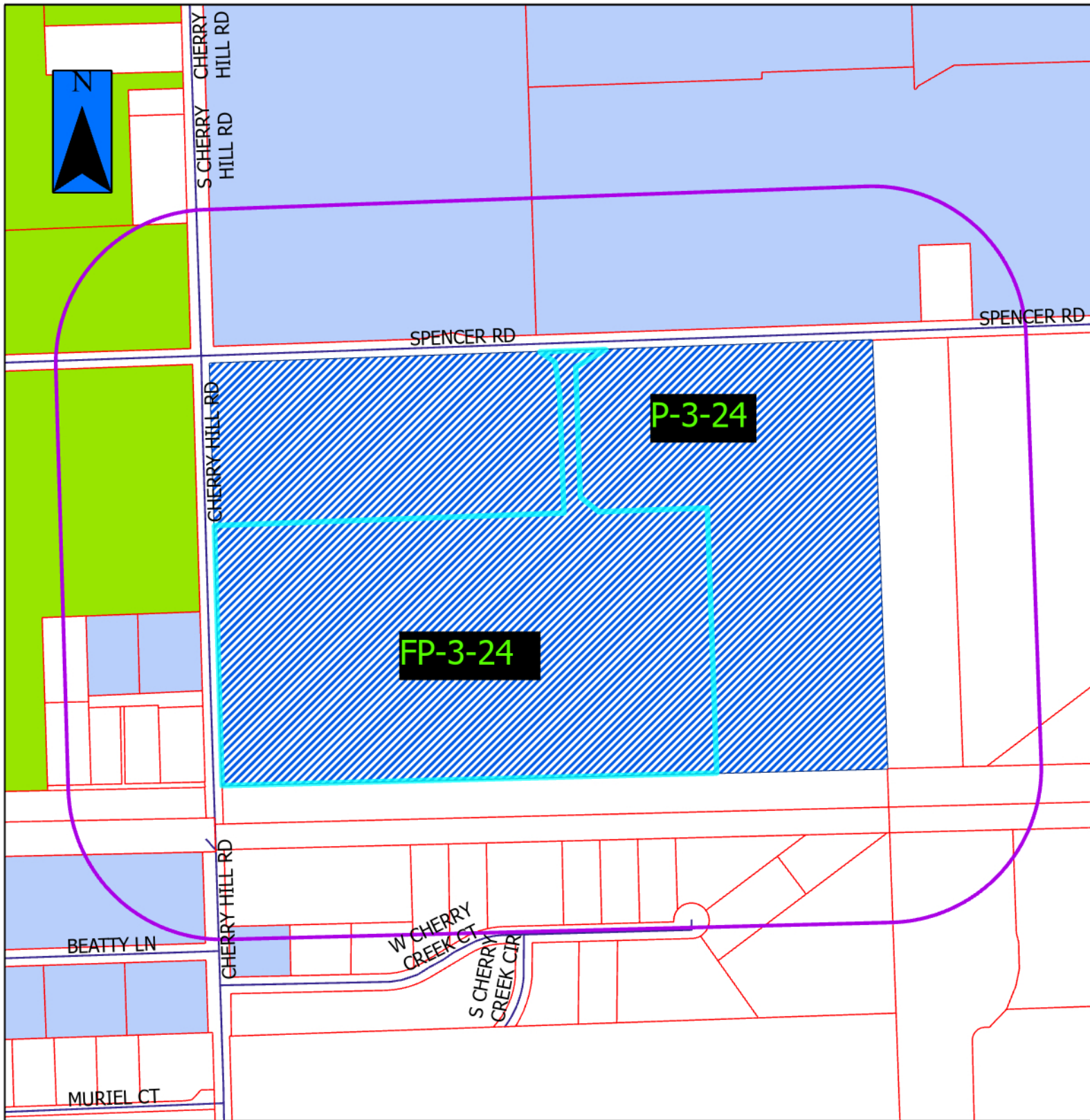
LEGEND

- ① HOT-MIX ASPHALT (HMA) SURFACE COURSE, MIX D, N70 - 1.5"
- ② HOT-MIX ASPHALT (HMA) BINDER COURSE, IL-19, N70 - 2.5"
- ③ HOT-MIX ASPHALT BASE COURSE - 8"
- ④ AGGREGATE BASE COURSE, TYPE B - 4"
- ⑤ COMPACTED SUBGRADE
- ⑥ B-6.12 CURB AND GUTTER (SEE DETAIL ON SHEET D2)
- ⑦ 6" TOPSOIL RESPEAD WITH IDOT CLASS 2A SEEDING AND EROSION BLANKET
- ⑧ FUTURE SIDEWALK: 5" PORTLAND CEMENT CONCRETE
3" AGGREGATE BASE COURSE
- ⑨ AGGREGATE SHOULDER, TYPE B - 6"
- ⑩ LEVELING BINDER, MACHINE METHOD, N70 - VARIABLE TO MEET 2% CROWN
- ⑪ EXISTING BITUMINOUS PAVEMENT



**FOR REVIEW
PURPOSES ONLY**

REVISIONS: 07/11/2024 		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 224 1/2 N. Liberty Street, Morris, Illinois 60450 Phone: (815) 941-0260 Fax: (815) 941-0263	DATE: 06/14/2024 JOB NO: 9672.02 FILENAME: 9672.02PRESUB-01 SHEET 1 OF 1
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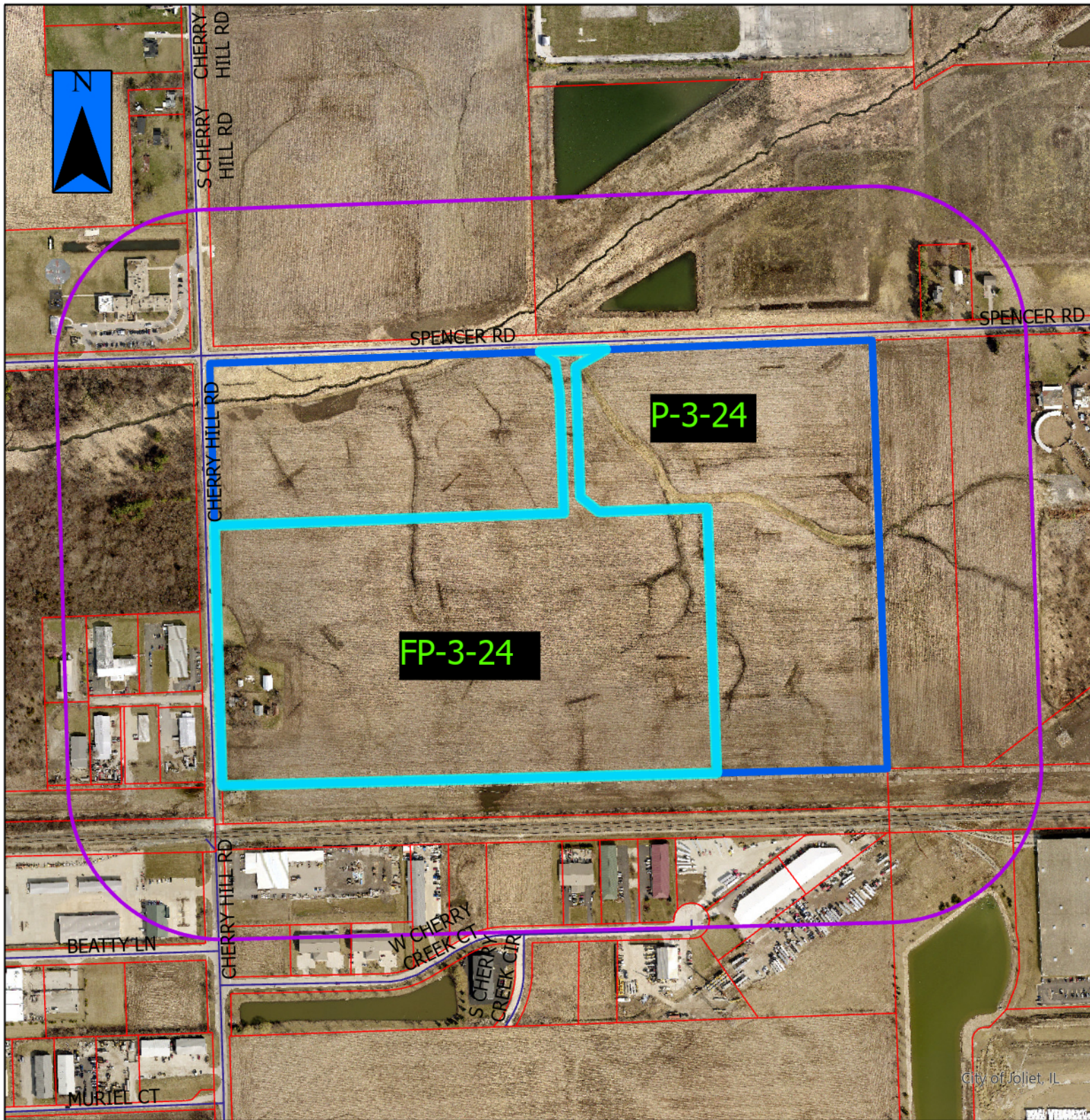


P-3-24 & FP-3-24

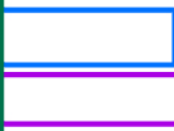


 = Property in Question
 = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



P-3-24a & FP-3-24a

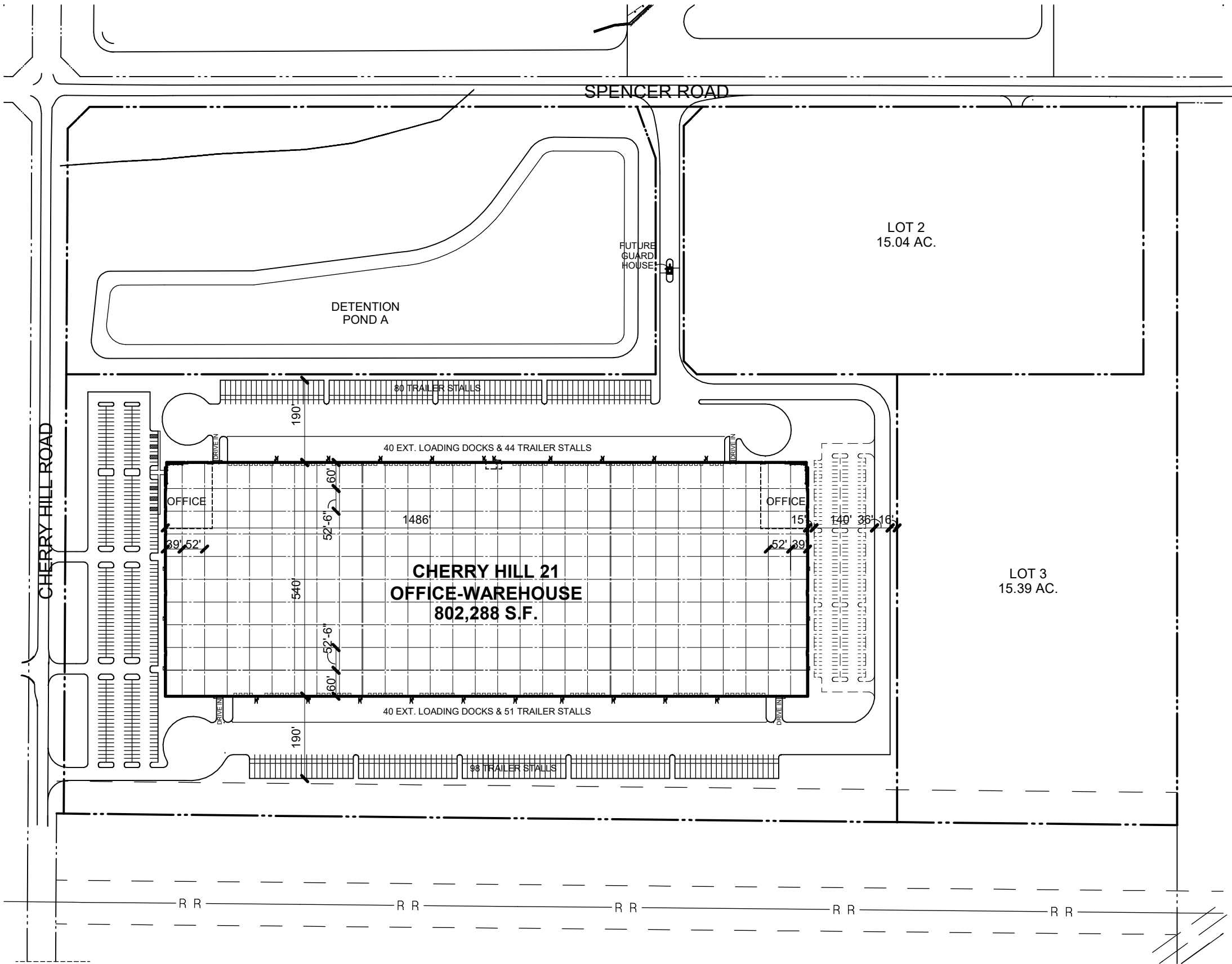


= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)







CONCEPTUAL SITE PLAN

CONCEPTUAL NEW FACILITY FOR:

CHERRY HILL 21

JOLIET, ILLINOIS

SITE AREA (±97.10 AC.)	±4,229,850 S.F.
DETENTION	
POND AREA(±8.54 AC.)	±372,170 S.F.
CHERRY HILL 21	
SITE AREA (±47.44 AC.)	±2,066,611 S.F.
OFFICE	T.B.D.
WAREHOUSE	802,288 S.F.
TOTAL BUILDING AREA	802,288 S.F.
PARKING	
PARKING PROVIDED	386 STALLS
FUTURE PARKING	214 STALLS
TOTAL FUTURE PARKING	600 STALLS
TOTAL EXTERIOR DOCKS (EXPANDABLE TO 175)	80 DOCKS
TOTAL EXTERIOR TRAILERS AWAY FROM BLDG	178 STALLS
TOTAL EXTERIOR TRAILERS AT BLDG	95 STALLS
TOTAL EXTERIOR TRAILERS	273 STALLS
DRIVE IN DOORS	4 DOORS
CLEAR HEIGHT	40'-0"
LOT 2	
SITE AREA (±15.04 AC.)	±655,389 S.F.
LOT 3	
SITE AREA (±15.39 AC.)	±670,577 S.F.

SITE PLAN

221266 KJB 06-11-2024





northern
Northern Builders, Inc.

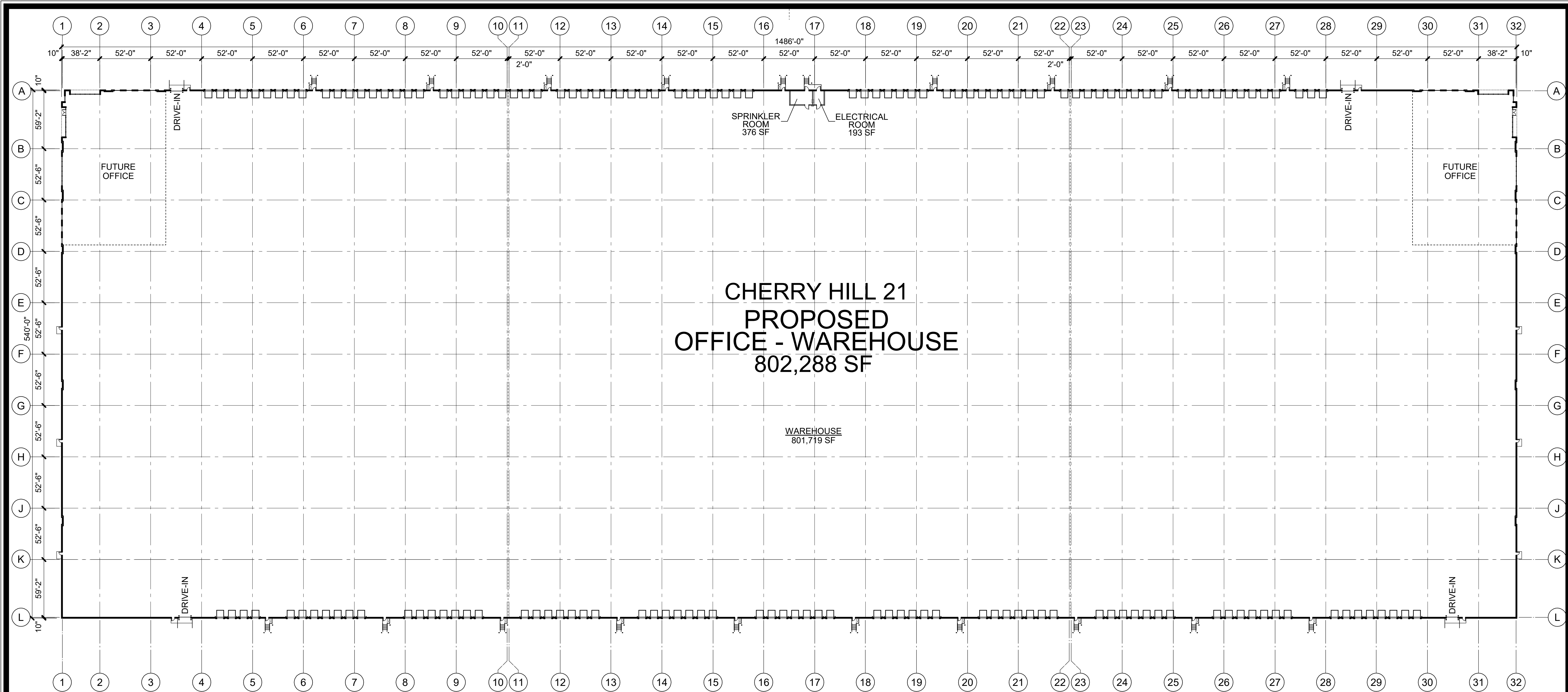
HARRIS ARCHITECTS INC.
101 E. WOODFIELD ROAD, SUITE 202, SCHUMBERG, ILLINOIS 60110-3015
COPYRIGHT © 2024 BY HARRIS ARCHITECTS, INC.

NEW OFFICE/WAREHOUSE FACILITY FOR :
CHERRY HILL 21
CHERRY HILL BUSINESS PARK JOLIET, ILLINOIS

ISSUED FOR REVIEW 06-11-2024

PROJECT NO.: 221266
DRAWN BY: KB
DATABASE: CH21.DB

SHEET NO.
A2.0



BUILDING FLOOR PLAN
SCALE: 1" = 50'-0"
NORTH

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☒	Preliminary Plat
☒	Final Plat
☒	Recording Plat

NAME OF SUBDIVISION: Cherry Hill

NAME OF PETITIONER: Ben Dobobosenski

CELL #: 630.432.4151 E-MAIL: bdobosenski@northernbuilders.com

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 5060 River Road

CITY, STATE, ZIP: Schiller Park, IL 60176

BUSINESS PHONE: 847.678.5060

INTEREST OF PETITIONER: APM Northern Builders as agent

NAME OF LOCAL AGENT: _____

ADDRESS: 5060 River Road, Schiller Park, IL 60176 PHONE: 847.678.5060

OWNER: _____

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: 5060 River Road PHONE: 847.678.5060

CITY, STATE, ZIP: Schiller Park, IL 60176

CELL #: 630.432.4151 E-MAIL: _____

ENGINEER: SpaceCo

ADDRESS: 9575 W. Higgins Rd. Rosemont, IL PHONE: 847.969.4060

LAND SURVEYOR: SpaceCo

ADDRESS: 9575 W. Higgins Rd. Rosemont, IL PHONE: 847.969.4060

ATTORNEY: Robert Turk

ADDRESS: 5060 River Road, Schiller Park, IL 60176 PHONE: 847.678.5060

LEGAL DESCRIPTION OF PROPERTY: See attached.

COMMON ADDRESS: _____

PERMANENT INDEX NUMBER (Tax No.): 15-08-30-100-001-0000

SIZE: 47.44 Acres

NO. OF LOTS: 3

PRESENT USE: Vacant

EXISTING ZONING: Industrial

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Agricultural

East: Agricultural

West: Single Family Residential

Name of Park District: _____

Date Contacted Park District: _____

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes _____ No X

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Ben Dobobosenski, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 06/13/2024

Ben Dobobosenski
Petitioner's Name

Subscribed and sworn to before me this 13th day of June, 2024

Julie A Stritzel
Notary Public

7/14/2027
My Commission Expires:



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☒ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☒ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

21533 Cherry Hill Road, Joliet, IL

PIN(s): 15-08-30-100-001-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- | | |
|---|--|
| ☒ Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| ☐ Corporation: | State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders |
| ☒ Limited Liability Company: | State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member |
| ☐ Land Trust: | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries |
| ☐ Partnership: | State the names, addresses, and phone #'s of all partners |
| ☐ Other type of organization: | State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization |

CanAm Logistics Cherry Hill 21 Investor, LLC - 90%

9830 Colonnade Blvd., Ste. 600, San Antonio, TX 78230 (210)315-8683

Cherry Hill GF Partners LLC - 10%

5060 River Road, Schiller Park, IL 60176 (847)678-5060

E-MAIL: bdobosenski@northernbuilders.com FAX: _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED:



DATE:

06/13/2024

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Ben Dobobosenski; Northern Builders, Inc. Assistant Project Manager; 630.432.4151