

DATE: November 20, 2025
TO: Joliet Plan Commission
FROM: Ray Heitner - Planner
SUBJECT: FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision.

GENERAL INFORMATION:

APPLICANT: Andrew D. Black, representative for ANR Pipeline TC Energy
STATUS OF APPLICANT: Developer
OWNER: ANR Pipeline TC Energy
REQUESTED ACTION: Approval of a final plat of subdivision.
PURPOSE: To create a two-lot subdivision for a future gas compressor facility.
EXISTING ZONING: R-1B (Single-Family Residential)
LOCATION: 4101 S. Cherry Hill Road
SIZE: Approximately 79 acres
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Agricultural; R1-B (Single-Family Residential)
SOUTH: Agricultural; R-1B (Single-Family Residential)
EAST: Agricultural; County A-1 (Agricultural)
WEST: Agricultural; County A-1 (Agricultural)

SITE HISTORY: The subject property is located at 4101 S. Cherry Hill Road. The property was originally annexed into the city in 2006 at the request of the property owners who intended to develop the property as a future single-family residential subdivision. The property has remained undeveloped agricultural land since its annexation. The requested final plat would create two lots on the existing 79-acre parcel, with future development of a gas compressor facility on the smaller, 20-acre lot (Lot 2). A preliminary plat of subdivision was approved by the City Council on October 15, 2024. Approval of the

Recording Plat of subdivision by the City Council will be required before building permits for the site can be issued.

SPECIAL INFORMATION: The proposed gas compressor facility would be utilized to assist in the transportation of natural gas through an existing pipeline system that crosses the northern portion of the subject property. The facility is a necessary piece of equipment to ensure the continued operation of pipelines and the supply of natural gas to the public. The underlying zoning designation for the subject property is R-1B (Single-Family Residential). However, the proposed gas compressor facility use is classified as an essential service and is allowed in any district insofar as it is permitted, authorized, or regulated by law or other ordinance.

The facility would consist of a main building where the gas compression would take place, in addition to a few small accessory buildings for storage and potentially another building for staff operations. All compression would take place within the main compression building, however, certain above-ground piping, and equipment adjacent to the main building would be necessary. Buildings within the site would be serviced with well water and septic infrastructure since both water and sanitary sewer mains for the city are over two miles from the site. County approval of well and septic infrastructure on the site will be required prior to construction of the main building. The petitioner has stated that the site would be staffed by no more than 10 employees at any time, and that vehicular traffic to and from the site would be minimal.

Fire and gas protection systems would be put in place at the facility to alert on-site personnel of a fire or natural gas leak. These systems are designed to address hazardous conditions by automatically stopping the compressor units before dangerous incidents occur. The facility would be required to meet standards for its equipment from the Environmental Protection Agency (EPA) to reduce emissions of greenhouse gases and smog-forming volatile organic compounds (VOC's). Noise levels from the facility would not be allowed to exceed a day-night average level of 55 decibels pursuant to interstate system regulation standards. Noise at this level is comparable to normal conversation or moderate rainfall.

The subject property is surrounded by farmland on all sides. The facility as proposed would be located approximately .6 miles west of an existing residential neighborhood in the Village of Manhattan. Another neighborhood in unincorporated Jackson Township is approximately .5 miles southwest of the proposed site. I-1 (Light Industrial) zoning districts can be found further north and to the southwest of the site. The closest residential subdivision within the City of Joliet is located over 2.5 miles to the west of the subject location.

Lot 2 on the attached final plat would host the proposed gas compressor facility. Lot 2 would be a 20-acre portion of the existing 79-acre parent parcel. The plat shows one point of access to and from Lot 2. City staff review of the overall site plan, landscaping plan, and building design will be required prior to issuance of building permits. The developer will be required to pay an escrow for ½ road public improvements for South Cherry Hill Road, located east of the site, and Breen Road, a future extension of which would be located south of the subject property. Water main extension costs within these ½ road improvements will be included in the proposed escrow amounts.

ANALYSIS:

Approval of the Final Plat of the Laraway ANR Pipeline TC Energy Subdivision will allow the petitioner to proceed with preparation of the recording plat. Upon approval of the final and recording plats, the petitioner would be allowed to develop Lot 2 for future use of a gas compressor facility. The proposed use is listed as an essential service within the City's Zoning Ordinance. Federal limitations on emissions and noise levels would be enforced to limit potential negative externalities. The site is currently over .5 miles away from the nearest residential area.

RECOMMENDED ACTION:

Staff recommends the Plan Commission recommend approval of the Laraway ANR Pipeline TC Energy Subdivision to the City Council.

DATE FILED: _____

PETITION FOR APPROVAL OF (Check One):

☐	Preliminary Plat
☒	Final Plat
☐	Recording Plat

BUSINESS PHONE: _____

ADDRESS: [REDACTED] PHONE: [REDACTED]

CELL #: _____ E-MAIL: _____

LAND SURVEYOR: _____

ADDRESS: [REDACTED] PHONE: [REDACTED]

ATTORNEY: [REDACTED]

ADDRESS: [REDACTED] PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: see attached Special Warrenty deed and Final Plat

COMMON ADDRESS: 4101 S Cherry Hill Rd, Manhattan Il 60442

PERMANENT INDEX NUMBER (Tax No.): 10-11-12-200-002-0000 parent parcel

SIZE: 20 acres

NO. OF LOTS: 1

PRESENT USE: agricultural land EXISTING ZONING: R1-B

USES OF SURROUNDING PROPERTIES: North: agricultural land

South: agricultural land

East: agricultural land

West: agricultural land

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 _____ If yes, list the Case number and name: _____

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

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 ~~WHEELER~~)

I, _____, 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: _____

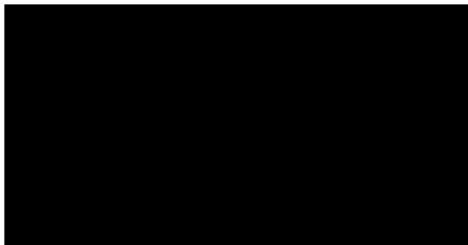
Petitioner's Name

Subscribed and sworn to before me this _____

17th day of June, 2025

August 2nd, 2028

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:

4101 S Cherry Hill Rd, Manhattan II 60442

PIN(s): 10-11-12-200-002-0000

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

E-MAIL: _____ 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

ANR Pipeline Company 700 Louisiana Street, Ste. 700 Houston, TX 77002

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.

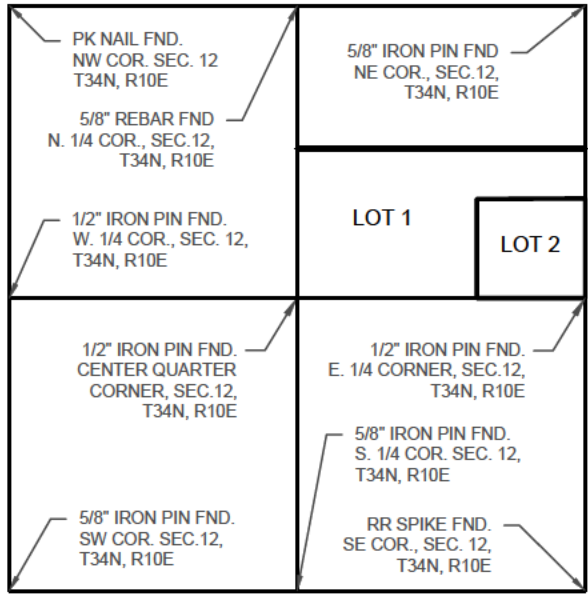
SIGNED _____

DATE: _____

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

FINAL PLAT OF
LARAWAY ANR PIPELINE TC ENERGY SUBDIVISION

THE SOUTH HALF OF THE NORTHEAST QUARTER SECTION 12, TOWNSHIP 34 NORTH,
RANGE 10 EAST, WILL COUNTY, ILLINOIS, 3RD P.M.



OWNER CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES INDICATED THEREIN.

BY: _____
OWNER OR REPRESENTATIVE

DATE: _____

FORM OF ENDORSEMENT BY THE WILL COUNTY CLERK, AS FOLLOWS:

I, _____, WILL COUNTY CLERK, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____ A.D.

WILL COUNTY CLERK

FORM OF ENDORSEMENT BY THE CITY COLLECTOR, AS FOLLOWS:

I, _____, JOLIET CITY COLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 20____ A.D.

CITY COLLECTOR

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON:

_____, 20____ A.D.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

AS AUTHORIZED BY THE FINAL (PRELIMINARY) PLAT APPROVED BY:
ORDINANCE NO. _____ OF THE CITY COUNCIL OF THE CITY OF JOLIET.

MAYOR _____ CITY CLERK _____

SURVEYING CERTIFICATE

THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE SUBDIVISION OF IT, THAT THE PLAT REPRESENTS A SURVEY MADE BY ME AND THAT ALL MONUMENTS INDICATED THEREON ACTUALLY EXIST IN THE LOCATIONS, SIZE AND MATERIAL INDICATED ON THE PLAT.

THIS PLAT IS NOT FOR RECORD

TERRY L. ROWE, I.P.L.S. NO. 035004054 DATE _____
EXPIRATION DATE: 11/30/2026

SURVEY NOTES

- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE ILLINOIS STATE PLANE, EAST COORDINATE SYSTEM, NAD 83. DISTANCES SHOWN HEREON ARE BASED ON GROUND MEASUREMENTS, TO CONVERT GROUND TO GRID DISTANCES, DIVIDE BY THE COMBINED SCALE FACTOR. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99995672.
- THE VERTICAL DATUM FOR THIS SITE IS NAVD88.
- THESE EASEMENTS ON THIS SURVEY WERE BASED ON THE OWNERSHIP REPORT, PROJECT NO. AHP-LARAWAY CS SITE #10, PROJECT TRACT NO. L-WL-004-999. KEYSTONE CONSULTANTS HAS NOT PERFORMED ANY OTHER EASEMENT RESEARCH ON THE PROPERTY.
- SITE IS CURRENTLY ZONED R-1 (RESIDENTIAL).
- THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, FLOOD INSURANCE RATE MAP PANEL NO. 17197C0285G, DATED FEBRUARY 15, 2019.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).
- AVERAGE LOT SIZE: 39.562 ACRES, 1,724,632 SQUARE FEET.
- ALL EASEMENT ON PROPERTY BASED ON TITLE COMMITMENT. ANY OTHER PUBLIC EASEMENTS WILL NEED TO BE SUPPLIED BY OTHERS.
- ALL UTILITIES LOCATED AT TIME OF SURVEY. ANY PROPOSED UTILITIES WILL NEED TO BE PROVIDED BY OTHERS.
- FUTURE WATER AND SEWER MAINS TO BE PROVIDED BY OTHERS.
- EXISTING PUBLIC UTILITIES AT THE TIME OF SURVEY SHOWN ON PLAT.
- NO FIELD TILES FOUND AT TIME OF SURVEY.
- WETLANDS BOUNDARY AND SETBACK INFORMATION PROVIDED BY MERJENT ENVIRONMENTAL.
- PER CLIENT, NO PUBLIC INFRASTRUCTURE WITHIN A MILE OF THE PROJECT LOCATION.
- PER LANDOWNER, THERE ARE NO DRAIN TILES ON SUBJECT PROPERTY.
- PER CLIENT, NO UTILITIES ARE PROPOSED FOR THIS SITE.
- PER CLIENT, NO WATER OR SEWER MAINS ARE PROPOSED.

GENERAL NOTES:

- PARKWAYS, NEW DITCHES, AND DETENTION AREAS SHALL RECEIVE MINIMUM 4% TOPSOIL AND SHALL BE SEEDED OR SOODED IN ACCORDANCE WITH THE WILL COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- SCHOOL, PARK, AND LIBRARY DONATION SHALL BE PROVIDED.
- AN "EROSION CONTROL PLAN" MEETING THE REQUIREMENTS OF THE ILLINOIS EPA AND THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL WILL BE PROVIDED.

LEGAL DESCRIPTION

BEING THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, BEING A CALLED 80.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. R2008136334 IN THE RECORDERS OFFICE, WILL COUNTY, ILLINOIS, SAID TRACT OF LAND BEING SPLIT INTO TWO LOTS AS SURVEYED BY KEYSTONE CONSULTANTS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOT 1:

BEGINNING AT A 1/2-INCH IRON PIN FOUND AT THE CENTER QUARTER CORNER OF SAID SECTION 12, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE NORTH 01°31'12" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,319.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID QUARTER SECTION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86°23'06" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, 2,612.02 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01°38'13" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 390.66 FEET TO A MAG NAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE SOUTH 86°28'22" WEST, A DISTANCE OF 935.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01°38'13" EAST, A DISTANCE OF 932.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET IN THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE SOUTH 86°28'22" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,678.81 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 59.191 ACRES (2,578,342 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 2:

BEGINNING AT A 1/2-INCH IRON PIN FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 12, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 86°28'22" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, PASSING A 1/2-INCH IRON PIN AT A DISTANCE OF 33.02 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 935.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 01°38'13" WEST, OVER AND ACROSS SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NO. R2008136334, A DISTANCE OF 932.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86°28'22" EAST, A DISTANCE OF 935.00 FEET, TO A MAG NAIL SET IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01°38'13" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 932.30 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 20.000 ACRES (871,221 SQUARE FEET) OF LAND, MORE OR LESS.

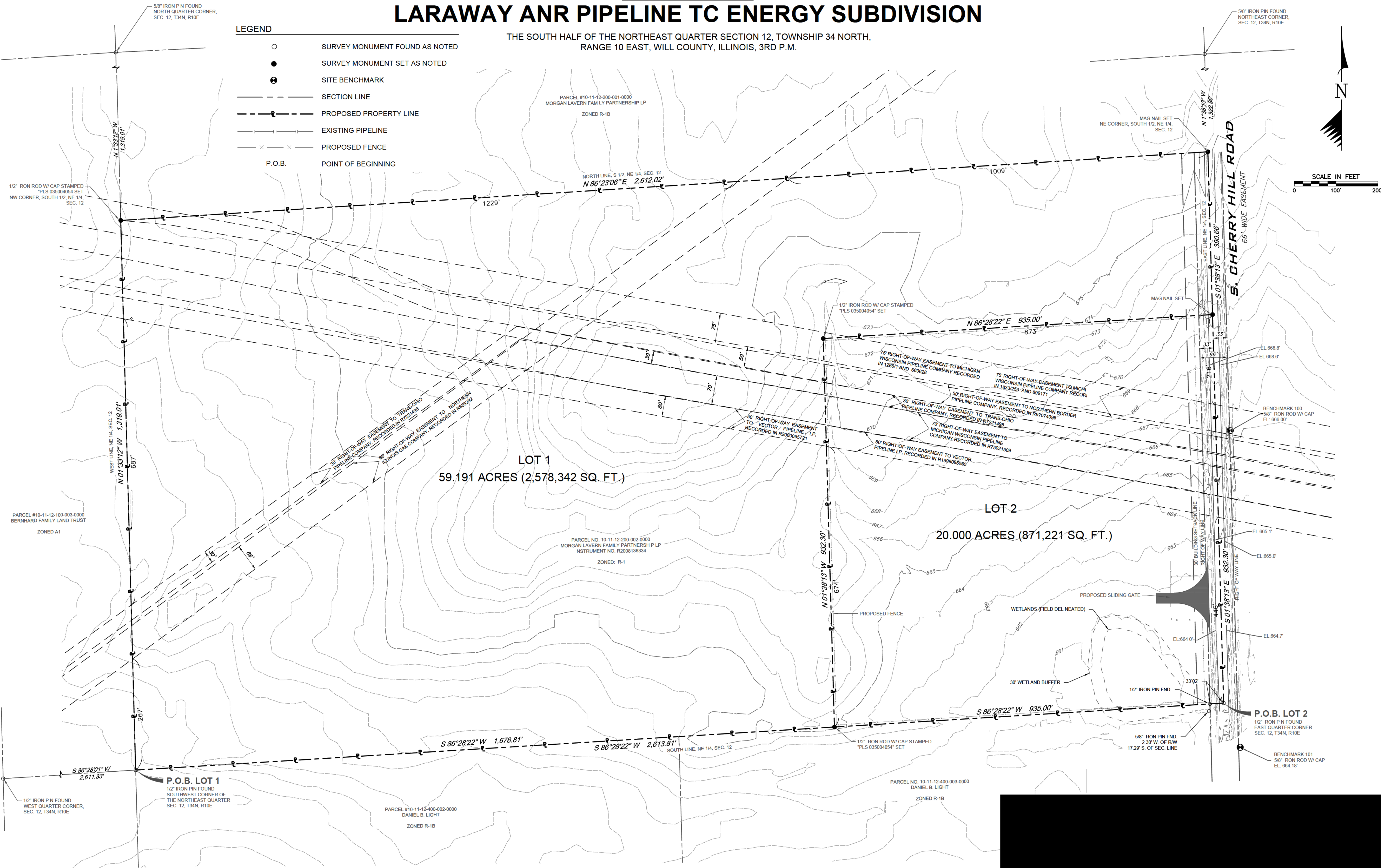
LOT AREA TABLE			
LOT 1	59.191 ACRES	2,578,342 SQUARE FEET	
LOT 2	20.000 ACRES	871,221 SQUARE FEET	

FINAL PLAT OF
LARAWAY ANR PIPELINE TC ENERGY SUBDIVISION

THE SOUTH HALF OF THE NORTHEAST QUARTER SECTION 12, TOWNSHIP 34 NORTH,
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LEGEND

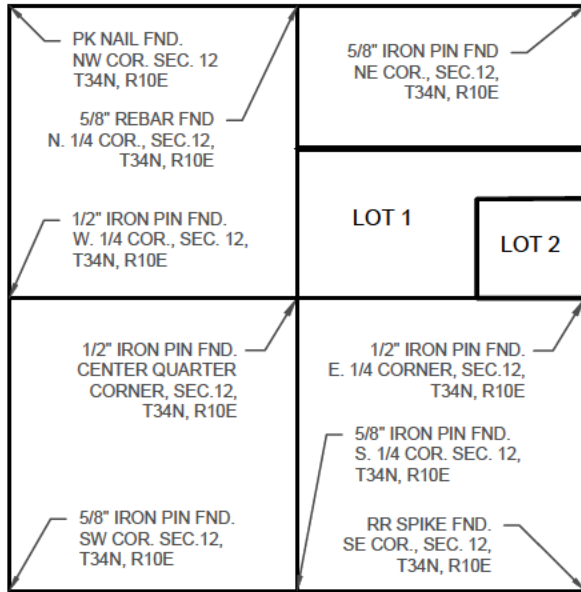
- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT SET AS NOTED
- ⊕ SITE BENCHMARK
- SECTION LINE
- - - PROPOSED PROPERTY LINE
- - - EXISTING PIPELINE
- x - x - PROPOSED FENCE
- P.O.B. POINT OF BEGINNING



THIS PLAT IS NOT FOR RECORD

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SECTION 12, TWP. 34 N. R. 10E.



VICINITY MAP
NOT TO SCALE

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BY: _____
OWNER OR REPRESENTATIVE

DATE: _____

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PLAN COMMISSION SECRETARY

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EXPIRATION DATE: 11/30/2026

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THENCE SOUTH 01°38'13" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 390.66 FEET TO A MAG NAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE SOUTH 86°28'22" WEST, A DISTANCE OF 935.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01°38'13" EAST, A DISTANCE OF 932.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET IN THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 86°28'22" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,678.81 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 59.191 ACRES (2,578,342 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 2:

BEGINNING AT A 1/2-INCH IRON PIN FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 12, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 86°28'22" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, PASSING A 1/2-INCH IRON PIN AT A DISTANCE OF 33.02 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 935.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 01°38'13" WEST, OVER AND ACROSS SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NO. R2008136334, A DISTANCE OF 932.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86°28'22" EAST, A DISTANCE OF 935.00 FEET, TO A MAG NAIL SET IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01°38'13" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 932.30 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 20.000 ACRES (871,221 SQUARE FEET) OF LAND, MORE OR LESS.

LOT AREA TABLE			
LOT 1	59.191 ACRES	2,578,342 SQUARE FEET	
LOT 2	20.000 ACRES	871,221 SQUARE FEET	

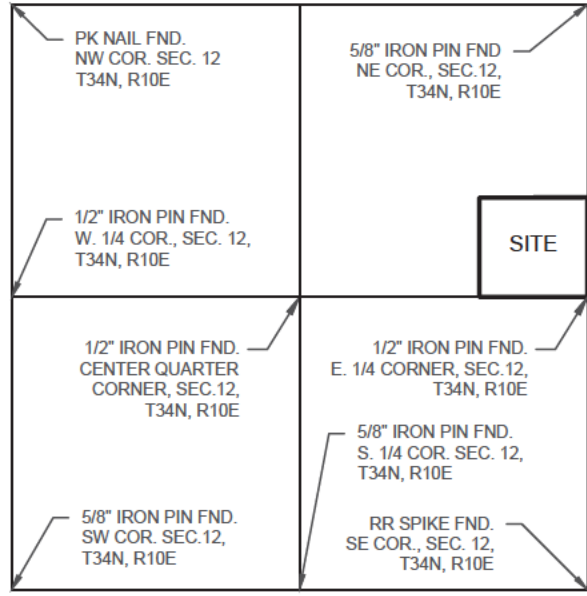
THE SOUTH HALF OF THE NORTHEAST QUARTER SECTION 12, TOWNSHIP 34 NORTH,
RANGE 10 EAST, WILL COUNTY, ILLINOIS, 3RD P.M.

	SURVEY MONUMENT FOUND AS NOTED
	SURVEY MONUMENT SET AS NOTED
	SITE BENCHMARK
	SECTION LINE
	PROPOSED PROPERTY LINE
	EXISTING PIPELINE
	PROPOSED FENCE
P.O.B.	POINT OF BEGINNING

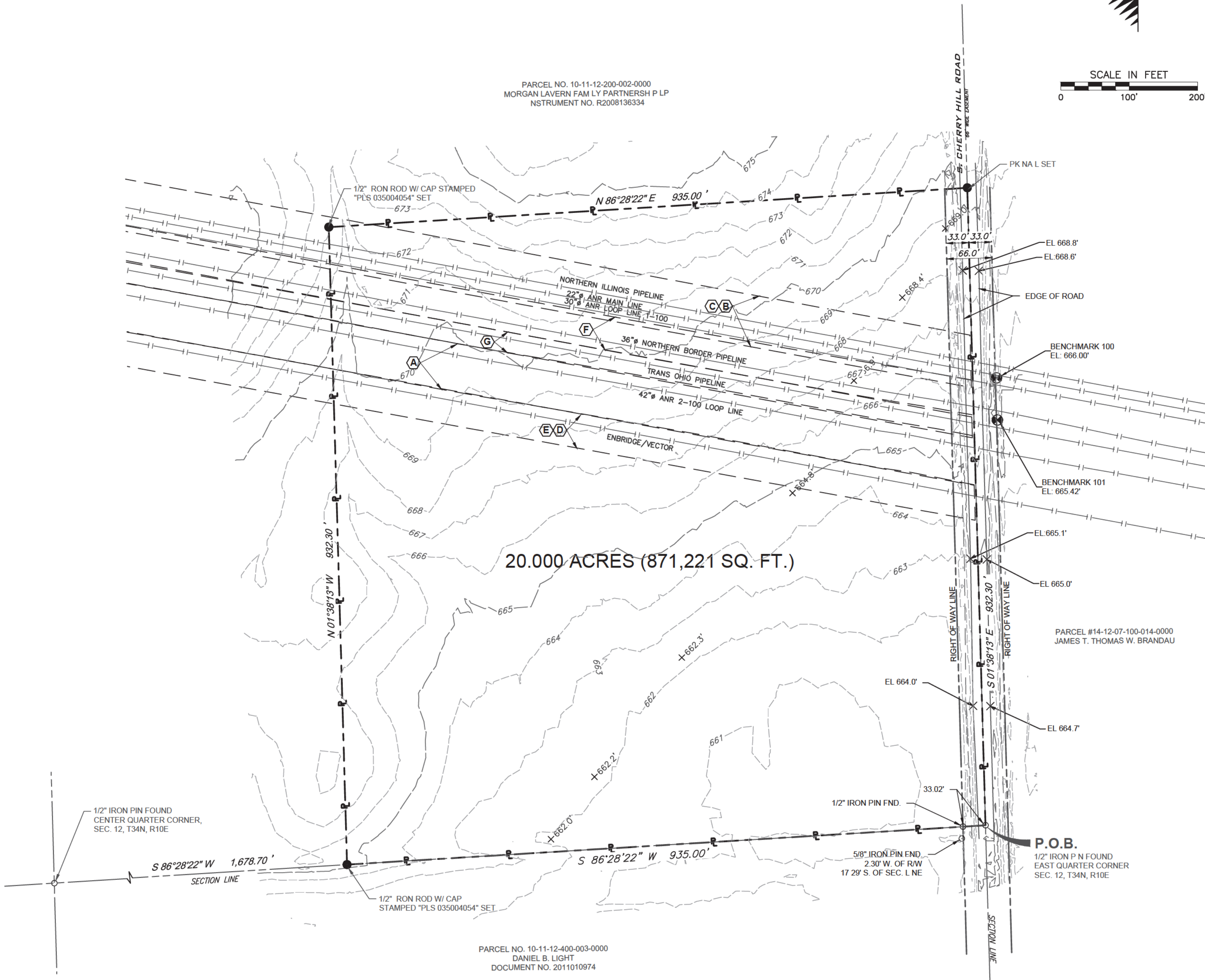


ALTA/NSPS LAND TITLE SURVEY

20.000 ACRES OF LAND IN THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 34 NORTH, RANGE 10 EAST, WILL COUNTY, ILLINOIS, 3RD P.M.



VICINITY MAP
NOT TO SCALE



OWNERSHIP REPORT

COMPLETION: 4/11/2024
PROJECT: AHP - LARAWAY CS SITE #10 PROJECT TRACT # IL-WL-004-999

- (A) 70' RIGHT-OF-WAY EASEMENT TO MICHIGAN WISCONSIN PIPELINE COMPANY RECORDED IN R75021509
- LOCATION AS SHOWN
- (B) 75' RIGHT-OF-WAY EASEMENT TO MICHIGAN WISCONSIN PIPELINE COMPANY RECORDED IN R1833253
AND 899171 - LOCATION AS SHOWN
- (C) 75' RIGHT-OF-WAY EASEMENT TO MICHIGAN WISCONSIN PIPELINE COMPANY RECORDED IN 1266/1
AND 660628 - LOCATION AS SHOWN
- (D) 50' RIGHT-OF-WAY EASEMENT TO VECTOR PIPELINE LP, RECORDED IN R2000065721
- LOCATION AS SHOWN
- (E) 50' RIGHT-OF-WAY EASEMENT TO VECTOR PIPELINE LP, RECORDED IN R1996908555
- LOCATION AS SHOWN
- (F) 50' RIGHT-OF-WAY EASEMENT TO NORTHERN BORDER PIPELINE COMPANY, RECORDED IN R97074066
- LOCATION AS SHOWN
- (G) 30' RIGHT-OF-WAY EASEMENT TO TRANS-OHIO PIPELINE COMPANY, RECORDED IN R7221498
- LOCATION AS SHOWN
- (H) 66' RIGHT-OF-WAY EASEMENT TO NORTHERN ILLINOIS GAS COMPANY, RECORDED IN R653292
- DOES NOT AFFECT THE SURVEYED PARCEL

LEGEND

- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT SET AS NOTED
- ⊗ SITE BENCHMARK
- SECTION LINE
- - - - - PROPOSED PROPERTY LINE
- |-|-|-| EXISTING PIPELINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

LEGAL DESCRIPTION

BEING A 20 000 ACRE (871,221 SQUARE FEET) TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, BEING PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. R2008136334 IN THE RECORDERS OFFICE, WILL COUNTY, ILLINOIS, SAID 20 000 ACRE TRACT OF LAND AS SURVEYED BY KEYSTONE CONSULTANTS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 12, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 86°28'22" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, PASSING A 1/2-INCH IRON PIN AT A DISTANCE OF 33.02 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 935.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 01°38'13" WEST, OVER AND ACROSS SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NO. R2008136334, A DISTANCE OF 932.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PLS 035004054" SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86°28'22" EAST, A DISTANCE OF 935.00 FEET, TO A PK NAIL SET IN THE EAST LINE OF SAID SECTION 12, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 01°38'13" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 932.30 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 20 000 ACRES (871,221 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY NOTES

- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE ILLINOIS STATE PLANE, EAST COORDINATE SYSTEM, NAD 83. DISTANCES SHOWN HEREON ARE BASED ON GRID MEASUREMENTS, TO CONVERT GRID TO GROUND DISTANCES, DIVIDE BY THE COMBINED SCALE FACTOR. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.00004328.
- THESE EASEMENTS ON THIS SURVEY WERE BASED ON THE OWNERSHIP REPORT, PROJECT NO. AHP-LARAWAY CS SITE #10, PROJECT TRACT NO. IL-WL-004-999. KEYSTONE CONSULTANTS HAS NOT PERFORMED ANY OTHER EASEMENT RESEARCH ON THE PROPERTY.
- UTILITY LOCATIONS SHOWN ON THIS SURVEY IS BASED ON DATA PROVIDED TO KEYSTONE CONSULTANTS FROM COMPLETING A ONE CALL TICKET AND OTHER DATA PROVIDED BY THE CLIENT. IT IS IMPORTANT TO NOTE THAT THERE MAY BE OTHER UTILITIES UNKNOWN TO THE SIGNING SURVEYOR WHO ARE NOT MEMBERS OF 811.

THE FOLLOWING UTILITY OWNERS WERE REPORTED ASSOCIATED WITH THE PROPERTY:
ANR PIPELINE COMPANY - CHAD KLATT 815-786-3443 CHAD_KLATT@TCENERGY.COM
ATTENTION: G11629@ATT.COM - MAPS PROVIDED
NIGOR GAS UTILITY CONSULTANT - GOWW 630-388-2982 - MAP PROVIDED
NORTHERN BORDER PIPELINE COMPANY - CURT OLSON 605-633-1432 XCCELL CURT_OLSON@TCENERGY.COM
ENTERPRISE PROD. OPERATING, LLC - ECALL DEPT. 877-243-2255 - MAPS PROVIDED
VECTOR PIPELINE LP - LISA DEFEW 219-864-5471 LISA.DEFEW@ENBRIDGE.COM

- LEGAL DESCRIPTION - AS SHOWN ABOVE
- ACCESS TO THE PROPERTY IS PROVIDED BY SOUTH CHERRY HILL ROAD, A 66-FOOT WIDE EASEMENT.
- THIS SURVEY DOES NOT DETERMINE OR IDENTIFY DELINEATE WETLANDS OR OTHER ENVIRONMENTAL FEATURES.
- PIPELINE LOCATIONS SHOWN ARE APPROXIMATE ONLY AND WERE NOT LOCATED IN THE FIELD AND WERE PROVIDED BY OTHERS.

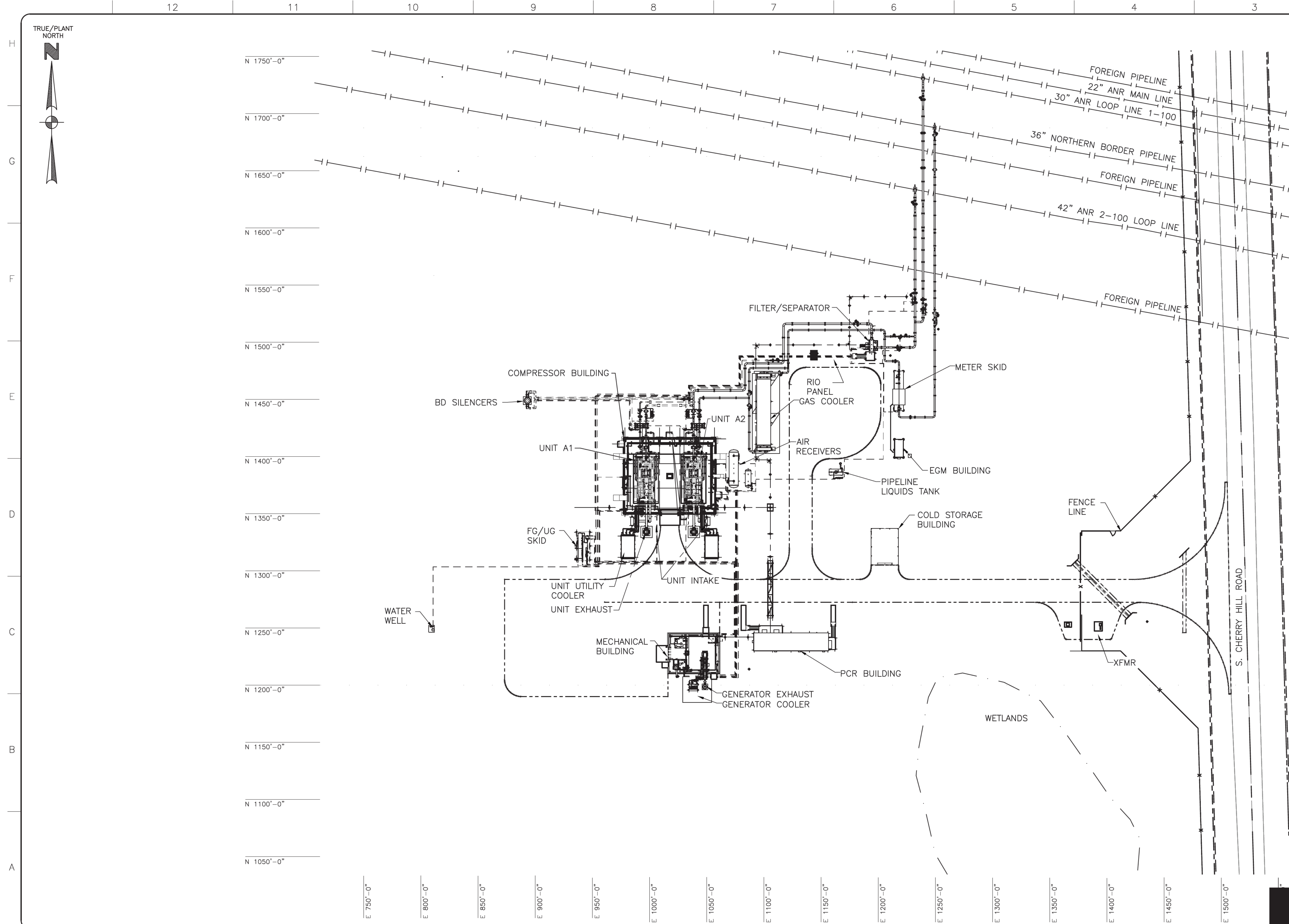
ALTA TABLE "A" ITEMS

- ALL MONUMENTS SET OR FOUND AS SHOWN ON THE SURVEY.
- THE ADDRESS FOR THE PROPERTY IS UNKNOWN.
- THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, FLOOD INSURANCE RATE MAP PANEL NO. 17197C0285G, DATED FEBRUARY 15, 2019.
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).
- THE GROSS LAND AREA OF THE SITE IS 20.000 ACRES (871,220 SQUARE FEET)
- VERTICAL DATUM: 1988 NAVD DATUM, GEOID 18
- SUBSTANTIAL FEATURES AT TIME OF SURVEY ARE SHOWN ON SURVEY.
- THERE ARE NO PARKING SPACES ON SITE AT THE TIME OF SURVEY.
- (a) DATA PROVIDED BY THE CLIENT IS SHOWN.
- (b) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE NAMES OF ADJOINING OWNERS SHOWN ARE ACCORDING TO CURRENT TAX RECORDS AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVEMENT, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
- NO INFORMATION RELATING TO PROPOSED STREET RIGHT OF WAY LINES WAS PROVIDED AT THE TIME OF THE SURVEY.

SITE BENCHMARK:

POINT 100 ELEV: 666.00'
N: 1,741,485
E: 1,069,780

POINT 101 ELEV: 665.42'
N: 1,741,423
E: 1,069,781

[illegible]

REVISION			APPROVAL						
REV No	DATE	DESCRIPTION	PROJECT CODE	DRAFTER	DRAFTING CHECKER	DESIGNER	DESIGN CHECKER	PROJECT MANAGER	COMPANY
00	2025-06-27	ISSUED FOR CONSTRUCTION - HEATLAND PROJECT	M.002443	BMC	JSH	BMC	JSH	JCW	R-S-H
UNOFFICIAL REVISION									

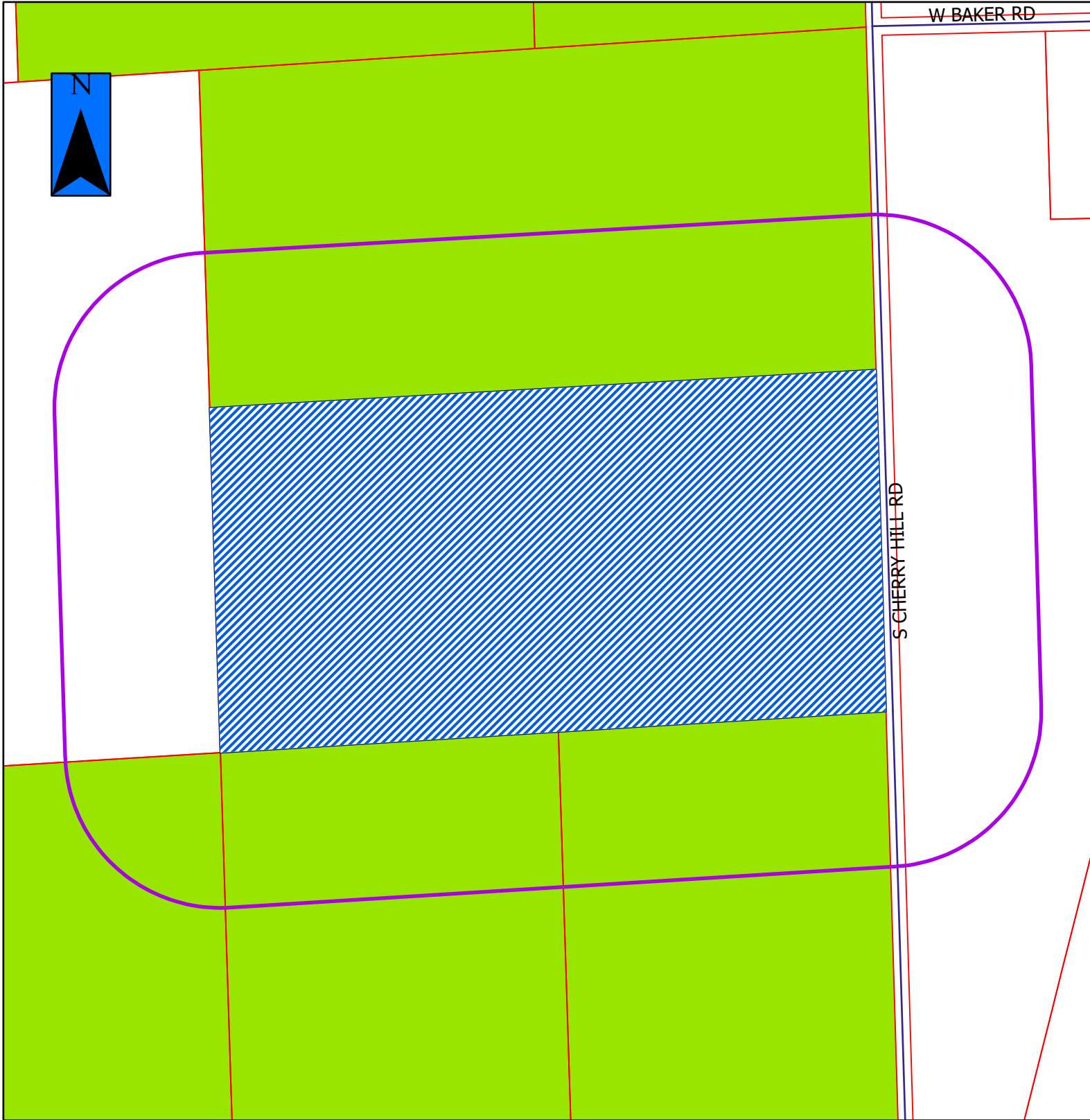
PROFESSIONAL ENGINEER/RPT		PERMIT/ ENG. APPROVAL	
_____		_____	
_____		DATE _____	
PRELIMINARY This document is released for the purpose of interim review under the authority of John Herren, P.E. 062.074939 (Illinois). It is not to be used for construction, bidding, recordation, conveyance, sales, or permit purposes. This document should not be considered a certified document.			
00			
REV. NO.	DATE	PERMIT NUMBER:	











FP-4-25



 = 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



FP-4-25a



= Property in Question / Propiedad en cuestión



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