

DATE: May 15, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area
M-2-26: Amendment to the Master Development Plan for Autobahn Country Club

GENERAL INFORMATION:

APPLICANT: Autobahn Country Club, LLC
STATUS OF APPLICANT: Property Owner
OWNER: Autobahn Realty LLC
REQUESTED ACTION: Approval of a Cedar Creek Watershed Protection Area Special Use Permit and amendment to the Autobahn Master Development Plan
PURPOSE: To allow an addition to the north track and an expansion of the paddock area
EXISTING ZONING: I-1 (Light Industrial)
LOCATION: 3795 CenterPoint Way
(10-11-06-201-003-0000, 10-11-06-401-002-0010, 10-11-06-401-003-0010)
(Council District #5)
SIZE: Approximately 330 acres
EXISTING LAND USE: Recreational motorsports facility
SURROUNDING LAND USE & ZONING:
NORTH: Gas pipeline station, I-2 (general industrial); vacant, County A-1 (agricultural); CenterPoint Intermodal Center, I-TB (intermodal terminal – transportation equipment); and industrial, I-1 (light industrial)

- SOUTH: CenterPoint Intermodal Center, I-TB (intermodal terminal – transportation equipment) and I-TC (intermodal terminal – industrial park)
- EAST: CenterPoint Intermodal Center, I-TA (intermodal terminal – intermodal terminal) and I-TB (intermodal terminal – transportation equipment)
- WEST: CenterPoint Intermodal Center, I-TC (intermodal terminal – industrial park)

SITE HISTORY: Autobahn Country Club is a recreational motorsports facility that contains a 3.5-mile racing track with north and south circuits, team condominiums, individual team lots, and a go-kart track. The property was first annexed into the City in 2001. In 2003, City Council approved a special use permit and an amendment to the annexation agreement to allow the development of an open air recreational facility for outdoor driving, racing, and testing of motor vehicles and accessory uses. Per the special use permit, the facility was to be developed in substantial accordance with the Master Development Plan that was also approved in 2003. Since that time, there have been several amendments to the annexation agreement, special use permit, and master development plan to allow expansion of the facility and additional uses such as the team condominium buildings, the kart track, and outdoor skeet and trapshooting. The most recent amendment to the Master Development Plan was in 2018 (Resolution #7335).

The Autobahn Country Club Subdivision was recorded in 2013. The subdivision created three main lots for the north track, the south track, and the clubhouse and paddock area, as well as individual lots for the team garages and condos. The proposed addition to the north track will be the same lot (AB-3) as the existing north track. This lot also contains the north branch tributary of Cedar Creek and its corresponding 100-year floodplain.

In 2007, the City passed Ordinance #15820 (Zoning Ordinance section 47-15G) regarding the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed protection areas. The ordinance requires that any development of a lot or parcel containing territory located in these protection areas receives approval of a special use permit through the Plan Commission and City Council. The protection area is defined in section 47-15G.3(B) as property lying within 100 feet of the ordinary high water mark of the creeks, within 25 feet of the upland edge of any wetland within the watersheds, or within 100 feet of the center thread of any tributaries to the creeks actually located with the 100-year floodplain. The criteria for this type of request are listed under section 47-15G.4.

SPECIAL INFORMATION: The petitioner, Autobahn Country Club, LLC, requests approval of a Cedar Creek Watershed Protection Area Special Use Permit and an amendment to the Autobahn Country Club Master Development Plan to allow an addition

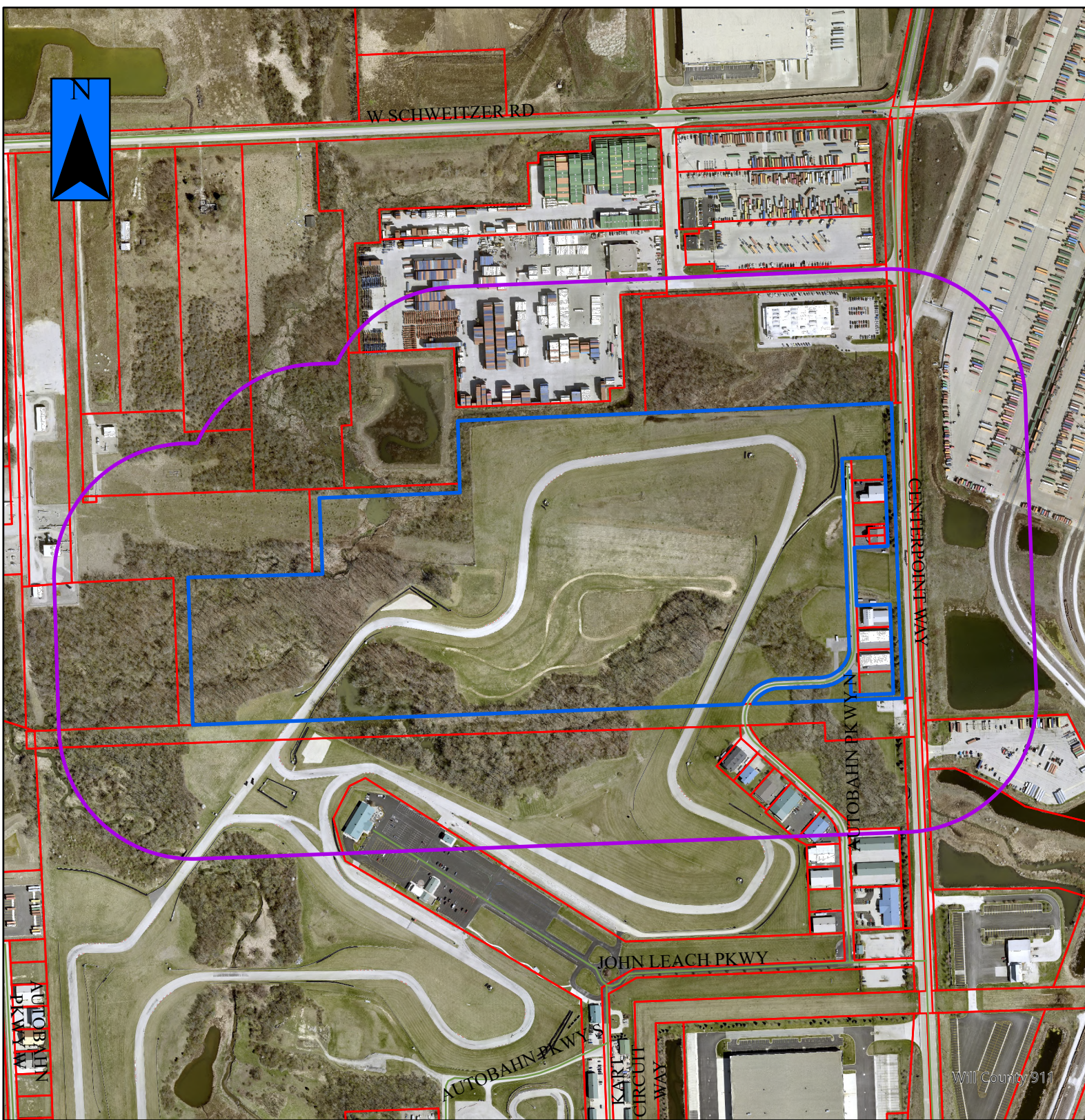
to the north circuit of the existing racing track. The petitioner needs approval of the special use permit because the lot on which the track would be constructed contains area within the Cedar Creek watershed protection area as defined in the Zoning Ordinance. The proposed asphalt track surface will not be located within the protection area. The attached site plan shows the proposed track addition and the limits of the protection area.

The attached landscape narrative explains that a 0.25-acre area of trees will be removed for installation of a storm outfall for a new detention basin related to the track improvements. A small portion of this area falls within the edge of the protection area, as shown on the Existing Conditions and Demolition Plan. The area where the trees are to be removed will be revegetated to restore the area to its natural state as required by the ordinance.

The petitioner has submitted the required documentation for this special use request, including a site plan, a drainage control plan, and a grading plan. Staff finds that the request meets the criteria outlined in the protection area ordinance. The development will not detrimentally affect or destroy the natural features of the protection area, nor impair its natural functions. The location of the site's natural features have been considered in the siting of all physical improvements in that the surface of the track addition does not extend into the protection area. Drainage, soil erosion, and sediment control have been addressed in the engineering plans.

The petitioner is requesting to amend the Master Development Plan for Autobahn Country Club to include the north track addition and an expansion of the paddock area. These proposed improvements are consistent with the existing layout of the site and the approved uses for the facility. The updated Master Development Plan is attached. The paddock expansion is not located on a lot containing Cedar Creek watershed protection area.

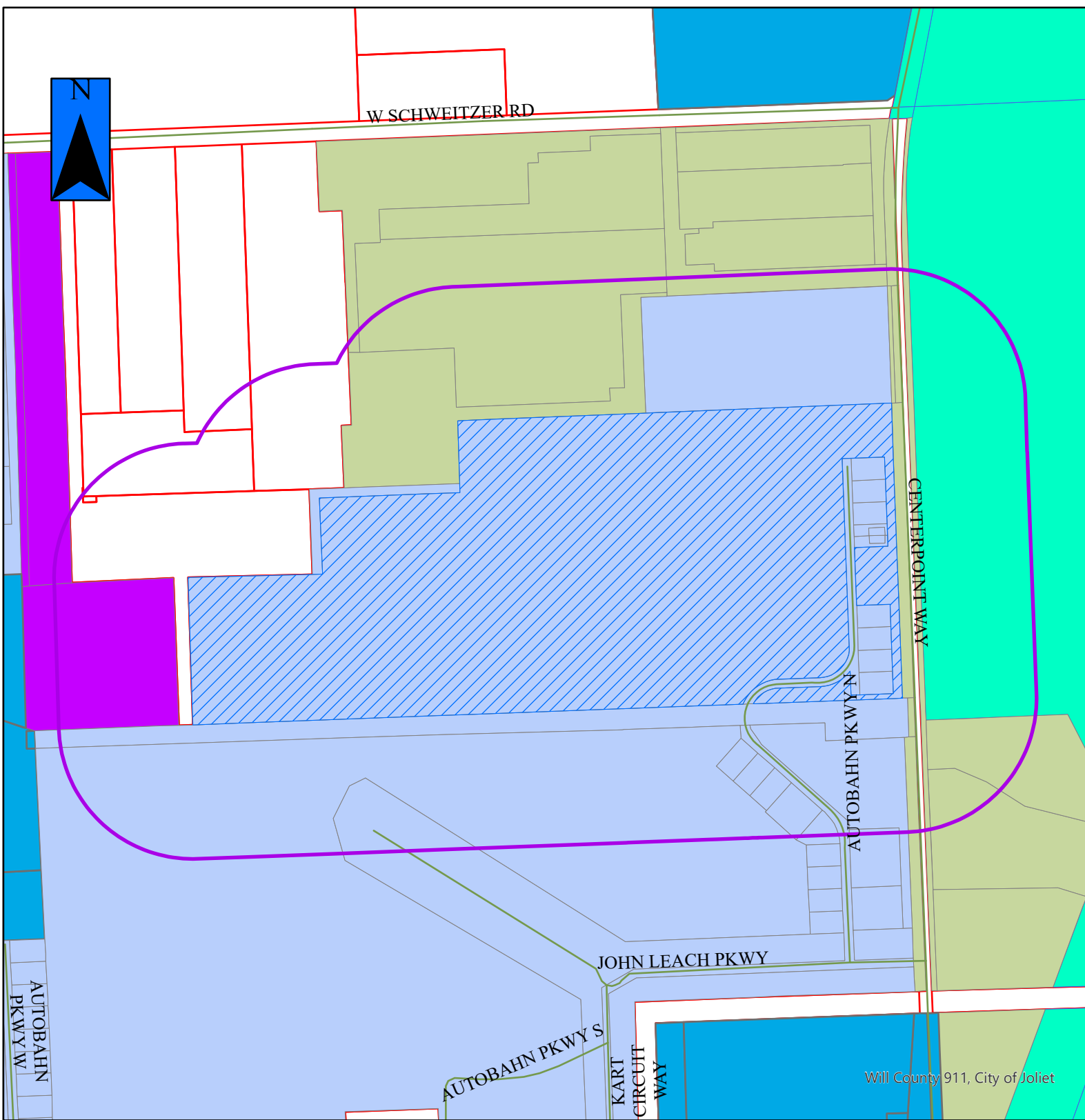
RECOMMENDED ACTION: Approval of the requested special use permit and amendment to the Master Development Plan will allow an extension of the north track and an expansion of the paddock area within the Autobahn Country Club facility. Staff supports the requests because they are consistent with the existing uses at the facility and finds that the petitioner has adequately addressed the requirements for development of a lot containing Cedar Creek watershed protection area.



M-1-26a









- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)



M-1-26



-  = 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

MEMO

To: Helen Miller

From: Michael Moore

Date: 04/08/2026

RE: Autobahn North Track Addition – Special Use Permit

The Autobahn Country Club is proposing an addition to the existing North Track facilities. In conjunction with the North Track addition, stormwater management facilities will be modified and constructed to help improve the regional stormwater management system for the Autobahn Country Club.

Construction activities will include excavation and grading, underground utility installation of storm sewer, and site paving. All disturbed areas will be re-vegetated to restore the natural state of the area to minimize erosion. No work is being proposed within the 25-foot natural vegetative strip along the north branch tributary of cedar creek.

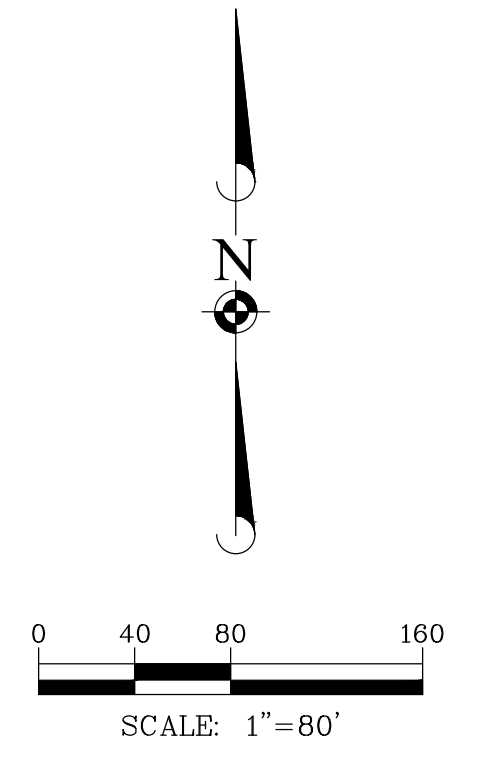
There is a small area of trees covering approximately 11,000 square feet of land (0.25 acres) at the southwest corner of the project within a heavily wooded area that will be removed for the installation of a storm outfall from the new detention basin. All trees that are to be removed are less than 6" in diameter. The strip where these removals will occur will be revegetated to restore the area to its natural state.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

LEGEND	
	TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
	TEMPORARY STORM STRUCTURE PROTECTION
	TEMPORARY CULVERT INLET PROTECTION
	TEMPORARY PERFORATED RISER
	PAVEMENT DRAINAGE FLOW
	SWALE DRAINAGE FLOW
	LIMITS OF DISTURBANCE/CONSTRUCTION
	EXISTING WETLAND LIMITS
	EXISTING FLOODPLAIN LIMITS BASED ON FEMA
	EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
	ORDINARY HIGH WATER MARK
	25 FOOT NATURAL VEGETATION STRIP
	100 FOOT CENTER THREAD PROTECTION AREA LIMITS
	25 FOOT WETLAND PROTECTION AREA LIMIT

- SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**
- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
 - MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
 - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
 - INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
 - STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
 - IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
 - STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
 - TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
 - INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.

- STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
- DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
- DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
- ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
- OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.



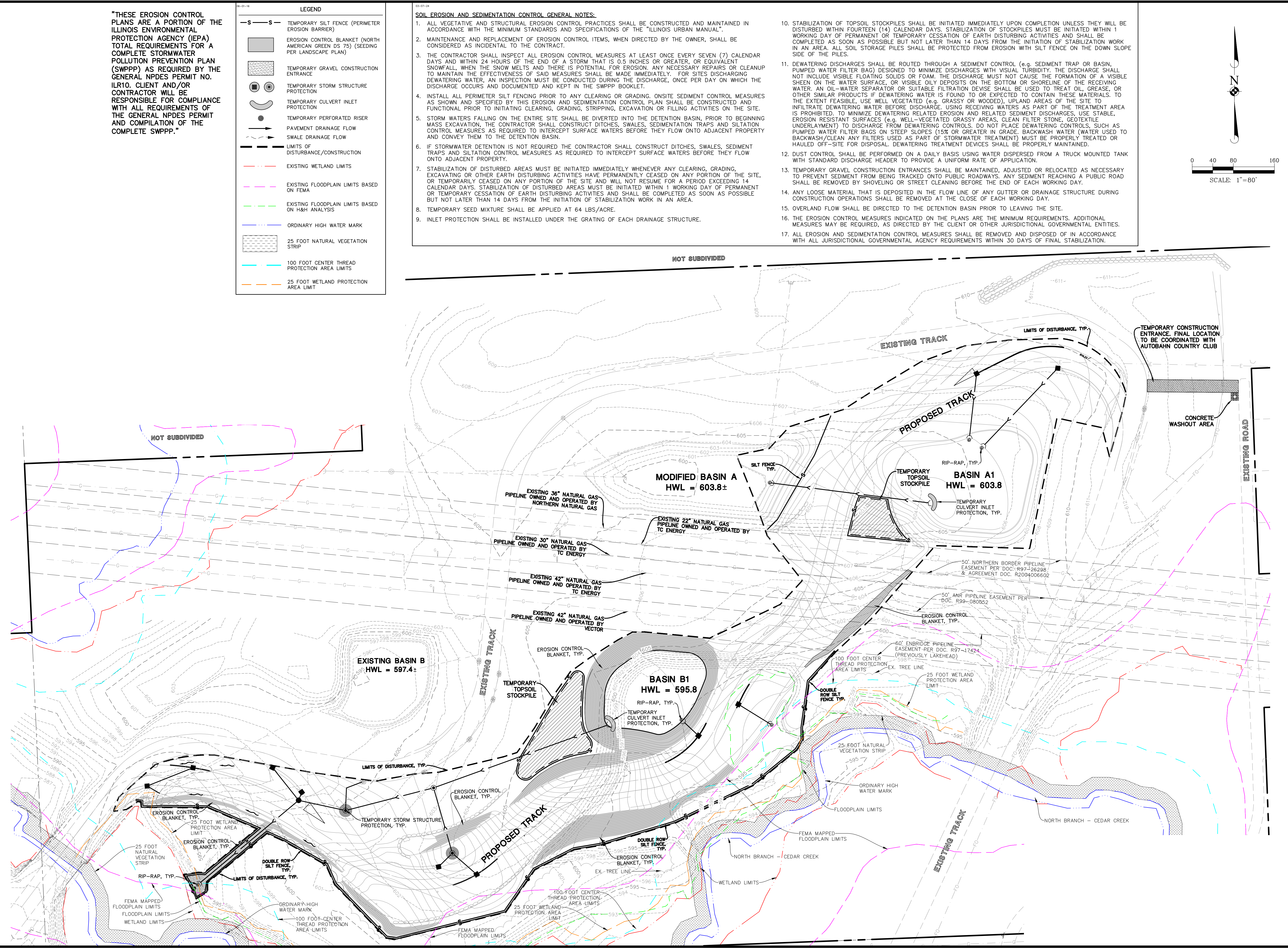
DATE	REVISIONS	BY	CHK	KIT
05/04/2026	REVISED PER CITY REVIEW			
03/30/2026	REVISED PER INTERNAL REVIEW			

ATWELL
 866.850.4200 www.atwell.com
 333 East Butterfield Road, Suite 600
 Lombard, IL 60148
 ph:630.691.8500

AUTOBAHN - NORTH TRACK ADDITION
 CITY OF JOLIET, ILLINOIS
 SOIL EROSION AND SEDIMENT CONTROL PLAN
 PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ MGR: MTM
 PROJ ASSOC: CLH
 DRAWN BY: KITG
 DATE: 02/18/2026
 SCALE: 1"=80'

SHEET
C300
 AUT.JOL10

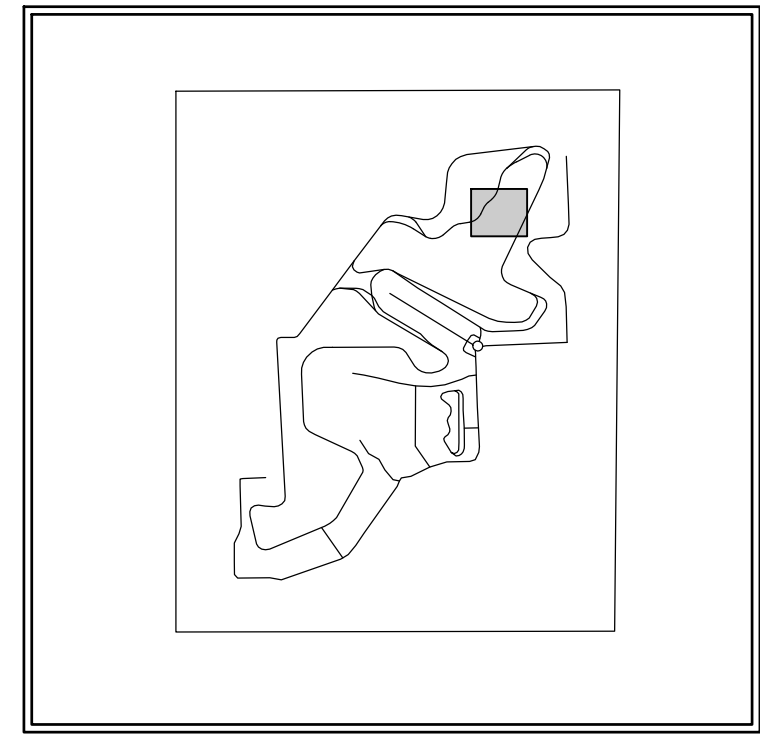
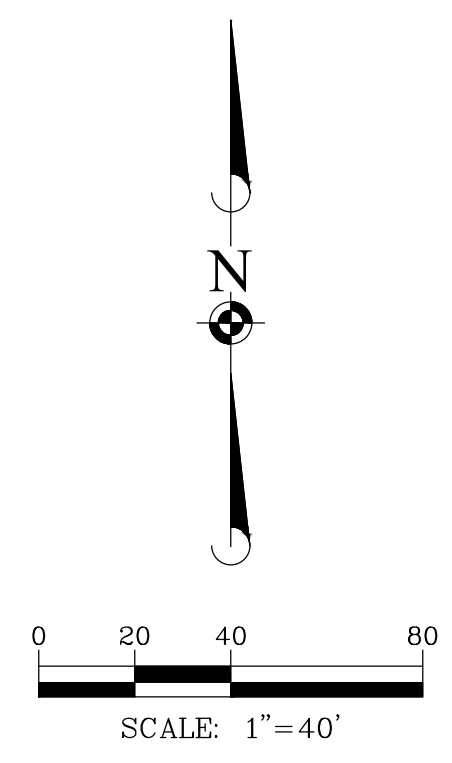
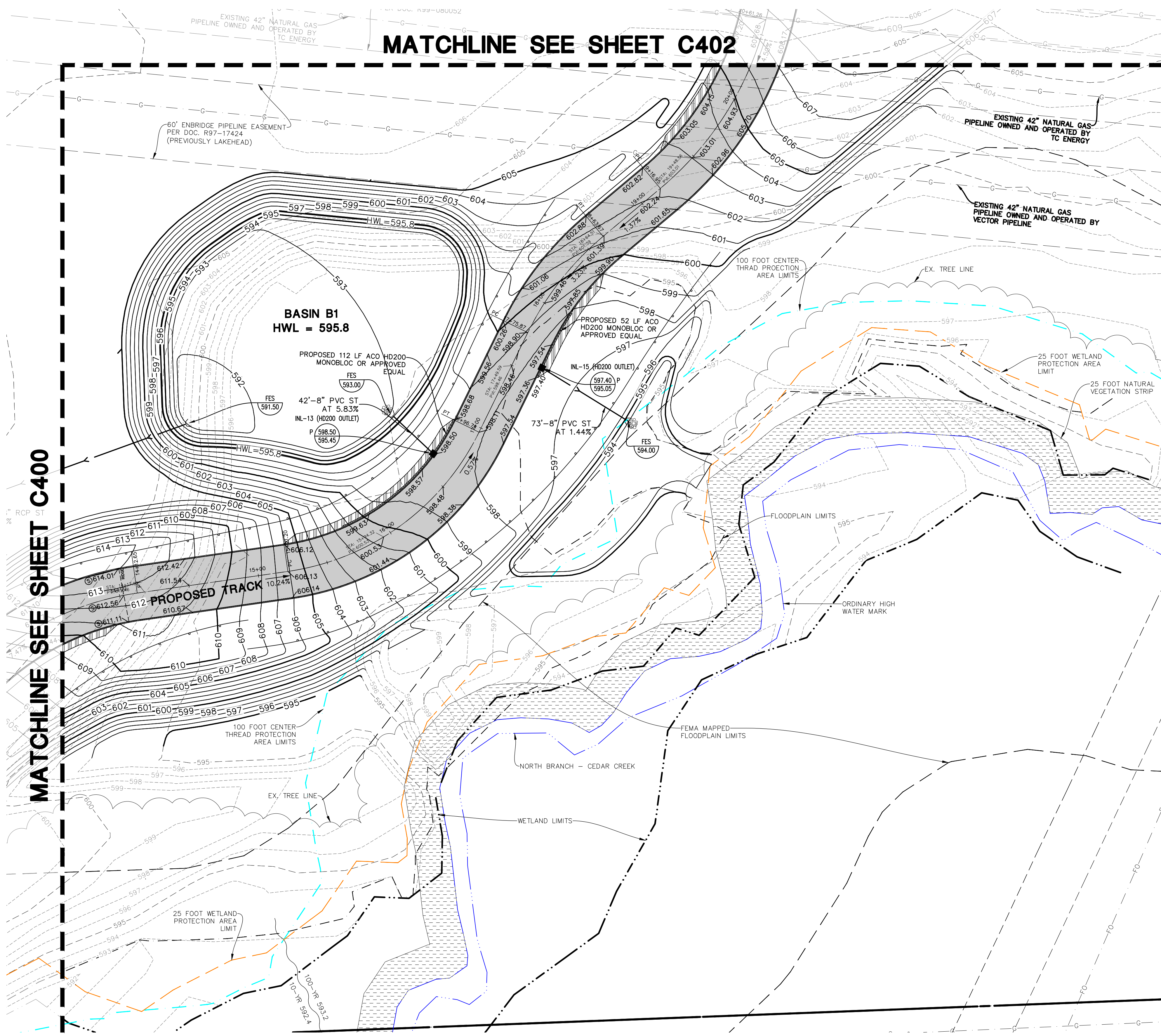


02/17/2026 - 13:29 Dwg Name: P:\Projects\2026\AutoBahn\Drawings\Plan Set\03 - SECEP AND DETAILS.dwg, Updated by: MBoone

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MATCHLINE SEE SHEET C402

MATCHLINE SEE SHEET C400



KEY MAP

- GRADING NOTES:**
1. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 5. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 6. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
 7. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS AND RECOMMENDATIONS OF GEOTECHNICAL REPORT.
 8. BOUNDARY INFORMATION SHOWN BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, DATED NOVEMBER 9, 2018.
 9. TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY COMPLETED BY MANHARD CONSULTING IN SEPTEMBER 2025 AND ON AVAILABLE RECORDS.
 10. WETLAND LIMITS SHOWN BASED ON WETLAND ASSESSMENT REPORT PREPARED BY BOLLINGER ENVIRONMENTAL DATED SEPTEMBER 5, 2025.
 11. PIPELINE ELEVATIONS SHOWN BASED ON POTHOLING WORK COMPLETED ON SEPTEMBER 10, 2025.
 12. MAPPED FLOODPLAIN LIMITS BASED ON FEMA MAP PANEL NUMBERS 17197C0280G AND 17197C0280G DATED FEBRUARY 15, 2019.
 13. FLOODPLAIN ELEVATIONS USED AS BEST AVAILABLE DATA BASED ON H&H ANALYSIS AND FLOODPLAIN MAPPING REPORT PREPARED BY CEMCON, DATED JUNE 6, 2012.

GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	MEET EXISTING
	PROPOSED GROUND GRADE
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

SITE LEGEND

	ORDINARY HIGH WATER MARK
	25 FOOT NATURAL VEGETATION STRIP
	100 FOOT CENTER THREAD PROTECTION AREA LIMITS
	25 FOOT WETLAND PROTECTION AREA LIMIT

DATE	
REVISIONS	
05/04/2026	REVISED PER CITY REVIEW
03/25/2026	REVISED PER INTERNAL REVIEW
DRAWN BY	KTG
	KTG

ATWELL
 866.850.4200 www.atwell.com
 333 East Butterfield Road, Suite 600
 Lombard, IL 60148
 ph:630.691.8500

AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
GRADING AND DRAINAGE PLAN - B

PROJ. MGR.: MTM
 PROJ. ASSOC.: CLH
 DRAWN BY: KTG
 DATE: 02/18/2026
 SCALE: 1" = 40'

SHEET
C401
 AUT.JOL10

July 7, 2025 - 12:48 Dwg Name: P:\Autobahn\02\Drawings\Plan_Sets\06-07_Grading.dwg, Updated by: ANKOR

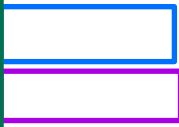
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PENDING APPROVAL - NOT FOR CONSTRUCTION



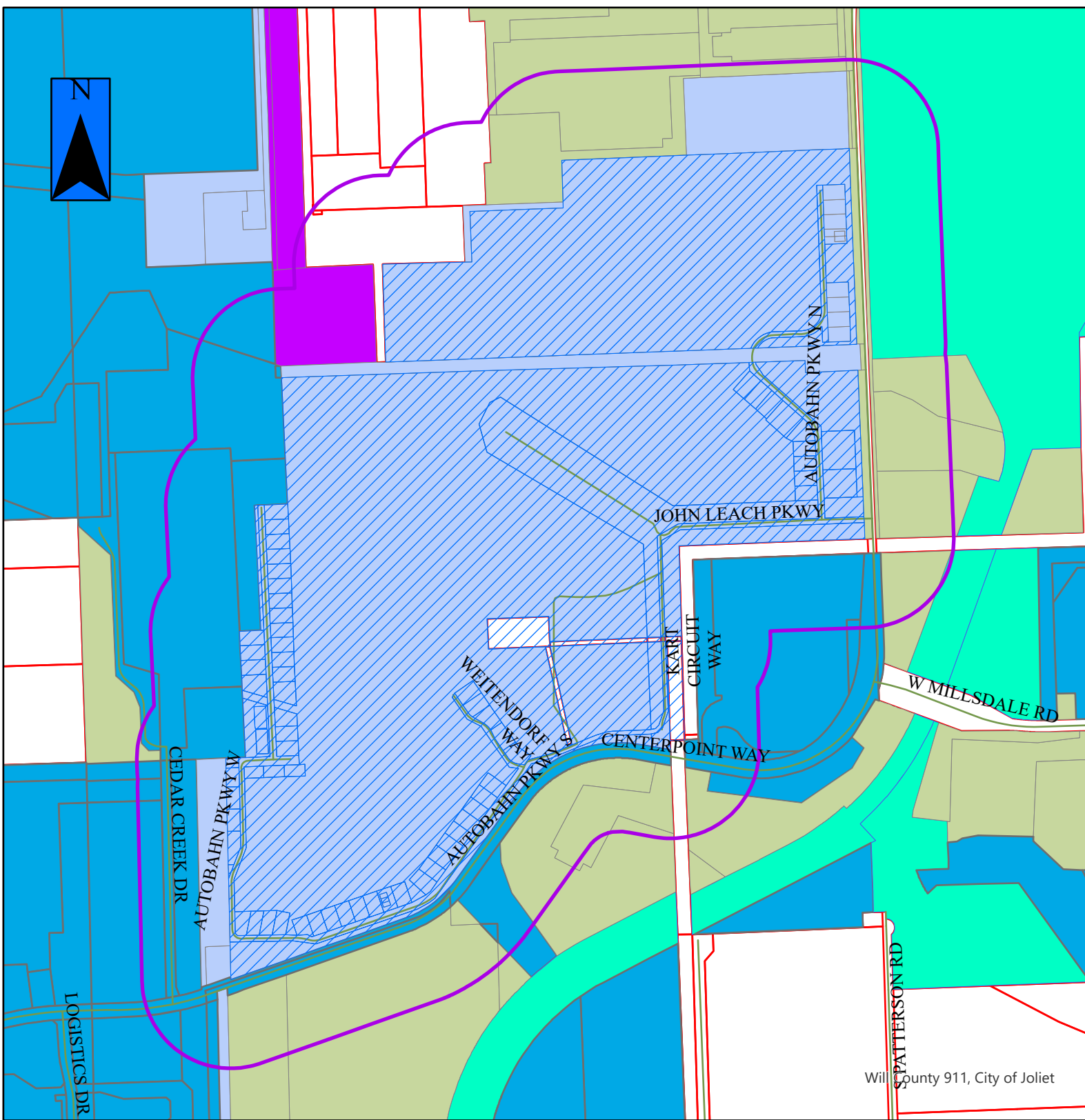
Will County 911

M-2-26a



= Property in Question / Propiedad en cuestión



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



Will County 911, City of Joliet

M-2-26



 = 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

FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from:

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 3795 Centerpoint Way, Joliet, IL 60436

PETITIONER'S NAME: Autobahn Country Club, L.L.C.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3795 Centerpoint Way, Joliet, IL ZIP CODE: 60436

PHONE: (Primary) [REDACTED] (Secondary) _____

EMAIL ADDRESS: [REDACTED] FAX: _____

PROPERTY INTEREST OF PETITIONER: Addition to existing racetrack

OWNER OF PROPERTY: Tim O'Donnell

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3795 Centerpoint Way, Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

Tim O'Donnell

3795 Centerpoint Way, Joliet, IL 60436

[REDACTED]

OTHER PROJECTS AND/OR DEVELOPMENTS:

There is a developed racetrack and multiple developed buildings on-site.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 1011062010030000 ;
_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

LOTS AB-1, AB-2, AB-3 AND OUTLOT AB4 IN AUTOBAHN COUNTRY CLUB SUBDIVISION OF PART OF SECTION 6 AND SECTION 7, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 1, 2013 AS DOCUMENT R2013052895, IN WILL COUNTY, ILLINOIS.

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 77.75 Acres

PRESENT USE(S) OF PROPERTY: Racetrack

PRESENT ZONING OF PROPERTY: Light Industrial (LI)

SPECIAL USE REQUESTED: Permit requested for an addition to the North track at Autobahn Country Club that is near the North Branch of Cedar Creek.

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The special use will have no affect on the public health, safety, morals, comfort, or general welfare. The special use is an addition to the existing racetrack operation.

2. How will the special use impact properties in the immediate area? No impacts to the surrounding properties will be made. The track addition is within the boundary of the existing track.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the existing property already is in use as an existing racetrack. The addition will not impede the normal/orderly development of surrounding property.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, minor modifications to an existing detention facility along with a new proposed detention facility provide adequate drainage.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

The track addition will have no impact on ingress/egress to the surrounding public streets. No access points are proposed.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the additional track is a conforming use.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

There has been no previous denial for a special use permit.

REQUIRED SUPPORTING ATTACHMENTS

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Tim O'Donnell, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

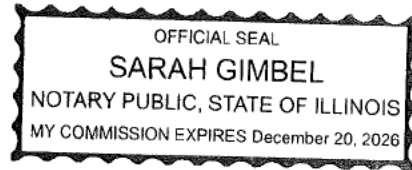
[Redacted Signature]

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 8th day of April, 20 21

[Redacted Notary Signature]



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:

3795 CenterPoint Way, Joliet, IL 60436

PIN(s): 10-11-06-201-003-0000

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

Autobahn Realty, L.L.C., 100% owned by Autobahn Country Club, L.L.C.,

3795 CenterPoint Way, Joliet, IL 60436

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

See attached schedule of ownership of Autobahn Country Club, L.L.C.

E-MAIL

[REDACTED]

FAX:

[REDACTED]

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:

[REDACTED]

DATE:

4/8/2026

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

Tim O'Donnell, President & CEO, Autobahn Country Club, L.L.C.

PRINT

AUTOBAHN COUNTRY CLUB, L.L.C.

SCHEDULE OF OWNERSHIP

AS OF APRIL 8, 2026

40% owned by Thomas and Wendy Herb 2015 Remainder Trust, [REDACTED]
[REDACTED]

34% owned by TSH Autobahn LLC, which is 100% owned by Thomas S. Herb, [REDACTED]
[REDACTED]

10% owned by Timothy O'Donnell, [REDACTED]

9% owned by Mark Basso, [REDACTED]

7% owned by Steven A. Wagner, [REDACTED]

47-15G.4 SPECIAL USE PERMIT REQUIRED

The development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas shall be prohibited except pursuant to a Special Use Permit issued in accordance with this Ordinance. In addition to any other requirement, a Special Use Permit shall not be issued unless the applicant establishes by clear and convincing evidence that:

- A. The development will not detrimentally affect or destroy the natural features of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas, nor impair its natural functions, but will preserve and incorporate such features into the development's site;
- B. The location of natural features and the site's topography have been reasonably considered in the designing and siting of all physical improvements;
- C. Adequate assurances have been received that the clearing of the site of topsoil, trees, and other natural features will not occur before the commencement of building operations;
- D. The development will not reduce the natural retention storage capacity of Jackson Creek, nor unlawfully increase the magnitude and volume of flooding at other locations; and
- E. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface run off;
- F. The development will not adversely and materially affect water quality; destroy, damage or disrupt significant habitat area; adversely affect drainage and/or stormwater retention capabilities; adversely affect flood conveyance and storage; lead to unstable earth conditions, create erosion hazards, or be materially detrimental to any other property in the area of the subject property or to the City of Joliet as a whole, including the loss of open space or scenic vistas;
- G. The development will result in the restoration of portions of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas that were previously disturbed or damaged by development or agricultural land uses.