

NOT FOR RECORDING

PRELIMINARY PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION

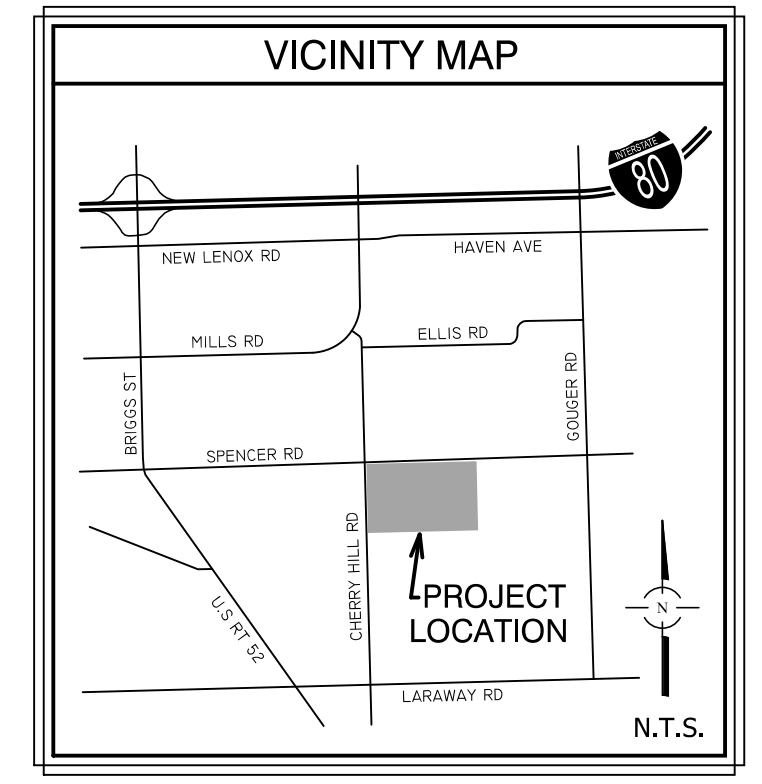
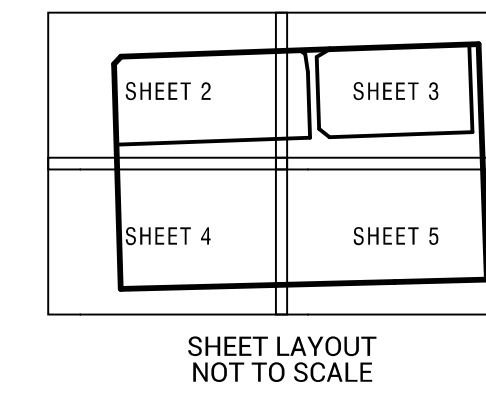
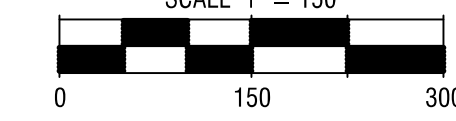
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OVERALL BOUNDARY INFORMATION

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
LOT 2	699,484	15.140
OUTLOT A	837,470	19.226
TOTAL	4,228,635	97.076
AVG.	1,409,545	32.359

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

SEE SHEET 2 FOR LEGEND



BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNetive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SOURCE BENCHMARK:
 TOPCON TOPNET LIVE NETWORK; REFERENCE STATION ILLT, JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD83)

SITE BENCHMARK:
 SOUTHWEST ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF SPENCER RD & CHERRY HILL RD. ELEVATION = 635.66' (NAVD 88)

JULIE STAGE TICKET NUMBERS: A2842638 & A2842694 9/6/24

PROPERTY DESCRIPTION:

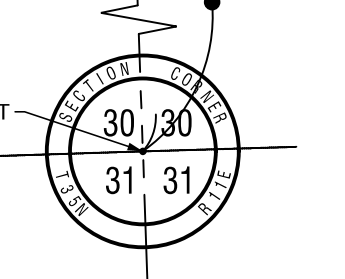
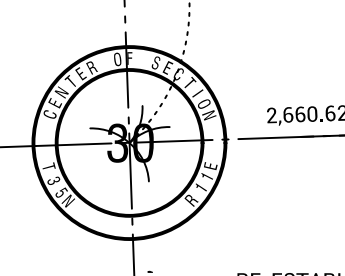
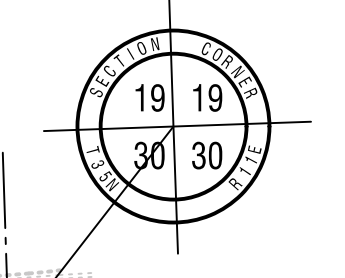
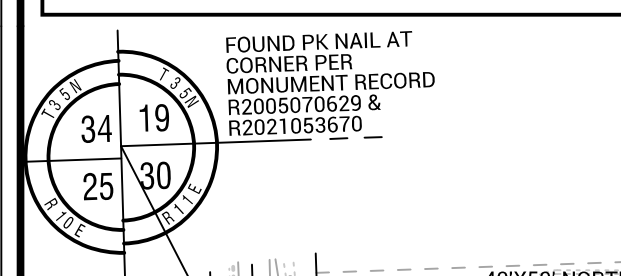
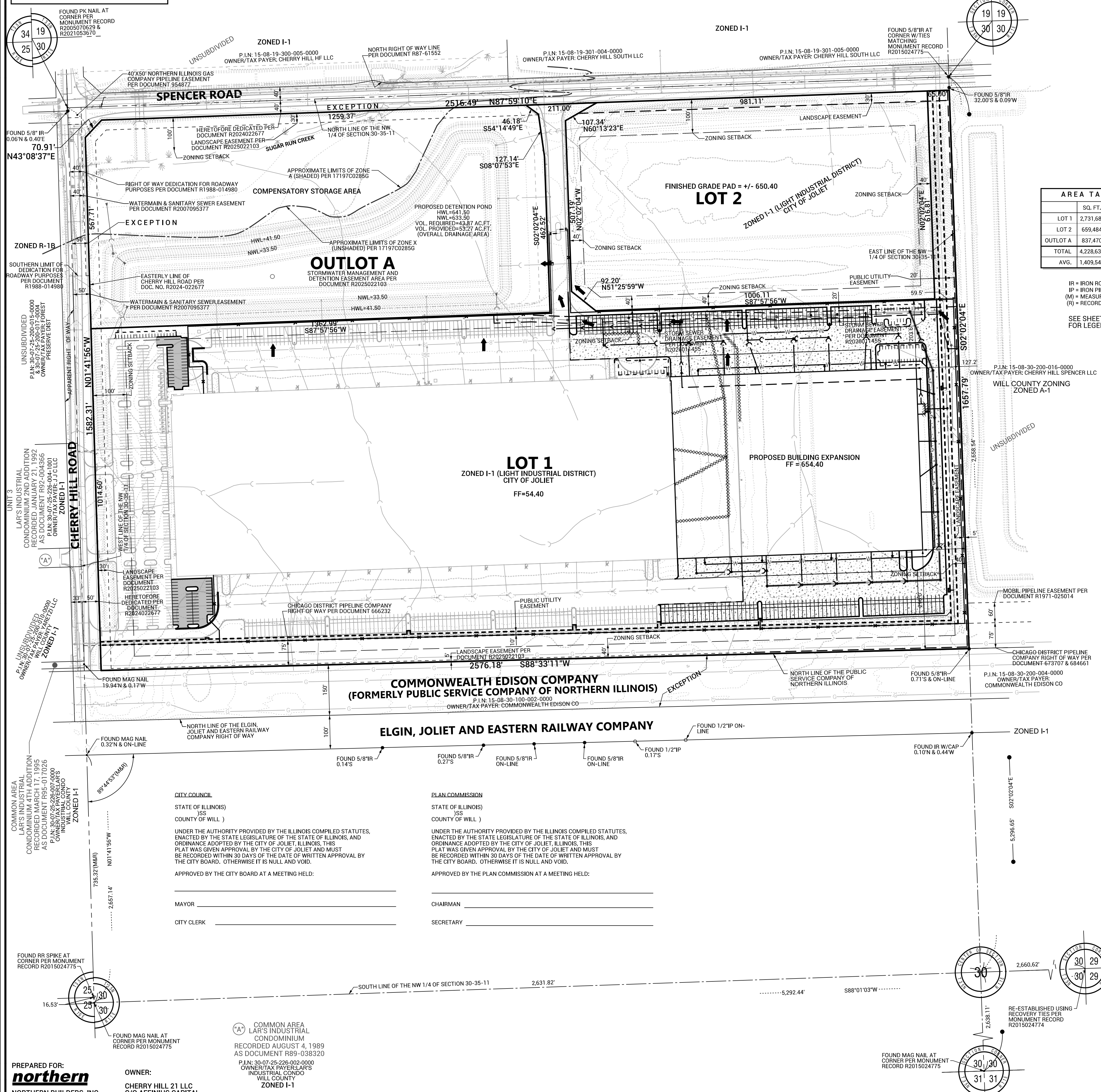
THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, ALL SITUATED IN THE COUNTY OF WILL, STATE OF ILLINOIS.

NOTES:

- UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000
- THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.
- NO VARIANCES REQUESTED.
- THIS SUBDIVISION CONTAINS LOTS 1, 2, AND OUTLOT A. THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.
- ALL LOTS ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.
- LAST DAY OF FIELD WORK PERFORMED:
 AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
 ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022
- BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN ZONE X (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A" - SHADDED AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.
- A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.
- THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND CHERRY HILL BUSINESS PARK. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES, AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.
- AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A" WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.
- IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.
- LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.
- DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4-INCH SUB-BASE GRANULAR MATERIAL.
- ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.
- EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS / PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

SITE DATA SUMMARY

TOTAL PROPERTY AREA	= 97.08 AC.
LOT 1 AREA	= 62.71 AC.
BUILDING FOOTPRINT EXPANSION	= 393,179 S.F.
STANDARD PARKING STALLS PROVIDED (9' X 18')	= 500
ADA PARKING STALLS PROVIDED (16' X 18')	= 12
TOTAL TRAILER STALLS PROVIDED (55' X 12')	= 316
FUTURE PARKING PROVIDED	= 48
LOT 2 AREA	= 15.14 AC.
COMPENSATORY STORAGE / DETENTION OUTLOT AREA	= 19.23 AC.



CITY COUNCIL
 STATE OF ILLINOIS)
) SS)
 COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____

CITY CLERK _____

PLAN COMMISSION
 STATE OF ILLINOIS)
) SS)
 COUNTY OF WILL)

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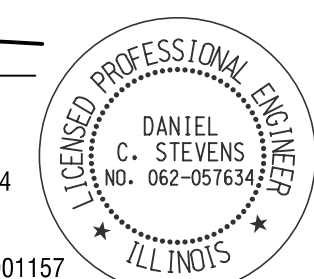
CHAIRMAN _____

SECRETARY _____

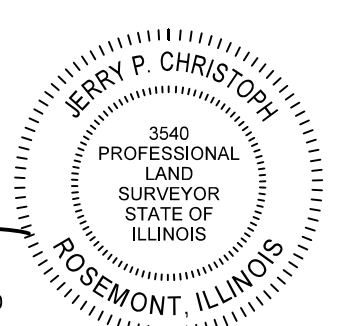
PREPARED FOR:
northern
 NORTHERN BUILDERS, INC.
 5060 RIVER ROAD
 SCHILLER PARK, IL 60176

OWNER:
 CHERRY HILL 21 LLC
 C/O AFFINIUS CAPITAL
 9830 COLONNADE BLVD STE 600
 SAN ANTONIO TX 78230

ENGINEER
 DANIEL C. STEVENS, P.E.
 ILLINOIS REGISTRATION NO.: 062-057634
 EXPIRATION DATE: 11/30/2027



PROFESSIONAL DESIGN FIRM NO.: 184-001157
 EXPIRATION DATE: 04/30/2027
 DATED: 03/04/2026



NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
 JOLIET, ILLINOIS

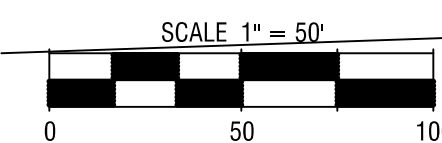
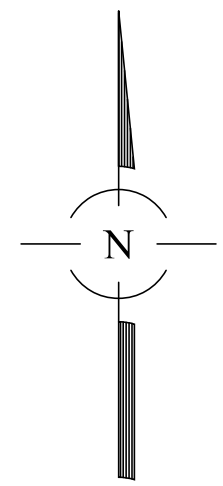


FILENAME:	9672.08PRESUB-01
DATE:	03/04/2026
JOB NO.:	9672.08
SHEET	1 OF 5

NOT FOR RECORDING

PRELIMINARY PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEOID 12S) UTILIZING GNSS EQUIPMENT AND TOPNETIVE RTK NETWORK.

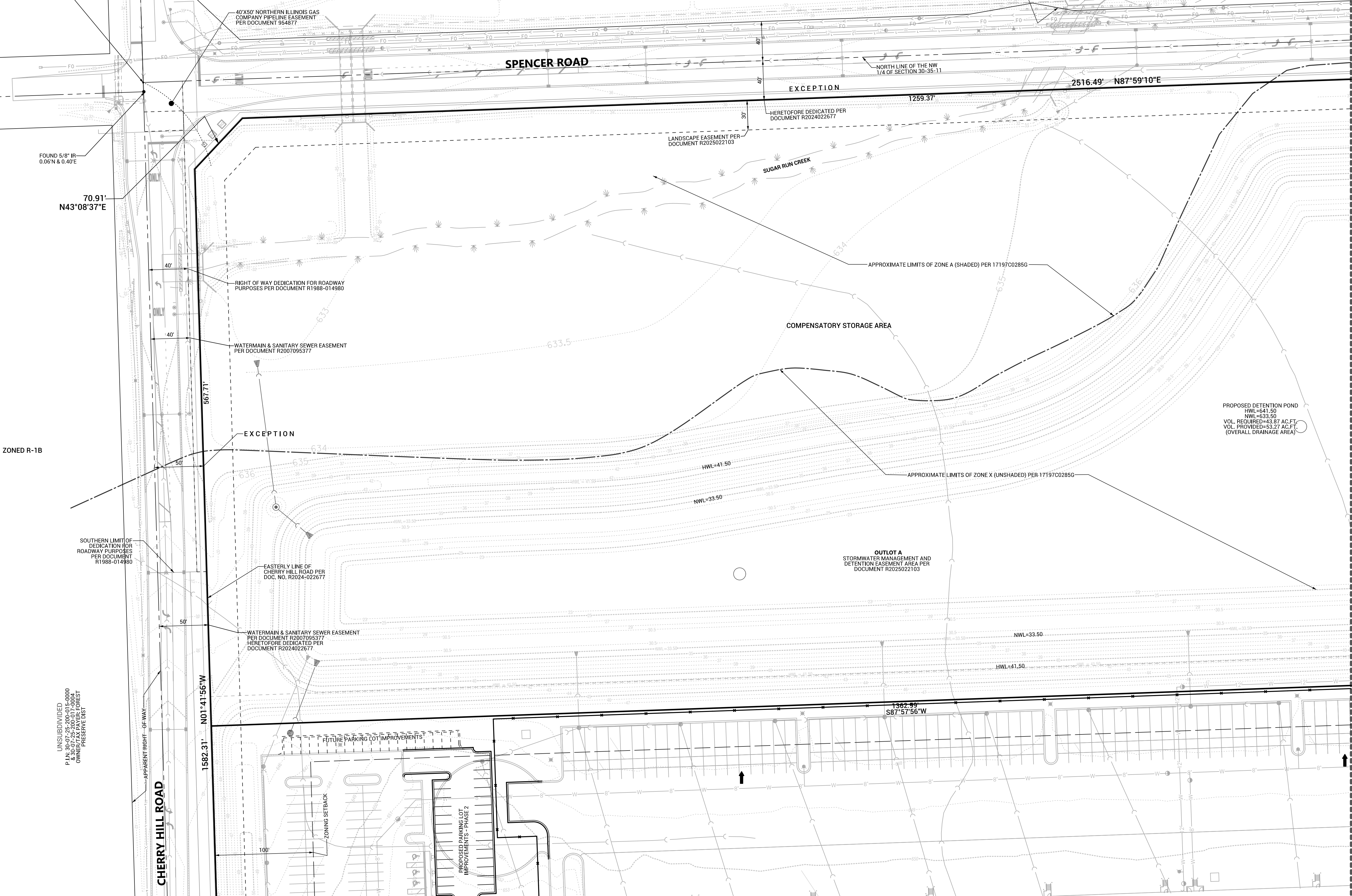
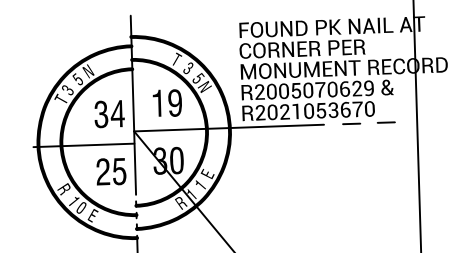
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CATV LINE
	OVERHEAD WIRE(S) ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	AIR CONDITIONING UNIT
	BOLLARD
	HAND HOLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL
	ELECTRIC METER
	LIGHT POLE
	60V WIRE ANCHOR
	LANDSCAPE LIGHT/FLOOD LIGHT
	UTILITY POLE
	ELECTRIC PEDESTAL
	ELECTRIC MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	CABLE PEDESTAL
	CABLE MANHOLE
	GAS METER
	GAS VALVE
	GAS MANHOLE
	COMBINATION MANHOLE
	SANITARY MANHOLE
	GREASE TRAP
	CLEANOUT
	DOWNSPOUT
	STORM MANHOLE
	CATCHMENT
	CATCH BASIN
	FLARED END SECTION
	INLET
	AUXILIARY VALVE
	BUFFALO BOX
	SAMESE CONNECTION/AUTO SPRINKLER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WELL VALVE AND VAULT
	MAILBOX
	SIGN
	FLAG POLE
	SIGN/LITE DISH
	UNIDENTIFIED PEDESTAL
	VENT PIPE
	UNCOVERED MANHOLE
	STONE
	RIGHT OF WAY MONUMENT
	POLE/LINE MARK
	RAILROAD SPIKE
	IRON ROD
	IRON PIPE
	CROSS
	CONCRETE MONUMENT
	DISK
	BORING
	TEST PIT
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	WINDOW WELL
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	CONTOUR
	SPOT ELEVATION
	EXISTING STORM TO BE DEM'D

UNSUBDIVIDED
PLAN 30-07-25-200-015-0000
& 30-07-25-200-017-0004
CONSERVE DIST

ZONED R-1B



PRELIMINARY PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

NO.	DATE	REMARKS
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1	03/25/26	LOT CHANGES

FILENAME: 9672.08PRESUB-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 2 OF 5

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5050 RIVER ROAD
SCHILLER PARK, IL 60176

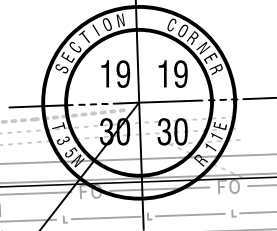
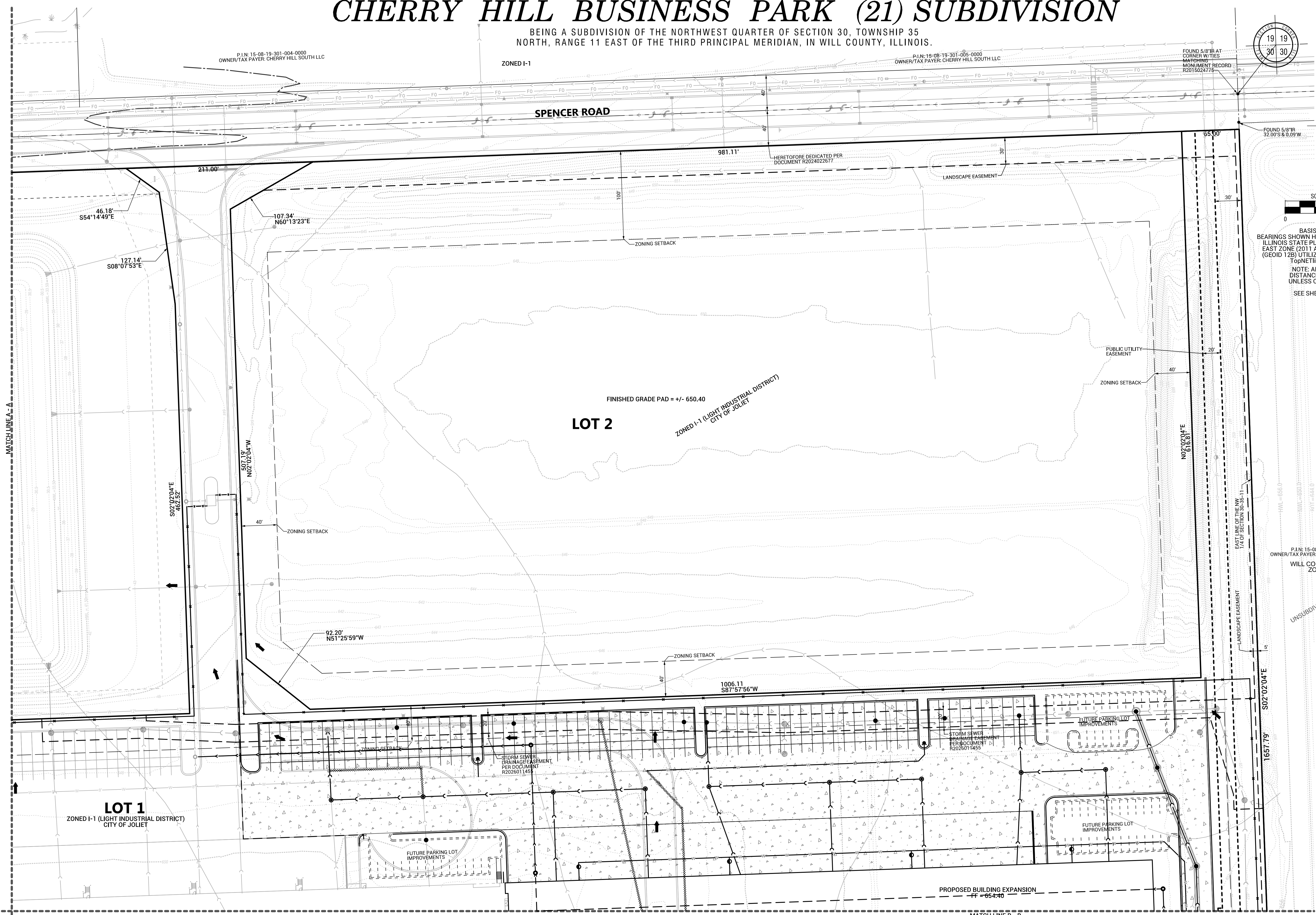
OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

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BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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PRELIMINARY PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS



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SHEET 3 OF 5

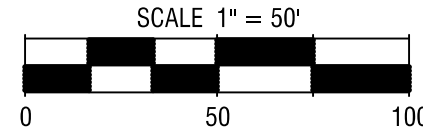
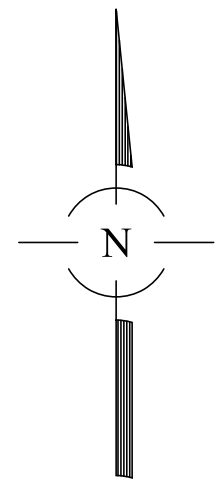
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UNIT 3
LAR'S INDUSTRIAL
CONDOMINIUM 2ND ADDITION
AS DOCUMENT R87-004366
P.L.N. 30-07-25-225-004-1001
OWNER/TAX PAYER: JJC LLC
ZONED I-1

COMMON AREA
LAR'S INDUSTRIAL
CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.L.N. 30-07-25-225-002-0000
OWNER/TAX PAYER: LAR'S
INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

UNIT 3
LAR'S INDUSTRIAL
CONDOMINIUM 4TH ADDITION
AS DOCUMENT R95-017026
P.L.N. 30-07-25-225-007-0000
OWNER/TAX PAYER: JJC LLC
WILL COUNTY
ZONED I-1

COMMON AREA
LAR'S INDUSTRIAL
CONDOMINIUM 4TH ADDITION
AS DOCUMENT R95-017026
P.L.N. 30-07-25-225-007-0000
OWNER/TAX PAYER: JJC LLC
WILL COUNTY
ZONED I-1

CHERRY HILL ROAD

WEST LINE OF THE NW
1/4 OF SECTION 30-35-11
1582.31' N01°41'56"W
1014.60'

HERCULES BENEVO PER
DOCUMENT R202407261

FOUND MAG NAIL
19.94' N & 0.17' W

LANDSCAPE EASEMENT
PER DOCUMENT R2025022103

APPROX. LOCATION OF METOR
PIPELINE PER ATLAS

APPROX. LOCATION OF AIR SABLE
PIPELINE PER FIELD EVIDENCE

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PIPELINE PER ATLAS

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LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PROPOSED PARKING LOT
IMPROVEMENTS - PHASE 2

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 666232

PUBLIC UTILITY EASEMENT

LANDSCAPE EASEMENT PER
DOCUMENT R2025022103

2576.18' S88°33'11"W

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
P.L.N. 15-08-30-100-002-0000
OWNER/TAX PAYER: COMMONWEALTH EDISON CO

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5050 RIVER ROAD
SCHILLER PARK, IL 60176

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

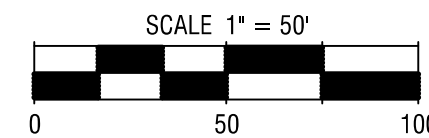
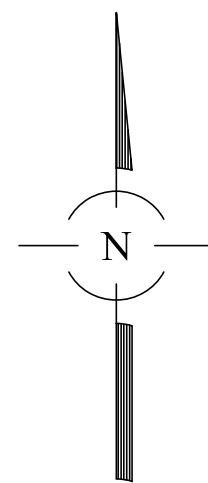
FILENAME:	9672.08PRESUB-01
DATE:	03/04/2026
JOB NO.	9672.08
SHEET	4 OF 5

NOT FOR RECORDING

PRELIMINARY PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

MATCH LINE B - B



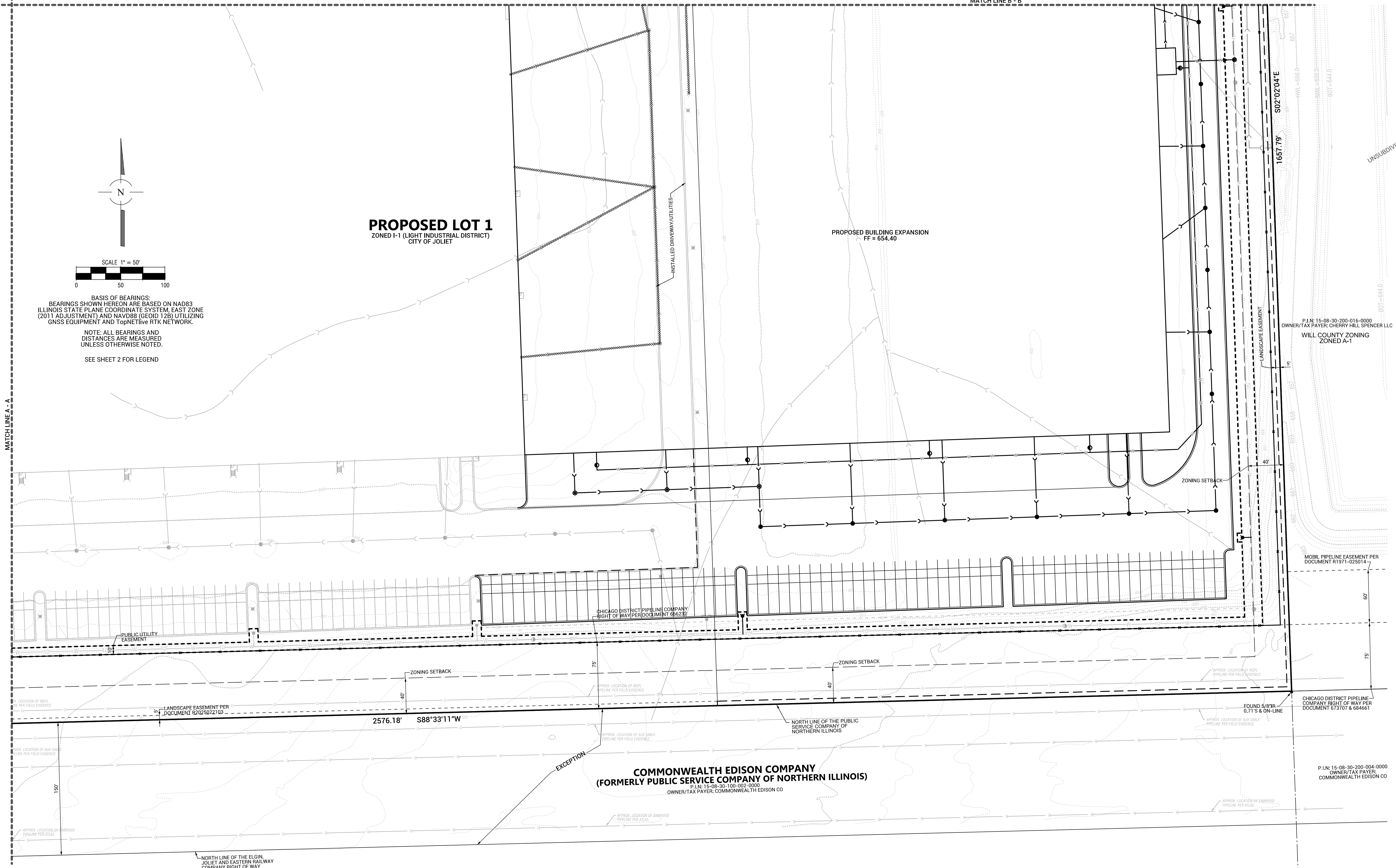
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83
ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE
(2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING
GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PROPOSED BUILDING EXPANSION
FF = 654.40



UNSUBDIVIDED

P.L.N: 15-08-30-200-016-0000
OWNER/TAX PAYER: CHERRY HILL SPENCER LLC
WILL COUNTY ZONING
ZONED A-1

MOBIL PIPELINE EASEMENT PER
DOCUMENT R1971-025014

CHICAGO DISTRICT PIPELINE
COMPANY RIGHT OF WAY PER
DOCUMENT 673707 & 684661

P.L.N: 15-08-30-200-004-0000
OWNER/TAX PAYER:
COMMONWEALTH EDISON CO

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

PRELIMINARY PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS



FILENAME:
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9672.08
SHEET
5 OF 5

NO.	DATE	REMARKS
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