

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.

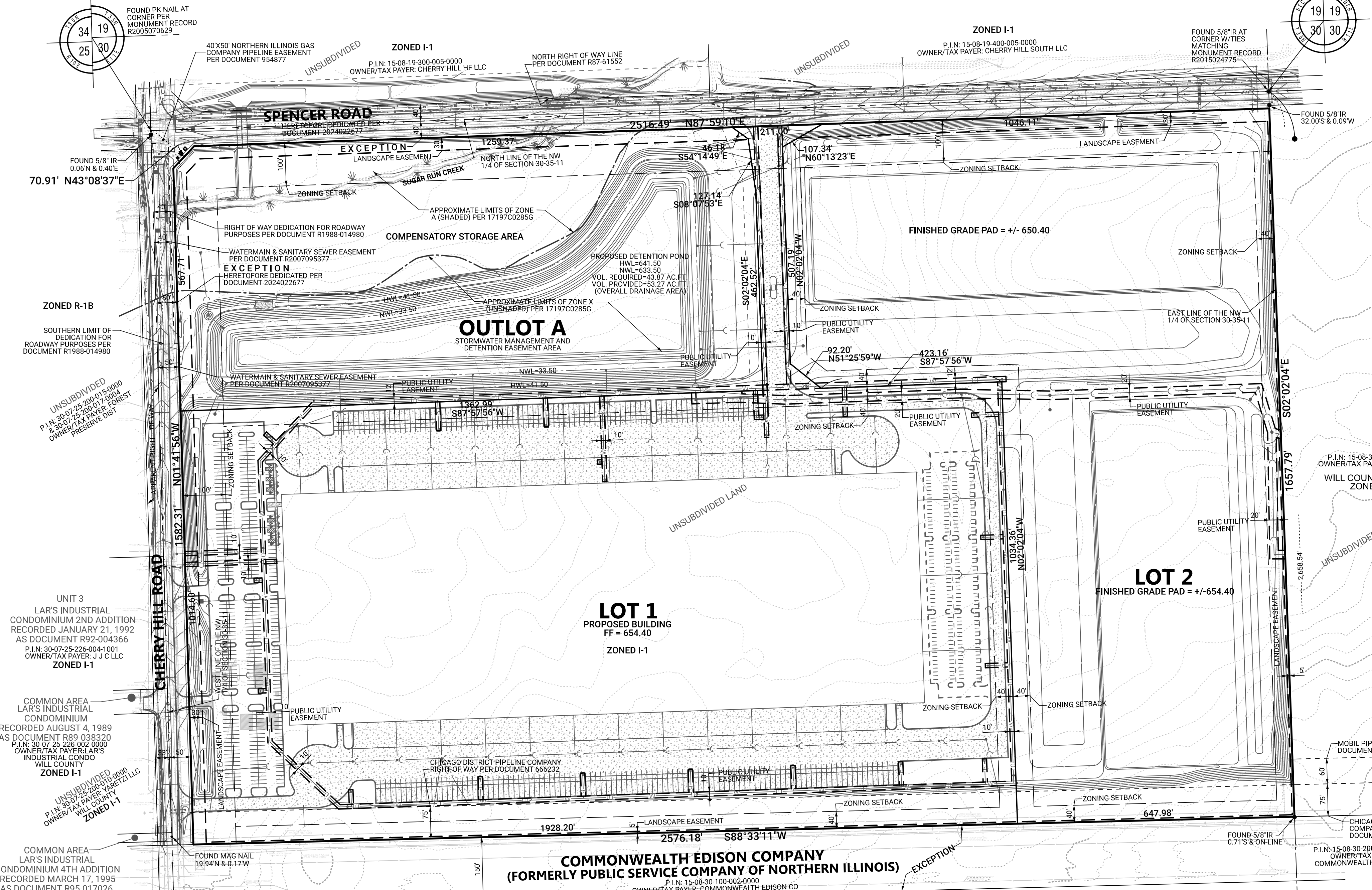
ANALYSIS: Approval of the preliminary plat of Cherry Hill Business Park (21) Subdivision and final plat of Cherry Hill Business Park (21) Subdivision, Phase 1, will allow future development of a light industrial subdivision, with near-term development of an office/warehouse building on Lot 1.

NOT FOR RECORDING

# PRELIMINARY PLAT OF SUBDIVISION 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.

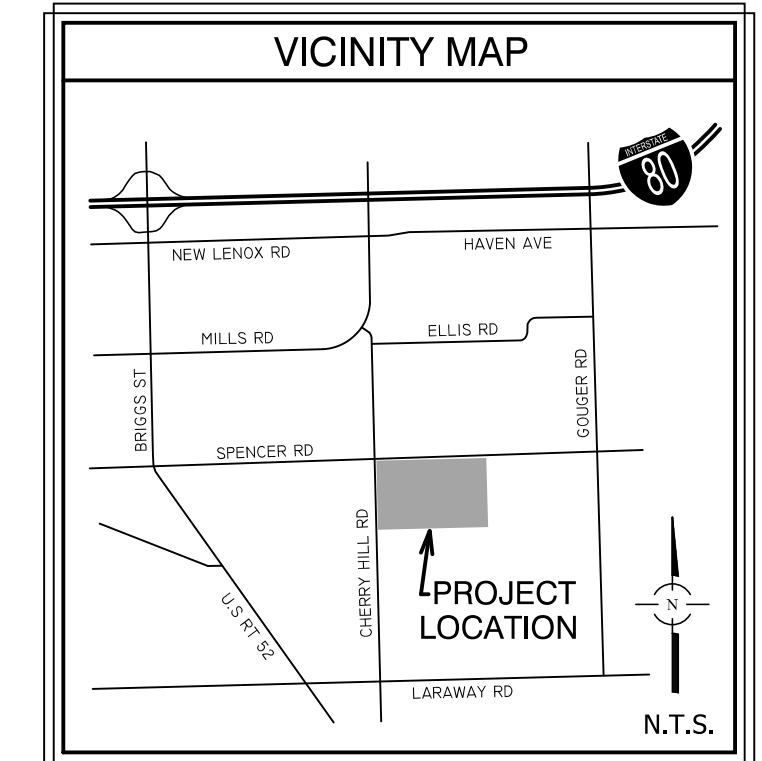
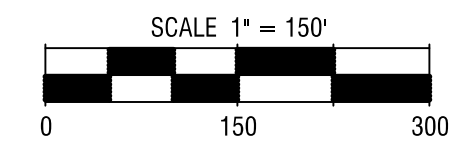
## OVERALL BOUNDARY INFORMATION



AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1	2,019,228	46.356
LOT 2	1,371,939	31.500
OUTLOT A	837,470	19.226
TOTAL	4,228,637	97.076
AVG.	1,409,546	32.359

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

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 TopNETive RTK NETWORK.



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

### PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER (NW 1/4) 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.

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.L.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-001.

THE PROPERTY IS CURRENTLY ZONED WILL COUNTY I-1 LIGHT INDUSTRIAL.

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: TOPOGRAPHIC SURVEY: MARCH 24, 2022 ALTA/NSPS LAND TITLE SURVEY: NOVEMBER 18, 2021

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 1719702055 D DATED FEBRUARY 15, 2015, 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" SHADED 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 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 LOTS 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.

CHERRY HILL AND SPENCER ROAD CROSS SECTIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES, AS THEY ARE CURRENTLY UNDER CONSTRUCTION.

ENTRANCES TO THE LOTS IN THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

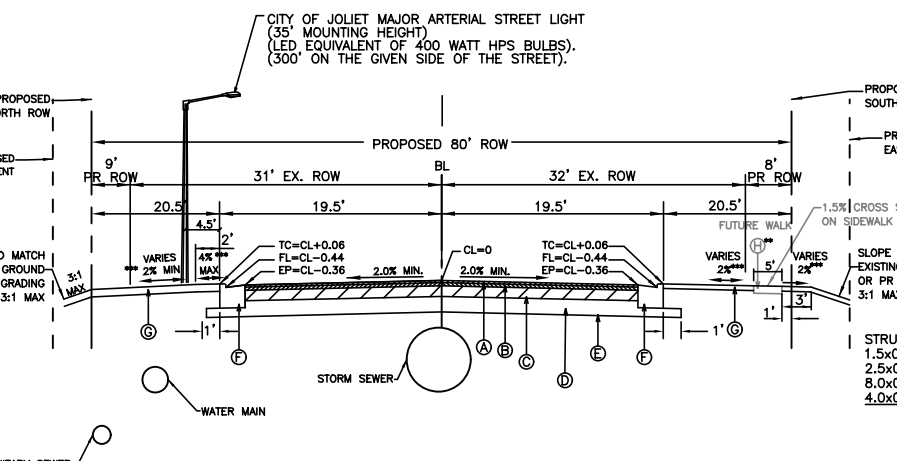
EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

### LEGEND

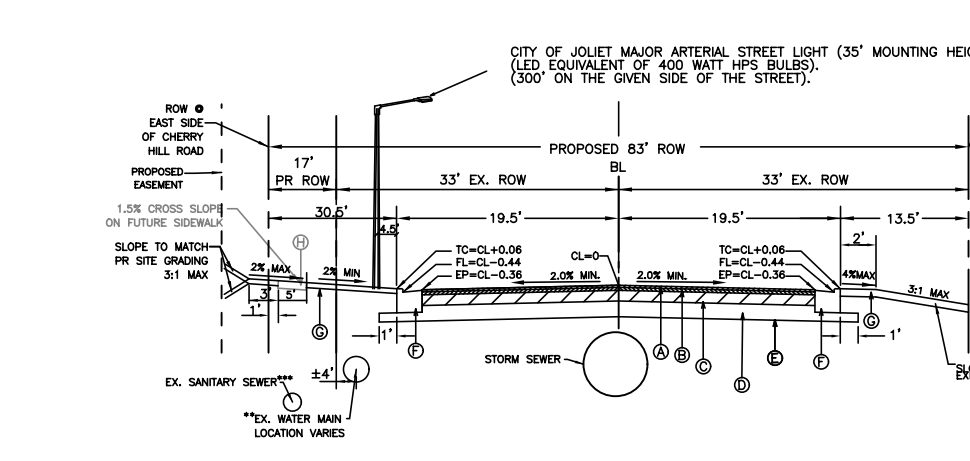
STORM SEWER	AIR CONDITIONING UNIT	GAS MANHOLE	MANHOLE
SAWTOOTH SEWER	ROLLWAY	COMBINATION MANHOLE	SOB
COMBINED SEWER	HAND HOLE	SANITARY MANHOLE	FLAS POLE
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SATELLITE POLE
GAS MAIN	TRAFFIC SIGNAL	CLEANOUT	UNDRERSTED PEDESTAL
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNPOUT	VENT PIPE
UNDERGROUND ELECTRIC LINE	LIGHT POLE	STORM MANHOLE	UNDRERSTED MANHOLE
UTILITY POLE	LANDSCAPE LIGHT/FLOOD LIGHT	OLIVER	STONE
OVERHEAD WIRING (ON UTILITY POLES)	CLAY	CATCH BASIN	RIGHT OF WAY MONUMENT
FIBER OPTIC LINE	UNDERGROUND ELECTRIC LINE	FLARED END SECTION	RAILROAD SPIKE
RAILROAD	UNDERGROUND GAS LINE	WATER VALVE	IRON PIPE
FENCE	WATER VALVE	WATER METER	CROSS
EDGE OF WATER	WATER METER	WATER VALVE AND VAULT	CONCRETE MONUMENT
WETLAND LIMITS	WELL	TEST PIT	DISC
	WELL VALVE AND VAULT	CONTOUR	SPRING
		SPOT ELEVATION	

### LEGEND

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



PROPOSED TYPICAL SECTION SPENCER ROAD NOT TO SCALE



PROPOSED TYPICAL SECTION CHERRY HILL ROAD NOT TO SCALE

RECONSTRUCTION STA. 14+00 TO STA. 39+50

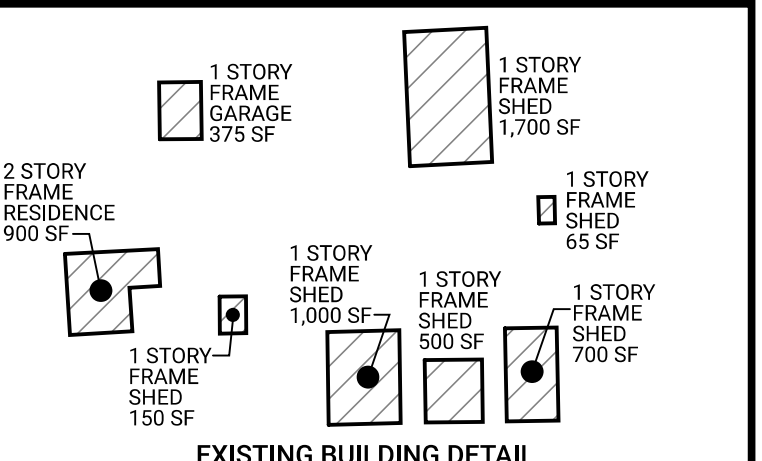
- ALL EXISTING PAVEMENT SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH TYPICAL SECTION AS SHOWN ABOVE
- STATION 14+00 TO STATION 39+50 FUTURE SIDEWALK IN SOUTH ROW (1.5% SLOPE TO 4-INCH FUTURE SIDEWALK IN NORTH ROW)
- STATION 14+00 TO STATION 39+50 PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH AND SOUTH ROW (LEFT AND RIGHT SIDE)
- STATION 39+50 TO STATION 44+00 PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH ROW (LEFT SIDE)
- STATION 39+50 TO STATION 44+00 PARALLEL SLOPES AWAY FROM ROADWAY TO SOUTH ROW (RIGHT SIDE)
- AT STATION 14+00 EXISTING WATER MAIN MOVES TO OPPOSITE SIDE OF ROADWAY
- AT STATION 14+00 EXISTING SANITARY MAIN MOVES TO OPPOSITE SIDE OF ROADWAY

RECONSTRUCTION STA. 108+80 TO STA. 120+72

- ALL EXISTING PAVEMENT SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH TYPICAL SECTION AS SHOWN ABOVE
- STATION 108+80 TO STATION 114+00, HORIZONTAL ALIGNMENT DEFLECTS 1"
- ALL EXISTING SIDEWALK SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH TYPICAL SECTION AS SHOWN ABOVE
- AT STATION 114+00 EXISTING WATER MAIN MOVES TO OPPOSITE SIDE OF ROADWAY
- AT STATION 114+00 EXISTING SANITARY MAIN MOVES TO OPPOSITE SIDE OF ROADWAY

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

OWNER:  
 CHERRY HILL 21 LLC  
 C/O AFFINIUS CAPITAL  
 9630 COLONNADE BLVD STE 600  
 SAN ANTONIO TX 78230



EXISTING BUILDING DETAIL

## 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

NOT FOR RECORDING

# FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION

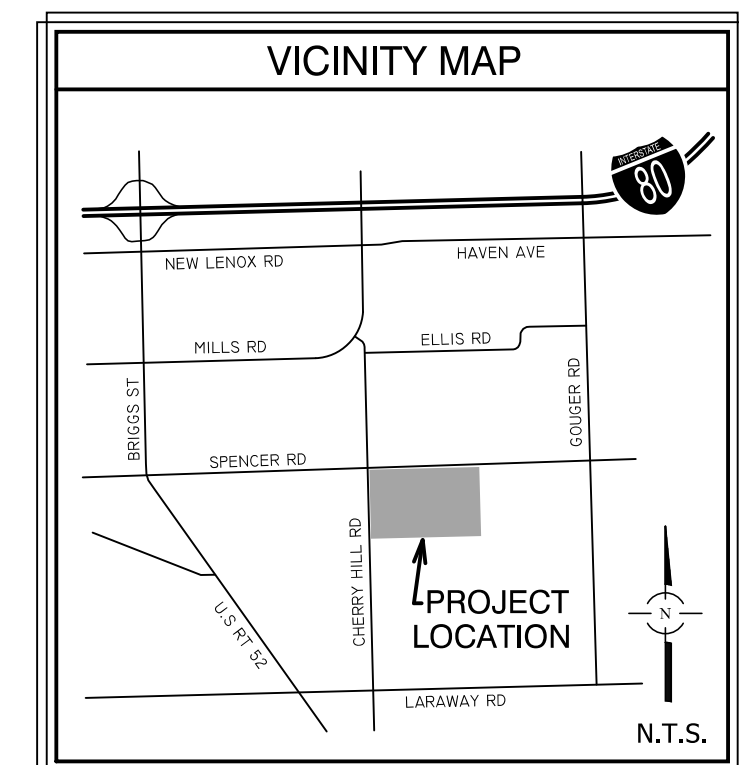
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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OUTLOT A	837,470	19.226
TOTAL	4,228,637	97.076
AVG.	1,409,546	32.359

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

SCALE 1" = 150'



**PROPERTY DESCRIPTION:**  
THAT PART OF THE NORTHWEST QUARTER (NW 1/4) 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 R202402777, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER PER MONUMENT RECORDS R2005-070629 AND R2021-053670; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER BEARINGS PER ILLINOIS STATE PLANE EAST ZONE-NAD 83 99 78 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES, 50 SECONDS EAST, PERPENDICULAR TO SAID NORTH LINE 40.50 FEET TO THE SOUTH LINE OF SPENCER ROAD DEDICATED PER DOCUMENT R202402777; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST 1259.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST, ALONG LAST DESCRIBED LINE 211.00 FEET; THENCE SOUTH 60 DEGREES 13 MINUTES 23 SECONDS WEST 107.34 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST 507.19 FEET; THENCE SOUTH 57 DEGREES 25 MINUTES 59 SECONDS EAST 92.20 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST 423.16 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST 1034.36 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS WEST ALONG THE LAST DESCRIBED LINE 1928.20 FEET TO THE EAST LINE OF SAID CHERRY HILL ROAD; THENCE NORTH 01 DEGREES 41 MINUTES 56 SECONDS WEST ALONG SAID EAST LINE 1014.40 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST 1362.99 FEET PERPENDICULAR TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST PARALLEL WITH THE LAST DESCRIBED LINE 462.52 FEET; THENCE NORTH 08 DEGREES 07 MINUTES 53 SECONDS WEST 127.14 FEET; THENCE NORTH 54 DEGREES 14 MINUTES 49 SECONDS WEST 46.18 FEET, TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS.**

**NOTES:**  
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TAX P.L.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-001.

THE PROPERTY IS CURRENTLY ZONED WILL COUNTY I-1 LIGHT INDUSTRIAL.

THIS SUBDIVISION CONTAINS LOT 1, LOT 2 WILL BE PLATTED IN A FUTURE PHASE. 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:  
TOPOGRAPHIC SURVEY: MARCH 24, 2022  
ALTA/NSPS LAND TITLE SURVEY: NOVEMBER 18, 2021

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 13, 2014, AND A LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 19, 2024. IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A" (SHADED) AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

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.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A" WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

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EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

**PROPOSED TYPICAL SECTION SPENCER ROAD**  
NOT TO SCALE  
RECONSTRUCTION STA. 14+00 TO STA. 39+50

**PROPOSED TYPICAL SECTION CHERRY HILL ROAD**  
NOT TO SCALE  
RECONSTRUCTION STA. 108+80 TO STA. 120+72

ALL EXISTING PAVEMENT SHALL BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH TYPICAL SECTION AS DEPICTED ABOVE

STATION 14+00 TO STATION 39+50 FUTURE SIDEWALK IS SOUTH ROW 1.376, 38.36 TO 40.644 FROM EXISTING SIDEWALK

STATION 108+80 TO STATION 120+72 FUTURE SIDEWALK IS SOUTH ROW 1.376, 38.36 TO 40.644 FROM EXISTING SIDEWALK

STATION 14+00 TO STATION 39+50 PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH AND SOUTH ROW LEFT AND RIGHT SIDE

STATION 108+80 TO STATION 120+72 PARALLEL SLOPES AWAY FROM ROADWAY TO NORTH AND SOUTH ROW LEFT AND RIGHT SIDE

STATION 14+00 TO STATION 39+50 PARALLEL SLOPES TOWARD ROADWAY FROM SOUTH ROW (RIGHT SIDE)

STATION 108+80 TO STATION 120+72 PARALLEL SLOPES TOWARD ROADWAY FROM SOUTH ROW (RIGHT SIDE)

**NOT FOR RECORDING**  
FINAL PLAT OF  
CHERRY HILL BUSINESS PARK (21)  
SUBDIVISION

DATE: 06/14/2024  
JOB NO: 9672.02  
FILENAME: 9672.02FINAL-SUB-01  
SHEET 1 OF 1

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

224 1/2 N. Liberty Street,  
Morris, Illinois 60450  
Phone: (815) 941-0260 Fax: (815) 941-0263

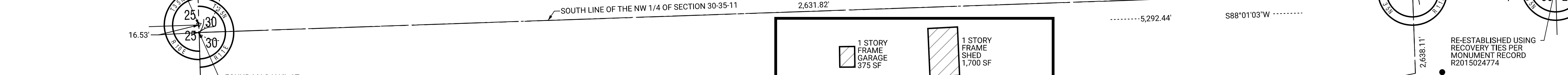
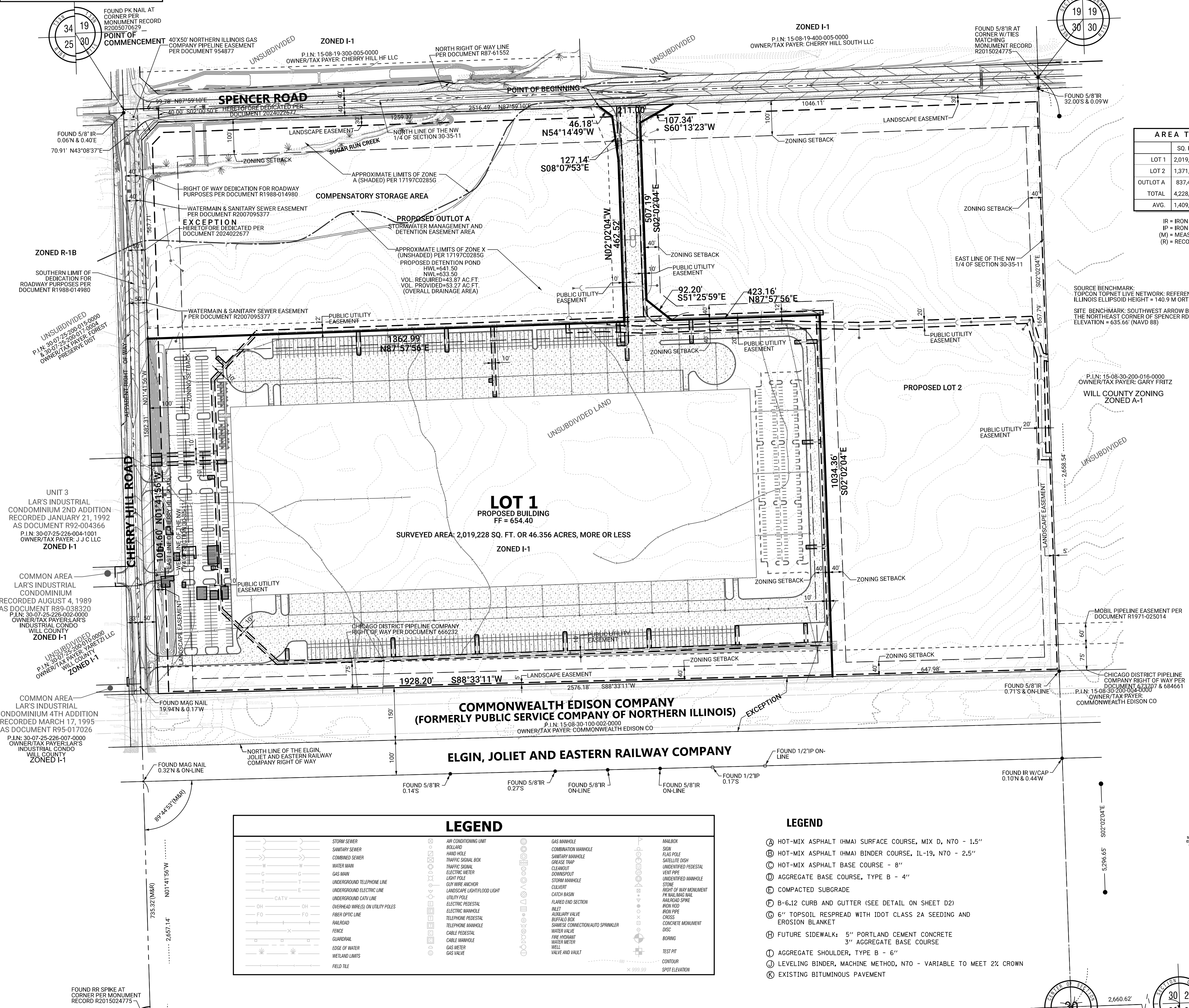
REVISIONS:  
07/11/2024

FOR REVIEW PURPOSES ONLY

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

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

PROJECT: 0672.M\9672.02\SURVEY\9672.02\FINALS\01.dgn Default User: jleskovsek



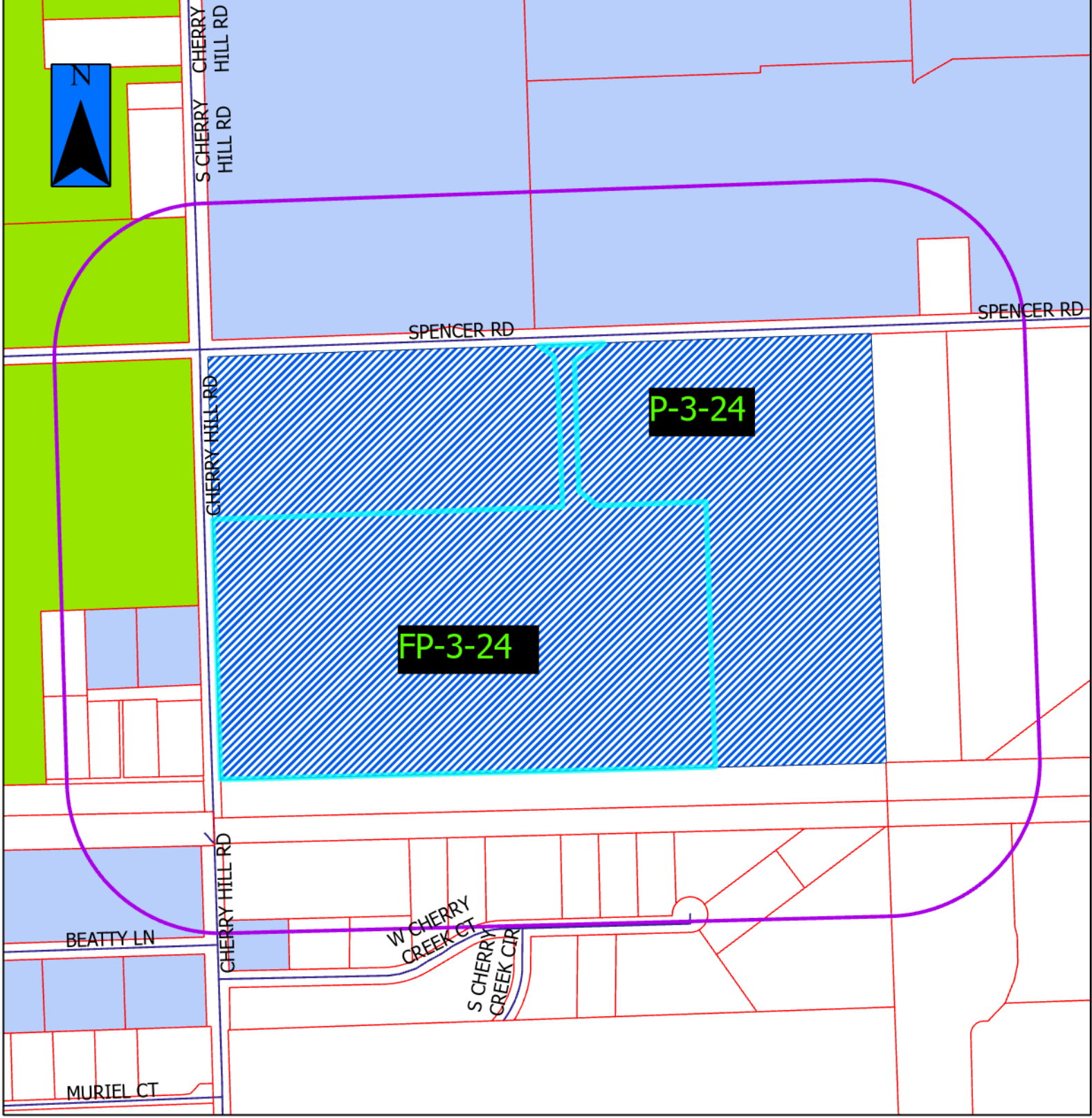
**LEGEND**

STORM SEWER	AIR CONDITIONING UNIT	GAS MAINLINE	MALLION
SAWTOOTH SEWER	BOLLARD	COMBINATION MANHOLE	SKIN
COMBINED SEWER	ROAD NAIL	SAWTOOTH MANHOLE	FLAG
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SHRUB/PLANT
GAS MAIN	TRAFFIC SIGNAL	CLEANOUT	UNIDENTIFIED PEDESTAL
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNGRANT	VENT PIPE
UNDERGROUND ELECTRIC LINE	LIGHT POLE	STORM MANHOLE	UNIDENTIFIED MANHOLE
OVERHEAD WIRELESS ON UTILITY POLES	UTILITY POLE	CULVERT	STONE
UNDERGROUND CATCH LINE	LANDSCAPE EXTERIOR LIGHT	CATCH BASIN	RIGHT OF WAY MONUMENT
FIBER OPTIC LINE	ELECTRIC PEDESTAL	FLANGED END SECTION	PK WALLING NAIL
RAILROAD	ELECTRIC MANHOLE	INLET	RAILROAD SPIKE
FENCE	TELEPHONE PEDESTAL	AUXILIARY VALVE	IRON ROD
GUARDRAIL	TELEPHONE MANHOLE	SHUT-OFF VALVE	IRON PIPE
EDGE OF WATER	CABLE PEDESTAL	SHARED CONNECTION/AUTO SPRINKLER	CROSS
WETLAND LIMITS	CABLE MANHOLE	WATER VALVE	CONCRETE MONUMENT
	GAS METER	IRE ANCHOR	ISCC
	GAS VALVE	WELL	BOORING
		WELL AND VENT	TEST PIT
			CONTOUR
			SPOKE ELEVATION

**LEGEND**

- Ⓐ HOT-MIX ASPHALT (HMA) SURFACE COURSE, MIX D, N70 - 1.5"
- Ⓑ HOT-MIX ASPHALT (HMA) BINDER COURSE, IL-19, N70 - 2.5"
- Ⓒ HOT-MIX ASPHALT BASE COURSE - 8"
- Ⓓ AGGREGATE BASE COURSE, TYPE B - 4"
- Ⓔ COMPACTED SUBGRADE
- Ⓕ B-6.2 CURB AND GUTTER (SEE DETAIL ON SHEET D2)
- Ⓖ 6" TOPSOIL RESPREAD WITH IDOT CLASS 2A SEEDING AND EROSION BLANKET
- Ⓖ FUTURE SIDEWALK: 5" PORTLAND CEMENT CONCRETE 3" AGGREGATE BASE COURSE
- Ⓗ AGGREGATE SHOULDER, TYPE B - 6"
- Ⓙ LEVELING BINDER, MACHINE METHOD, N70 - VARIABLE TO MEET 2X CROWN
- Ⓚ EXISTING BITUMINOUS PAVEMENT

RE-ESTABLISHED USING CORNER PER MONUMENT RECORD R2015024774

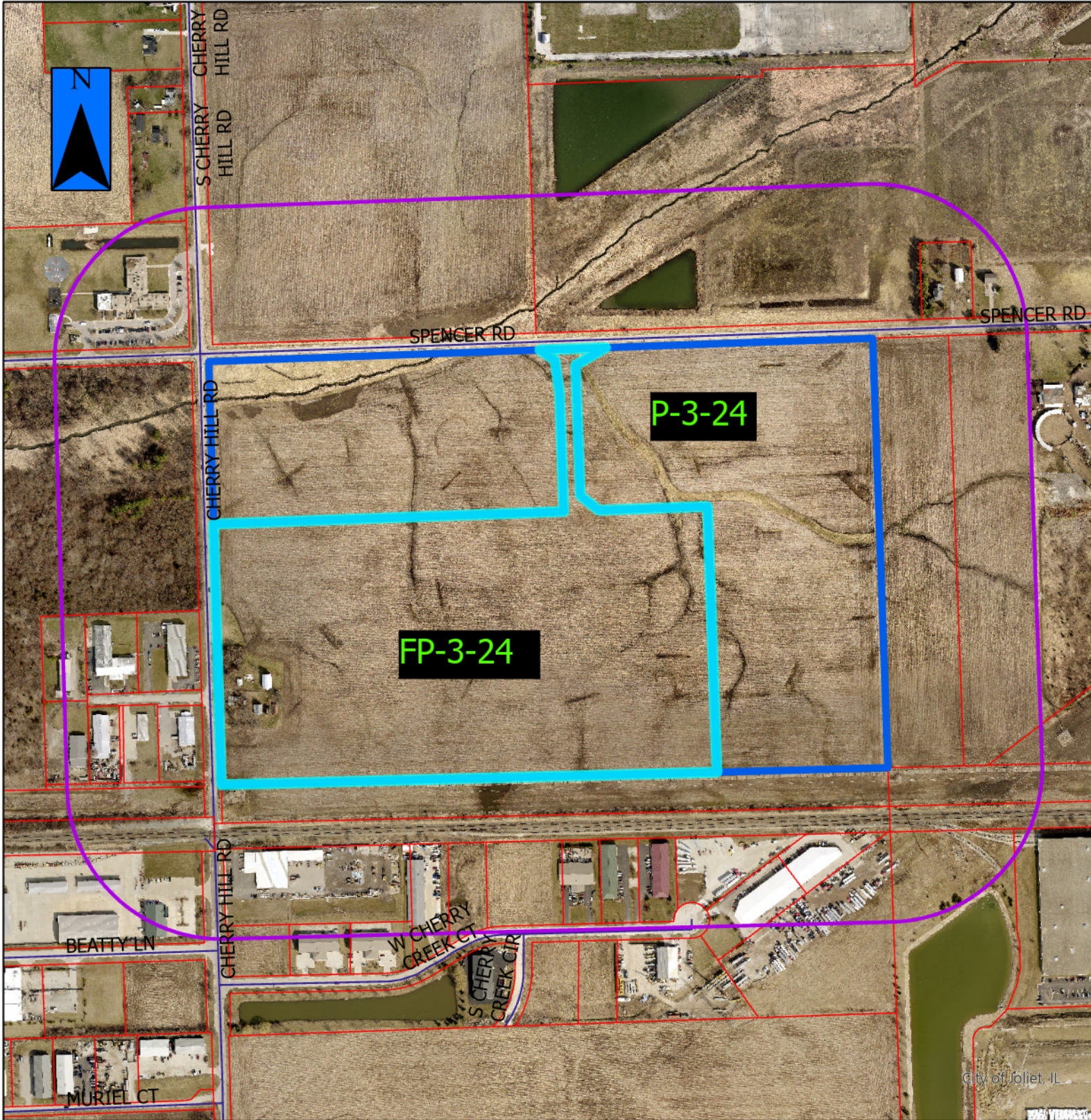


## P-3-24 & FP-3-24

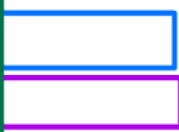


= Property in Question  
 = 600' Public Notification Boundary

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)





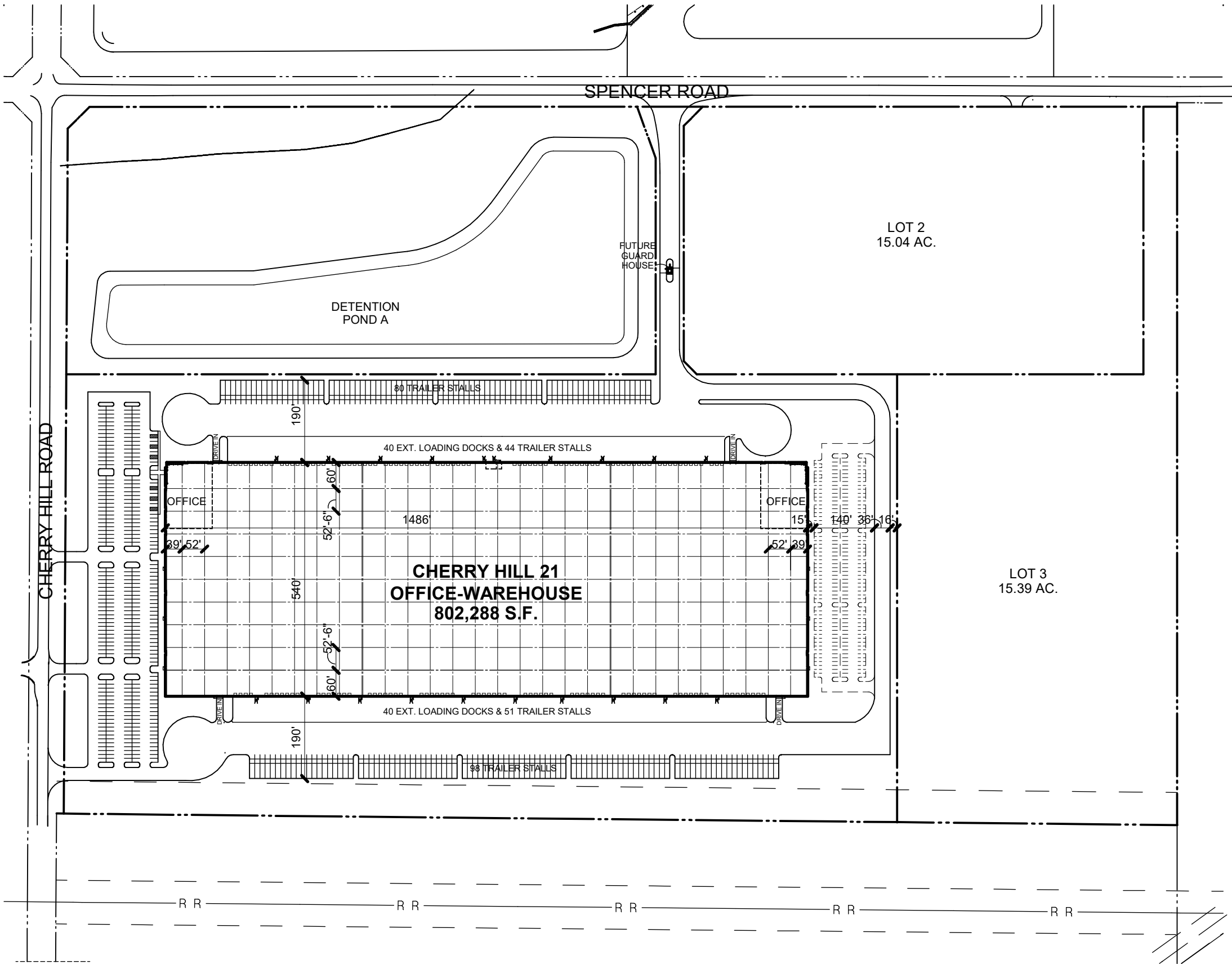


# CONCEPTUAL SITE PLAN

CONCEPTUAL NEW FACILITY FOR:

## CHERRY HILL 21

JOLIET, ILLINOIS

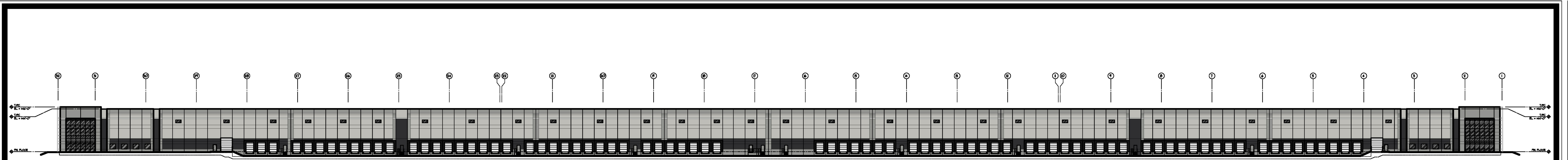


<b>SITE AREA (±97.10 AC.)</b>	±4,229,850 S.F.
<b>DETENTION</b>	
POND AREA(±8.54 AC.)	±372,170 S.F.
<b>CHERRY HILL 21</b>	
<b>SITE AREA (±47.44 AC.)</b>	±2,066,611 S.F.
OFFICE	T.B.D.
WAREHOUSE	802,288 S.F.
TOTAL BUILDING AREA	802,288 S.F.
<b>PARKING</b>	
PARKING PROVIDED	386 STALLS
FUTURE PARKING	214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

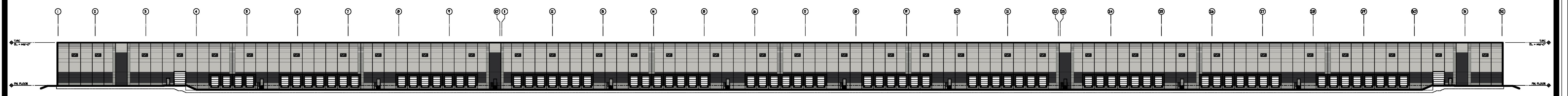
### SITE PLAN

221266 KJB 06-11-2024

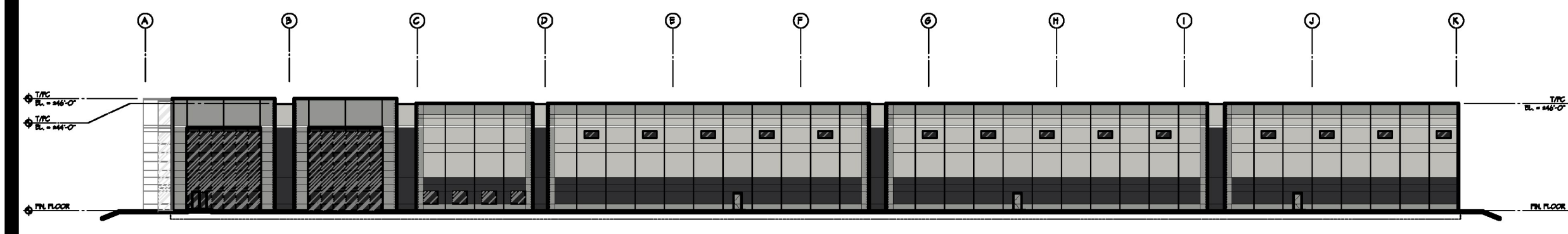




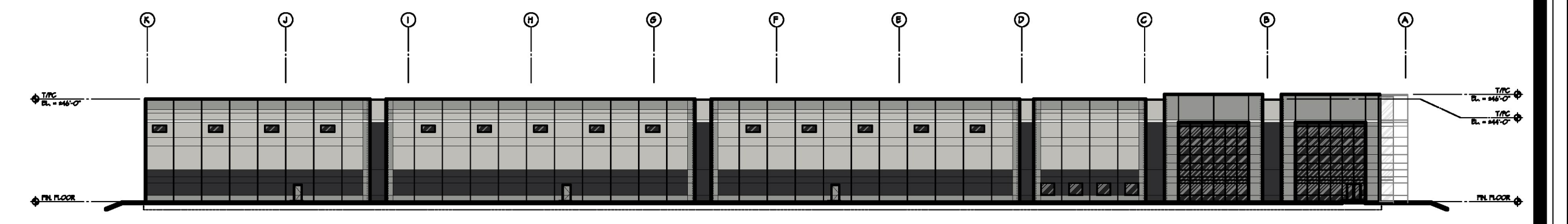
**NORTH ELEVATION**  
SCALE: 1"=50'-0" (1) A2.0



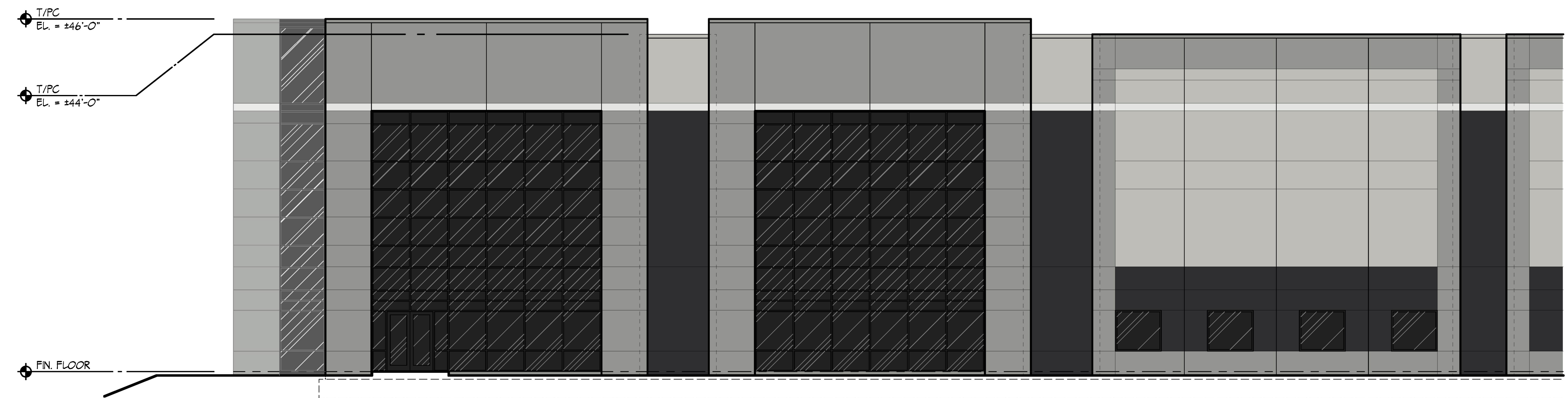
**SOUTH ELEVATION**  
SCALE: 1"=50'-0" (2) A2.0



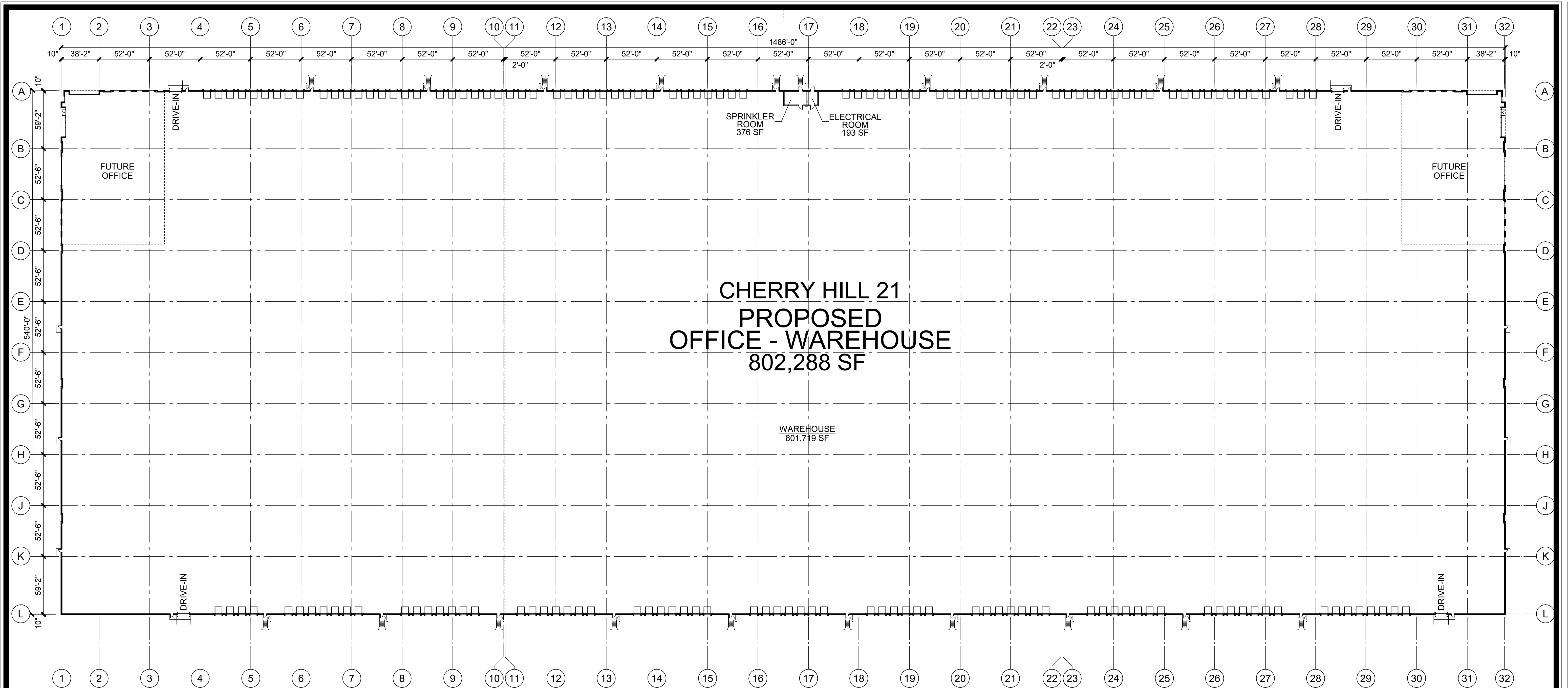
**WEST ELEVATION**  
SCALE: 1"=50'-0" (4) A2.0



**EAST ELEVATION**  
SCALE: 1"=50'-0" (3) A2.0



**PARTIAL ENLARGED WEST ELEVATION**  
SCALE: 1/8"=1'-0" (5) A2.0



CHERRY HILL 21  
 PROPOSED  
 OFFICE - WAREHOUSE  
 802,288 SF

WAREHOUSE  
 801,719 SF

SPRINKLER ROOM  
 376 SF

ELECTRICAL ROOM  
 193 SF

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

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 \_\_\_\_\_  
Petitioner's Name

Subscribed and sworn to before me this 13<sup>th</sup> day of June, 2024

Notary Public \_\_\_\_\_  
My Commission Expires: 7/14/2027



## 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

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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