

## **STAFF REPORT**

**DATE:** September 8, 2021  
**TO:** Zoning Board of Appeals  
**FROM:** Planning Staff  
**RE:** Petition Number: 2021-55  
Applicant: Timber Hill Group  
Owner: Reclamation Development Corporation ( P.T. Ferro Construction Company)  
Location: Mound Road & Hollywood Road  
Request: 2021-55: A Special Use Permit to allow development of a truck & travel fueling center

---

### **Purpose**

The applicant is requesting a Special Use Permit to allow development of a truck & travel fueling center, located at the southwest corner of Mound Road & Hollywood Road. The City Council makes the final decision on this Special Use Permit request upon the recommendation of the Zoning Board of Appeals.

### **Site Specific Information**

The 18.57-acre subject property is zoned I-1 (Light Industrial) District. P.T. Ferro owns the property and utilized it for many years to store clean fill. P.T. Ferro is currently leasing the property to ComEd for a laydown yard.

### **Surrounding Zoning, Land Use and Character**

- North: Vacant land and truck terminal; B-3
- South: CSX railroad line; Unincorporated Will County
- East: Warehouse; I-2
- West: Industrial storage yard; I-1

### **Applicable Regulations**

- Section 47-13.2A (N): Special Uses – B-3 Zoning District
- Section 47-5.2(C) Criteria for Issuance of Special Use Permit

### **Discussion**

The applicant, who is the contract purchaser of the property, proposes to develop a 24-hour truck and travel fueling center at this location. The Joliet Zoning Ordinance requires

Special Use Permit approval for fueling center uses. The proposed concept plan is included with this staff report packet. The proposal includes the following components:

- separate automobile and truck fueling areas
- 52 automobile parking stalls
- 78 tractor-trailer parking stalls
- 9,600 square foot convenience store with food and beverage options
- Fast-food drive-thru

Access to the proposed fueling center will be from Mound Road only. The City will not allow curb cuts directly onto Hollywood Road due to the proximity of the property to the Interstate 80 on and off-ramps to the north and the at-grade railroad crossing to the south.

In the near future, the applicant intends to petition the City to subdivide the property into two lots and to develop the westernmost lot for a truck-related use, which would likely require the review of an additional Special Use Permit request at a future Zoning Board of Appeals meeting.

### **Conditions**

If the Zoning Board desires to recommend approval of the Special Use Permit request to allow development of a truck & travel fueling center, located at the southwest corner of Mound Road & Hollywood Road, the following conditions would be included:

1. That the piers of the fueling canopy be wrapped in masonry that matches the masonry used on the façade of the travel center facility;
2. That the future building shall meet the requirements for architectural appearance as per the requirements of the City's Non-Residential Design Standards;
3. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

4. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and
5. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

**ZONING BOARD OF APPEALS**  
**CRITERIA FOR SPECIAL USES**

Section 47-5.2 (C) of the Zoning Ordinance states:

*A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:*

	Does the evidence presented sustain this criteria?	Comments
(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.		

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., Joliet, IL 60432  
Ph (815)724-4050 Fax(815)724-4056

PETITIONER'S NAME: Timber Hill Group - Ryan Battistoni  
HOME ADDRESS: 6311 Prentice Drive, Downers Grove, IL ZIP CODE: 60516  
BUSINESS ADDRESS: 8770 West Bryn Mawr Avenue, Suite 1350, Chicago, IL ZIP CODE: 60631  
PHONE:(Primary) (708) 212-5044 (Secondary) (847) 597-0062  
FAX: \_\_\_\_\_ EMAIL ADDRESS: rbattistoni@timberhillgroup.com  
ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: Southwest Corner of Mound Road & Hollywood Road, Joliet  
PROPERTY INTEREST OF PETITIONER: Contract Buyer  
OWNER OF PROPERTY: Reclamation Development Corporation (P.T. Ferro Construction Co.)  
HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
BUSINESS ADDRESS: 700 S. Rowell Avenue ZIP CODE: 60434  
FAX: 815-726-5614 EMAIL ADDRESS: mmarketti@ptferro.com

**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*):

Doug Ciserella, Founding Partner, Pioneer Engineering & Environmental Services, LLC, 2753 West 31st Street, Chicago IL 60608 (773) 722-92900

Chris Metcalf, SVP-Head of CRE Lending, Inland Bank, 2805 Butterfield Road, Oak Brook IL (630) 908-6405

Rahim Charania, CEO, American Fueling Systems, 121 Perimter Center West, Suite 320, Atlanta, GA (770) 399-7800

OTHER PROJECTS AND/OR DEVELOPMENTS:

888 Forest Edge Drive, Vernon Hills IL - Ground-up development of a 95,348 SF Warehouse Facility on a 5.27-acre site

2100 N. 15th Street, Melrose Park IL - New construction of a 12.49-acre, 277-space managed truck parking facility

1075 Chaddick Drive, Wheeling IL - Ground-up development of an 83,755 SF Warehouse Facility on a 5.29-acre site

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-26-100-022-0000 ;  
05-06-26-200-020-0010 ; 05-06-26-200-020-0020 ; \_\_\_\_\_.

*\*\*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):**

\_\_\_\_\_  
\_\_\_\_\_

LOT SIZE: WIDTH: 528.87 ft. DEPTH: 1,559.41 ft. AREA: 18.57 Acres

PRESENT USE & ZONING: Outdoor Storage (I-1 & I-2)

NORTH: B-3 (vacant) EAST: I-2 (Industrial building)

SOUTH: Railroad R.O.W. WEST: I-1 (Outdoor storage)

SPECIAL USE REQUESTED: Special Use variance is requested for the development of a fuel dispensing truck stop facility on the east portion of the site. The western portion of the site will consist of an industrial service facility with storage and repair capability.  
The use on the western portion of the site conforms with current zoning.

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?

With the development of Centerpoint's toll bridge, truck traffic is expected to increase substantially on Houbolt Rd. Our intention is to supply the truck drivers utilizing the toll bridge with the fuel, food and other needed amenities to keep trucks from venturing North of I-80. The nearest truck capable fueling stations are 3 miles to the East and 3.9 miles to the West requiring trucks to utilize more congested roadways to access these locations.

2. How will the special use impact properties in the immediate area? With no other diesel fuel options in the immediate area

this site will allow truck drivers and businesses the ability to fuel their equipment before or after accessing the intermodals or local industrial facilities.

The construction of the toll bridge facilitates a need for diesel fuel to be located strategically between the interstate and bridge.

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

This project will not impede development or improvement on the surrounding area and will in fact act as amenity to the surrounding area. Having fuel (diesel and gasoline) and convenience store amenities at this location will promote truck traffic to utilize the toll bridge and Houbolt Rd (between Route 6 and I-80) as their main access to I-80 thus keeping them off of Route 53 and Route 6 which experience more robust automobile traffic.

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

This project benefits from close proximity to utilities and will conform to all storm water requirements with on site retention/detention .

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

We are not providing ingress/egress off of Houbolt so as to not cross the proposed recreational path that will be constructed on the West side of Hollywood Rd. In addition we have thoughtfully designed the ingress/egress as far west on Mound Rd as possible to provide for the safest access to the Mound and Houbolt intersection.

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?

To the best of our knowledge the use does conform and we are not aware of any other violations that this use would trigger.

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)?

Yes to the best of our knowledge this has not been previously applied for.

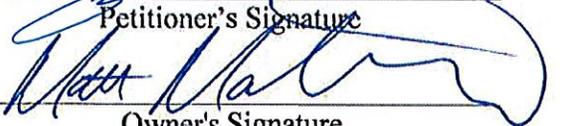
A plat of survey is required in order to consider a petition. Please attach a plat of survey to this application.

***If a plat of survey is not included, the petition may not be accepted as an agenda item for the Board.***

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Ryan Battistoni, 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.

  
\_\_\_\_\_  
Petitioner's Signature  
  
\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)



Subscribed and sworn to before me  
this 12 day of August, 2021  


In accordance with Resolution No. 1694 of the City of Joliet, all persons residing within 300 ft. of the property referred to in this application must be notified of the proposed re-zoning. The Planning Division will notify these residents 10 days prior to the meeting of the Zoning Board of Appeals.

***IMPORTANT!***

Failure to supply the following items may result in non-acceptance as an agenda item for the Board:

- Plat of survey
- Business license application (if applicable)
- Notary Public stamp (original copy)
- Permanent Index Number (P.I.N.)
- Legal description
- Joliet Ownership Disclosure form
- All required fees (*Please make check payable to the City of Joliet*)

***Thank you!***

City of Joliet, Planning Division, 150 W. Jefferson St., Joliet, IL 60432

### 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:

SW Corner of Mound Rd and Houkolt Rd.

PIN(s): 05-06-26-100-022-0000, 05-06-26-200-020-0010, 05-06-26-200-020-0020

#### 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

Cary Goldman - 88% - (312) 804-8898

1476 Sherwood Rd, Highland Park, IL 60035

Ryan Battistoni, -12% - (708) 212-5044

6311 Prentice Dr, Downers Grove, IL 60516

E-MAIL: Rbattistoni@timberhillgroup.com FAX: \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

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

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

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

---

---

---

---

E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

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

**SIGNED:** 

**DATE:** 8/12/21

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
Ryan Battistoni, Partner, 708-212-5044

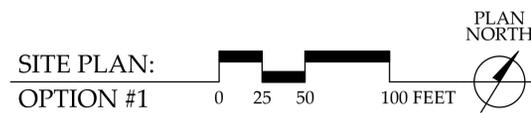
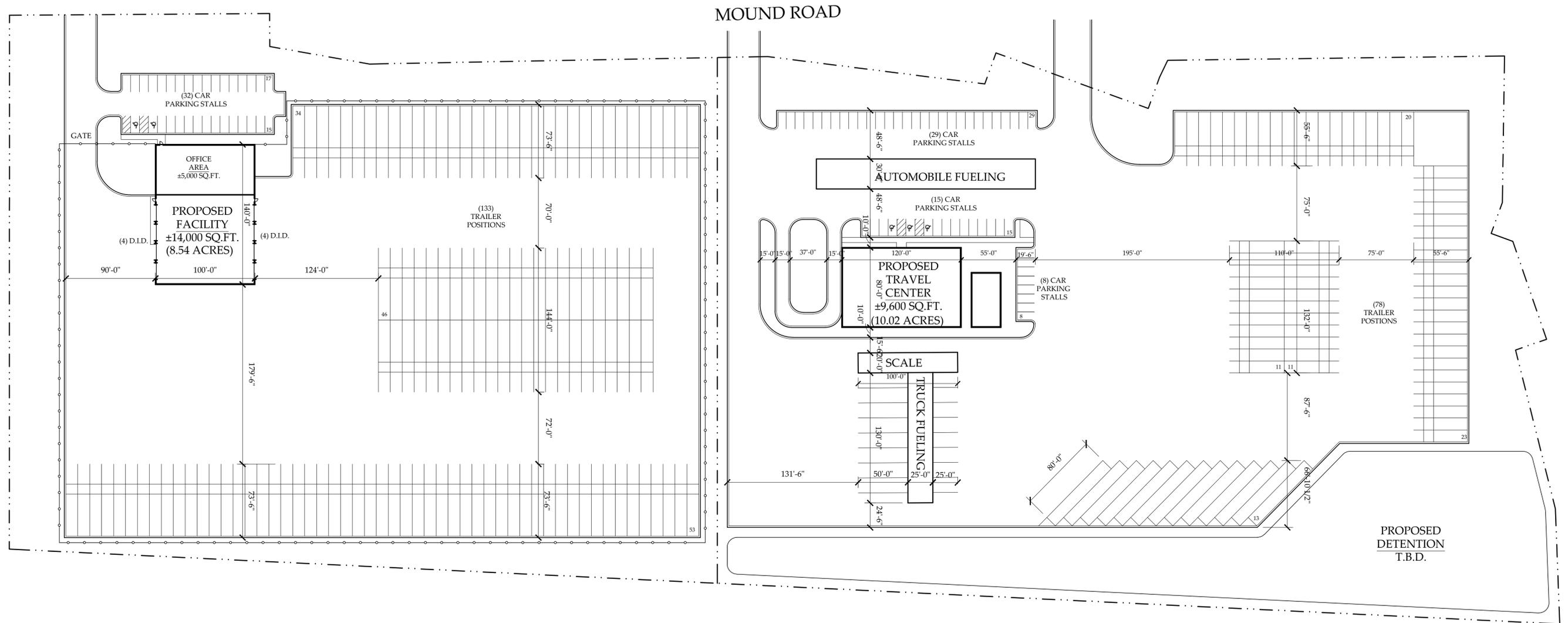
## LEGAL DESCRIPTION

### PARCEL 1

THAT PART OF LOT 2 IN CHICAGO GRAVEL COMPANY'S SUBDIVISION OF PART OF SECTIONS 24, 25, 26, 35 AND 36 IN TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, IN TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT NO. 368583, IN PLAT BOOK 17, PAGE 56, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID NORTHEAST QUARTER, 710.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 49 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 671.89 FEET; THENCE SOUTH 50 DEGREES 58 MINUTES 04 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 712.38 FEET; THENCE SOUTH 51 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 424.79 FEET; THENCE SOUTH 52 DEGREES 37 MINUTES 02 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 497.00 FEET TO THE WESTERNMOST CORNER OF SAID LOT 2, BEING ALSO AN INTERSECTION WITH THE CENTERLINE OF BUSH ROAD; THENCE NORTH 78 DEGREES 17 MINUTES 47 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND SAID CENTERLINE, 318.16 FEET TO A LINE OF PARCEL 18G0019 PER THE FINAL JUDGMENT ORDER OF CASE NO. 91ED9223; THENCE NORTH 11 DEGREES 42 MINUTES 13 SECONDS WEST, ALONG SAID LINE, 33.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BUSH ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID LINE 18.97 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 19 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID PARCEL 18G0019, A DISTANCE OF 338.41 FEET TO A WESTERLY LINE OF SAID PARCEL 18G0019; THENCE SOUTH 30 DEGREES 48 MINUTES 15 SECONDS EAST, ALONG SAID WESTERLY LINE, 146.41 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF BUSH ROAD; THENCE SOUTH 78 DEGREES 17 MINUTES 47 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 366.45 FEET TO THE POINT OF BEGINNING AND ALSO THE NORTHERLY HALF OF BUSH ROAD AS VACATED BY DOCUMENT NO. R95-6409, IN WILL COUNTY, ILLINOIS.

### PARCEL 2

THAT PART OF THE NORTH HALF OF SECTION 26, IN TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, LYING EASTERLY OF THE EASTERLY LINE OF THE PROPERTY CONVEYED BY DOCUMENT NUMBER R91- 19192, LYING SOUTHERLY OF THE FORMER CENTERLINE OF MOUND ROAD, AND LYING SOUTHERLY AND WESTERLY OF THE CENTERLINE OF BUSH ROAD, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE NUMBER 91ED18016, IN WILL COUNTY, ILLINOIS.



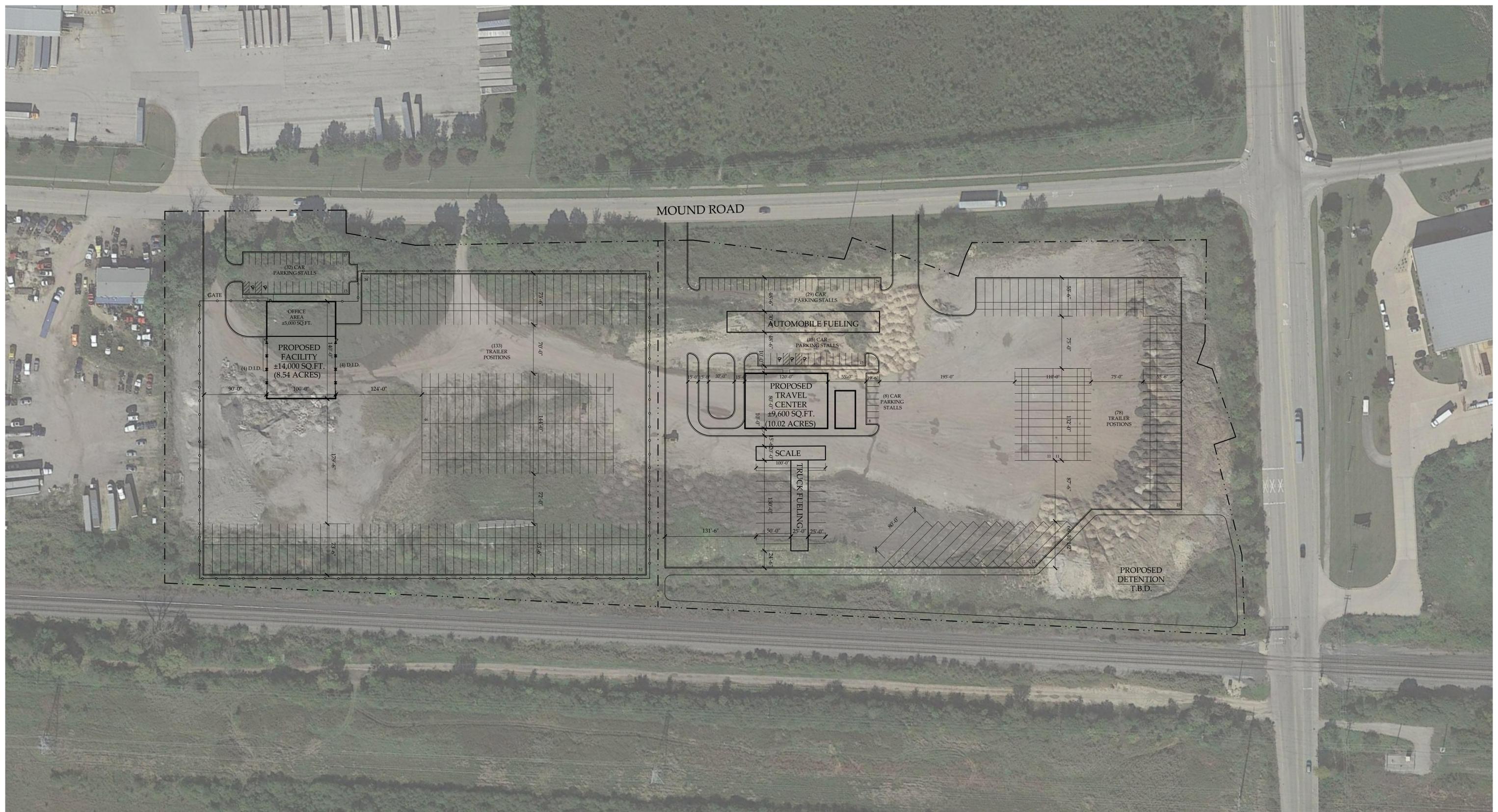
# PROPOSED FACILITIES

MOUND ROAD, JOLIET ILLINOIS

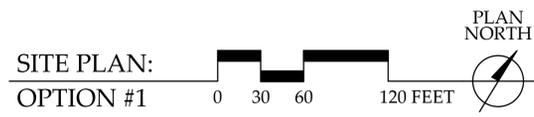
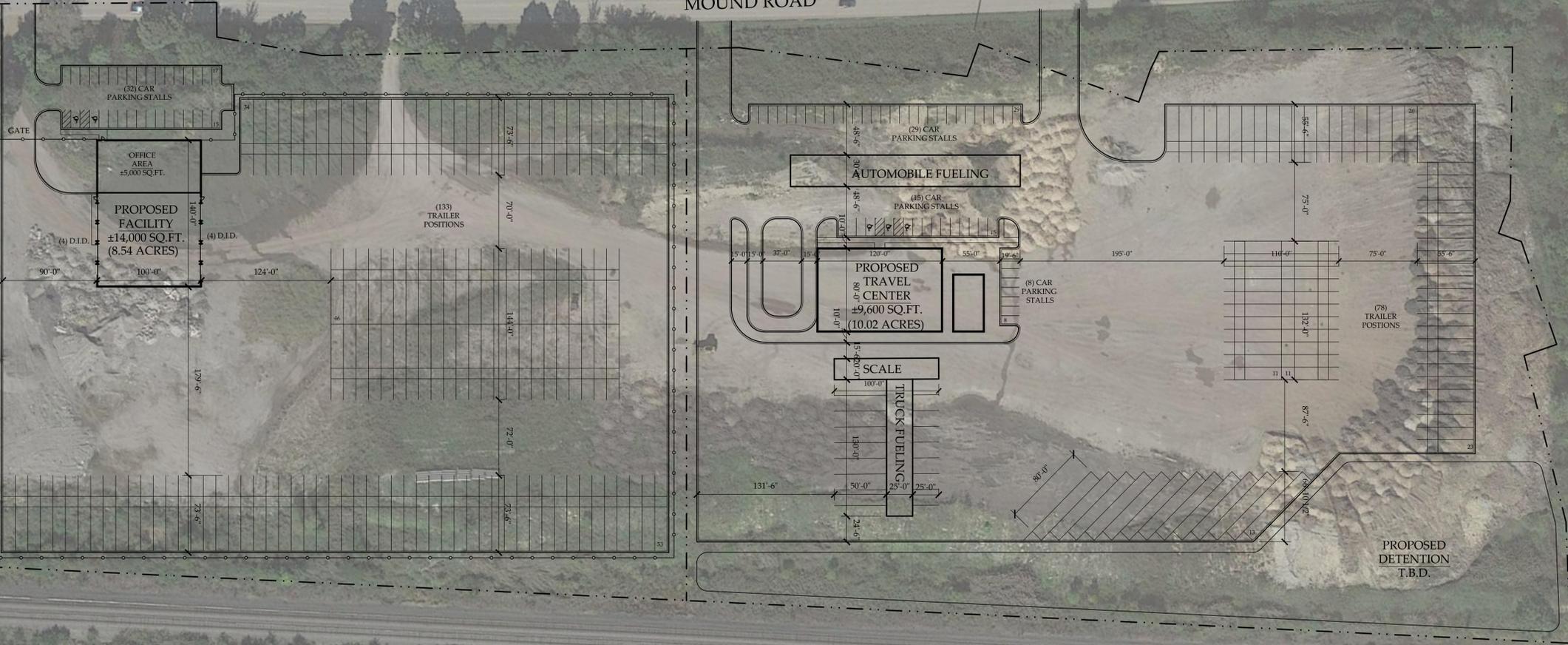
AUGUST 10, 2021 #21299

©CORNERSTONE ARCHITECTS LTD. 2021





MOUND ROAD



# PROPOSED FACILITIES

MOUND ROAD, JOLIET ILLINOIS

AUGUST 10, 2021 #21299

**Items Corresponding to Schedule B**

THE FOLLOWING ARE ITEMS IN SCHEDULE B IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1014441-MPLS WITH AN EFFECTIVE DATE OF MAY 14, 2020

NO ITEMS TO SHOW

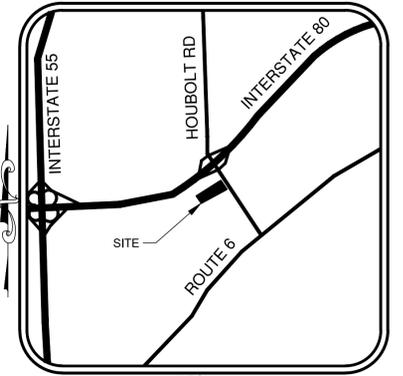
**Zoning Report**

NO ZONING REPORT PROVIDED

**Flood Note**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17197C0260G, WHICH BEARS AN EFFECTIVE DATE OF 02/15/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 08/22/20 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>

**Vicinity Map**



N.T.S.

**Utility Notes**

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

**Miscellaneous Notes**

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 808,909 SQ. FT. 18.57 ACRES
- MN3 PART OF PIN 05-06-26-200-020-0020
- MN4 PART OF PIN 05-06-26-200-020-0010
- MN5 PIN 05-06-26-100-022-0000
- MN6 BEARING BASIS IS ASSUMED
- MN7 THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN8 UTILITIES ARE FROM OBSERVED EVIDENCE
- MN9 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED WETLANDS MARKERS

**Legend of Symbols & Abbreviations**

■ SET IRON ROD	○ STORM SEWER MANHOLE	EM ELECTRIC METER
□ FOUND IRON ROD	○ SANITARY SEWER MANHOLE	TR TRANSFORMER
▲ SET MAG NAIL	☀ FIRE HYDRANT	GM GAS METER
7.77' (7.77')	○ POWER POLE	TP TELEPHONE PEDESTAL
P.U.E. PUBLIC UTILITY EASEMENT	○ GUY WIRE	ASPHALT SURFACE
D.E. DRAINAGE EASEMENT	○ SIGN	AGGREGATE SURFACE
L.E. LANDSCAPE EASEMENT	○ UNKNOWN MANHOLE	CONCRETE SURFACE
B.S.L. BUILDING SETBACK LINE	○ ELECTRIC MANHOLE	
✕ FOUND CUT CROSS	○ BOLLARD	
✕ SET CUT CROSS	○ LIGHT POLE	
▬ CURB INLET	○ VACUUM	
— OHU OVERHEAD ELECTRIC LINE	○ TRANSFORMER	
— B.O.C. BACK OF CURB	○ BC/BC BACK OF CURB TO BACK OF CURB MEASUREMENT	
— x x FENCE		
— STEEL GUARDRAIL		

REVISIONS		
DATE	BY	DESCRIPTION

**MGA CIVIL ENGINEERING SURVEYING**  
**M GINGERICH GEREAX & ASSOCIATES**  
 Professional Design Firm License # 184.005003  
 P. 815-478-9680 www.mg2a.com F. 815-478-9685  
 25620 S. GOUGAR RD | MANHATTAN, IL. 60442

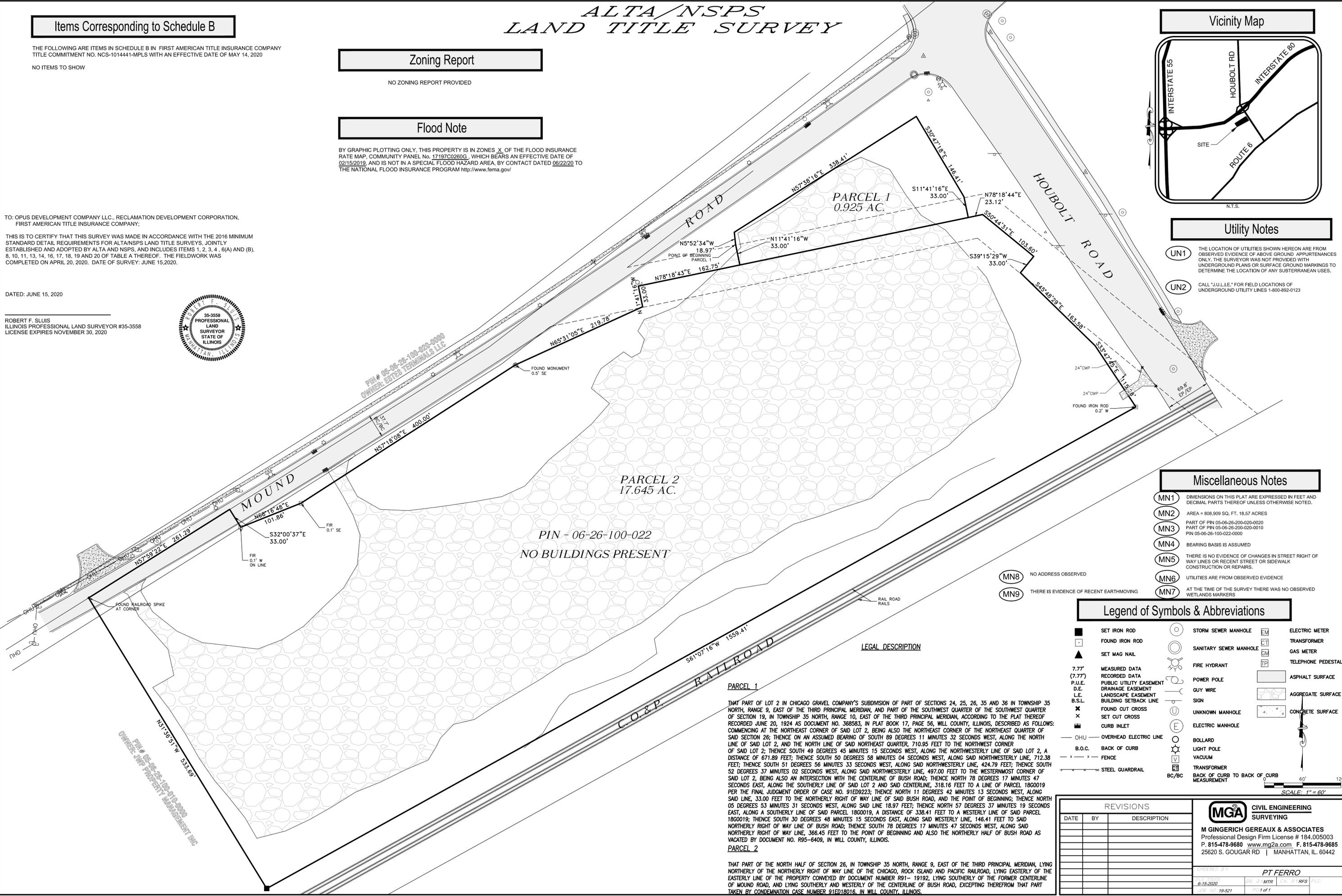
ORDERED BY: **PT FERRO**  
 DATE ISSUED: 6-15-2020  
 DR: B/MTR LK: P/RFS  
 SHEET NO: 19-521 PC: 1 of 1

TO: OPUS DEVELOPMENT COMPANY LLC, RECLAMATION DEVELOPMENT CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) AND (B), 8, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 20, 2020. DATE OF SURVEY: JUNE 15, 2020.

DATED: JUNE 15, 2020

ROBERT F. SLUIS  
 ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558  
 LICENSE EXPIRES NOVEMBER 30, 2020

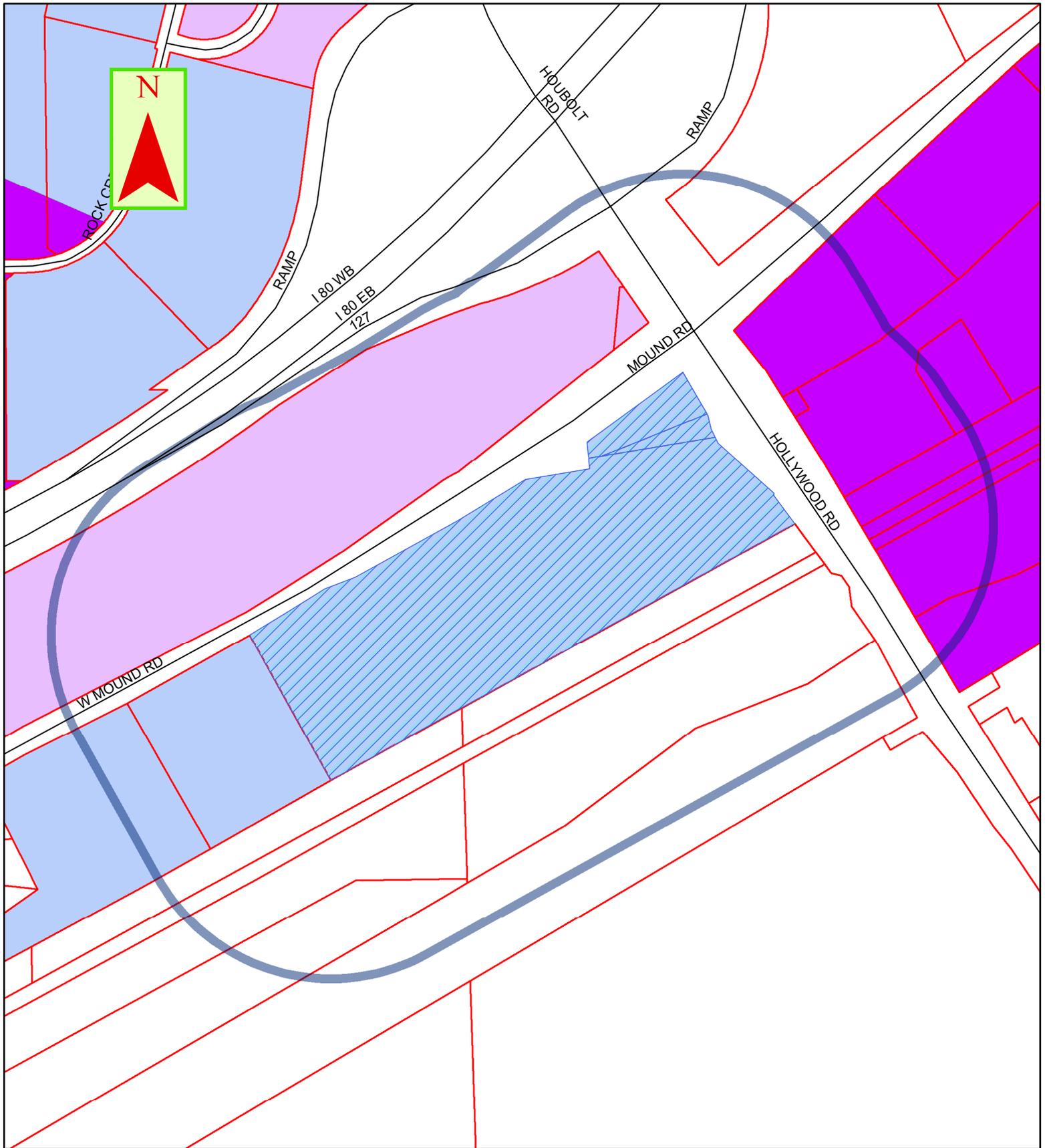


PIN - 06-26-100-022  
 NO BUILDINGS PRESENT

**LEGAL DESCRIPTION**

**PARCEL 1**  
 THAT PART OF LOT 2 IN CHICAGO GRAVEL COMPANY'S SUBDIVISION OF PART OF SECTIONS 24, 25, 26, 35 AND 36 IN TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, IN TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT NO. 368583, IN PLAT BOOK 17, PAGE 56, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2, AND THE NORTH LINE OF SAID NORTHEAST QUARTER, 710.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 49 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 671.89 FEET; THENCE SOUTH 50 DEGREES 58 MINUTES 04 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 712.38 FEET; THENCE SOUTH 51 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 424.79 FEET; THENCE SOUTH 52 DEGREES 37 MINUTES 02 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, 497.00 FEET TO THE WESTERMOST CORNER OF SAID LOT 2, BEING ALSO AN INTERSECTION WITH THE CENTERLINE OF BUSH ROAD; THENCE NORTH 78 DEGREES 17 MINUTES 47 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND SAID CENTERLINE, 318.16 FEET TO A LINE OF PARCEL 1860019 PER THE FINAL JUDGMENT ORDER OF CASE NO. 91ED9223; THENCE NORTH 11 DEGREES 42 MINUTES 13 SECONDS WEST, ALONG SAID LINE, 33.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BUSH ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID LINE 18.97 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 19 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID PARCEL 1860019, A DISTANCE OF 338.41 FEET TO A WESTERLY LINE OF SAID PARCEL 1860019; THENCE SOUTH 30 DEGREES 48 MINUTES 15 SECONDS EAST, ALONG SAID WESTERLY LINE, 146.41 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF BUSH ROAD; THENCE SOUTH 78 DEGREES 17 MINUTES 47 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 366.45 FEET TO THE POINT OF BEGINNING AND ALSO THE NORTHERLY HALF OF BUSH ROAD AS VACATED BY DOCUMENT NO. R95-6409, IN WILL COUNTY, ILLINOIS.

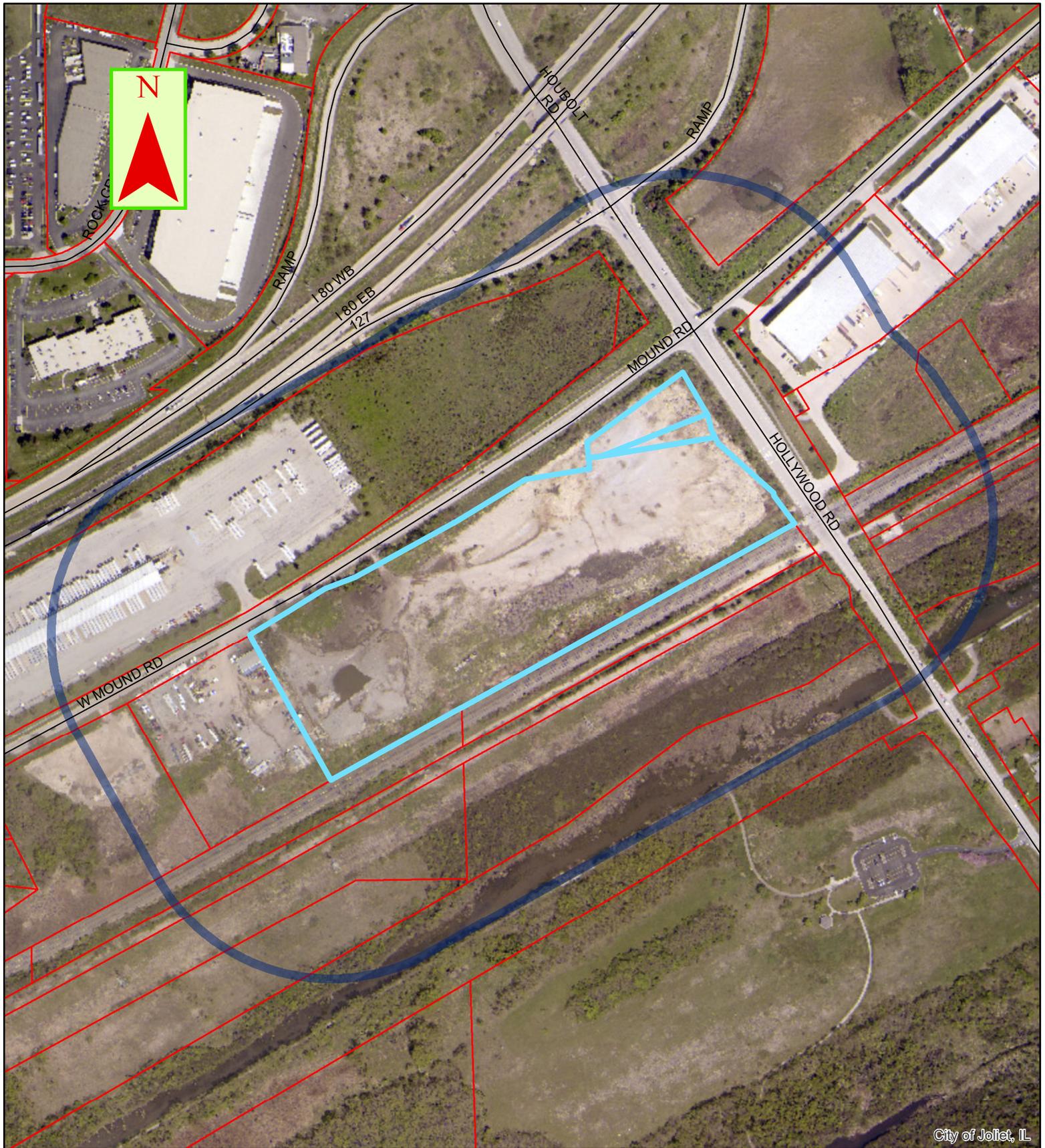
**PARCEL 2**  
 THAT PART OF THE NORTH HALF OF SECTION 26, IN TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, LYING EASTERLY OF THE EASTERLY LINE OF THE PROPERTY CONVEYED BY DOCUMENT NUMBER R91- 19192, LYING SOUTHERLY OF THE FORMER CENTERLINE OF MOUND ROAD, AND LYING SOUTHERLY AND WESTERLY OF THE CENTERLINE OF BUSH ROAD, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE NUMBER 91FD18016, IN WILL COUNTY, ILLINOIS.



**2021-55**

 = Area in Question  
 = 600' Public Notification Boundary

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



### 2021-55a



-  = Area in Question
-  = 600' Public Notification Boundary