

DATE: May 21, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (Council District #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (Council District #5)

GENERAL INFORMATION:

APPLICANT: Kenneth L. Nyenhuis

STATUS OF APPLICANT: Owner's Representative

REQUESTED ACTION: Approval of an amended Preliminary Plat and Final Plat

PURPOSE: Creating an industrial subdivision

EXISTING ZONING: I-1 (Light Industrial)

LOCATION: 1850 S. Cherry Hill Road

SIZE: Preliminary Plat = Approximately 97 Acres
Final Plat = Approximately 62.71 Acres

EXISTING LAND USE: Warehouse/Industrial

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. In 2024, the City Council approved a Recording Plat that included a 65.5-acre lot for a future

warehouse building and a 19-acre outlot for stormwater detention. The remaining 31.5-acre excess land (Lot 2 from the Preliminary Plat) was intended for future subdivision upon future development of this portion of the property. The warehouse building on Lot 1 was subsequently built.

The applicant would like to expand the existing building to accommodate a future tenant. The building's expansion requires an amendment to the previously approved Preliminary Plat and a new Final Plat, to allow the newly expanded building to fit on one lot.

SPECIAL INFORMATION: The requested petitions would result in an expansion of Lot 1 from approximately 46.4 acres to 62.7 acres, spanning the entire length of the southern half of the 97-acre subject property. The existing 802,288 square-foot building would be expanded by 393,179 square feet. Approximately 15 acres would be left in Lot 2 for development of a smaller warehouse in the future.

The subject property's approved Annexation Agreement from 2022 has been included in the staff report packet. The Agreement stipulates that Building 1 (on Lot 1 of the subject plats) might be expanded in the future and that truck trailer parking might be correspondingly increased. The Agreement further states that future final and record plats that are in material compliance with the Agreement and an approved preliminary plat of subdivision shall be approved by the City.

With the proposed expansion, Lot 1 would have 500 standard parking stalls for passenger vehicles, and 316 truck trailer stalls. This is a slight increase from the Annexation Agreement's Concept Plan, which showed a total of 314 trailer stalls for Lot 1. Similarly, total building square footage for Lot 1 would be increased to 1,195,467 square feet, from the previously approved total of 1,125,000 square feet. Staff have reviewed the proposed changes and do not believe the increase in building size or nominal increase in trailer stalls will yield any detrimental effects.

Previously approved landscaping easements and setbacks would still be applicable. The building expansion will be required to meet the City's Non-Residential Design Standards. The previously approved stormwater detention basin in Outlot A was designed to accommodate a full building scenario on Lot 1 with an additional building on Lot 2.

ANALYSIS: The proposed building expansion and subsequent Preliminary Plat amendment and Final Plat align with the intent of the Concept Plan from the previously approved Annexation Agreement. Staff does not believe the proposed changes will have an injurious effect on the surrounding area, as previously approvals contemplated a total

industrial building square footage with corresponding increases in truck stalls and drainage capacity.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of an amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision and an approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 to the City Council.

CITY PLAN COMMISSION
JOLIET, ILLINOIS

CASE NO: _____

DATE FILED: _____

PETITION FOR SUBDIVISION OF LAND

☒ Preliminary Plat
☒ Final Plat
☒ Recording Plat

PROPERTY INFORMATION

NAME OF SUBDIVISION: Cherry Hill Business Park

COMMON ADDRESS: 1850 South Cherry Hill Road

PROPERTY INDEX NUMBER: LOT 1: 15-08-30-100-007-0000

LOT 2: 15-08-30-100-006-0000

LEGAL DESCRIPTION OF PROPERTY (attached preferred):

TYPE OF SUBDIVISION: Residential ___ Commercial ___ Industrial ☒ Other _____

SIZE (acres): _____

NO. OF LOTS: _____

PRESENT USE: _____

EXISTING ZONING: _____

USES OF SURROUNDING PROPERTIES:

North: Industrial

South: Pipeline and High Voltage Easement

East: Industrial

West: Forest Preserve & Industrial

NAME OF PARK DISTRICT: _____

NAME OF SCHOOL DISTRICT(S): _____

FINAL PLAT OF SUBDIVISION OVERALL PROPERTY DESCRIPTION
CHERRY HILL 21 PHASE 2
PARCEL 1

LOT 1 IN THE CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED APRIL 29, 2025, AS DOCUMENT NO. R2025022103, IN WILL COUNTY, ILLINOIS.

AND

PHASE 2 PARCEL 2

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, AND ALSO EXCEPTING THAT PART FALLING WITHIN CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, PER DOCUMENT R2025022103, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK (21) SUBDIVISION; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1034.36 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 582.95 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE 616.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SPENCER ROAD; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE 65.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 1657.79 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE 647.98 FEET, TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS.

CONTAINING 62.711 ACRES OR 2,731,681 SQUARE FEET MORE OR LESS.

PIN: 15-08-30-100-007

PIN: 15-08-30-100-006 PART OF

NAME OF SUBDIVISION: Cherry Hill Business Park

PETITIONER INFORMATION

PETITIONER'S NAME: Kenneth L Nyenhuis

PROPERTY INTEREST OF PETITIONER: Owner Sent

ADDRESS: 5060 River Road

CITY, STATE, ZIP: Schiller Park, IL, 60176

PHONE: [REDACTED] EMAIL: _____

NAME OF LOCAL AGENT: N/A

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____ EMAIL: [REDACTED]

PROPERTY OWNER: CANAM LOGISTICS CHERRY HILL 21 INVESTOR, LLC & CHERRY HILL GF PARTNERS LLC

ADDRESS: 9830 Colonnad Boulevard, Suite 600

CITY, STATE, ZIP: San Antonio, Texas, 78230

PHONE: _____ EMAIL: [REDACTED]

ENGINEER: Daniel C Stevens

ADDRESS: 9575 W Higgins Road

CITY, STATE, ZIP: Rosemont, IL, 60018

PHONE: [REDACTED] EMAIL: [REDACTED]

LAND SURVEYOR: Jerry Christoph

ADDRESS: 9575 W Higgins Road

CITY, STATE, ZIP: Rosemont, IL, 60018

PHONE: [REDACTED] EMAIL: [REDACTED]

ATTORNEY: Robert Tuerk

ADDRESS: 5060 River Road

CITY, STATE, ZIP: Schiller Park, IL, 60176

PHONE: [REDACTED] EMAIL: [REDACTED]

NAME OF SUBDIVISION: Cherry Hill Business Park

PARK LANDS

Residential Preliminary Plats only:

Date Contacted Park District: N/A

Proposed method of contribution: Land Dedication ☒ Cash Contribution ☐ Other ☐

If park site is offered, proposed size (acres): _____

CONTIGUOUS HOLDINGS OF PROPERTY OWNER

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by

permanent index numbers: 15-08-30-100-006-0000

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.

NAME OF SUBDIVISION: Cherry Hill Business Park

NOTARIZED SIGNATURE OF PETITIONER

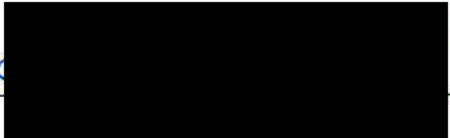
STATE OF IL) SS
COUNTY OF Cook)

I, Kenneth L Nyenhuis, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this is heard by the Plan Commission.

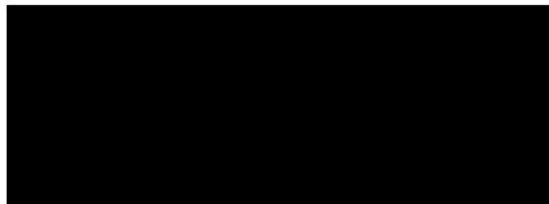
Date: March 4, 2026


Petitioner's Signature

Subscribed and sworn to before me this 4th day of March, 20 26

Notary Signature: 

(Seal)



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:

1850 South Cherry Hill Road

PIN(s): LOT 1: 15-08-30-100-007-0000 & LOT 2: 15-08-30-100-006-0000

III. PROPERTY OWNERSHIP

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

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

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

CANAM LOGISTICS CHERRY HILL 21 INVESTOR, LLC, DELAWARE - 90%

CHERRY HILL GF PARTNERS LLC, ILLINOIS - 10%

E-MAIL:

FAX:

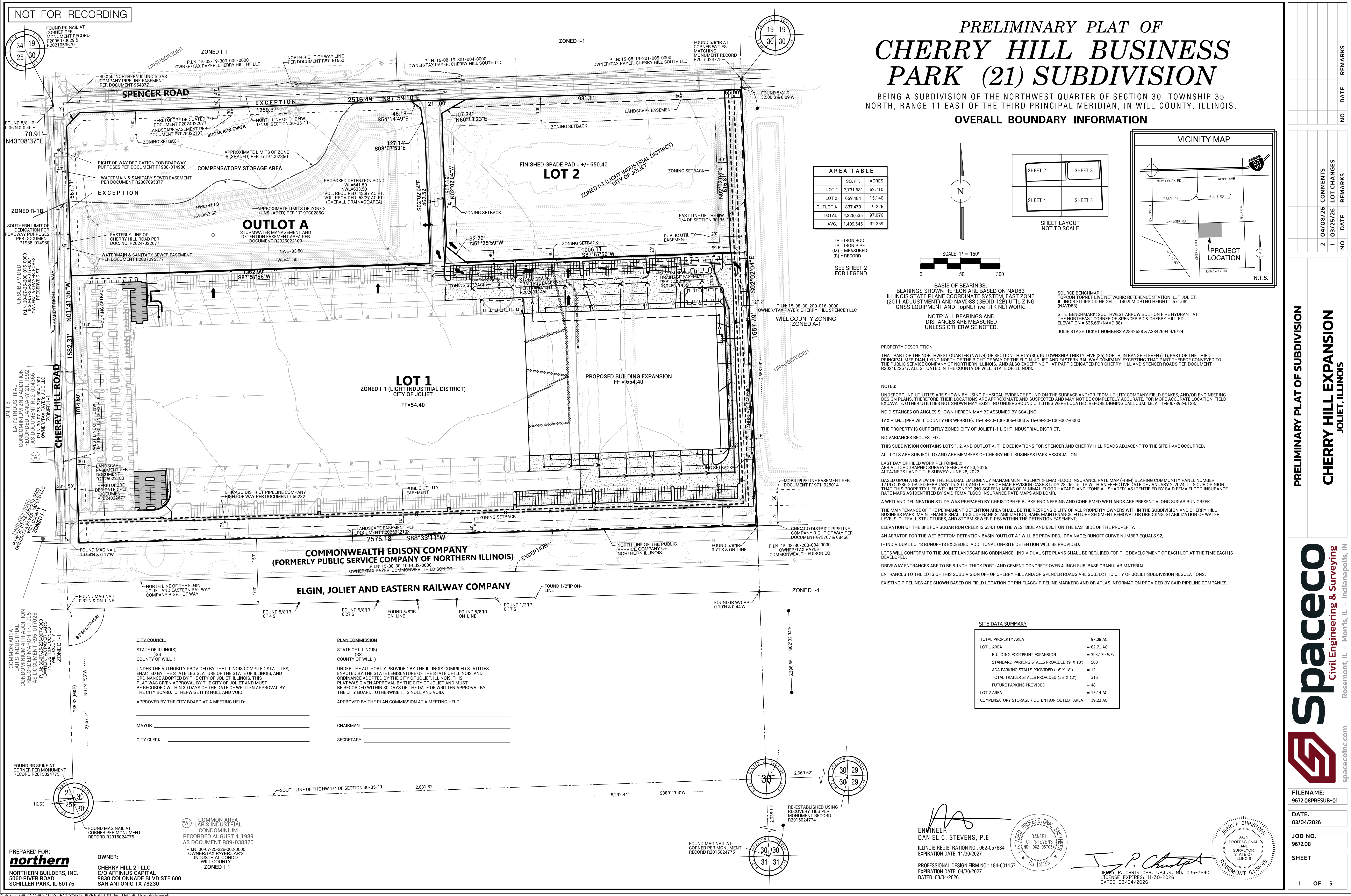
NOTE:

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: 03/04/2026

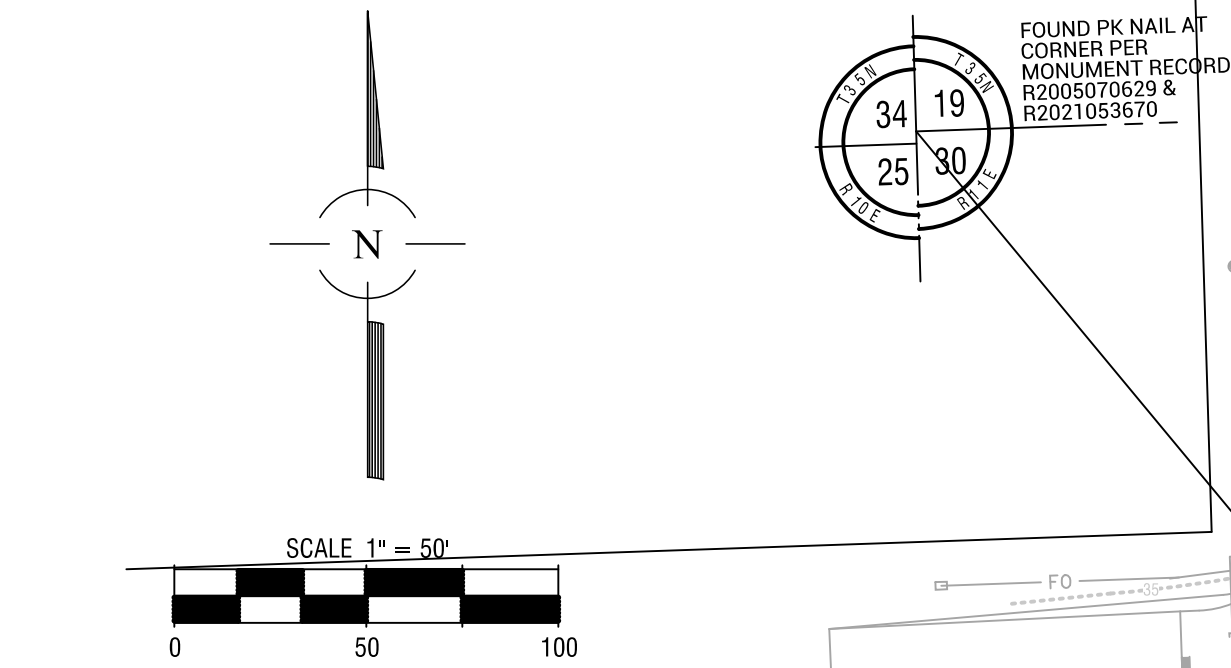
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:



NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

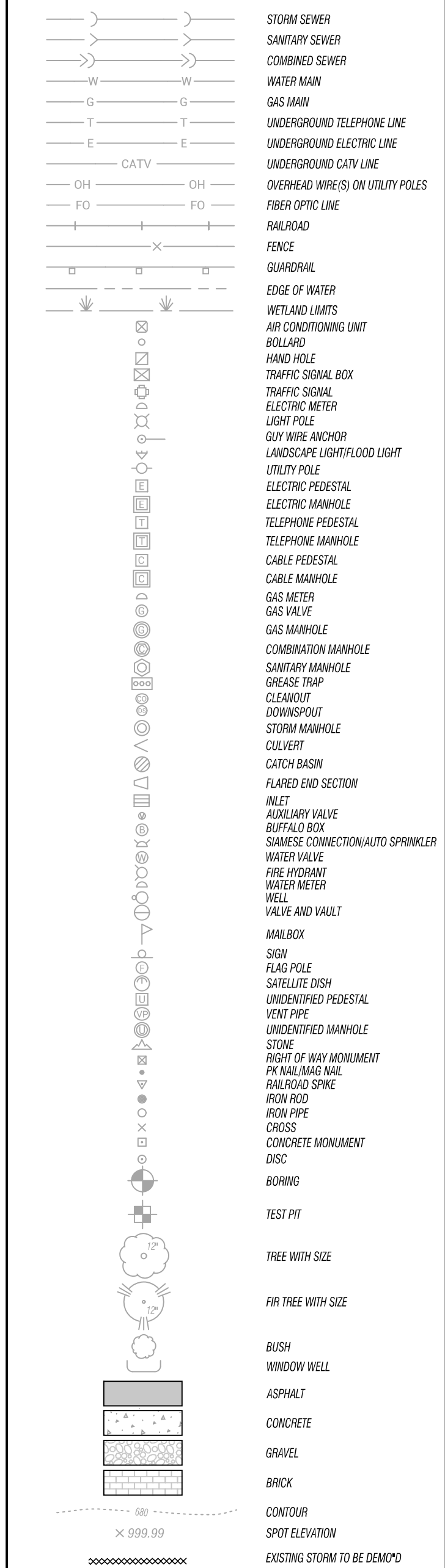
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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

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

LEGEND



ZONED R-1B

UNSUBDIVIDED
P.I.N: 30-07-25-200-015-0000
& 30-07-25-200-017-0004
OWNER/TAX PAYER: FOREST
SERVICE DIST

PREPARED FOR: <u>northern</u> NORTHERN BUILDERS, INC. 5060 RIVER ROAD SCHILLER PARK, IL 60176	OWNER: CHERRY HILL 21 LLC C/O AFFINUS CAPITAL 9830 COLONNADE BLVD STE 600 SAN ANTONIO TX 78230
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PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION

JOLIET, ILLINOIS

Spaceco

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

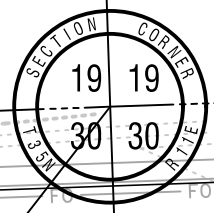
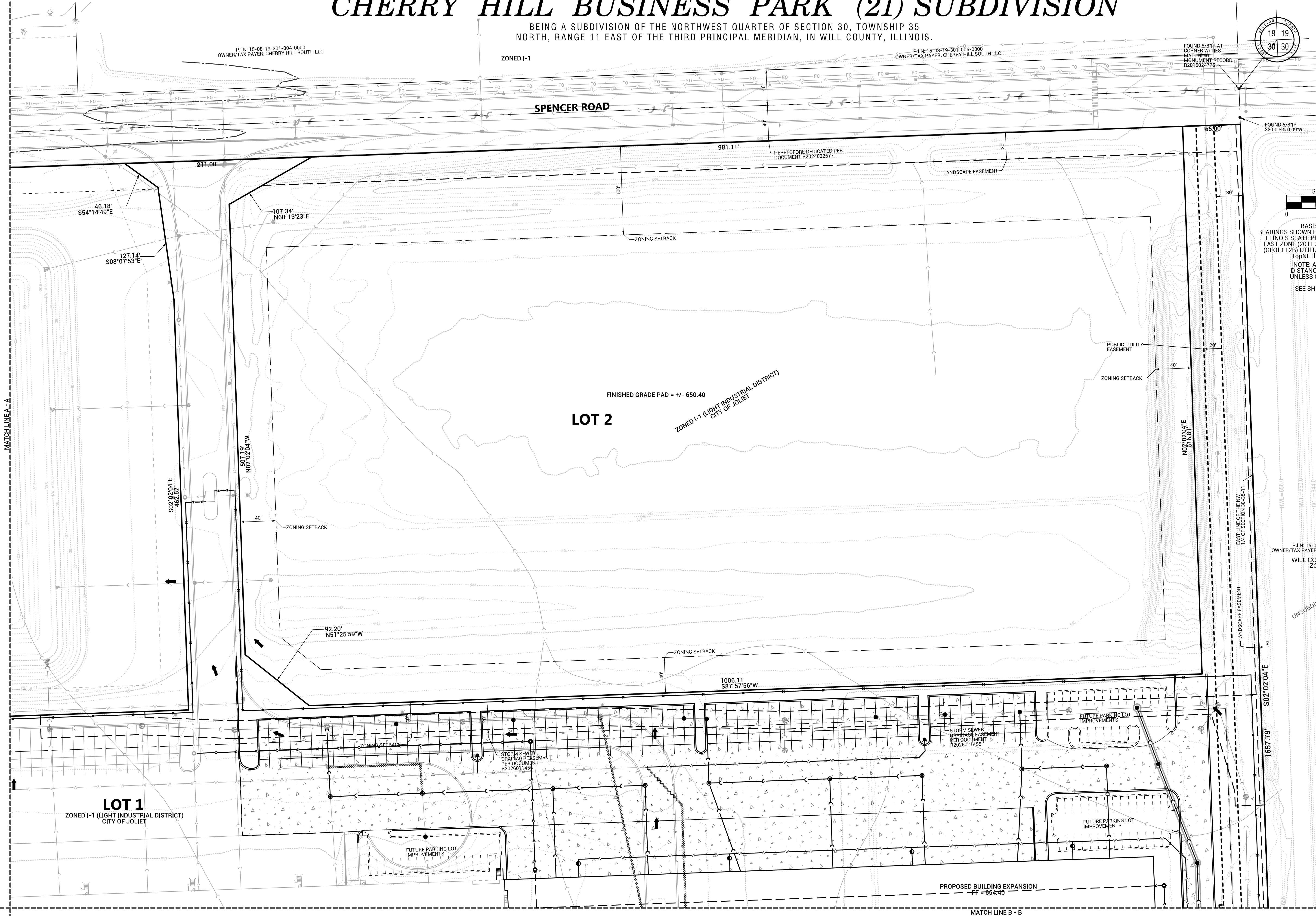
JOB NO.
9672.08

SHEET

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.



SCALE 1" = 50'

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
TopNETlive RTK NETWORK.
NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.
SEE SHEET 2 FOR LEGEND

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:
9672.08PRESUB-01

DATE:
03/04/2026

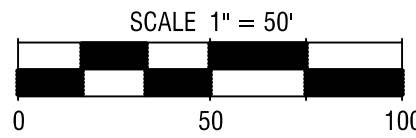
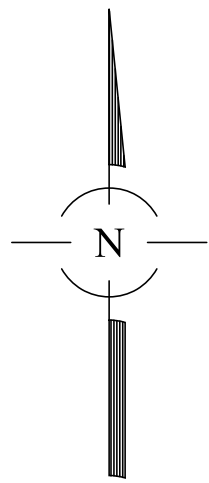
JOB NO.
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SHEET

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:
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ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE
(2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING
GNSS EQUIPMENT AND TopNETive RTK NETWORK.

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SEE SHEET 2 FOR LEGEND

COMMON AREA
LAR'S INDUSTRIAL
CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.L.N. 30-07-25-226-002-0000
OWNER/TAX PAYER: LAR'S
INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

UNRECORDED
P.L.N. 30-07-25-226-002-0000
OWNER/TAX PAYER: LAR'S
INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

COMMON AREA
LAR'S INDUSTRIAL
CONDOMINIUM 4TH ADDITION
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.L.N. 30-07-25-226-002-0000
OWNER/TAX PAYER: LAR'S
INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

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

CHERRY HILL ROAD

1582.31' N01°41'56"W

WEST LINE OF THE NW
1/4 OF SECTION 30-35-11

LANDSCAPE EASEMENT
PER DOCUMENT R202402267

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF ENHANCED
PIPELINE PER ATLAS

NORTH LINE OF THE ELGIN,
JOLIET AND EASTERN RAILWAY
COMPANY RIGHT OF WAY

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

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

MATCH LINE A - A

MATCH LINE B - B

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

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

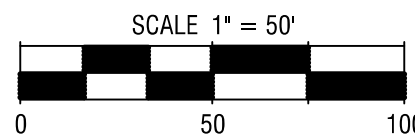
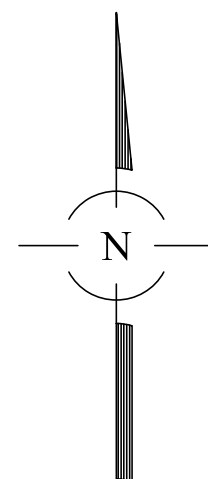
NO.	DATE	REMARKS
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NOT FOR RECORDING

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.

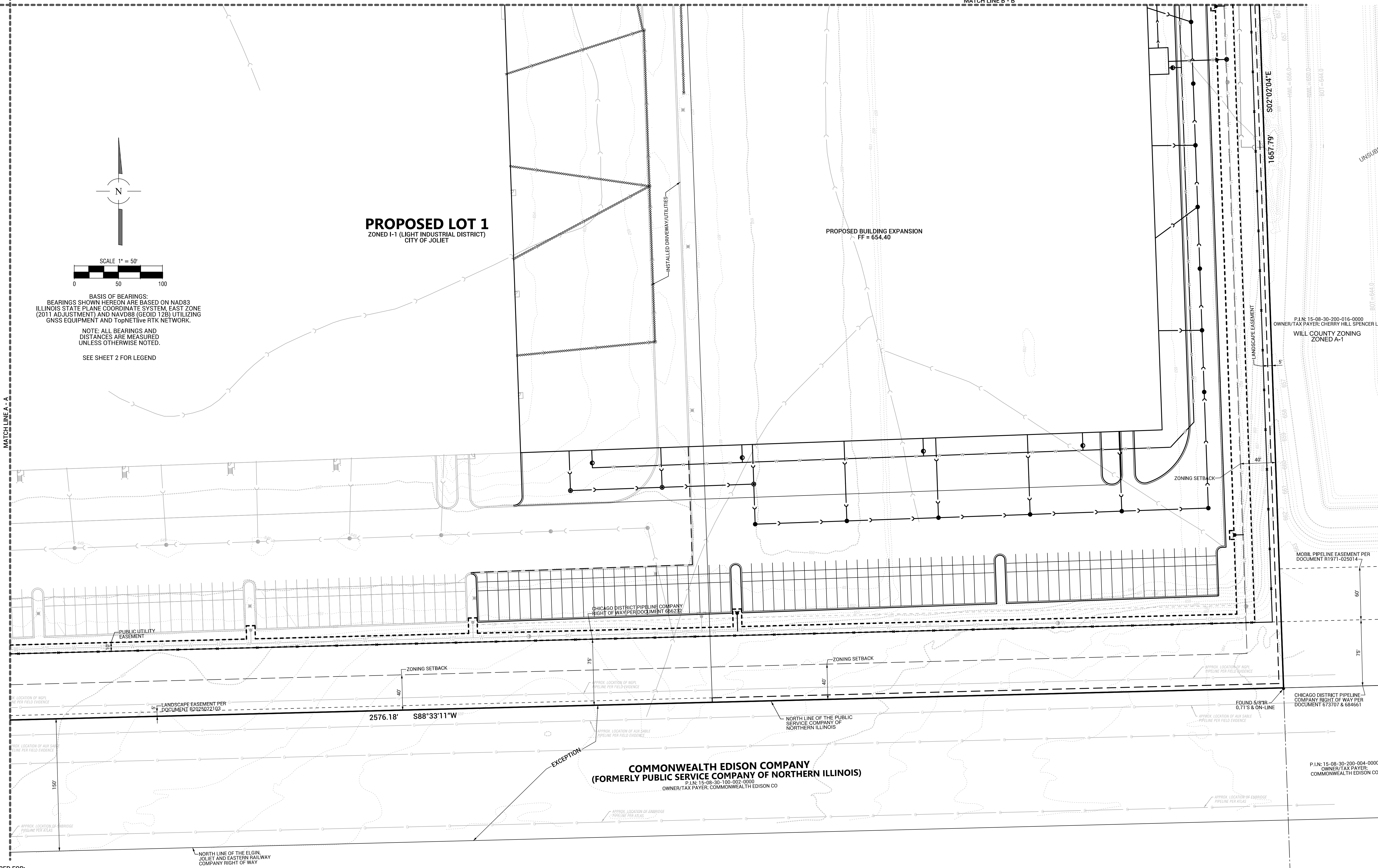
NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

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

PROPOSED BUILDING EXPANSION
FF = 654.40

MATCH LINE A - A



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

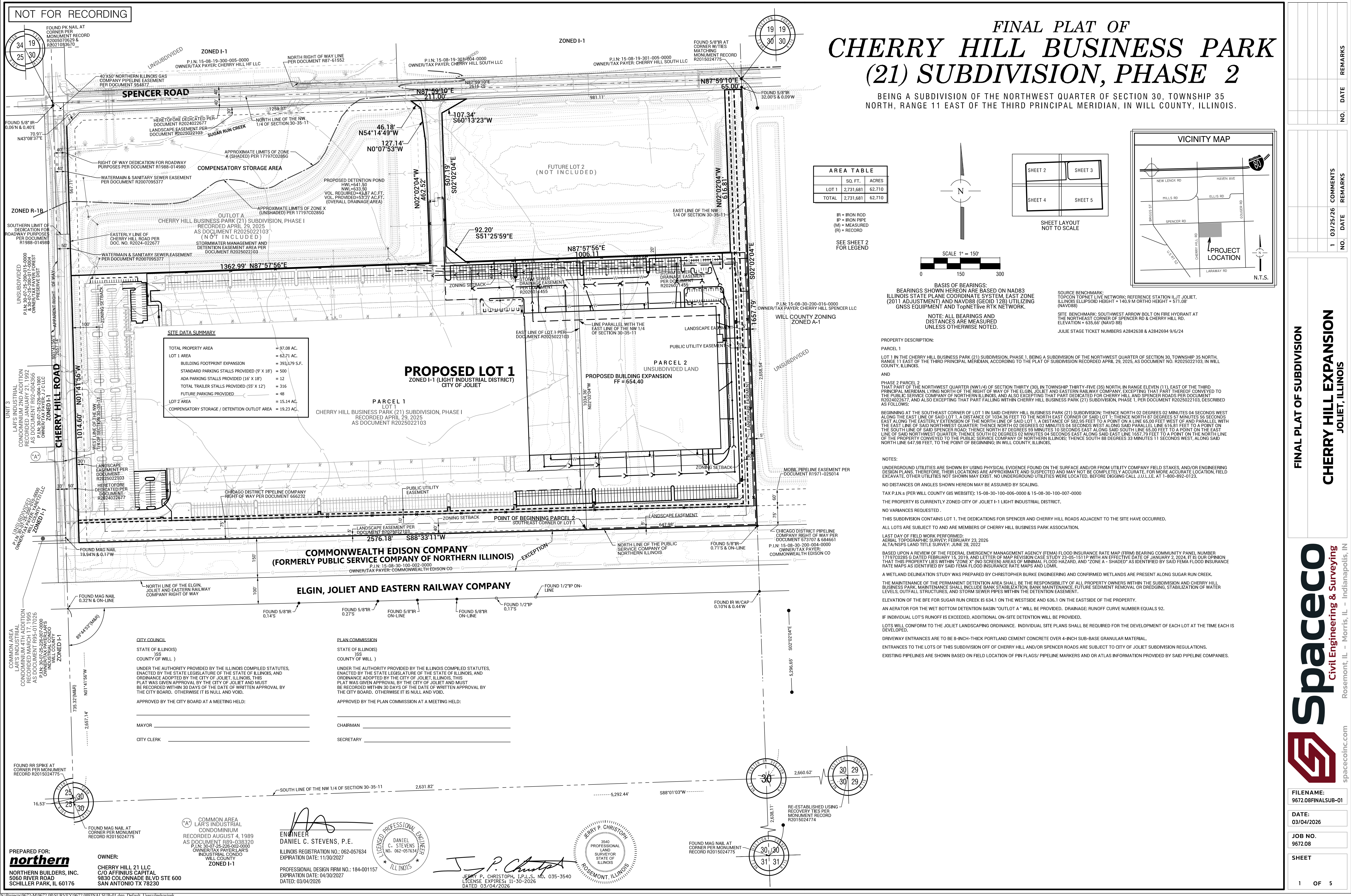


FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

JOB NO.
9672.08

SHEET



FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

spacecoinc.com

NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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.

FOUND PK NAIL AT
CORNER PER
MONUMENT RECORD
R2005070629 &
R2021053670
POINT OF
COMMENCEMENT

SCALE 1" = 50'

0 50 100

BASE 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.

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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
GUY 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
CULVERT
CATCH BASIN
FLARED END SECTION
INLET
AUXILIARY VALVE
BUFFALO BOX
SIAMENSE CONNECTION/AUTO SPRINKLER
WATER VALVE
FIRE HYDRANT
WATER METER
WELL
VALVE AND VAULT
MAILBOX
SIGN
FLAG POLE
SATELLITE DISH
UNIDENTIFIED PEDESTAL
VENT PIPE
UNIDENTIFIED MANHOLE
STONE
RIGHT OF WAY MONUMENT
PK MARKING NAIL
RAILROAD SPIKE
IRON ROD
IRON PIPE
CROSS
CONCRETE MONUMENT
DISC
BORING
TEST PIT
TREE WITH SIZE
FR TREE WITH SIZE
BUSH
WINDOW WELL
ASPHALT
CONCRETE
GRAVEL
BRICK
CONTOUR
SPOT ELEVATION

ZONED R-1B

SOUTHERN LIMIT OF
DEDICATION FOR
ROADWAY PURPOSES
PER DOCUMENT
R1988-014980

UNSUBDIVIDED
P.L.N. 30-07-25-200-015-0000
& 30-07-26-200-017-0004
OWNERS' PRESERVE DIST

CHERRY HILL ROAD

1014.60' N01°41'56"W

FUTURE PARKING LOT IMPROVEMENTS

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

ZONING SETBACK

EASTERLY LINE OF
CHERRY HILL ROAD PER
DOC. NO. R2024-022677

WATERMAIN & SANITARY SEWER EASEMENT
PER DOCUMENT R2007095377
HEREFORE DEDICATED PER
DOCUMENT R2024022677

WATERMAIN & SANITARY SEWER EASEMENT
PER DOCUMENT R2007095377

RIGHT OF WAY DEDICATION FOR ROADWAY
PURPOSES PER DOCUMENT R1988-014980

40'X50' NORTHERN ILLINOIS GAS
COMPANY PIPELINE EASEMENT
PER DOCUMENT 954877

SPENCER ROAD

UNSUBDIVIDED
ZONED I-1
P.L.N. 15-08-19-300-005-0000
OWNER/TAX PAYER: CHERRY HILL HF LLC

SUGAR RUN CREEK

COMPENSATORY STORAGE AREA

OUTLOT A
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103
(NOT INCLUDED)
STORMWATER MANAGEMENT AND
DETENTION EASEMENT AREA PER
DOCUMENT R2025022103

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

PROPOSED DETENTION POND
HWL=641.50
NWL=633.50
VOL. REQUIRED=43.87 AC-FT.
VOL. PROVIDED=53.27 AC-FT.
(OVERALL DRAINAGE AREA)

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

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

MATCH LINE B - B

MATCH LINE A - A

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9530 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

FILENAME:
9672.08FINALSUB-01

DATE:
03/04/2026

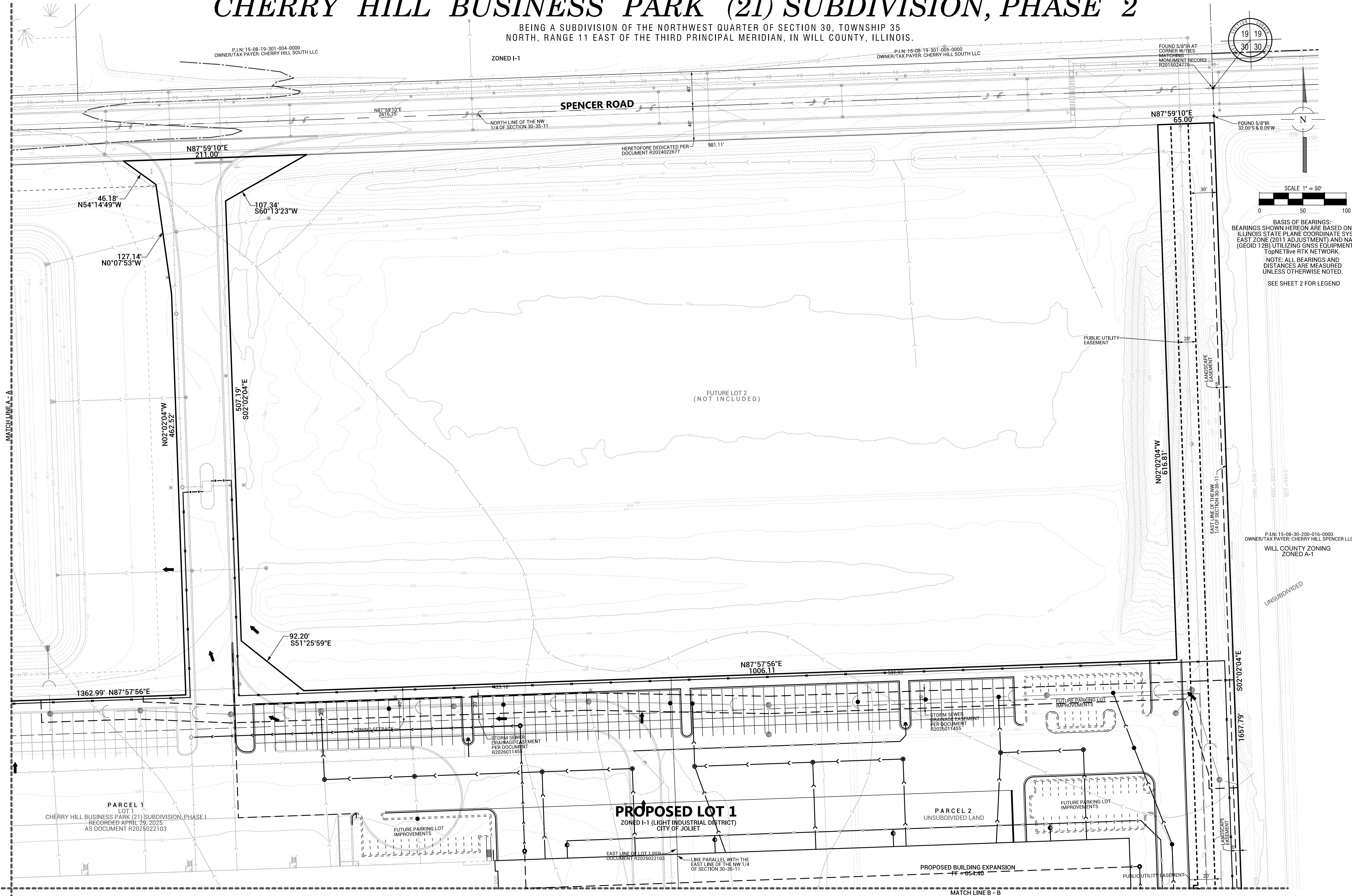
JOB NO.
9672.08

SHEET

NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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.



SCALE 1" = 50'

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.

SEE SHEET 2 FOR LEGEND

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

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
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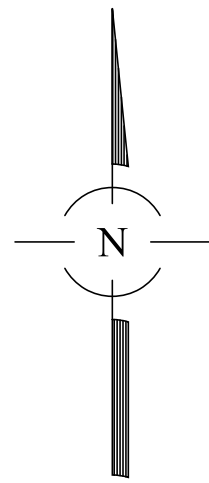
JOB NO.
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SHEET

NOT FOR RECORDING

FINAL PLAT OF
**CHERRY HILL
BUSINESS PARK
(21) SUBDIVISION,
PHASE 2**

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 NAVD88 (GEOID 12B) UTILIZING
GNSS EQUIPMENT AND TopNETive RTK NETWORK.

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

SEE SHEET 2 FOR LEGEND

COMMON AREA
LAR'S INDUSTRIAL
CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.L.N. 30-07-25-226-002-0000
OWNER/TAX PAYER: LAR'S
INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

UNSUBDIVIDED
P.L.N. 30-07-25-226-002-0000
OWNER/TAX PAYER: JJC LLC
ZONED I-1

COMMON AREA
LAR'S INDUSTRIAL
CONDOMINIUM 4TH ADDITION
RECORDED MARCH 11, 1995
AS DOCUMENT R95-0101126
P.L.N. 30-07-25-226-002-0000
OWNER/TAX PAYER: LAR'S
INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

UNIT 3
LAR'S INDUSTRIAL
CONDOMINIUM 2ND ADDITION
RECORDED JANUARY 11, 1992
AS DOCUMENT R92-0013386
P.L.N. 30-07-25-226-004-100
OWNER/TAX PAYER: JJC LLC
ZONED I-1

UNSUBDIVIDED
P.L.N. 30-07-25-200-015-0000
OWNER/TAX PAYER: FOREST
PRESERVE DIST

CHERRY HILL ROAD

1014.60' N01°41'56"W

WEST LINE OF THE NW
1/4 OF SECTION 30-35-11

LANDSCAPE EASEMENT
PER DOCUMENT R2025022103

HERETOFORE DEDICATED PER
DOCUMENT R202402617

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF EMBROIDERED
PIPELINE PER ATLAS

NORTH LINE OF THE ELGIN,
JOLIET AND EASTERN RAILWAY
COMPANY RIGHT OF WAY

APPROX. LOCATION OF AUXILIARY
PIPELINE PER FIELD EVIDENCE

APPROX. LOCATION OF NORTH
PIPELINE PER FIELD EVIDENCE

MATCH LINE B - B

MATCH LINE A - A

PARCEL 1

LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

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

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.
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

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS



FILENAME:
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DATE:
03/04/2026

JOB NO.
9672.08

SHEET

4 OF 5

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Rosemont, IL - Morris, IL - Indianapolis, IN

1 03/25/26 COMMENTS

NO. DATE REMARKS

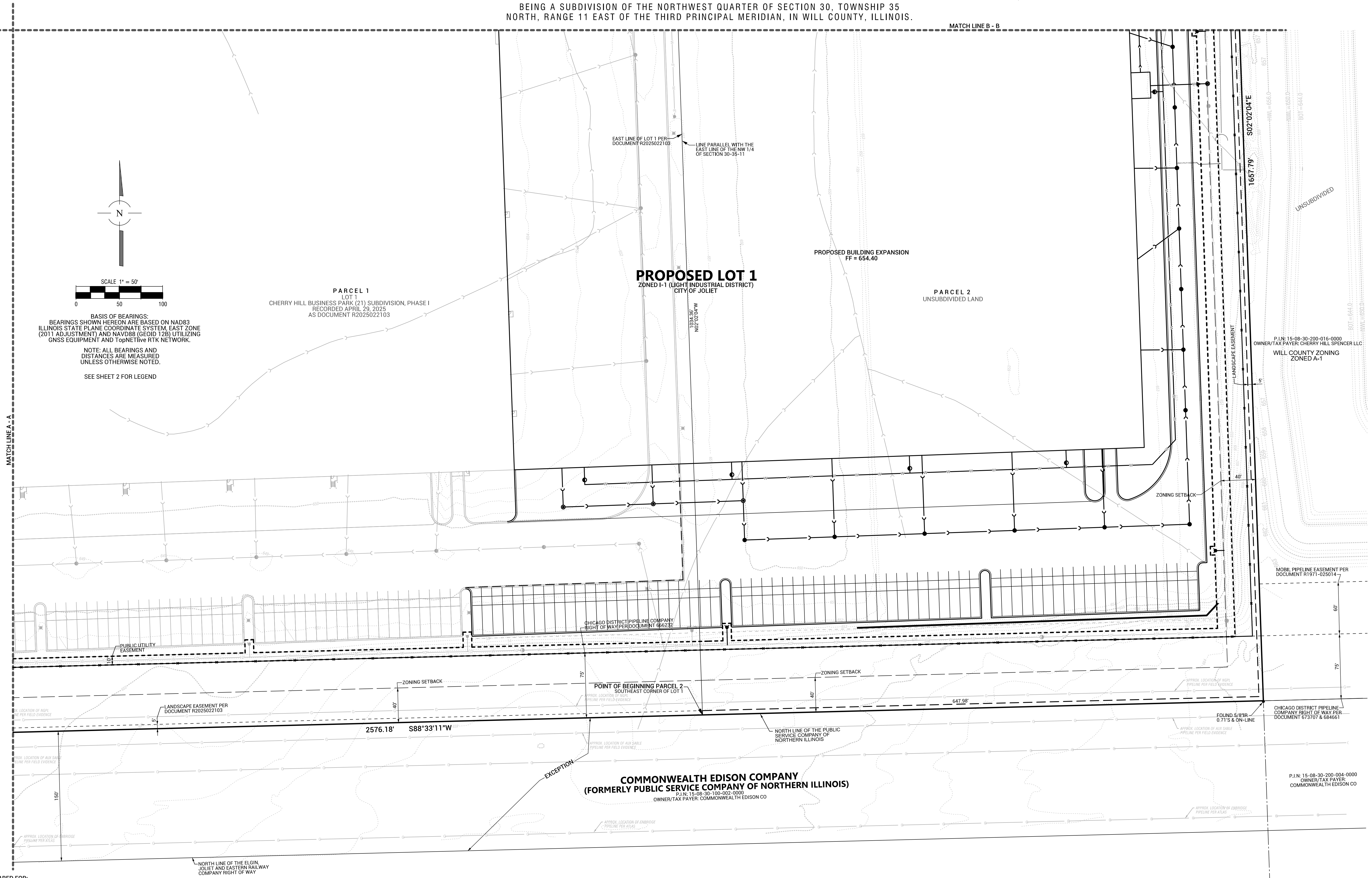
NO. DATE REMARKS

NOT FOR RECORDING

FINAL PLAT OF CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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 TopNETive RTK NETWORK.

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

SEE SHEET 2 FOR LEGEND

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
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FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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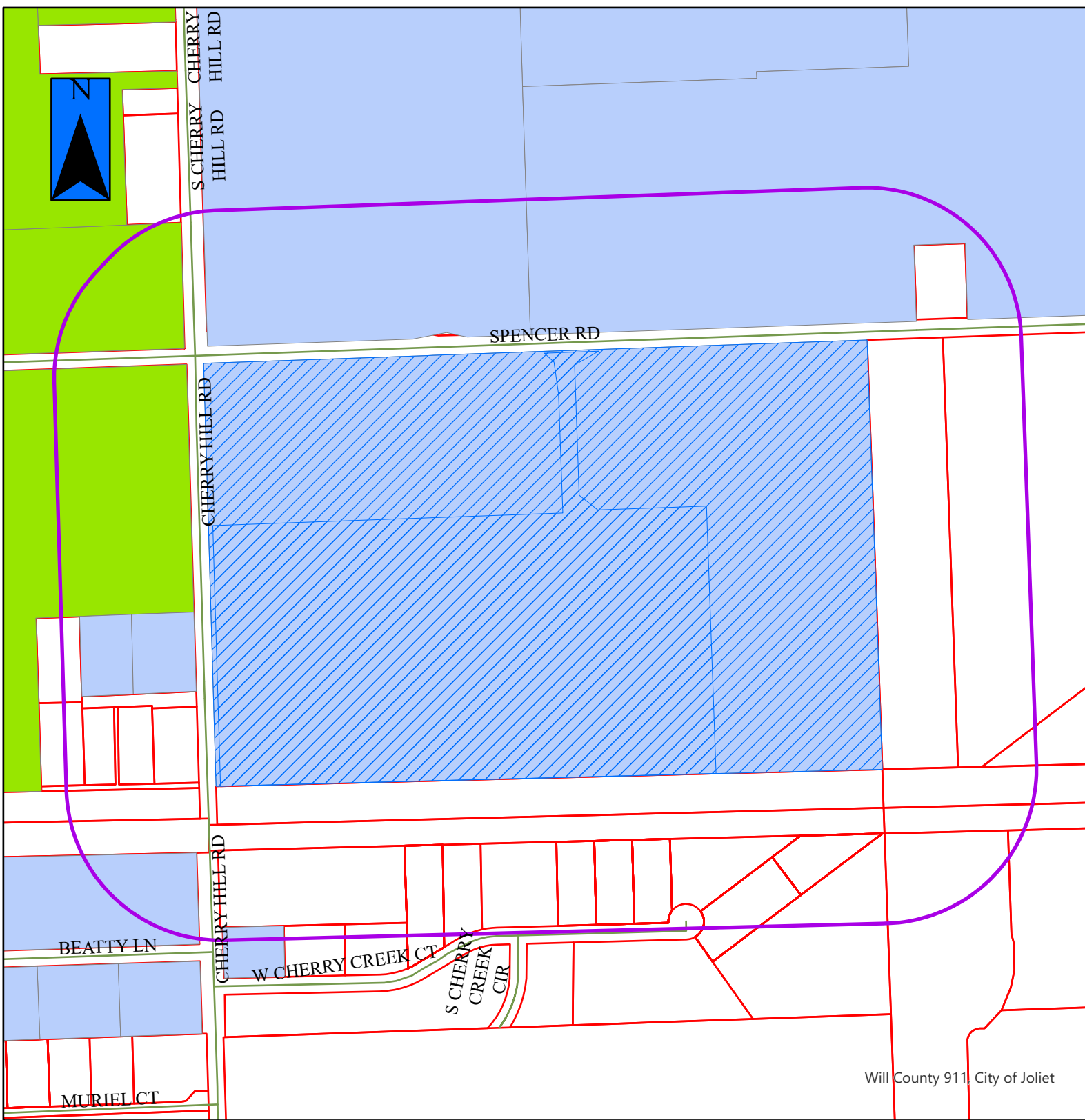
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SHEET

5 OF 5

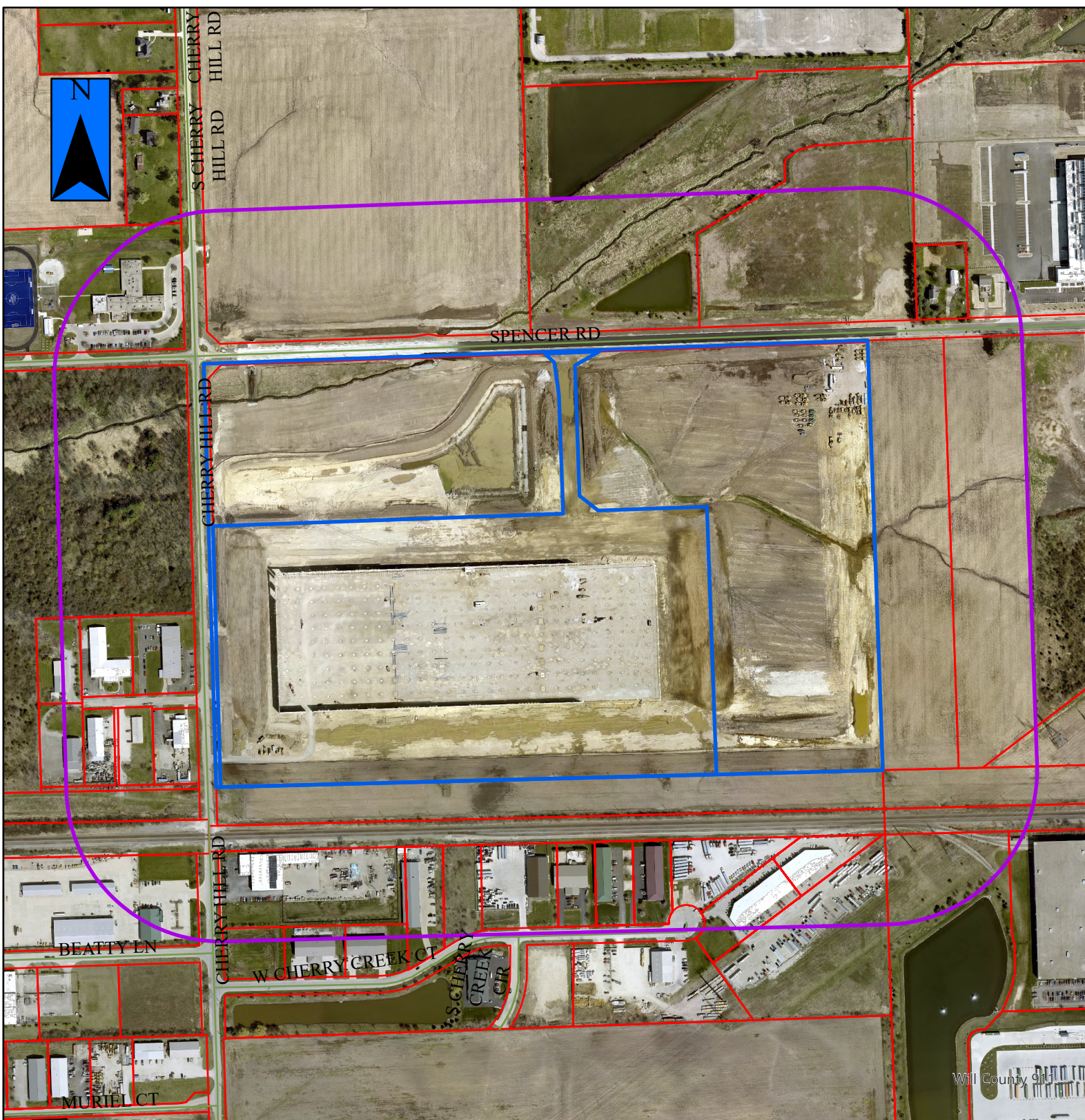


P-5-26 / FP-1-26

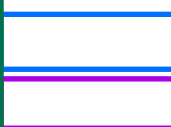


 = Property in Question
 = 600' Public Notification Boundary

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



P-5-26a / FP-1-26a



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