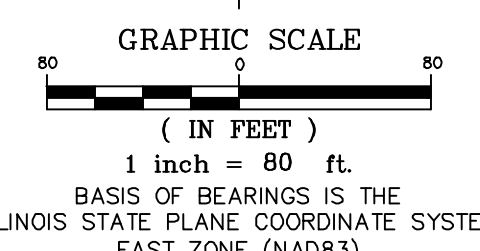


FINAL PLAT
of
JOLIET CATHOLIC ACADEMY
A Planned Unit Development
A Subdivision of
Part of the West 1/2 of the Northwest 1/4 of Section 5 and
the East 1/2 of the Northeast Quarter of Section 6,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

P.I.N.: 07-06-201-014-0000
PART OF P.I.N.: 07-05-104-004-0000



ADJACENT OWNER INFORMATION

A	WILL COUNTY HABITAT FOR HUMANITY INC 2415 MIDCLOUGH ST JOLIET IL 60435 P.L.N. 30-07-06-205-001-0000 (R-3)	P	JOSE A LEDZMA 1344 PLAZA DR JOLIET IL 60435 P.L.N. 30-07-05-301-001-0000 (R-2)
	CREATIVE CIRCLE INC 200 N LASALLE ST STE 2350 CHICAGO, IL 60601 P.L.N. 30-07-06-205-002-0000 (R-1)		ABEL ALVARADO JR 1137 WESTSHIRE DR JOLIET IL 60435 P.L.N. 30-07-05-301-013-0000 (R-2)
B	WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30308 P.L.N. 30-07-06-205-003-0000 (R-1)	Q	RAUL NEGRETTE 1136 WESTSHIRE DR JOLIET IL 60435 P.L.N. 30-07-05-302-001-0000 (R-2)
	WILL COUNTY SPECIAL EDUCATION 1207 N LARKIN AVE JOLIET IL 60435 P.L.N. 30-07-06-205-024-0000 (R-1)		MARY E COOPER 1335 MASSACHUSETTS AVE JOLIET IL 60435 P.L.N. 30-07-05-302-014-0000 (R-2)
C	QNI OF LARKIN LLC WALDRENS CO 3929-300 WILMOT RD WALSTON 3101 69015 P.L.N. 30-07-06-205-025-0000 (R-1)	R	SARAH J FOSTER 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.L.N. 30-07-05-108-031-0000 (R-2)
	LARKIN PROFESSIONAL PLAZA LLC 1118 N LARKIN AVE JOLIET IL 60435 P.L.N. 30-07-06-401-028-0000 (R-2)		JOSEPH W JENSEN 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.L.N. 30-07-05-108-031-0000 (R-2)
D	VIGAS PROPERTIES LLC 2324 UNIVERSITY ST DRETT HILL IL 60403 P.L.N. 30-07-06-401-012-0000 (R-2)	S	VIRGIN ANDRADE 1212 WYOMING AVE JOLIET IL 60435 P.L.N. 30-07-05-108-017-0000 (R-2)
	RICHARD SMAD 480 E 1ST ST CHAL CITY IL 60415 P.L.N. 30-07-06-402-001-0000 (R-2)		DWAYNE GRIFFIN 1300 TEXAS AVE JOLIET IL 60435 P.L.N. 30-07-05-108-016-0000 (R-2)
E	ENAK LLC 12137 W 159TH ST HOMER GLEN IL 60491 P.L.N. 30-07-06-402-012-0000 (R-2)	T	ALYSSA ERIKSON 1308 WYOMING AVE JOLIET IL 60435 P.L.N. 30-07-05-107-012-0000 (R-2)
	JASON MC KINNEY 1120 WESTMINSTER RD JOLIET IL 60435 P.L.N. 30-07-06-403-001-0000 (R-2)		THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
F	NORMA DELGADO 1121 ALAN DR JOLIET IL 60435 P.L.N. 30-07-06-403-012-0000 (R-2)	U	THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.L.N. 30-07-05-104-003-0000 (R-4)
	LEE CHWAK 1120 ALAN DR JOLIET IL 60435 P.L.N. 30-07-06-404-001-0000 (R-2)		THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
G	DARLENE HARTMAN TR-KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.L.N. 30-07-06-404-012-0000 (R-2)	V	NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.L.N. 30-07-06-201-008-0000 (R-4)
	UP INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.L.N. 30-07-06-405-001-0000 (R-2)		NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.L.N. 30-07-06-201-008-0000 (R-4)
H	JAMES P DYKER REV TR 1137 PLAZA DR JOLIET IL 60435 P.L.N. 30-07-05-300-001-0000 (R-2)	W	NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.L.N. 30-07-06-201-008-0000 (R-4)

LEGEND	
MEASURED	RECORDED
FOUND SURVEY MONUMENT	FOUND SURVEY MONUMENT
THEORETICAL	THEORETICAL
SUBJECT BOUNDARY LINE	SUBJECT BOUNDARY LINE
ADJACENT BOUNDARY LINE	ADJACENT BOUNDARY LINE
ELEVATION LINE	ELEVATION LINE
FLOOD ZONE A/E LIMIT	FLOOD ZONE A/E LIMIT
FLOODWAY LINE LIMIT	FLOODWAY LINE LIMIT
CONTOUR	CONTOUR
PRONG LINE	PRONG LINE
FLAG POLE	FLAG POLE
SON	SON
UTILITY POLE WITH LIGHT	UTILITY POLE WITH LIGHT
UTILITY POLE	UTILITY POLE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
LIGHT POLE	LIGHT POLE
ELECTRIC POSTAL	ELECTRIC POSTAL
ELECTRIC HANDHOLE	ELECTRIC HANDHOLE
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
CABLE TV POSTAL	CABLE TV POSTAL
TELEPHONE POSTAL	TELEPHONE POSTAL
PRONG OPTIC HANDHOLE	PRONG OPTIC HANDHOLE
TREE WITH SIZE	TREE WITH SIZE
EMERGENCY TREE WITH SIZE	EMERGENCY TREE WITH SIZE
TREE AND ARCHIVE LINE	TREE AND ARCHIVE LINE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE BOX	WATER VALVE BOX
STORM SENSER	STORM SENSER
STORM STRUCTURE	STORM STRUCTURE
MANHOLE	MANHOLE
RETAINING WALL	RETAINING WALL
ASPHALT AREA	ASPHALT AREA
CONCRETE AREA	CONCRETE AREA
GRAVEL AREA	GRAVEL AREA

LEGAL DESCRIPTION
THAT SOUTH 587.79 FEET OF LOT 5 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART LYING WITHIN SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH
LOTS 3, 4, 5 AND 6 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED JUNE 12, 2024, AS DOCUMENT NO. R222402855 AND ALSO EXCEPT THAT PART TAKEN BY NORTHBIDGE PLAZA SUBDIVISION PER R88-41060 AND ALSO EXCEPT THAT PART LYING WITHIN SAID SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PART OF P.I.N. 30-07-05-104-004-0000
P.I.N. 30-07-06-201-014-0000

- NOTES:
- THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE MAPPING SYSTEM AS OF NOVEMBER 3, 2021, TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
 - THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197C0161G, EFFECTIVE FEBRUARY 15, 2018.
 - A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 1, MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
 - UNLESS OTHERWISE NOTED, EXISTING LOTS INCLUDED IN JOLIET CATHOLIC ACADEMY SUBDIVISION ARE CITY OF JOLIET ZONING R-2 AND R-4, RESIDENTIAL DISTRICTS.
 - NO NEW PUBLIC ROADS PROPOSED AS PART OF THIS SUBDIVISION. ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
 - A USE EXCEPTION IS REQUESTED ALLOW ATHLETIC FACILITIES WITHIN 40-FOET OF A RESIDENTIAL DISTRICT AND WITHIN 25-FOET OF A PUBLIC RIGHT OF WAY.

ZONING: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN LOT AREA (SQ.FT)	MIN LOT AREA (SQ.FT)	MIN LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7000	7000	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET	15 FEET	
2-2 1/2	7000	7000	60 FEET	30 FEET	25 FEET	8 FEET	20 FEET	20 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN LOT AREA (SQ.FT)	MIN LOT AREA (SQ.FT)	MIN LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7000	7000	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET	15 FEET	
2-2 1/2	7000	7000	60 FEET	30 FEET	25 FEET	8 FEET	20 FEET	20 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN LOT AREA (SQ.FT)	MIN LOT AREA (SQ.FT)	MIN LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7000	3600	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET	12 FEET	
2-2 1/2	7000	3600	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET	14 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN LOT AREA (SQ.FT)	MIN LOT AREA (SQ.FT)	MIN LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	5000	2500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET	12 FEET	
2-2 1/2	5000	2500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET	14 FEET	

ZONING: R-B RESTRICTED BUSINESS DISTRICT									
MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS					
25 FEET	40	15							

LOT SCHEDULE:			
LOT #1	1,428,661.77 SQ.FT.	32,797 AC.	
LOT #2	364,446.35 SQ.FT.	8,366 AC.	
TOTAL	1,793,108.12 SQ.FT.	41,163 AC.	

SEE SHEET 3 OF 3 FOR
SUBDIVISION/BOUNDARY
LINE INFORMATION

OWNER:
SISTERS OF ST. FRANCIS OF MARY IMMACULATE
1453 ESSINGTON ROAD
JOLIET, ILLINOIS 60435
Ph. (815) 725-8648

DEVELOPER/PETITIONER:
JOLIET CATHOLIC ACADEMY
SISTERS OF ST. FRANCIS OF MARY IMMACULATE
1200 NORTH LARKIN AVENUE
JOLIET, ILLINOIS 60435
Ph. (815) 741-0500

ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS 60515
Ph. (630) 969-7000

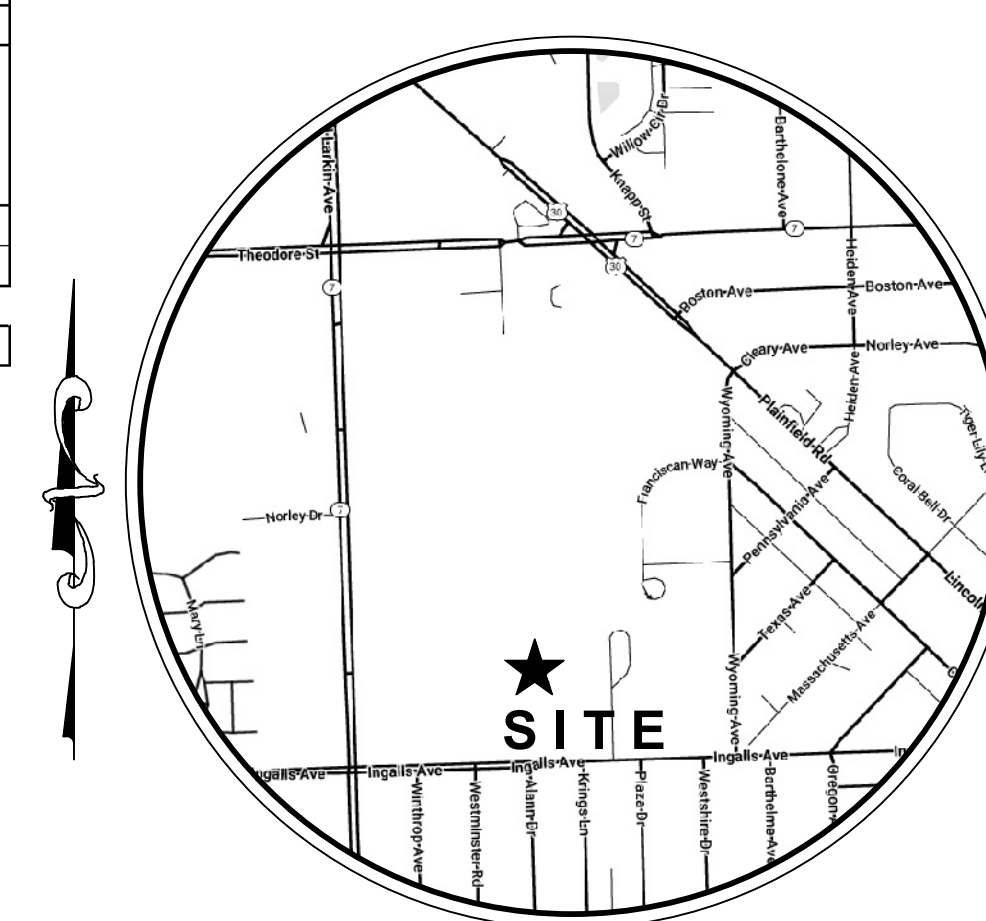
LAND SURVEYOR:
TWO ENGINEERING
129 CAPITOLA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

STATE OF ILLINOIS)
COUNTY OF WILL)
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, 20____.

MAYOR _____ DATE _____
CITY CLERK _____ DATE _____

STATE OF ILLINOIS)
COUNTY OF WILL)
RECOMMENDED FOR APPROVAL BY THE JOLIET CITY PLAN COMMISSION ON _____, 20____.

PLAN COMMISSION CHAIRMAN _____ DATE _____
PLAN COMMISSION SECRETARY _____ DATE _____



SITE LOCATION MAP
NOT TO SCALE

STATE OF ILLINOIS)
COUNTY OF WILL)
TWO TECHNOLOGIES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-001251, HEREBY CERTIFIES THAT IT HAS PRELIMINARILY PLATTED THE
PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED
PLAT.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR
TO DENY AUTHORITY OF THE DRAWING, IT MUST BEAR THE IMPROVED SEAL
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

THIS PLAT IS NOT FOR RECORDING

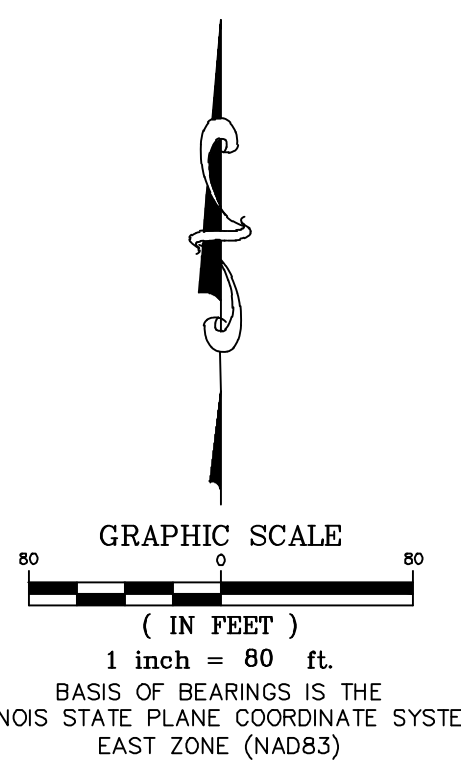
THE WILL GROUP
ENGINEERING
Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600
Investing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

DATE CREATED: 4-11-2024
PAGE: 10 OF 10
DRAWN BY: [Name]
CHECKED BY: [Name]
LATEST: [Name]
REVISION: [Name]
BY: [Name]
DATE: [Date]
PROJECT: [Project Name]
SHEET: 1 OF 3

EXISTING CONDITIONS
SHEET 1 OF 3

FINAL PLAT
of
JOLIET CATHOLIC ACADEMY
A Planned Unit Development
A Subdivision of
Part of the West 1/2 of the Northwest 1/4 of Section 5 and
the East 1/2 of the Northeast Quarter of Section 6,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

P.I.N.: 07-06-201-014-0000
PART OF P.I.N.: 07-05-104-004-0000



ADJACENT OWNER INFORMATION

(A) WILL COUNTY HABITAT FOR HUMANITY INC 2415 WOODBURY ST JOLIET IL 60435 P.I.N. 30-07-06-205-001-0000 (B-3)	(P) JOSE A LEDERMA 1534 ELIZABETH DR JOLIET IL 60435 P.I.N. 30-07-05-301-001-0000 (B-2)
(B) CREATIVE CIRCLE INC 200 N LARKIN ST STE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000 (B-1)	(Q) ABEL ALVARADO JR 1137 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-301-013-0000 (B-2)
(C) WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30326 P.I.N. 30-07-06-205-003-0000 (B-1)	(R) RAUL NEGRETTE 1136 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-302-001-0000 (B-2)
(D) WILL COUNTY SPECIAL EDUCATION 1207 LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (B-1)	(S) MARY E COOPER 1137 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-302-014-0000 (B-2)
(E) QM OF LARKIN LLC 3000-300 WILMOT RD MILFORD CT 06460 P.I.N. 30-07-06-205-025-0000 (B-1)	(T) SARAH J FOSTER 1207 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-037-0000 (B-2)
(F) LARKIN PROFESSIONAL PLAZA LLC 1116 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (B-8)	(U) JOSEPH W JENSEN 1207 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-031-0000 (B-2)
(G) VAGAS PROPERTIES LLC 2324 UNIVERSITY ST CREST HILL IL 60433 P.I.N. 30-07-06-401-012-0000 (B-2)	(V) VIRGINIA ANDRADE 1207 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-017-0000 (B-2)
(H) RICHARD SMAD 480 E 1ST ST DUAL CITY IL 60416 P.I.N. 30-07-06-402-001-0000 (B-2)	(W) DAYNE GRIFFIN 1300 TEXAS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-016-0000 (B-2)
(I) ENAK LLC 12137 W 159TH ST HOMER GLEN IL 60491 P.I.N. 30-07-06-402-012-0000 (B-2)	(X) ALISSA ERICKSON 1306 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-107-012-0000 (B-2)
(J) JASON MC KINNEY 1120 WESTMINSTER RD JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (B-2)	(Y) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-004-0000 (B-4)
(K) NORMA DELGADO 1121 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (B-2)	(Z) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-003-0000 (B-4)
(L) LEE SHANK 1120 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (B-2)	(AA) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-004-0000 (B-4)
(M) CHARLENE HARTMAN TR-KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (B-2)	(BB) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-4)
(N) LFP INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (B-2)	(CC) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-4)
(O) JAMES P DIKER REV TR 1137 PLAZA DR SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-2)	(DD) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-4)

LEGEND

MEASURED	RECORDED	CALCULATED	FOUND SURVEY MONUMENT	SET 5/8" REBAR UNLESS OTHERWISE NOTED
SUBJECT BOUNDARY LINE	ADJACENT BOUNDARY LINE	EDWARDS LINE	FLOOD ZONE A-E LIMIT	FLOODWAY LINE LIMIT
CONTOUR	FINES LINE	FLAG POLE	SON	UTILITY POLE WITH LIGHT
OUT WIRE	OVERHEAD UTILITY LINE	LIGHT POLE	ELECTRIC FEEDER	ELECTRIC HANDHOLE
ELECTRIC TRANSFORMER	CABLE TV FEEDER	FEEDLINE FEEDER	FIBER OPTIC HANDHOLE	TREE WITH SIZE
EVERGREEN TREE WITH SIZE	TREE LINE/GRASS LINE	FIRE HYDRANT	WATER VALVE BOX	STORM SEWER
STORM STRUCTURE	MANHOLE	RETAINING WALL	EXISTING CONCRETE AREA	PROPOSED PROJECT LIMITS
PROPOSED ASPHALT AREA	PROPOSED CONCRETE AREA	PROPOSED TURF AREA	PROPOSED PAVED AREA	

LEGAL DESCRIPTION:
THAT SOUTH 581.79 FEET OF LOT 5 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART LYING WITHIN SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:
LOTS 3, 4, 5 AND 6 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED JUNE 12, 2024, AS DOCUMENT NO. R2024028543 AND ALSO EXCEPT THAT PART TAKEN BY NORTHBRIDGE PLAZA SUBDIVISION PER R85-41060 AND ALSO EXCEPT THAT PART LYING WITHIN SAID SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PART OF P.I.N. 30-07-05-104-004-0000
P.I.N. 30-07-06-201-014-0000

- NOTES:
- THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE MAPPING SYSTEM AS OF NOVEMBER 3, 2021. TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
 - THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197C0161G, EFFECTIVE FEBRUARY 15, 2019.
 - A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 1, MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
 - UNLESS OTHERWISE NOTED, EXISTING LOTS INCLUDED IN JOLIET CATHOLIC ACADEMY SUBDIVISION ARE CITY OF JOLIET ZONING R-2 AND R-4, RESIDENTIAL DISTRICTS.
 - NO NEW PUBLIC ROADS PROPOSED AS PART OF THIS SUBDIVISION. ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
 - A USE EXCEPTION IS REQUESTED ALLOW ATHLETIC FACILITIES WITHIN 40 FEET OF A RESIDENTIAL DISTRICT AND WITHIN 25 FEET OF A PUBLIC RIGHT OF WAY.

LOT SCHEDULE:

LOT #1	1,428,661.77 SQ. FT.	32,797 AC.
LOT #2	364,446.35 SQ. FT.	8,366 AC.
TOTAL	1,793,108.12 SQ. FT.	41,163 AC.

ZONING: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

NO. OF STORES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	8 FEET	20 FEET

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

NO. OF STORES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	8 FEET	20 FEET

LOTS IMPROVED WITH TWO-FAMILY DWELLINGS

NO. OF STORES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1/2	7000	3500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET
2-2 1/2	7000	3500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET

LOTS IMPROVED WITH MULTIPLE FAMILY DWELLINGS

NO. OF STORES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1/2	5000	2500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET
2-2 1/2	5000	2500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET

ZONING: R-B RESTRICTED BUSINESS DISTRICT

MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD
25 FEET	40	15

BENCHMARKS:

PROJECT BENCHMARK:
WILL COUNTY BENCHMARK STATION 706
ELEVATION: 587.32 (NAVD83)

SITE BENCHMARKS:

SITE BM 1:
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.95 (NAVD83)

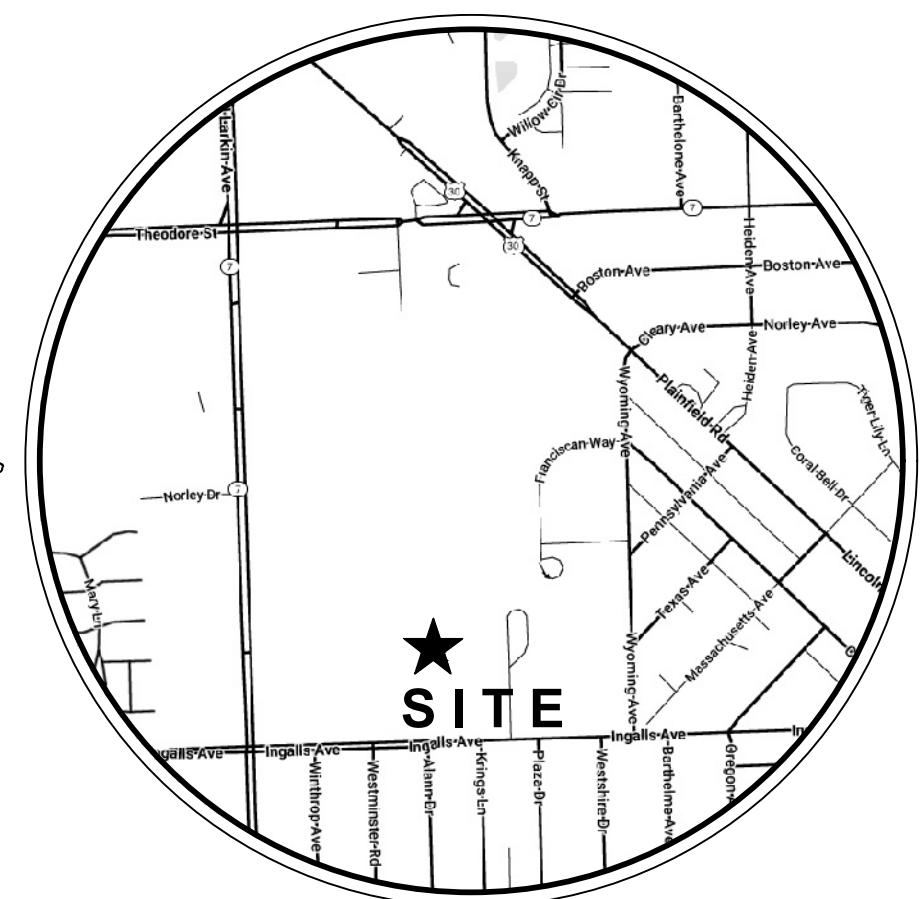
SITE BM 2:
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 664.87 (NAVD83)

SITE BM 3:
SOUTH BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 655.78 (NAVD83)

SITE BM 4:
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 655.03 (NAVD83)

SITE BM 5:
NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.14 (NAVD83)

SITE BM 6:
NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.66 (NAVD83)



SITE LOCATION MAP
NOT TO SCALE

SEE SHEET 3 OF 3 FOR
SUBDIVISION/BOUNDARY
LINE INFORMATION

THIS PLAT IS NOT FOR RECORDING

THE WILL GROUP
ENGINEERING

Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600
Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

DATE CREATED: 4-11-2024	DATE: 4-11-2024	DATE: 4-11-2024	DATE: 4-11-2024
PREPARED BY: JAC	DESIGNED BY: JAC	CHECKED BY: JAC	APPROVED BY: JAC

PROPOSED CONDITIONS
SHEET 2 OF 3

OWNER:
SISTERS OF ST. FRANCIS OF MARY IMMACULATE
1433 ESSINGTON ROAD
JOLIET, ILLINOIS 60435
Ph. (815) 725-8648

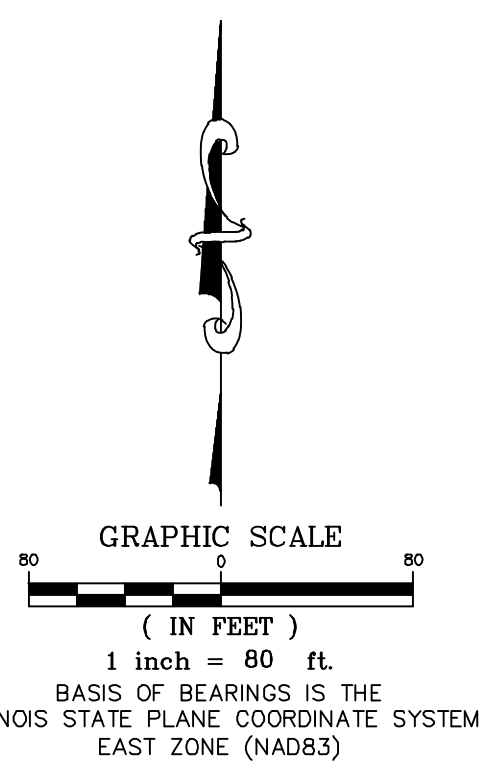
DEVELOPER/PETITIONER:
JOLIET CATHOLIC ACADEMY -
SISTERS OF ST. FRANCIS OF MARY IMMACULATE
1200 NORTH LARKIN AVENUE
JOLIET, ILLINOIS 60435
Ph. (815) 744-6500

ENGINEER:
WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, ILLINOIS 60515
Ph. (630) 969-7000

LAND SURVEYOR:
TWG ENGINEERING
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60404
Ph. (815) 744-6600

FINAL PLAT
of
JOLIET CATHOLIC ACADEMY
A Planned Unit Development
A Subdivision of
Part of the West 1/2 of the Northwest 1/4 of Section 5 and
the East 1/2 of the Northeast Quarter of Section 6,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

P.I.N.: 07-06-201-014-0000
PART OF P.I.N.: 07-05-104-004-0000



ADJACENT OWNER INFORMATION

(A) WILL COUNTY HABITAT FOR HUMANITY INC 2415 MIDCLOUGH ST JOLIET IL 60436 P.I.N. 30-07-06-205-001-0000 (R-3)	(D) JOSE A LEDERMA 1134 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-301-001-0000 (R-2)
(B) CREATIVE CIRCLE INC 200 N LASALLE ST STE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000 (R-1)	(E) ABEL ALVARADO JR 1137 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-301-013-0000 (R-2)
(C) WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30326 P.I.N. 30-07-06-205-003-0000 (R-1)	(F) RAUL NEGRETTE 1136 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-302-001-0000 (R-2)
(D) WILL COUNTY SPECIAL EDUCATION 1207 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (R-1)	(G) MARY E COOPER 1231 BARTHELEME AVE JOLIET IL 60435 P.I.N. 30-07-05-302-014-0000 (R-2)
(E) ONI OF LARKIN LLC WILDFORD DR 399-300 WILMOT RD MILFORD CT 06455 P.I.N. 30-07-06-205-025-0000 (R-1)	(H) SARAH J FOSTER 1235 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-037-0000 (R-2)
(F) LARKIN PROFESSIONAL PLAZA LLC 1118 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (R-2)	(I) JOSEPH W JENSEN 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-031-0000 (R-2)
(G) VADAS PROPERTIES LLC 2324 UNIVERSITY ST CREST HILL IL 60403 P.I.N. 30-07-06-401-012-0000 (R-2)	(J) VIRGIN ANDRADE 1212 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-108-017-0000 (R-2)
(H) RICHARD SMAD 480 E 1ST ST CHAL CITY IL 60416 P.I.N. 30-07-06-402-001-0000 (R-2)	(K) DWAYNE GRIFFIN 1300 TEXAS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-016-0000 (R-2)
(I) DIAM LLC 12137 W 159TH ST HOMER GLEN IL 60491 P.I.N. 30-07-06-402-012-0000 (R-2)	(L) AYLESA ERICKSON 1308 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-107-012-0000 (R-2)
(J) JASON MC KINNEY 1120 WESTMINSTER RD JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (R-2)	(M) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
(K) NORMA DELGADO 1121 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (R-2)	(N) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-003-0000 (R-4)
(L) LEE DWAN 1120 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (R-2)	(O) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
(M) DARLINE HARTMAN TR KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (R-2)	(P) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
(N) LVP INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (R-2)	(Q) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
(O) JAMES P DIRKER REV TR 1137 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-300-001-0000 (R-2)	(R) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)

- NOTES:
- THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE MAPPING SYSTEM AS OF NOVEMBER 3, 2021. TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
 - THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197C0161G, EFFECTIVE FEBRUARY 15, 2019.
 - A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 1, MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
 - UNLESS OTHERWISE NOTED, EXISTING LOTS INCLUDED IN JOLIET CATHOLIC ACADEMY SUBDIVISION ARE CITY OF JOLIET ZONING R-2 AND R-4, RESIDENTIAL DISTRICTS.
 - NO NEW PUBLIC ROADS PROPOSED AS PART OF THIS SUBDIVISION. ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
 - A USE EXCEPTION IS REQUESTED ALLOW ATHLETIC FACILITIES WITHIN 40-FEET OF A RESIDENTIAL DISTRICT AND WITHIN 25-FEET OF A PUBLIC RIGHT OF WAY.

LOT SCHEDULE:			
LOT #1.....	1,478,661.77 SQ.FT.		32,797 AC.
LOT #2.....	364,446.35 SQ.FT.		8,366 AC.
TOTAL.....	1,793,108.12 SQ.FT.		41,163 AC.

ZONING: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. LOT AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET	15 FEET	
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	20 FEET	20 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. LOT AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET	15 FEET	
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	20 FEET	20 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. LOT AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7000	3500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET	12 FEET	
2-2 1/2	7000	3500	50 FEET	25 FEET	25 FEET	5 FEET	14 FEET	14 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. LOT AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	5000	2500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET	12 FEET	
2-2 1/2	5000	2500	50 FEET	25 FEET	25 FEET	5 FEET	14 FEET	14 FEET	

ZONING: R-B RESTRICTED BUSINESS DISTRICT				
MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	
25 FEET	40	15		

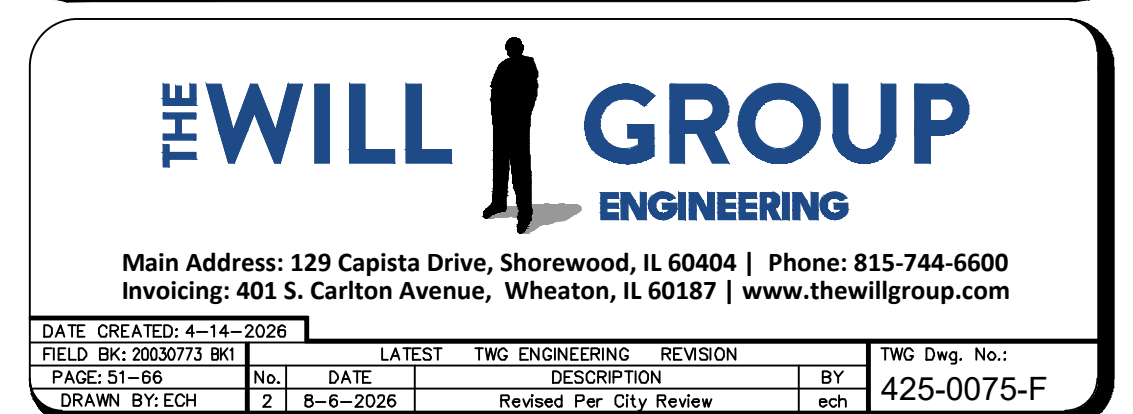
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BOUNDARY INFORMATION
SHEET 3 OF 3