City of Joliet

Plan Commission

Meeting Agenda

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

Thursday, May 21, 2026 **4:00 PM** **City Hall, Council Chambers**

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of the April 16, 2026 Plan Commission Minutes

Attachments: PC Meeting Minutes 04.16.26

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3)

Attachments: PUD-5-26 & V-3-26 Staff Report Packet.pdf

P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5)

Attachments: Staff Report P-5-26 & FP-1-26 Packet.pdf

A-1-26: Annexation of 23656 S. Houbolt Road, Classification to the I-1 (Light Industrial) Zoning District, and Approval of an Annexation Agreement. (23656 S. Houbolt Road) (PIN # 04-10-01-300-013-0000) (COUNCIL DISTRICT #5)

Attachments: Staff Report Packet A-1-26 (23656 S Houbolt Rd).pdf

M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area. (3795 CenterPoint Way) (PIN # 10-11-06-201-003-0000) (COUNCIL DISTRICT #5)

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club. (3795 CenterPoint Way) (PIN #s 10-11-06-301-019-0000, 10-11-06-401-003-0010, 10-11-06-401-003-0020, 10-11-06-301-024-0000, 10-11-07-101-030-0000, 10-11-06-401-005-0000, 10-11-07-101-017-0000, 10-11-06-302-001-0000, 10-11-06-301-020-0000, 10-11-07-101-013-0000, 10-11-06-302-004-0000, 10-11-07-101-027-0000, 10-11-06-301-014-0000, 10-11-07-101-019-0000, 10-11-07-101-009-0000, 10-11-06-302-003-0000, 10-11-07-101-010-0000, 10-11-07-101-026-0000, 10-11-06-301-039-0000, 10-11-06-400-009-0000, 10-11-06-301-023-0000, 10-11-07-101-007-0000, 10-11-07-101-011-0000, 10-11-06-302-002-0000, 10-11-06-401-006-0000, 10-11-06-301-004-0000, 10-11-07-101-031-0000, 10-11-06-401-015-0010, 10-11-06-301-021-0000, 10-11-06-401-002-0010, 10-11-06-401-011-0000, 10-11-07-101-024-0000, 10-11-07-101-014-0000, 10-11-07-101-029-0000, 10-11-06-401-008-0000, 10-11-07-101-028-0000, 10-11-06-301-037-0000,10-11-06-401-002-0020, 10-11-06-401-009-0000, 10-11-07-101-025-0000, 10-11-07-101-008-0000, 10-11-07-101-021-0000, 10-11-07-101-022-0000, 10-11-06-301-002-0000, 10-11-06-301-018-0000, 10-11-06-401-010-0000, 10-11-06-401-012-0000, 10-11-06-301-015-0000, 10-11-06-301-012-0000, 10-11-06-401-014-0000, 10-11-06-301-022-0000, 10-11-06-301-010-0000, 10-11-07-101-023-0000, 10-11-06-401-007-0000, 10-11-06-301-013-0000, 10-11-07-101-018-0000, 10-11-06-301-034-0000, 10-11-06-301-017-0000, 10-11-07-101-015-0000, 10-11-07-101-033-0000, 10-11-06-401-004-0000, 10-11-06-301-005-0000, 10-11-07-101-003-0000, 10-11-07-101-004-0000, 10-11-06-301-016-0000, 10-11-06-401-013-0000, 10-11-06-301-011-0000, 10-11-07-101-012-0000, 10-11-07-101-006-0000, 10-11-07-102-011-0000, 10-11-06-301-025-0000, 10-11-06-400-019-0000, 10-11-06-301-003-0000, 10-11-07-101-016-0000, 10-11-07-101-005-0000) (COUNCIL DISTRICT #5)

Attachments: Staff Report Packet M-1-26 M-2-26 (Autobahn Country Club).pdf
Ordinance 15820 Cedar Creek Watershed Protection Area.pdf

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS

NEW BUSINESS

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

Memo

File #: TMP-9794 **Agenda Date:**5/21/2026

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, April 16, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

TMP-9655

Attachments: Plan Commission Meeting Minutes 04-08-26

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve: Plan Commission Meeting Minutes 4-8-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

TMP-9656

Attachments: P-2-26_V-1-26_Staff Report Packet.pdf

Planner Raymond Heitner read the staff report into the record. Mr. Jim Testin, Cullinan Properties Development Manager, appeared on behalf of the petitions. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-2-26: Preliminary Plat of Rock Run Crossings Drive Phase 2 Subdivision. (South of Olympic Boulevard and West of Gateway Boulevard) (PIN #s Part of 05-06-22-305-001-0000 and Part of 05-06-27-100-011-0000) (COUNCIL DISTRICT #5)

V-1-26: Vacation of Approximately 1.7 Acres of Quartz Drive. (Quartz Drive, West of Gateway Boulevard) (PIN #s Part of 05-06-22-305-001-0000 and Part of 05-06-27-100-011-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9657

Attachments: P-3-26_Shale Road Subdivision Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Mr. Testin appeared again on behalf of the petition. No public comments were made in favor of or in opposition to the petition.

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve: P-3-26: Preliminary Plat of Shale Road Subdivision. (1301 Shale Road) (PIN #s 05-06-22-304-001-0000 and 05-06-22-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9658

Attachments: P-4-26 Lifestyle Center Subdivision Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Mr. Testin appeared again on behalf of the petition. A resident came forward to inquire how the development will affect residents, specifically with taxes. Mr. Heitner and Mr. Testin responded.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-4-26: Preliminary Plat of Rock Run Crossings Lifestyle Center Subdivision. (East of Rock Run Crossings Drive, West of Gateway Boulevard, and North of Olympic Boulevard) (PIN # Part of 05-06-22-302-002-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9659

Attachments: V-2-26 Staff Report Packet

Mr. Heitner read the staff report into the record. Mr. Nathaniel Washburn appeared on behalf of the petition and answered questions from the Commission. Public comments were made voicing concerns regarding the proposed vacation and related construction. Mr. Washburn responded to the public comments.

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve: V-2-26: Vacation of 76,289 Square Feet of Breen Road, East of Route 53 and Plat of Easement for a Future Public Utility Easement. (Breen Road East of Route 53) (PIN #s 10-11-10-300-001-0000 and 10-11-10-100-010-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9660

Attachments: PUD-4-26 (580 Caton Farm final) Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Mr. Washburn appeared again on behalf of the petition and provided additional information regarding the proposed development.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve: PUD-4-26: Final Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

TMP-9759

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to elect Jason Cox as the new Chair of the Plan Commission. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9760

A motion was made by Jeff Crompton, seconded by Jason Cox, to elect Debbie Radakovich as the new Vice Chair of the Plan Commission. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

TMP-9661

Planning Director Jayne Bernhard provided a status update on the City of Joliet Comprehensive Plan, informing the Commission that the plan is currently in Phase 4 of the project schedule, and the consultants are preparing the draft plan. A final community workshop is tentatively scheduled for September.

TMP-9662

Ms. Bernhard provided a status update on the I-80 Des Plaines River Bridge Community Plan, highlighting that city staff continues to work with the consultant and IDOT. A final community meeting is tentatively scheduled for the fall of 2026.

TMP-9663

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan. A consultant is currently outlining options for zoning updates, and the Plan Commission is expected to review these options in the summer of 2026, continuing into the fall of 2026.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

Memo

File #: TMP-9795 **Agenda Date:**5/21/2026

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DATE: May 21, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (Council District #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (Council District #3)

GENERAL INFORMATION:

APPLICANT:	Vista Ridge Development, LLC
STATUS OF APPLICANT:	Owner and Developer
REQUESTED ACTION:	Approval of an amended Final Plat and Vacation of a Public Utility and Drainage Easement
PURPOSE:	To allow continued development of a previously approved multi-family residential subdivision
EXISTING ZONING:	R-4 (Low Density Multi-Family Residential)
LOCATION:	2700 Vista Lane
SIZE:	Approximately 5.2 Acres
EXISTING LAND USE:	Ongoing townhome development

SURROUNDING LAND USE & ZONING:

NORTH: Farmland; R-2 (Single-Family Residential)
SOUTH: Ongoing single-family residential development; R-2 (Single-Family Residential)
EAST: Farmland; R-2 (Single-Family Residential)
WEST: Stormwater Detention; R-2 (Single-Family Residential)

SITE HISTORY: The subject property was annexed into the City in 2004. On January 7, 2025, the City Council approved rezoning of the property to R-4 (Low Density Multi-Family

Residential) zoning. The surrounding acreage which is also included in the same Planned Unit Development (PUD), was rezoned to R-2 (Single-Family Residential) at this time. The City Council approved the Recording Plat for the entire PUD to allow construction of 321 single-family residential homes and 76 townhouse dwelling units on May 6, 2025.

SPECIAL INFORMATION: The subject petitions concern the 5.2-acre portion of the PUD dedicated to townhome development. The previously approved Final Plat for this area consisted of 17 townhouse block lots that were each 58 feet deep. The applicant is requesting an amendment to the Final PUD Plat to increase the size of these lots to 70 feet deep to allow the full extent of the rear individual unit patios to be located within each townhome lot and not in the common lot areas. There are no changes to the volume or design of these units.

When the Final PUD Plat for the greater subdivision was approved in 2025, a blanket Public Utility and Drainage Easement was created to cover the extent of each common lot area (Lots 343, 344, and 345) outside of the townhouse block lots. Since portions of this easement area are being encroached upon with the requested extension of the townhouse block lots, a vacation of these easement areas is necessary to avoid future conflicts with the proposed back patios. Staff have reviewed this request and have no concerns about the proposed vacation. Staff have not received any correspondence from any private utility companies regarding the requested vacation.

ANALYSIS: Approval of the requested amended Final Plat and Public Utility and Drainage Easement vacation will allow the continued construction of townhouse units within Phase 1 of Vista Ridge PUD with all future rear yard patios on the townhouse block lots. Staff have examined these requests and believe there will be no meaningful impact on stormwater detention or residential open space. The requested vacation would not have any effect on public or private utilities in the area.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of an amendment to the Final Plat of Vista Ridge Planned Unit Development and a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development to the City Council.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

_____ **Preliminary Plat**
__X__ **Final Plat**
__X__ **Recording Plat**

NAME OF SUBDIVISION: Vista Ridge

NAME OF PETITIONER: Vista Ridge Development LLC

CELL #: [redacted] **E-MAIL:** [redacted]

HOME ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

HOME PHONE: [redacted]

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS PHONE: [redacted]

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: John Barry

ADDRESS: 11S220 Jackson Street, Suite # 101 Burr Ridge, IL 60527 PHONE: [redacted]

OWNER: Vista Ridge Development LLC

HOME ADDRESS: 11S220 Jackson Street Suite # 101 PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101 PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

CELL #: [redacted] **E-MAIL:** [redacted]

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: [redacted]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: [redacted]

ATTORNEY: Thomas Osterberger - KGG, LLC

ADDRESS: 111 N. Ottawa Street, Joliet Illinois 60423 PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY: Vista Ridge Phase 1 Resubdivision1, a Planned Unit Development PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 2700 Vista Lane, Plainfield, IL 60586

PERMANENT INDEX NUMBER (Tax No.): [redacted]

SIZE: 6.5560 ACRES

NO. OF LOTS: 17 Townhome Lots & 3 Oulots Lots

PRESENT USE: Townhome Lots EXISTING ZONING: R4

USES OF SURROUNDING PROPERTIES: North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

Name of Park District: Plainfield Park District

Date Contacted Park District: July 24, 2024

Is any open space/park site being offered as part of a preliminary plat? Yes

If yes, what amount? +/- 5.2 Acres

(Acknowledgment by Park District Official) Bob Collins, Director of Planning

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No _____ 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: N/A

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, John Barry, hereby depose and say that all of the above statements and the statements contained in the [redacted] e true. I agree to be present in person or by representation when this is hea[redacted]

Date: 2/5/2026

Pet[redacted]

Subscribed and sworn to before me this 5th day of FEBRUARY, 20 26

N[redacted]

11.18.2028
My Commission Expires:

[redacted]

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:

2700 Vista Lane, Plainfield, IL 60586

PIN(s): _____

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

Paul McNaughton

Brian Flanagan

E-MAIL: [redacted] **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

Paul McNaughton

Brian Flanagan

E-MAIL: johnb@mcnaughtondevelopment.com **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

SIGNED: [redacted]

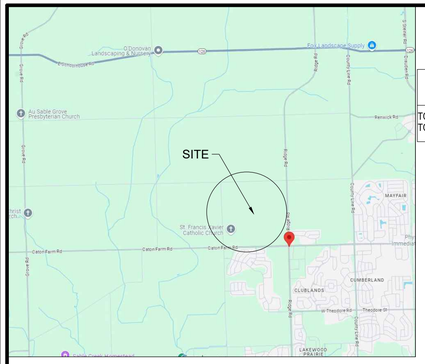
DATE: 2/5/2026

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

FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

THIS PLAT IS NOT FOR RECORD

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

150' 0 75' 150' 300' 600'
1" = 150'

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
LAT 41-33-53.1; LONG 88-12-01.9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

OWNER / DEVELOPER

McNaughton Development
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

AREA TABLE

SINGLE FAMILY LOTS	636,336 SQ. FT.	14.6083 AC.
MULTI FAMILY LOTS 322-338	98,020 SQ. FT.	2.2502 AC.
MULTI FAMILY LOTS 339-341	187,559 SQ. FT.	4.3057 AC.
OPEN SPACE / PARK AREAS	759,952 SQ. FT.	17.4462 AC.
RIGHT OF WAY HEREBY DEDICATED	551,955 SQ. FT.	12.6711 AC.
TOTAL AREA THIS SUBDIVISION	2,233,822 SQ. FT.	51.2815 AC.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

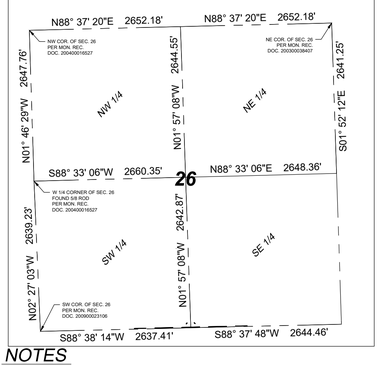
PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

USE EXCEPTIONS

1. EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
2. EXCEPTION TO ALLOW 4.45 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE, PER THE KENDALL COUNTY LAND USE PLAN.
3. EXCEPTION TO ALLOW 9.42 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE, PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
4. EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADII TO BE REDUCED FROM 75' TO 60'.
5. EXCEPTION TO REDUCE THE REQUIRED ROW OF GREYWALL BOULEVARD FROM 75' TO 70'.
6. REQUESTING AN EXCEPTION TO THE USE OF BRICK OR STONE IN EXTERIOR ELEVATIONS, PER SECTION 47-17.30(E) OF THE CITY'S ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.

SECTION 26-36-8



NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. SINGLE FAMILY ZONING R-2;
   MULTI FAMILY ZONING R-4
4. EXCEPTION TO WAIVE THE REQUIRED 25-FT. REAR YARD SETBACK FOR THE TOWNHOUSE UNITS.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

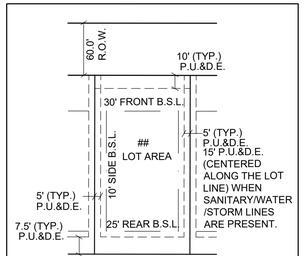
3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

SITE DATA- FULL SITE

GROSS SITE AREA	=	120.00 AC.
PARK AREAS	=	5.25 AC.
STORMWATER MANAGEMENT AREA	=	11.29 AC.
OPEN SPACE (OUTLOTS)	=	2.75 AC.
ROW DEDICATION	=	26.72 AC.
321 SINGLE FAMILY LOTS + ROW	=	92.36 AC.
GROSS LAND USE (321 LOTS + ROW)	=	77%
NET LAND USE (321 LOTS W/OUT ROW)	=	65.64 AC.
SINGLE FAMILY DENSITY (321/72.12)	=	4.45 DU/AC
MINIMUM LOT SIZE	=	7,500 SF
MAXIMUM LOT SIZE	=	16,216 SF
AVERAGE LOT SIZE	=	8,713 SF
76 TOWNHOMES (20' x 48")	=	8.35 AC
ROW DEDICATION	=	1.80 AC.
LAND USE W/OUT ROW	=	6.55 AC
GROSS LAND USE (TOWNHOMES)	=	6.96%
TOWNHOMES DENSITY (76/8.07 AC)	=	9.42 DU/AC
397 TOTAL UNITS		
GROSS DENSITY	=	4.84 DU/AC.

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
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630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 1 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

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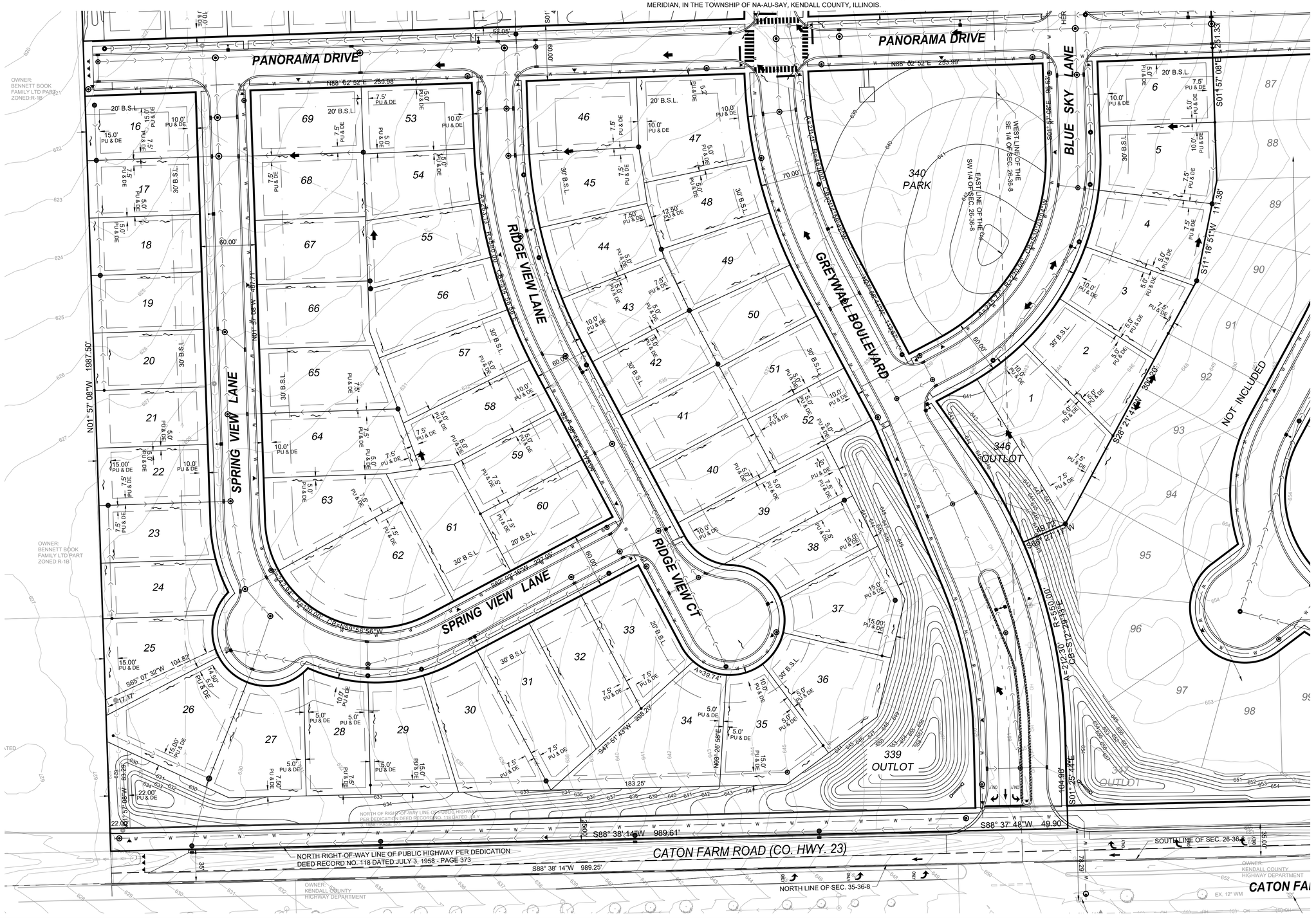
FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

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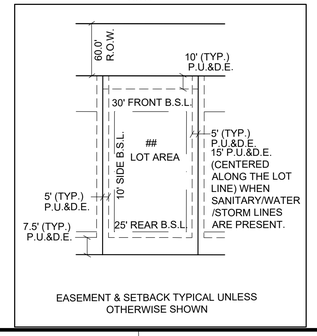

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Surveyors

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Burr Ridge, IL 60527-6818
630.325.3400

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4	3-19-25	REVISED PER CITY COMMENTS			
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6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 2 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

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FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

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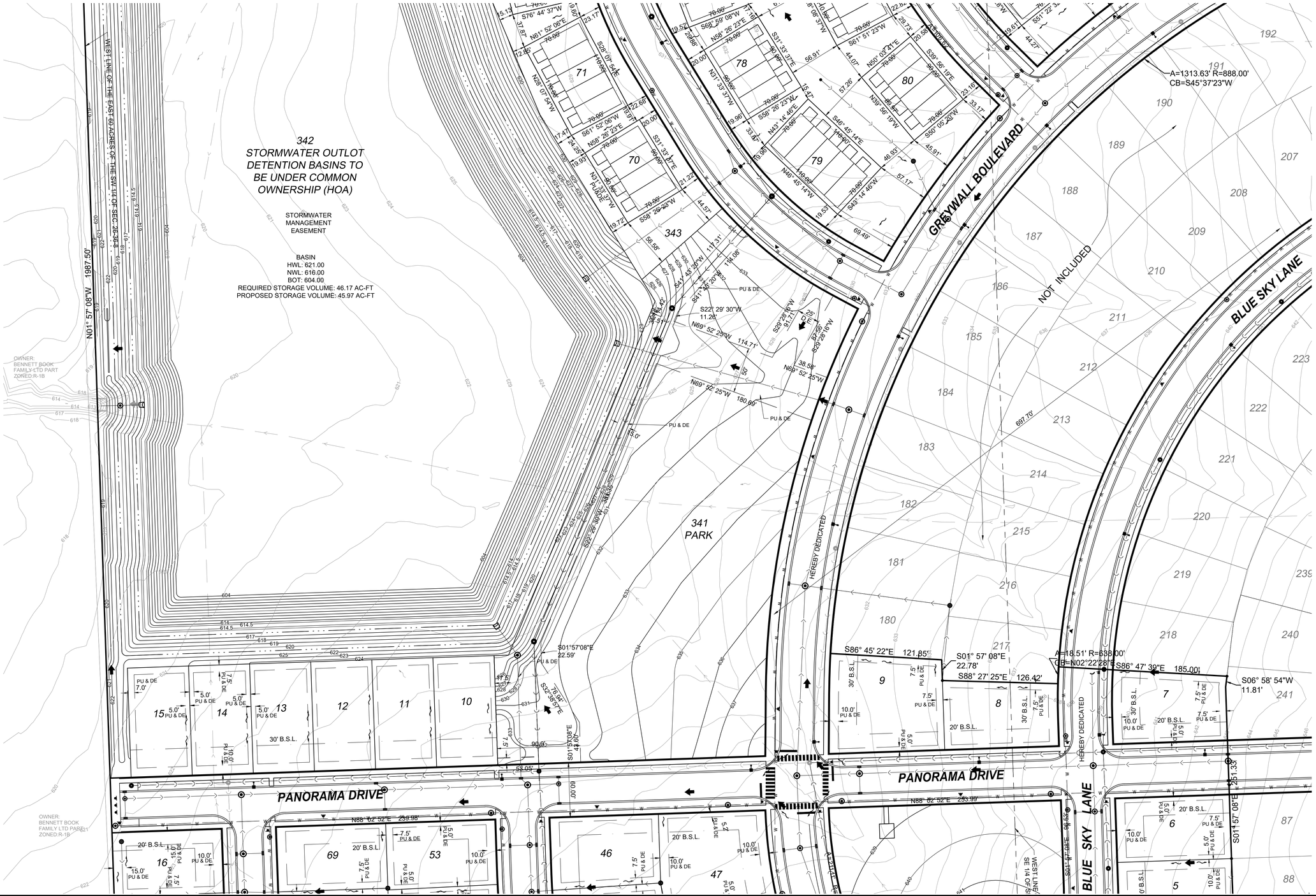

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
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		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
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		B-6.12 CURB & GUTTER

LEGEND

3 2 / 10 11 — SECTION CORNER

SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

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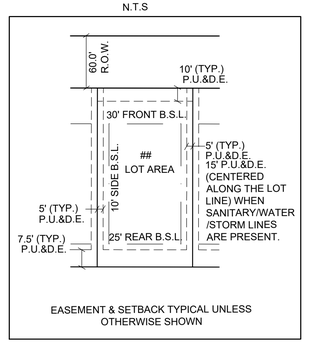

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FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

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FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 3 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

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FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

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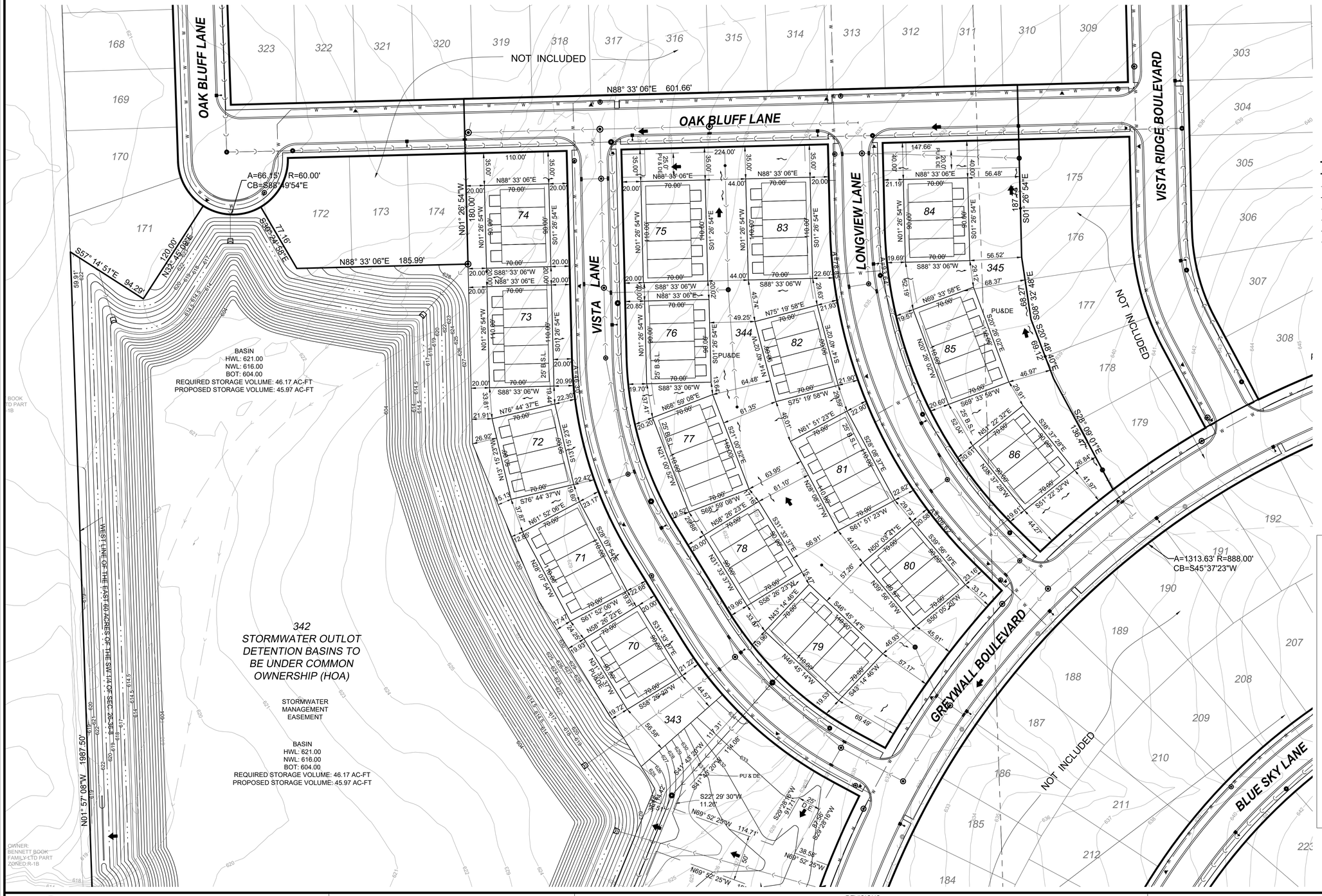

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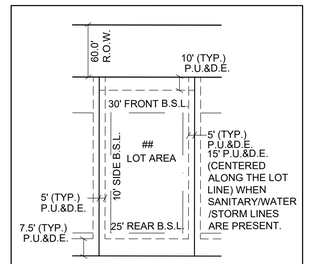

EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

SECTION CORNER

SUBDIVISION BOUNDARY LINE	N	NORTH
UNDERLYING LOT LINE	S	SOUTH
EXISTING LOT LINE	E	EAST
PROPOSED LOT LINE	W	WEST
EXISTING EASEMENT LINE	CB	CHORD BEARING
PROPOSED EASEMENT LINE	A	ARC LENGTH
BUILDING SETBACK LINE	R	RADIUS
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EXISTING	PROPOSED	DESCRIPTION
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		CENTERLINE
		B-6.12 CURB & GUTTER

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

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FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

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FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 4 of 6

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FINAL PLAT OF VISTA RIDGE PHASE 1

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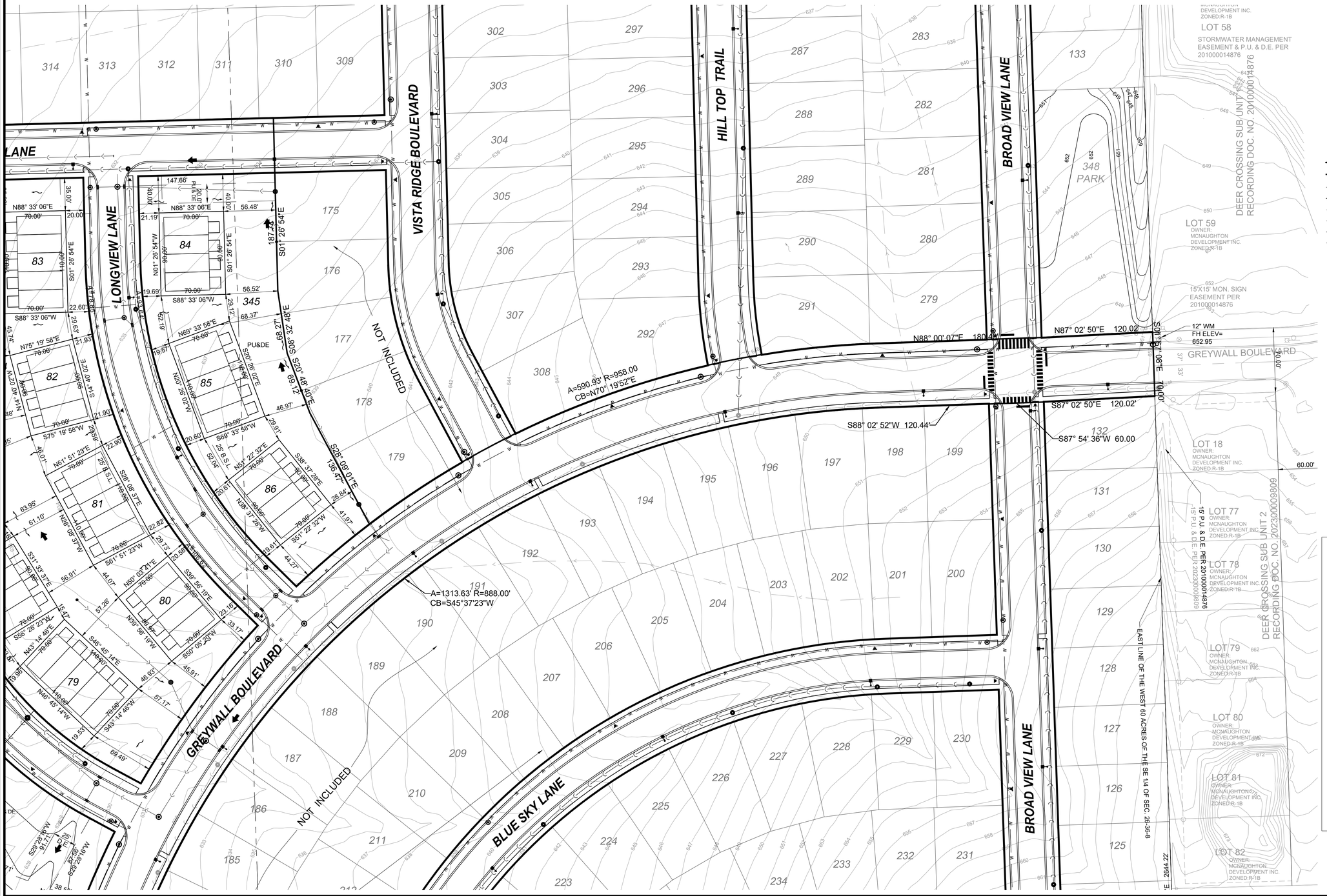
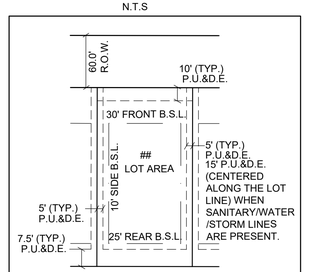


TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
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		CENTERLINE
		B-6.12 CURB & GUTTER

GRAPHIC SCALE

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1" = 50'

STATE PLANE MERIDIAN

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FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

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Project No: 241015
Group No: VP04.7
SHEET NO. 5 of 6

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A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-300-005
06-26-400-003

Parcel Table	
Parcel #	Area
1	12944 SF
2	10030 SF
3	9377 SF
4	9541 SF
5	9929 SF
6	8750 SF
7	9446 SF
8	9023 SF
9	12993 SF
10	8040 SF
11	8040 SF
12	8040 SF
13	8040 SF
14	8040 SF
15	8040 SF
16	8400 SF
17	7500 SF
18	7500 SF
19	7500 SF
20	7500 SF

Parcel Table	
Parcel #	Area
21	7500 SF
22	7500 SF
23	7559 SF
24	7808 SF
25	9156 SF
26	11963 SF
27	10659 SF
28	8985 SF
29	9644 SF
30	11795 SF
31	10428 SF
32	9393 SF
33	9117 SF
34	14599 SF
35	10413 SF
36	10567 SF
37	10318 SF
38	7964 SF
39	11117 SF
40	7854 SF

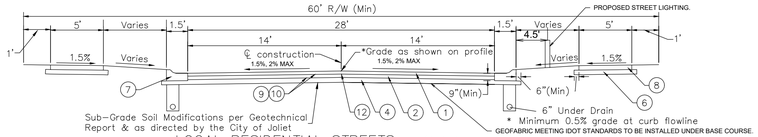
Parcel Table	
Parcel #	Area
41	7854 SF
42	7854 SF
43	8346 SF
44	8540 SF
45	8533 SF
46	9217 SF
47	12488 SF
48	8365 SF
49	8217 SF
50	7809 SF
51	7616 SF
52	7616 SF
53	8632 SF
54	8068 SF
55	8707 SF
56	9804 SF
57	10164 SF
58	9733 SF
59	7625 SF
60	8750 SF

Parcel Table	
Parcel #	Area
61	10057 SF
62	15049 SF
63	9862 SF
64	11100 SF
65	9558 SF
66	8438 SF
67	8400 SF
68	8400 SF
69	8520 SF
70	5220 SF
71	6380 SF
72	5220 SF
73	6380 SF
74	5220 SF
75	6380 SF
76	5220 SF
77	6380 SF
78	5220 SF
79	6380 SF
80	5220 SF

Parcel Table	
Parcel #	Area
81	6380 SF
82	5220 SF
83	6380 SF
84	5220 SF
85	6380 SF
86	5220 SF
339*	62962 SF
340*	58695 SF
341*	138296 SF
342*	491598 SF
343*	45648 SF
344*	97779 SF
345*	44132 SF
346*	8401 SF

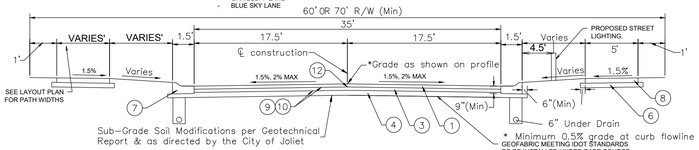
AVERAGE SINGLE FAMILY LOT AREA = 9222.23 SF
AVERAGE MULTIFAMILY LOT AREA = 5765.88 SF
* EXCLUDES OUTLOTS 339-346

TOTAL SINGLE FAMILY LOTS = 86
TOTAL OUTLOTS = 8



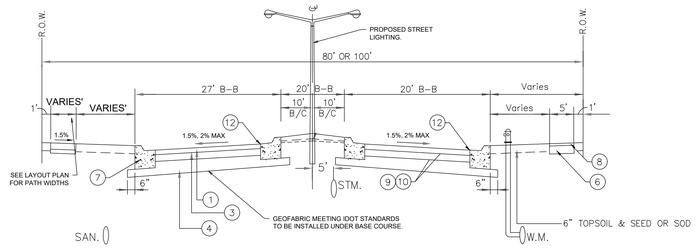
LOCAL RESIDENTIAL STREETS – Not to scale.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- RIDGE VIEW LANE
- RIDGE VIEW COURT
- SPRING VIEW LANE
- SUMMIT VIEW LANE
- SCENIC TRAIL
- KNOLL COURT
- BROAD VIEW LANE
- VISTA LANE
- LONGVIEW LANE
- HILL TOP TRAIL
- PARK LAKE LANE
- OAK BLUFF LANE
- BLUE SKY LANE



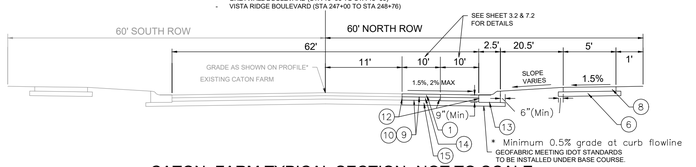
COLLECTOR STREETS – Not to scale.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- PANORAMA DRIVE
- GREYWALL BOULEVARD (STA 15+00 TO STA 37+52)
- VISTA RIDGE BOULEVARD (STA 240+00 TO STA 247+00)



LOCAL COLLECTOR - PARKWAY SECTION
N.T.S.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- GREYWALL BOULEVARD (STA 10+00 TO STA 15+00)
- VISTA RIDGE BOULEVARD (STA 247+00 TO STA 248+76)



CATON FARM TYPICAL SECTION- NOT TO SCALE

VEHICULAR ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF ANY PARTS OF LOTS 70 THRU 86, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PROPERTY NOTED ON THIS PLAT AS "VEHICULAR ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS TO, EGRESS FROM, AND ACCESS BETWEEN LOTS 70 THRU 86 AND ADJACENT PUBLIC ROADS. THE GRANTEE MAY CONSTRUCT OR IMPROVE SAID DRIVEWAYS FROM TIME TO TIME AT GRANTEE'S SOLE COST AND EXPENSE. THIS EASEMENT SHALL BE BINDING ON THE PARTIES, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS OVER, ON UPON AND ACROSS LOT 342 - STORMWATER OUTLOT AND ACCESS TO ALL FACILITIES NECESSARY FOR THE MANAGEMENT OF STORMWATER ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSPECTING SUCH AREAS, IN THE EVENT THAT THE ASSOCIATION DOES NOT ADEQUATELY MAINTAIN THE FACILITIES TO THE CITY STANDARDS, THE CITY OF JOLIET SHALL GIVE FOURTEEN (14) DAYS WRITTEN NOTICE OF SUCH FAILURE AND SAID NOTICE SHALL INDICATE WHEN THE CITY WILL EXERCISE ITS RIGHT TO REPAIR THE FAULTY PORTION OF THE FACILITIES. IF THE CITY IS REQUIRED TO MAKE REPAIRS, IT SHALL BE ENTITLED TO REIMBURSEMENTS BY THE RESIDENTIAL ASSOCIATION. WRITTEN NOTICE BY THE CITY OF THE INTENT TO REPAIR SHALL NOT BE REQUIRED IF IN THE OPINION OF THE CITY AN EMERGENCY REQUIRING IMMEDIATE ACTION IS REQUIRED. IN THE EXERCISE OF ITS RIGHTS HEREUNDER, THE CITY OF JOLIET SHALL NOT BE DEEMED GUILTY OF ANY MANNER OF TRESPASS.

NOTES

1. The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
2. The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
3. Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
4. Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
5. Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
6. Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty–five (25') feet.
7. The cross slope on all streets, including intersections, shall be two (2%) percent or less.
8. Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be preformed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
9. Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
10. The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
6. Hot–Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
7. Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
8. Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
9. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
10. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
11. Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

PAVEMENT LEGEND

① Hot–Mix Asphalt, Surface Course, IL–9.5, Mix "D", N50, 1.5"
② Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 2.5"
③ Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 4"
④ Sub–Base Granular Material, Type B, CA–06, 10"
⑤ Sub–Base Granular Material, Type B, CA–06, 6"
⑥ Sub–Base Granular Material, Type B, CA–06, 4"
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12
⑧ Portland Cement Concrete Sidewalk, 5" Thick
⑨ Bituminous Material Prime Coat
⑩ Aggregate Prime Coat
⑪ Strip Reflective Crack Control Treatment (as required)
⑫ Longitudinal Joint Sealant (LJS)
⑬ COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24
⑭ HOT-MIX ASPHALT, BINDER COURSE, IL-19.0, N50, 7.5" (PLACED IN TWO LIFTS - 5" +2.5")
⑮ AGGREGATE SUBGRADE IMPROVEMENT, 12"

SEE LAYOUT PLAN FOR LOCATION OF VARIOUS CURB TYPES

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ Ndes
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm): 1½"	4% @ 50 Gyr.
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50: 2½"	4% @ 50 Gyr.
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WTH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 463.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 45.38 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 187.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.00 FEET, A CHORD BEARING OF NORTH 70 DEGREES 19 MINUTES 52 SECONDS EAST 590.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 00 MINUTES 07 SECONDS EAST 120.49 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 56 SECONDS EAST 180.01 FEET TO THE EAST LINE OF THE WEST 60 ACRES OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 70.00 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 56 SECONDS WEST 179.57 FEET; SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 120.88 FEET TO A POINT OF CURVATURE, THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 37 MINUTES 23 SECONDS WEST, 1313.63 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 49.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, 989.61 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1987.50 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 51 SECONDS EAST, 94.29 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 09 SECONDS EAST, 120.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 54 SECONDS EAST, 66.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 77.16 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 185.99 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 180.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.28 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = N/A

Project No: 241015
Group No: VP04.7
SHEET NO. 6 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

PLAT OF EASEMENT VACATION
OF
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N.'S

06-26-347-003 06-26-348-001 06-26-349-001
06-26-347-004 06-26-348-002 06-26-349-002
06-26-347-005 06-26-348-003 06-26-349-003
06-26-347-006 06-26-348-004 06-26-349-004
06-26-347-007 06-26-348-005
06-26-347-008 06-26-348-006
06-26-348-007
06-26-348-008
06-26-348-009
06-26-348-010

BASIS OF BEARINGS

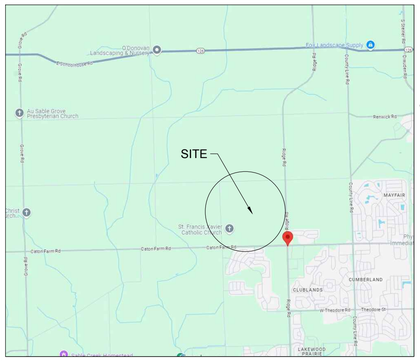
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

Vista Ridge Investment, LLC
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

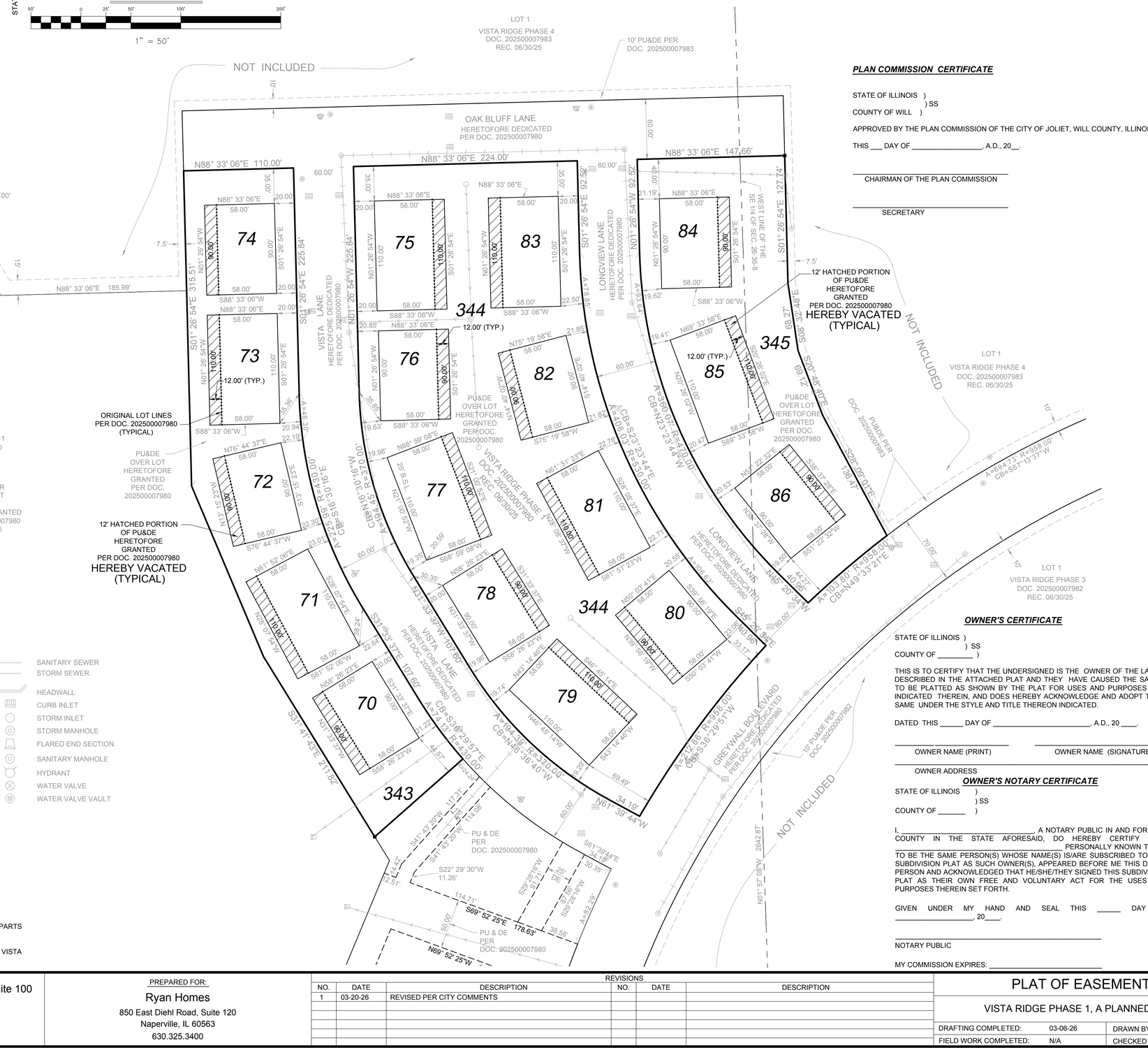
LEGEND

- SECTION CORNER (3 2 / 10 11)
- SUBDIVISION BOUNDARY LINE
- LOT LINE PER DOC. 202500007980
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- ○ FIP FOUND IRON PIPE W/SIZE
- SANITARY SEWER
- STORM SEWER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. THE GEOMETRY SHOWN HEREON WAS TAKEN FROM THE RECORD PLAT OF VISTA RIDGE PHASE 1 RESUBDIVISON.


NOT INCLUDED
LOT 1
VISTA RIDGE PHASE 4
DOC. 202500007983
REC. 06/30/25
10' PU&DE PER DOC. 202500007983
OAK BLUFF LANE
HERETOFORE DEDICATED
PER DOC. 202500007980
N88° 33' 06"E 110.00'
N88° 33' 06"E 224.00'
N88° 33' 06"E 147.66'
74
75
83
84
73
76
82
85
344
345
72
77
81
86
71
78
80
70
79
343
VISTA LANE
HERETOFORE DEDICATED
PER DOC. 202500007980
LONGVIEW LANE
HERETOFORE DEDICATED
PER DOC. 202500007980
WEST LINE OF THE SE 1/4 OF SEC. 26-36-8
12' HATCHED PORTION OF PU&DE HERETOFORE GRANTED PER DOC. 202500007980
HEREBY VACATED (TYPICAL)
ORIGINAL LOT LINES PER DOC. 202500007980 (TYPICAL)
PU&DE OVER LOT HERETOFORE GRANTED PER DOC. 202500007980
VISTA RIDGE PHASE 1 DOC. 202500007980 REC. 06/30/25
342 STORMWATER MANAGEMENT EASEMENT HERETOFORE GRANTED PER DOC. 202500007980 REC. 06/30/25
15' PU&DE PER DOC. 202500007983
A=66.15' R=60.00' CB=S88°49'54"E
N88° 33' 06"E 185.99'
S01° 26' 54"E 315.51'
S01° 26' 54"E 225.64'
N01° 26' 54"W 225.64'
S01° 26' 54"E 92.52'
N01° 26' 54"W 92.52'
S01° 26' 54"E 127.74'
S08° 34' 48"E 68.27'
S08° 48' 40"E 68.12'
S26° 09' 11"E 136.47'
S31° 41' 49"E 217.62'
S31° 39' 37"E 107.60'
N31° 39' 37"W 107.60'
N01° 39' 44"W 34.10'
A=1294.39' R=4320.00' CB=N46° 36' 40"W
A=1294.39' R=4320.00' CB=S37° 29' 57"E
A=406.03' R=550.00' CB=S22° 23' 44"E
A=406.03' R=550.00' CBN23° 23' 44"W
A=1210.00' R=4320.00' CB=S31° 39' 37"E
A=1210.00' R=4320.00' CB=N31° 39' 37"W
A=103.80' R=356.00' CB=N49° 33' 21"E
A=894.73' R=956.00' CB=S67° 13' 37"W
A=478.85'
A=478.85'
A=166.63'
A=166.63'
A=166.63

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, IL.

DATE/TIME: Thursday, May 21, 2026 at 4:00 p.m.

LOCATION: City Hall Council Chambers
150 W. Jefferson St., Joliet

DESCRIPTION OF REQUEST: PUD-5-26: AMENDMENT TO THE FINAL PLAT OF VISTA RIDGE PHASE 1 PLANNED UNIT DEVELOPMENT.
V-3-26: APPROVAL OF A VACATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR VISTA RIDGE PHASE 1 PLANNED UNIT DEVELOPMENT.

FOR MORE INFORMATION CALL: 815-724-4040 or 815-724-4050

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL

FECHA/HORA: Jueves, 21 de mayo de 2026, a las 4:00 p.m.

UBICACIÓN: Cámaras del Consejo Municipal
150 W. Jefferson St., Joliet

DESCRIPCIÓN DE LA SOLICITUD: PUD-5-25: ENMIENDA AL PLANO FINAL DEL DESARROLLO DE UNIDADES PLANIFICADAS VISTA RIDGE, FASE 1.
V-3-26: APROBACIÓN DE LA CANCELACIÓN DE UNA SERVIDUMBRE DE SERVICIOS PÚBLICOS Y DRENAJE PARA EL DESARROLLO DE UNIDADES PLANIFICADAS VISTA RIDGE, FASE 1

PARA MÁS INFORMACIÓN, LLAME AL: 815-724-4040 or al 815-724-4050

DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

PUD-5-26 / V-3-26

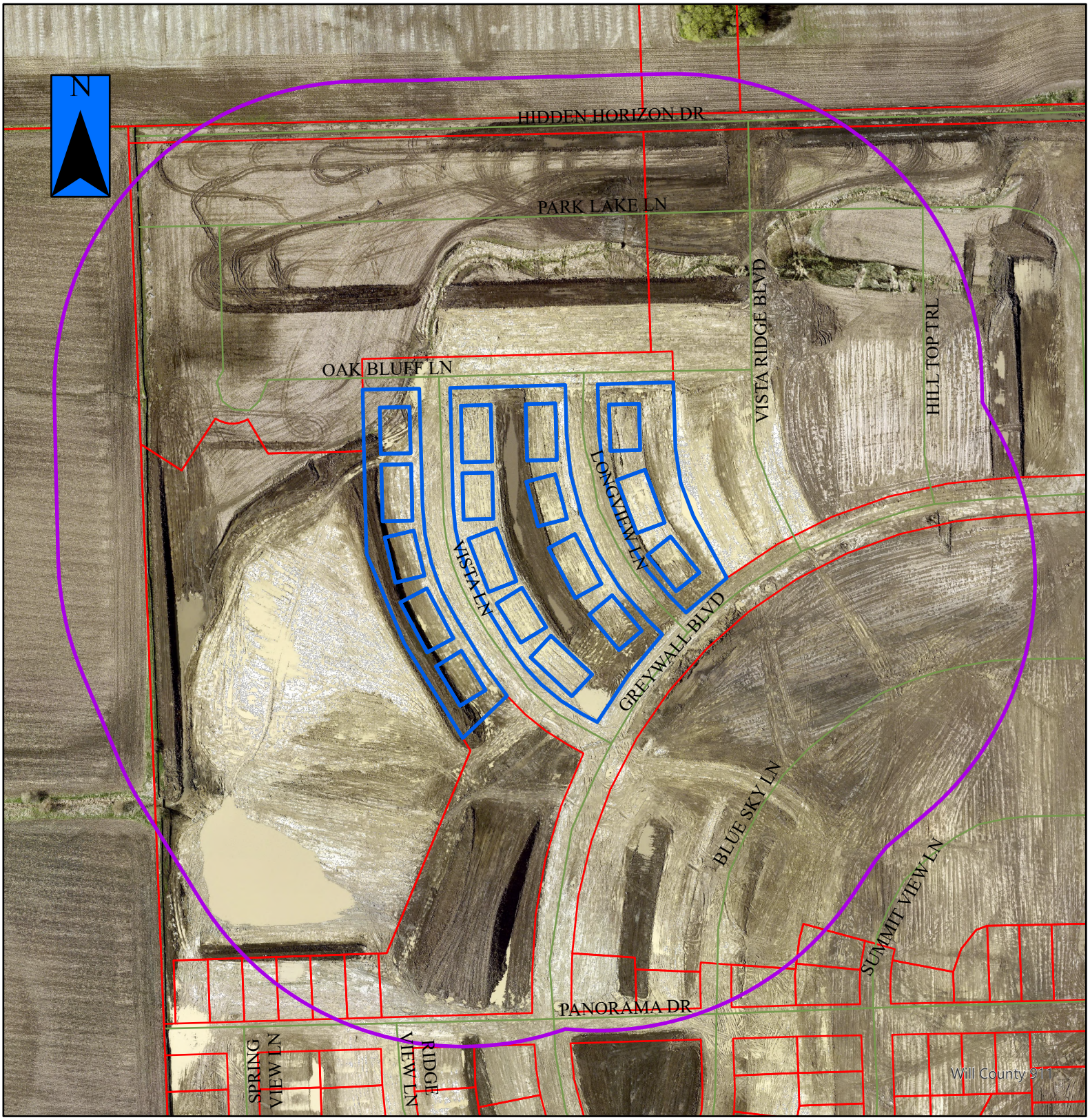
JOLIET PLANNING DIVISION

= 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



PUD-5-26a / V-3-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Memo

File #: TMP-9796 **Agenda Date:**5/21/2026

powered by Legistar™

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

X Preliminary Plat

X Final Plat

X 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 X 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

[redacted]
Petitioner's Signature

Subscribed and sworn to before me this 4th day of March, 2026

Notary Signature: [redacted]

(Seal) [redacted]

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: [redacted] **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: [redacted]

DATE: 03/04/2026

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

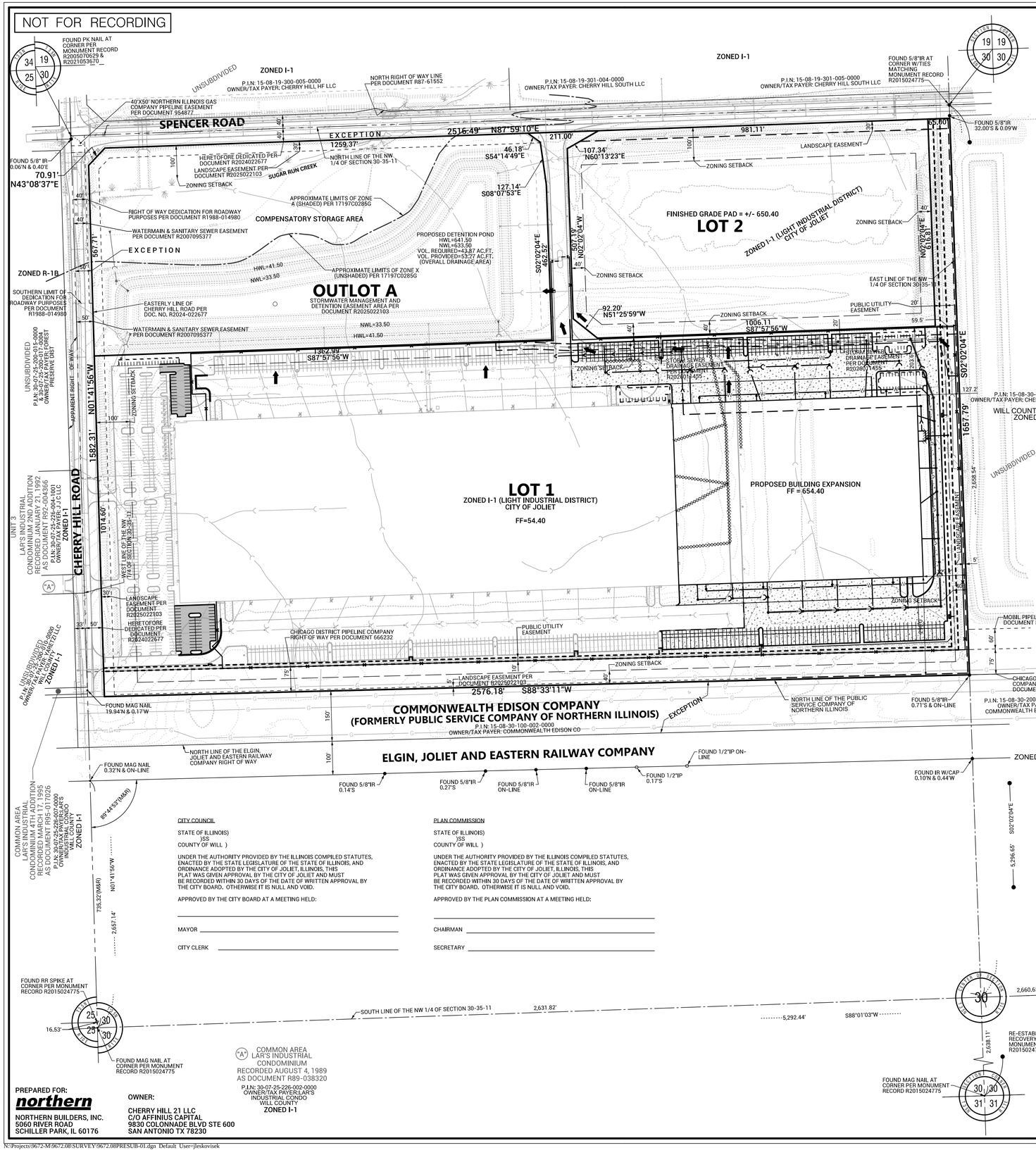
[redacted]

NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

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

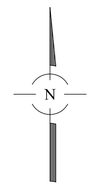
OVERALL BOUNDARY INFORMATION



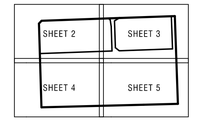
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
LOT 2	659,484	15.140
OUTLOT A	837,470	19.226
TOTAL	4,228,635	97.076
AVG.	1,409,545	32.359

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

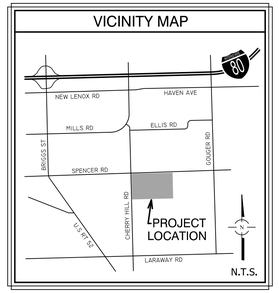
SEE SHEET 2 FOR LEGEND



SCALE 1" = 150'
0 150 300



SHEET LAYOUT NOT TO SCALE



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.

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK: REFERENCE STATION ILJT JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD88)

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

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

PROPERTY DESCRIPTION:

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

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000

THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.

NO VARIANCES REQUESTED .

THIS SUBDIVISION CONTAINS LOTS 1, 2, AND OUTLOT A, THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

ALL LOTS ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.

LAST DAY OF FIELD WORK PERFORMED:
AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - 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 BUSINESS PARK. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES, AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

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

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

IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.

LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4-INCH SUB-BASE GRANULAR MATERIAL.

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

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

SITE DATA SUMMARY

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

CITY COUNCIL

STATE OF ILLINOIS)SS
COUNTY OF WILL)

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

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____

CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

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

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

CHAIRMAN _____

SECRETARY _____

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

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

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

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

LICENSED PROFESSIONAL ENGINEER DANIEL C. STEVENS NO. 062-057634 ILLINOIS

JERRY P. CHRISTOPH, L.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
DATED 03/04/2026

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

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

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 1 OF 5

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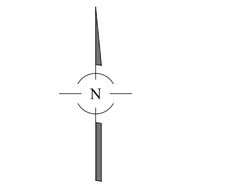
NOT FOR RECORDING

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.



FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2005070629 & R2021053670

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

- 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
- SIAMESE 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 NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION
- EXISTING STORM TO BE DEMO'D

UNSUBDIVIDED

ZONED I-1

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

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

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

SPENCER ROAD

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

EXCEPTION

2516.49' N87°59'10"E

1259.37'

HERETOFORE DEDICATED PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

SUGAR RUN CREEK

FOUND 5/8" IR 0.06'N & 0.40'E

70.91' N43°08'37"E

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

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

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

COMPENSATORY STORAGE AREA

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

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

ZONED R-1B

EXCEPTION

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

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

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

OUTLOT A
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA PER DOCUMENT R2025022103

HWL=641.50
NWL=633.50

NWL=633.50
HWL=641.50

UNSUBDIVIDED
P.I.N. 30-07-25-200-015-0000
& 30-07-25-200-011-0000
OWNER: HICKORY CREEK PRESERVE DIST

APPARENT RIGHT - OF WAY

CHERRY HILL ROAD

1582.31' N01°41'56"W

567.71'

1382.39' S87°57'56"W

FUTURE PARKING LOT IMPROVEMENTS

ZONING SETBACK

PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2

100'

MATCH LINE A - A

MATCH LINE B - B

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

NO.	DATE	REMARKS

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

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

JOB NO.
9672.08

SHEET
2 OF 5

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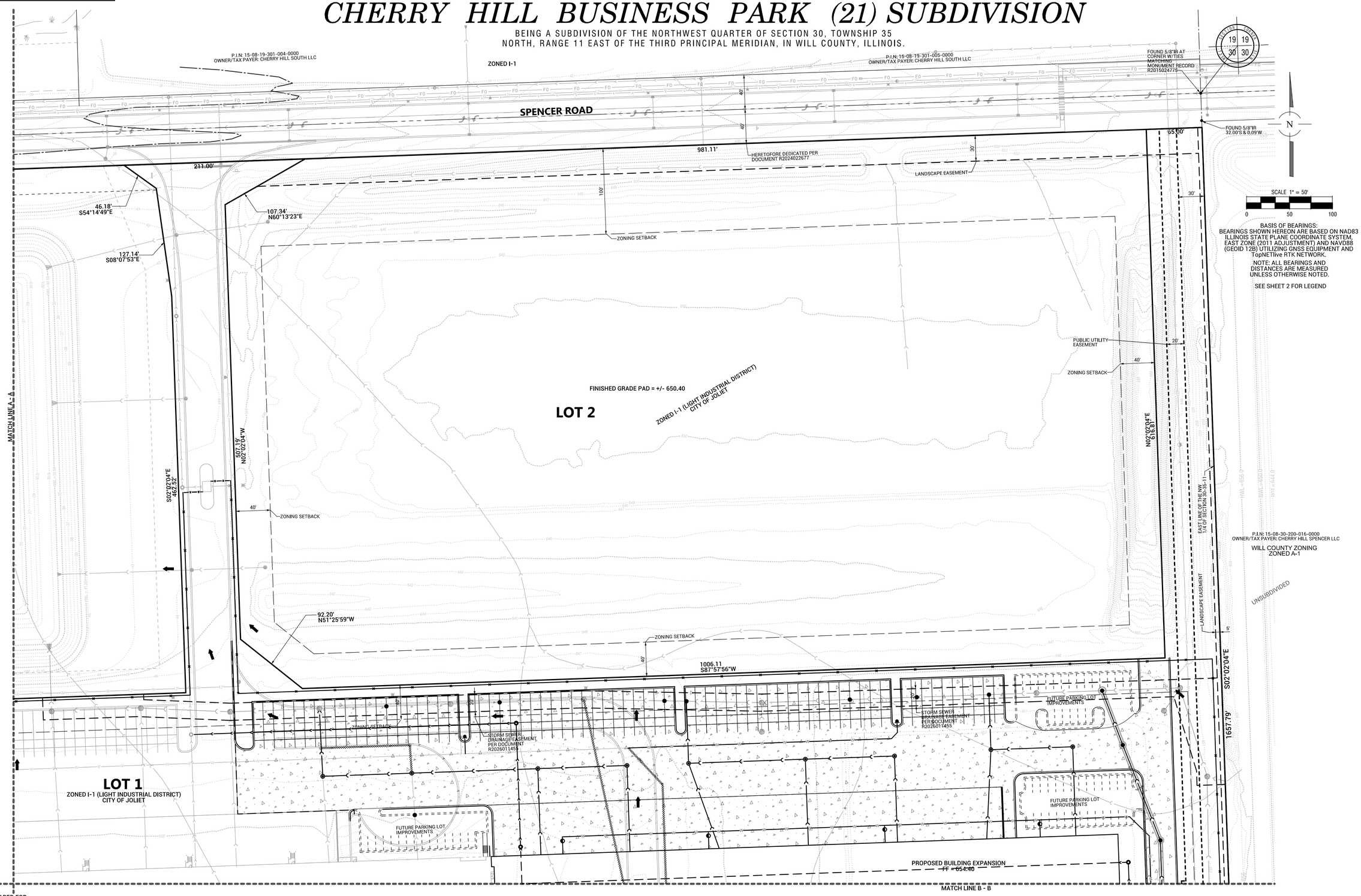
NOT FOR RECORDING

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.



NO.	DATE	REMARKS

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

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

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 3 OF 5

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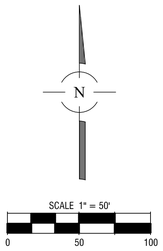
NOT FOR RECORDING

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.



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

MATCH LINE B - B

CHERRY HILL ROAD

100'

ZONING SETBACK

N01°41'56"W 1014.60'

1582.31'

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

UNIT 3
LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION
RECORDED MARCH 7, 1992
AS DOCUMENT R92-004366
P.I.N.:30-07-25-226-004-1001
OWNER/TAX PAYER: J-J-C LLC
ZONED I-1

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

30'

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

33'

50'

HERETOFORE DEDICATED PER DOCUMENT R2024022671

UNSUBDIVIDED
P.I.N: 30-07-25-226-003-0000
OWNER/TAX PAYER: CHERRY HILL 21 LLC
WILL COUNTY
ZONED I-1

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

PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2

APPROX. LOCATION OF NICOR PIPELINE PER ATLAS

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 656232

PUBLIC UTILITY EASEMENT

50'

75'

APPROX. LOCATION OF NGPL PIPELINE PER FIELD EVIDENCE

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

50'

2576.18' S88°33'11"W

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF AUX SABLE PIPELINE PER FIELD EVIDENCE

150'

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

APPROX. LOCATION OF ENBRIDGE PIPELINE PER ATLAS

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

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION
RECORDED MARCH 17, 1995
AS DOCUMENT R95-017026
P.I.N: 30-07-25-226-007-0000
OWNER/TAX PAYER: LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

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
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

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

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

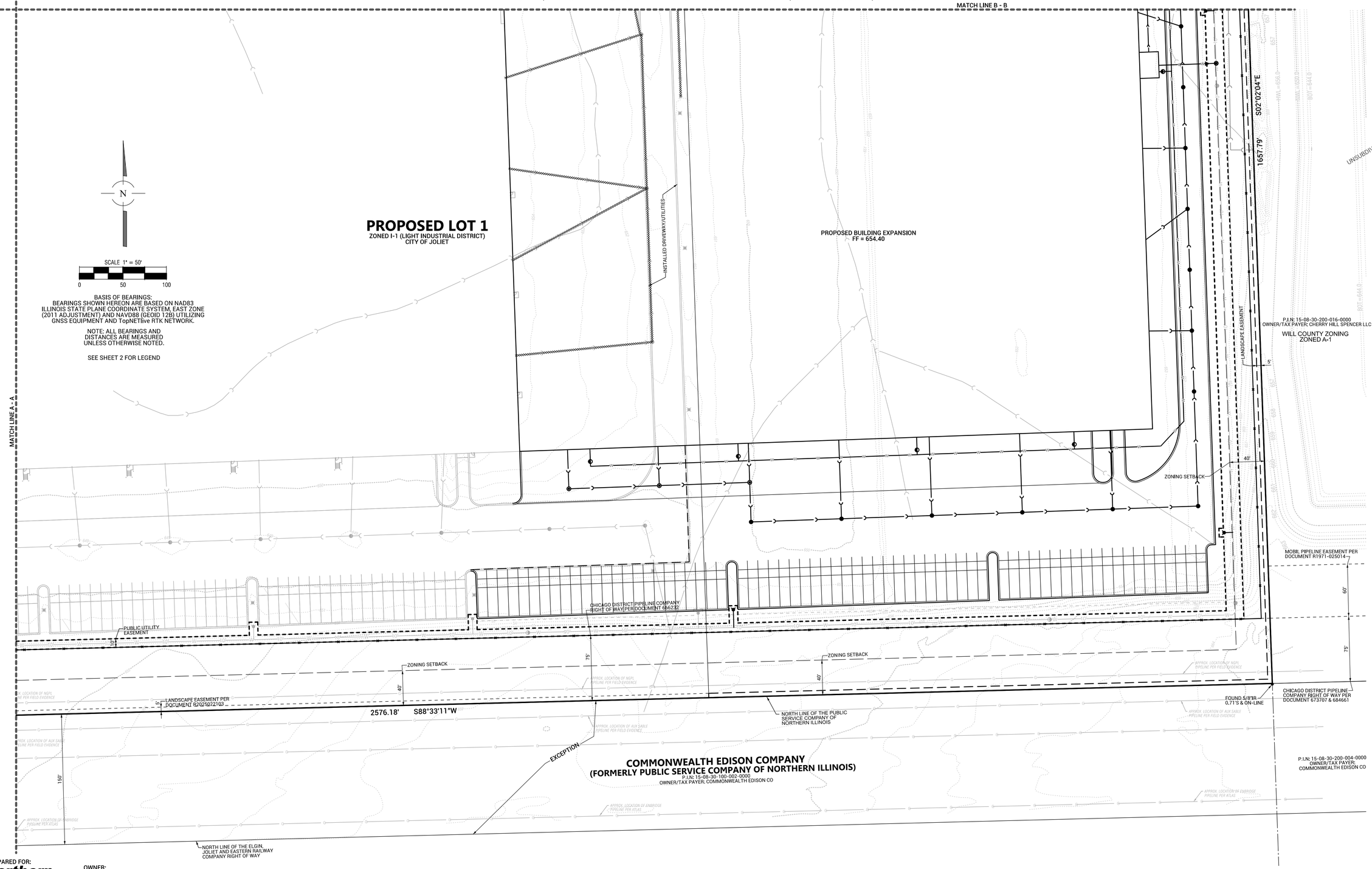
JOB NO.
9672.08

SHEET
4 OF 5

NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

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



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

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

NO.	DATE	REMARKS

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

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

JOB NO.
9672.08

SHEET
5 OF 5

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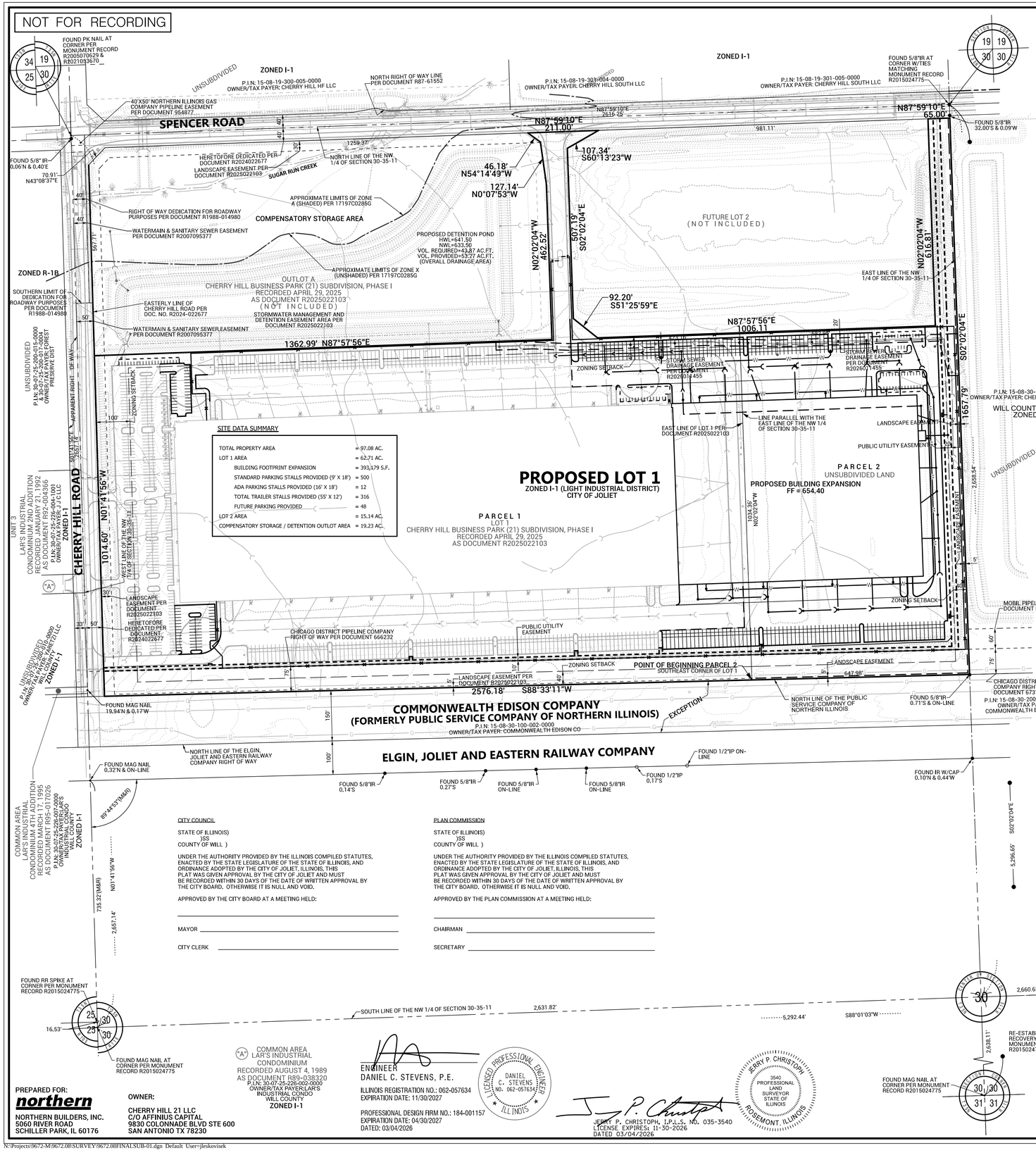
NOT FOR RECORDING

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.



AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
TOTAL	2,731,681	62.710

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

SEE SHEET 2 FOR LEGEND

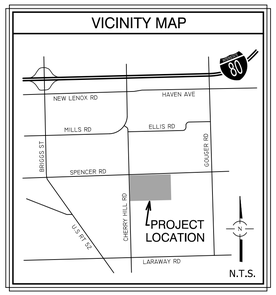
N

SCALE 1" = 150'
0 150 300

SHEET 2 | SHEET 3
SHEET 4 | SHEET 5

SHEET LAYOUT NOT TO SCALE

VICINITY MAP



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.

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK: REFERENCE STATION ILJT JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD88)

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

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

PROPERTY DESCRIPTION:

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.

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000

THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.

NO VARIANCES REQUESTED .

THIS SUBDIVISION CONTAINS LOT 1. THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

ALL LOTS ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.

LAST DAY OF FIELD WORK PERFORMED:
AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - 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 BUSINESS PARK. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES, AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

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

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

IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON-SITE DETENTION WILL BE PROVIDED.

LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE. INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4-INCH SUB-BASE GRANULAR MATERIAL.

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

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

NO.	DATE	REMARKS

NO.	DATE	COMMENTS
1	03/25/26	REMARKS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

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

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

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

LICENSED PROFESSIONAL ENGINEER DANIEL C. STEVENS NO. 062-057634 ILLINOIS

JERRY P. CHRISTOPH, I.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
DATED 03/04/2026

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, 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 1 OF 5

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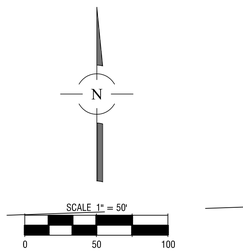
NOT FOR RECORDING

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 TopNETlive RTK NETWORK.

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

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- 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
- SIAMESE 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 NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- 680 CONTOUR
- × 999.99 SPOT ELEVATION

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

FOUND 5/8" IR 0.06'N & 0.40'E

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

SPENCER ROAD

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

UNSUBDIVIDED

ZONED I-1

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

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

40'

40'

30'

HERETOFORE DEDICATED PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

SUGAR RUN CREEK

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

COMPENSATORY STORAGE AREA

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

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

ZONED R-1B

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

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

HWL=41.50

NWL=33.50

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

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

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

50'

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

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

APPARENT RIGHT - OF WAY

CHERRY HILL ROAD

N01°41'56"W

1014.60'

FUTURE PARKING LOT IMPROVEMENTS

ZONING SETBACK

100'

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

1362.99' N87°57'56"E

MATCH LINE A - A

MATCH LINE B - B

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

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

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

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 2 OF 5

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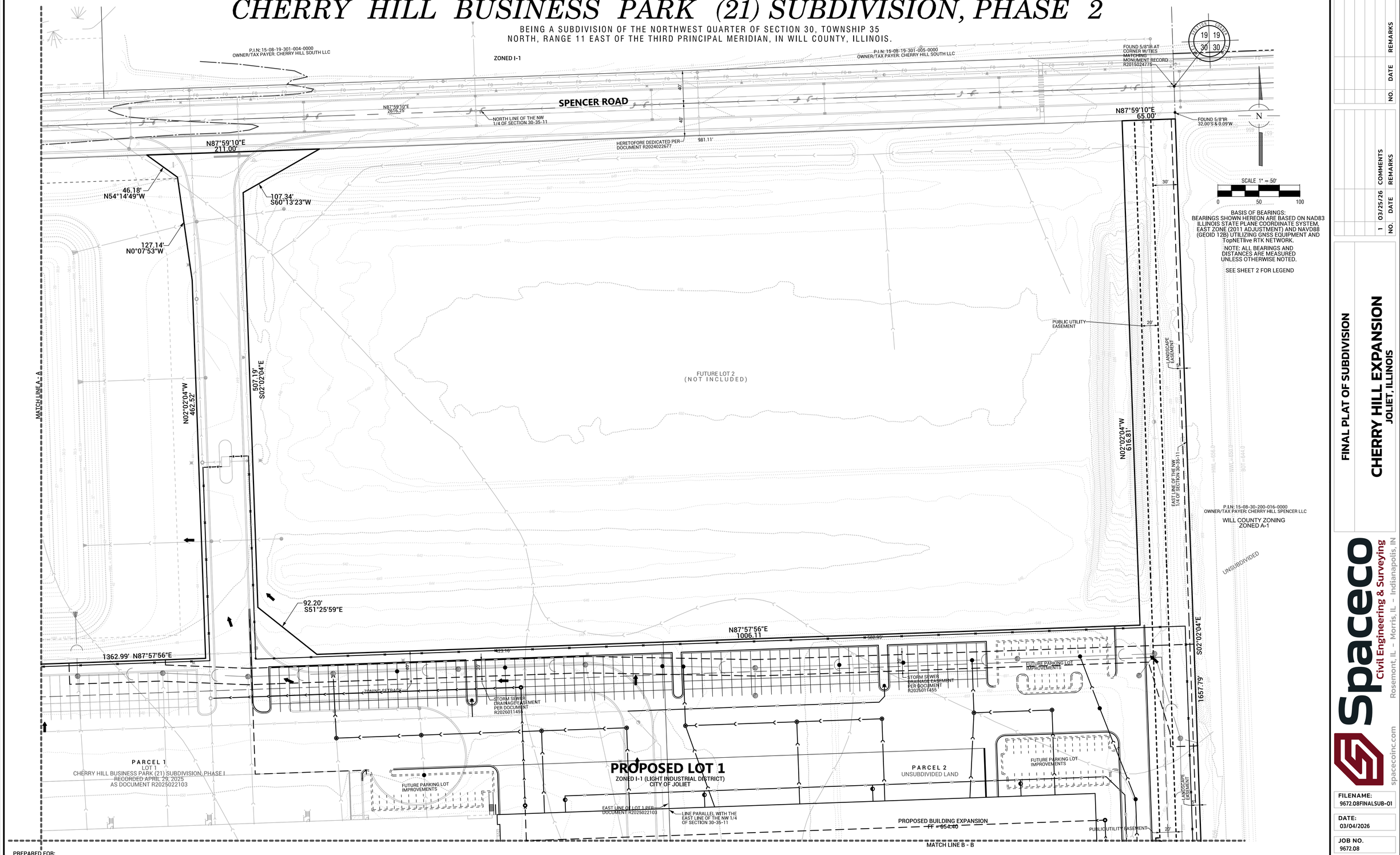
NOT FOR RECORDING

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.



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

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

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

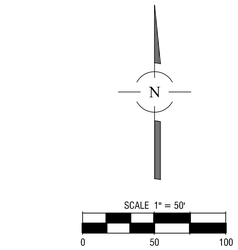
JOB NO. 9672.08

SHEET 3 OF 5

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 TopNETlive RTK NETWORK.

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

SEE SHEET 2 FOR LEGEND

MATCH LINE B - B

UNSUBDIVIDED
P.I.N: 30-07-25-200-015-0000
AREA: 80.27 ACRES (3,496,501 SQ. FT.)
OWNER/TAX PAYER: FOREST PRESERVE DIST

100'
ZONING SETBACK
50'
CHERRY HILL ROAD
1014.60' N01°41'56"W
WEST LINE OF THE NW 1/4 OF SECTION 30-35-11

UNIT 3
LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION
RECORDED MAY 21, 1992
AS DOCUMENT R92-004366
P.I.N: 30-07-25-226-004-1001
OWNER/TAX PAYER: J J C LLC
ZONED I-1

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

30'
LANDSCAPE EASEMENT PER DOCUMENT R2025022103
33'
50'
P.I.N: 30-07-25-200-015-0000
OWNER/TAX PAYER: WILLOW CREEK 21 LLC
ZONED I-1
RIGHT-OF-WAY DEDICATED PER DOCUMENT R2024022617

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

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 A - A

APPROX. LOCATION OF NICOR PIPELINE PER ATLAS

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 666232

PUBLIC UTILITY EASEMENT
15'
75'
5'
LANDSCAPE EASEMENT PER DOCUMENT R2025022103

APPROX. LOCATION OF WOPL PIPELINE PER FIELD EVIDENCE

2576.18' S88°33'11"W

APPROX. LOCATION OF AUX SABLE PIPELINE PER FIELD EVIDENCE

150'

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

APPROX. LOCATION OF ENBRIDGE PIPELINE PER ATLAS

FOUND MAG NAIL
19.94'N & 0.17'W

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION
RECORDED OCTOBER 31, 1996
AS DOCUMENT R95-071026
P.I.N: 30-07-25-226-007-0000
OWNER/TAX PAYER: LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

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

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

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 4 OF 5

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

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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
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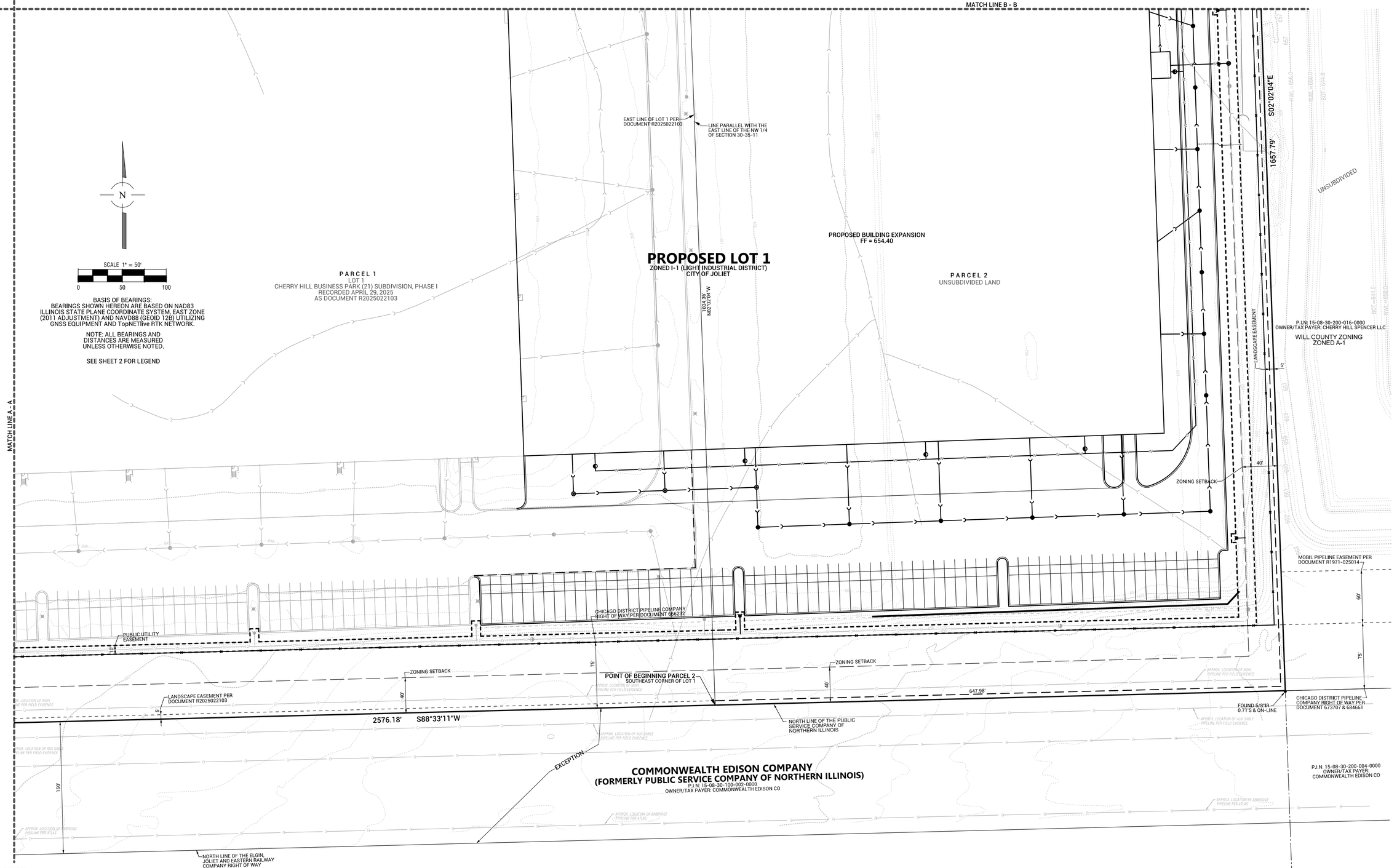

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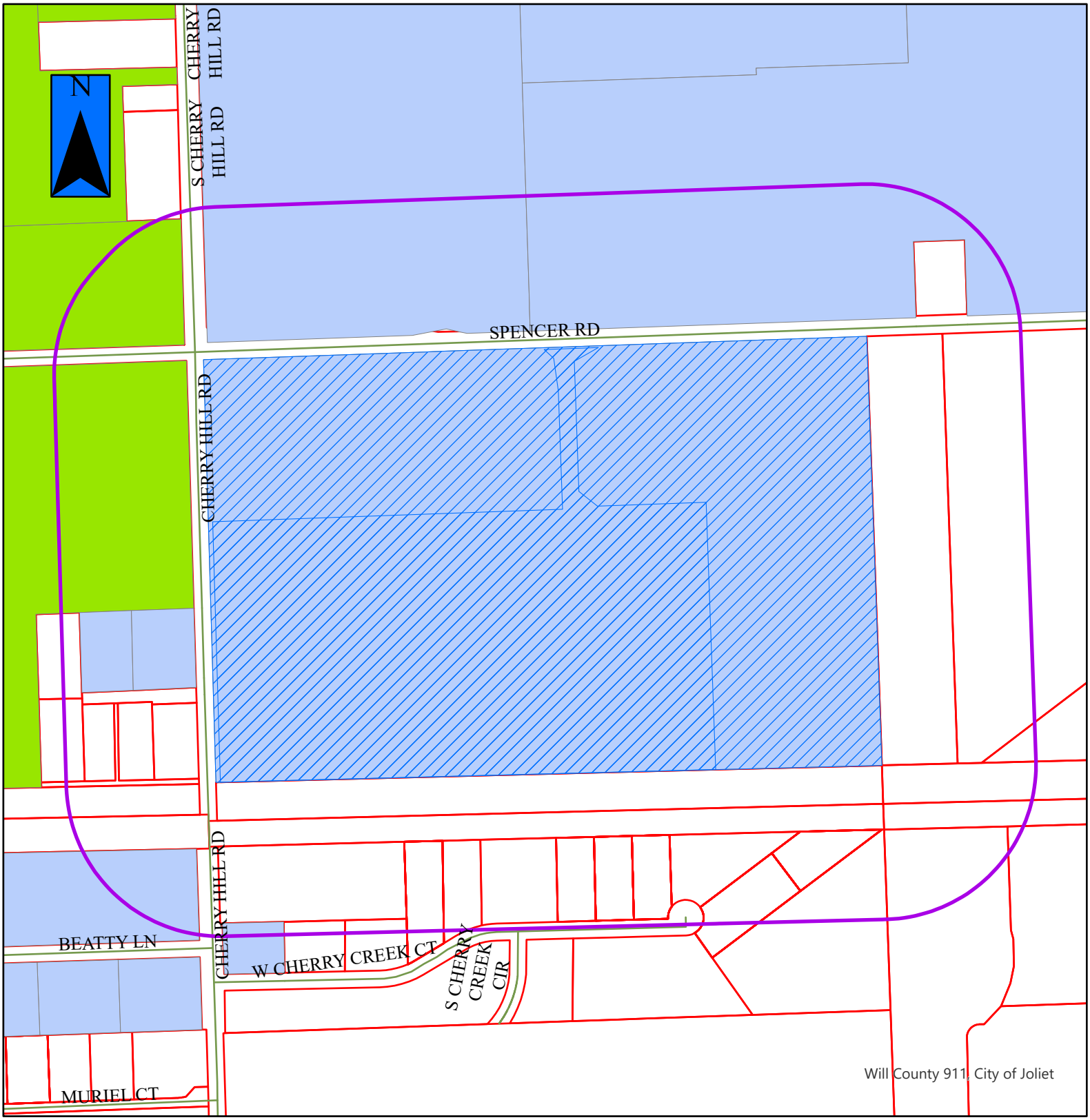
SHEET 5 OF 5



P-5-26 / FP-1-26

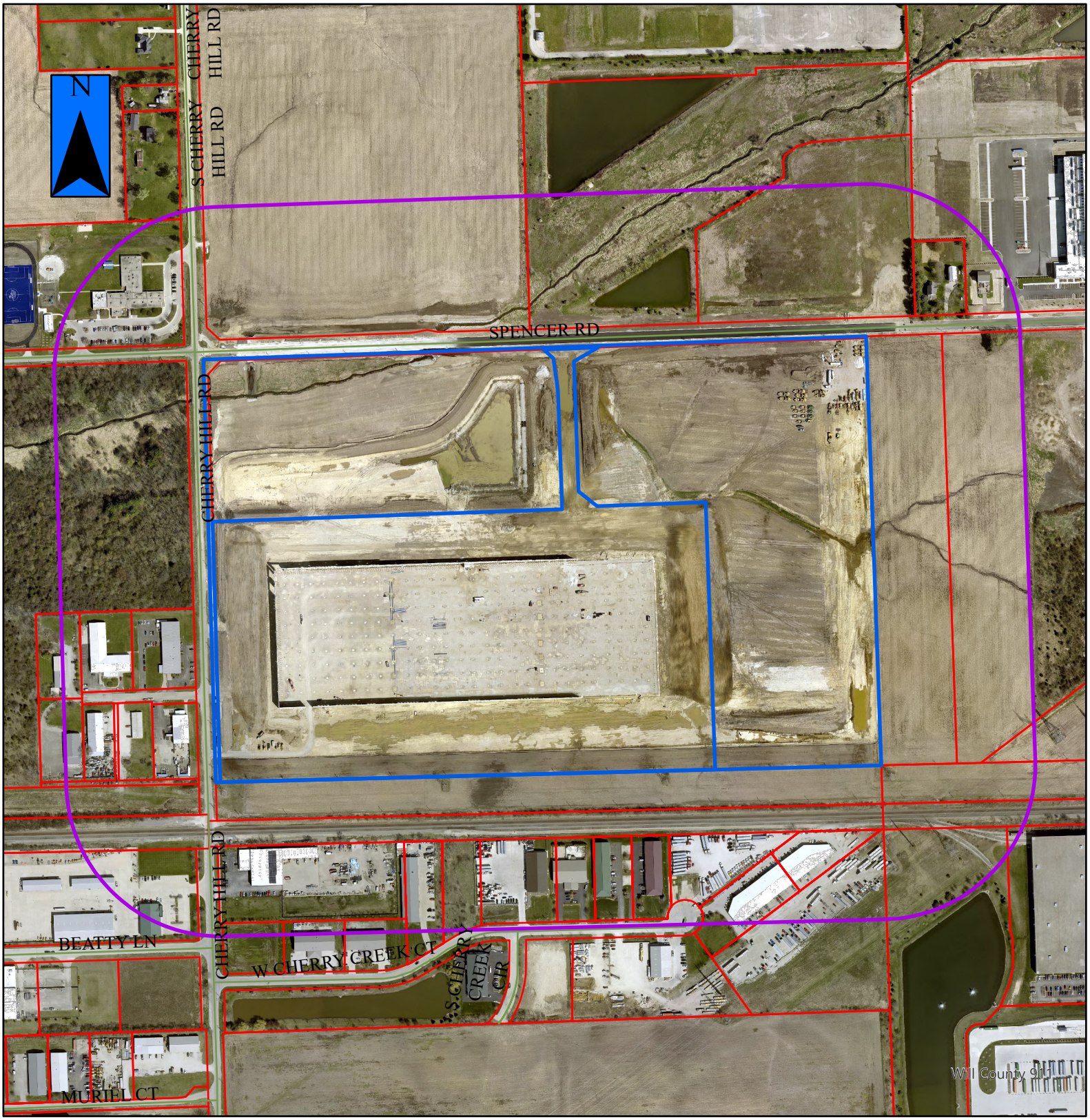
JOLIET PLANNING DIVISION

= 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

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Memo

File #: TMP-9798 **Agenda Date:**5/21/2026

powered by Legistar™

DATE: May 15, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-1-26: Annexation of 23656 S. Houbolt Road, Classification to the I-1 (Light Industrial) Zoning District, and Approval of an Annexation Agreement

GENERAL INFORMATION:

APPLICANT:	Whimsy Joliet LLC
STATUS OF APPLICANT:	Property Owner
OWNER:	Whimsy Joliet LLC
REQUESTED ACTION:	Approval of annexation of 7 acres and classification to I-1 zoning
PURPOSE:	To allow the development of a truck parking facility
EXISTING ZONING:	Will County A-1 (Agricultural)
LOCATION:	23656 S. Houbolt Road (04-10-01-300-013-0000) (Council District #5)
SIZE:	7 acres
EXISTING LAND USE:	Former farmstead

SURROUNDING LAND USE & ZONING:

NORTH: Rural residential, County A-1 (agricultural)
SOUTH: Rural residential driveway parcel, County A-1 (agricultural)
EAST: Houbolt Road right-of-way, City I-TC (intermodal terminal – industrial park); and rural residential, County A-1 (agricultural)
WEST: Pipeline parcel, County A-1 (agricultural)

SITE HISTORY: The 7-acre subject property is located within unincorporated Will County. The property previously contained a rural residence and is currently vacant. The subject site is located on the west side of Houbolt Road, which was reconstructed into a four-lane road several years ago when the Houbolt Road Bridge was completed over the

Des Plaines River to provide a connection between Interstate 80 and CenterPoint Intermodal Center. The Houbolt Road right-of-way adjacent to the site was annexed into the City in 2021 and provides contiguity to the site for annexation.

The area surrounding the site is a mix of incorporated City of Joliet and unincorporated Will County. The incorporated properties have industrial zoning: two nearby sites at 3600 Houbolt Road and 3901 Houbolt Road are zoned I-1 (light industrial), and the surrounding CenterPoint properties are mainly zoned I-TC (intermodal terminal – industrial park), which permits warehousing, logistics, and manufacturing uses. The site at 3600 Houbolt Road is currently under development with a warehouse facility. The site at 3901 Houbolt Road, which is across the driveway parcel to the south of the subject site, is also owned by the petitioner. It currently contains a truck terminal for Whimsy Trucking that was approved through a special use permit in 2022 when the property was annexed. The surrounding unincorporated Will County properties contain rural residential uses and are zoned County A-1 (agricultural).

SPECIAL INFORMATION: The petitioner, Whimsy Joliet LLC, proposes to annex the subject site with a requested zoning classification of I-1 (light industrial) to allow the development of a truck parking facility for their freight carrier company, Whimsy Trucking. The I-1 district permits clean manufacturing, warehousing, and wholesaling activities. The proposed use as a trucking facility requires approval of a Special Use Permit per section 47-13.2A(E) of the Zoning Ordinance. The petitioner is also requesting mobile compressed natural gas (CNG) fueling and container storage and stacking as components of the proposed facility. These components require additional Variation of Use and Special Use petitions. These corresponding zoning petitions are scheduled to be reviewed by the Zoning Board of Appeals at their meeting on May 21, 2026.

Whimsy Trucking is a local freight carrier that provides transportation services related to intermodal freight hauling, transferring, and storage. They have headquarters in Mount Prospect, Illinois and several yards in the Chicagoland area. They currently operate a terminal at 3901 Houbolt Road that includes maintenance, parking, and dispatch operations. The proposed development at 23656 S. Houbolt Road would include a 3,000-square-foot office building, employee parking, and around 105 trailer parking stalls. According to the petitioner, the proposed facility would serve around 20 trucks from Whimsy's fleet. The petitioner estimates that there would be around 90 to 100 truck trips total to and from the site per day. The facility would be surrounded by a security fence with an access gate for trucks entering the site. There would be one entrance off Houbolt Road.

The petitioner is requesting mobile CNG fueling as an accessory component of the facility. The fueling station is intended for use by the petitioner's fleet and is not open to the public.

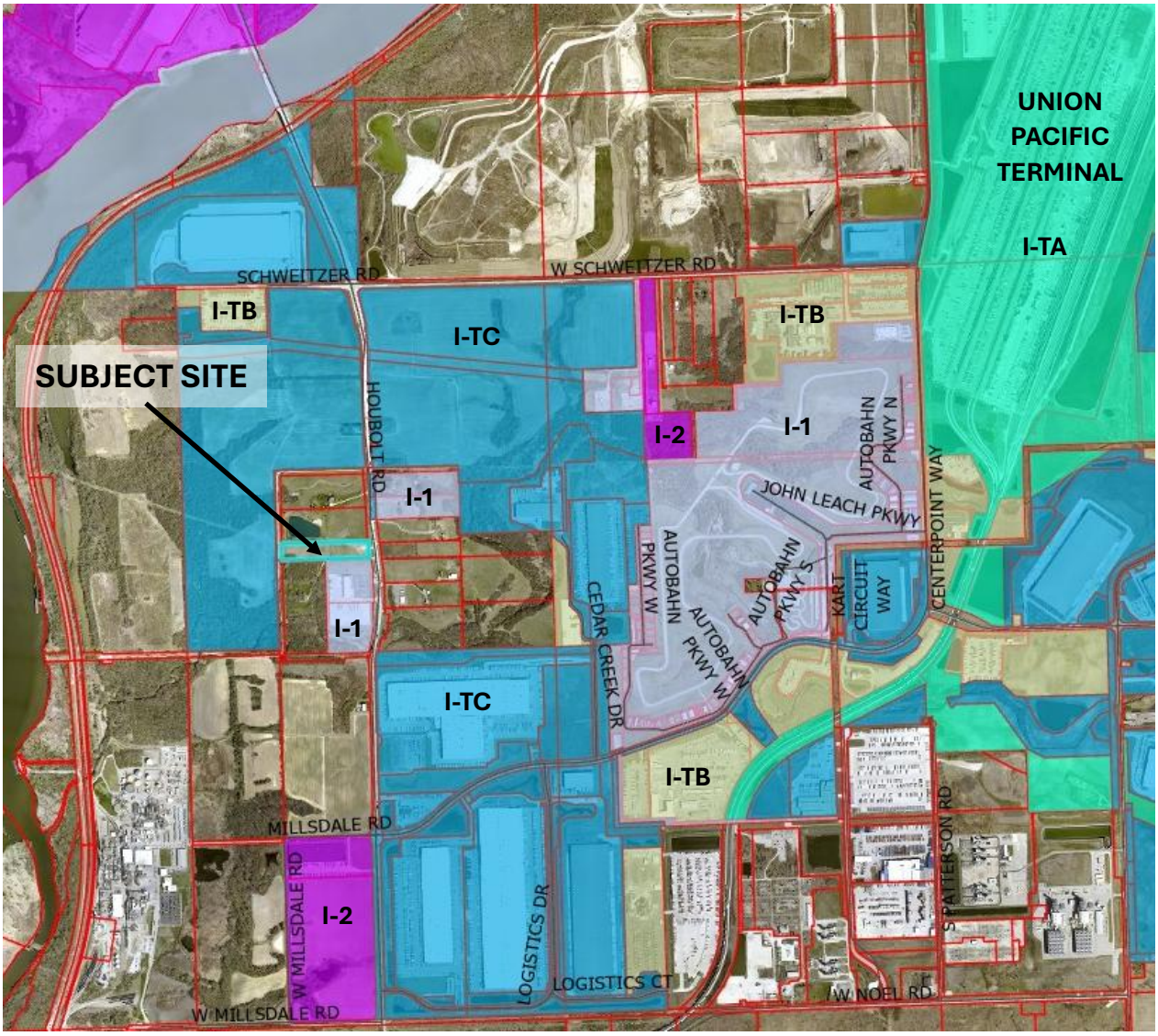
The mobile fueling unit would consist of CNG storage cylinders and a compression / fueling system mounted on a trailer, which would fit in a standard trailer stall in a designated location on site. The fueling system would be monitored and maintained by a licensed third-party fueling provider and filled several times per week via a CNG tube trailer or other delivery equipment. The system would be required to comply with the International Fire Code, including the installation of protective barriers around the unit. The mobile fueling request requires approval of a Variation of Use to allow above-ground fuel tanks in the I-1 district, which staff supports. The Variation of Use petition will require City Council review following the Zoning Board of Appeals meeting.

The petitioner is also requesting container storage and stacking up to three containers high at the proposed facility. This request requires approval of a Special Use Permit and Variation of Use because container storage is allowed as a special use in the I-2 (general industrial) district. Staff has recommended that the container storage be limited to unstacked containers and that no containers should be stored in the front 200 feet of the site. The Special Use Permit and Variation of Use petitions will require City Council review following the Zoning Board of Appeals meeting.

The annexation will include an annexation agreement that addresses water and sanitary sewer connections as well as recapture fees for utilities and roadway improvements from the reconstruction of Houbolt Road. The development will be required to comply with the City's Zoning Ordinance requirements, including but not limited to the landscape and screening regulations, the non-residential design standards, and the parking standards. The trailer parking stalls will be subject to the payment in lieu of taxes (PILOT) program per the terms of the approved ordinance for truck parking facilities. The site will be required to connect to City water and sewer at the time of development. Water and sewer connection fees and development impact fees will be required. All public improvements will be required per the Subdivision Regulations and the requirements of the Public Works and Public Utilities Departments.

RECOMMENDED ACTION: Approval of the requested annexation and classification to the I-1 (light industrial) zoning district will allow a 7-acre property to be developed as an industrial site within the City of Joliet and to connect to City utilities. Staff supports the classification to the I-1 zoning district based on the surrounding City zoning and land uses, which are consistent with this zoning district. The site has direct access to Houbolt Road, which was recently reconstructed to facilitate intermodal truck traffic through the area. The petitioner's proposal for a trucking facility with mobile CNG fueling and container storage requires additional zoning approvals through the Zoning Board of Appeals and City Council. If these corresponding petitions are approved, the petitioner plans to develop the property with an office and trailer parking area, as shown on the attached site plan.

Figure 1: Aerial of subject site and surrounding area including the intermodal center (2025); City zoning layer shown



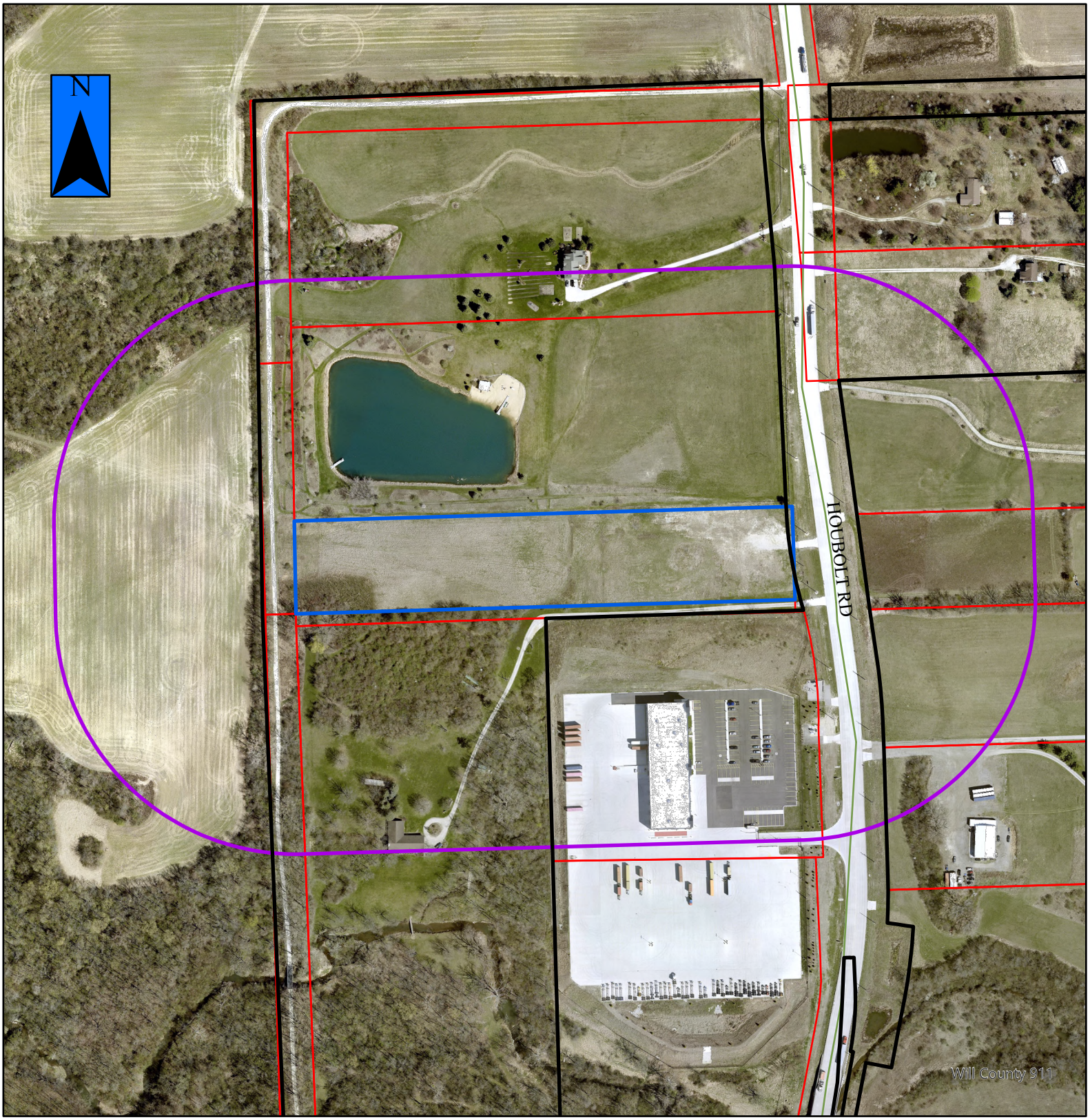
Zoning
- B-1 (Neighborhood Business Districts)
- B-2 (Central Business Districts)
- B-3 (General Business Districts)
- I-1 (Light Industrial Districts)
- I-2 (General Industrial Districts)
- I-T (Intermodal Terminal)
- (I-TA) Intermodal Terminal--Intermodal Terminal
- (I-TB) Intermodal Terminal--Transportation Equipment
- (I-TC) Intermodal Terminal--Industrial Park

Figure 2: Subject site at 23656 S. Houbolt Road, view looking west from Houbolt Road (May 2025)

Figure 3: Subject site and existing Whimsy Trucking terminal to the south at 3901 Houbolt Road (May 2025)

Figure 5: Existing Whimsy Trucking terminal at 3901 Houbolt Road (May 2025)

Figure 6: Example of a mobile CNG fueling station – note that this is not the specific unit requested, and the design and appearance could differ based on the provider



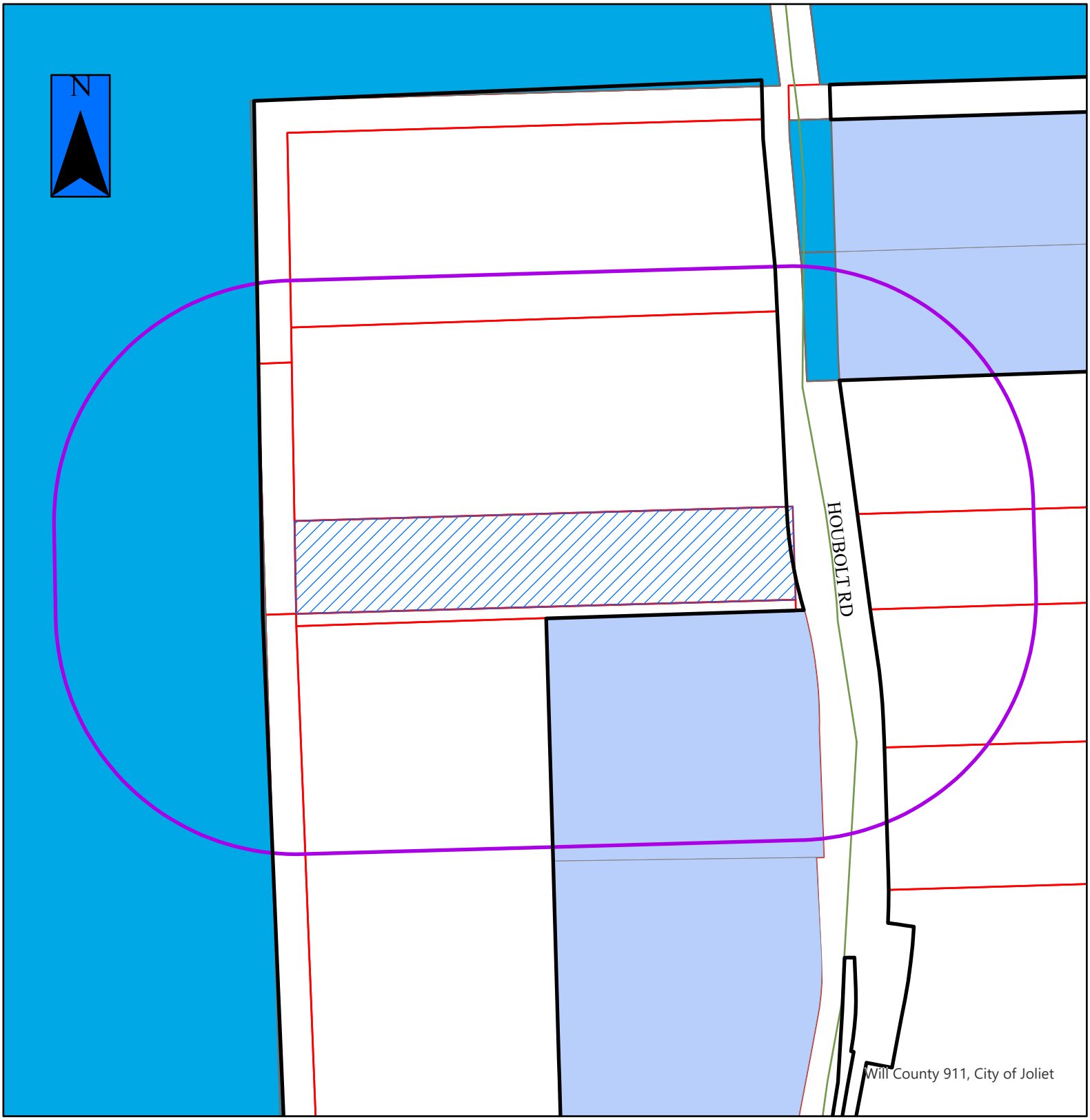
A-1-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

= City of Joliet



A-1-26

JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

= City of Joliet

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

PLAT OF ANNEXATION

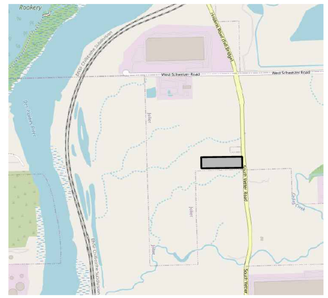
OF

PART OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.
BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

RECORD DESCRIPTION:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE NORTH 1,043.00 FEET THEREOF AND ALSO EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF ALL IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS.



SITE LOCATION MAP

NORTH L NE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

EXCEPTION

SOUTH L NE OF THE NORTH 1043.00'

04-10-01-300-017-0000
MARCHIO MICHAEL J
CATHERINE

N 88°36'20" E 1238.73'

EAST L NE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

EXIST NG ZONING:
CITY OF JOL ET I-TC

CORPORATE LIMITS OF THE CITY OF JOLIET

04-10-01-300-004-0000
NATURAL GAS PIPELINE

82.50'

EXCEPTION

EAST L NE OF THE WEST 82.50'

S 01°41'43" E 251.00'

82.50'

HEREBY ANNEXED TO THE CITY OF JOLIET

04-10-01-300-013-0000
WH MSY JOLIET LLC

7 08 Acres ±

EXISTING ZONING:
WILL COUNTY AG

PROPOSED ZONING:
CITY OF JOLIET I-1

N 01°38'29" W 246.84'

HOUBOLT ROAD
PUBLIC ROAD

WEST L NE OF HOUBOLT ROAD PER DOCUMENT R2021-060765

NORTH L NE OF THE SOUTH 30'

N 88°24'48" E 1238.34'

30.00'

EXCEPTION

04-10-01-300-012-0000
CASKEY DANIEL RITA

30.00'

SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

CORPORATE LIMITS OF THE CITY OF JOLIET

CORPORATE LIMITS OF THE CITY OF JOLIET

EXIST NG ZONING:
CITY OF JOLIET I-2

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, KEITH E. BOLLINGER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ANNEXATION OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT SHOREWOOD, ILLINOIS THIS

10th DAY OF OCTOBER, 2025

[redacted]

Keith E. Bollinger, IPLS
Professional Land Surveyor No. 035-3592
Expires 11-30-2026

PROFESSIONAL LAND SURVEYOR
No. 035-3592
KEITH E. BOLLINGER
SHOREWOOD
ILLINOIS
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120

JLH LAND SURVEYING INC.
ARIZONA | ILLINOIS | INDIANA | WISCONSIN
815.726.4000 | WWW.JLHSURVEY.COM
910 SENECA STREET | SHOREWOOD, IL 60404

SURVEY PREPARED FOR:
LAW OFFICES OF JOHN F. ARGOUDELIS
15124 ILLINOIS RTE 59
PLAINFIELD, ILLINOIS

DATE	REVISIONS	BY
4/10/26	ADD ZONING INFO AND SITE MAP	KB

PLAT OF ANNEXATION
23656 HOUBOLT ROAD
ELWOOD, ILLINOIS

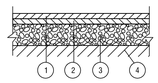
FIELD WORK: DK&GP
DRAFTED BY: KB
PROJ SURV: KB
FIELD DATE: 9/22/25
SCALE: 1"=50'

SHEET 1 OF 1

25-1040-110

FUELING TRUCK EXAMPLE*

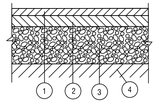
*IMAGE FROM SENECA TANK OWNER TO PROVIDE FUELING TANK INFORMATION FOR WHAT WILL BE USED ON SITE



TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

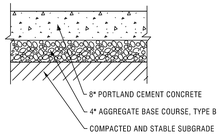
1. 1.75" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



HEAVY DUTY ASPHALT PAVEMENT SECTION

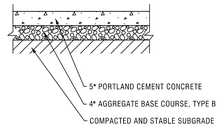
N.T.S.

1. 2.0" HMA SURFACE COURSE, MIX "C", N70
2. 4.0" HMA BINDER COURSE, IL 19.0, N70
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION

N.T.S.

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE THIS SHEET FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS

SITE DATA SUMMARY

PROPOSED INDUSTRIAL MAINTENANCE BUILDING (60' X 50') = 3,000 S.F.
PROPOSED TRAILER STALLS (55' X 11') = 105
PROPOSED AUTO PARKING STALLS (20' X 9') = 9
PROPOSED ADA PARKING STALLS (16' X 20') = 2

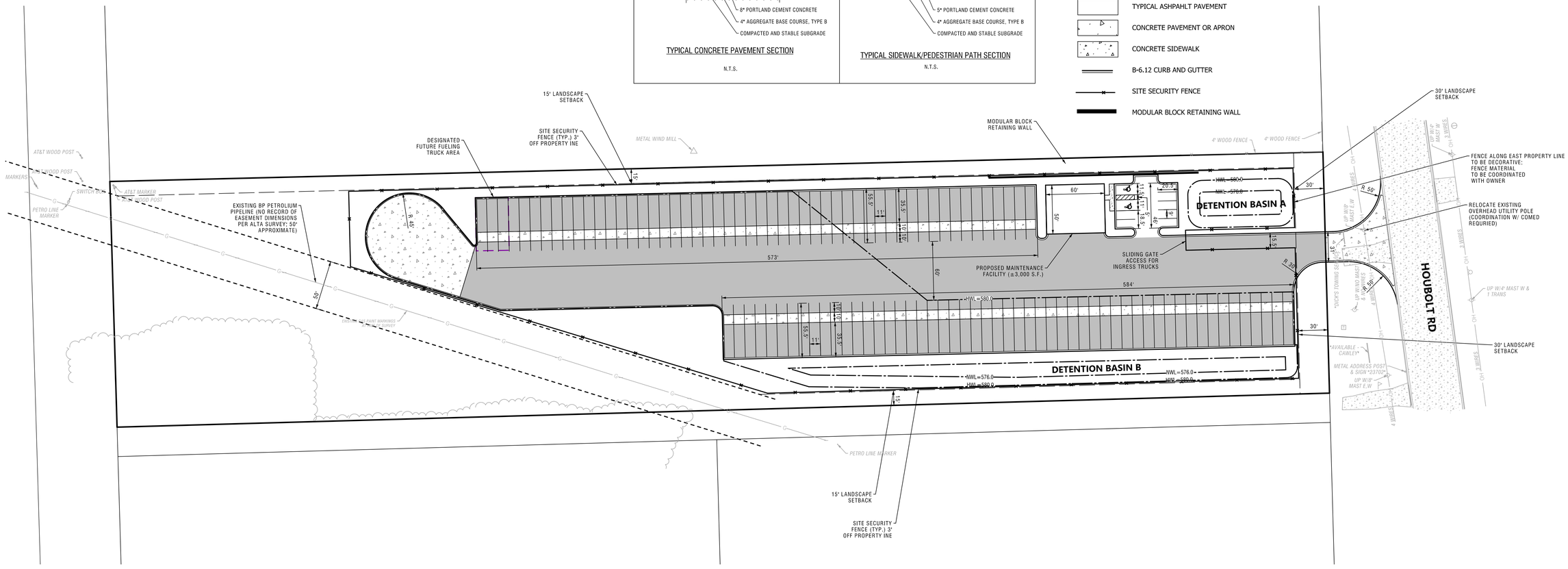
LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- TYPICAL ASHPAHLT PAVEMENT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- B-6.12 CURB AND GUTTER
- SITE SECURITY FENCE
- MODULAR BLOCK RETAINING WALL

N

SCALE 1" = 50'

0 50 100



NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	04/03/26	PER VILLAGE REVISIONS

PRELIMINARY GEOMETRIC PLAN

WHIMSY TRUCKING

UNINCORPORATED WILL COUNTY, ILLINOIS

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

FILENAME: 14327P-GM

DATE: 2/5/26

JOB NO. 14327

SHEET P-GM

1 OF 2

N:\Projects 14000-14499\14327\PRELIM\P-CAD\14327P-GM.dgn Default User=nfonseca

STATE OF ILLINOIS)
) SS. **BEFORE THE MAYOR AND CITY COUNCIL**
COUNTY OF WILL) **OF THE CITY OF JOLIET, ILLINOIS**

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.

2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.

3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.

4. The Territory is not within the corporate limits of any municipality.

5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 02/20/2026

[redacted]
PETITIONER

Subscribed and Sworn to before me
this 20th day of February, 2026.

[redacted]
NOTARY PUBLIC

9/3/23

TARI C BATIANSILA SCHAUER
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
June 14, 2027

2-20-26

CASE NO._____
DATE FILED_____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARYLY)

I. Applicant's information:

NAME OF APPLICANT(S):

Matthew		O'Mara	
FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

[redacted]	[redacted]	[redacted]	[redacted]
HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
[redacted]	[redacted]	[redacted]	[redacted]
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) [redacted] (W) (_____)_____ CELL (_____) _____

E-MAIL ADDRESS: [redacted]

II. Owner's information:

NAME OF OWNER(S): **(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.**

Matthew		O'Mara	
FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

[redacted]			
HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
1901 S Busse Rd.	Mt. Prospect	IL	60056
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (_____) _____

E-MAIL ADDRESS: _____

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

III. Agent Authorization:

Please check one of the following:

_____ *I will represent my petition before the Plan Commission and the City Council of the City of Joliet.*

X *I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.*

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

Clayton Rule — Agent's Name

Whimsy — Company Name *(If Applicable)*

[redacted] — Agent's Mailing Address City/State/Zip

[redacted] — Agent's Phone

(____)____ Area Code Mobile

(____)____ Area code Fax

Email address: [redacted]

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature(s): [redacted]

Date: 02/20/2024

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME	ADDRESS	(____) Area Code Phone
NAME	ADDRESS	(____) Area Code Phone
NAME	ADDRESS	(____) Area Code Phone

v. Property information:

PROPERTY ADDRESS:

23656 S. Houbolt Road	Elwood	IL	Channahon	60421
PROPERTY ADDRESS	CITY	STATE	TOWNSHIP	ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s): 0410013000130000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT THE NORTH 1043.00 FEET THEREOF AND EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF, SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS

LOT SIZE: WIDTH _____ DEPTH _____ AREA _____

PRESENT LAND USE: VacantLand

EXISTING ZONING: AG - General Agricultural District

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Industrial development trucking operation to support major rails within the area.

ZONING CLASSIFICATION REQUESTED: I-1 (Light Industrial)

USES OF SURROUNDING PROPERTIES:

NORTH _____ EAST _____

SOUTH _____ WEST _____

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

[redacted]
PETITIONER

02/20/2026
DATE

— N/A —
PETITIONER

— N/A —
DATE

Subscribed and Sworn to before me this 20th day of February, 2026.

[redacted]
NOTARY PUBLIC

9/3/23

TARI C BATIANSILA SCHAUER
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
June 14, 2027

2-20-26

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made and entered into this ____day of _____, 2026, by and between the City of Joliet, an Illinois home rule municipal corporation ("City") and Whimsy Joliet LLC, an Illinois Limited Liability Company ("Owner").

RECITALS

WHEREAS, the Owner is the owner of 23656 S. Houbolt Road (formerly known as Vetter Road), in Unincorporated Will County, Illinois, which property is referred to herein as the "Parcel" and is described in Exhibit "A"; and

WHEREAS, the Parcel is not within the corporate limits of any municipality but is contiguous to the City prior to its annexation by the City in accordance with the applicable provisions of the Illinois Municipal Code; and

WHEREAS, the City and the Owner desire that the City annex the Parcel and approve the development of the Parcel in accordance with this Agreement and the ordinances and regulations of the City; and

WHEREAS, a public hearing has been held in the manner provided by law regarding the annexation and zoning classification of the Parcel and the adoption and approval of this Agreement; and

WHEREAS, by a favorable vote of at least two-thirds of its corporate authorities then holding office, the City has passed a resolution approving this Agreement and authorizing its execution by the Mayor and City Clerk.

DRAFT

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the City and the Owner agree as follows:

1. ***INCORPORATION OF RECITALS***

The foregoing recitals are hereby incorporated into the body of this Agreement. Similarly, any exhibit referred to in this Agreement is hereby incorporated by reference as if fully set forth and repeated.

2. ***ANNEXATION OF THE PARCEL***

Concurrently with the approval of this Agreement, the City shall, by ordinance, annex the Parcel in accordance with applicable law.

3. ***ZONING OF THE PARCEL***

Concurrently with the passage of an ordinance annexing the Parcel by the City, the City shall enact the following Ordinances:

A. An ordinance classifying the Parcel as I-1 (Light Industrial) zoning; and
B. An ordinance granting a Special Use Permit to allow a trucking facility that includes Compressed Natural Gas (CNG) fueling as an accessory component, within an I-1 (Light Industrial) Zoning District.
C. An ordinance granting a Special Use Permit to allow container storage and stacking up to 3 high
D. An ordinance granting a Variation of Use to allow container storage and stacking up to 3 high in the I-1 (light industrial) zoning district

DRAFT

E. An ordinance granting a Variation of Use to allow above-ground fueling tanks in the I-1 (light industrial) zoning district

The Zoning Ordinance of the City of Joliet (Ordinance No. 5285, as re-adopted pursuant to home rule authority by Ordinance No. 8730, as amended from time to time) ("Zoning Ordinance"), shall apply in all respects to the Parcel, except as may be expressly and specifically provided for herein. The City shall be permitted to amend the Zoning Ordinance or reclassify the Parcel during the effective term of this Agreement and thereafter in the manner set forth in the Zoning Ordinance or under law, except that the approved zoning uses as they pertain to the Parcel shall continue to be allowed despite such reclassification. Any ambiguity or omission shall be resolved in favor of the applicability of the Zoning Ordinance.

In addition to the prohibitions and requirements of the Zoning Ordinance, the following uses shall be prohibited on the Parcel:

- Mobile Homes or Recreational Vehicle Park;
- Sexually Oriented Businesses;
- Salvage yards or storage of inoperable motor vehicles; and
- Any use in violation of the applicable zoning ordinance.

The enumeration of certain prohibited uses in this Agreement shall not be construed as permitting other uses.

4. ***DEVELOPMENT OF THE PARCEL***

A. *General*

DRAFT

The Subdivision Regulations of the City of Joliet (Ordinance No. 7208, as amended), shall apply in all respects to the Parcel. Any ambiguity or omission shall be resolved in favor of the applicability of the Subdivision Regulations.

B. *Building Design Standards*

All buildings, structures, or alterations hereafter constructed or made on the Parcel shall conform to the non-residential design standards then established by the City, currently codified at Section 47-15H of the Zoning Ordinance.

C. *Transfers*

The Owner shall be permitted to lift containers off a chassis in disrepair and place the container on a chassis suitable for use. The resulting transfers may result in temporary storage of containers and/or chassis as a part of the business operations. Storing of chassis and containers shall be permitted for a period of time not to exceed 7 days.

D. *Pavement of Yard Areas*

All outdoor areas of the Parcel used for vehicular access, display of inventory, materials storage, parking, outdoor storage, and similar uses, shall be paved in accordance with City requirements for commercial driveways and parking lots or as the Owner and the City may otherwise agree.

E. *Preliminary Concept Plan*

The Preliminary Concept Plan attached as Exhibit B is hereby approved as a general depiction of the potential development of the Parcel. The approval of the Preliminary Concept Plan is not intended to, and does not constitute, a variance, waiver, or modification of any zoning, subdivision, water or sanitary sewer, land

DRAFT

use, or construction requirement of the City. Similarly, the Preliminary Concept Plan does not impair or restrict the Parcel or development rights of the Owner.

5. ***MUNICIPAL AND PUBLIC UTILITIES***

Article 31 of the Code of Ordinances, as amended, re-codified or succeeded from time to time, including, but not limited to the payment of water and sewer connection charges, shall apply in all respects to the Parcel and to the provision of water and sanitary sewer collection and treatment services to the Owner by the City, except as may be expressly and specifically provided for herein. Any ambiguity or omission shall be resolved in favor of the applicability of Article 31, as amended.

A. *Water Supply*

Upon annexation of the Parcel to the City, and the issuance of required permits and approvals by the City, and any other agency having jurisdiction thereof, the Owner shall be permitted to connect to the City public water utility system. The Owner shall be responsible for extending the water lines to the Parcel. The Owner shall be responsible for any applicable recapture fees (Ordinance #18323).

B. *Sanitary Sewer Service*

Upon annexation of the Parcel to the City and the issuance of required permits and approvals by the City and any other agency having jurisdiction thereof, the Owner shall be permitted to connect to the City sanitary sewer utility system. The Owner shall be responsible for extending the sewer lines to the Parcel. The Owner shall be responsible for any applicable recapture fees (Ordinance #18323).

DRAFT

6. ***DEVELOPMENT FEES***

A. *General*

In consideration of the approval of this Agreement by the City and the provision of municipal services to the Parcel, the Owner hereby agrees, for himself and his Successors, to timely pay in full the following items ("Development Fees") in accordance with the applicable ordinances, as such ordinances may be presently constituted or as may hereafter be amended:

(1) Water Connection Charge, Section 31-54 of the Code of Ordinances;

(2) Sanitary Sewer Connection Charge, Section 31-54 of the Code of Ordinances;

(3) Fire Protection District Disconnection Fee, Section 23-43 of the Code of Ordinances;

(4) Public Library Disconnection Fee, Section 23-47 of the Code of Ordinances;

(5) Development Impact Fee, Section 23-60 of the Code of Ordinances; and

(6) Assurances for Public Improvements, Section IV of the Subdivision Regulations, including, but not limited to, sub-section 4.5(B)

B. *Stipulation Concerning Public Improvements and Development Fees*

The City and the Owner hereby irrevocably stipulate and acknowledge that the payment of the Development Fees required by this Agreement or the Subdivision Regulations are valid development requirements that are necessary to accommodate the increased population densities, increased vehicular and pedestrian traffic and increased need for additional public services and facilities and is specifically and uniquely attributable to the development of the Parcel.

DRAFT

C. *Waiver of Right to Contest Public Improvement Requirements or Development Fees*

The Owner, for itself and its successors, hereby waives and disclaims any and all right or claim it may have or hereafter acquire under which Owner or its successors may seek to avoid, reduce, condition or delay the payment of Development Fees or seek a refund or rebate thereof, or that would have the effect of invalidating such fees or impairing the collection thereof. In addition, the Owner, for itself and its successors, hereby waives and disclaims any and all right or claim it may have or hereafter acquire under which Owner or its successors may seek to avoid, reduce, condition or delay the provision of the roadway improvements and other public improvements required by this Agreement or the Subdivision Regulations at the Owner's sole cost and expense and without the right of recapture.

D. *Covenant Not to Sue*

In addition to the foregoing, Owner warrants and covenants with the City that it shall not bring suit, not shall it join or become included in any proceeding, including, but not limited to, a class action proceeding, that:

(1) seeks to enjoin, restrain, condition or impair the enforcement of ordinances imposing, implementing or amending Development Fees or the provision of public improvements;

(2) seeks a declaration regarding the validity, constitutionality or enforceability of such ordinances;

DRAFT

(3) seeks the mandatory approval or execution of subdivision plats or construction permits without the full and prompt payment of Development Fees or the provision of public improvements by a writ of mandamus or injunction; or

(4) seeks to enjoin, restrain, condition or impair the payment or collection of money or the transfer or improvement of property pursuant to ordinances imposing, implementing or amending Development Fees or requiring the provision of public improvements at the expense of the Owner;

(5) claims that the enforcement of ordinances imposing Development Fees or requiring the provision of public improvements at the expense of the Owner constitute a taking;

(6) claims the ordinances establishing, implementing or amending the Development Fees, the Zoning Ordinance or the Subdivision Regulations were not validly enacted.

E. *Reliance by City*

The parties acknowledge that the City has agreed to annex the Parcel and provide municipal services in strict reliance upon the Owner's agreement to pay Development Fees and to provide public improvements as set forth in this Agreement and the Subdivision Regulations.

F. *Other Taxes and Fees*

The payment of Development Fees and the provision of public improvements shall be in addition to any other tax, fee, charge, assessment or requirement levied or imposed by the City.

G. *Roadway Recapture*

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The Owner acknowledges that they are responsible for the payment of a roadway improvement recapture fee (Ordinance # 18412).

H. *Payment in Lieu of Taxes (PILOT) Program*

The Owner acknowledges that it is responsible for payment of those amounts set forth in Ordinance #18194 establishing a PILOT program for payments for Truck Parking Facility as defined thereunder provided the Property is developed consistent with the concept plan proposed as set forth on Exhibit B, attached hereto. In the event the ultimate development of the Property so that the ratio of building square footage to total truck parking stalls is materially different, the City agrees to review the final development and apply the ordinance consistent with its intent.

7. ***APPLICABILITY OF CITY CODES AND ORDINANCES***

Unless otherwise specifically and expressly exempted by this Agreement, the Parcel and any use made of the Parcel shall be subject to, and shall comply with, all City Codes and Ordinances including, but not limited to, the Code of Ordinances, the Zoning Ordinance and the Subdivision Regulations. In addition, the reference herein to any City code, ordinance or regulation shall not be construed to waive, modify, limit or otherwise affect the applicability of any other City code or ordinance.

8. ***NOTICES***

All notices required by this Agreement shall be in writing. The mailing of a notice by registered or certified mail, return receipt required, shall be sufficient service. Such notice

DRAFT

shall be deemed served on the fourth day (excluding Sundays and legal holidays) after its deposit with the postal authorities.

Notice to City shall be addressed as follows:

City Manager
City of Joliet
150 West Jefferson Street
Joliet, IL 60432

With a copy to:

Corporation Counsel
City of Joliet
150 West Jefferson Street
Joliet, IL 60432

Notice to Owner shall be addressed as follows:

Matthew O'Mara
Whimsy Inc.
1901 S Busse Rd
Mt Prospect, IL 60056

With a copy to:

Law Offices of John F. Argoudelis, LLC
15124 S Route 59
Plainfield, Illinois 60544
[redacted]

The parties may hereafter agree in writing to accept service of notice in any other manner.

9. ***AMENDMENTS***

DRAFT

This Agreement, including the attached exhibits, may be amended only with the mutual consent of the parties by a duly executed written Agreement.

Notwithstanding the foregoing, all or any portion of the Parcel may be rezoned upon the mutual Agreement of the City and the owner of record of the affected territory without such reclassification constituting an amendment to this Agreement. In such event, notice and hearing shall be provided as may be required by ordinance with respect to zoning reclassifications. Notice and hearing that may be required by law for amendments to annexation Agreements shall not be required. Furthermore, approval of the zoning reclassification shall not require a supermajority as may be required by law for the amendment of an annexation Agreement.

Neither the City nor the Owner shall be obligated to amend this Agreement during its term and no action shall lie to compel such action or to compensate a party for an election not to amend this Agreement. Similarly, the City may elect not to rezone the Parcel during the term of this Agreement and such election shall not be justiciable.

10. ***FINAL AGREEMENT AND CONSTRUCTION***

This Agreement supersedes all prior Agreements, negotiations and exhibits and is a full and complete integration of the matters of assent existing between the parties. The express reference in this Agreement to a specific ordinance, resolution or other requirement of the City shall not be construed so as to waive any other such ordinance, resolution or requirement. It is the understanding of the parties that all ordinances and regulations of the City shall apply to the Parcel in all respects unless otherwise expressly

DRAFT

and specifically provided for herein. For purposes of construction, both the City and the Owner shall be deemed the authors of this Agreement.

11. ***ENFORCEMENT***

This Agreement shall be enforceable by actions in law and at equity, including actions for specific performance and injunctive relief, provided however, that an action for money damages shall not lie against the City or its officials. The laws of the State of Illinois shall control the construction and enforcement of this Agreement. The parties agree that all actions instituted on this Agreement shall be commenced and heard in the Circuit Court of Will County, Illinois, and not in any other county, and hereby waive venue in any other court of competent jurisdiction.

Before any failure of any party to perform any obligation arising from this Agreement shall be deemed to constitute a breach, the party claiming the breach shall notify the defaulting party and demand performance. No breach of this Agreement shall have been found to have occurred if performance is commenced to the satisfaction of the complaining party within thirty (30) business days of the receipt of such notice.

12. ***SUCCESSORS***

This Agreement shall bind and inure to the benefit of each party and their successors in interest, including, but not limited to, their respective corporate authorities, heirs, successors, assigns, lessees, transferees, and licensees (“Successors”). The Owner may assign this Annexation Agreement to any of his related entities at any time without

DRAFT

objection or approval of the City of Joliet and shall then be relieved of any duties or responsibilities under the Annexation Agreement.

13. ***AGREEMENT AS COVENANT***

The terms and conditions of this Agreement shall constitute restrictive covenants or equitable servitudes running with the land. The City shall record this Agreement with the Recorder of Deeds.

14. ***SEVERABILITY***

If any provision, covenant, Agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provision, covenant, Agreement or portion of this Agreement, and to that end, every provisions, covenants, Agreements or portions of this Agreement is declared to be severable.

15. ***DURATION AND EFFECTIVE DATE***

This Agreement shall remain in effect for a term of twenty (20) years.

DRAFT

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date hereinabove first written.

CITY:

City of Joliet, an Illinois home rule municipal corporation

By: _____
Mayor, City of Joliet

Attest:

By: _____
City Clerk

OWNER:

Whimsy Joliet LLC

By: _____
Matthew O'Mara, CEO

DRAFT

EXHIBIT A

Legal Descriptions

23656 S. Houbolt Road (Formerly known as Vetter Road)

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, EXCEPT THE NORTH 1043.00 FEET THEREOF AND ALSO EXCEPT THE WEST 82.50 FEET THEREOF AND ALSO EXCEPT THE SOUTH 30.00 FEET THEREOF, ALL IN SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHANNAHON TOWNSHIP, WILL COUNTY, ILLINOIS

Permanent Tax No. 04-10-01-300-013-0000

DRAFT

Memo

File #: TMP-9799 **Agenda Date:**5/21/2026

powered by Legistar™

DATE: May 15, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club

GENERAL INFORMATION:

APPLICANT:	Autobahn Country Club, LLC
STATUS OF APPLICANT:	Property Owner
OWNER:	Autobahn Realty LLC
REQUESTED ACTION:	Approval of a Cedar Creek Watershed Protection Area Special Use Permit and amendment to the Autobahn Master Development Plan
PURPOSE:	To allow an addition to the north track and an expansion of the paddock area
EXISTING ZONING:	I-1 (Light Industrial)
LOCATION:	3795 CenterPoint Way (10-11-06-201-003-0000, 10-11-06-401-002-0010, 10-11-06-401-003-0010) (Council District #5)
SIZE:	Approximately 330 acres
EXISTING LAND USE:	Recreational motorsports facility

SURROUNDING LAND USE & ZONING:

NORTH: Gas pipeline station, I-2 (general industrial); vacant, County A-1 (agricultural); CenterPoint Intermodal Center, I-TB (intermodal terminal – transportation equipment); and industrial, I-1 (light industrial)

SOUTH: CenterPoint Intermodal Center, I-TB (intermodal terminal – transportation equipment) and I-TC (intermodal terminal – industrial park)

EAST: CenterPoint Intermodal Center, I-TA (intermodal terminal – intermodal terminal) and I-TB (intermodal terminal – transportation equipment)

WEST: CenterPoint Intermodal Center, I-TC (intermodal terminal – industrial park)

SITE HISTORY: Autobahn Country Club is a recreational motorsports facility that contains a 3.5-mile racing track with north and south circuits, team condominiums, individual team lots, and a go-kart track. The property was first annexed into the City in 2001. In 2003, City Council approved a special use permit and an amendment to the annexation agreement to allow the development of an open air recreational facility for outdoor driving, racing, and testing of motor vehicles and accessory uses. Per the special use permit, the facility was to be developed in substantial accordance with the Master Development Plan that was also approved in 2003. Since that time, there have been several amendments to the annexation agreement, special use permit, and master development plan to allow expansion of the facility and additional uses such as the team condominium buildings, the kart track, and outdoor skeet and trapshooting. The most recent amendment to the Master Development Plan was in 2018 (Resolution #7335).

The Autobahn Country Club Subdivision was recorded in 2013. The subdivision created three main lots for the north track, the south track, and the clubhouse and paddock area, as well as individual lots for the team garages and condos. The proposed addition to the north track will be the same lot (AB-3) as the existing north track. This lot also contains the north branch tributary of Cedar Creek and its corresponding 100-year floodplain.

In 2007, the City passed Ordinance #15820 (Zoning Ordinance section 47-15G) regarding the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed protection areas. The ordinance requires that any development of a lot or parcel containing territory located in these protection areas receives approval of a special use permit through the Plan Commission and City Council. The protection area is defined in section 47-15G.3(B) as property lying within 100 feet of the ordinary high water mark of the creeks, within 25 feet of the upland edge of any wetland within the watersheds, or within 100 feet of the center thread of any tributaries to the creeks actually located with the 100-year floodplain. The criteria for this type of request are listed under section 47-15G.4.

SPECIAL INFORMATION: The petitioner, Autobahn Country Club, LLC, requests approval of a Cedar Creek Watershed Protection Area Special Use Permit and an amendment to the Autobahn Country Club Master Development Plan to allow an addition

to the north circuit of the existing racing track. The petitioner needs approval of the special use permit because the lot on which the track would be constructed contains area within the Cedar Creek watershed protection area as defined in the Zoning Ordinance. The proposed asphalt track surface will not be located within the protection area. The attached site plan shows the proposed track addition and the limits of the protection area.

The attached landscape narrative explains that a 0.25-acre area of trees will be removed for installation of a storm outfall for a new detention basin related to the track improvements. A small portion of this area falls within the edge of the protection area, as shown on the Existing Conditions and Demolition Plan. The area where the trees are to be removed will be revegetated to restore the area to its natural state as required by the ordinance.

The petitioner has submitted the required documentation for this special use request, including a site plan, a drainage control plan, and a grading plan. Staff finds that the request meets the criteria outlined in the protection area ordinance. The development will not detrimentally affect or destroy the natural features of the protection area, nor impair its natural functions. The location of the site's natural features have been considered in the siting of all physical improvements in that the surface of the track addition does not extend into the protection area. Drainage, soil erosion, and sediment control have been addressed in the engineering plans.

The petitioner is requesting to amend the Master Development Plan for Autobahn Country Club to include the north track addition and an expansion of the paddock area. These proposed improvements are consistent with the existing layout of the site and the approved uses for the facility. The updated Master Development Plan is attached. The paddock expansion is not located on a lot containing Cedar Creek watershed protection area.

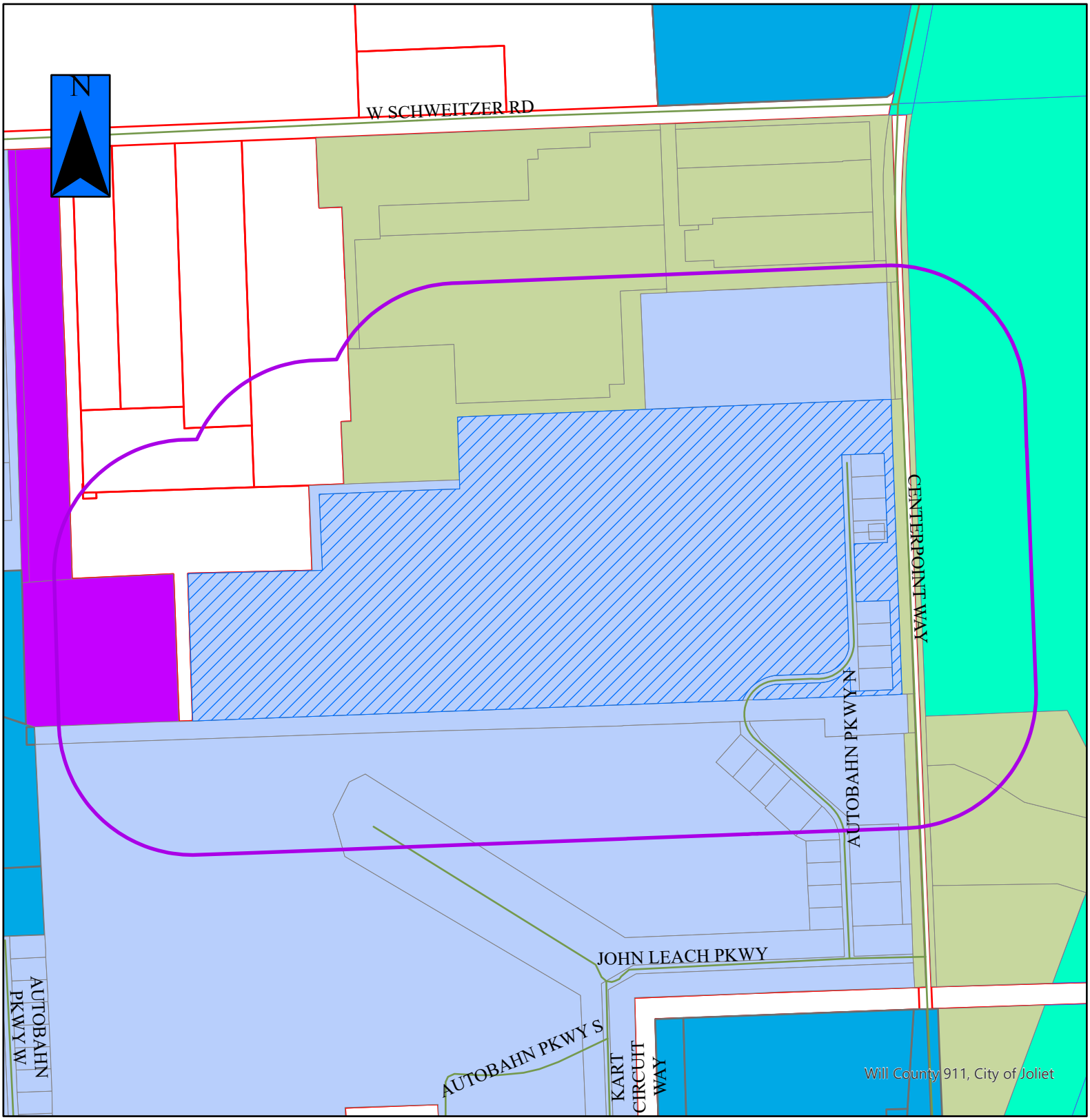
RECOMMENDED ACTION: Approval of the requested special use permit and amendment to the Master Development Plan will allow an extension of the north track and an expansion of the paddock area within the Autobahn Country Club facility. Staff supports the requests because they are consistent with the existing uses at the facility and finds that the petitioner has adequately addressed the requirements for development of a lot containing Cedar Creek watershed protection area.

M-1-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



M-1-26

JOLIET PLANNING DIVISION

= 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

SITE PLAN

SITE LEGEND

- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FT ORDINARY HIGH WATER MARK
- 100 FT PROTECTION AREA LIMIT OF ORDINARY HIGH WATER LIMITS
- 25 FT PROTECTION AREA LIMIT OF WETLAND LIMITS
- T X — TURN NUMBER
- MP X.X — MARSHAL POST
- GUARDRAIL
- TIRE BARRIERS

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT
3 3/4" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N80
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N70
10" AGGREGATE BASE COURSE, TYPE B
*FINAL ASPHALT MIX DESIGN TO BE PROVIDED TO AUTOBAHN COUNTRY CLUB FOR REVIEW

MILL AND OVERLAY
3/4" SURFACE REMOVAL
1 1/2" BITUMINOUS SURFACE COURSE

BEVELED APEX CURBS
REFER TO DETAIL ON SHEET C702

PAVEMENT MARKING LEGEND

Ⓐ 6" SOLID WHITE STRIPE

N

0 40 80 160
SCALE: 1"=80'

NOT SUBDIVIDED

NOT SUBDIVIDED

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EXISTING TRACK

EXISTING BASIN B
HWL = 597.4±

HWL=597.4

EXIT CURB AT T-1a, FINAL PROFILE TO BE COORDINATED WITH AUTOBAHN CC.

PROPOSED CONNECTION TO EXISTING TRACK

T 1a

T 1b

25 FOOT WETLAND PROTECTION AREA LIMIT

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

25 FOOT NATURAL VEGETATION STRIP

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

ORDINARY HIGH WATER MARK

WETLAND LIMITS

FEMA MAPPED FLOODPLAIN LIMITS

FLOODPLAIN LIMITS

NORTH BRANCH – CEDAR CREEK

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED CONNECTION TO EXISTING TRACK

T 8a

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

PROPOSED TRACK

T 8b

BEVELED APEX CURB (TYP.) REFER TO DETAIL ON SHEET C702

PROPOSED CONNECTION TO EXISTING TRACK

HWL=603.8

MODIFIED BASIN A
HWL = 603.8±

BASIN A1
HWL = 603.8

T 7

EX. 36" NORTHERN GAS MAIN
EX. GROUND ELEV = 607.4
PROP. GROUND ELEV = 608.8
T/PIPE 601.9

22" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 607.2
PROP. GROUND ELEVATION = 609.0
T/PIPE 604.4

30" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 606.5
PROP. GROUND ELEVATION = 608.9
T/PIPE 602.6

T 6

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

42" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 605.3
PROP. GROUND ELEVATION = 608.5
T/PIPE 601.7

42" EX. VECTOR GAS MAIN
EX. GROUND ELEVATION = 602.4
PROP. GROUND ELEVATION = 606.4
T/PIPE 596.3

EX. T/PIPE 602.1
EX. T/PIPE 605.4
EX. T/PIPE 603.9
EX. T/PIPE 601.2
EX. T/PIPE 596.0

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

BASIN B1
HWL = 595.8

T 5

T 4

T 3

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

25 FOOT WETLAND PROTECTION AREA LIMIT

25 FOOT NATURAL VEGETATION STRIP

FLOODPLAIN LIMITS

ORDINARY HIGH WATER MARK

FEMA MAPPED FLOODPLAIN LIMITS

NORTH BRANCH – CEDAR CREEK

WETLAND LIMITS

EXISTING TRACK

PROPOSED TRACK

BEVELED APEX CURB (TYP.) REFER TO DETAIL ON SHEET C702

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

DRAWN BY	DATE	REVISIONS
KTG		
KTG	05/04/2026	REVISED PER CITY REVIEW
	03/30/2026	REVISED PER INTERNAL REVIEW

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.891.8500

AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: MTM
PROJ. ASSOC.: CLH
DRAWN BY: KTG
DATE: 02/18/2026
SCALE: 1"=80'

SHEET
C200
AUT.JOIL10

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PENDING APPROVAL - NOT FOR CONSTRUCTION

May 4, 2026 - 13:55 Dwg Name: P:\Aut\Joil10\Drwg\Eng\Final Drawings\Plan Set\03 - SITE PLAN.dwg Updated By: tgoss

MEMO

To: **Helen Miller**

From: Michael Moore

Date: 04/08/2026

RE: Autobahn North Track Addition – Special Use Permit

The Autobahn Country Club is proposing an addition to the existing North Track facilities. In conjunction with the North Track addition, stormwater management facilities will be modified and constructed to help improve the regional stormwater management system for the Autobahn Country Club.

Construction activities will include excavation and grading, underground utility installation of storm sewer, and site paving. All disturbed areas will be re-vegetated to restore the natural state of the area to minimize erosion. No work is being proposed within the 25-foot natural vegetative strip along the north branch tributary of cedar creek.

There is a small area of trees covering approximately 11,000 square feet of land (0.25 acres) at the southwest corner of the project within a heavily wooded area that will be removed for the installation of a storm outfall from the new detention basin. All trees that are to be removed are less than 6” in diameter. The strip where these removals will occur will be revegetated to restore the area to its natural state.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- TREE AREA TO BE REMOVED
- MILL AND OVERLAY PAVEMENT
- EXISTING EASEMENT LIMITS
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

SITE LEGEND

- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FOOT NATURAL VEGETATION STRIP
- 100 FOOT CENTER THREAD PROTECTION AREA LIMITS
- 25 FOOT WETLAND PROTECTION AREA LIMIT

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. BOUNDARY INFORMATION SHOWN BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, DATED NOVEMBER 9, 2018.
2. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF SEPTEMBER 2025 AND BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
6. WETLAND LIMITS SHOWN BASED ON WETLAND ASSESSMENT REPORT PREPARED BY BOLLINGER ENVIRONMENTAL DATED SEPTEMBER 5, 2025.
7. PIPELINE ELEVATIONS SHOWN BASED ON POTHOLING WORK COMPLETED ON SEPTEMBER 10, 2025.
8. MAPPED FLOODPLAIN LIMITS BASED ON FEMA MAP PANEL NUMBERS 17197C0260G AND 17197C0280G DATED FEBRUARY 15, 2019.
9. FLOODPLAIN ELEVATIONS USED AS BEST AVAILABLE DATA BASED ON H&H ANALYSIS AND FLOODPLAIN MAPPING REPORT PREPARED BY CEMCON, DATED JUNE 6, 2012.

N

0 40 80 160

SCALE: 1"=80'

NOT SUBDIVIDED

EX. CHAIN-LINK FENCE (TYP.)

EXISTING ASPHALT RACETRACK

MILL & OVERLAY EX. PAVEMENT

EX. GUARDRAIL AND TIRE BARRIER TO BE REMOVED AND REPLCED. FINAL START AND END OF REMOVALS TO BE COORDINATED WITH AUTOBAHN COUNTRY CLUB FOR CONSTRUCTION ENTRANCE

900 L.F. - INFILTRATOR SYSTEMS EQUALIZER 36 SEPTIC CHAMBERS (PER RECORD)

REMOVE AND REPLACE EXISTING CANOPY AND GUARDRAIL

EX. CANOPY (TYP.)

EX. GUARDRAIL (TYP.)

EX. ELECTRIC LINE

EX. CONCRETE PAVED SHOULDER (TYP.)

RUMBLE STRIP (TYP.)

EX. 18" ST (PER RECORD)

AUTOBAHN PARKWAY NORTH

EX. INLET 9 (PER RECORD) 598.8 595.90 2' DIA.

EX. CATCHBASIN 8 (PER RECORD) 603.50 597.85 6' DIA.

EX. 15" ST (PER RECORD)

EX. 15" F.E.S. 47 (PER RECORD) 595.00 W/GRATE

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EX. GATE

EX. CHAIN-LINK FENCE (TYP.)

EXISTING BASIN A
HWL = 603.8±

22" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 607.2
PROP. GROUND ELEVATION = 609.0
T/PIPE 604.4

30" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 608.5
PROP. GROUND ELEVATION = 608.9
T/PIPE 602.6

42" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 605.3
PROP. GROUND ELEVATION = 608.5
T/PIPE 601.7

42" EX. VECTOR GAS MAIN
EX. GROUND ELEVATION = 602.4
PROP. GROUND ELEVATION = 606.4
T/PIPE 596.3

EX. 36" NORTHERN GAS MAIN
EX. GROUND ELEV = 607.4
PROP. GROUND ELEV = 608.8
T/PIPE 601.9

50' NORTHERN BORDER PIPELINE EASEMENT PER DOC. R87-26295 & AGREEMENT DOC. R2004006802

50'ANR PIPELINE EASEMENT PER DOC. R99-080052

80' ENBRIDGE PIPELINE EASEMENT PER DOC. R97-17424 (PREVIOUSLY LAKEHEAD)

EX. T/PIPE 602.1
EX. T/PIPE 605.4
EX. T/PIPE 603.9
EX. T/PIPE 601.2
EX. T/PIPE 596.0

EX. 24" CPP 607.23 INV

EX. 12" CPP 598.56 INV

EX. 24" CPP 601.57 INV

EX. 12" CPP 594.62 INV

EXISTING BASIN B
HWL = 597.4±

EX. 12" ST (PER RECORD)

EX. 12" C.P.P. (PER RECORD) CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EX. 12" STORM UNDER TRACK

EX. SAND PIT

EX. C.P.P. UNDERDRAIN (PER RECORD)

EX. C.P.P.(TBR) (PER RECORD)

EX. 12" F.E.S. W/ GRATE 592.0 (PER RECORD)

EX. 96" CMP 585.52 INV

EX. 96" CMP 585.46 INV

EX. 96" CMP 585.52 INV

EX. 96" CMP 585.33

EX. 96" CMP 585.71

EX. 96" CMP 585.86

EX. HEADWALL

REMOVE AND REPLACE GUARDRAIL

25 FOOT NATURAL VEGETATION STRIP

EX. TREE LINE

EX. TREES TO BE REMOVED

EX. ELECTRIC JUNCTION BOX

EX. ELECTRIC LINE

REMOVE AND REPLACE EXISTING CAMERAS

EX. CAMERAS ON POLE

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

ORDINARY HIGH WATER MARK

FLOODPLAIN LIMITS

WETLAND LIMITS

FEMA MAPPED FLOODPLAIN LIMITS

25 FOOT WETLAND PROTECTION AREA LIMIT

EX. WETLAND LIMITS

25 FOOT NATURAL VEGETATION STRIP

NORTH BRANCH - CEDAR CREEK

100-YR 591.8
10-YR 590.5

EX. 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

WATER PUMP STATION (PER RECORD)

18" F.E.S. (PER RECORD) 608.00 W/GRATE

18" F.E.S. (PER RECORD) 605.00 W/GRATE

18" F.E.S. (PER RECORD) 690.56 W/GRATE

18" F.E.S. (PER RECORD) 599.61 W/GRATE

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EX. 18" ST (PER RECORD)

PROTECTIVE SLEEVE 30 L.F. - 6" DIA. P.V.C. SCHEDULE 40 (PER RECORD)

80 L.F. - 4" DIA. P.V.C. SCHEDULE 40 (PER RECORD)

900 L.F. - INFILTRATOR SYSTEMS EQUALIZER 36 SEPTIC CHAMBERS (PER RECORD)

(3)-24" FES (PER RECORD) 594.55 W/GRATE

35 L.F. - (3) 24" ST (PER RECORD)

(3)-24" FES (PER RECORD) 594.75 W/GRATE

WATER PUMP STATION

ASPHALT PAVEMENT

EX. 611.82 STORN

EX. 611.75 STORN

EX. 603.06 STORN

EX. 603.43 STORN

EX. 603.28 STORN

EX. 603.04 STORN

EX. 603.04 STORN

EX. 603.16 STORN

EX. 602.58 STORN

EX. 602.47 STORN

EX. 601.19 STORN

EX. 599.46 STORN

EX. 599.55 STORN

EX. 601.14 STORN

EX. 600.08 STMH

DRAWN BY	DATE	REVISIONS
KTG		
KTG	05/04/2026	REVISED PER CITY REVIEW
	03/30/2026	REVISED PER INTERNAL REVIEW

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.891.8500

AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=80'

SHEET
C100
AUT.JOIL10

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May 4, 2026 - 16:34 Dwg Name: P:\Joliet\10\Dwg\Eng\Final Drawings\Plan Set\00 - EXISTING CONDITIONS.dwg Updated By: bjoos

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

08-01-16

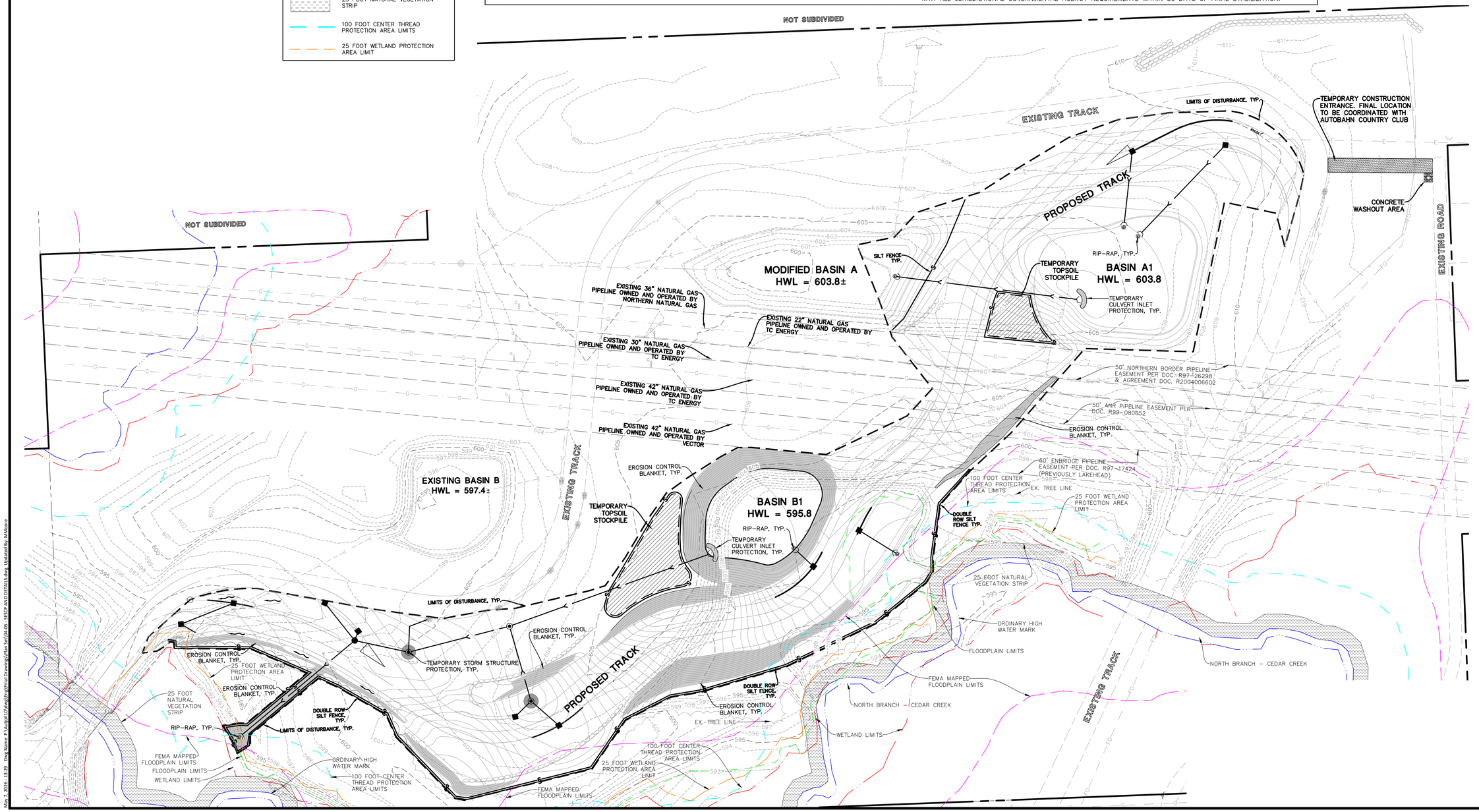
LEGEND

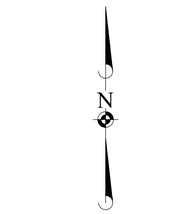
- —S——S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION
- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FOOT NATURAL VEGETATION STRIP
- 100 FOOT CENTER THREAD PROTECTION AREA LIMITS
- 25 FOOT WETLAND PROTECTION AREA LIMIT

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.





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05/04/2026	REVISED PER CITY REVIEW	KTG
03/30/2026	REVISED PER INTERNAL REVIEW	KTG

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AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=80'

SHEET
C300
AUT.JOIL10

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May 7, 2026 - 13:29 Dwg Name: P:\Active\10\Dwg\Eng\Final Drawings\Plan Set\04-05 -SESCP AND DETAILS.dwg Updated By: MMoore

SITE LEGEND

- ORDINARY HIGH WATER MARK
- 25 FOOT NATURAL VEGETATION STRIP
- 100 FOOT CENTER THREAD PROTECTION AREA LIMITS
- 25 FOOT WETLAND PROTECTION AREA LIMIT

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
5. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
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N

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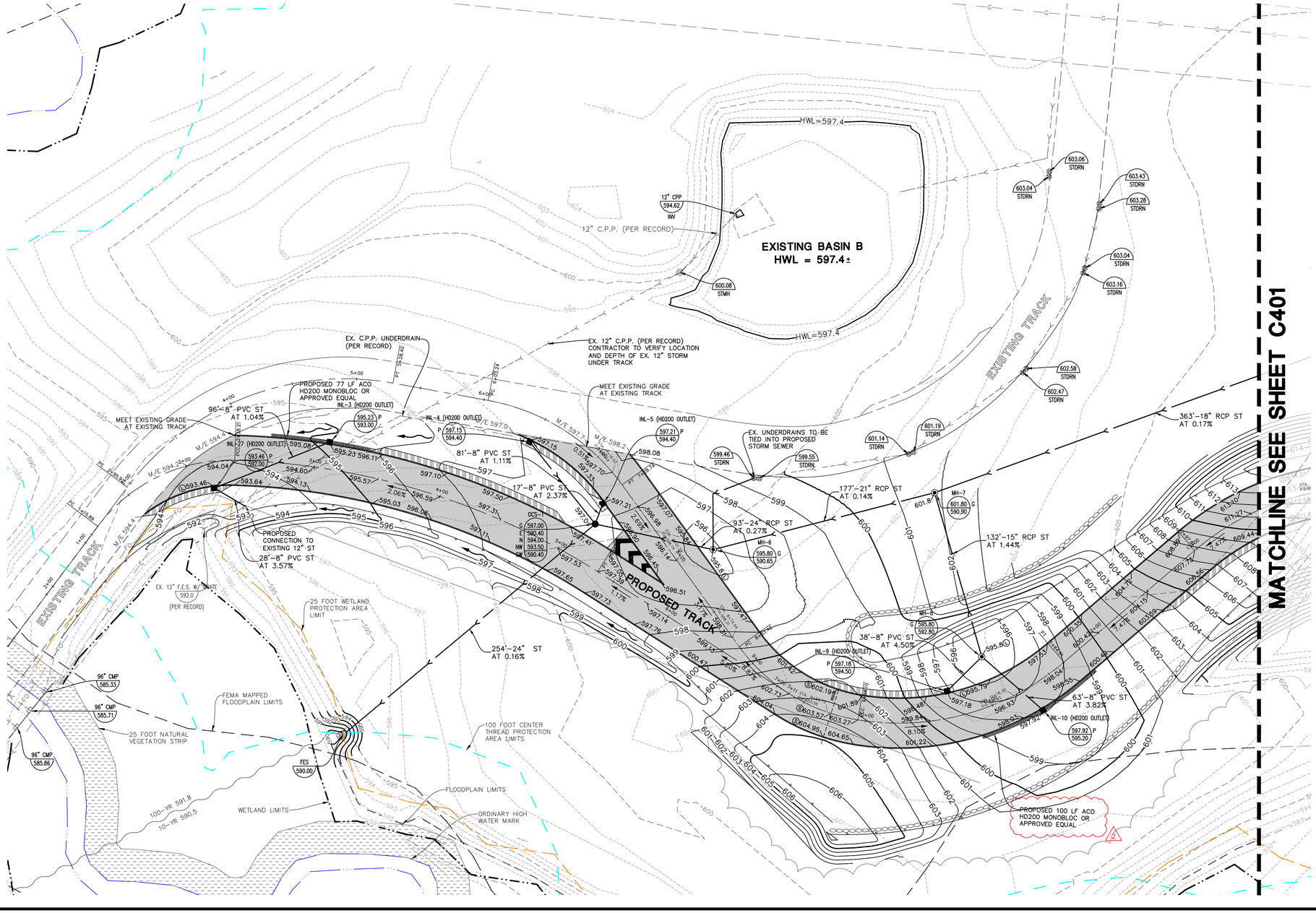
SCALE: 1"=40'

KEY MAP



DATE	REVISIONS	DRAWN BY
05/04/2026	REVISED PER CITY REVIEW	KTG
03/30/2026	REVISED PER INTERNAL REVIEW	KTG

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AUTOBAHN - NORTH TRACK ADDITION

CITY OF JOLIET, ILLINOIS

GRADING AND DRAINAGE PLAN - A

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=40'

SHEET

C400

AUT.JOIL10

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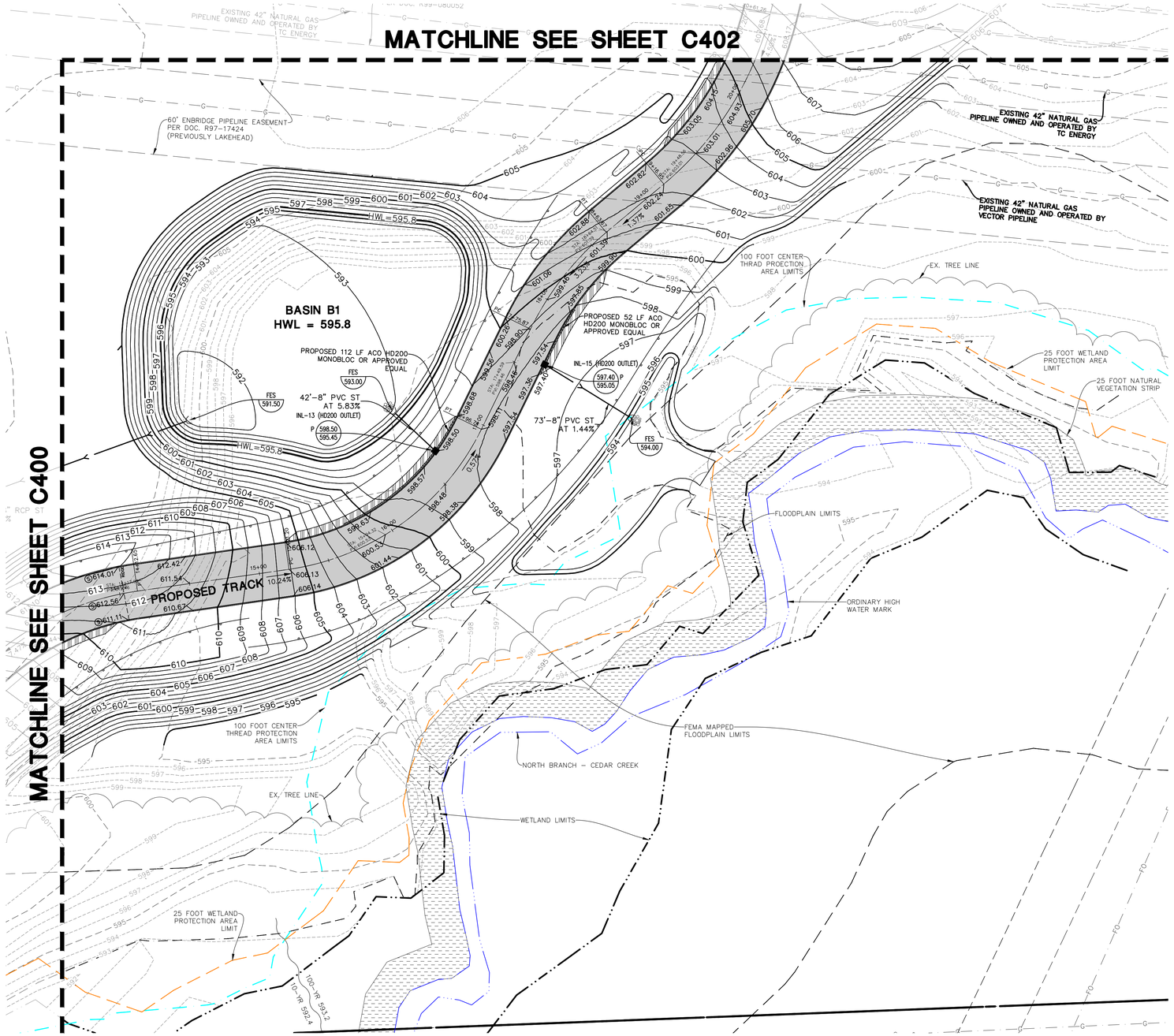

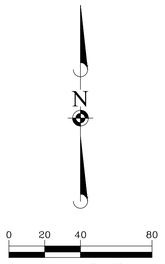

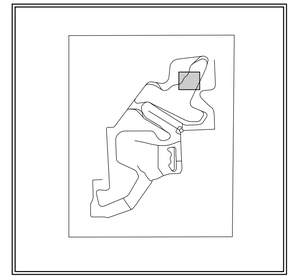

KEY MAP

06-01-16

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01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
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AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
GRADING AND DRAINAGE PLAN - B

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=40'

SHEET
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GRADING PLAN LEGEND

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792.8 G	PROPOSED SPOT ELEVATION
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P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
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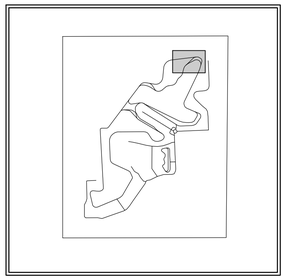
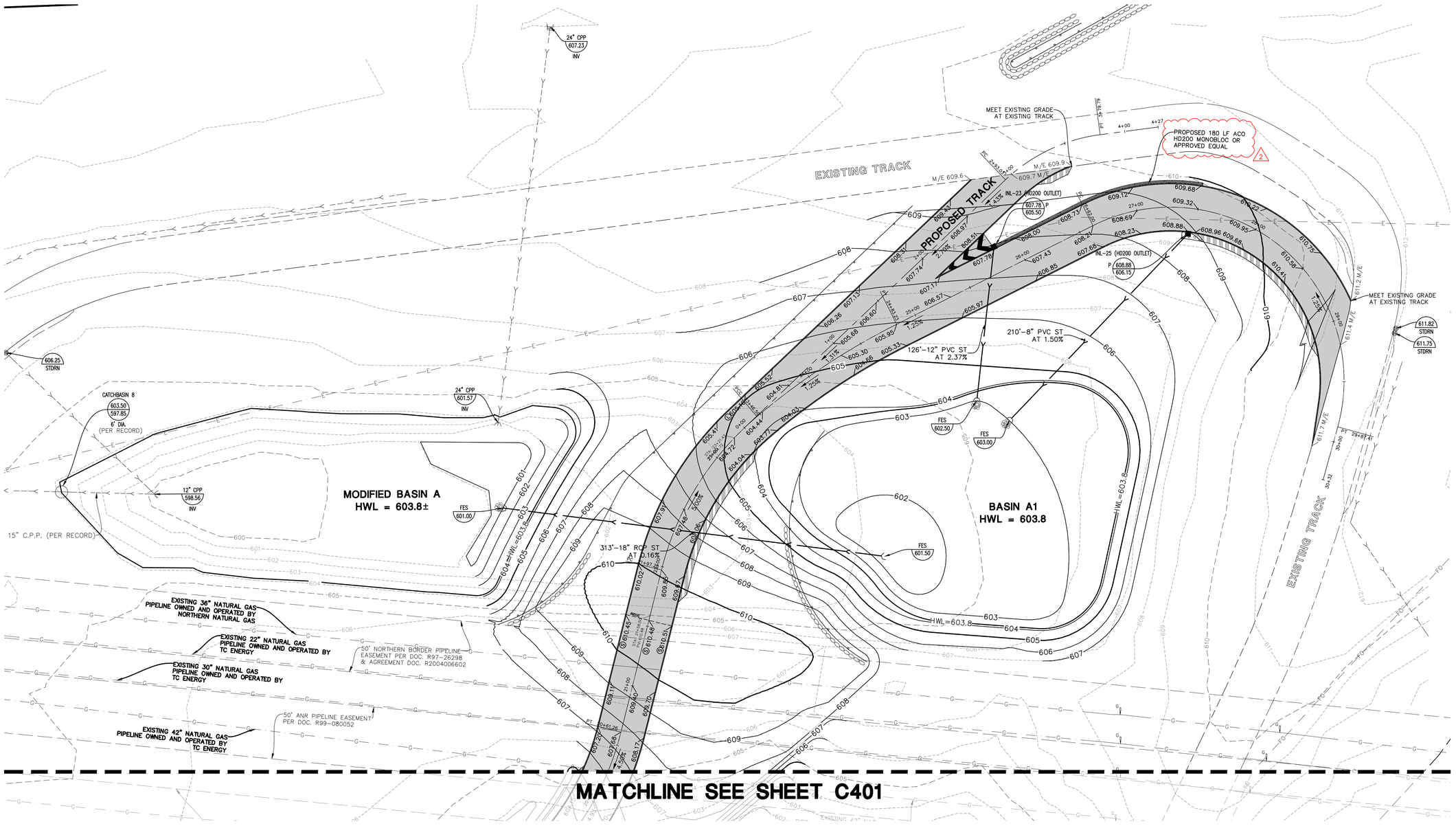
SCALE: 1"=40'



KEY MAP



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AUTOBAHN - NORTH TRACK ADDITION

CITY OF JOLIET, ILLINOIS

GRADING AND DRAINAGE PLAN - C

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=40'

SHEET

C402

AUT.JOIL10

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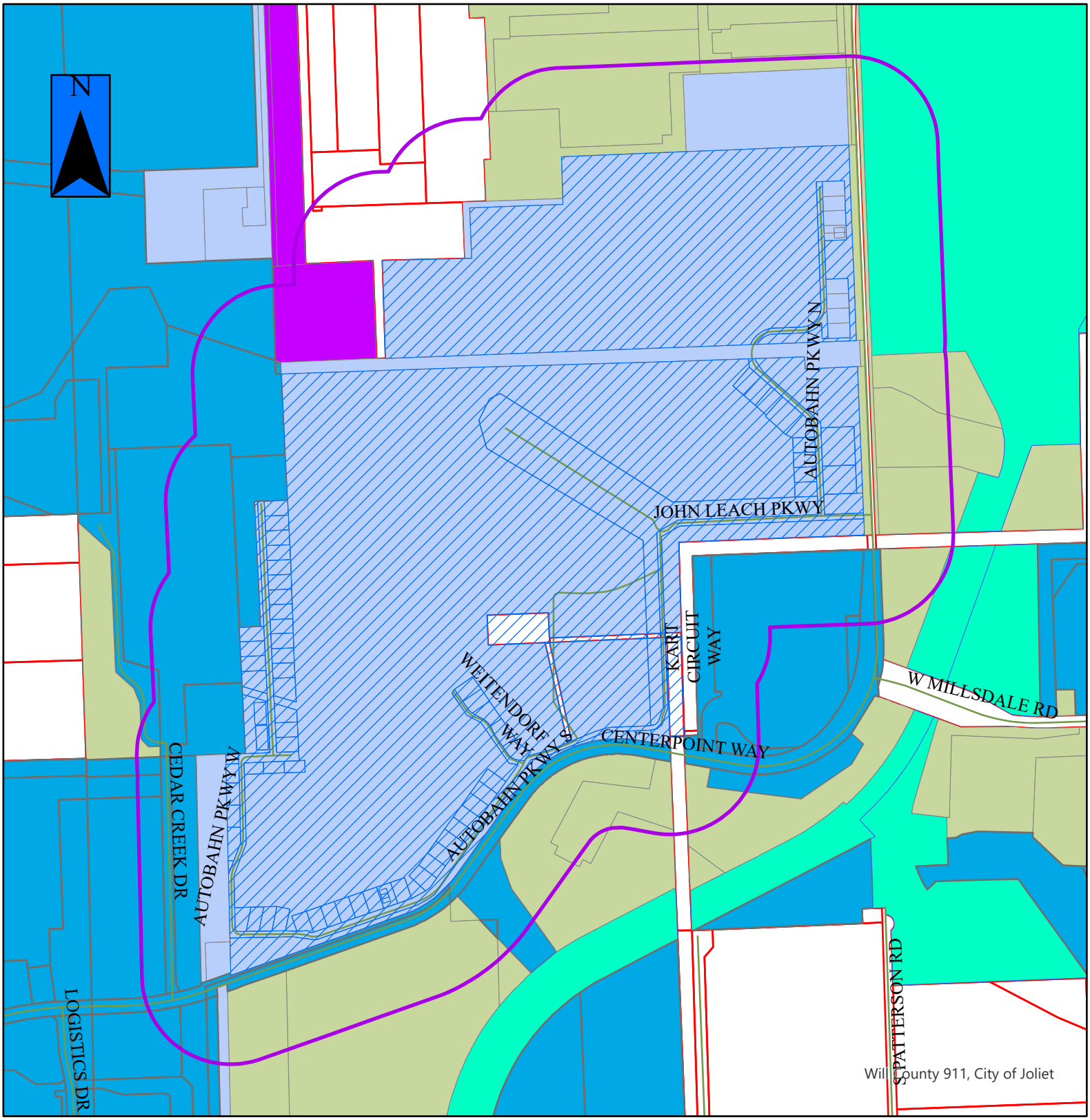
May 7 2026 - 12:48 Dwg Name: P:\Auto\Joil10\dwg\Eng\Final Drawings\Plan Set\06-07 - GRADING.dwg Updated By: MMoore

M-2-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



M-2-26

JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

Legend

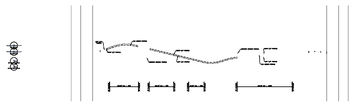
B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B

N

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



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Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

	DATE	REVISIONS	DRAWN BY
6	04-09-26	MASTER PLAN UPDATE	KTG
5	10-10-18	PER CITY	SWL
4	08-09-18	PER CLIENT	SWL
3	07/24/18	PER CLIENT	SWL
2	04/23/15	PER CLIENT	CPD
1	04/14/15	MASTER PLAN UPDATE	CPD

PROJ. MGR.:	HL
PROJ. ASSOC.:	CPD
DRAWN BY:	CPD
DATE:	04-03-15
SCALE:	1"=300'

AUTOBAHN COUNTRY CLUB
JOLIET, WILL COUNTY, ILLINOIS
MASTER DEVELOPMENT SITE PLAN

SHEET 1 OF 1

AUTJO 130736

Dwg Name: P:\Autja\dwg\Eng\Final Drawings\Exhibits Eng\Master Development Plan\Master Development Plan 101018.dwg Updated By: kgoss 16:02

NORTH PIT LANE

NORTH TRACK

EX. PARKING LOT

PROPOSED PARKING LOT

JOHN LEACH PARKWAY

SOUTH TRACK

KART CIRCUIT WAY

JOHN LEACH PARKWAY

RIDGE LINE

RIDGE LINE

132.1'

513.6'

513.6'

132.1'

M/E P 607.9±

608.1± M/E P

608.4± M/E P

608.8± M/E P

609.0± M/E P

609.2± M/E P

609.3± M/E P

609.3± M/E P

609.3± M/E P

609.2± M/E P

608.3± M/E P

607.55 P

M/E P 608.1±

604.2± M/E P

606.45 P

606.75 P

604.80 P

607.15 P

605.10 P

607.35 P

605.50 P

607.55 P

605.70 P

607.65 P

605.90 P

607.65 P

606.00 P

607.65 P

606.00 P

605.90 P

P 605.90

CB
604.09
602.57

36" PIPE
599.24
INV

TOP OF PIPE
ELEVATION = 602.53

FES
598.66

600.54
STDRN

30" PIPE
600.40
INV

FES
600.48
INV

TOP OF PIPE
ELEVATION = 603.6

EX. 30" ST

8"X8" DRAIN

CB
606.75
605.44

DRAIN RIM
ELEVATION = 603.13
ELEVATION AT TOP
OF 6" PVC = 603.60

CMP PIPE

0 15 30 60
SCALE: 1"=30'

N

08-01-16

GRADING NOTES:

1. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
5. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
6. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MARCH 10, 2026. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
7. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

08-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

DRAWN BY
REVISIONS
DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.891.8500

AUTOBAHN CC - PADDOCK EXPANSION

CITY OF JOLIET, ILLINOIS

PADDOCK SITE IMPROVEMENT PLAN

PROJ. MGR.:
PROJ. ASSOC.:
DRAWN BY:
DATE: 04-08-2026
SCALE: 1"=30'

SHEET
C300
26002522

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April 8, 2026 - 14:21 Dwg Name: P:\26002522 Joliet\Autobahn\CP\Paddock\Expansion\dwg\Eng\Final Drawings\Plan Set\S SITE GRADING AND DRAINAGE PLAN.dwg Updated By: kgoss

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., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 3795 Centerpoint Way, Joliet, IL 60436

PETITIONER'S NAME: Autobahn Country Club, L.L.C.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3795 Centerpoint Way, Joliet, IL ZIP CODE: 60436

PHONE: (Primary) [redacted] (Secondary) _____

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: Addition to existing racetrack

OWNER OF PROPERTY: Tim O'Donnell

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3795 Centerpoint Way, Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [redacted] FAX: _____

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*):

Tim O'Donnell

3795 Centerpoint Way, Joliet, IL 60436

[redacted]

OTHER PROJECTS AND/OR DEVELOPMENTS:

There is a developed racetrack and multiple developed buildings on-site.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 1011062010030000 ;

_____ ; _____ ; _____ .

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):

LOTS AB-1, AB-2, AB-3 AND OUTLOT AB4 IN AUTOBAHN COUNTRY CLUB SUBDIVISION OF PART OF SECTION 6 AND SECTION 7, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 1, 2013 AS DOCUMENT R2013052895, IN WILL COUNTY, ILLINOIS.

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 77.75 Acres

PRESENT USE(S) OF PROPERTY: Racetrack

PRESENT ZONING OF PROPERTY: Light Industrial (LI)

SPECIAL USE REQUESTED: Permit requested for an addition to the North track at Autobahn Country Club that is near the North Branch of Cedar Creek.

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?

The special use will have no affect on the public health, safety, morals, comfort, or general welfare. The special use is an addition to the existing racetrack operation.

2. How will the special use impact properties in the immediate area? No impacts to the surrounding properties will be made. The track addition is within the boundary of the existing track.

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

No, the existing property already is in use as an existing racetrack. The addition will not impede the normal/orderly development of surrounding property.

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

Yes, minor modifications to an existing detention facility along with a new proposed detention facility provide adequate drainage.

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

The track addition will have no impact on ingress/egress to the surrounding public streets. No access points are proposed.

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?

Yes, the additional track is a conforming use.

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)?

There has been no previous denial for a special use permit.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Tim O'Donnell, 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.

[redacted]
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 8th **day of** April, **20** 26

[redacted]

OFFICIAL SEAL
SARAH GIMBEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES December 20, 2026

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:

3795 CenterPoint Way, Joliet, IL 60436

PIN(s): 10-11-06-201-003-0000

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

Autobahn Realty, L.L.C., 100% owned by Autobahn Country Club, L.L.C.,

3795 CenterPoint Way, Joliet, IL 60436

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

See attached schedule of ownership of Autobahn Country Club, L.L.C.

E-MAIL [redacted] **FAX:** [redacted]

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: [redacted]

DATE: 4/8/2026

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

Tim O'Donnell, President & CEO, Autobahn Country Club, L.L.C.

PRINT

AUTOBAHN COUNTRY CLUB, L.L.C.

SCHEDULE OF OWNERSHIP

AS OF APRIL 8, 2026

40% owned by Thomas and Wendy Herb 2015 Remainder Trust, [redacted]

34% owned by TSH Autobahn LLC, which is 100% owned by Thomas S. Herb, [redacted]

10% owned by Timothy O'Donnell, [redacted]

9% owned by Mark Basso, [redacted]

7% owned by Steven A. Wagner, [redacted]

47-15G.4 SPECIAL USE PERMIT REQUIRED

The development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas shall be prohibited except pursuant to a Special Use Permit issued in accordance with this Ordinance. In addition to any other requirement, a Special Use Permit shall not be issued unless the applicant establishes by clear and convincing evidence that:

A. The development will not detrimentally affect or destroy the natural features of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas, nor impair its natural functions, but will preserve and incorporate such features into the development's site;

B. The location of natural features and the site's topography have been reasonably considered in the designing and siting of all physical improvements;

C. Adequate assurances have been received that the clearing of the site of topsoil, trees, and other natural features will not occur before the commencement of building operations;

D. The development will not reduce the natural retention storage capacity of Jackson Creek, nor unlawfully increase the magnitude and volume of flooding at other locations; and

E. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface run off;

F. The development will not adversely and materially affect water quality; destroy, damage or disrupt significant habitat area; adversely affect drainage and/or stormwater retention capabilities; adversely affect flood conveyance and storage; lead to unstable earth conditions, create erosion hazards, or be materially detrimental to any other property in the area of the subject property or to the City of Joliet as a whole, including the loss of open space or scenic vistas;

G. The development will result in the restoration of portions of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas that were previously disturbed or damaged by development or agricultural land uses.

SECTION 47-15G THE CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH WATERSHED PROTECTION AREAS

* Ordinance #15820; 03/06/07

47-15G.1 SHORT TITLE

This ordinance shall be known and may be cited as the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Ordinance.

47-15G.2 PURPOSE AND INTENT

It is the purpose and intent of the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch Watershed Protection Ordinance to promote the health, safety and general welfare of persons residing near the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watersheds and associated drainage areas and wetlands by providing for the protection, preservation, proper maintenance, and use of the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch (collectively referred to herein as "Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch"). The ordinance is more specifically adopted:

A. To prevent flood damage by preserving the storm and floodwater storage capacity of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch;

B. To maintain the normal hydrologic balance of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch by storing and providing for infiltration of wet-period runoff in floodplains and wetlands, and releasing it slowly to the stream to maintain in-stream flow;

C. To manage stormwater runoff and maintain natural runoff conveyance systems, and minimize the need for major storm sewer construction and drainageway modification;

D. To improve water quality, both by filtering and storing sediments and attached pollutants, nutrients, and organic compounds before they drain into Cedar Creek and Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and by maintaining the natural pollutant-assimilating capabilities of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch;

E. To protect shorelines and stream banks from soil erosion, using natural means and materials wherever possible;

F. To protect fish spawning, breeding, nursery and feeding grounds;

G. To protect wildlife habitat;

H. To preserve areas of special recreational, scenic, or scientific interest, including natural areas;

I. To maintain and enhance the aesthetic qualities of developing areas; and

J. To encourage the continued economic growth and high quality of life of the Joliet community which depends in part on an adequate quality of water, a pleasing natural environment, and recreational opportunities.

47-15G.3 DEFINITIONS

A. "Armoring" is a form of channel modification which involves the placement of materials (concrete, riprap, bulkheads, etc.) within a stream channel or along a shore line to protect property above Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch from erosion and wave damage caused by wave action and stream flow.

B. "Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Area" shall be the real property lying within one hundred (100) feet of an ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, within twenty-five (25) feet of the upland edge of any wetland within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed or within one hundred (100) feet of the center thread of any tributary to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located in the 100-year floodplain.

C. "Bulkhead" means a retaining wall that protects property along Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch.

D. "Channel" means that portion of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch lying within its ordinary high water marks.

E. "Channel modification" or "channelization" means to alter Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch by changing the physical dimension or materials of the channel. Channel modification includes damming, riprapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of bottom or woody vegetation. Channel modification does not include the clearing of debris or trash from Cedar Creek, Sugar Creek, Jackson Creek, or Jackson Branch. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g. straightening).

F. "Control structure" means a structure designed to control the rate of stormwater runoff that passes through the structure, given a specific upstream and downstream water surface elevation.

G. "Culvert" means a structure designed to carry drainage water or small streams below barriers such as roads, driveways, or railway embankments.

H. "Depressional area" means any area which is lower in elevation on all sides than surrounding properties (i.e. does not drain freely), or whose drainage is severely limited such as by a restrictive culvert. A depressional area will fill with water on occasion when runoff into it exceeds the rate of infiltration into underlying soil or exceeds the discharge through its controlled outlet. Large depressional areas may provide significant stormwater or floodplain storage.

I. "Development" means the construction, alteration or expansion of a building or structure, the making of improvements to land or an expansion or change in an existing principal land use, the subdivision of land. Agricultural use of land previously used for agricultural purposes does not constitute development. The following activities or uses shall be taken, for the purposes of this ordinance, to constitute development as defined herein:

   1. Any change in the intensity of use of land, such as an increase in the number of dwelling units on land, or a material increase in the site coverage of businesses, manufacturing establishments, offices, and dwelling units;

2. The commencement of drilling, except to obtain soil samples, or the commencement of mining, filling, excavation, dredging, grading or other alterations of the topography;

3. Clearing of land as an adjunct of construction for residential, commercial or industrial use;

4. Any other activity that might change the direction, height, or velocity of flood or surface waters.

J. "Erosion" means the general process whereby soils are moved by flowing water or wave action.

K. "Filtered view" means the maintenance or establishment of woody vegetation of sufficient density to screen developments from Cedar Creek, Sugar Creek, Jackson Creek, or Jackson Branch, to provide for stream bank stabilization and erosion control, to serve as an aid to infiltration of surface runoff, and to provide cover to shade the water. The vegetation need not be so dense as to completely block the view. Filtered view means no clear cutting.

L. "Flood Plain" shall mean that land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Flood plains may also include detached Special Flood Hazard Areas, ponding areas, etc. The flood plain is also known as the Special Flood Hazard Area (SFHA). The flood plains are those lands within the jurisdiction of the City that are subject to inundation by the base flood or 100-year frequency flood. The SFHA's of the City are generally identified as such on the Flood Insurance Rate Map of Will County prepared by the Federal Emergency Management Agency (or the U.S. Department of Housing and Urban Development) and dated March 17, 2003. The SFHA's of those parts of unincorporated territory that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Flood Insurance Rate Map prepared for Will County by FEMA and dated March 17, 2003.

M. "Floodway" means that portion of the floodplain required to store and convey the base flood. The floodway is the regulatory floodway as designated and regulated by the Federal Emergency Management Agency. The remainder of the floodplain which is outside the regulatory floodway is referred to as the flood fringe or floodway fringe.

N. "Hydraulic characteristics" means the features of a watercourse which determine its water conveyance capacity. These features include but are not limited to: size and configuration of the cross-section of the watercourse and floodway; texture and roughness of materials along the watercourse; alignment of watercourse; gradient of watercourse; amount and type of vegetation within the watercourse; and size, configuration, and other characteristics of structures within the watercourse. In low-lying area the characteristics of the overbank area also determine water conveyance capacity.

O. "Lot" means an area of land, with defined boundaries, that is designated in official assessor's records as being one parcel.

P. "Lake or pond" means any inland waterbody, fed by spring or surface water flow.

Q. "Natural" in reference to watercourses means those stream channels, grassed waterways and swales formed by the existing surface topography of the earth prior to changes made by unnatural causes. A natural stream tends to follow a meandering path; its floodplain is not constrained by levees; the area near the bank has not been cleared, mowed or

cultivated; the stream flows over soil and geologic materials typical of the area with no alteration of the course or cross-section of the stream caused by filling or excavating.

R. "Ordinary high water mark" (OHWM) means the point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

S. "Qualified professional" means a person trained in one or more of the disciplines of biology, geology, soil science, engineering, or hydrology whose training and experience ensure a competent analysis and assessment of stream, lake, pond and wetland conditions and impacts.

T. "Registered professional engineer" means a professional engineer registered under the provisions of "The Illinois Professional Engineering Act" and any act amendatory thereof.

U. "Retention/detention facility" means a facility that provides for storage of storm water runoff and controlled release of this runoff during and after a flood or storm.

V. "Runoff" means the portion of precipitation on the land that is not absorbed by the soil or plant material and which runs off the land.

W. "Sedimentation" means the processes that deposit soils, debris, and other materials either on other ground surfaces or in water bodies or watercourses.

X. "Setback" means the horizontal distance between any portion of a structure or any development activity and the ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch measured from the structure's or development's closest point to the ordinary high water mark.

Y. "Stream" means a body of running water flowing continuously or intermittently in a channel on or below the surface of the ground. Topographic maps of the U.S. Geological Survey are one reference for identifying perennial and intermittent streams. For purposes of this ordinance, the term "stream" does not include storm sewers.

Z. "Structure" means anything that is constructed, erected or moved to or from any which is located above, on, or below the ground. Temporary recreational facilities including, but not limited to, tents, camper trailers, and recreation vehicles are not considered structures when used less than 180 days per year and located landward of the minimum setback provided as a natural vegetation strip.

AA. "Vegetation" means all plant growth, especially trees, shrubs, mosses, and grasses.

BB. "Watercourse" means any river, stream, creek, brook, branch, natural or artificial depression, ponded area, slough, gulch, draw, ditch, channel, conduit, culvert, swale, grass waterway, gully, ravine, wash, or natural or man-made drainageway, which has a definite channel, bed and banks, in or into which stormwater runoff and floodwater flow either regularly or intermittently.

CC. "Wetland" means those transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water that are designated as a protected wetland by any federal or state agency having competent jurisdiction. Classification of areas as wetlands shall follow the "Classification of Wetlands and Deepwater Habitats of the United States" as published by the U.S. Fish

and Wildlife Service. For the purposes of this Ordinance, a wetland shall not include lands within or adjacent to man-made drainage channels located near roadways.

47-15G.4 SPECIAL USE PERMIT REQUIRED

The development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas shall be prohibited except pursuant to a Special Use Permit issued in accordance with this Ordinance. In addition to any other requirement, a Special Use Permit shall not be issued unless the applicant establishes by clear and convincing evidence that:

A. The development will not detrimentally affect or destroy the natural features of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas, nor impair its natural functions, but will preserve and incorporate such features into the development's site;

B. The location of natural features and the site's topography have been reasonably considered in the designing and siting of all physical improvements;

C. Adequate assurances have been received that the clearing of the site of topsoil, trees, and other natural features will not occur before the commencement of building operations;

D. The development will not reduce the natural retention storage capacity of Jackson Creek, nor unlawfully increase the magnitude and volume of flooding at other locations; and

E. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface run off;

F. The development will not adversely and materially affect water quality; destroy, damage or disrupt significant habitat area; adversely affect drainage and/or stormwater retention capabilities; adversely affect flood conveyance and storage; lead to unstable earth conditions, create erosion hazards, or be materially detrimental to any other property in the area of the subject property or to the City of Joliet as a whole, including the loss of open space or scenic vistas;

G. The development will result in the restoration of portions of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas that were previously disturbed or damaged by development or agricultural land uses.

47-15G.5 SUBMISSIONS

An application for a Special Use Permit shall be accompanied by the following information as specified herein:

<u>General Provisions</u>:

Site Plan	Section 47-15G.8
Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan	Section 47-15G.9
Drainage Control Plan	Section 47-15G.10
Site Grading & Excavation Plan	Section 47-15G.11
Landscape Plan	Section 47-15G.12

Justification for Creek Relocation and Minor Modifications:

Creek Modification/Relocation Plan	Section 47-15G.14
Channel and Bank Armoring	Section 47-15G.15
Culverts	Section 47-15G.16
On-Stream Impoundments	Section 47-15G.17

47-15G.6 REVIEW AND APPROVAL

An application for a Special Use Permit shall be reviewed in accordance with Section 47-5.2 of the Zoning Ordinance, except that the reviewing advisory body shall be the Plan Commission and not the Board of Appeals. In addition, the following procedures shall apply:

A. The City Manager and the Plan Commission shall review each application for a Special Use Permit to determine its conformance with the provisions of this ordinance. The Mayor and City Council shall (a) approve the permit application by ordinance and if it is found to be in conformance with this ordinance; (b) approve the permit application by ordinance subject to such reasonable conditions as may be necessary to secure substantially the objectives of this ordinance; or (c) disapprove the permit application, indicating the deficiencies. In all cases, the Special Use Permit shall be subject to the condition that the applicant comply with the approved Submissions enumerated in Section 47-15G.5.

B. A Special Use Permit shall not be issued unless the development has also received all other approvals that may be required by ordinance.

47-15G.7 PERMITTED DEVELOPMENT ACTIVITY IN THE CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH PROTECTION AREAS

A Special Use Permit granted under this Ordinance shall allow the following development activities:

A. Improvements such as landscaping and plantings, public or private open space, walkways, bike trails, benches, comfort stations, informational displays, directional signs, foot bridges, fences, observation decks, and docks.

B. The maintenance, repair, replacement, and reconstruction of roads and bridges, gas and electrical transmission facilities and telecommunication lines, poles, and towers, municipal and public infrastructure, including underground water, sanitary sewer and stormwater facilities.

C. The establishment and development of public and private parks and recreation areas, outdoor education areas, historic natural and scientific areas, game refuges, fish and wildlife improvement projects, wildlife preserves and watercraft launching ramps.

D. Filling and excavating necessary for the development of public facilities, recreational structures or similar items. The development and maintenance of roads, parking lots and other impervious surfaces necessary for permitted uses are allowed only on a very limited basis, and where no alternate location outside of the setback area is available.

E. Land surface modification within the minimum setback shall be permitted for the development of stormwater drainage swales between the developed area of the site (including a stormwater detention facility on the site) and Cedar Creek, Sugar Creek,

Jackson Creek and Jackson Branch. Detention basins within the setback are generally discouraged, unless it can be shown that resultant modifications will not impair water quality, habitat, or flood storage functions.

F. Filling or excavating within wetlands is not permitted except to install piers for the limited development of walkways and observation decks. Walkways and observation decks should avoid high quality wetland areas, and should not adversely affect natural areas designated in the Illinois Natural Areas Inventory or the habitat of rare or endangered species.

G. Other development activities specifically authorized in the Special Use Permit.

47-15G.8 SITE PLAN

A Site Plan shall be prepared by the applicant and submitted to the City Manager for any proposed development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas. The Site Plan must indicate:

A. Dimension and area of parcel, showing also the vicinity of the site in sufficient detail to enable easy location in the field of the site for which the Special Use Permit is sought, and including the boundary line, underlying zoning, a legend, a scale, and a north arrow;

B. Location of any existing and proposed structures;

C. Location of existing or proposed on-site sewage systems and water supply systems;

D. Location of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and its ordinary high water mark;

E. Location and landward limit of all wetlands;

F. Location of setback lines established by this ordinance;

G. Location of the regulatory floodway;

H. Location of existing or future roads;

I. Depiction of areas proposed for alterations;

J. Cross-sections and calculations indicating any changes in flood storage volumes;

K. Such other information as reasonably requested by the City Manager.

The applicant shall demonstrate that the proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow. The applicant shall also demonstrate that the proposed development activity will not substantially reduce natural floodwater storage capacity, unnecessarily destroy or impair habitat for aquatic or other flora and fauna, adversely affect water quality or ground water resources, increase stormwater runoff velocity so that water levels on other lands are substantially raised or the danger from flooding unlawfully increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this ordinance.

A Site Plan shall not be required if no portion of the lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas is within one hundred feet of the OHWM of Cedar Creek, Sugar Creek, Jackson Creek, and

Jackson Branch or within one hundred feet of the center thread of any tributary of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located within the one hundred year floodplain.

47-15G.9 CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH PRESERVATION PLAN

A Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan shall be prepared by the applicant and submitted to the City Manager for any proposed development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas. The Preservation Plan shall include following components:

A. Natural Resource Inventory: The Preservation Plan shall identify the land within the Area that is currently in a natural state and that portion of the site that has been altered or disturbed by development or agricultural land uses. All proposed modifications to natural areas permitted under this Ordinance shall be described, including such items as pruning and improvements.

B. Restoration of Natural Creek Features: Undeveloped land within the Area that is not in a natural state shall be restored to a natural state. The creek bed and water flow in Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or its tributaries shall be modified where practicable to restore natural stream behavior, including, where practicable, the use of riffles and pools. The banks of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or tributaries shall also be stabilized where necessary.

C. Plantings: Restoration and stabilization shall be accomplished by vegetative plantings using accepted bioengineering techniques and with approved indigenous plants, brush, grasses, trees and other materials that comply with regulations issued by the City Manager. All Areas to be restored shall be seeded or planted with approved species in a timely manner and shall be maintained so as to avoid the growth of noxious weeds. Hardwood, conifer and brush species shall be utilized to establish a canopy cover.

D. Creek Access: The Preservation Plan shall provide public access to the Creek corridor along with linkage to other community transportation networks, including bicycle paths, hiking trails or public transportation. Trailheads shall be provided to link neighborhoods, parking areas and streets to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch where practicable. The contribution of land required by the Subdivision Regulations for park purposes shall include the land within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas unless otherwise approved by the Mayor and City Council, provided that reasonable efforts shall be made to locate additional park lands outside the floodplain.

E. Recreational Elements: The Preservation Plan shall provide for passive and active uses including linear parks, open spaces and bike and hiking trail systems. These improvements shall be coordinated with nearby public and private facilities. All site improvements included in the Plan to be located on or dedicated to a public agency shall be considered as public improvements within the meaning of the Subdivision Regulations.

F. A Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan shall not be required if no portion of the lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas is within one hundred feet of the OHWM of Cedar Creek, Sugar Creek, Jackson Creek, and

Jackson Branch or within one hundred feet of the center thread of any tributary of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located within the one hundred year floodplain.

47-15G.10 DRAINAGE CONTROL PLAN

A drainage control plan that describes the hydraulic characteristics of the site as well as the proposed drainage plan shall be submitted. Runoff from areas of concentrated impervious cover (e.g. roofs, driveways, streets, patios, etc.) shall be collected and transported to a drainageway with sufficient capacity to accept the discharge without undue erosion or detrimental impact. The development shall comply with the Stormwater Management Regulations set forth in Section 31-205 of the Code of Ordinances.

47-15G.11 SITE GRADING AND EXCAVATION PLAN

A. The site proposed for development shall be investigated to determine the soil and geologic characteristics, including soil erosion potential. The development shall be subject to the Soil Erosion and Sedimentation Control Regulations set forth in Sections 31-206 and 31-207 of the Code of Ordinances. In addition, a Site Grading and Excavation Plan shall be submitted with each application for a Special Use Permit and shall include the following:

    1. Details of the existing terrain and drainage pattern contours;

    2. Proposed site contours;

    3. Dimensions, elevation and contours of grading, excavation and fill;

    4. A description of methods to be employed in disposing of soil and other material that is removed from allowable grading and excavation sites, including location of the disposal site if on the property;

    5. A schedule showing when each stage of the project will be completed, including the total area of soil surface to be disturbed during each stage, and estimated starting and completion dates. The schedule shall be prepared so as to limit, to the shortest possible period, the time soil is exposed and unprotected. In no case shall the existing natural vegetation be destroyed, removed or disturbed more than fifteen (15) days prior to initiation of the improvements; and

    6. A detailed description of the re-vegetation and stabilization methods to be employed, to be prepared in conjunction with the Landscape Plan. This description should include locations of erosion control measures such as sedimentation basins, straw bales, diversion swales, etc. The grading and excavation plan must be consistent with all the provisions of this ordinance.

B. Unless otherwise provided in this Ordinance, the following restrictions, requirements and standards shall apply to all development within the Area:

    1. Every effort shall be made to develop the site in such a manner so as to minimize the alteration of the natural topography;

    2. No grading, filling, cleaning, clearing, terracing or excavation of any kind shall be initiated until final engineering plans are approved and the Special Use Permit is granted by the Mayor and City Council; and

3. The depositing of any excavation, grading or clearing material within Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or any wetland shall be prohibited.

4. In addition to locating all site improvements on the subject property to minimize adverse impacts on Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, the applicant shall install a physical barrier during construction, and following completion of the project, where necessary, to prevent direct runoff and erosion from any modified land surface within Jackson Creek.

47-15G.12 VEGETATION AND RE-VEGETATION/LANDSCAPE PLAN

To preserve or restore the natural state of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, to minimize erosion, stabilize the stream bank, protect water quality, maintain water temperature at natural levels, preserve fish and wildlife habitat, to screen man-made structures, and also to preserve aesthetic values of the natural water course and wetland areas, a natural vegetation strip shall be restored, established, preserved and maintained along the edge of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and any wetland located within the watershed of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch. The natural vegetation strip shall extend landward a minimum of 25 feet from the ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, any tributary thereof actually located within the floodplain or any wetland within the watershed of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch.

Within the natural vegetation strip, trees, grasses and shrubs may be selectively pruned or removed for harvest of merchantable timber, to achieve a filtered view of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or wetland from the principal structure and for reasonable private access. Said pruning and removal activities shall ensure that a live root system stays intact to provide for stream bank stabilization and erosion control.

A Landscape Plan shall be submitted with each Special Use Permit application for development activity within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas and contain the following:

A. A plan describing the existing vegetative cover of the property and showing those areas where the vegetation will be removed as part of the proposed construction; and

B. A plan describing the proposed re-vegetation of disturbed areas specifying the materials to be used.

C. The vegetation must be planned in such a way that access for stream maintenance purposes is not prevented.

47-15G.13 CONDITIONS AND RESTRICTIONS FOR PERMITTING STREAM MODIFICATION

Stream modification, when permitted, is subject to the following conditions and restrictions:

A. Water quality, habitat and other natural functions must be significantly improved by the modification; no significant habitat area may be destroyed;

B. The amount of flow and velocity of a stream is not to be increased or decreased as the stream enters or leaves a subject property, unless this reflects an improvement over previous conditions in terms of reduced flooding, reduced erosion, or enhanced low-flow conditions;

C. Prior to diverting water into a new channel, a qualified professional approved by the City Manager shall inspect the stream modification, and issue a written report demonstrating the modified stream complies with the requirements in Section 7.02; and

D. Stream channel enlargement, or other modifications that would increase conveyance, shall not be permitted if the intended purpose is to accommodate development activities in the floodplain.

47-15G.14 CREEK OR TRIBUTARY RELOCATION PLAN

Creek or tributary relocation may be permitted in accordance with a Relocation Plan which provides for:

A. The creation of a natural meander pattern, pools, riffles, and substrate;

B. The formation of gentle side slopes (at least three feet horizontally per one foot vertically), including installation of erosion control features;

C. The utilization of natural materials wherever possible;

D. The planting of vegetation normally associated with streams, including primarily native riparian vegetation;

E. The creation of spawning and nesting areas wherever appropriate;

F. The re-establishment of the fish population wherever appropriate;

G. The restoration of water flow characteristics compatible with fish habitat areas, wherever appropriate;

H. The filling and re-vegetation of the prior channel;

I. A proposed phasing plan, specifying time of year for all project phases;

J. Plans for sediment and erosion control; and

K. Establishment of a low-flow channel which reflects the conditions of a natural stream.

47-15G.15 CRITERIA FOR PERMITTING ARMORING OF CHANNELS AND BANKS

Armoring in the form of bulkheads, riprap or other materials or devices is not permitted except in accordance with the following:

A. Significant erosion cannot be prevented in any other way and the use of vegetation and gradual bank slopes has not sufficiently stabilized the shoreline or bank;

B. The bulkhead or other device is not placed within a wetland;

C. The bulkhead, riprap or other device will minimize the transmittal of wave energy or currents to other properties;

D. The change in the horizontal or vertical configuration of the land must be kept to a minimum; and

E. Utilization of accepted bioengineering technologies where appropriate.

47-15G.16 CRITERIA FOR PERMITTING THE USE OF CULVERTS

Culverts are not permitted in Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch except in accordance with the following:

A. Where a culvert is necessary for creating or improving access to a property or as part of a public road;

B. The culvert shall allow passage of fish inhabiting the stream, and accommodate the 100-year flood event without increasing upstream flooding, except where a restricting culvert is desirable as part of an overall storm and floodwater management plan;

C. The culvert shall be maintained free of debris and sediment to allow free passage of water and fish; and

D. The creek bed shall not be significantly widened for the placement of a culvert as this increases siltation; if multiple culverts must be installed, one culvert should be at the level of the bottom of the stream and the others at or above normal water elevation.

47-15G.17 CRITERIA FOR PERMITTING ON-STREAM IMPOUNDMENTS

Impoundment of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch is not permitted except in accordance with the following:

A. The impoundment is determined to be in the public interest by providing regional stormwater detention, flood control, or public recreation;

B. The impoundment will not prevent the upstream migration of fish;

C. A non-point source control plan has been implemented in the upstream watershed to control the effects of sediment runoff as well as minimize the input of nutrients, oil and grease, metals, and other pollutants;

D. Impoundments without permanent low-flow pools are preferred except where a permanent pool is necessary to achieve the intended benefits of the impoundment (e.g. recreation or water quality mitigation); and

E. Impoundment design shall include gradual bank slopes, appropriate bank stabilization measures, and a pre-sedimentation basin.

47-15G.18 WETLAND PROTECTION AND REPLACEMENT

A. Except as provided herein, no filling or excavating within wetlands is permitted except to install piers for the limited development of walkways and observation decks. Walkways and observation decks shall avoid high quality wetland areas, and shall not adversely affect natural areas designated in the Illinois Natural Areas Inventory or the habitat of rare or endangered species.

B. Wetland areas occupied by the development of decks and walkways must be mitigated by an equal area of wetland habitat improvement.

C. Modification of degraded wetlands for purposes of stormwater management is permitted where the quality of the wetland is improved and total wetland acreage is preserved. Where such modification is permitted, wetlands shall be protected from the effects of increased stormwater runoff by measures such as detention or sedimentation basins, vegetated swales and buffer strips, and sediment and erosion control measures on adjacent developments. The direct entry of storm sewers into wetlands shall be prohibited.

D. Pursuant to Special Use Permit, wetlands within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watersheds may be relocated and replaced in accordance with applicable federal and state law provided that the size of the replacement wetland shall be 150% of the size of the original wetland.

47-15G.19 MAINTENANCE EASEMENT

The applicant shall grant an access easement for stream maintenance purposes to the City of Joliet if the development does not contain other land adjacent to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch dedicated to the City of Joliet.

47-15G.20 NONCONFORMING USES

Nonconforming uses shall be regulated in accordance with Section 47-17.22 of the Zoning Ordinance of the City of Joliet.

47-15G.21 VARIATIONS

The Mayor and City Council may grant one or more variations from the requirements of this Ordinance upon the demonstration by the applicant of clear and convincing evidence that enforcement of this ordinance would cause an undue hardship on the affected property or would impose an unreasonable economic burden on the property that outweighs the corresponding benefit to the public afforded by the restriction. Variances shall be granted by the Mayor and City Council upon the advice of the Plan Commission.*

* Ordinance #15820 03/06/07