

DATE: August 15, 2024  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: PUD-6-24: Resubdivision of Lots 2, 3 and 4 in Unit 2 of The Boulevard Planned Unit Development Subdivision. (Northwest of I-55 and Route 30) (Pin #06-03-23-401-003-0000, 06-03-23-402-001-0000, and 06-03-23-316-001-0000) (COUNCIL DISTRICT #1)

GENERAL INFORMATION:

APPLICANT: Thomas M. Williams (Owner's Representative)

STATUS OF APPLICANT: Developer/Owner's Representative

REQUESTED ACTION: Approval of a preliminary planned unit development.

PURPOSE: To create a ten-lot mixed-use subdivision.

EXISTING ZONING: B-3 (General Business District)

LOCATION: Northwest of I-55 and Route 30

SIZE: 12.098 acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped/Commercial; Plainfield B-3 (Highway Business District)

SOUTH: Commercial; County B-2 (Local Commercial)

EAST: I-55, B-3 (General Business District)

WEST: Undeveloped/Commercial; Plainfield B-3 (Highway Business District)

SITE HISTORY: The subject property lies within The Boulevard Planned Unit Development, which is an ongoing mixed-use subdivision that is regulated by an Intergovernmental Agreement between the City of Joliet and the Village of Plainfield. The Agreement was finalized in 1990 and was most recently amended in 2020. The subject property contains approximately 12 acres within Unit 2 of the development. The Olive Garden restaurant was built upon Lot 6 in the proposed resubdivision in 2023. The remaining land is proposed to be subdivided to allow future commercial and restaurant uses within the Joliet side of the development.

SPECIAL INFORMATION: The petitioner seeks approval of a Preliminary Plat of Resubdivision of Lots 2, 3 and 4 in Unit 2 of The Boulevard Planned Unit Development Subdivision. The applicant has also submitted for a Recording Plat, which will be put before the City Council at a future meeting. As proposed, the resubdivision would create ten lots within the existing framework of Lots 2, 3, and 4. Access to all proposed lots would stem off Boulevard Place. Several cross-access easements are shown on the plat to allow for internal navigation between the various proposed lots.

Future development within the subject property will be required to comply with the subdivision's Design Guidelines (attached), which establish certain criteria in order to create a uniformed development within both municipalities. This includes permitted land uses; performance standards; and, plans and criteria for signage, parking and loading, landscaping, screening, building architecture, and open spaces/common areas.

Stormwater detention facilities were constructed when the subdivision was last platted in 2019. Future development will be required to connect to Village of Plainfield water and sanitary sewer infrastructure. Boulevard Place has already been built to a collector street standard and contains curbing and sidewalks on both sides of the street. Public improvements to the internal roadway access throughout the proposed Lots 2-5 and Lots 6-10 will also be required.

ANALYSIS: Approval of the resubdivision of Lots 2, 3, and 4 in Unit 2 of The Boulevard Planned Unit Development Subdivision, will create ten new lots for future mixed-use development.

# PRELIMINARY PLAT OF THE BOULEVARD UNIT 4 A RESUBDIVISION OF LOTS 2, 3 AND 4 IN UNIT 2 OF THE BOULEVARD

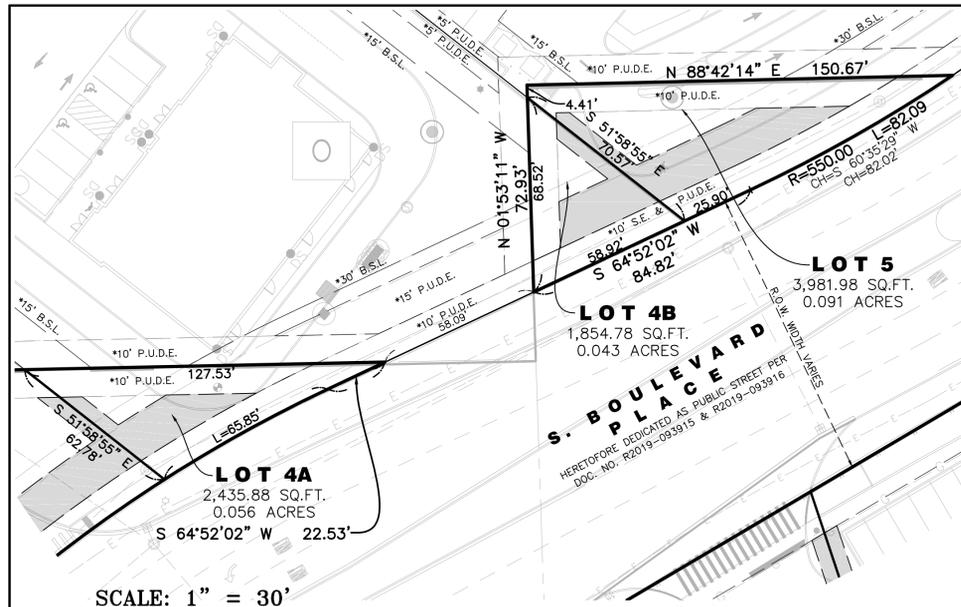
BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 9,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

### PIN NUMBERS

03-23-316-001, 03-23-402-001,  
& 03-23-401-003

### PROPERTY AREA

526,992.44 SQUARE FEET (12.098 ACRES), MORE OR LESS



SCALE: 1" = 30'

DETAIL

### LEGEND

- \* = DEDICATED BY THE BOULEVARD UNIT 1, UNIT 2, & UNIT 3
- 50.00' = MEASURED DIMENSION
- (50.0') = RECORD DEED DIMENSION
- B.S.L. = BUILDING SETBACK LINE
- R.O.W. = RIGHT-OF-WAY
- NLY,WLY = DIRECTION (ie NORTHERLY)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- S.E. = SIDEWALK EASEMENT
- REC. = RECORDED
- DOC. = DOCUMENT
- EX. = EXISTING
- [Shaded Box] = EASEMENT TO BE DEDICATED

### LOT AREA TABLE

LOT	ACRES
1	0.042
2	1.951
3	0.185
4A	0.056
4B	0.043
5	0.091
6	1.948
7	1.519
8	2.590
9	1.712
10	1.961
AVERAGE	1.100

PLAN COMMISSION APPROVAL  
STATE OF ILLINOIS )  
COUNTY OF WILL/KENDALL )

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

DATED AT JOLIET, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

PLAN COMMISSION CHAIRMAN \_\_\_\_\_

PLAN COMMISSION SECRETARY \_\_\_\_\_

CITY COUNCIL APPROVAL  
STATE OF ILLINOIS )  
COUNTY OF WILL/KENDALL )

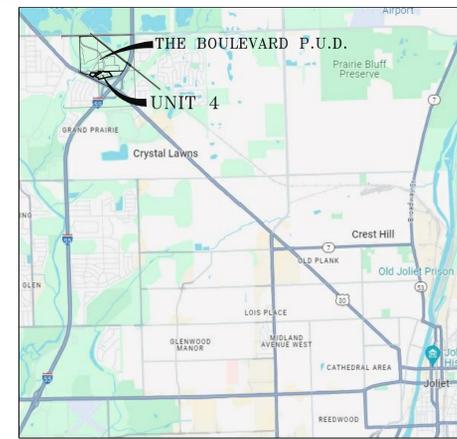
APPROVED BY THE CITY OF JOLIET CITY COUNCIL, OF WILL COUNTY, ILLINOIS.

DATED AT JOLIET, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

MAYOR \_\_\_\_\_

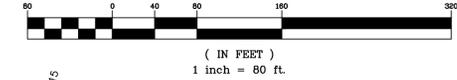
CITY CLERK \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520  
LICENSE EXPIRES NOVEMBER 30, 2024  
DESIGN FIRM REGISTRATION NO. 184.005510  
LICENSE EXPIRES APRIL 30, 2025  
DATE OF SIGNATURE: 07/31/24



### LOCATION MAP

GRAPHIC SCALE



### OWNER

55/30 ACQUISITION LLC  
5420 W 122ND ST  
ALSIP IL 60803

### CIVIL ENGINEER

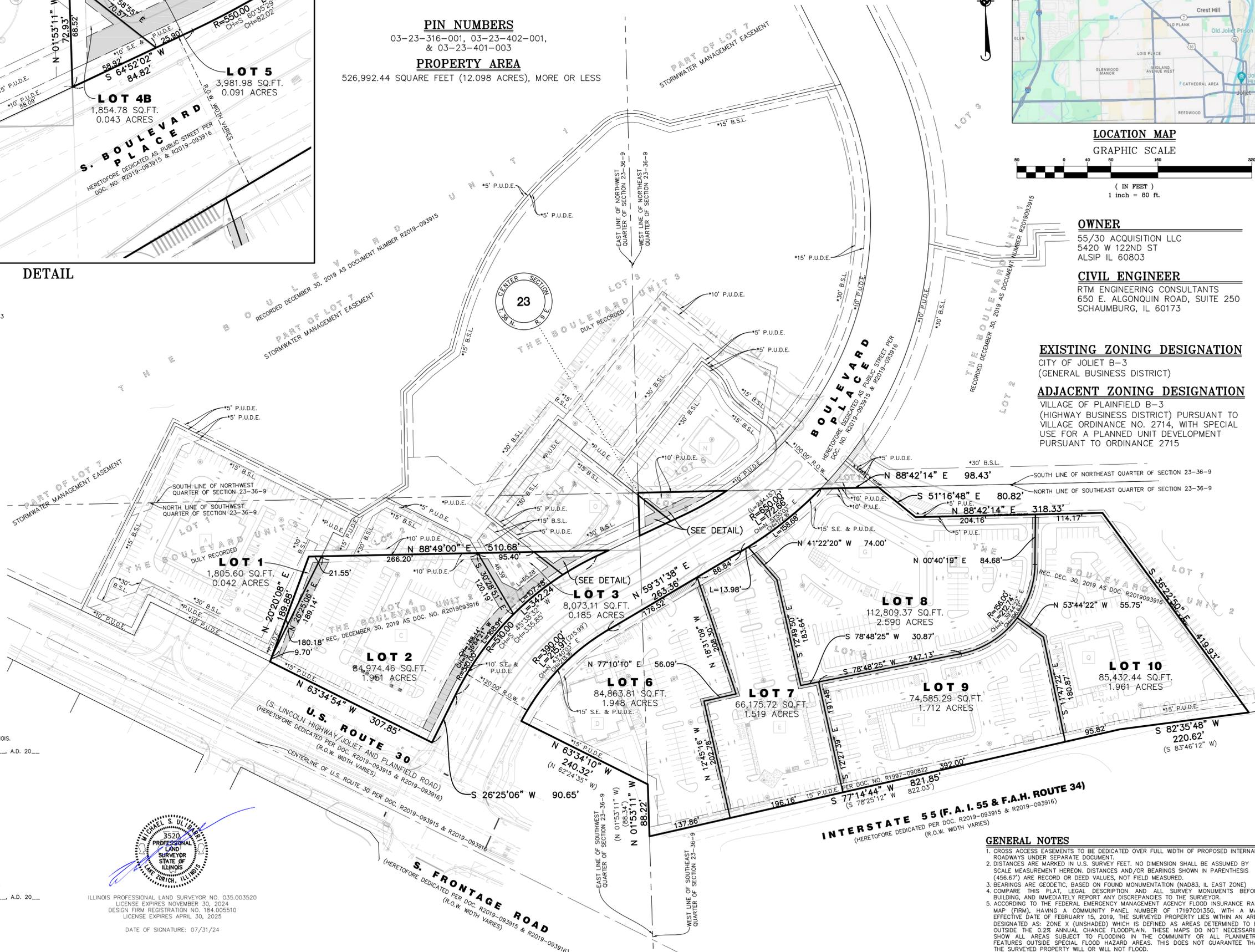
RTM ENGINEERING CONSULTANTS  
650 E. ALGONQUIN ROAD, SUITE 250  
SCHAUMBURG, IL 60173

### EXISTING ZONING DESIGNATION

CITY OF JOLIET B-3  
(GENERAL BUSINESS DISTRICT)

### ADJACENT ZONING DESIGNATION

VILLAGE OF PLAINFIELD B-3  
(HIGHWAY BUSINESS DISTRICT) PURSUANT TO  
VILLAGE ORDINANCE NO. 2714, WITH SPECIAL  
USE FOR A PLANNED UNIT DEVELOPMENT  
PURSUANT TO ORDINANCE 2715



### GENERAL NOTES

- CROSS ACCESS EASEMENTS TO BE DEDICATED OVER FULL WIDTH OF PROPOSED INTERNAL ROADWAYS UNDER SEPARATE DOCUMENT.
- DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- BEARINGS ARE GEODETIC, BASED ON FOUND MONUMENTATION (NAD83, IL EAST ZONE)
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 17197C01356, WITH A MAP EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS: ZONE X (UNSHADED) WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

DATE	REVISIONS	DRAWN BY	CHECK BY
07/31/24	PER CITY REVIEW		
	VARIES		

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 LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING,  
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PRELIMINARY PLAT OF SUBDIVISION  
 THE BOULEVARD UNIT 4  
 JOLIET, ILLINOIS



# **BOULEVARD PLACE: PLANNED DEVELOPMENT DESIGN GUIDELINES**

August, 2019

*Prepared by Houseal Lavigne*



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# INTENT AND APPLICABILITY

## Intent

The Boulevard Place Planned Development covers approximately 171 acres of property located generally at the northwest corner I-55 and US Route 30, including areas in both the City of Joliet and the Village of Plainfield. The Planned Development designates a portion of Boulevard Place consisting of approximately 54 acres for commercial development. Approximately 18 acres of the commercial development is designated for a large box warehousing store which is not intended to be governed by these Design Guidelines. The remainder of the commercial development, consisting of Phases 2, 3 and 4 as depicted in Figure 1 and being comprised of approximately 36 acres (the “Subject Property”), shall be governed by these Design Guidelines. The intent is to establish a hybrid lifestyle shopping center with a pedestrian friendly, mixed-use environment.

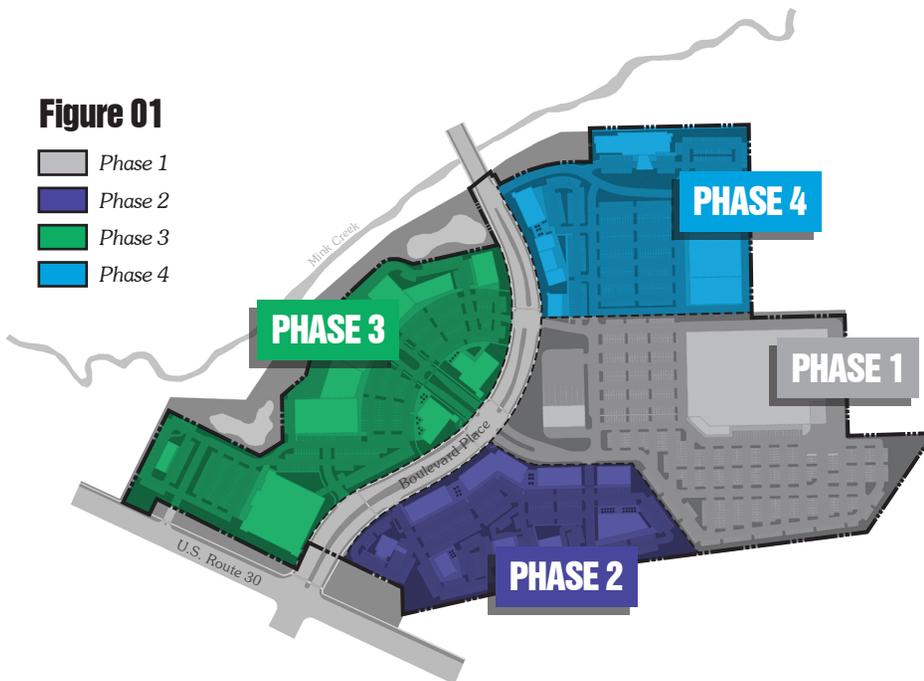
The Boulevard Place Planned Development Design Guidelines have been developed to encourage the use of exciting and unique storefronts and gathering spaces to create a shopping environment that attracts customers and results in increased sales. Through careful planning each store and building should become inviting and effective retail establishments which will be compatible with the overall design and quality of the development. The streetscape should be designed to encourage patrons to linger and relax through well landscaped areas and pedestrian amenities. The various buildings which will comprise Boulevard Place should create a unique environment that makes the development a new destination for shopping and dining in the region.

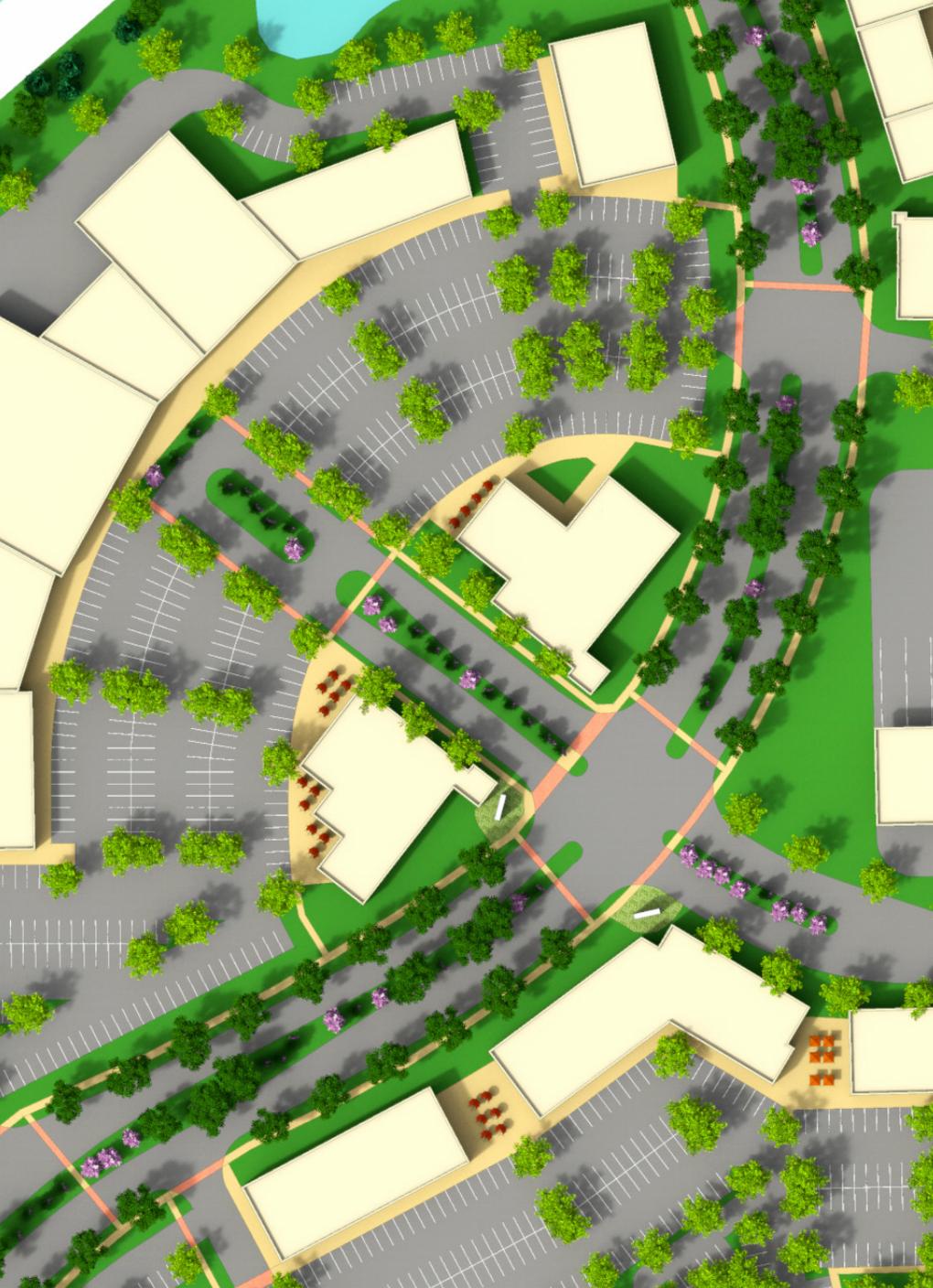
## Applicability

The City of Joliet and the Village of Plainfield each have independent regulations that govern development within their boundaries. However, these ordinances were not designed to function in a complementary fashion and, in some instances, contain directly conflicting provisions. In the spirit of intergovernmental cooperation and in an effort to bridge the differences between the applicable regulations of each community, The Boulevard Place Planned Development Design Guidelines have been established as mandatory development standards for the Subject Property and approved as part of The Boulevard Place Planned Development by each of Joliet and Plainfield. The Boulevard Place Planned Development Design Guidelines are intended supplant the zoning regulations of the applicable municipality in order to create a coherent and uniform set of standards to govern the development and operation of the Subject Property.

**Figure 01**

- Phase 1
- Phase 2
- Phase 3
- Phase 4





## RELATIONSHIP TO ZONING AND SUBDIVISION ORDINANCES

### Design Guidelines General Framework

The Design Guidelines are comprised of standards for permitted land uses, site development standards, building layout and dimensional standards, building design standards, and open space requirements.

### Applicable Zoning

The Design Guidelines supersede the development standards of the Joliet and Plainfield zoning and sign ordinances. Where the Design Guidelines are silent on any matter relating to land use, building, or development, the applicable provisions of the municipal ordinances of governing jurisdiction shall apply, but only to the extent that the provisions do not conflict with these Design Guidelines.

### Building Code

The provisions of The Boulevard Place Planned Development and the Design Guidelines are not intended, in any way, to modify or amend the provisions of the building codes or other applicable life safety ordinance or laws of Plainfield or Joliet. In any case where building codes or life safety regulations conflict with The Boulevard Place Planned Development, the building or life safety regulations shall apply.

# ADMINISTRATION

## Procedures

### 1. Jurisdiction.

#### a. Plainfield

- i. A portion of the subject property is located in the Village of Plainfield. The Village of Plainfield shall have sole and exclusive jurisdiction over the review and approval of plans for that portion of the subject property located in the Village of Plainfield. The Village acknowledges that portions of the subject property located in the Village of Plainfield will service buildings located in the City of Joliet and that portions of the subject property located in the City of Joliet will service buildings located in the Village of Plainfield. The Village acknowledges that it will benefit from areas within its jurisdiction that will service buildings located in the City of Joliet and will not withhold or otherwise delay the review and approval of plans, the signature of plats or the issuance of permits for said portions of the the subject property that may provide parking, signage or other benefits (consistent with these Design Guidelines) for that portion of the subject property located in the City of Joliet. Where any portion of the subject property is located entirely within the jurisdiction of the City of Joliet, the Village acknowledges that it shall have no authority to review plans or issues permits for said portion of the subject property.

#### b. Joliet

- i. A portion of the subject property is located in the City of Joliet. The City of Joliet shall have sole and exclusive jurisdiction over the review and approval of plans for that portion of the subject property located in the City of Joliet. The City acknowledges that portions of the subject property located in the City of Joliet will service buildings located in the Village of Plainfield and that portions of the subject property located in the Village of Plainfield will service buildings located in the City of Joliet. The City acknowledges that it will benefit from areas within its jurisdiction that will service buildings located in the Village of Plainfield and will not withhold or otherwise delay the review and approval of plans, the signature of plats or the issuance of permits for said portions of the subject property that may provide parking, signage or other benefits (consistent with these Design Guidelines) for that portion of the subject property located in the Village of Plainfield. Where any portion of the subject property is located entirely within the jurisdiction of the Village of Plainfield, the City acknowledges that it shall have no authority to review plans or issues permits for said portion of the subject property.

#### c. Intergovernmental Cooperation

- i. It is anticipated that the Village of Plainfield and the City of Joliet will enter into an intergovernmental agreement (IGA) concerning, among other things, the provision of utility services, police and fire services, snow plowing and the maintenance of public right-of-way. The IGA is intended to provide efficient utility services to the subject property and ensure uniform operation as a singular planned development between jurisdictions.

2. Pre-filing Review and Transmittal of Application.

a. Conference.

- i. A prospective applicant, prior to submitting a formal application for the development of any portion of the subject property, shall meet for a pre-filing conference(s) with the appropriate designee as defined herein, the designee, and any other Plainfield or Joliet official or employee designated by the designee. The purpose of the conference(s) is to help the applicant understand the vision, purpose, and intent of The Boulevard Place Planned Development, and the Design Guidelines, and the application requirements.

- b. Filing of Application. Following the completion of the pre-filing conference(s), the applicant shall file an application for the development of a site in The Boulevard Place Planned Development in accordance with this Section. The appropriate designee as defined herein shall deliver copies of the application to other Plainfield or Joliet departments for review and comment if deemed necessary by the designee.

- c. Deficiencies. The appropriate designee as defined herein shall determine whether the application is complete. If the designee determines that the application is not complete, he/she shall notify the applicant in writing of any deficiencies.

- d. Review by Designee. Upon receiving the complete application, the appropriate designee as defined herein shall determine whether the proposed development:

- i. Would constitute a minor change to The Boulevard Place Planned Development and Design Guidelines; or
- ii. Would constitute a major change to The Boulevard Place Planned Development and Design Guidelines.

- e. Major Change. Major Changes are modifications which alter the concept or intent of The Boulevard Place Planned Development or these Design Guidelines. Factors which shall be considered in determining whether a proposed change constitutes a major change include those which:

- i. Are inconsistent with the Intent and Purpose set forth herein;
- ii. Seek approval of a use not specifically permitted or substantially similar to a use permitted herein;
- iii. Require greater than 10 percent modification of the standards set forth herein; or
- iv. Require a deviation or variance from an otherwise applicable provision (one that has not been modified by these Design Guidelines or as set forth in the Planned Development Ordinance) of the Municipal Code of Plainfield or Joliet, whichever is applicable.

- f. Minor Change. Minor Changes are modifications that are not defined as major changes and do not alter the concept or intent of The Boulevard Place Planned Development or Design Guidelines. Final approvals of a site plan, landscape plan, engineering plans, and building elevations for each Phase or any sub phase of Boulevard Place shall be processed as a Minor Change unless a Major Change is required pursuant to the definition of a Major Change as set forth herein. Minor Changes shall be approved by the applicable jurisdiction provided that the application meets the requirements of these Design Guidelines and any other applicable municipal code provisions.

- g. Process for Review and Approval. The Major Change or Minor Change, as applicable, shall be processed in accordance with the applicable municipal code. All Major Changes shall require a public hearing before the applicable planning and zoning commission and shall be approved by ordinance of the Village Board or City Council, as appropriate. Minor Changes shall not require a public hearing, but shall be approved administratively, or at the Village's or City's sole discretion, may require approval by the Village Board or City Council by ordinance with the recommendation of the Plan Commission.

### 3. Application Requirements.

- a. The applicable municipal application for a major change, minor change, or planned development, whichever is applicable, shall be filed with the appropriate designee as defined herein. Said application shall specify whether it is for a Major Change or Minor Change and shall be in such form and accompanied by such information, as shall be determined by the designee. Every application shall contain, at a minimum, the following information, and related data:
  - i. The names and addresses of the owner of the subject site, the applicant, and all persons having an ownership or beneficial interest in the subject site and proposed planned site development.
  - ii. A statement from the owner of the subject site, if not the applicant, approving of the filing of the application by the particular applicant.
  - iii. A survey of, and legal description and street address for the subject site.
  - iv. A statement indicating compliance of the proposed planned site development with The Boulevard Place Planned Development and Design Guidelines, or if not compliant, the manner in which it is not compliant and justification for approval of a Major Change.
  - v. A scaled site plan showing the existing contiguous land uses, natural topographic features, development phase, public thoroughfares, transportation, and utilities along with the proposed planned site development showing building façade designation; building location and relation; build-to-line; and building separation.
  - vi. Schematic drawings illustrating the design and character of the building elevations. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
  - vii. A landscaping plan showing the location, size, character and composition of vegetation and other material.
  - viii. Engineering plan, either final engineering or preliminary engineering, as may be appropriate based on whether applicant is seeking a Minor Change or a Major Change.
  - ix. A schedule of development showing the approximate date for beginning and completion of each stage of construction of the planned site development..

## Interpretations

If uncertainty exists regarding the interpretation of terms, development standards, architectural standards, or any other regulation contain within these guidelines, the appropriate designee as defined herein shall determine the intent of the provision in question.

# PERMITTED LAND USES

Permitted uses in The Boulevard Place Planned Development are reflected in Table 01.

1. Permitted Uses. Uses which are marked by a “P” in the table are allowed as a matter of right.
2. Conditional Uses. Uses which are marked by a “C” in the table shall require approval as a Major Change in order to determine if the use is appropriate in the context of the Purpose and Intent of The Boulevard Place Planned Development and these Design Guidelines.
3. Uses Not Permitted. Uses which are marked by a “X” in the table are prohibited, unless subsequently permitted as a Major Change.
4. Uses Not Listed. In the event that a use is proposed that is not listed in the table, the appropriate designee as defined herein shall determine if the use is the same or similar to a use listed in the table. If it is, the use shall be treated in the same manner as the “similar” use. If not, the use is prohibited.

Table 01: Permitted Land Uses			
Permitted Land Use	Phase 2	Phase 3	Phase 4
Retail Uses			
General retail	P	P	P
Wholesale	X	X	X
Grocery store	X	X	X
Alcoholic Beverage Retailer	X	X	X
Motor Vehicle Uses			
Gasoline service/sales	X	X	X
Eating/Drinking Uses			
Coffee/tea shop	P	P	P
Fast casual restaurant	P	P	P
Sit-down restaurant <sup>[1]</sup>	P	P	P
Tavern/brew pub <sup>[1]</sup>	P	P	P
Outdoor dining	P	P	P
Entertainment Uses			
Theater or cinema	X	P	p <sup>[2]</sup>
Entertainment, recreation, or amusement facility	X	P	X
Service Uses			
Athletic, health, or fitness facility	X	P	p <sup>[2]</sup>
Bank, no drive in	P	P	P
General service	P	P	P
Temporary and Permanent Dwelling Uses			
Hotel <sup>[3]</sup>	C	P	P
Multifamily dwelling <sup>[3]</sup>	X	X	C

[1] Shall not derive more than 45 percent of gross sales from the sale of wine, beer, or other alcoholic beverages.

[2] Shall be located more than 200 feet from every boundary of Phase 1.

[3] Street activating uses such as retail, leasing offices, club rooms, fitness rooms, lobbies, and the like are encouraged on the first level.

## PERFORMANCE STANDARDS

Uses in The Boulevard Place Planned Development shall be prohibited from activities which may produce or cause any of the following:

- Any noise or sound that is objectionable due to intermittence, beat, frequency, shrillness, or loudness;
- Any obnoxious odor;
- Any excessive quantity of dust, dirt, or fly ash; provided however, this prohibition shall preclude the sale of soils, fertilizers, or other garden materials or building materials in containers of incident to the operation of a wholesale, home improvement, or general merchandise store operated by a national or regional chain;
- Any fire, explosion, or other damaging or dangerous hazard, including the storage, display, or sale of explosives or fireworks, but the foregoing shall not prohibit the operation of a gasoline service/sales use as permitted herein or a propane sales facility as permitted herein and in accordance with applicable law or the sale of fireworks on a temporary basis in connection with civic holidays conducted within the confines of a building containing at least 25,000 square feet of floor area and operated by a national chain; or
- Any dumping of garbage or refuse, other than in enclosed receptacles intended for such purpose.

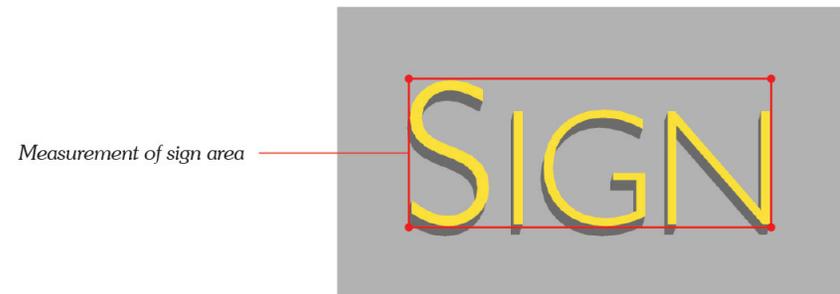
## SITE DEVELOPMENT STANDARDS

### Signs

The provisions of this section of the Design Guidelines shall govern the display, construction, erection, alteration, use, location, repair, and maintenance of all signs, together with their appurtenant and auxiliary devices in respect to structural and fire safety in The Boulevard Place Planned Development.

1. Sign Measurement.
  - a. Area to be Included. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Where a sign has more than 1 display face, the area of the sign shall be measured by the largest if the display faces.
  - b. Area of Signs. The area of signs shall be measured by computing the area of the smallest regular geometric figure that can encompass all words, letters, figures, emblems, and other elements of sign copy.
  - c. Multiple Users. Where more than 1 user occupies a building, the owner of the building shall be responsible for allocating permitted signage among such users.

**Figure 02**



2. Sign Size. The maximum size of aggregate sign(s), regardless of sign type, shall not be greater than 1 square foot of sign area per lineal foot of building frontage.

3. Permitted Signs. The following sign types shall be permitted in The Boulevard Place Planned Development.

a. Shopping Center Signs

i. Highway Electronic Message Center.

1. The existing pole sign located adjacent to I-55 and as identified in the Site Plan shall be permitted.
2. The pole sign shall be converted to include a panel identifying Boulevard Place, which signage panel shall be not larger than 256 square feet per side.
3. The pole may also be converted to include a electronic message center, which electronic message center shall be not larger than 334 square feet per side.
4. A landscape planting area is required at the base of highway electronic message center. The landscape area shall be at least equal to the square footage of each side of the sign in question and shall feature landscape materials which are consistent with and complementary to other required landscape.

ii. Multi-Tenant Shopping Center Signs

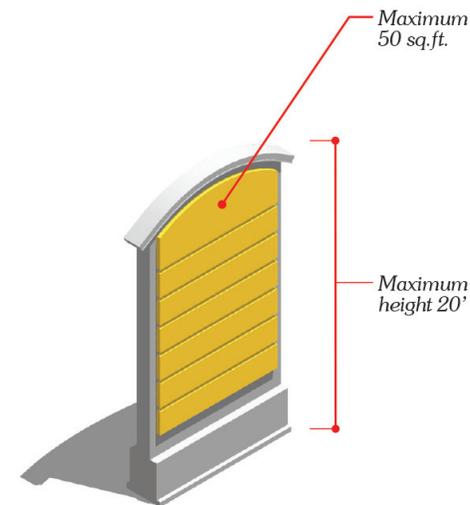
1. 1 multi-tenant shopping center sign shall be permitted for each phase of Boulevard Place.
2. Multi-tenant shopping center signs shall be double-sided signs attached to a permanent foundation or decorative base and not attached or dependent on support from any building, pole, posts, or similar uprights.
3. The building materials of the permanent foundation or decorative base of a multi-tenant shopping center sign should be consistent with the building materials used in the phase for which the sign relates.
4. The shopping center sign shall be not taller than twenty feet in height nor have a sign area greater than 50 square feet.

5. Multi-tenant shopping center signs shall only be comprised of individually affixed copy or an electronic message board. Flat or box signs shall be prohibited. The shopping center sign shall be located not less than ten feet from any street frontage, public or private, or any drive aisle.

6. To protect visibility of automotive traffic, cyclists, riders, and pedestrians, no substantial impediment to visibility shall be created or maintained at the intersection of any street and parking drive aisle within the triangular area created by measuring 46 feet along the street and parking drive aisle from the intersection of the street and parking drive aisle and a line connecting those points.

7. A landscape planting area is required at the base of all multi-tenant shopping center signs. The landscape area shall be at least equal to the square footage of each side of the sign in question and shall feature landscape materials which are consistent with and complementary to other required landscape.

**Figure 03**



- b. Wall Signs. The installation of a wall sign requires a sign permit issued by the appropriate designee as defined herein.
  - i. Wall signs shall be permitted on any facade with street frontage (public or private) and facade adjacent to an off-street parking area where customer access is also available.
  - ii. Wall signs shall not exceed a maximum area of 1.5 square feet for each linear foot of each facade on which a sign is permitted. On multi-story buildings, wall signs shall be permitted for both first and second story tenants with each floor being allotted a maximum sign area of 1.5 square feet for each linear foot of facade on which a sign is permitted.
  - iii. No wall sign shall protrude above the highest roof line or above the top of the parapet wall.
  - iv. No wall sign shall horizontally project more than 12 inches from the wall of the building or structure to which it is attached.
  - v. Only 1 wall sign per building frontage of the building or unit of a building shall be permitted.
  - vi. On multiple-tenant buildings with multiple wall signs, all signs shall be of the same style, proportions, base colors, and constructed of the same materials.
  - vii. Wall signs shall only be comprised of individually affixed copy. Flat or box signs shall be prohibited.
  - viii. Wall signs may be illuminated through external sources. Internal illumination shall be prohibited.

- ix. No wall sign shall cover any architectural features (architectural features shall include, but not be limited to: pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or tile inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed.
- x. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure, with the exception of building parapets which have been designed and integrated into the architecture of the building and which are in line with and not set back from the perimeter facade of the building.
- xi. Standalone or attached outlet buildings may display an additional wall sign towards a main parking area of the development and not oriented towards a street.

**Figure 04**



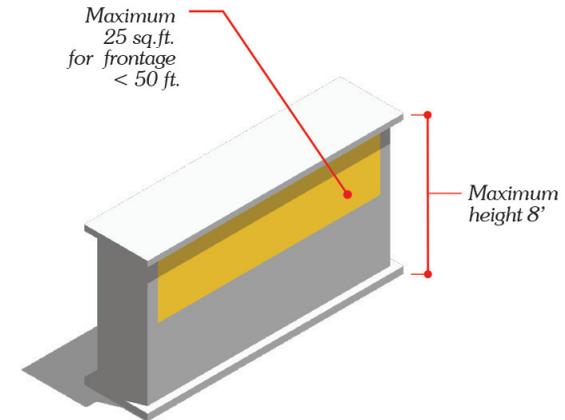
- c. Monument Signs. The installation of a monument sign requires a sign permit issued by the appropriate designee as defined herein.
  - i. The maximum size of a monument sign shall be based on building frontage per Table 02.

Table 02: Permitted Monument Sign Allowance	
Building Frontage	Maximum Sign Area per Face
≤ 50 Feet	25 square feet
> 50 feet	25 square feet plus one additional square foot of sign area per each two feet, or major fraction thereof, of building frontage beyond 50 feet
Maximum	50 square feet

- ii. The maximum height of any monument sign shall be no greater than 8 feet above the center line datum elevation of the street immediately adjacent to the sign location.
- iii. Each building, including multi-tenant buildings may not have more than 1 monument sign, with a maximum of 2 display surfaces. However, any building, including multitenant buildings, which front on more than 1 roadway for an excess of 250 feet may display a secondary monument sign, the size of which shall be equal to or less than the primary monument sign.
- iv. To protect visibility of automotive traffic, cyclists, riders, and pedestrians, no substantial impediment to visibility shall be created or maintained at the intersection of any street and parking drive aisle within the triangular area created by measuring 46 feet along the street and parking drive aisle from the intersection of the street and parking drive aisle and a line connecting those points.
- v. Monument signs shall only be comprised of individually affixed copy or an electronic message board. Flat or box signs shall be prohibited.

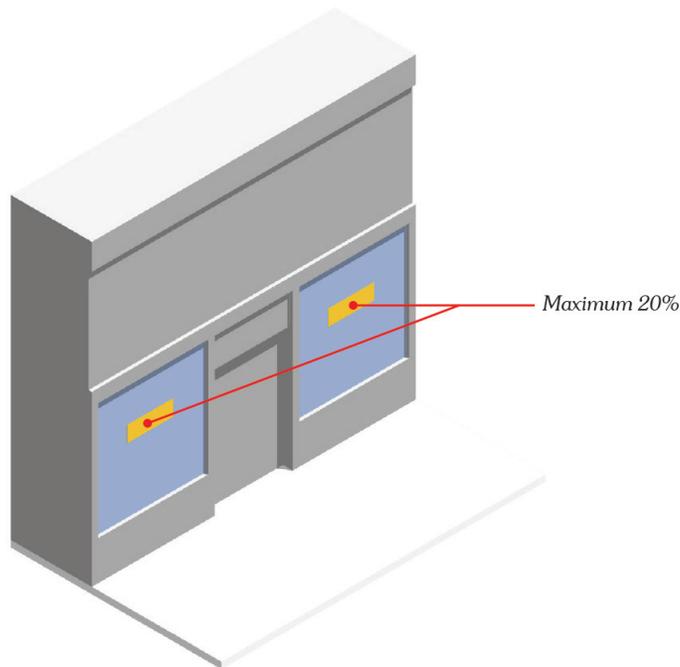
- vi. Monument signs featuring individually affixed copy may be illuminated through external sources. Internal illumination of individually affixed copy shall be prohibited.
- vii. No part of any monument sign may be closer than 5 feet from any street frontage, public or private, and any drive aisle, right-of-way or build-to-line.
- viii. No monument sign shall be located within 8 feet of any electrical power line, service drops, line conductors, or in any location where the appropriate designee, as defined herein, finds a reasonable danger that any electric power line would come in contact with the sign.

**Figure 05**



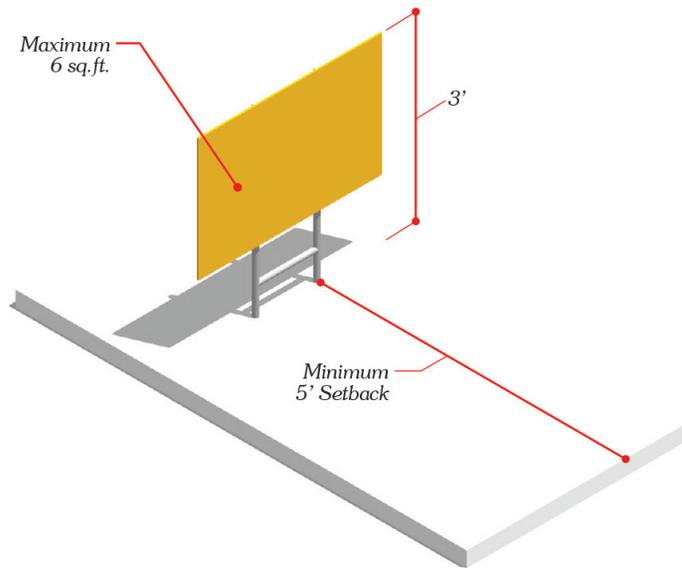
4. Window Signs. Window signs may cover a maximum of 20 percent of the window on which the sign shall be located. The installation of a window sign does not require a sign permit.

**Figure 06**



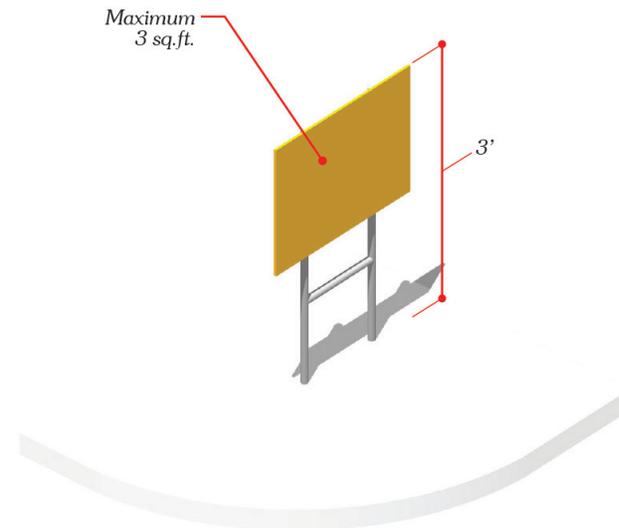
5. Temporary Signs. The display of a temporary sign requires a temporary sign permit issued by the appropriate designee as defined herein.
  - a. The maximum size of a temporary sign shall not be greater than 6 square feet.
  - b. The maximum height of a temporary sign shall be no greater than 3 feet above the center line datum elevation of the street immediately adjacent to the sign location.
  - c. No part of any temporary sign may be closer than 5 feet from any street right of way or property line.
  - d. To protect visibility of automotive traffic, cyclists, riders, and pedestrians, no substantial impediment to visibility shall be created or maintained at the intersection of any street and parking drive aisle within the triangular area created by measuring 46 feet along the street and parking drive aisle from the intersection of the street and parking drive aisle and a line connecting those points.
  - e. A maximum of 2 temporary signs shall be displayed concurrently.
  - f. A temporary sign shall be displayed for a period not to exceed 60 days per calendar year. The appropriate designee as define herein may permit extensions to this time limit.
  - g. No temporary sign, nor any portion thereof, shall be affixed to any building, sign, or structure.
  - h. No temporary sign shall be located within 2 feet of any electrical power line, service drop, or line conductor.
  - i. Temporary signs shall be constructed of durable, all weather material.

**Figure 07**



6. On-Site Traffic Directional Sign. Onsite traffic directional signs are permitted as necessary to assist in the movement of vehicular traffic on a property for the purpose of the safety of both pedestrian and vehicular traffic.
  - a. The maximum size of any onsite traffic directional sign shall not be greater than 3 square feet.
  - b. The maximum height of any onsite traffic directional sign shall not be greater than 3 feet.
  - c. No part of any onsite traffic directional sign may be closer than 25 feet from any street right-of-way or property line.
  - d. No part of any onsite traffic directional sign may be located within any required landscape areas.
  - e. On-site traffic directional signs shall be decorative, double-sided engineering grade reflective aluminum or similar material, as shown in Exhibit 01.

**Figure 08**



## Parking and Loading

The provisions of this section of the Design Guidelines are intended to provide accessible, attractive, secure, and well maintained off-street parking and loading areas with the appropriate number of spaces in proportion to the needs of the proposed use, increase public safety by reducing congestion of roadways and circulation areas, and to encourage The Boulevard Place Planned Development patrons to park once and walk between developments in the site. Required parking shall not be calculated on a lot-by-lot basis, but shall be calculated based on each phase. To this end, a use located in the City of Joliet may rely on parking located in the Village of Plainfield, provided that said parking is located in the same phase of Boulevard Place. Parking may be constructed in sub phases, provided that sufficient access is provided to the sub phase and the proposed parking supply meets the applicable minimum requirements for the uses to be established in said sub phase. Parking shall be a permitted principle use of a lot in Boulevard Place.

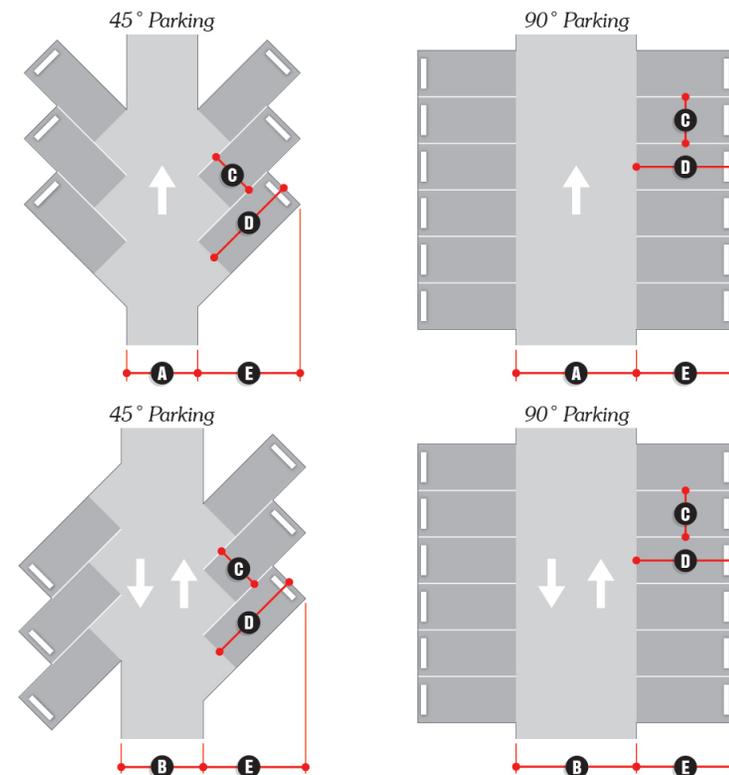
1. **Parking Spaces Required.** The total number of parking and loading spaces shall be based upon the sum of the separate requirements for each proposed use of the development phase, except as otherwise provided for in this Section.
2. **Amount of Parking Required.** The minimum number of parking spaces to be provided for the designated uses shall be as follows in Table 03.

Table 03: Parking Requirements	
Land Use	Minimum Parking Requirement
Retail Uses	
General retail	1/250 GFA
Multi-tenant retail (in excess of 120,000 square feet)	1/250 GFA
Wholesale	1/800 GFA
Motor Vehicle Uses	
Gasoline service/sales	1/Gas Pump
Eating/Drinking Uses	
Coffee/tea shop	1/250 GFA
Fast casual restaurant	1/250 GFA
Sit-down restaurant	1/250 GFA
Tavern/brew pub	1/250 GFA
Entertainment Uses	
Theater or cinema	1/4 Seats
Entertainment, recreation, or amusement facility	1/250 GFA
Service Uses	
Athletic, health, or fitness facility	1/250 GFA
Bank, no drive in	1/300 GFA
General service	1/300 GFA
Temporary and Permanent Dwelling Uses	
Hotel	1/room and 1/250 GFA of conference or restaurant area
Multifamily dwelling	2.0/dwelling unit

3. Design Standards. Each required off-street parking space shall conform to the standards detailed in Table 04.
4. Surfacing. All off-street parking areas shall be improved with a hard-surfaced, all weather, dustless material as approved by the appropriate designee as defined herein.
5. Striping. All off-street parking areas shall delineate parking spaces with paint or other permanent materials, which shall be maintained in a clearly visible condition. Americans with Disabilities Act compliant parking spaces shall be identified with the appropriate sign and shall be visible at all times of the year, regardless of snow cover, plant growth, or similar conditions.
6. Curbing. Curbing shall be provided along the perimeter of parking areas, internal walkways, and landscape islands to prevent vehicles from damaging or encroaching upon pedestrian spaces or landscaped areas.
7. Drainage and Grading. Where a parking area will be used to detain stormwater runoff, the depth of water shall not exceed 6 inches.
8. Lighting. Adequate lighting shall be provided for parking areas. Poles on which lights are mounted shall not exceed 20 feet in height. Illumination shall be arranged to deflect light away from adjacent properties and streets. Full cutoff luminaries with angles of not more than 90 degrees shall be utilized. Flat lenses are required for all lighting fixtures. Illumination shall not exceed 0.5 foot-candles at the property line.
9. Loading Spaces. Loading spaces shall be provided in compliance with the applicable municipal code, provided that no designated loading spaces shall be required for a building comprising less than 18,000 square feet.

Table 04: Parking Design Standards					
Parking Angle	Single Loaded Module Width (A)	Double Loaded Module Width (B)	Stall Width (C)	Stall Length (D)	Aisle Width (E)
45°	32'	51'	9'	18'	12'
90°	42'	60'	9'	18'	24'

**Figure 09**



# Landscape

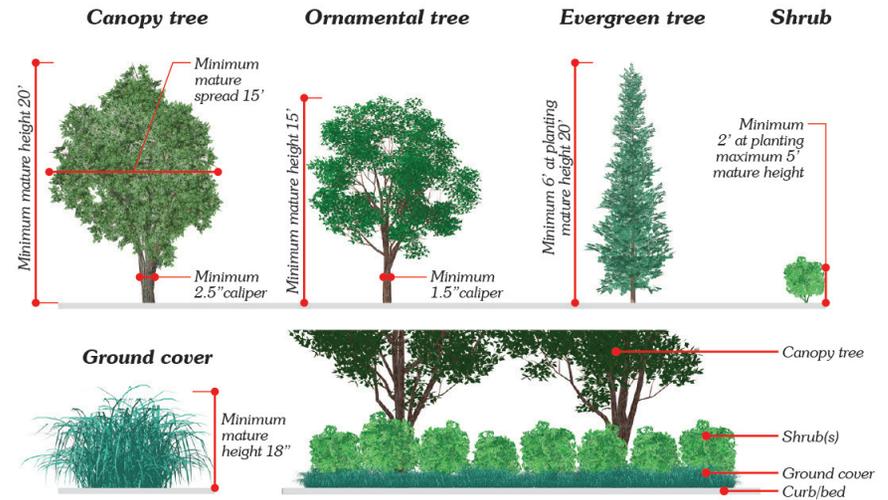
Landscape required by this Section shall mean living plants in a combination of trees, shrubs, and/or ground cover. Unless otherwise stated in this ordinance, all size specifications for plant materials shall be based upon the time of planting. When caliper is specified for tree planting, the caliper of the tree trunk shall be measured at 12 inches above the ground level. Any plant materials used to meet the requirements of this Section shall not include any plant material determined by the State of Illinois as an invasive species. The use of native landscape materials is encouraged.

## 1. Planting Types.

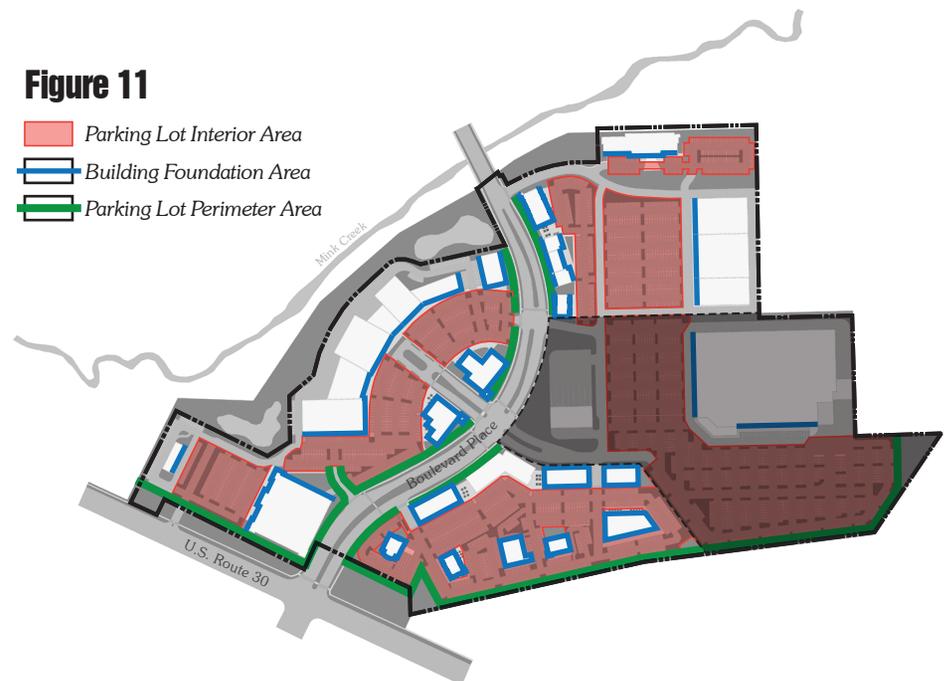
- a. Canopy trees: A self-supporting woody, deciduous plant having not less than a 2.5 inches caliper and reaches a mature height of not less than 20 feet and a mature spread of not less than 15 feet.
- b. Ornamental trees: A self-supporting woody, deciduous plant having not less than a 1.5 inches caliper and normally attains a mature height of at least 15 feet and usually has 1 main stem or trunk and many branches. Several species may appear to have several stems or trunks.
- c. Evergreen trees: A tree having foliage that persists and remains green throughout the year and having a height of not less than 6 feet at installation and maturing to a height of not less than 20 feet.
- d. Shrub: A woody perennial plant (deciduous or evergreen) of low to medium height characterized by multiple stems and branches continuous from its base and having a height of not less than 2 feet and normally maturing to a height of not more than 5 feet.
- e. Ground cover: Plants, other than turf grass, normally reaching an average maximum height of not more than 18 inches at maturity.

## 2. Required Landscape Elements. Figure 11 illustrates the location of required landscape areas.

**Figure 10**



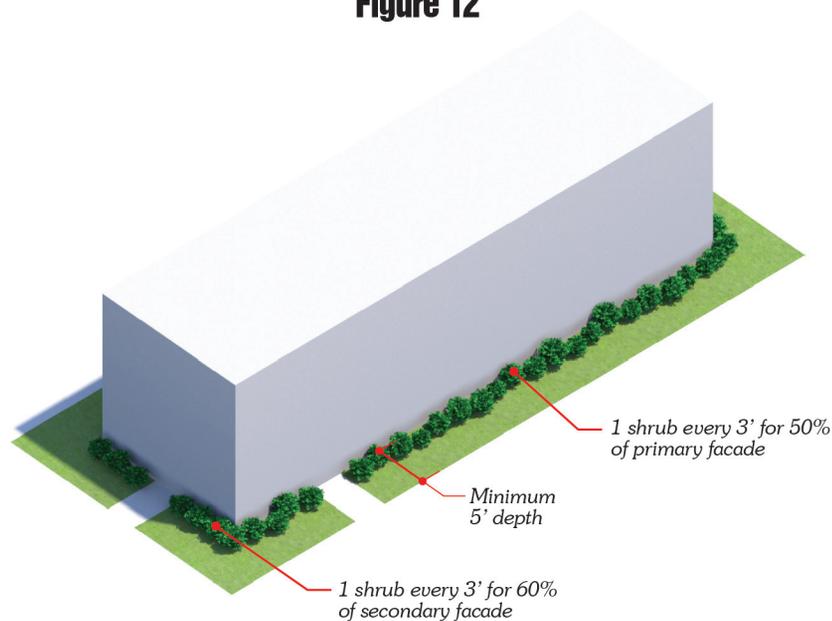
**Figure 11**



### 3. Building Foundation Area.

- a. All buildings are required to maintain a building foundation area along primary and secondary façades with a minimum depth of 5 feet. No building foundation area landscape shall be required on any secondary façade of a building designated as a service area. However, the use of landscape elements such as planters is encouraged to minimize the visual impact of any “back-of-house” type activities.
- b. Building foundation plantings shall be designed to supplement and complement other required landscape elements, to frame important views, and visually soften long expanses of wall. Building foundation planting shall respond to the windows and materials of the building.
- c. Foundation plantings shall be installed across a minimum of 50 percent of the length of the primary façade and a minimum of 60 percent of the length of the secondary façade, except where walkways, entrances, outdoor patios or other similar amenity spaces are located.

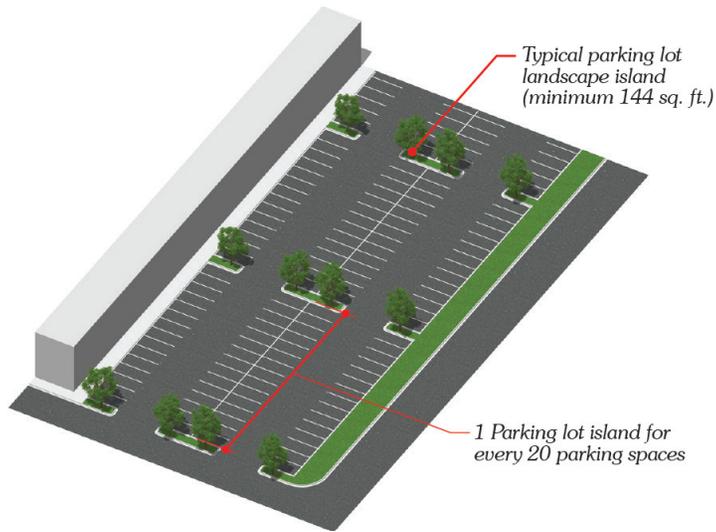
**Figure 12**



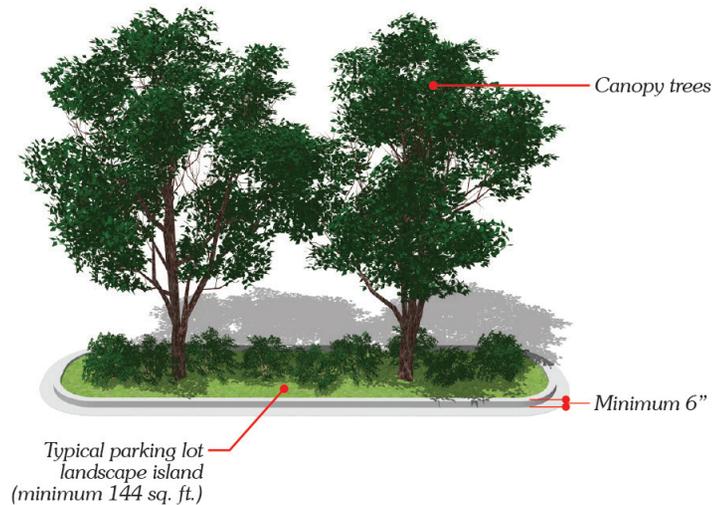
### 4. Parking Lot Interior Area.

- a. All parking lots shall include landscaping and trees located within the parking area as required by this Section. Landscape elements required by this Section shall be in addition to landscape elements required under other sections of the Design Guidelines. It is the objective of this Section to provide shade within parking areas, break up large expanses of parking lot pavement, provide a safe pedestrian environment, and assist in the absorption of stormwater runoff.
- b. 1 parking lot island shall be provided between every 20 parking spaces. Parking lot island locations may be varied based on the specific site requirements or design scheme.
- c. Double rows of parking shall provide parking lot islands that are the same dimension as the double row.
- d. A minimum of 1 canopy tree shall be provided for every parking lot island. If the island extends the width of a double row, then 2 canopy trees shall be provided.
- e. The use of ornamental trees, evergreen trees, shrubs, and other plant materials are encouraged to supplement the canopy tree plantings but shall not create visibility concerns for automobiles and pedestrians.
- f. Parking lot islands shall be at least 144 square feet in area and at least 6 inches above the surface of the parking lot and protected with concrete curbing, except where designed specifically for the absorption of stormwater.
- g. Parking lot islands shall be properly drained and irrigated as appropriate to the site conditions to ensure survivability.

**Figure 13**



**Figure 14**



**5. Parking Lot Perimeter Area.**

- a. Parking lot design shall provide for perimeter landscape areas around the perimeter of each phase of Boulevard Place. Perimeter landscape areas shall not be required internal to a phase or between individual lots in each phase.
- b. Perimeter landscaping shall be a minimum depth of 10 feet as measured from the back of curb, to accommodate vehicle bumper overhang and ensure planting areas that are adequate in size.
- c. The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. All perimeter parking lot areas shall be protected with raised concrete curbs.
- d. Perimeter parking lot landscaping shall consist of a minimum of 2 evergreen or ornamental trees, 1 canopy tree, 20 shrubs, and 40 ground cover plantings, every 100 lineal feet.

**6. Tree Preservation.** The preservation of significant and high quality trees was considered during site plan design. In lieu of tree preservation not possible through site planning, the natural areas surrounding Mink Creek and Lilly Creek will be enhanced and restored.

# Screening

## 1. Trash and Recycling Receptacles

- a. Trash and recycling receptacles shall be screened using the same materials and elevations as used on the main structure, on 3 sides to a height that screens the containers, having a minimum height of 6 feet, and a maximum height of 8 feet.
- b. The use of materials that are not the same as the materials and elevations of the main structure shall not be used to meet this requirement.
- c. Enclosure openings directly visible from a public right-of-way shall have a solid material gate. For larger enclosure areas, a separate gate access is encouraged.
- d. Enclosures shall be of an adequate size to accommodate expected containers. It is encouraged to design the enclosure area to be expandable to accommodate future additional containers.
- e. Trash enclosures shall not be located within a required street front or street side setbacks or occupy area used for required parking spaces.

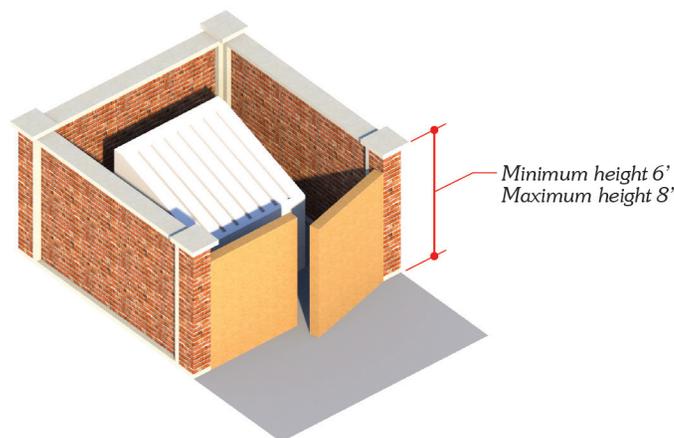
## 2. Ground Mounted Mechanical Units

- a. All ground-mounted mechanical units, including but not limited to air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from any public space in The Boulevard Place Planned Development shall be screened from public view. The screening may consist of fencing, landscaping or some combination thereof. The screening shall be designed and established so that the area or element being screened is no more than 20 percent visible through the screen.

## 3. Roof Mounted Mechanical Units

- a. All roof-mounted mechanical units shall be screened from any public space in The Boulevard Place Planned Development using an opaque screening material compatible with the architecture of the building or architecturally designed screening such as a parapet wall. The screening of the roof-mounted units shall be designed to blend with the building and roof materials.

**Figure 15**

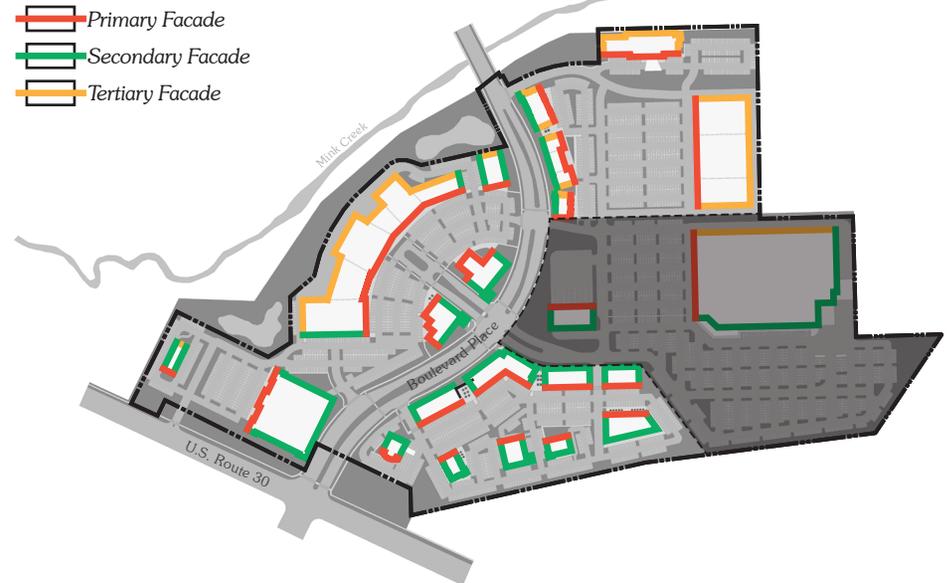


# BUILDING LAYOUT AND DIMENSIONAL STANDARDS

## Building Façades

1. Primary Façade. The primary façade of the building shall include that façade(s) which contains the primary entrance to the building.
2. Secondary Façade. The secondary façade of the building shall include a façade(s) which is not a primary façade, and fronts Boulevard Place, or any parking area, parking circulation drive, or secondary façade of any other building theretofore constructed.
3. Tertiary Façade. The tertiary façade of the building shall include that façade(s) which is not a primary or secondary façade and fronts the tertiary façade of any other building theretofore constructed.

**Figure 16**

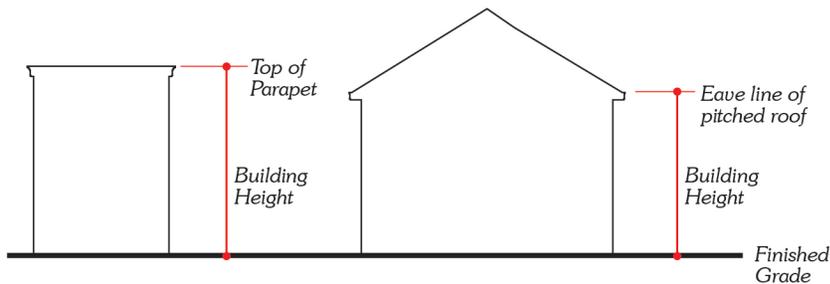


## Building Height

The following building heights shall be considered maximums in the applicable phase as indicated in Table 05. Building height shall be measured from the front finished grade to the top of the parapet or eave line of a pitched roof.

Table 05: Building Height			
Development Phase	Building Height Maximum	Building Height Minimum	Stories
Phase 2	20 feet	18 feet	1
Phase 3	40 feet	18 feet	2
Phase 4	60 feet	18 feet	5

**Figure 17**



## BUILDING DESIGN STANDARDS

These standards are established to ensure that buildings within Boulevard Place are unique yet consistent parts of the overall planned development. Building designs should provide sufficient articulation to create human-scaled architecture, create a sense of place within each development phase, and complement the design of Boulevard Place as a whole. In the case that more than 1 façade designation may be attributed to a single façade, the more stringent requirements shall apply. The following standards shall apply to anchor and outlot buildings.

1. **Roofs.** Roofs shall provide a skyline to add interest in both height and plane changes. Roof slopes and materials shall be consistent with the shopping center standard.
2. **Vista Terminations.** When buildings are situated such that the centerline of a street or open space intersects with said building, the building façade shall be located and designed as a vista termination to visually attract a viewer's attention at the end of a visual axis and designed to terminate a view with an architectural feature such as a tower, corner tower, symmetrical façade centered on a visual axis, an architecturally embellished entrance, or similar architectural devices.
3. **Entrances.** Whenever possible, entrances shall be co-located with vista terminations. All entrances shall be visually defined to emphasize a sense of arrival and place.
4. **Service Areas.** Whenever possible, service areas shall be located on tertiary facades. When a building does not have a tertiary façade, as identified in Figure 17, service areas shall be located on a secondary façade. Service areas located on a secondary façade shall be integrated into the design of the building to minimize visual impact through architectural features and landscape elements.

# Primary Façade Design

The primary façade of all buildings should be designed in a manner which fosters a pedestrian environment. Primary façades shall be consistent with the overall shopping center design and create unique and interesting elevations. Primary façades shall be designed to reduce mass and create an interesting visual rhythm and skyline. Primary façades should feature varying material color, texture, and vertical and horizontal plane change through the use of features such as bulkheads, piers, cornices, window hoods, etc.

1. **Building Materials.** Building materials of primary façades shall be masonry, stone veneer systems, stucco or precast panels with stamped or inlaid brick texture on the first level. EIFS acrylic finishes or quik-brik concrete masonry units may be utilized above the first level. However, in no instance shall the finish of the EIFS acrylic finishes or quik-brik concrete masonry units utilized mimic or match the texture of the masonry, stone veneer systems, stucco, or precast panels with stamped or inlaid brick texture utilized. A maximum of 3 building materials may be used on a primary façade.
  - a. **Balance of Building Materials.** When 2 or more building materials are used on a façade, the material used on the first level should be visually heavier than the material used above the first level to give a sense of support and grounding. For example, masonry on the first level and EIFS acrylic stucco above.
  - b. **Colors.** The use of garish, high-intensity, metallic, fluorescent, day glow, or neon colors is prohibited. A list of recommended building materials is included in Exhibit 01.
  - c. **Additional Detail.** Additional detail such as inlaid tile, soldier courses, trim, planters, and decorative lighting are encouraged.
2. **Windows.** Windows shall be of clear glass or with a low-emissivity coating. No mirrored or tinted glass shall be permitted. Window size should respect the pedestrian scale and be aligned to follow the grade of the sidewalk. The following requirements shall be applicable to the land use categories as indicated:
  - a. **Retail Uses.**
    - i. Windows should comprise a minimum of 70 percent of the first level of the primary façade of any retail use.
    - ii. The developer should avoid horizontal banding on windows and limit mullions to reduce visual barriers between consumers and merchandise.
    - iii. Any windows in the doorway of a retail use shall not count towards satisfying the minimum window requirement.
  - b. **Eating/Drinking Uses.**
    - i. Windows should comprise a minimum of 70 percent of the first level of the primary façade of any eating/drinking use.
    - ii. Any windows in the doorway of a eating/drinking use shall not count towards satisfying the minimum window requirement.
    - iii. The developer is encouraged to install sliding, French, or folding doors and windows to create an indoor/outdoor environment.
  - c. **Entertainment Uses.**
    - i. Windows should comprise a minimum of 30 percent of the first level of the primary façade of any entertainment use.
    - ii. Windows in doorways shall count towards satisfying the minimum requirement.
  - d. **Service Uses.**
    - i. Windows should comprise a minimum of 50 percent of the first level of the primary façade of any service use.
    - ii. Windows in doorways shall count towards satisfying the minimum requirement.
    - iii. Windows should be evenly spaced and the same size.
  - e. **Temporary and Permanent Dwelling Uses.**
    - i. Windows shall have a vertical proportion.
    - ii. Windows shall be regularly spaced and the same size, except for accent windows.
3. **Façade Articulation.** In order to provide for primary façade articulation, primary façades shall step back a maximum of 2 feet and shall step forward a maximum of 1 foot from the build-to-line for a minimum of 40 percent and maximum of 70 percent of the primary façade.

## Secondary Façade Design

The secondary façade of all buildings should be designed in a manner which fosters a pedestrian environment. Secondary façades shall be consistent with the overall shopping center design and create unique and interesting elevations. Secondary façades shall be designed to reduce mass and create an interesting visual rhythm and skyline. Secondary façades should feature varying material color, texture, and façade articulation which complements the primary façade and activates the public realm.

1. **Building Materials.** 60 percent of building materials of the secondary façade shall be masonry, stone veneer systems, stucco, or precast panels with stamped or inlaid brick texture. The remaining 40 percent of building materials of the secondary façade may incorporate EIFS acrylic finishes or quik-brik concrete masonry units. In no instance shall the finish of the EIFS acrylic finishes or quik-brik concrete masonry units utilized mimic or match the texture of the masonry, stone veneer systems, stucco, or precast panels with stamped or inlaid brick texture utilized. The type and design of materials utilized on the secondary façade shall complement those utilized on the primary façade.
2. **Windows.** Windows shall not be required but are encouraged on the secondary façade. If windows are installed, no mirrored or tinted glass shall be permitted, and window size and placement shall be complementary to the primary façade.
3. **Façade Articulation.** In order to provide for secondary façade articulation, secondary façades shall step back a maximum of 2 feet and shall step forward a maximum of 1 foot from the build-to-line for a minimum of 30 percent and maximum of 70 percent of the secondary façade. Articulation of the secondary façade shall be complimentary to the articulation of the primary façade.

## Tertiary Façade Design

The tertiary façade of all buildings should be designed in a manner which complements the primary and secondary façades and is consistent with the overall shopping center design.

1. **Building Materials.** Building materials of tertiary façades may consist wholly of precast panels with stamped or inlaid brick texture, EIFS acrylic finishes, or quik-brik concrete masonry units, however, a combination of non-natural and natural materials is encouraged. The type and design of materials utilized on the tertiary façade shall complement those utilized on the primary and secondary façades.
2. **Windows.** Windows shall not be required but are encouraged on the tertiary façade. If windows are installed, no mirrored or tinted glass shall be permitted, and window size and placement shall be complementary to the primary and secondary façades.
3. **Open Space Integration.** Developers are encouraged to integrate tertiary façades with required open spaces through the use of murals, side entrances, lighting, and other features which connect buildings with active or passive open space.

## OPEN SPACE

1. Definition. Open space shall not include landscape or sidewalk required herein and shall be defined as land or water that is open to the air and used for active or passive recreation, including;
  - a. Lawn;
  - b. Garden;
  - c. Courtyard;
  - d. Square;
  - e. Plaza;
  - f. Outdoor dining;
  - g. Park;
  - h. Linear green;
  - i. Water features;
2. Location. Open spaces should be provided in areas which are easily accessed and viewed by pedestrians. The nature of activities for which open space is programmed should have an active relationship with surrounding buildings.
3. Amenities. Developers are encouraged to activate open spaces to include the creative and flexible use of outdoor furniture, recreational amenities, and/or landscaping. All amenities in open spaces should complement the aesthetics of the building. Open spaces not otherwise activated should be furnished with benches and trash cans, as detailed in Exhibit 01.
4. Outdoor Dining. When outdoor dining areas are immediately adjacent to parking areas or parking circulation areas, there shall be physical barrier to separate them, as detailed in Exhibit 01.

## DEFINITIONS

Except where specifically defined herein, all words used carry their customary meanings. For terms not defined herein but defined in the Code of Ordinances of Plainfield or Joliet, the definitions in those ordinances shall apply. In the event that a definition in the Design Guidelines conflicts with a definition in the Code of Ordinances of Plainfield or Joliet, the definitions in the Design Guidelines shall control.

Term	Definition
Appropriate Designee	shall mean the Village of Plainfield Director of Planning or the City of Joliet Director of Community Development depending on the location of the proposed site development.
On-Site Traffic Directional Sign	shall mean a sign which assists in the movement of vehicular traffic on a property for the purpose of the safety of both pedestrian and vehicular traffic.
Planned Site Development	shall mean the development of any phase or any portion of a phase of The Boulevard Place Planned Development.
Primary Façade	shall mean the façade(s) which contains the primary entrance to the building.
Secondary Façade	shall mean the façade(s) which is not a primary façade, and fronts Boulevard Place, or any parking area, parking circulation drive, or secondary façade of any other building theretofore constructed.
Service Area	Shall mean the area that provides for loading, refuse, utilities or other similar “back-of-house” type activities.
Site	shall mean the building and corresponding parking, landscaping, and open space of any development within any phase of The Boulevard Place Planned Development.
Tertiary Façade	shall mean the façade(s) which is not a primary or secondary façade and fronts the tertiary façade of any other building theretofore constructed.

# Exhibit 01

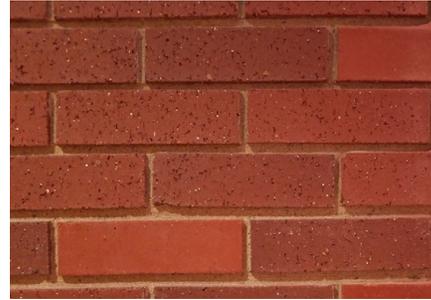
## Building Materials



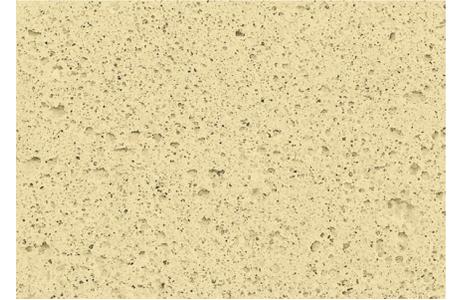
Brick: Buff



Brick: Brown



Brick: Red



Cast Stone



Simulated Stone Veneer

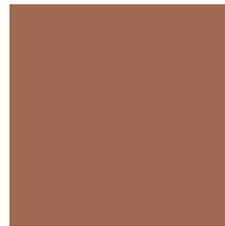
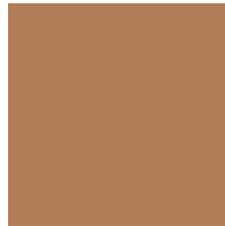
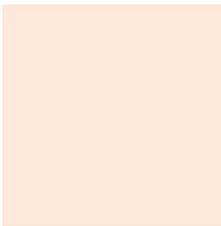


Metal Roof



Concrete Tile Roof

## EIFS Swatches



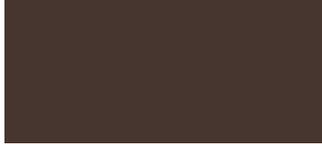
Outdoor Dining Example



Brick & EIFS Examples



Bronze



Victor Stanley Bench



Victor Stanley Trash Receptacle

Example On-Site Traffic Directional Sign



Candela Pendant Large Pedestrian Light



McGraw-Edison LED Talon Parking Lot Light

## **RESOLUTION NO. 7427**

### **A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PLAINFIELD AND THE CITY OF JOLIET PROVIDING PUBLIC IMPROVEMENT COST SHARING, ROADWAY MAINTENANCE, MUTUAL AID, SANITARY SEWER SERVICE AND WATER SERVICE (THE BOULEVARD SUBDIVISION)**

**WHEREAS**, the *Intergovernmental Cooperation Act of 1973* (5 ILCS 220/1 et seq.) authorizes two or more municipalities to enter into agreements concerning the joint exercise of municipal powers and to enter into contracts for the performance of governmental services, activities, and undertakings; and

**WHEREAS**, on December 18, 1990 Joliet and Plainfield entered into an intergovernmental agreement which established a boundary line for the respective exercise of certain municipal powers, said agreement being recorded with the Will County Recorder of Deeds as Document No. R91-03516 (the "1990 Agreement"); and

**WHEREAS**, on April 16, 1991 Joliet and Plainfield approved an Addendum to the 1990 Agreement (the "1991 Addendum"), said addendum being recorded with the Will County Recorder of Deeds as Document No. R91-24291; and

**WHEREAS**, on January 8, 2004 Joliet and Plainfield approved an Amendment to the 1990 Agreement as amended by the 1991 Addendum (the "2004 Amendment"), to modify the boundary line and extend the term of the 1990 Agreement, said Amendment being recorded with the Will County Recorder of Deeds as Document No. R2004-7377; and

**WHEREAS**, on February 7, 2012 Joliet and Plainfield approved an Amendment to the 1990 Agreement as amended by the 1991 Addendum (the "2012 Amendment"), to extend the term of the 1990 Agreement, as amended, to January 1, 2017, said Amendment being recorded with the Will County Recorder of Deeds as Document No. R2012-025662; and

**WHEREAS**, the 2012 Amendment expired on January 1, 2017; and

**WHEREAS**, Paragraph 10 of the 1990 Agreement provides that it can be amended by the mutual agreement of the corporate authorities of Joliet and Plainfield; and

**WHEREAS**, Paragraph 12 of the 1990 Agreement provides that the duration of the agreement may be extended by amendment; and

**WHEREAS**, on December 4, 2018 Joliet and Plainfield approved an Intergovernmental Cooperation Agreement with the Village of Plainfield which extended the terms of the previous agreement until January 1, 2024, said agreement being recorded with the Will County Recorder of Deeds as Document No. R2019-000815; and

**WHEREAS**, the current Intergovernmental Cooperation Agreement includes language regarding future collaboration to address matters specifically related to property located at the northwest quadrant of I-55 and Illinois Route 30, referred to as "The Boulevard" property; and

**WHEREAS**, staff from both municipalities have worked cooperatively on an agreement to address matters, including Project Review Responsibilities, Planning (Design Standards, Zoning, Addressing), Sanitary Sewer / Water Utility Service Obligations, Storm Sewer Maintenance; Stormwater Management Facilities, Roadway Maintenance and Snow Removal; Boulevard Roadway

Street Lighting, Police and Fire Protection / EMS Response, and other Miscellaneous Provisions, related to "The Boulevard" property; and

**WHEREAS**, Joliet and Plainfield have authorized the execution of this Agreement as an exercise of their respective statutory authority and as exercise of their intergovernmental cooperation authority and home rule authority under the Constitution of the State of Illinois.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET PURSUANT TO ITS STATUTORY AND HOME RULE POWERS AS FOLLOWS:**

**SECTION 1:** The Corporate Authorities of the City of Joliet hereby find that the recitals contained in the Preamble to this Resolution are true, correct and complete and hereby incorporate the Preamble by reference as if fully set forth in this Section 1.

**SECTION 2:** The Mayor and City Clerk are hereby authorized to execute the *Intergovernmental Agreement between the Village of Plainfield and the City of Joliet providing Public Improvement Cost Sharing, Roadway Maintenance, Mutual Aid, Sanitary Sewer Service and Water Service*, which is substantially the same as Exhibit "A" attached hereto and incorporated herein. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

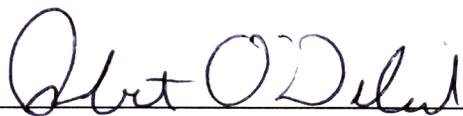
**SECTION 3:** Each section and part thereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

**SECTION 4:** All resolutions or parts thereof in conflict with the terms of this Resolution are hereby repealed and of no further force and effect to the extent of such conflict.

**SECTION 5:** This Resolution is adopted pursuant to the home rule powers of the City of Joliet and is specifically intended to preempt the *Illinois Municipal Code* and any other statute, ordinance, resolution or other law inconsistent herewith.

**SECTION 6:** This Resolution shall take effect upon this passage.

**PASSED** this 6<sup>th</sup> day of August, 2019.



**MAYOR**



**CITY CLERK**

**VOTING YES:** Councilman Dickinson, Councilwoman Gavin, Councilmen Hug, Morris, Mudron, Councilwomen Quillman, Reardon and Councilman Turk.

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** Mayor O'Dekirk.

Prepared by: Corporation Counsel, City of Joliet  
Return to: City Clerk, City of Joliet, 150 W Jefferson Street, Joliet, IL 60432

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF  
PLAINFIELD AND THE CITY OF JOLIET PROVIDING PUBLIC  
IMPROVEMENT COST SHARING, ROADWAY MAINTENANCE, MUTAL  
AID, SANITARY SEWER SERVICE AND WATER SERVICE**

This Agreement (“Agreement”) is made and entered into this 6<sup>th</sup> day of August, 2019 by and between the Village of Plainfield, an Illinois home rule municipal corporation (“Plainfield”) and the City of Joliet, an Illinois home rule municipal corporation (“Joliet”).

**WITNESSETH:**

WHEREAS, Section 10 of Article 7 of the Constitution of the State of Illinois of 1970 authorized units of local government, including municipalities, to contract, to exercise, combine, or transfer any power or function not prohibited to them by law or ordinance; and

WHEREAS, the Intergovernmental Cooperation Act of 1973, 5 ILCS 220/1, et. seq. (the “Act”) authorizes municipalities to exercise jointly with any other public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertaking; and

WHEREAS, Plainfield and Joliet have or will presently receive submittals and applications from the owner and developer of certain real property located partly within the corporate limits of Plainfield and partly within the corporate limits of Joliet for the development of a proposed commercial retail development, which development is sometimes hereinafter referred to as the “Boulevard”; and

WHEREAS, the legal description for the real property included within the Boulevard is attached hereto and incorporated herein by this reference as Exhibit A, with the legal description for that portion of the Boulevard to be located within the corporate limits of Plainfield being attached hereto and incorporated herein by this reference as Exhibit A, and the legal description for that portion of the Boulevard to be located within the corporate limits of Joliet being attached hereto and incorporated herein by this reference as Exhibit A; and

WHEREAS, the site plan for the Boulevard (“Site Plan”) is attached hereto and incorporated herein by this reference as Exhibit B; and

WHEREAS, Plainfield and Joliet desire to enter into this Agreement pursuant to Section 10 of Article 7 of the Constitution of the State of Illinois of 1970, the Act and in the exercise of their respective powers and authority as Illinois home rule municipalities.

NOW, THEREFORE, the Village of Plainfield and the City of Joliet hereby agree as follows:

**I. THE BOULEVARD PROJECT**

A. Plainfield and Joliet both agree to approve the site plan for the Boulevard shown in Exhibit B.

B. Plainfield and Joliet agree on the general location of the “Boulevard Roadway” as illustrated in Exhibit F, subject to the preparation of design engineering documents for the Boulevard Roadway as hereinafter contemplated in Article II.C of this Agreement.

C. Plainfield and Joliet agree and anticipate that features of the Boulevard such as drive aisles, parking areas or landscape features may cross or overlap the

boundary between Plainfield and Joliet, and that both municipalities shall cooperate to facilitate the principal development in each other's territory by approving such cross-boundary or overlapping features as hereinafter provided in Article II.A of this Agreement.

D. To memorialize their respective approval of the site plan shown in Exhibit B, and to otherwise and further memorialize their agreement concerning various specific planning and design parameters for the development of the Boulevard, Plainfield and Joliet each herein represent to the other that as of the date of this Agreement, each of them has conducted all necessary hearings before their respective Plan Commissions to permit the approval of planned unit development ordinances governing the development of that portion of the Boulevard to be located within their respective jurisdictions. Not later than contemporaneously with their respective approvals of legislation authorizing the execution of this Agreement, Plainfield and Joliet shall likewise adopt the aforementioned planned unit development ordinances, with the form of the planned unit development ordinance to be adopted by Plainfield being substantially in the form shown in Exhibit C, a copy of which is attached hereto and incorporated herein by reference, and with the form of the planned unit development ordinance to be adopted by Joliet being substantially in the form shown in Exhibit D, a copy of which is attached hereto and incorporated herein by reference.

E. Reference to Municipality in onsite Signage and Print and Digital Marketing Materials. Plainfield and Joliet agree to include a condition in their respective ordinances for "The Boulevard" project, a requirement that any reference to the name of the municipality in the onsite signage and print and digital marketing

materials for the project, shall include both “Plainfield” and “Joliet”, or “Plainfield-Joliet” if such location reference is included in such onsite signage and print and digital marketing materials.

## **II. REVIEW RESPONSIBILITIES**

A. Development Review: The development review of a project developed on any portion of the property included within the Boulevard will be the responsibility of the municipality where the principal buildings and structures comprising the project are proposed to be located and developed (“Review Municipality”). The other municipality where no principal buildings or structures comprising the project shall not have any development review responsibilities or jurisdiction over the project in question (“Comment Municipality”), but shall have the right to submit its review comments to the Review Municipality as hereinafter provided. Development review of a project shall include:

1. Planning and zoning review and approvals.
2. Associated commissions/committees and boards/councils review and approvals.
3. Final engineering and construction review and approvals.
4. Building permit review and issuance (including any associated fire district within Plainfield).

The Review Municipality and the Comment Municipality shall in all cases be responsible for their own out of pocket costs in reviewing and commenting upon any submittals for Boulevard projects in accordance with this Agreement, and neither shall seek to collect any such costs from the other.

B. Project Overlap Comment: Review and Approval: In the event that features of the Boulevard such as drive aisles, parking areas or landscape features cross or overlap the boundary between Plainfield and Joliet into the territory of the Comment Municipality in any case where such crossing or overlapping features are being proposed in connection with the development of any Boulevard project involving principal buildings and structures to be constructed within the Review Municipality, the Review Municipality shall provide the planning department of the Comment Municipality with two full plan sets for review. Within two weeks from its receipt of the plan sets, Comment Municipality shall forward comments to Review Municipality with respect to the crossing or overlapping features proposed to be located within the territory of Comment Municipality, but shall not otherwise provide comments on the underlying project. Review Municipality shall receive the same, and shall use reasonable efforts to incorporate the substance of such comments into all further submittals, reviews and approvals concerning the particular Boulevard project in question. Thereafter, Review Municipality's subsequent approval of such other and further submittals and plans as it may require under its own ordinances shall be sufficient to permit the development of the particular Boulevard project in question, including both the principal buildings and structures to be constructed within the Review Municipality, as well as the crossing or overlapping features proposed to be located within the territory of Comment Municipality, without the requirement of obtaining any further or formal review or approval from the Comment Municipality, it being the intention of Plainfield and Joliet that the Review Municipality shall by this Agreement be granted the authority to fully and finally approve a Boulevard project in each case where the principal buildings and

structures proposed in connection therewith are to be located within the territory of the Review Municipality, and where only incidental or ancillary features contemplated in connection therewith including but not necessarily limited to parking areas, drive aisles and landscape features are to be located within the territory of the Comment Municipality. Likewise, from and after the final approval of any such Boulevard project, the Review Municipality shall retain and exercise all other jurisdiction over the completion of the Boulevard project and its operation, including but not limited to business licensing, code enforcement, liquor licensing, zoning enforcement, permitting and special event permitting. Except as may be set forth in an amendment to this Agreement approved by both parties, Plainfield and Joliet further agree that neither of them shall, in their capacity as Review Municipality, take any action to approve the development or construction of any principal building or structure to be constructed as part of a Boulevard project if such principal building or structure itself shall overlap and cross from the territory of the Review Municipality to the territory of the Comment Municipality.

C. Existing Land Use Ordinances; Major PUD Changes. Plainfield and Joliet acknowledge and agree that the development of the Boulevard shall proceed in accordance with the provisions of their existing land use ordinances, consisting of their respective zoning ordinances and subdivision ordinances, and that to facilitate the future interpretation and administration of this Agreement, each municipality has certified copies of their land use ordinances to the other current as of the date of this Agreement, and has certified that the zoning district designations applicable to the respective portions of the Boulevard located within their corporate limits is as shown in Exhibit E, a copy of

which is attached hereto and incorporated herein by reference. Plainfield and Joliet further acknowledge and agree that in order to provide each municipality with the flexibility necessary to accommodate successful future development of Boulevard projects, each municipality shall retain the authority to approve changes or amendments to the respective planned unit development ordinances included as Exhibits C and D and subsidiary approvals adopted pursuant thereto with respect to that portion of the Boulevard located within its corporate limits, and the initiation and approval of such changes or amendments shall not require the consent or approval of the other municipality, provided, however, and notwithstanding the foregoing, neither municipality shall without the consent of the other as evidenced by a vote of the corporate authorities approve any changes or modifications to the planned unit development ordinances for the Boulevard that would permit any use within the Boulevard that would currently be prohibited under the terms of the planned unit development ordinances included as Exhibits C and D and under the provisions of the zoning districts of each municipality applicable to their respective portions of the Boulevard included as Exhibit E, or which would permit any use within the Boulevard that is not currently an expressly permitted or special use under the provisions of the zoning districts of each municipality applicable to their respective portions of the Boulevard included as Exhibit E.

D. Boulevard Roadway Design and Review. The vehicular traffic needs of the Boulevard shall be served by a central arterial roadway, hereinabove referred to as the Boulevard Roadway, to be constructed in the location and with the alignment depicted in Exhibit F. The Boulevard Roadway will enter the Boulevard from Route 30 at a point within the corporate limits of Joliet and extend north through the Boulevard to a point on

Renwick Road within the corporate limits of Plainfield. The parties shall take such actions as may be respectively required of them to cause the developer of the Boulevard to (a) dedicate a right of way of 120 feet in width for the portion of the Boulevard Roadway passing through their respective corporate limits, (b) submit all engineering designs, plans and submittals required under the respective ordinances of Plainfield and Joliet for the Boulevard Roadway (which engineering designs, plans and submittals shall include the improvements to U.S. Route 30/Lincoln Highway and the improvements to the intersection of the Boulevard Roadway and U.S. Route 30/Lincoln Highway necessitated by the construction of the Boulevard Roadway) to Plainfield and Joliet, respectively, for their review and approval as to that portion of the Boulevard Roadway passing through their respective corporate limits, (c) cause the developer of the Boulevard Roadway to take all actions required to obtain any and all necessary permits and approvals from IDOT required in connection with the construction of the Boulevard Roadway, and (d) provide financial security as required by the ordinance of Plainfield and Joliet to Plainfield and Joliet, respectively, to secure the completion of the construction of the portion of the Boulevard Roadway passing through their respective corporate limits. Plainfield and Joliet acknowledge that neither municipality shall be responsible under this Agreement to construct the Boulevard Roadway, and that the parties contemplate that the Boulevard Roadway shall be constructed by the ultimate developer of the Boulevard. Each party shall assume responsibility for construction administration, inspection and final review/acceptance of that portion of the Boulevard Roadway passing through its respective corporate limits. Plainfield further acknowledges that as and when it receives traffic data from the developer of the Boulevard pertaining to

U.S. Route 30 and the proposed intersection thereof with the Boulevard Roadway, it shall provide Joliet with copies of the same for its review.

### **III. PLANNING**

A. Cohesive Design. As reflected in the planned unit development ordinances incorporated herein as Exhibits C, and D, the planning of the Boulevard shall be consistent in each municipality in order to create project cohesiveness between both jurisdictions. More specifically, the cohesive design intended for the Boulevard shall be achieved by the observance and implementation of the design standards incorporated into the respective planned unit development ordinances, including but not limited to the design standards pertaining to the following design elements:

1. Building material/masonry requirements
2. Landscaping standards
3. Architecture requirements (i.e. building articulation, façade elements, roof design)
4. Signage design requirements (wall, ground and temporary)
5. Lighting requirements (street, parking lot, wall or mounted)

B. Maintenance of Exhibit Zoning Map Designation and Regulations.

Neither municipality shall adopt any zoning map amendment that would modify the present zoning district classifications of the Boulevard from those shown in Exhibit E. Likewise, no amendment to the land use ordinances of the parties as the same are referenced in Article II.C of this Agreement shall apply to the development of the Boulevard in the absence of the written consent of the other parties evidenced by the vote of its corporate authorities. Without otherwise limiting the foregoing or any other

provision of this Agreement, neither party shall permit the development of any industrial use within the Boulevard, as illustrated in Exhibit B, unless the same shall be expressly permitted as a permitted use within the zoning district applicable to the part of the Boulevard in question as disclosed in Exhibit E, pursuant to the terms of the relevant party's current land use ordinances as certified to the other pursuant to Article II.C of this Agreement.

C. Addressing. To facilitate Plainfield's efficient provision of municipal services to the Boulevard as hereinafter more fully set forth, and to improve response times to the Boulevard for first responders, buildings within the Boulevard shall be addressed consistently with Plainfield's addressing system. At the time of final plat/site plan approval for a Boulevard project located within the corporate limits of Joliet, Joliet will provide a notification of development approval to the Plainfield Planning Department and a request for addressing assignment. Plainfield shall respond within two weeks of the notice and request, and thereafter coordinate with Will County 9-1-1 to verify the assigned addressing for the Boulevard project in question.

#### **IV. SANITARY SEWER/WATER UTILITY SERVICE OBLIGATIONS**

A. Design of Sanitary Sewer and Potable Water Public Improvements. Plainfield shall cause the ultimate developer of the Boulevard to design and construct all necessary sanitary sewer and potable water public improvements necessary to service the Boulevard, all at the sole cost and expense of such developer. The construction of such improvements may proceed in a phased manner as the Boulevard develops. A general depiction of the presently anticipated nature and scope of such improvements is attached

hereto as Exhibit F, a copy of which is attached hereto and incorporated herein by reference.

B. Provision of Sanitary Sewer and Potable Water Service. Notwithstanding anything in any prior Agreement between Joliet and Plainfield to the contrary, during the term of this Agreement and any extensions, Plainfield is authorized to serve that portion of the Boulevard to be developed in Joliet and legally described in Exhibit D with sewer and water and to directly bill and collect all applicable fees and charges including charges for service and connection fees with respect thereto, and further to take such actions (including but not limited to the initiation of litigation) as may be required from time to time to collect all such fees and charges and to enforce compliance with the applicable ordinances of Plainfield or Joliet, as hereinafter provided. Charges shall be the same as those applied to parcels located within Plainfield's corporate limits. Plainfield will own, operate, permit and maintain the public water and sewer systems constructed within this service area.

C. Construction of Sanitary Sewer and Potable Water Public Improvements. Plainfield shall cause the ultimate developer of the Boulevard to pay all costs associated with the construction of the sanitary sewer system and water service improvements as generally contemplated by Exhibit F, including but not limited to design engineering, permitting and construction costs. Upon the completion of the sanitary sewer and potable water system improvements, Plainfield shall cause the developer of the Boulevard to respectively dedicate to Plainfield the sanitary sewer and potable water system improvements contemplated herein for the service of the Boulevard, together with such easements and rights-of-way as may be necessary for the future operation and

maintenance of the same. Plainfield shall thereafter own and be solely responsible for the operation and maintenance of the sanitary sewer and potable water system improvements, subject to the provisions of this Agreement.

D. Abandonment of Existing Joliet Water and Sewer Mains. Plainfield shall cause the ultimate developer of the Boulevard to pay all costs associated with design, permitting and construction necessary for the abandonment of the existing Joliet 12" water main and 4" force main currently servicing the Boulevard property, the location of which is generally depicted in Exhibit G, a copy of which is attached hereto and incorporated herein by this reference. The abandonment shall be performed per IDOT standards.

E. Regulation of Provision of Sanitary Sewer and Potable Water Service; Billing for Service. Upon completion of the sanitary sewer and potable water system improvements reflected in Exhibit F, Plainfield agrees to (i) collect, transport and treat the sewage that is generated by that portion of the Boulevard to be developed within the corporate limits of Joliet as described in Exhibit D and (ii) provide potable water service to the area depicted in Exhibit D. All sewage flows generated by the Joliet portion of the Boulevard depicted in Exhibit D and transmitted to Plainfield for collection, transportation and treatment shall comply with the then current provisions of Plainfield's code of ordinances concerning the permitted composition of sanitary sewer flows; without otherwise limiting the foregoing, the transmission of industrial wastes as defined by Plainfield's code of ordinances from the service area depicted in Exhibit D to Plainfield for collection, transportation and treatment shall be prohibited. Except as otherwise specifically set forth herein, sanitary sewer service and potable water service to

the Joliet portion of the Boulevard depicted in Exhibit D shall be provided in the same manner and to the same extent as such services are provided to parcels located within Plainfield's corporate limits and subject to and in accordance with the generally applicable ordinances of Plainfield, provided, however, that in any case where Joliet advises Plainfield that the applicable ordinances of Joliet provide for more stringent requirements or standards with respect to the provision of sanitary sewer and potable water service, Plainfield shall apply and enforce the more stringent requirements or standards established by the applicable ordinances of Joliet. Plainfield and Joliet shall further cause the developer of the Boulevard to install water meters in that portion of the Boulevard located within Joliet's corporate limits that are compatible with Plainfield's water meter reading system and technology, and Plainfield shall thereafter read such meters on a monthly basis and generate combined sanitary sewer and potable water service billings from such readings, which billings shall be due and payable in the same manner as generally applicable to other sanitary sewer and potable water customers of Plainfield.

F. Connection Fees; Collection and Enforcement of Same. Plainfield shall directly collect the applicable potable water and sanitary sewer connection fees calculated in accordance with the then-current ordinances of Plainfield. Joliet will not issue a building permit for the building or structure sought to be provided with potable water and sanitary sewer service until it is confirmed that the connection fees have been collected.

G. Use of Easements, Rights-of-Way, and Other Property. Joliet shall allow Plainfield to access and utilize easements, rights-of-way, and other Joliet-owned property

to facilitate the operation and maintenance of the sanitary sewer and potable water system contemplated by Exhibit F hereof.

H. Inspection Manholes and Grease Traps; Building Permit Plan Review. In addition to any other requirements of this Agreement, Joliet shall require the installation of inspection manholes and external grease traps for buildings developed within the Joliet portion of the Boulevard depicted in Exhibit D when necessary, and prohibit the discharge of greases, oils, or other substances that may be potentially harmful or injurious to the Plainfield sanitary sewer system. Upon request from Plainfield, Joliet shall make available building permit plans to insure compliance with Plainfield water and sewer requirements.

I. Cooperation in Enforcement. Joliet agrees to cooperate with Plainfield as necessary from time to time to facilitate the enforcement and application of the provisions of this Agreement relevant to the protection of Plainfield's sanitary sewer system and the sanitary sewer system improvements contemplated hereby, including but not limited to taking enforcement actions consistent herewith against individual property owners or occupants of that portion of the Boulevard to be located within the corporate limits of Joliet, and requiring property owners within that portion of the Boulevard located within Joliet's corporate limits to enter into sanitary sewer and potable water service agreements with Plainfield.

V. STORM SEWER MAINTENANCE; STORMWATER MANAGEMENT FACILITIES

A. Storm Sewer Maintenance. Plainfield shall provide maintenance of the storm sewer system including cleaning of storm sewers and catch basins to the portion of the Boulevard Roadway section within Joliet's corporate limits, as shown in Exhibit F.

B. Stormwater Management Facilities. Plainfield and Joliet shall take such actions as may be respectively required of them to cause the developer of the Boulevard to design and construct stormwater management facilities consistent with the Site Plan and the provisions of the planned unit development ordinances included herein as Exhibits C and D, which stormwater management facilities shall be designed to provide detention to the Boulevard consistent with the parameters approved by Plainfield and Joliet, as attached hereto and incorporated herein by reference as Exhibit F. Plainfield and Joliet further acknowledge that the developer of the Boulevard shall be required to design and construct such stormwater management facilities at no cost or expense to Plainfield or Joliet, and to record an appropriate declaration of covenants to be approved by Plainfield and Joliet creating an association of property owners within the Boulevard which association shall, among other things, be required to assess such property owners on a pro rata basis for the costs of operating, maintaining and repairing such stormwater management facilities. The parties further acknowledge that the stormwater management facilities depicted on the Site Plan and hereinabove described shall be constructed and located within that portion of the Boulevard to be located within Plainfield's corporate limits. Such stormwater management facilities within the Plainfield portion of the

Boulevard shall provide stormwater detention for the Joliet portion of the Boulevard at a runoff coefficient of 0.85 to 0.90.

**VI. ROADWAY MAINTENANCE AND SNOW REMOVAL;**  
**BOULEVARD ROADWAY STREET LIGHTING**

Plainfield shall provide snow removal and street sweeping to the portion of the Boulevard Roadway section within Joliet's corporate limits, as shown in Exhibit F. Joliet shall be responsible for the cost of all major repairs, reconstruction, patching and resurfacing for said portion of roadway under its jurisdiction, as well as for the maintenance and energy costs for any Boulevard Roadway traffic signals located within Joliet's corporate limits. All street lighting to be installed on the Joliet and Plainfield portions of the Boulevard Roadway shall be owned and maintained by Plainfield, and Plainfield shall likewise bear the responsibility for the cost of the electricity required to operate such street lighting.

**VII. POLICE AND FIRE PROTECTION/EMS RESPONSE**

A. Police. Due to the location of the Boulevard, Plainfield and Joliet agree that Plainfield shall be responsible for responding to all calls for police services from that portion of the Boulevard located within Joliet's corporate limits, and that the execution of this Agreement by the parties shall serve to transfer all necessary jurisdiction from Joliet to Plainfield in connection therewith. Joliet shall provide police assistance to Plainfield in connection with Plainfield's response to calls for police services from that portion of the Boulevard located within Joliet's corporate limits as from time to time requested by Plainfield in accordance with the otherwise applicable mutual assistance protocols of their respective police departments.

B. Fire. Due to the location of the Boulevard, Plainfield and Joliet acknowledge that Plainfield shall, not later than contemporaneously with the parties' approval of legislation approving the execution of this Agreement, enter into an agreement with the Plainfield Fire Protection District for the provision of fire protection and emergency medical response services to that portion of the Boulevard located within Joliet's corporate limits, which agreement shall generally contemplate that the Plainfield Fire Protection District shall be responsible for responding to all calls for fire protection or emergency medical services from that portion of the Boulevard located within Joliet's corporate limits. Joliet shall provide fire protection and emergency medical response services to that portion of the Boulevard located within Joliet's corporate limits as from time to time requested by the Plainfield Fire Protection District in accordance with the otherwise applicable mutual aid agreements to which Joliet and the Plainfield Fire Protection District are parties.

C. Future Review of Police/Fire Protection EMS Response. Upon the request of either party, the parties to this Agreement shall meet from time to time to review and evaluate the status of the provision of police, fire protection and EMS response services to the Boulevard, and discuss potential amendments to this Agreement modifying the provisions of this Agreement pertaining to the provision of police, fire protection and EMS response services to the Boulevard. As and when the parties shall agree upon the terms and provisions of any such amendment, the same shall be presented to the corporate authorities of Plainfield and Joliet for consideration, and upon approval thereby and due execution thereof, the provisions of this Agreement shall thereafter be amended by the terms and provisions of such approved and executed amendment.

## **VII. MISCELLANEOUS PROVISIONS**

A. Entire Agreement. This Agreement incorporates the full and complete understanding of the parties to the exclusion of any terms or provisions not expressly set forth herein.

B. Exhibits. Exhibits attached to this Agreement are, by this reference incorporated into and made a part of this Agreement.

C. Amendments. This Agreement may be amended from time to time upon the mutual written agreement of the parties hereto. Any such amendment shall be in writing and shall not become effective except upon the enactment of an ordinance or resolution of each of the respective governing authorities of the parties, authorizing the execution of the proposed amendment.

D. Waivers. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived and the circumstances giving rise to such waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or different provisions of this Agreement.

E. Notices. Notices or other writings which either party is required to or may wish to serve upon the other party in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Plainfield:

Village of Plainfield

Attn.: Village Administrator

24401 W. Lockport Street

Plainfield, Illinois 60544

If to Joliet:

City of Joliet

Attn.: City Manager

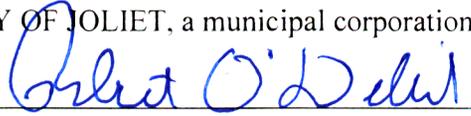
150 W. Jefferson Street

Joliet, Illinois 60432

F. Recitals. The recitals hereinabove set forth in the preamble to this Agreement are material to this Agreement and are, by this reference, incorporated into this Agreement as if fully set forth herein.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed on the day and year first above written.

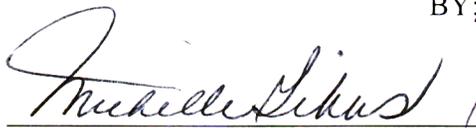
CITY OF JOLIET, a municipal corporation,

BY:   
Mayor

ATTEST:   
City Clerk

VILLAGE OF PLAINFIELD, a municipal corporation,

BY:   
Mayor

ATTEST:   
Village Clerk

## EXHIBIT LIST

- Exhibit A: Legal description of property included within the Boulevard
- Exhibit B: Boulevard Site Plan, including jurisdictional boundary
- Exhibit C: Plainfield Boulevard PUD Ordinance
- Exhibit D: Joliet Boulevard PUD Ordinance
- Exhibit E: Existing Plainfield and Joliet Zoning Districts applicable to Boulevard
- Exhibit F: Boulevard Infrastructure Improvements
- Exhibit G: Joliet Sewer and Water Main Abandonment

## **EXHIBIT A**

### **Plainfield-Area Boulevard Legal**

LOTS 2 AND 3 IN THE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED APRIL 20, 2018 AS DOCUMENT NUMBER R2018-026438, IN WILL COUNTY, ILLINOIS.

### **Joliet-Area Boulevard Legal**

LOTS 1 & 2 IN CROSS ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1997 AS DOCUMENT NUMBER R97-90822, IN WILL COUNTY, ILLINOIS.

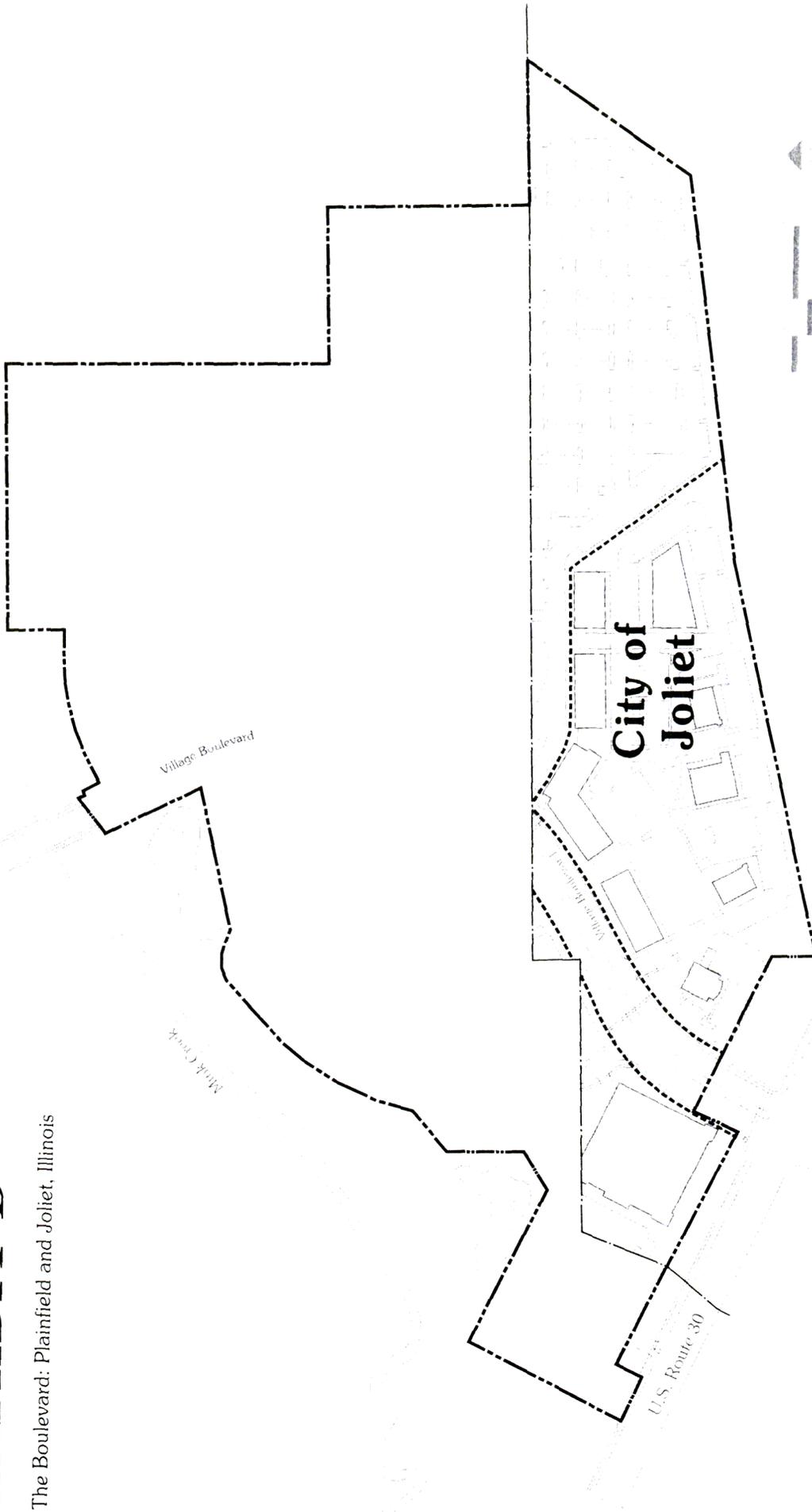
**EXHIBIT B**

BOULEVARD SITE PLAN

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# EXHIBIT B

The Boulevard: Plainfield and Joliet, Illinois



# Illustrative Site Plan

The Boulevard: Plainfield and Joliet, Illinois



**EXHIBIT C**

PLAINFIELD BOULEVARD P.U.D. ORDINANCE

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**EXHIBIT D**

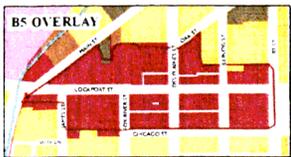
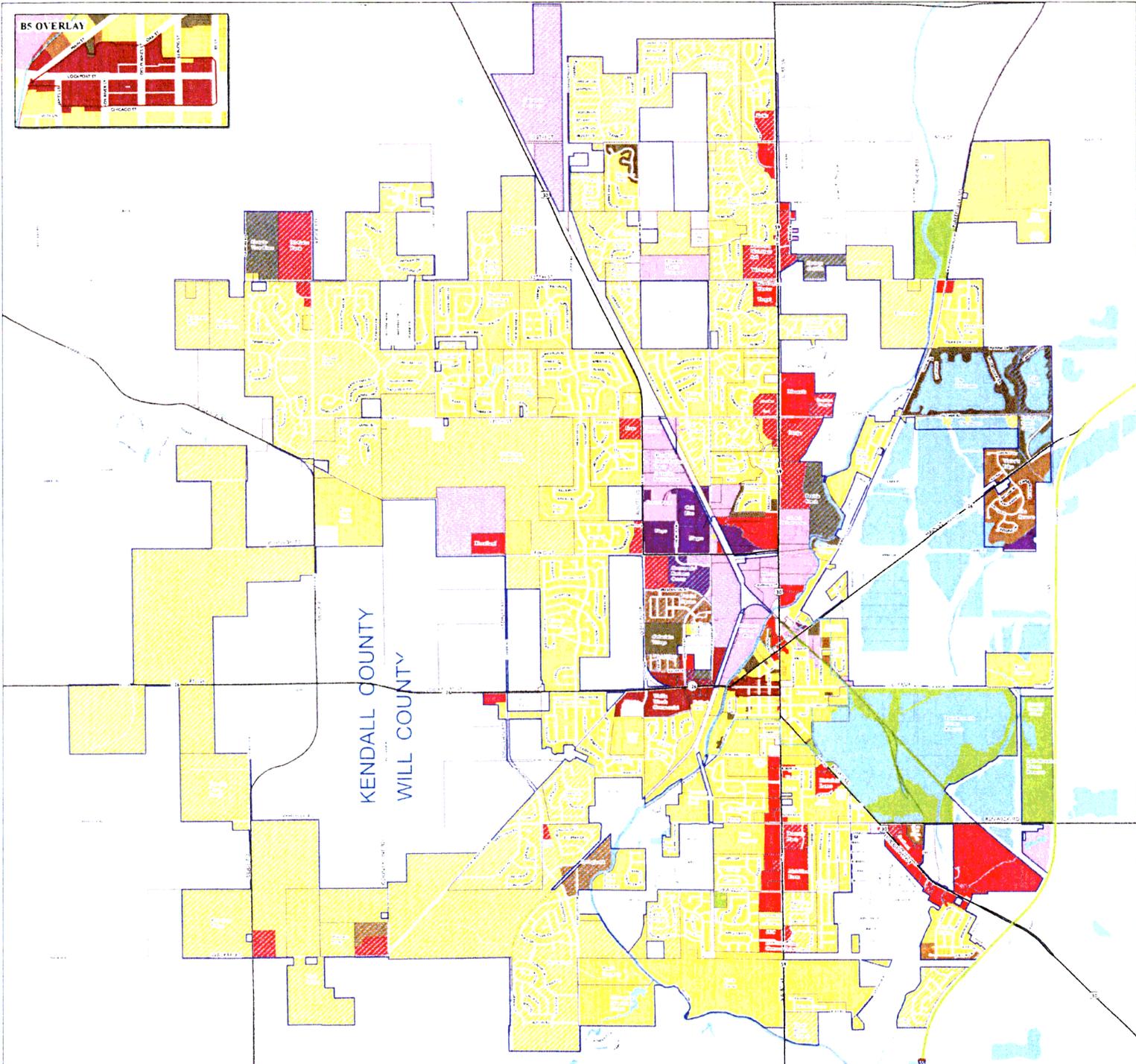
JOLIET BOULEVARD P.U.D. ORDINANCE

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**EXHIBIT E**

EXISTING PLAINFIELD & JOLIET ZONING DISTRICTS  
APPLICABLE TO THE BOULEVARD

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# 2019 Zoning Map

## Village of Plainfield, Illinois

0 1 2 Miles



Planning Department  
GIS Division  
March 12, 2019



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### Main Street Zoning From Penn Road to Lockport Street

24024 W. Main St. - R	24022 W. Main St. - R	24 22	24 22 W. Main St. - R-1	24005 W. Main St. - R	24024 W. Main St. - R
24012 W. Main St. - R	24 02 W. Main St. - R	24 34	24 36 W. Main St. - R-4	24004 W. Main St. - R	24030 W. Main St. - R
24018 W. Main St. - R	24 08 W. Main St. - R-4	24 38	24 42 W. Main St. - R-4	240 2 W. Main St. - R	24032 - 24038 W. Main St. - R-1
24046 W. Main St. - BTG	24 44 W. Main St. - R-4	24 46	24 50 W. Main St. - R-4	240 4 W. Main St. - R	24042 W. Main St. - R
24048 W. Main St. - BTG	24 20 W. Main St. - R-4	24 54	24 58 W. Main St. - R-4	240 8 W. Main St. - R-2	24044 - 24050 W. Main St. - R-1
					24052 W. Main St. - B-5

### Legend

- AG PUD Agricultural District
- R-1 PUD Low Density Single-Family Residential District
- R-2 PUD Single Family and Two-Family Residential District
- BS PUD Townhouse Residential District
- G-1 PUD Multiple Family Residential District
- BT PUD Business Transition Designation
- B-1 PUD Business Convenience District
- OS PUD Highway Business District
- OS PUD Traditional Business District
- OI PUD Office, Research and Light Industrial District
- GI PUD General Industrial District
- R1 Overlay
- BS Overlay
- PUD Planned Unit Development



**Village of Plainfield Permitted Use Table**

(1) *Height limits.* Building height limits shall be as set forth under each zoning district for all buildings, structures and uses of land. Exceptions to height limits are:

**Table II-1. Permitted and Special Uses in All Zoning Districts**

Use Category	Zoning District															
	Residential						Business					Industrial				
	RE	R-1	O	R-1	R-2	R-3	R-4	CV	TN	B-1	B-3	B-5	BT	I-1	I-2	AG
<b>RESIDENTIAL</b>																
Houshold living																
Single-family dwelling	P	P	P	P	P	P	P	P	P				P			P
Duplex				P	P	P	P	P	P							
Townhouse						P	P	P	P							
Multi-family dwelling							P	P				S				(1)
Group Living																
Assisted living facility	S	S	S	S	S	S	S	S	S	S	S					
Group Home	S	S	S	S	S	S	S	S	S	S	S					
Nursing Home	S	S	S	S	S	S	S	S	S	S	S					
Transitional shelter	S	S	S	S	S	S	S	S	S	S	S					
Group living not otherwise classified	S	S	S	S	S	S	S	S	S	S	S					
<b>COMMERCIAL</b>																
Adult use															P	
Animal services																
Animal grooming sales and service										P	P	P				
Animal hospital/veterinarian										P	P					
Animal shelter/kennel										S	S			P	P	S
Artist studio									S	P	P	P	P	P	P	
Auction house																
Bakery, retail									S	P	P	P				
Building maintenance service										S	P	S				
Business support service										P	P	P				
Communications sales and service										P	P	P				
Construction sales and service																
Building material sales														P		
Construction/contractor storage yard														P	P	
Drive-through facility										S	S	S				

**Table II-1. Permitted and Special Uses in All Zoning Districts**

Use Category	Zoning District														
	Residential							Business					Industrial		
	R-1	R-1	O	R-2	R-3	R-4	CV	TN	B-1	B-3	B-5	BT	I-1	I-2	AG
Dry cleaning, laundry pickup, and plant serving not more than one retail outlet								S	P	P	P				
Dry cleaning plant serving more than one retail outlet										S			P	P	
Eating and drinking establishments															
Brew-pub									P	P	P				
Microbrewery									P	P	P				
Cafe, coffee shop, soda fountain								S	P	P	P	S			
Restaurant									P	P	P	S			
Specialty food shop/carry-out									P	P	P	S			
Mobile Food Unit	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4
Tavern									P	P	P				
Entertainment and recreation															
Arcade, amusement, billiard/pool hall										P	S				
Camp, day or youth											S		S		
Health club											P	S	P		
Recreation facility, private	S	S	S	S	S	S	S	S	S	P	S	S	S		
Stable	S	S	S							P					P
Theater									S	P	S				
Financial services															
Bank, credit union, savings and loan								S	P	P	P				
Brokerage or financial advising									P	P	P				
Secondary financial markets										S					
Flea market									S	S	S				
Food and beverage retail sales															
Convenience store								S	S	P	P				
Grocery store								S	P	P	P				
Liquor store (package goods)									S	P	P				
Liquor store (as accessory use)							S	S	S	P	P				

Table II-1. Permitted and Special Uses in All Zoning Districts

Use Category	Zoning District															
	Residential					Business					Industrial					
	RE	R-1	O	R-1	R-2	R-3	R-4	CV	TN	B-1	B-3	B-5	BT	I-1	I-2	AG
Supermarket																
Funeral and internment services																
Cemetery	S	S	S	S	S	S	S	S	S							
Cremating										S	P			P		
Funeral home or undertaking									S	S	P	S				
Garden center										P	P	P				
Home occupations	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)							
Lodging																
Bed and breakfast	S	S	S	S	S	S	S	S	S				S			S
Campground														S		
Hotel/motel										S	P	S				
Youth hostel										S	S	S	S			
Medical clinic or service									S	P	P	P	P			
Massage therapy										S	S	S	S	S		
Newspaper printing presses											P			P		
Office (except as more specifically regulated)																
GFA less than/equal to 10,000 sq. ft.									S	P	P	P	P	P		
GFA over 10,000 sq. ft.														P		
Outdoor sales display (except as otherwise permitted, see section 9-61)										S	S	S	S			
Outdoor uses within public right-of-way														P		
Parking																
Garage as principle use										S	P	S		S		
Non-accessory parking lot										P	P	P		P	P	
Personal services																
Barber shop/hair salon									S	P	P	P	P			
Beauty, nail, or tanning salon									S	S	S	S	S	S		
Body art service																
Fortune telling service														S		



Table II-1. Permitted and Special Uses in All Zoning Districts

Use Category	Zoning District														
	Residential						Business					Industrial			
	RE	R-1	R-1 O	R-2	R-3	R-4	CV	TN	B-1	B-3	B-5	BT	I-1	I-2	AG
Industry and manufacturing															
Light													P	P	
Medium													S	P	
Heavy														P	
Junk/salvage yard													S	P	
Recycling facility													S	P	
Warehouse, storage, and freight transportation															
Self-storage facilities										S			S		
Freight terminal, truck													S	S	
Freight terminal, rail or intermodal													S	S	
Moving and storage													P	S	
Outdoor storage, contained material													P	S	
Outdoor storage, uncontained raw materials										S			S	S	
Warehouse													P	P	
<b>PUBLIC, CIVIC, EDUCATIONAL, OTHER</b>															
Agriculture															
Dairy farm including processing															P
Farming on lot 40 or more acres	P	P	P	P	P	P	P	P	P	P	P	P			P
Farming, field and garden crops, less than 0.5 - 40 acres	P	P	P	P	P	P	P	P					P	P	P
Farm stand															P
Feedlot															P
Grain storage															P
Greenhouse, commercial													P	P	P
Hatchery, poultry															P
Roadside market										P					P

**Table II-1. Permitted and Special Uses in All Zoning Districts**

Use Category	Zoning District															
	Residential								Business				Industrial			
	RE	R-1	R-1	O	R-2	R-3	R-4	CV	TN	B-1	B-3	B-5	BT	I-1	I-2	AG
Child care facilities	S	S	S	S	S	S	S	S	S	P	S	P				
Child care facility other than day care home and foster home																
Preschool	S	S	S	S	S	S	S	S	S	P	S	P				
Day care home and foster home	P	P	P	P	P	P	P	P	P	P	P	P				P
Community center	S	S	S	S	S	S	S	S	S	P	P	P				
Donation box(es)										(3)	(3)	(3)		(3)	(3)	
Education facility																
College and university									S	S	S					
School, kindergarten thru high school	S	S	S	S	S	S	S	S	S	S	S	S				
Trade school, music school, dance school									S	S	P	S				
Heliport										S	S	S		S	S	S
Hospital														S	S	
Library	S	S	S	S	S	S	S	S	S	S	S	S				
Lodge, fraternal and civic assembly																
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P				
Police and fire stations	S	S	S	S	S	S	S	S	S	P	P	P		P	P	
Postal service	S	S	S	S	S	S	S	S	S	S	S	S		S	S	
Planned development	S	S	S	S	S	S	S	S	S	S	S	S		S	S	
Religious use																
Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S		S	S	
Religious institution	S								S	S	S	S		S	S	
Utilities																
As part of subdivision plat	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Not as part of subdivision plat	S	S	S	S	S	S	S	S	S	S	S	S		P	P	S

<b>Table II-1. Permitted and Special Uses in All Zoning Districts</b>															
<b>Zoning District</b>															
<b>Use Category</b>	<b>Residential</b>						<b>Business</b>			<b>Industrial</b>					
	<i>RE</i>	<i>R-1</i>	<i>R-1 O</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>CV</i>	<i>TN</i>	<i>B-1</i>	<i>B-3</i>	<i>B-5</i>	<i>BT</i>	<i>I-1</i>	<i>I-2</i>	<i>AG</i>
Cannabis															
Cannabis Dispensaries										S			S	S	
Cannabis Cultivation Centers													S	S	

**Notes:**

- (1) Only if an accessory use to agriculture.
- (2) Permitted, subject to provisions of section 9-19.
- (3) permitted, subject to provisions of section 9-16(8).
- (4) permitted, subject to provisions of section 9-16(9).

## ARTICLE IV. - PLANNED DEVELOPMENTS

### Sec. 9-42. - Purpose.

- (1) *General.* The Planned Development (PD) approach provides the flexibility needed to promote innovative and creative land development that achieves the community vision outlined in the comprehensive plan. Within the framework of a PD normal zoning standards may be modified. The resulting flexibility is intended to encourage developments that are more environmentally sensitive, economically viable, and aesthetically pleasing than might otherwise be possible if the standards of the underlying zoning district(s) were strictly enforced. A PD is intended to remain in substantial compliance with the densities outlined in the comprehensive plan. Increased densities from the underlying zoning may be permitted under this section if such increases can be substantiated based on a superior site design following the village's design guidelines. Each proposal for a PD shall be presented and judged on its own merits, and approval shall not be based exclusively on a comparison to an already existing PD.
- (2) *Objectives.* Specifically, the objectives of a PD are:
  - a. To stimulate creative approaches to the residential, commercial, and industrial development of land; and
  - b. To provide more efficient use of land; and
  - c. To preserve or enhance natural features and provide open space areas.

### Sec. 9-43. - Applicability.

- (1) *Elective.* Any owner of property who wishes to develop his or her property as a PD may voluntarily petition such approval under the provisions of this ordinance.
- (2) *Mandatory.*
  - a. Development of land that includes more than one type of land use on a single zoning lot shall proceed as a PD.
  - b. The village administrator or community development director shall have the right to require all development of land which meets or exceeds one or more of the following thresholds to be developed as a PD:
    - i. Development of land totaling twenty (20) or more acres; or
    - ii. Development of land including fifty (50) or more dwelling units.

### Sec. 9-44. - Development standards.

In recommending approval or granting approval of preliminary development plans and final development plans, the plan commission and the village board shall ensure that the proposed PD meets the following standards:

- (1) *Ownership.* The land intended for the PD shall be under single ownership and/or unified control.
- (2) *Compatibility.* The proposed use or combination of uses is consistent with the goals and objectives of the comprehensive plan.
- (3) *Accessibility.* Adequate utilities, road access, draining, police and fire service and other necessary facilities already exist or will be provided to serve the proposed PD.
- (4) *Designation of land for schools, recreational amenities and permanent common open space.* The proposed PD shall provide for the dedication of land for school sites and land for recreational purposes. Alternatively, the village board may approve a cash payment in lieu of actual land dedication, or may approve a combination of cash and land dedication.

- a. *Common open space.* Common open space shall be provided for recreational purposes. Such open space may be designed for active or passive recreational use. Common open space shall meet the following standards:
    - i. Each parcel of common open space intended for active recreation shall be at least twelve thousand (12,000) square feet. The minimum width of the common open space shall allow for the safe participation in the active recreational activities for which it is designed. For trail purposes the minimum open space width shall be twenty (20) feet.
    - ii. Each parcel must be accessible to all the residents of the proposed PD. Sidewalks, bike trails or pedestrian trails must link the parcels.
    - iii. The slope must be appropriate for the activities for which the common open space is intended.
    - iv. Land dedicated to the village or Park District may be included in the calculation of usable common open space.
  - b. *Areas excluded from common open space.* Common open space shall not include:
    - i. Areas reserved for the exclusive use or benefit of an individual tenant or owner;
    - ii. Dedicated streets, alleys, and other public rights-of-way;
    - iii. Required detention areas, floodplains or wetlands, unless the village board determines that natural features, such as a creek or lake, will be a substantial amenity for the development;
    - iv. Irregular or unusable narrow strips of land less than fifty (50) feet wide, unless containing a trail or bicycle path;
    - v. Existing permanent utility easements.
- (5) *Open space ownership and maintenance.*
- a. *Public or private ownership.* The public or private ownership and maintenance responsibilities for all common open spaces shall be established by the developer and approved as part of the ordinance authorizing the PD. All common areas should be platted as separate outlots. Restrictive covenants running with the land shall guarantee that the common open space will be properly cared for and used only for purposes designated in the PD's approved final development plan.
  - b. *Maintenance.* To ensure appropriate long-term maintenance of private common open space the developer shall submit a detailed open space management plan describing the method and schedule of maintenance.
- (6) *Limits on use.* No common open space may be put to any use not specified in the final development plan unless the final development plan has been amended according to section 9-50 of this ordinance.
- (7) *Special service area.* A special service area shall be required to ensure adequate property maintenance. This special service area shall be created at the time of final platting of the first phase of the PD, and shall include all phases of the Planned Development. In the event the entity that has ownership and maintenance responsibilities fails to adequately manage the open space, the village may assume maintenance responsibilities until such time as that or another appropriate entity can manage the open space. The village may tax the property of those within the special service area for the village's prior and estimated future cost of maintaining the open space.
- (8) *Completion of recreational facilities and other site amenities.*
- a. *Commencement of construction.* Construction of recreational facilities and other improvements to common open spaces serving a PD shall commence in accordance with the approved PD ordinance. At a minimum, such improvements shall commence prior to

the completion of not more than thirty-three (33) percent of the dwelling units in the development or prior to the completion of the first seventy-five (75) dwelling units, whichever comes first.

- b. *Completion of construction.* Recreation facilities and other improvements to common open spaces shall be completed prior to the issuance of building permits for the last twenty-five (25) percent of the dwelling units, or twenty-five (25) percent of the total gross floor area of commercial and industrial uses within a PD developed as a single phase.
  - c. *Phased developments.* In PDs containing two (2) or more phases, construction of recreation facilities in earlier phases shall be completed prior to the issuance of occupancy permits for the next phase of the PD.
- (9) *Site design.* PDs shall adhere to the site design provisions contained in Article XIII (Site Design) of this zoning ordinance.
- (10) *Commercial development.* Commercial development within a PD should be focused on the provision of goods and services to community residents. To further this goal, a maximum of thirty (30) percent of the building square footage within a commercial PD should be comprised of non-retail uses.
- (11) *Additional conditions.* To meet the unique circumstances presented by each PD, and to protect the health, safety, and general welfare of existing village residents and the residents of the proposed development, the village board reserves the right to attach any other conditions it deems necessary, but not specifically provided in this ordinance, to the approval of the PDs. Such additional conditions may include, but are not limited to, more stringent requirements for construction, phasing, and revocation.

Sec. 9-45. - Permitted variations from village ordinances.

- (1) *General.* Except as specifically provided otherwise in this section, planned developments shall be developed in conformity with this zoning ordinance and all other applicable codes and ordinances of the village. Modifications that deviate from the bulk, density, and design provisions in this zoning ordinance and in other applicable regulations are privileges and will be considered by the village only in direct response to the tangible community benefits received from the PD. These benefits shall be in the form of: exceptional amenities; outstanding environmental, landscape, architectural or site design; or the conservation of special man-made or natural features of the site. The village's Design Guidelines shall be used in the evaluation of these benefits.
- (2) *Bulk regulations.* PDs are governed by the bulk regulations of the underlying zoning district. However, the plan commission may recommend, and village board may authorize, exceptions to the applicable bulk regulations of this ordinance within the boundaries of such planned development including building height, lot area, lot width, and yard setback requirements, provided that:
- a. Such exceptions shall be solely for the purpose of promoting an efficient and coordinated site plan, no less beneficial to the residents or occupants of such development, as well as the neighboring property, than would be obtained under the bulk regulations of this ordinance for buildings developed on separate zoning lots; and
  - b. Along the periphery of such PDs, yards or setbacks shall be provided that meet or exceed the regulations of the district in which the PD is located.
- (3) *Land uses.* The plan commission may recommend, and village board may authorize, that there be permitted in part of the area of a proposed PD, and for the duration of such development, specified uses not permitted by the use regulations of the district in which the development is proposed. Proposed PDs with mixed land uses shall not be recommended or approved unless:
- a. The proposed land uses are necessary or desirable and are appropriate with respect to the primary purpose of the PD; and

- b. The proposed uses are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood.

(4) *Other.* See section 9-49 of this ordinance for additional required findings.

Sec. 9-46. - Guidelines for planned developments.

In accordance with the provisions of section 9-8, the village may publish design guidelines for PDs. In reviewing the preliminary and final development plans the plan commission and village board should consider the application as a whole; the deviation from one or more guidelines should not necessarily preclude approval of the plans. Nevertheless, before granting approval of preliminary development plans and final development plans pursuant to this article, the plan commission and the village board should encourage compliance with any and all published guidelines. All residential planned developments shall meet the minimum architectural requirements outlined in section 9-54 in addition to any approved project specific requirements of the PD.

Sec. 9-47. - Approval procedures for planned developments.

A PD shall be granted as a special use to the zoning district in which it is located. The village board is the final decision-making body. The process for obtaining a PD approval shall be as follows:

(1) *Pre-application meeting and concept plan.*

- a. *Purpose.* Prior to filing a formal application for approval of a PD, the applicant shall request a meeting with the village planner or, with village board consent a PD Review Committee, in order to present a concept plan of the proposed PD. The nature of this meeting is advisory only. Nothing offered or said by the village planner, village staff, village representatives, or village consultants shall be construed as an approval of the project or approval of any particular element of the project. All advice and recommendations are subject to modification during later stages of the approval procedure as outlined in this section, and the petitioner remains responsible for ensuring that all applicable village ordinances and standards are met. The purpose of the pre-application meeting is to help the applicant determine whether:
  - i. The concept plan appears to be in compliance with the provisions of this ordinance and all other applicable village standards and ordinances.
  - ii. Any zoning amendment or variation is required in connection with the proposed development.
  - iii. The concept plan appears to be in conformity with the land-use policies and objectives of the village as expressed in the village comprehensive plan and this zoning ordinance.

FIGURE IV-1.  
PD Approval Process

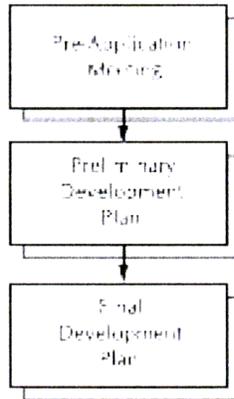


Figure IV-1. PD Approval Process

- b. *Participation.* At a minimum, the village planner or his/her representative shall participate in the pre-application meeting. The village administrator, with village board consent, may establish a PD Review Committee for the purposes of participating in the pre-application meeting, and the petitioner or the village administrator may request that this committee review the application. Such a PD Review Committee, if established, shall consist of: the village planner or his/her representative; at least one member of the plan commission; at least one member of the village board. The village administrator may name additional members to the PD Review Committee. These additional members may include, but are not limited to: village staff, village consultants, members of the Plainfield Economic Partnership, and additional members of the plan commission or village board.
- c. *Concept plan.* For the pre-application meeting with either the village planner or the PD Review Committee the petitioner should:
  - i. Prepare documents describing the nature of the proposed development and the relationship of the proposed PD to adjoining uses, both existing and planned, and to the topography and natural features of the site and adjoining lands.
  - ii. Prepare other documents as recommended by the village planner. The village planner may prepare, publish, and distribute a list of documents and information recommended for the pre-application meeting. This list may include, but is not limited to, such items as street and lot layouts, parking, current site vegetation, and preliminary engineering studies.
  - iii. Forward the recommended documents to the village planner. Such documents should be received by the village planner at least two (2) days prior to the scheduled pre-application meeting.
- d. *Review.* The village planner or his/her representative and, if requested, the PD Review Committee, shall review the submitted documents and advise the applicant as to the compatibility of the proposed development with the comprehensive plan and this zoning ordinance. The recommendations relative to the pre-application review are advisory only, and shall not constitute a waiver from requirements contained in village ordinances.
- e. *Additional meetings.* The village planner, or, if established, the PD Review Committee, may request, but not require, additional pre-application meetings with the applicant. The intent of such additional meetings should be to ensure that the proposed PD conforms, to the

maximum extent possible, with the applicable code provisions, goals and policies of the village.

- f. *Report.* The village staff, PD Review Committee, or consultants may prepare a written summary report of any pre-application meeting and forward the report to the plan commission and village board.

(2) *Preliminary development plan.*

- a. *Purpose.* The purpose of the preliminary development plan is to obtain a recommendation from the plan commission and preliminary approval by the village board that the applicant's intended development of land is acceptable and that the applicant can reasonably proceed with preparation of detailed architecture, engineering, and site and landscape plans.

**FIGURE IV-2.  
PD Preliminary  
Development Plan  
Approval Process**

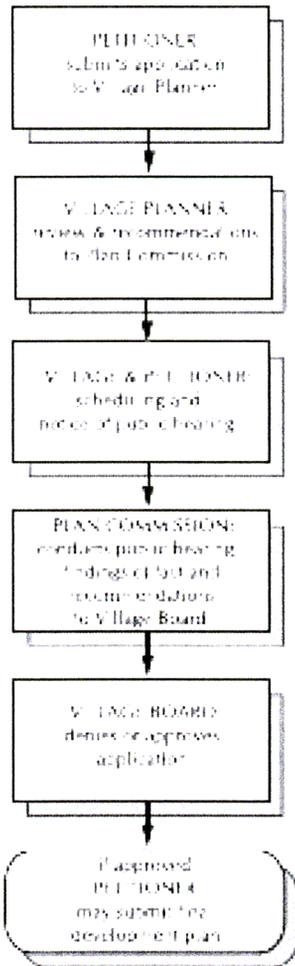


Figure IV-2. PD Preliminary Development Plan Approval Process

- b. *Submission.* An application for approval of a preliminary PD plan shall be filed with the village planner. The application shall include all information and documentation required by this ordinance. The village planner shall determine whether the application is in proper form and shall not consider the application as filed until all documents are submitted. Upon receipt and filing of the application the village planner will review the application and write a summary of its contents. This summary should include the proposed PD's compliance with village ordinances and suggestions and recommendations. The village planner will forward the application with the summary report to the plan commission.
- c. *Submittals.* See section 9-48 of this ordinance for the materials required for an application for approval of a preliminary development plan.
- d. *Public hearing—Notice and conduct.* The plan commission shall schedule and hold a public hearing on the application for special use for a PD and preliminary development plan. Notice for the public hearing shall be in accordance with the provisions of section 9-38 of the zoning ordinance. The plan commission shall preserve a record of the public hearing in such a manner as the plan commission shall, by rule, prescribe from time to time.
- e. *Plan commission recommendations.* The plan commission shall make written findings of fact and shall submit it together with its recommendations to the village board. Requirements for findings of fact for planned development applications are explained in section 9-49 of this ordinance.
- f. *Village board actions.* The village board shall review the plan commission's findings of fact and recommendations, and following such review may approve, deny, or approve with modification the final development plan of the proposed PD.

FIGURE IV-3.  
PD Final Development Plan  
Approval Process

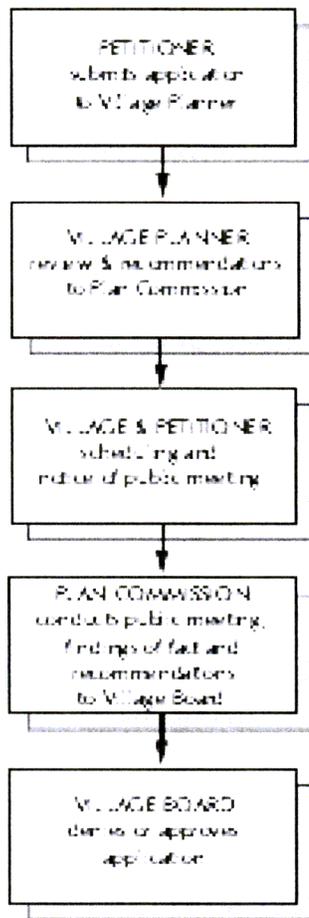


Figure IV-3. PD Final Development Plan Approval Process

- (3) *Status of preliminary development plan.*
  - a. Approval of a preliminary development plan shall not constitute approval of the final plan, nor qualify a plat of the PD for recording. Rather it shall be deemed an expression of approval of the preliminary plan as a guide for preparation of the final plan. Furthermore, the approval of the preliminary development plan shall vest no rights to the applicants other than to be able to submit a final development plan.
  - b. A preliminary development plan which has been granted approval as submitted, or approval with conditions or modifications, shall not be modified, revoked or otherwise impaired by action of the village, pending an application for final approval, without the consent of the applicants, provided that application for final approval is filed within any time or times that may be specified in the resolution granting preliminary approval.
- (4) *Final development plan.*

- a. *Purpose.* The purpose of the final plan is to provide a detailed design for the land to be subdivided, as well as the division of other lands into common open spaces and building areas, and to more specifically address land uses and building locations, engineering, and architectural design.
- b. *Submission.* The application for approval of the final development plan of a PD may be submitted in phases. An application for approval of the final development plan or for a phase of the final development plan shall be filed with the village planner. The application shall include all information and documentation required by this ordinance. Upon conclusion that the application includes all required documents, the village planner will forward the application to the plan commission for review and recommendation.
- c. *Submittals.* See section 9-48 of this ordinance for the materials required for an application for approval of a final development plan.
- d. *Public meeting.* The plan commission shall hold a public meeting on the application for a special use for a PD and final development plan or any phase of the development plan and shall preserve a record of the proceedings in such a manner as the plan commission shall, by rule, prescribe from time to time.
- e. *Plan commission recommendations.* The plan commission shall make written findings of fact and shall submit it together with its recommendations to the village board. Requirements for findings of fact are explained in section 9-49 of this ordinance.
- f. *Village board actions.* The village board shall review the plan commission's findings of fact and recommendations, and following such review may approve, deny, or approve with modification the final development plan of the proposed planned PD. If the final development plan is approved, the village board shall adopt an ordinance authorizing the PD as a special use. Supporting documents shall be attached to the ordinance as exhibits.

Sec. 9-48. - Content of planned development applications.

- (1) *Minimum submission requirements.* At a minimum, the applications for approval of preliminary development plans and final development plans shall include the following:
  - a. *Character and objectives.* An explanation of the character of the proposed PD, and how the proposal accomplishes the objectives of the PD regulations.
  - b. *Drawings.*
    - i. The generalized pattern of existing land use, indicating ground elevations, major and minor roadways, sidewalks, railroads, sanitary sewers, storm sewers and drainage improvements, water mains, utilities and designated landmarks, historical areas and buildings.
    - ii. Detailed drawings of the area covered by the proposed development indicating the proposed: ground elevations, streets, lots, buildings, heights and uses of buildings, landscaping, pedestrian access and circulation, common open space, recreational areas and facilities, parking areas, service areas and other facilities related to the proposed development.
  - c. *Land uses.* A description of the quantity of all land uses in the proposed development.
  - d. *Dedicated acreage.* The number of acres to be devoted to recreational areas, schools, parks, or municipal purposes; if the proposed development is to be constructed in phases, the area and location of such uses that will be provided at each stage.
  - e. *Requested modifications.* A description of the modifications, exceptions, and deviations from the village's ordinances which are being requested as part of the application for approval of the PD.
  - f. *Agreements.* Proposed agreements, provisions or covenants and by-laws which will govern the use, maintenance and continued protection of the planned development and any of its common

open space of the homeowner associations, recreational areas and facilities, in the area covered by the preliminary development plan. Such agreements are required only for the application for approval of the final development plan, and are not required for the application for approval of the preliminary development plan.

- (2) *Additional submission requirements.* In addition to the minimum requirements listed in paragraph (1) of this section, the village staff, plan commission, or village board may request such information as may be required to conduct a comprehensive review and evaluation of the proposed PD. The village staff may publish and distribute application forms that list the requirements.

Sec. 9-49. - Findings of fact.

- (1) *General.* The plan commission shall not recommend a proposed PD for approval unless it shall make findings of fact based upon evidence presented to it in each specific case.
- (2) *Findings—All PDs.* In recommending approval for a proposed PD, the plan commission shall find that:
  - a. The PD fulfills the objectives of the comprehensive plan and the land use policies of the village and presents an innovative and creative approach to the development of land and living environments.
  - b. The proposed land uses fulfill, or can reasonably be expected to fulfill a need or demand for such uses within the village.
  - c. The physical design of the PD efficiently utilizes the land, adequately provides for transportation and public facilities, and preserves natural features of the site, and that the property is suitable for the proposed purposes and land uses.
  - d. Any exceptions to bulk and density regulations of the underlying zoning shall be solely for the purpose of promoting an efficient and coordinated site plan, no less beneficial to the residents or occupants of such development, as well as the neighboring property, than would be obtained under the bulk and density regulations of this ordinance for buildings developed on separate zoning lots.
  - e. The PD meets the requirements and standards of the planned development regulations.
  - f. Open spaces and recreational facilities are provided.
  - g. The PD is compatible with the adjacent properties and the neighborhood, and along the periphery of the PD yards or setbacks shall be provided that meet or exceed the regulations of the district in which the PD is located.
- (3) *Mixed use PDs.* In addition to paragraph (1) of this section, in recommending approval for all mixed use developments, the plan commission shall find that:
  - a. That the land uses permitted are necessary or desirable and are appropriate with respect to the primary purpose of the PD.
  - b. That the land uses are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood.

Sec. 9-50. - Compliance, amendments, and revocation.

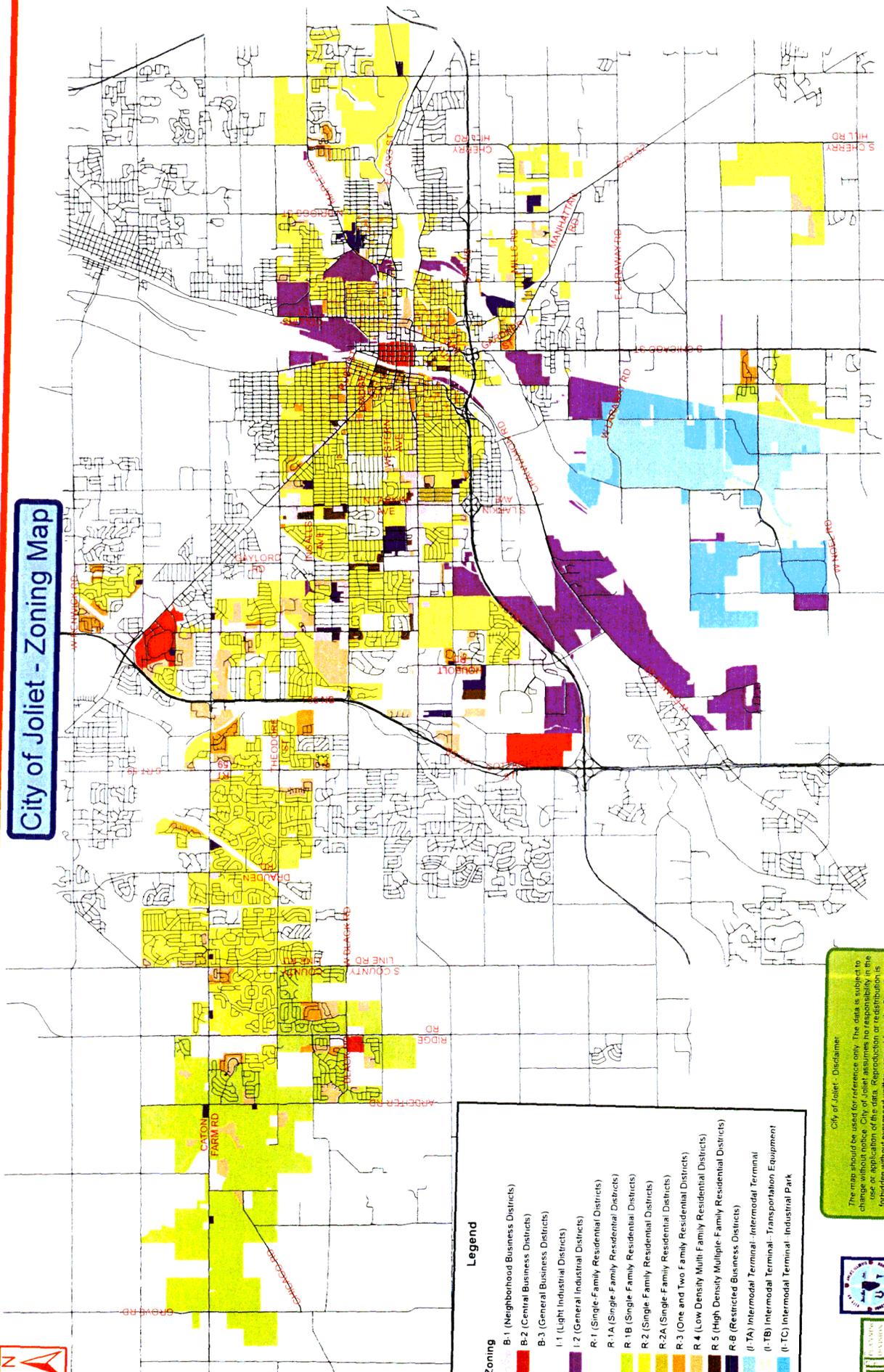
- (1) *General.* All PDs shall be developed in strict compliance with the recorded final plan and supporting data. All final plans and covenants filed and recorded by the village shall be contractual undertakings by, and shall be binding upon, the applicants, therefore the owners of the land covered by such planned development, their successors and assigns. The final plan and supporting data shall control and limit the use of the parcel of land (including the general internal use of buildings and structures) and the location of the buildings and structures in the planned development.
- (2) *Occupancy.* No PD, or any portion of a PD, may be occupied until such time as all applicable building certificates have been issued by the appropriate village authority certifying that the

development, or a stage of the development, if applicable, has been completed in compliance with the final plan and any recorded covenant or developer agreement as approved and recorded.

- (3) *Amendments and administrative adjustments to the approved final development plan.*
- a. *Major changes.* A major change requires a public hearing before the plan commission and approval by the village board. The procedure for the hearing and approval shall be in accordance with the provisions of section 9-38 of this ordinance. Submittal requirements may be limited to plans and documents that indicate or are related to the major changes. Any of the following changes shall be deemed a major change:
    - i. A change which alters the concept, character or intent of the final development plan;
    - ii. A change which increases the residential density or the number of dwelling units;
    - iii. A change which increases the height of any building or structure beyond five (5) percent, or alters the uses and design standards set forth as a minimum in this ordinance;
    - iv. A change which increases nonresidential gross floor area of any building or of the entire development by more than ten (10) percent;
    - v. A change which significantly reduces the amount of common open space or recreational amenities;
    - vi. A change that significantly alters the number, type, or location of landscaping or existing vegetation;
    - vii. A change that would have a significant environmental impact.
  - b. *Minor changes.* Minor changes are changes not defined as major changes which do not alter the concept or intent of the PD. The village planner shall approve minor changes.

However, prior to considering any minor change the village planner may request that the plan commission review the proposed minor change and offer its recommendations.
  - c. *Revocation.* The PD and the ordinances authorizing it shall be subject to revocation. If the PD is revoked the zoning classification of the subject property will revert to the zoning classification affixed to the property before approval of the PD.
  - d. *Grounds for revocation.* The PD shall be subject to revocation if:
    - i. The application for approval of the final development plan is not filed within two (2) years from the date of approval of the preliminary development plan; or
    - ii. Construction does not commence within two (2) years from the date of approval of the final development plan. For a PD with a phasing plan, the PD shall be subject to revocation if the initial phase of construction has not commenced within two (2) years of the approval of the PD, or if construction of any of the subsequent phases has not commenced or is not completed in accordance with the terms of the phasing plan; or the developer requests revocation of the PD.
  - e. *Extensions and hearings.* The village board may extend these time limits in one-year increments. The village board may schedule a revocation hearing once any of these time limits has expired. The developer shall be notified at least sixty (60) days prior to any revocation hearing.

# City of Joliet - Zoning Map



**Legend**

Zoning	Description
[Red]	B-1 (Neighborhood Business Districts)
[Red]	B-2 (Central Business Districts)
[Purple]	B-3 (General Business Districts)
[Light Yellow]	I-1 (Light Industrial Districts)
[Light Purple]	I-2 (General Industrial Districts)
[Light Orange]	R-1 (Single Family Residential Districts)
[Light Yellow]	R-1A (Single Family Residential Districts)
[Light Yellow]	R-1B (Single Family Residential Districts)
[Light Yellow]	R-2 (Single Family Residential Districts)
[Light Yellow]	R-2A (Single Family Residential Districts)
[Light Yellow]	R-3 (One and Two Family Residential Districts)
[Light Orange]	R-4 (Low Density Multi-Family Residential Districts)
[Light Orange]	R-5 (High Density Multiple-Family Residential Districts)
[Dark Purple]	R-B (Restricted Business Districts)
[Light Blue]	(I-TA) Intermodal Terminal - Intermodal Terminal
[Dark Blue]	(I-TB) Intermodal Terminal - Transportation Equipment
[Dark Blue]	(I-TC) Intermodal Terminal - Industrial Park

**City of Joliet - Disclaimer:**  
 The map should be used for reference only. The data is subject to change without notice. City of Joliet assumes no responsibility in the use or application of this data. Reproduction of this map is forbidden without expressed written consent from the City of Joliet.



**SECTION 47-13 B-3 GENERAL BUSINESS DISTRICT:**

The purpose of this District is to provide for certain commercial, wholesale and light industrial uses that are transportation oriented. Proximity to high capacity transportation ways combined with fairly level sites are important. These permitted uses are not usually reliant on neighborhood convenience, but tend to be region serving.

**47-13.1 PERMITTED PRINCIPAL USES:**

No land shall be used or occupied and no building or structure shall be designed, erected, enlarged, occupied or used other than for one of the following uses:

- (a) Those uses permitted as of right pursuant to Section 47-10.1, Section 47-11.1 and Section 47-12.1:\*

\* Ord. #16738: 12/7/10

- (b) The following uses, provided no part of a building occupied by such uses shall have any openings other than stationary windows or required fire exits within one hundred (100) feet of any single family or one and two family residential zoning districts:

- (1) Animal hospital, veterinary clinic or kennel.
- (2) Bowling alley, pool hall or billiard parlor, dance hall, bar or cocktail lounge, night club, microbrewery, brew pub, and similar enterprises.
- (3) Carpenter shop, electrical, heating, ventilating, sheet metal or plumbing shop, furniture upholstery shop, printing, publishing, engraving or lithographing plant, laundry and dry cleaning shop, sign painting shop, canvas tenting and awning repair and assembly shop and similar establishments.
- (4) Laundries, clothes cleaning or dyeing establishments:

- (c) Automobile service stations and mini-marts, subject to the provisions of Section 47-17.26:

- (d) SEE SECTION 47-13.2A(g). \*

\* Ordinance No. 12154: 12/15/98

- (e) Outdoor advertising signs, subject to the variation and other provisions of Section 47-17.21:

- (f) Bottling of soft drinks or milk, or distribution stations, provided no part of a building where bottling is done shall have any openings other than stationary windows or required fire exits within three-hundred (300) feet of any residential zoning district:

- (g) Building material sales yards, if enclosed on all sides by a solid wall or fence not less than six (6) feet in height:

- (h) Unlighted baseball field, bathhouse, or boathouse, golf driving range, skating rink, swimming pool, or similar unlighted open air recreational uses and facilities, but not within two-hundred (200) feet of any single family or one and two family residential zoning district. Pedestrian lighting and security lighting shall not be considered "lighting" for the purpose of this provision:

- (i) Commercial greenhouses, including accessory outdoor sales of seasonal stock in trade, but only if such items are sold and stored more than one hundred (100) feet from a residential zoning district;
- (j) Commercial parking lots, subject to the provisions of Section 47-17.17;
- (k) Motels or motor hotels, subject to the provisions of Section 47-17.17;
- (l) Theaters, including outdoor theaters, provided the latter are at a distance of at least two-hundred (200) feet from any public right-of-way and four-hundred (400) feet from any residential zoning district;
- (m) Wholesale business: \*

\* Ord. #12745; 4/18/00

- (n) Any other use of the same general character as the foregoing permitted uses, but not including any use which may become noxious or offensive in a B-3 District. \*\*

\*\* Ord. #11215; 7/16/96

- (o) Firearms dealers & gunsmiths (e.g. firearms repair shops/ any person who provides a service of designing, manufacturing and/or repairing firearms) provided:

- (1) Shall not be located in the same structure or building with any other business of any type unless the shared walls separating the businesses are of masonry construction.
- (2) The exterior walls of the structure are to be of masonry construction. Alternative construction materials which afford equivalent protection may be permitted if approved by the building inspector.
- (3) All exterior entrance points and window points of the building shall be gated and/or barred when the building is unoccupied. No gating, barring, or other security devices used shall be mounted to the exterior of the building. The use of gating and security devices on exit doors will need emergency override devices to allow for exit in case of an emergency inside the building. If the emergency override devices require electricity to operate, they shall be served by an alternate 12-hour power supply that automatically activates in the event of a power failure.
- (4) The entire interior of the building (except bathrooms) must be covered with video surveillance cameras. The video surveillance camera recorders must be located in a secure location. Parking lots as well as any exterior wall breach, such as doorways or windows must be maintained under video surveillance as well. Lighting must be supplied to insure that the installed cameras are capable of recording all activity at such lumens that will allow easy identification of any persons coming into their view, and such light must be maintained 24 hours a day.

- (5) No firearms shall be displayed in any manner which would cause such exhibit or display to be visible to persons outside of the premises during hours the business is not open.
- (6) A safe must be provided on site that is of sufficient size to accommodate all firearms and firearms parts on site at any given time. All firearms and firearms parts must be kept in the safe or securely locked so as to render the firearm inaccessible and unusable when the business is not open.
- (7) Shall not be located within a minimum of 500 feet from any residential zoning district and a minimum of 1,000 feet from any school, church, day care, park or playground, library, and other firearms dealers and gunsmiths. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the firearms dealers and gunsmiths, or, the nearest exterior business signage for the firearms dealers and gunsmiths, whichever is closest, measured at ground level.
- (8) Firearms dealers and gunsmiths may not utilize amplified music outdoors.
- (9) Exterior signage shall comply with Section 47-17.21 of the Zoning Ordinance, except that signs or exterior building surfaces depicting violent scenes shall not be permitted.\*

\* Ord. #17880: 12/4/18

#### **47-13.2 PERMITTED ACCESSORY USES:**

Accessory uses customarily incidental to a permitted principal use.

#### **47-13.2A SPECIAL USES:**

The following uses may be allowed as special uses by the Mayor and City Council, with the advice of the Board of Appeals, in accordance with Section 47-5.2:

- (A) Those uses permitted as of right pursuant to Section 47-9.1, provided the uses conform to the area, bulk and other district regulations in which the uses are typically located;
- (B) Those uses allowed as special uses under Section 10.3;
- (C) Telephone, television, radio and other wireless broadcasting stations or studios, and receiving and transmitting towers, provided such towers are at least one hundred (100) feet from any residential zoning district;
- (D) Lighted baseball fields, bathhouse or boathouse, golf driving range, skating rink, swimming pool or similar lighted open air recreational uses and facilities, but not within four hundred (400) feet of any single family or one and two family residential zoning district;
- (E) Carting, express, hauling establishments, but not within three hundred (300) feet of a residential or restricted business zoning district. \*

(F) Automatic or manual car washing establishments, but not within one hundred (100) feet of a residential zoning district. \*\*

\* Ord. #11215; 7/16/96

\*\* Ord. #11507; 6/17/97

(G) Automobile, truck, trailer, motorcycle, recreational vehicle, boat, or farm implement establishments for display, hire, sales and minor repair, including outdoor sales lots, provided no part of a building where repairs are conducted shall have any openings other than permanently sealed windows or required fire exits within one-hundred (100) feet of any residential zoning district. \*\*\*

\*\*\* Ord. #12154; 12/15/98

(H) Tattoo shops, massage parlors. \*\*\*\*

\*\*\*\* Ord. #12563; 12/7/99

1. Tattoo shops must meet minimum spacing requirements: a minimum of 500 feet from any residential zoning district and a minimum of 1,000 feet from any school, church, day care, park or playground, library, and other tattoo businesses.

This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the tattoo shop, or, the nearest exterior business signage for the tattoo shop, whichever is closest, measured at ground level. \*\*\*\*\*

\*\*\*\*\*Ord. #16668

(I) Mini-warehouses, indoor storage facilities. \*\*\*\*\*

(J) Resale shops, other businesses principally engaged in the retail sale of previously owned goods and merchandise. \*\*\*\*\*

\*\*\*\*\* Ord. 12745; 4/18/00

(K) Pawn shops, payday loan stores (consumer installment licensees), currency exchanges and similar uses, but not including banks. \*\*\*\*\*

\*\*\*\*\* Ord. #12899; 9/19/00

Ord. # 15623; 08/01/06

(L) Travel-trailer parks/campgrounds and RV parks may be established and maintained in this district as a special use in accordance with the following regulations:

1. Location and access: No travel-trailer park shall be located except with direct access to a major arterial or state highway, and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a travel-trailer park shall be permitted through a residential district, nor require movement of traffic from the park through a residential district.
2. Spaces for occupancy-uses permitted and length of stay: Spaces in travel-trailer parks may be used by travel-trailers, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices. Spaces

shall be rented by the day only, and occupant of such space shall remain in the same trailer park not more than seven (7) days.

3. Accessory Uses: Management headquarters, recreational facilities, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a travel-trailer park are permitted as accessory uses in any district in which trailer parks are permitted. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in trailer parks in districts where such uses are not permitted as accessory uses, subject to the following restrictions:
  - a. Such establishments and the parking areas primarily related to their operations shall not occupy more than 10 percent of the area of the park.
  - b. Such establishments shall be restricted in their use to occupants of the park.
  - c. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.
4. Toilets, showers, and other essential plumbing fixtures shall conform to the Illinois State Plumbing Code and the Illinois Department of Public Health's Rules and Regulations for Recreational Areas.
5. Site planning and required improvements, general objectives: Site planning and improvements shall provide for:
  - a. Facilities and amenities appropriate to the needs of the occupants.
  - b. Safe, comfortable, convenient, and sanitary use by occupants under all weather conditions to be expected during periods of occupancy.
  - c. Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from adverse influences within the park.
6. Relation of spaces to exterior streets: In addition to yard requirements applying generally within districts, the following limitations shall apply with respect to travel-trailer parks. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any major or minor arterial street, or within 25 feet of the right-of-way line of any collector or local street as shown on the Official Street Classification Map.

7. Design of access to park: Entrances and exits to travel-trailer parks shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within (1) 100 feet where the speed limit is less than 45 m.p.h. or (2) 150 feet where the speed limit is 45 m.p.h. or more, of any portion of the approach-lane of the accessway within 25 feet of its intersection with the right-hand lane of the street.
  
8. Off-street parking, loading, and maneuvering space: In connection with use of any travel-trailer park, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, or right-of-way, or any public grounds, or on any private grounds not part of the trailer park unless the owner has received written permission for such use. Each trailer park shall provide off-street parking, loading, and maneuvering space located and scaled so that the prohibitions above may be observed, and park owners shall be held responsible for violations of these requirements.
  
9. Sign Control. Signs shall be erected and maintained in conformance with Section 47-17.21 of the Zoning Ordinance of the City of Joliet.
  
10. External yard requirements: A fifty (50) foot setback with protective screening or fencing shall be required on property boundaries adjacent to a public right-of-way. Those property boundaries adjoining private property shall require a setback of twenty-five (25) feet with protective fencing. \*

\*ORDINANCE #13051; REVISED 1/17/01

### **47-13.3 SPECIAL USES:**

Travel-trailer parks/campgrounds may be established and maintained in this district as a special use in accordance with the following regulations:

- (a) Location and access: No travel-trailer park shall be located except with direct access to a major arterial or state highway, and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a travel-trailer park shall be permitted through a residential district, nor require movement of traffic from the park through a residential district.
  
- (b) Spaces for occupancy-uses permitted and length of stay: Spaces in travel-trailer parks may be used by travel-trailers, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices. Spaces shall be rented by the day only, and occupant of such space shall remain in the same trailer park not more than seven (7) days.

- (c) Accessory Uses: Management headquarters, recreational facilities, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a travel-trailer park are permitted as accessory uses in any district in which trailer parks are permitted. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in trailer parks in districts where such uses are not permitted as accessory uses, subject to the following restrictions:
- (1) Such establishments and the parking areas primarily related to their operations shall not occupy more than 10 percent of the area of the park.
  - (2) Such establishments shall be restricted in their use to occupants of the park.
  - (3) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.
- (d) Toilets, showers, and other essential plumbing fixtures shall conform to Table 7.21.2 of the Illinois State Plumbing Code and the Illinois Department of Public Health's Rules and Regulations for Recreational Areas." 4.104.
- (e) Site planning and required improvements, general objectives: Site planning and improvements shall provide for:
- (1) Facilities and amenities appropriate to the needs of the occupants.
  - (2) Safe, comfortable, convenient, and sanitary use by occupants under all weather conditions to be expected during periods of occupancy.
  - (3) Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from adverse influences within the park.
- (f) Relation of spaces to exterior streets: In addition to yard requirements applying generally within districts, the following limitations shall apply with respect to travel-trailer parks. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any major or minor arterial street, or within 25 feet of the right-of-way line of any collector or local street as shown on the Official Street Classification Map.
- (g) Design of access to park: Entrances and exits to travel-trailer parks shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within (1) 100 feet where the speed limit is less than 45 m.p.h. or (2) 150 feet where the speed limit is 45 m.p.h. or more, of any portion of the approach-lane of the accessway within 25 feet of its intersection with the right-hand lane of the street.

- (h) Off-street parking, loading, and maneuvering space: In connection with use of any travel-trailer park, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, or right-of-way, or any public grounds, or on any private grounds not part of the trailer park unless the owner has received written permission for such use. Each trailer park shall provide off-street parking, loading, and maneuvering space located and scaled so that the prohibitions above may be observed, and park owners shall be held responsible for violations of these requirements.
- (i) Sign Control. Signs shall be erected and maintained in conformance with Section 47-17.21 of the Revised Zoning Ordinance of the City of Joliet (No. 5285, adopted December 5, 1968 as amended).
- (j) External yard requirements: A fifty (50) foot setback with protective screening or fencing shall be required on property boundaries adjacent to a public right-of-way. Those property boundaries adjoining private property shall require a setback of twenty-five (25) feet with protective fencing.

**47-13.4 REQUIRED YARDS:**

In a General Business District, the following yard areas shall be provided:

- (a) Front Yards: No front yard shall be required excepting: Where the frontage on one side of the block is divided between B-3 (General Business District) and a residential district, the front yard requirements of the residential district shall apply to the area in the General Business District.
- (b) Side yards: Side yards shall not be required excepting:
  - (1) A yard not less than six (6) feet in width shall be provided where a side lot line of a General Business District abuts a residential zone.
  - (2) In all other causes no side yard shall be required for a business but if such a yard is voluntarily provided, it shall be not less than six (6) feet in width.
- (c) Rear yards: Rear yards shall not be required excepting where a rear lot line of a General Business District abuts a residential zone. There shall be provided a rear yard of twenty-five (25) feet for a one or two story building. An additional one foot of rear yard shall be provided for each two feet of height over twenty-five (25) feet, such yard may be measured from the center line of an intervening alley.

**47-13.5 BUILDING HEIGHT REGULATIONS:**

No building in this District shall exceed three (3) stories or 50 feet in height.

**47-13.6 ACCESSORY PARKING:**

Space shall be provided in accordance with the provisions of Section 47-17.17.

**47-13.7 OFF-STREET LOADING:**

Space shall be provided in accordance with the provision of Section 47-17.16.

**47-13.8.1 SIGNS:**

See Section 47-17.21 for size and location of permitted signs.

**47-13.9 SCREENING:**

See Section 47-17.18 for screening regulations for uses adjoining residential districts.

**47-13.10 PROHIBITED USES:**

All uses not expressly permitted as of right by Section 47-13.1 or as a permitted accessory use under Section 47-13.2 or pursuant to Section 47-13.2A are prohibited in B-3 zoning district. \*

\* Ord. #11215: 7/16/96

**47-13.11 MINIMUM BUILDING DESIGN STANDARDS**

All non-residential structures erected within a B-3 zoning district shall conform to the design guidelines set forth in Section 47-15H.\*

\*Ord. #15794: 2/20/07

## **SECTION 47-15A PLANNED UNIT DEVELOPMENTS:**

Planned Unit Developments are hereby authorized as provided herein, and in accordance with the procedures set forth in this Section may be located in all zoning classification districts.

### **47-15A.1 LEGISLATIVE INTENT:**

It is hereby declared to be the legislative intent of the City of Joliet to allow Planned Unit Developments and thereby to provide for certain exceptions to the use and bulk regulations of this Ordinance; where such exceptions will be utilized to provide greater flexibility and originality in the design of large scale projects and to promote good site planning, better design, provisions for open spaces and high standards of light and air.

### **47-15A.2 SITE CHARACTERISTICS:**

Pre-existing site conditions have considerable importance in establishing the character of urban development. The following site characteristics shall be considered in the preparation and review of Planned Unit Development proposals:

- (a) Trees: Trees of 6" diameter and larger are to be protected and saved wherever possible, particularly where a grouping of such trees exists; the feasibility of temporary removal and replacement of smaller trees should be considered.
- (b) Contours: Responses to site profiles should be considered in Planned Unit Developments. ridges, rock out-croppings, slopes, and hillocks all require that special consideration be given the siting of buildings.
- (c) Water: Existing site water, in the form of watercourses streams, marshes, and ponds should be considered as possible resources for the establishment of viable ponds, streams, or storm drainage courses.
- (d) Orientation: The siting of residential developments should be assessed in terms of site profiles, views, sun, prevailing wind, and water resources.
- (e) Open Space Development: All of the above considerations should be coordinated with a view towards developing pleasant and usable open space pattern throughout the residential community. This open space should be related to any existing parks or park plans.

### **47-15A.3 MINIMUM AREA IN PLANNED UNIT DEVELOPMENTS:**

- (1) The minimum area of any Planned Unit Development designed and intended for residential use shall be governed by the minimum land area required to support the density proposed as set forth in the regulations of the zoning district in which the Planned Unit Development is located.\*

\* Ord. #16738: 12/7/10

- (2) The minimum area of any Planned Unit Development which is designed and intended only for business use shall not be less than four acres in area, except where such development is located within or immediately adjacent to any existing I-1, I-2, I-3, B-1, B-2, or B-3 districts, there shall be no minimum area regulation. There shall be no minimum area regulation for

any business development which is designed as an accessory service area to a larger planned development, which includes other than business uses. However, generally, the total area devoted to business activity shall not exceed five of the total area of such mixed development.

- (3) The minimum area of any Planned Unit Development which is designed and intended for industrial use and which may also include accessory commercial uses shall not be less than 20 acres except that where such development is located within or immediately adjacent to any existing I-1, I-2, or I-3 district, there shall be no minimum area regulation.
- (4) There shall be no minimum area regulation for any industrial development which is designed in conjunction with a larger planned development which includes other than industrial and commercial uses. However, generally, the total area devoted to industrial activity shall not exceed 20 percent of the total area of such mixed development.

#### **47-15A.4 PLAN COMMISSION REVIEW:**

The City Plan Commission may approve or disapprove of the plans as submitted or may require that the plans be modified, altered, adjusted, or amended by the applicant prior to approval. After such hearings as provided herein, the Plan Commission shall notify the City Council in writing of its action and recommendation. No building permits shall be issued for any construction within the Planned Unit Development until it is approved by the City Council of the City of Joliet; and no approval shall be made of the Planned Unit Development until all of the plans thereof comply with the following conditions:

- (1) The plans for the development are consistent with the Comprehensive Plan for the entire City and the needs for the particular neighborhood.
- (2) Where the Planned Unit Development is for a dwelling group, the following restrictions are illustrated in the plans and shall apply:
  - (a) That the buildings are to be used only for such residential purpose and accessory uses except as otherwise specifically allowed by the City Council, provided that such accessory uses shall include private garages, storage spaces, recreational and community activities.
  - (b) That the density standards on the site, exclusive of the area occupied by streets will not be less than the lot area per family required in the district in which the dwelling group is to be located, except as otherwise regulated in Section 47-15A.6.
  - (c) That there is to be provided within the tract on which the dwelling group is to be erected, parking space in private garages or off-street parking areas, as required by the regulations of the district in which said development is located.
  - (d) That there are to be provided, as part of the proposed development, adequate recreational areas to serve the needs of the anticipated population to be housed in said dwelling group.
  - (e) Sidewalks and pedestrian ways shall be provided as needed to supplement and complement the proposed street system.
  - (f) There should be no regulation as to the maximum height or number of stories in any building in a Planned Unit Development district. However, the height of any building in excess of the number of stories set forth in the regulations of any district where located

shall be specified upon the development plan and the heights of such buildings shall be limited to that specified in any development plan.

- (g) That the proposed dwelling group will constitute a residential environment of sustained desirability; that it will be in harmony with the surrounding neighborhood and that the neighboring properties will not be adversely affected. That it will not cause congestion in local streets.
- (h) That the proposed dwelling group will be consistent with the intent and purpose of this Ordinance to promote public health, safety and general welfare.
- (i) Such dwelling group shall be authorized only in the R-1, R-2, R-3, R-4, R-5 and R-B zoning districts.

**47-15A.5 USE EXCEPTIONS:**

The Plan Commission may recommend and the City Council may authorize in specified areas of such development, and for the duration of such development, specified uses not permitted by the use regulations of the district in which said development is located, provided that the Plan Commission shall find:

- (1) That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
- (2) That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood.
- (3) That the uses permitted by such exception constitute less than five per cent (5%) of the ground area of the planned unit development.\*

\* Ord. #16738: 12/7/10

**47-15A.6 (BULK REGULATIONS) of the Zoning Ordinance of the City of Joliet is repealed.\***

\* Ord. #16738: 12/7/10

**47-15A.7 OWNERSHIP, USE AND MAINTENANCE OF OPEN SPACES:**

- (1) In the event that the application for a permit hereunder results in a preliminary development plan and final development plan showing lands available for park, recreation, open space, or other municipal purposes directly related to the development plan, then the Plan Commission as a condition of approval of the preliminary development plan may, and prior to approval of the final development plan shall, establish such conditions on the ownership, use and maintenance of such open spaces as it deems necessary to assure the preservation of such lands for their intended purposes. Such conditions shall be approved by resolution of the City Council before the development plan may be approved for filing.
- (2) Among the conditions which shall be required to be entered on the final development plan prior to the approval of the final development plan are the following:

- (a) The applicant shall furnish an open space covenant assuring that the subdivision's open spaces will remain as open spaces and not later be used for other residential or business purposes or filled in with more buildings, or used for any purposes other than for the benefit of the Planned Unit Development. Said covenant shall not become effective until accepted by resolution of the same by the City Council.
- (b) Local open spaces as shown on the development plan of the applicant, at the application of the applicants or developer, may be retained permanently by him. When retained by the developer, plans for the improvement and maintenance of the tracts must be approved by the Plan Commission of the City of Joliet prior to the approval of the final development plan, and entered on the final development plan as provided herein to assure both continuing use of the tracts' local open space purposes and the proper operation and maintenance of the same, to the Plan Commission's satisfaction.
- (c) A statement that with the exception of the minimum lot requirements of the Subdivision Regulations of the City of Joliet, all requirements of the Subdivision Regulations have been complied with by the applicant and owner.
- (d) The open space covenants authorized to be used by this paragraph shall be in substantially the following language.

**COVENANT**

(Open space on Lot \_\_\_\_\_, Block \_\_\_\_\_.) WHEREAS, the undersigned \_\_\_\_\_ hereby warrant that they are the owners of real property in the City of Joliet, County of Will, and State of Illinois, or in the County of Will within one and one-half miles of the corporate limits of the City of Joliet, described as Lot \_\_\_\_\_, Block \_\_\_\_\_; and whereas they are in the process of developing said real estate with dwelling units and accessory installation and improvements; and whereas the City of Joliet pursuant to the laws of the State of Illinois, as amended from time to time, is empowered to develop a comprehensive plan for the orderly growth of said City and for the areas within one and one-half miles of the corporate limits thereof, and is empowered to adopt such subdivision regulations and other ordinances as necessary therefore, and is authorized to require covenants or conveyances of interests therein, so as to limit the future use of and otherwise consider the open spaces and areas on said land; now therefore in consideration of the approval of the Planned Unit Development for said real estate and for other valuable considerations the undersigned owners of the real property herein described hereby individually and jointly, warrant and covenant that all of lot \_\_\_\_\_, block \_\_\_\_\_, in the City of Joliet, County of Will, and State of Illinois, or in the County of Will, and State of Illinois, within one and one-half miles of the corporate limits of the City of Joliet, hereby is dedicated as open space and open area, and no structures or other artificial facilities shall be constructed in or upon said real property without the express consent and authorization of the City Council of the City of Joliet; provided, however, that there shall be reserved to the owner or owners of said real property the right to construct necessary and appropriate structures and facilities for use as a park and recreational facility for the benefit of the owners of other parcels in said tracts such structures and facilities to be subject to the appropriate uses permit provisions and procedures as set forth in the Zoning Ordinance and regulations of the City of Joliet and any future amendments thereto, and subject to the final approval by the City Council.

Acceptance of this instrument by the City Council shall not be construed to waive any of the requirements of the Ordinances or regulations of the City of Joliet. Warranties and covenants herein contained shall be and remain in effect until any or all thereof are expressly released by the City Council of the City of Joliet and are intended to be and shall continue to be covenants running with the

land herein above described and shall be binding upon the legal owners, representatives, successors and assigns of the undersigned. The above covenants shall be signed and acknowledged according to law by the owner or owners or their legal agents.

#### **47-15A.8 PLANNED UNIT DEVELOPMENT APPLICATIONS:**

Applications for Planned Unit Developments shall be filed with the Department of Community Development by the owners of property or others entitled to the benefits thereof, and shall be accompanied by eighteen (18) or more copies and one transparency of complete preliminary development plans. Preliminary development plans should provide the following material, during the preparation of which the applicant is encouraged to keep the Commission informed of his progress and to consult with the staff if any questions or problems arise. Such consultations will speed the process of approval:

- (1) Drawings: Sheet sizes should be no larger than 24" x 36" except where the indicated minimum scales require a larger sheet.
  - (a) Site plan showing existing features: contours at 5' intervals, general location and diameter of all trees 6" in diameter and larger, location of watercourses, ponds and streams, existing structures and roads, and any other features, such as large rock out-croppings, which may be distinctive or unusual on a particular site. Scale: No less than 1"=160'.
  - (b) Site sections sufficient to indicate the major site profiles, presented at same scale as the site plan.
  - (c) An architectural site plan showing the existing topography; proposed grading; location, extent and character of use or uses; number of stories; total floor area and location of entrances and loading points of all structures; location, character and use of open areas; public rights-of-way or easements bounding or intersecting the property; curb cuts, driving lanes; off-street parking areas with the number of parking spaces, off-street loading areas and illumination facilities for the same; pedestrian walks, malls and any public transportation loading places; location and character of any walls, fences, plantings or landscapings; location, size, height, orientation of any permitted signs; proposed staging of development, if any; and any other similar data which the Plan Commission may require.
  - (d) (Required only where new or altered street plan is included as part of submission.) Preliminary street and drainage plans, showing alignment of streets and direction of flow of storm and sanitary sewer in relation to topography. These drawings should be at same scale as the architectural site plan. Where an official street and drainage plan exists, it should be submitted for purposes of comparison.
  - (e) Preliminary house plans proposed for development.\*  

\* Ord. No. 16738: 12/7/10
  - (f) When available, drawings or models indicating the three dimensional character of the proposal in an accurate way. The drawings may be perspectives, sections, elevations, axonometrics, or isometrics in any combination, or at any scale, that is appropriate for communicating the character of the proposal.
- (2) Written material: In addition to the drawings, other pertinent information about Planned Unit Development proposals must be submitted in preliminary form:

- (a) Statistical summary of proposal, including: gross site area; street area; net site area; number of each variety of dwelling unit, and total number of dwelling units; floor area per dwelling unit type and total floor area; common open space area; and number of rooms per dwelling unit type and total number of rooms.
  - (b) Staging Plan: A general time schedule of expected completion dates of elements of plan. Staging should be designed so that each stage, as completed, will complement earlier stages to form a satisfactory whole even if succeeding stages are delayed.
  - (c) Performance bond and insurance: The developer shall furnish a performance bond in an amount satisfactory to the Commission to guarantee the proper maintenance and repair of all open spaces and private streets, roadways, sidewalks, or other pathways retained by the developer; in addition, the developer shall furnish public liability insurance. In addition, the developer shall furnish the City with a certificate of insurance from an insurance company licensed to do business in the state, which certificate shall name the City as additional insured. The insurance policy shall indemnify the applicant and the City against liability for the injury or death or damages in the following amounts: for the injury or death of any one (1) person -- one hundred thousand dollars (\$100,000.); for the injury or death of more than one (1) person arising from the same accident -- three hundred thousand dollars (\$300,000.); and for damages to property of another, including the City -- fifty thousand dollars (\$50,000.). The policies of insurance required by the preceding paragraph shall be approved as to form by the Corporation Counsel prior to the approval by the Plan Commission, and shall be in such form as to indemnify, keep and save harmless the City against any loss, cost, damage, expenses, judgement or liability of any kind whatsoever which the City may suffer or which may accrue against, be charged to or be recovered from the City or any of its officials, from or by reason or on account of accidents to persons or property during any demolition operations and from or by reason or on account of anything done under or by virtue of any permit granted for any demolition operations.
  - (d) Financial plan: A general time schedule of expected completion dates of elements of plan.
  - (e) Size and scope of shopping facilities, if any.
  - (f) Size and scope of any other community facilities.
  - (g) Preliminary ownership and maintenance plan of common open space, if any.
  - (h) Certification of ownership of property.
- (3) Within thirty (30) days of receipt of a complete preliminary submission, the Commission will tell the sponsor whether a final submission is encouraged. At this time, also, the Commission will make known any conditions to be included in the final submission, such as allowance for community facilities or the need to accommodate street plans to those of adjacent areas. Also, the Commission may request that certain documents be submitted to the Commission to facilitate coordination with other agencies.

**47-15A.9 FINAL SUBMISSIONS:**

The sponsor's final proposal should include all the following material:

- (1) Drawings: All the drawings from the preliminary submission must be resubmitted in an up-to-date form. In addition, where street and drainage plans are new or altered, complete drawings conforming to the requirements of the Plan Commission and other appropriate agencies, must be submitted at this time.
- (2) Written material: All schedules and documents called for in the preliminary submission must be submitted in final form. Within thirty (30) days of receipt of a completed final submission, the Commission will take appropriate action: normally, either granting administrative approval of fixing a public hearing. Where the latter action is appropriate, the Commission will move expeditiously to hold the hearing and make its recommendation to the City Council. Upon receipt of a recommendation from the Plan Commission, the City Council may approve the Planned Unit Development by adopting an Ordinance amending the official Zoning Map of the City and making the Planned Unit Development a part thereof. In the event that a developer subsequently wishes to make minor modifications to an approved Planned Unit Development, such modifications shall be submitted to the Commission in a form which compares the approved submission with the desired changes. The Commission may authorize such minor modifications without public hearings or City Council action. Minor modifications generally may be construed to mean substitutions of one approved house type for another, or minor variations in placement of buildings in such a way that the overall limits of approved floor area, open space, or rooms per acre are not increased.
- (3) Notice of Hearing: In addition to any other notice required, the sponsor shall also provide notice of the public hearing before the Commission by posting a land use change informational sign in accordance with the provisions of Section 47-19.7(6) of the Zoning Ordinance. \*

\* Ord. No. 9879: 4/21/92

#### **47-15A.10 PLANNED UNIT DEVELOPMENT MAP DESIGNATIONS:**

Upon the approval of a Planned Unit Development by the City Council, such approval shall be noted on the official zoning map of the City of Joliet by outlining the area included in the approved Planned Unit Development and designating the area with the usual notation of the zoning district in which the Planned Unit Development is located, but with a "P" inserted between the letter and numeral thereof.

#### **47-15A.11 EXPIRATION OF DEVELOPMENT PLAN:**

The approval of a preliminary planned unit development shall remain in effect for the same period as the effective period for the approval of a preliminary plat, as set forth in Section 3.2(1) of the Subdivision Regulations. The approval of a final planned unit development shall remain in effect for the same period as the effective period for the approval of a final plat, as set forth in Section 3.3(1) of the Subdivision Regulations, as amended.

All conditions imposed as a part of any Planned Unit Development shall run with the land and shall not lapse or be waived as a result of a subsequent change in tenancy or ownership of any or all of said area, provided, however, that nothing herein shall be construed to limit the right of the developer, its successors or assigns, to sell property in said Planned Unit Development, except for such conditions imposed upon said common areas.\*

\* Ord. #16738: 12/7/10

**EXHIBIT F**

BOULEVARD INFRASTRUCTURE IMPROVEMENTS

*(INTENTIONALLY LEFT BLANK)*

# EXHIBIT F Infrastructure Improvements

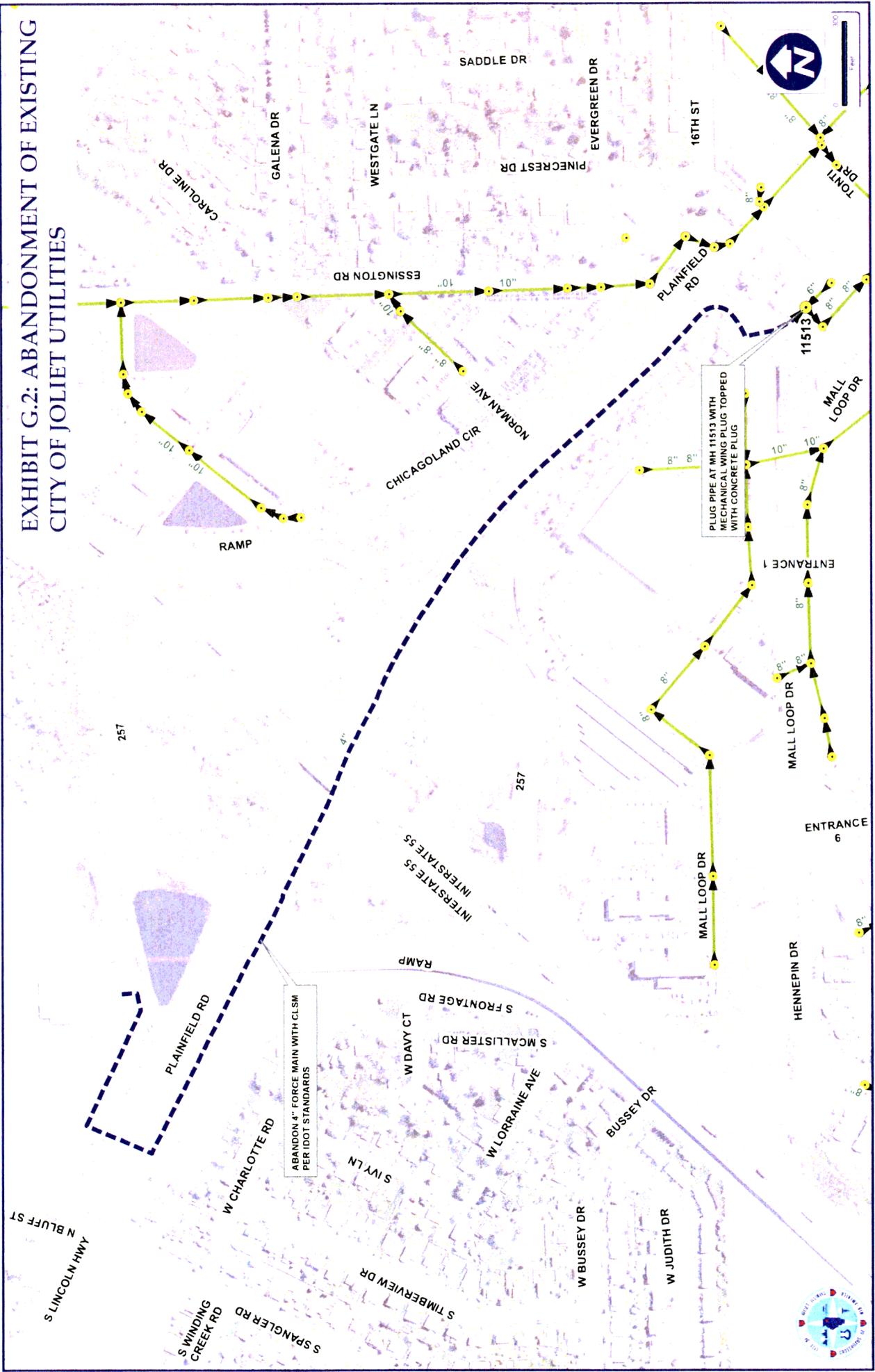


**EXHIBIT G**

JOLIET SEWER & WATER MAIN ABANDONMENT

*(INTENTIONALLY LEFT BLANK)*

# EXHIBIT G.2: ABANDONMENT OF EXISTING CITY OF JOLIET UTILITIES



ABANDON 4" FORCE MAIN WITH CLSM PER IDOT STANDARDS

PLUG PIPE AT MH 11513 WITH MECHANICAL WING PLUG TOPPED WITH CONCRETE PLUG







## Land Use & Legislative Committee

### Meeting Minutes

City of  
**JOLIET**  
150 W. Jefferson Street  
Joliet, IL 60432

AUDIO IS HEREIN INCORPORATED  
INTO THE OFFICIAL MINUTES

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Wednesday, June 19, 2019

4:00 p.m.

Council Chambers, 2<sup>nd</sup> Floor

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1. Roll Call

PRESENT: Councilwoman Jan Hallums Quillman, Councilman Terry Morris,  
Chairman.

ABSENT: Councilman Don "Duck" Dickinson.

2. Approval of Minutes—May 2, 2019

050219

Motion to approve the minutes of the May 2, 2019 meeting was made by Councilwoman Jan Hallums Quillman.

Motion seconded by Councilman Terry Morris, Chairman.

Motion carried by the following vote:

AYES: Councilwoman Jan Hallums Quillman, Councilman Terry Morris, Chairman.

NAYS: None.

3. Citizens to Be Heard on Agenda Items

None.



4. Intergovernmental Agreement between Joliet and Plainfield Regarding the Boulevard Project

Memo for Joliet-Plainfield IGA for The Boulevard

DRAFT Boulevard IGA 6-12-2019 Plainfield MELROSE REVISED - CLEAN VERSION

Mr. Schwarz, Director of Planning, updated the Committee about the IGA between Joliet and Plainfield for the Boulevard Project.



## Land Use & Legislative Committee

### Meeting Minutes



150 W. Jefferson Street

Joliet, IL 60432

AUDIO IS HEREIN INCORPORATED  
INTO THE OFFICIAL MINUTES

---

Wednesday, June 19, 2019

4:00 p.m.

Council Chambers, 2<sup>nd</sup> Floor

---

In response to Councilwoman Quillman's question, Mr. Schwarz explained how many attorneys looked at the agreement.

Motion to recommend the Intergovernmental Agreement between Joliet and Plainfield Regarding the Boulevard Project go before the full City Council was made by Councilwoman Jan Hallums Quillman.

Motion seconded by Councilman Terry Morris, Chairman.

Motion carried by the following vote:

AYES: Councilwoman Jan Hallums Quillman, Councilman Terry Morris, Chairman.

NAYS: None.

#### 5. Notice of a Public Hearing—Community Development Block Grant (CDBG) FY 2019 Annual Action Plan

##### Notice of Public Hearing 2019

Mr. Jeff Sterr, Director of Neighborhood Services, opened up the Public Hearing and gave a PowerPoint presentation regarding the CDBG FY 2019 Annual Action Plan.

In response to Councilwoman Quillman's questions, Ms. Kathleen Langdon, Director of Development Communications of Catholic Charities, explained the website for Catholic Charities, Board information as well as how the funding works.

In response to Councilman Morris' question about the figures for work pertaining to Daybreak Center, Mr. Sterr explained.

In response to Councilman Morris' question about the water at Rowell and Fourth, Mr. Ryan Liang, Public Utilities, explained where the water is coming from at that location.

Trustee Newton moved to direct the Village Attorney to prepare the necessary ordinances granting approval of the first amendment to the annexation agreement for the property commonly known as Lansdowne (f/k/a Brummel). Second by Trustee Larson. Vote by roll call. Newton, yes; Wojowski, yes; Benton, yes; Bonuchi, yes; Calkins, yes; Larson, yes. 6 yes, 0 no. Motion carried.

Trustee Newton moved to authorize the Village President to execute the proposed stormwater management control easement agreement between Mary K. Kelley, Riverstone Plainfield LLC, and McHale Enterprises, L.P. Second by Trustee Larson. Vote by roll call. Newton, yes; Wojowski, yes; Benton, yes; Bonuchi, yes; Calkins, yes; Larson, yes. 6 yes, 0 no. Motion carried.

**7) ESSINGTON SPORTS CLUB ANNEXATION AGREEMENT AMENDMENT (PC CASE #1841-052819.AAA)**

Trustee Larson moved to adopt Ordinance No. 3418, granting approval of the proposed second amendment to the annexation agreement with the Essington Sports Group, Ltd. Second by Trustee Newton. Vote by roll call. Newton, yes; Wojowski, yes; Benton, yes; Bonuchi, yes; Calkins, yes; Larson, yes. 6 yes, 0 no. Motion carried.

**8) ROCKTOBER BEERFEST – REMOVED FROM THE AGENDA**



**9) CITY OF JOLIET INTERGOVERNMENTAL AGREEMENT REGARDING BOULEVARD PARCEL**

Trustee Larson moved to authorize the Village President to execute the Intergovernmental Agreement between the Village of Plainfield and the City of Joliet Providing Public Improvement Cost Sharing, Roadway Maintenance, Mutual Aid, Sanitary Sewer Service and Water Service, regarding the parcel known as the Boulevard project at the northwest corner of the interchange of Interstate 55 and U.S. Route 30. Second by Trustee Wojowski. Vote by roll call. Newton, yes; Wojowski, yes; Benton, yes; Bonuchi, yes; Calkins, yes; Larson, yes. 6 yes, 0 no. Motion carried.

**ADMINISTRATOR'S REPORT**

No Report.

**MANAGEMENT SERVICES REPORT**

No Report.

**ENGINEER'S REPORT**

No Report.

**PLANNING DEPARTMENT REPORT**

Trustee Newton moved to accept the 2018-2019 Annual Report of the Plan Commission and Zoning Board of Appeals. Second by Trustee Larson. Vote by roll call. Newton, yes; Wojowski, yes; Benton, yes; Bonuchi, yes; Calkins, yes; Larson, yes. 6 yes, 0 no. Motion carried.

Trustee Larson moved to re-approve the Chatham Square Phase 6 Final Plat of Subdivision, subject to the stipulations noted in the staff report. Second by Trustee Newton. Vote by roll call. Newton, yes; Wojowski, no; Benton, no; Bonuchi, yes; Calkins, no; Larson, yes. 3 yes, 3 no. Motion failed.

OFFICE OF THE CITY MANAGER  
STEVE JONES  
INTERIM CITY MANAGER  
PHONE: 815/724-3720  
FAX: 815/724-3737  
sjones@jolietycity.org



150 WEST JEFFERSON STREET  
JOLIET, ILLINOIS 60432-4158

DATE: July 31, 2019

TO: Mayor and City Council

FROM: Steve Jones, Interim City Manager

SUBJECT: A Resolution authorizing execution of an Intergovernmental Agreement with the Village of Plainfield for matters related to the Boulevard (providing Public Improvement Cost Sharing, Roadway Maintenance, Mutual Aid, Sanitary Sewer Service, and Water Service and other matters related to The Boulevard Subdivision)

**BACKGROUND:**

In December 2018, the City of Joliet and the Village of Plainfield adopted and signed an Intergovernmental Cooperative Planning and Boundary Agreement. The duration of the agreement is until January 1, 2024. Per the terms of the agreement, language was added concerning the property known as "The Boulevard" located at the northwest quadrant of I-55 and IL Route 30, stating that in the event that the property is developed, the agreement does not cover the following and other matters which would be subject to separate or combined intergovernmental agreements:

- (a) Water and/or sewer interconnect between Joliet and Plainfield.
- (b) Fire and police protection and services.
- (c) Servicing "The Boulevard" property with water and/or sewer services.

The terms of the 2018 agreement state that prior to the development of "The Boulevard" property, Joliet and Plainfield will collaborate to address these and others matters.

## **DISCUSSION:**

The owner/developer of the subject property, 55/30 Acquisition LLC, has received interest from a national grocery store to develop a portion of the property located in the Village of Plainfield. The grocery store would be the first retail use in what the owner/developer envisions as a hybrid lifestyle shopping center with a pedestrian friendly, mixed-use environment. The commercial portion of "The Boulevard" project is approximately 84.56 acres, and based on the boundary agreement and current municipal boundary line, 21.12 acres are within Joliet and 63.44 acres are in Plainfield.

Joliet and Plainfield staff have been working cooperatively on drafting and negotiating the attached Intergovernmental Agreement (IGA) for matters specifically related to the development of the proposed commercial development that would straddle both municipalities.

The agreement includes language to address the following:

- Project Review Responsibilities
- Planning (Design Standards, Zoning, Addressing)
- Sanitary Sewer / Water Utility Service Obligations
- Storm Sewer Maintenance; Stormwater Management Facilities
- Roadway Maintenance and Snow Removal; Boulevard Roadway Street Lighting
- Police and Fire Protection / EMS Response
- Miscellaneous Provisions

## **ACTION TAKEN BY THE VILLAGE OF PLAINFIELD VILLAGE BOARD:**

The Plainfield Village Board considered the Intergovernmental Agreement at its meeting on July 1. Members of the Board stated that they were happy to see The Boulevard project finally come to fruition and to see Joliet and Plainfield were coming together. Members also thanked Village staff for all of their work on this matter. A motion was made by Trustee Larson and seconded by Trustee Wojowski to authorize the Village President to execute the Intergovernmental Agreement between the Village of Plainfield and the City of Joliet. The motion passed with six yes votes (Trustees Newton, Wojowski, Benton, Bonuchi, Calkins, Larson). Approved Meeting Minutes are attached.

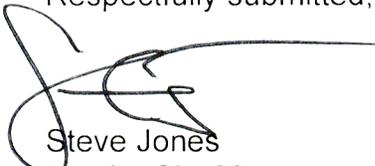
## **RECOMMENDATION OF THE LAND USE & LEGISLATIVE COMMITTEE:**

The Land Use & Legislative Committee considered the Intergovernmental Agreement at its meeting on June 19, 2019. A motion was made by Councilwoman Hallums Quillman to recommend the Intergovernmental Agreement between Joliet and Plainfield regarding The Boulevard project go before the full City Council, and the motion was seconded by Councilman/Committee Chair Morris. The motion passed with three ayes (Hallums Quillman, Morris, Dickinson). Approved Meeting Minutes are attached.

**STAFF RECOMMENDATION:**

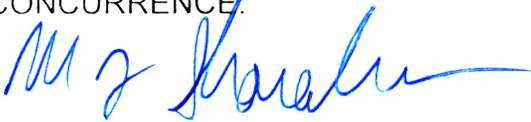
The Administration recommends that the Mayor and City Council authorize execution of an Intergovernmental Agreement with the Village of Plainfield for matters related to the Boulevard (providing Public Improvement Cost Sharing, Roadway Maintenance, Mutual Aid, Sanitary Sewer Service, and Water Service and other matters related to The Boulevard Subdivision).

Respectfully submitted,



Steve Jones  
Interim City Manager

CONCURRENCE:



Martin J. Shannahn, Jr.  
Corporation Counsel



Joe Formhals  
Fire Chief



Allison Swisher  
Director of Public Utilities



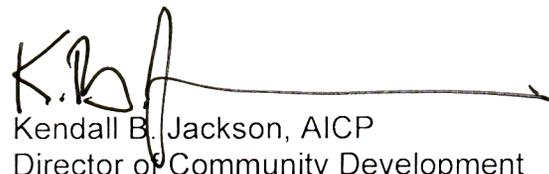
Michael J. Schwarz, AICP  
Planning Director



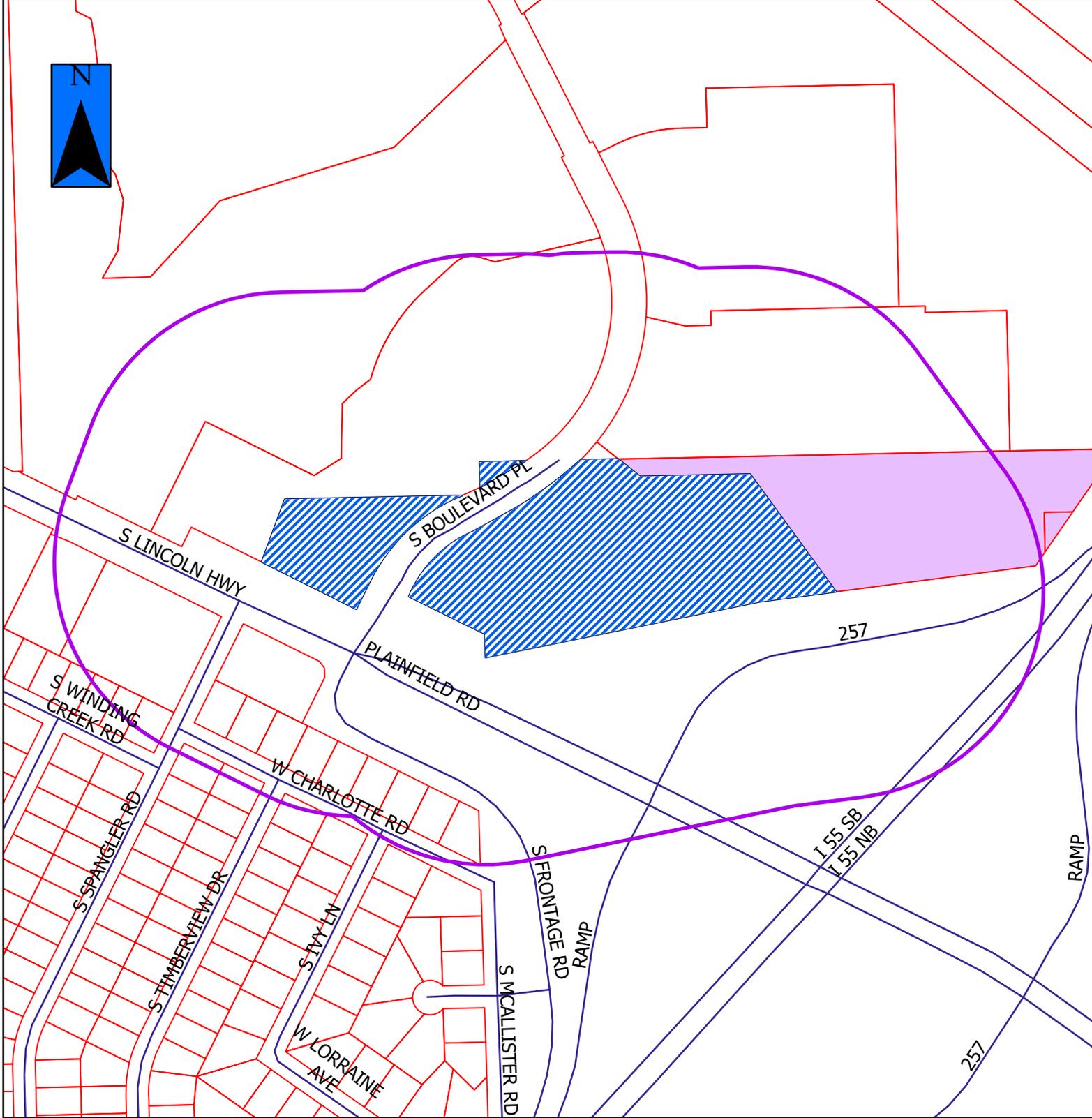
Al Roechner  
Chief of Police



Jim Trizna  
Director of Public Works



Kendall B. Jackson, AICP  
Director of Community Development



## PUD-6-24



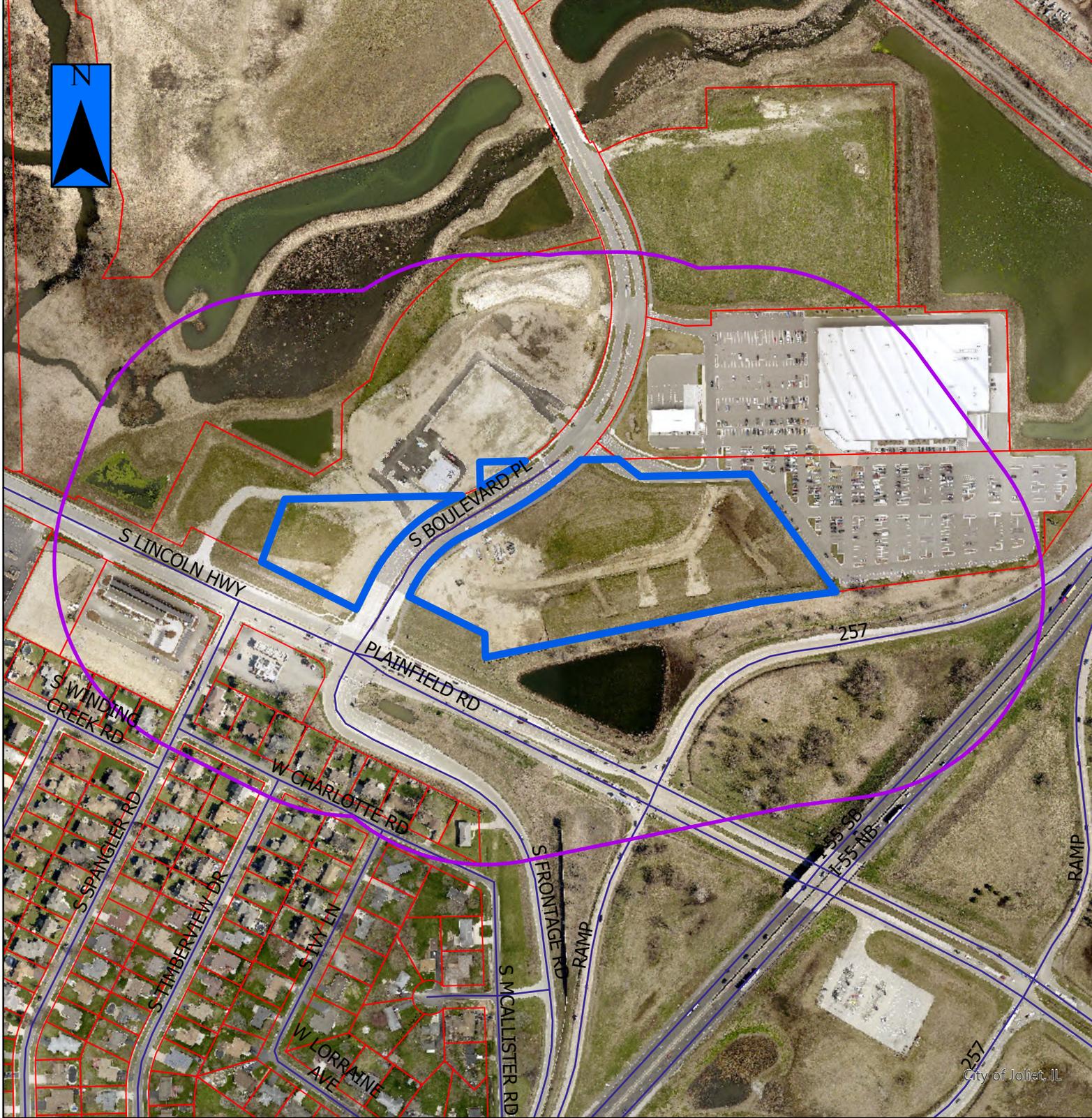
= Property in Question



= 600' Public Notification Boundary

### Legend

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



**PUD-6-24a**



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





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CPR



CASE NO. PUD-6-24

DATE FILED: 7/12/24

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

Preliminary Plat  
 Final Plat  
 Recording Plat

NAME OF SUBDIVISION: Boulevard Shopping Center

NAME OF PETITIONER: Thomas M. Williams (OWNER'S REPRESENTATIVE)

CELL #: 630-878-2369 E-MAIL: TWILLIAMS@XCEEDCRE.COM

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

BUSINESS ADDRESS: 106 W. Calender Ave., Suite 196

CITY, STATE, ZIP: LaGrange, IL. 60525

BUSINESS PHONE: 630-878-2369

INTEREST OF PETITIONER: OWNER'S REP.

NAME OF LOCAL AGENT: Xceed Commercial Real Estate, LLC

ADDRESS: 106 W. Calender Ave. LaGrange, IL. PHONE: 630-878-2369

OWNER: 55/30 Acquisition, LLC

HOME ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS ADDRESS: I-55 + Rt. 30 PHONE: \_\_\_\_\_

CITY, STATE, ZIP: Joliet + Plainfield, IL

CELL #: 630-878-2369 E-MAIL: TWILLIAMS@XCEEDCRE.COM

ENGINEER: RTM Engineering

ADDRESS: 650 E. Algonquin Rd, Schaumburg IL. PHONE: 913-303-0080

LAND SURVEYOR: Sight On Solutions, Inc.

ADDRESS: 557 Capital Drive, Lake Zurich, IL. PHONE: 847-356-7539

ATTORNEY: Joy Pisto - Jacobs + Pisto

ADDRESS: 77 W. Washington St. Chicago, IL. PHONE: 312-263-1005

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

See Attached.

COMMON ADDRESS: A subdivision of that part of Section 23, Township 36 NORTH, Range 9, East of the Third Principal Meridian in Will County, I

PERMANENT INDEX NUMBER (Tax No.): 06-03-23-401-001 + -002

SIZE: 21.118 acres (919,917 SF)

NO. OF LOTS: 6

PRESENT USE: Commercial EXISTING ZONING: PUD

USES OF SURROUNDING PROPERTIES: North: Commercial

South: Commercial

East: Highway

West: Vacant Land

Name of Park District: N/A

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? NO

If yes, what amount? N/A

(Acknowledgment by Park District Official) N/A

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: \_\_\_\_\_

Boulevard Place : PUD

Is any variance from the Subdivision Regulations being requested? Yes \_\_\_\_\_ No

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: Seven PIDs in Plainfield, IL:  
06-03-23-301-005/006/007, 06-03-23-111-007/008/004,  
06-03-23-200-021

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.

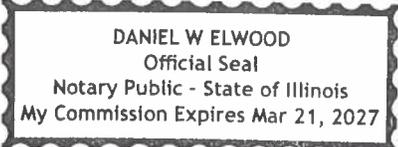
STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Thomas Williams <sup>TWW</sup>, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 7/9/24 <sup>TWW</sup> [Signature]  
Petitioner's Name

Subscribed and sworn to before me this 9th day of July, 20 24

[Signature] 03/21/2027  
Notary Public My Commission Expires:



**PRINT**

# 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:

I-55 & Rt. 30 (THE BOULEVARD SHOPPING CENTER)

PIN(s): 06-03-23-401-001 & -002

## 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

55/30 Acquisition, LLC

5420 W. 122ND St., Alsip, IL, 60802

630-878-2369

E-MAIL: TWILLIAMS@XCEEDCRE.COM FAX: \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

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

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

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

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

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

**SIGNED:** Edward S. McLawson

**DATE:** 6-25-24

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
Thomas Williams - Owner's Rep - 630-878-2369