

DATE: June 19, 2025
TO: Joliet Plan Commission
FROM: Ray Heitner, Planner
SUBJECT: FP-2-25: Final Plat of Cadence Crossings, Unit 1

GENERAL INFORMATION:

APPLICANT: All In Campus, LLC
STATUS OF APPLICANT: Owner
REQUESTED ACTION: Approval of a final plat and recording plat of subdivision
PURPOSE: To continue development within an existing light industrial subdivision
EXISTING ZONING: I-1 (Light Industrial)
LOCATION: West/Northwest of Emerald Drive and S. Chicago Street (IL Route 53) (07-28-400-004-0010, 07-28-400-004-0020, 07-28-400-004-0030)
SIZE: 34.43 acres
EXISTING LAND USE: Agricultural / undeveloped
SURROUNDING LAND USE & ZONING:

NORTH: Agricultural, I-1 (Light Industrial)
SOUTH: Industrial, I-1 (Light Industrial)
EAST: Agricultural, I-1 (Light Industrial) and B-3 (General Business)
WEST: Industrial, I-2 (General Industrial)

SITE HISTORY:

The subject property is a 34-acre portion of the greater, 70-acre, Cadence Crossings Subdivision Preliminary Plat, which was approved by the City Council in 2021, and reapproved for a three-year extension on January 16, 2024. At the time of the original preliminary plat approval in 2021, the City also approved annexation of the subject property and zoning reclassification to its present I-1 (Light Industrial) zoning designation.

A Special Use Permit for truck and trailer parking, freight cartage, truck repair facilities, and the sale of new and used trucks and trailers was also approved for the subject property at this time. At the November 7, 2023, meeting of the City Council, the petitioner, All in Campus, LLC, received approval to construct a temporary truck and trailer parking lot for approximately 350 trailers or tractor/trailers on the southerly 10 acres of Lot 1 of the preliminary plat of Cadence Crossings Subdivision, otherwise known as the “Interim Marshalling Area.” The petitioner wishes to proceed with Final and Recording Plat approval of the 34-acre Unit 1 portion of the subdivision to record the subject Unit 1 lots and to begin preparation for Unit 2 platting of the subdivision.

The preliminary plat was approved with the understanding that the land use plan detailed below would be pursued. Lot 1, 2, and 3 of the preliminary plat are included in the Unit 1 Final Plat.

- Lot 1: Truck and trailer “Marshalling Center” with 350 trailer stalls and 366 tractor trailer stalls (26.28 acres);
- Lot 2: Stormwater detention (5.18 acres)
- Lot 3: Stormwater detention (2.75 acres)
- Lot 4: Multi-use, 253,200 square foot “Pit Stop” facility that includes a 7-bay truck and trailer repair operation, new and used truck and trailer sales, parts storage, and restaurant. This facility will have approximately 190 vehicle parking stalls, 66 truck parking stalls, and loading docks (18.13 acres)
- Lot 5: Multi-tenant 114,308 square foot warehouse that will have approximately, 42 truck stalls, 178 vehicle stalls and loading docks (10.0 acres)
- Lot 6: Stormwater detention (7.01 acres)

SPECIAL INFORMATION:

The purpose of the three-year extension of the preliminary plat in 2024 was to allow for additional time for the extension of Emerald Drive from the Illinois Route 53 intersection to the subject property. A traffic signal is currently being installed at this intersection to accommodate increased traffic at the intersection. The petitioner is working with adjacent landowners to provide the necessary dedications to make the primary means of access to the Lot 1 marshalling yard stem off Emerald Drive. Staff is supporting the petitioner’s request for continued access to Lot 1 via Marcella Avenue, which connects to the southeast corner of Lot 1, on an interim basis, until Emerald Drive can be fully dedicated to allow direct access to Route 53.

The Final Plat shows a guardhouse that would serve as the main entry and exit point for trucks entering the Lot 1 marshalling yard. The guardhouse is positioned directly across from the planned extension of Emerald Drive. The Final Plat shows utility extensions to

service this building. A 30-foot public utilities easement has also been extended along the eastern boundary of Lot 1 and Lot 3 to facilitate utility needs for future development within the Unit 2 portion of the subdivision. Sewer and water connection fees and developer impact fees will be required upon future development. The annexation agreement applies the City's Payment In-Lieu-Of-Taxes (PILOT) fee to a portion of Lot 1.

ANALYSIS: Approval of the final plat for Cadence Crossings, Unit 1 will allow the continued development of the Cadence Crossings Industrial subdivision. The developer will begin preparing plans for final and recording plats of subsequent units of the preliminary plat upon approval.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input checked="" type="checkbox"/>	Recording Plat

NAME OF SUBDIVISION: Cadence Crossings - Unit 1

NAME OF PETITIONER: All In Campus, LLC

CELL #: 773-842-7393 E-MAIL: Tom@cadencepremier.com

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 2250 S Chicago St

CITY, STATE, ZIP: Joliet, IL 60436

BUSINESS PHONE: SAME AS CELL

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: Caylor Consulting LLC (project management consultant)

ADDRESS: 619 N Eagle St Naperville, IL PHONE: 630-881-4716

OWNER: All In Campus, LLC-Tomas Maciulis

HOME ADDRESS: N/A PHONE: _____

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 2250 S Chicago St PHONE: _____

CITY, STATE, ZIP: Joliet, IL 60436

CELL #: 773-842-7393 E-MAIL: Tom@cadencepremier.com

ENGINEER: Jacob and Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4600

LAND SURVEYOR: The Will Group

ADDRESS: 129 Capista Drive, Shorewood, IL 60404 PHONE: 815-744-6600

ATTORNEY: John Phillipchuck

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attachments.

COMMON ADDRESS: West/Northwest of Emerald Drive and S Chicago St (IL Rte 53)

PERMANENT INDEX NUMBER (Tax No.): 07-28-400-004-0010, 07-28-400-004-0020, & 07-28-400-004-0030

SIZE: 34.43 acres

NO. OF LOTS: 3

PRESENT USE: Agricultural EXISTING ZONING: I-1

USES OF SURROUNDING PROPERTIES: North: Agricultural

South: Industrial

East: Agricultural

West: Industrial

Name of Park District: Joliet Park District

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) _____

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

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes _____ No X

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: See attachments.

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, Tomas Maciulis, 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.

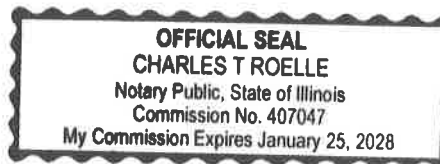
Date: 4/16/25

Petitioner's Name

Subscribed and sworn to before me this 16th day of April, 20 25

Notary Public

My Commission Expires: 1/25/28



LEGAL DESCRIPTION

CADENCE CROSSINGS – UNIT 1

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY (FORMERLY GULF, MOBILE AND OHIO RAILROAD COMPANY) AND LYING SOUTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AS CONVEYED BY DOCUMENT NO. 296450, IN BOOK 502, PAGE 614, AND BY DOCUMENT NO. 378968, IN BOOK 609, PAGE 81, AND ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY; AND EXCEPTING THE SOUTH 179.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO TERRY JOHNSON AND ELAINE JOHNSON BY DEED RECORDED FEBRUARY 14, 1984 AS DOCUMENT NO. R84-04406; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016 AS DOCUMENT NO. R2016056143, ALL IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CONTIGUOUS LAND HOLDINGS LIST

P.I.N. 30-07-28-214-006-0000
P.I.N. 30-07-28-215-003-0000
P.I.N. 30-07-28-215-004-0000
P.I.N. 30-07-28-400-004-0010
P.I.N. 30-07-28-400-004-0020
P.I.N. 30-07-28-400-004-0030
P.I.N. 30-07-28-401-002-0000
P.I.N. 30-07-28-401-003-0000
P.I.N. 30-07-28-401-004-0000
P.I.N. 30-07-28-402-001-0000
P.I.N. 30-07-28-402-002-0000

Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on April 16, 2025

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:

07-28-400-004-0010, 07-28-400-004-0020, & 07-28-400-004-0030

PIN(s): _____

III. PROPERTY OWNERSHIP

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

- | | |
|---|--|
| <input type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input type="checkbox"/> 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 |
| <input checked="" type="checkbox"/> 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 |
| <input type="checkbox"/> Land Trust: | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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 |

Tomas Maciulis

E-MAIL: Tom@cadencepremier.com FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____

NOTE:

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

SIGNED: _____

DATE: 4/16/2025

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

Tomas Maciulis, Founder/owner

Neighboring Properties within 100'

Property: Cadence Marshalling & Staging Yard
Joliet, Illinois

JHA Project #: C231bb

4/17/2025

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
30-07-28-214-002-0000	UTILITY	S	CHICAGO ST	JOLIET	60436	COMMONWEALTH EDISON CO	ATTN TAX DEPT THREE LINCOLN CTR 4TH FL OAKBROOK TERRACE IL 60181	N
30-07-28-214-003-0000	UTILITY	S	CHICAGO ST	JOLIET	60436	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT PO BOX 4372 HOUSTON TX 77210	N
30-07-28-214-006-0000	V		RACHEL AVE	JOLIET	60436	ALL IN CAMPUS LLC	2250 S CHICAGO ST JOLIET IL 60436	N
30-07-28-214-010-0000	250		ZURICH RD	JOLIET	60436	SE JOLIET SANITARY DISTRICT	ATTN: OPERATING MGR 1607 MOORE AVE JOLIET IL 60433	N
30-07-28-214-011-0000	224		ZURICH RD	JOLIET	60436	FRANKLIN ROBERTA	CRUDUP BRIAN EDWARD 107 REDBUD DR JOLIET IL 60433	N
30-07-28-214-012-0000	UTILITY		ZURICH RD	JOLIET	60436	COMMONWEALTH EDISON CO	ATTN TAX DEPT THREE LINCOLN CTR 4TH FL OAKBROOK TERRACE IL 60181	N
30-07-28-300-008-0000	V	W	LARAWAY RD	JOLIET	60436	275 LARAWAY INVESTORS LLC	444 W LAKE ST STE 3500 CHICAGO IL 60606	N
30-07-28-400-004-0010	V	S	CHICAGO ST	JOLIET	60436	ALL IN CAMPUS LLC	2250 S CHICAGO ST JOLIET IL 60436	Y
30-07-28-400-004-0020	V	S	CHICAGO ST	JOLIET	60436	ALL IN CAMPUS LLC	2250 S CHICAGO ST JOLIET IL 60436	Y
30-07-28-400-004-0030	V	S	CHICAGO ST	JOLIET	60436	ALL IN CAMPUS LLC	2250 S CHICAGO ST JOLIET IL 60436	Y
30-07-28-401-002-0000	110		RACHEL AVE	JOLIET	60436	ALL IN CAMPUS LLC	2253 S CHICAGO ST JOLIET IL 60436	N
30-07-28-401-003-0000	114		RACHEL AVE	JOLIET	60436	ALL IN CAMPUS LLC	2251 S CHICAGO ST JOLIET IL 60436	N
30-07-28-403-004-0000	V	S	LARAWAY RD	JOLIET	60436	SPEEDWAY LLC	% REAL ESTATE DEPT 539 S MAIN ST FINDLAY OH 45842	N
30-07-28-403-005-0000	V	S	CHICAGO ST	JOLIET	60436	SPEEDWAY LLC	% REAL ESTATE DEPT 539 S MAIN ST FINDLAY OH 45840	N
30-07-28-503-003-0000	RR	W	LARAWAY RD	JOLIET	60436	GM & O RAILROAD	NA	N
30-07-28-503-004-0000	RR	W	LARAWAY RD	JOLIET	60437	GM & O RAILROAD	NA	N
30-07-28-503-005-0000	RR	W	LARAWAY RD	JOLIET	60438	GM & O RAILROAD	NA	N
30-07-28-506-003-0000	V		ZURICH RD	JOLIET	60435	UNION PACIFIC RR CO	NA	N
30-07-28-506-005-0000	V		ZURICH RD	JOLIET	60436	UNION PACIFIC RR CO	NA	N

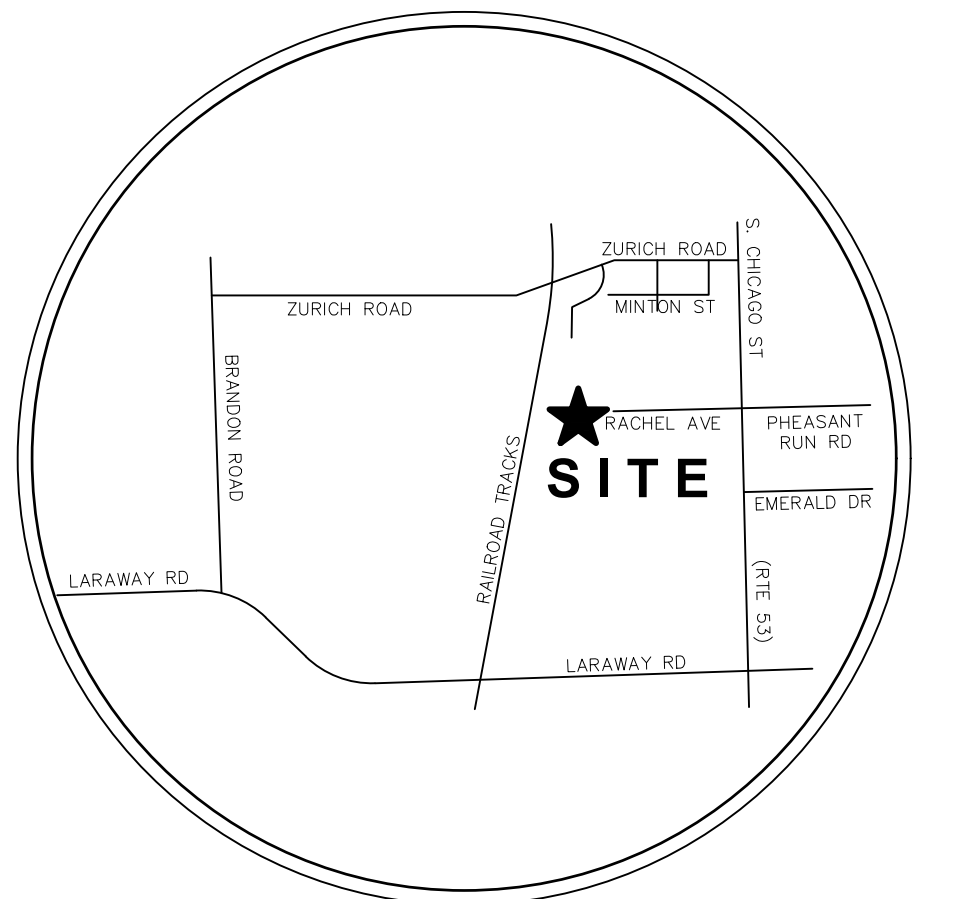
Notes:

1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on April 14, 2025.
2. Owner name and address information has been obtained from the 2024 Levy Real Estate Tax Information available from the Will County Treasurer.

FINAL PLAT OF SUBDIVISION
of
CADENCE CROSSINGS - UNIT 1

A Subdivision of
Part of the East 1/2 of Section 28,
Township 35 North, Range 10 East of the Third Principal Meridian,
in Will County, Illinois.

P.I.N.: 07-28-400-004-0010
P.I.N.: 07-28-400-004-0020
P.I.N.: 07-28-400-004-0030



SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
1 inch = 100 ft

BASIS OF BEARINGS IS THE
ILLINOIS STATE PLATING SYSTEM
EAST ZONE (NAD83)

PROPOSED	DESCRIPTION	EXISTING
—	STORM SEWER	—
—	WATER MAIN WITH SIZE	—
—	SANITARY SEWER	—
—	UNDERGROUND PIPELINE	—
—	FORCE MAIN	—
—	UNDERGROUND TELEPHONE	—
—	UNDERGROUND ELECTRIC	—
—	OVERHEAD UTILITY	—
—	UNDERGROUND GAS LINE	—
—	ROUTE-OF-WAY/PROPERTY LINE	—
—	CONTOUR	—
—	SANITARY MANHOLE	—
—	STORM MANHOLE	—
—	STORM INLET	—
—	STORM CATCH BASIN	—
—	FIRE HYDRANT	—
—	PRESSURE CONNECTION	—
—	GATE VALVE/WALET	—
—	LIGHT POLE	—
—	STREET LIGHT W/AST	—
—	UTILITY POLE	—
—	ROAD SIGN	—
—	FENCE LINE	—

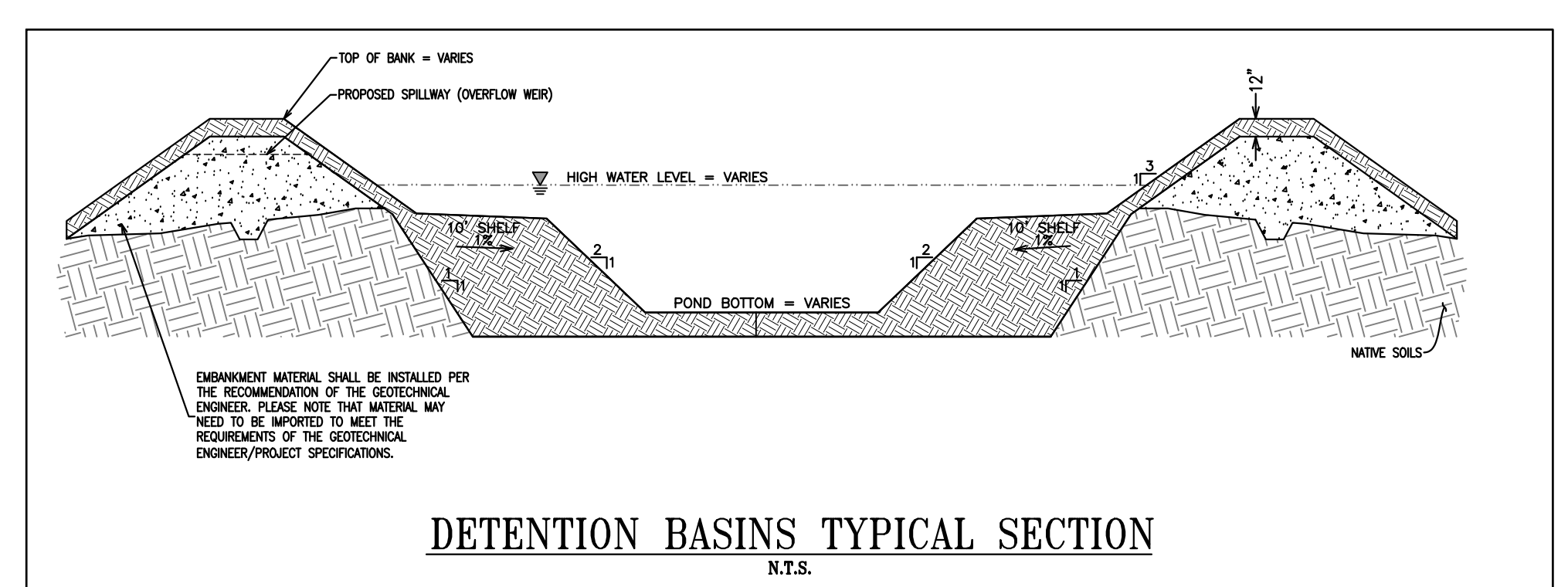
LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY (FORMERLY GULF, MOBILE AND OHIO RAILROAD COMPANY) AND LYING SOUTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AS CONVEYED BY DOCUMENT NO. 298450, IN BOOK 502, PAGE 614, AND BY DOCUMENT NO. 378865, IN BOOK 605, PAGE 81, AND ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, LYING EASTERLY OF THE EASTERLY RIGHT OF WAY OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY; AND EXCEPTING THE SOUTH 175.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF EASTERLY RIGHT OF WAY OF THE SAID ILLINOIS CENTRAL GULF RAILROAD COMPANY; AND EXCEPTING THE SOUTH 175.21 FEET THEREOF; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO TERRY JOHNSON AND ELAINE JOHNSON BY DEED RECORDED FEBRUARY 14, 1984 AS DOCUMENT NO. 884-04466; AND FURTHER EXCEPTING THAT PART THEREOF CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016 AS DOCUMENT NO. R2016056143, ALL IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

NOTES:

1. PROPOSED ZONING FOR ALL LOTS IS I-1, LIGHT INDUSTRIAL.
2. EXISTING ZONING WITHIN SUBJECT PARCEL IS I-1, LIGHT INDUSTRIAL.
3. WETLAND AREAS PER WETLAND DELINEATION REPORT FOR CADENCE PREMIER PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED OCTOBER 27, 2021. NO WETLANDS WERE FOUND WITHIN PROPOSED LOTS 1, 2, AND 3. PER WETLAND DETERMINATION REPORT - NEGATIVE FINDINGS, PREPARED BY GARY R. WEBER ASSOCIATES, INC., DATED APRIL 26, 2021.
4. THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #1717020200, EFFECTIVE FEBRUARY 15, 2019.
5. UNLESS OTHERWISE SPECIFIED, A 5-FT WIDE LANDSCAPE STRIP EASEMENT SHALL BE PROVIDED ALONG ALL INTERNAL LOT LINES.
6. A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 2 AND 3. MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
7. STORMWATER DETENTION FACILITIES LOCATED ON LOTS 2 AND 3 WILL BE FOR THE BENEFIT OF LOT 1.
8. PER SPEEDWAY'S ANNECTION AGREEMENT, SPEEDWAY SHALL BE REQUIRED TO DEDICATE AND CONSTRUCT EMERALD DRIVE BETWEEN CHICAGO STREET AND MARCELLA AVENUE, AND PROVIDE PUBLIC UTILITIES TO THE WESTERN EXTENTS OF THEIR PROPERTY.
- 8.1. CADENCE CROSSINGS UNIT 1 IS SUBSEQUENTLY REQUIRED TO COMPLETE A PRIMARY DRAINAGE CONNECTION TO EMERALD DRIVE AT SUCH REASONABLE TIME AS IS MUTUALLY AGREEABLE TO CADENCE CROSSINGS UNIT 1 AND THE CITY.
- 8.2. CADENCE CROSSINGS UNIT 1 IS NOT REQUIRED TO CONNECT TO UTILITIES WITHIN EMERALD DRIVE.
9. UNTIL SUCH TIME AS A PRIMARY DRAINAGE CONNECTION TO EMERALD DRIVE IS OPERATIONAL, PRIMARY ACCESS TO CADENCE CROSSINGS UNIT 1 IS PROPOSED FROM MARCELLA AVENUE.
10. ALL IN CAMPUS, LLC IS NOT REQUIRED TO DEDICATE ANY RIGHT-OF-WAY AS PART OF UNIT 1.
11. CADENCE CROSSINGS UNIT 1 UTILITY CONNECTIONS ARE PROPOSED WITHIN MARCELLA AVENUE.
12. AN ACSEATOR SHALL BE PROVIDED IN ANY NET BOTTOM DETENTION BASIN.
13. BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR DETENTION BASINS AS FEASIBLE.
14. WETLAND AND EMERGENT PLANTINGS ARE REQUIRED AROUND THE PERIMETER OF THE DETENTION POND. A CERTIFIED CONSERVATION PLANNER SHALL ESTABLISH A MANAGEMENT PLAN FOR ONGOING MAINTENANCE OF THE DETENTION AREA.
15. VEGETATED SWALES TO BE PLACED ON ALL INFLOW AND OUTFLOW LINES FOR ALL DETENTION BASINS WHERE FEASIBLE.
16. DETENTION BASINS WERE SIZED USING CN-97.

PROPOSED LOT SCHEDULE		
PROPOSED LOTS	EXISTING P.I.N.(S)	PROPOSED AREA
LOT 1	400-004-0010	1,154,479 SQ.FT. (26.50 AC)
	400-004-0030	
LOT 2 DETENTION FACILITY	400-004-0010	225,745 SQ.FT. (5.18 AC)
	400-004-0030	
LOT 3 DETENTION FACILITY	400-004-0010	119,680 SQ.FT. (2.75 AC)
	400-004-0030	
TOTAL AREA:		1,499,903 SQ.FT. (34.43 AC)
AVERAGE LOT AREA:		499,968 SQ.FT. (11.48 AC)



DETENTION BASINS TYPICAL SECTION
N.T.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHALL BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

LOT SCHEDULE:		
LOT #1	1,154,479 SQ.FT.	26.50 AC
LOT #2	225,745 SQ.FT.	5.18 AC
LOT #3	119,680 SQ.FT.	2.75 AC
TOTAL	1,499,903 SQ.FT.	34.43 AC

OWNER:
ALL IN CAMPUS, LLC
2250 S. CHICAGO STREET
JOLIET, ILLINOIS 60436
Ph. (877) 833-3444

DEVELOPER:
CADENCE PREMIER
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60436
Ph. (815) 744-6600

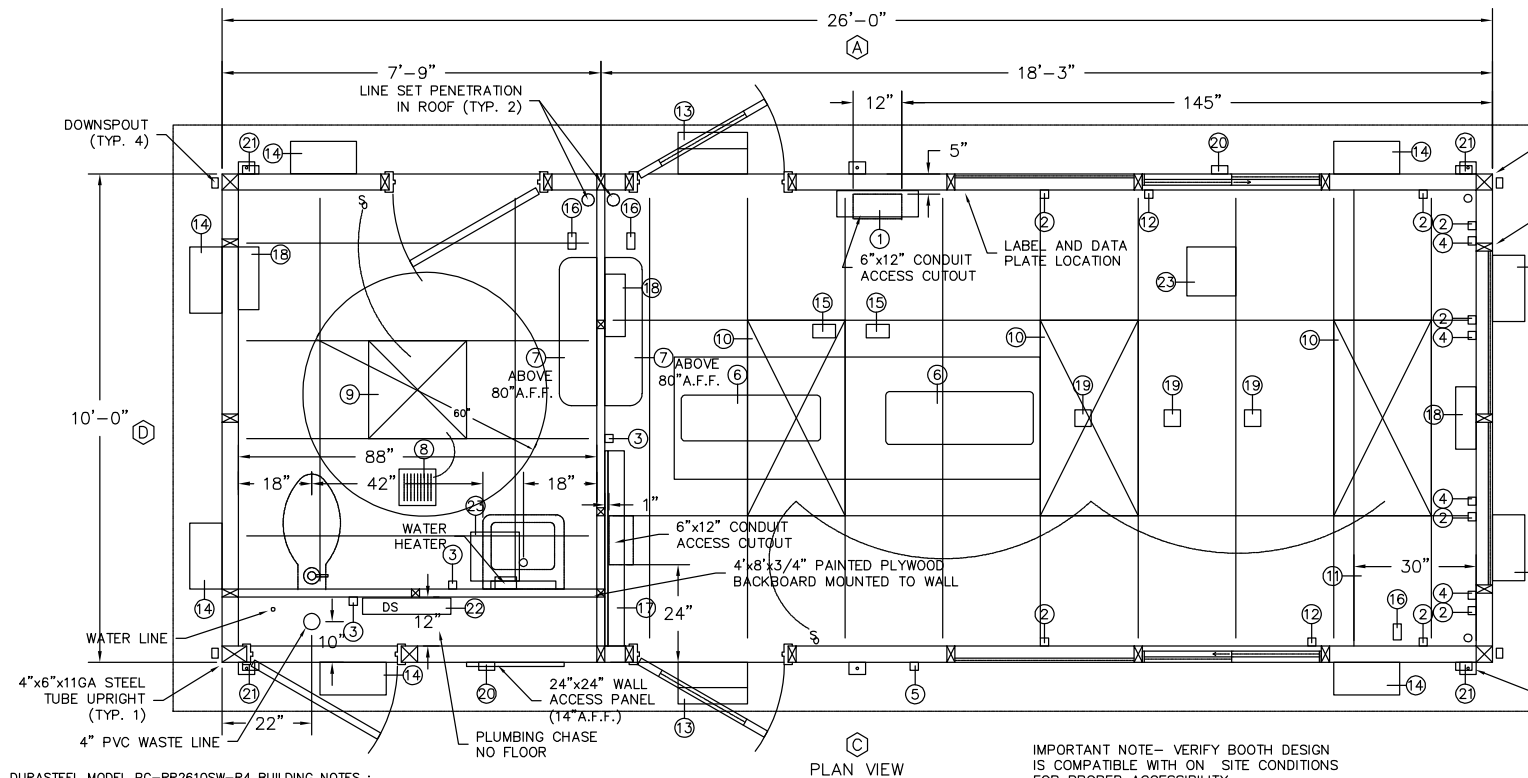
ENGINEER:
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, ILLINOIS 60515
Ph. (630) 652-4600

LAND SURVEYOR:
TWG ENGINEERING
129 CAPISTA DRIVE
SHOREWOOD, ILLINOIS 60436
Ph. (815) 744-6600

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd., Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

RT & TWiG
Ruetigger, Tonelli & Associates, Inc. & TWiG Technologies
Surveyors • Engineers • Planners • C.E.S. Consultants
129 Capista Drive • Shorewood, Illinois 60436
TEL: (815) 744-6600 FAX: (815) 744-6601 Website: www.ruetigger.com
DATE: 04-20-2024 BY: J.T. N. & A. TWI
PAGE: 1 OF 1
SCALE: AS SHOWN
REVISIONS: 1. 04-20-2024 BY: J.T. N. & A. TWI
2. 04-20-2024 BY: J.T. N. & A. TWI

STATE OF ILLINOIS }
COUNTY OF WILL }
Ruetigger, Tonelli & Associates, Inc., ILLINOIS PROFESSIONAL DESIGN FIRM
No. 194-000251, HEREBY CERTIFIES THAT IT HAS FINAL PLATTED THE
PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED
PLAT.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.
BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2028)
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.



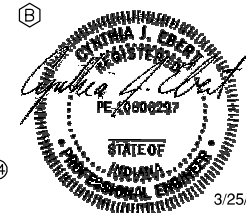
DURASTEEL MODEL PC-RR2610SW-R4 BUILDING NOTES :

- 1 100 AMP 3 PHASE, 30 SPACE, PANEL BOARD w/ 100A MAIN BREAKER, (SEE PANEL SCHEDULE) (QTY 1)
 - 2 115V DUPLEX OUTLET (QTY 8)
 - 3 115V GFI DUPLEX OUTLET (QTY 3)
 - 4 BLANK 2x4 J-BOX w/ RECESSED CONDUIT RUN & PULL WIRE TO ITEM #17 (QTY 4)
 - 5 EXTERIOR 115V DUPLEX OUTLET w/ WEATHERPROOF COVER (QTY 1)
 - 6 EXTERIOR SPLIT SYSTEM HEAT PUMP (SHIPS LOOSE, QTY 2) w/MTG. PAD ON ROOF
 - 7 18000 BTU (OFFICE), 9000 BTU (RESTROOM) WALL MTD AIR HANDLER (SHIPS LOOSE)
 - 8 80 CFM EXHAUST FAN (WIRED TO LIGHT) (QTY 1)
 - 9 2'x2' LED FLAT PANEL LIGHT w/ OCCUPANCY SENSOR SWITCH (QTY 1)
 - 10 2'x4' LED FLAT PANEL LIGHT w/ OCCUPANCY SENSOR SWITCH (QTY 3)
 - 11 30" DEEP PAINTED STEEL SHELF (QTY 1)
 - 12 4x4 J-BOX w/ RECESSED CONDUIT & PULL WIRE TO ITEM# 17 (QTY 2)
 - 13 50 WATT EXT. DOWN LIGHT (QTY 2) w/ PHOTO CELL (WST LED-P3-40K-VF-120-PE-DOBXD)
 - 14 39 WATT EXT. WALL PACK LIGHT (QTY 8) w/ PHOTO CELL (TWH LED-10C-1000-40K-T3M-120-PE-DOBXD)
 - 15 EXTERIOR DISCONNECT, ON ROOF (QTY 2, 1 w/ EXT. GFI SERVICE OUTLET-WP)
 - 16 115V DUPLEX OUTLET, CEILING MOUNTED (QTY 3)
 - 17 4"x4"x48" STEEL WIREWAY w/ SCREW COVER & KNOCKOUTS @ 90" A.F.F. (QTY 1)
 - 18 208V, 3,000 WATT WALL MOUNTED HEATER (WIRED DIRECT) (QTY 3)
 - 19 CEILING PAN MOUNTED 4x4 J-BOX (QTY 3) w/ RECESSED CONDUIT RUN & PULL WIRE TO ITEM# 17
 - 20 EXTERIOR 4x4 J-BOX (QTY 2) w/ RECESSED 1" CONDUIT RUN & PULL WIRE TO ITEM# 23
 - 21 EXTERIOR 4x4 J-BOX (QTY 4) w/ RECESSED 1/2" CONDUIT RUN & PULL WIRE TO ITEM# 17
 - 22 115V, 500W PLUMBING CHASE HEATER (QTY 1) w/DISCONNECT SWITCH (WIRED DIRECT)
 - 23 12"x12"x6" J-BOX RECESSED IN CEILING (QTY 2) w/ COVER & 3/4" CONDUIT RUN & PULL WIRE TO ITEM# 17
- * EXTERIOR ROOF w/ 12" OVERHANG, 20"H FASCIA, (4) LIFTING LUG PLATES & DOWNSPOUTS
- * 96" INTERIOR HEIGHT TO ACOUSTICAL GRID CEILING
- * 4" THICK WALL CONSTRUCTION
- * (2) 3070 STEEL SWING DOOR w/23"x29" VISION LITE, STEEL FRAME, SARGENT 70-RX-8271-12V-LNP-26D LOCKSET, BEST GREEN CONSTRUCTION CORE, VON DUPRIN POWER TRANSFER, 320-32D LATCH GUARD, CHECK CHAIN & NORTON 7500-689 CLOSER (ENTRANCE DOOR)

- * (1) 3070 STEEL SWING DOOR w/ STEEL FRAME, SARGENT 28-70-10G44-LP-26D LOCKSET, BEST GREEN CONSTRUCTION CORE, CHECK CHAIN & NORTON 7500-689 CLOSER (RESTROOM)
- * (1) 3068 STEEL SWING DOOR w/ STEEL FRAME, BEST LEVER LOCK, BEST GREEN CONSTRUCTION CORE & CHECK CHAIN (CHASE)
- * (2) SLIDING WINDOWS, BOYD 600
- * GLAZING: 1" GRAY, SOLARBAN 70XL INSULATED TEMPERED
- * INSULATION: WALLS R-17, CEILING R-38, FLOOR R-24
- * ALUMINUM TREAD PLATE FLOOR
- * 2-STANDARD FLOOR ACCESS CUTOUT
- * BUILDING PAINTED, TWO PART POLYURETHANE PAINT: PK WHITE
- * 5LB ABC FIRE EXTINGUISHER (SHIP LOOSE)
- * PLUMBING FIXTURES INSTALLED & PLUMBED TO INCLUDE:
 - KOHLER FLOOR MOUNTED REAR DISCHARGE TOILET w/FLUSH VALVE
 - ADA SINK w/ FAUCET
 - TANKLESS WATER HEATER
 - TOUCHLESS PAPER TOWEL DISP., TOUCHLESS SOAP DISP., FOUR ROLL TOILET PAPER DISP., & ADA MIRROR 16"x30", SANITARY NAPKIN DISP., AND TOILET SEAT COVER DISP.
 - ADA GRAB BARS (42", 36", 18")
 - FLOOR DRAIN (SHIPPED LOOSE, INSTALLED ON SITE BY OTHERS)

ELECTRICAL NOTES :

- * ALL ELECTRICAL ITEMS TO BE UL LISTED
- * J-BOXES TO BE SURFACE MOUNTED ON WALLS UNLESS NOTED
- * CONDUIT TO BE MC CABLE, 3/4" max., AND RECESSED IN WALLS, CEILING, & FLOOR, UNLESS NOTED OTHERWISE
- * WIRE TO BE COPPER, SIZE #12 MIN. W/THIN INSULATION



FOR STRUCTURAL ONLY



Larson Engineering, Inc.

1850 Craigshire Road, Suite 300
St. Louis, MO 63146-4013
314.731.4710 Fax: 314.628.9620
www.larsonengr.com

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Project Number: 53220213.000

- * NOTES :
- EXTERIOR SPLIT SYSTEM UNIT SHIPPED LOOSE. UNITS MUST BE INSTALLED ON SITE BY QUALIFIED HVAC TECHNICIAN.
- LINE SET PENETRATIONS TO BE WEATHER-PROOFED ON SITE BY OTHERS, AFTER LINE SET IS INSTALLED BY QUALIFIED HVAC TECHNICIAN.

PROJECT:

CUSTOMER: RYAN COMPANIES

SYSTEM: DURASTEEL

MODEL: PC-RR2610SW-R4

PORTA-KING
BUILDING SYSTEMS
4133 SHORELINE DRIVE
EARTH CITY, MO 63045
1-800-456-5464
www.portaking.com

ESTIMATE:

ORDER: PK36042

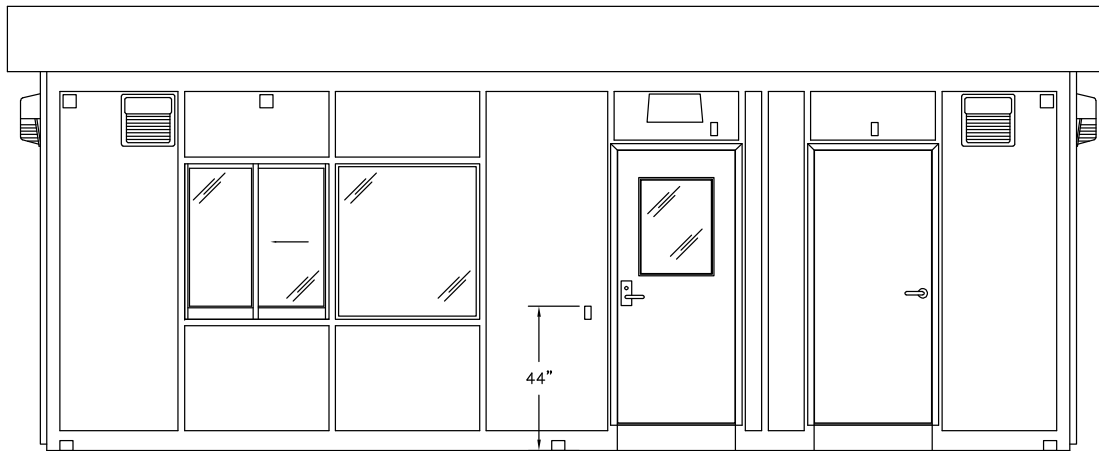
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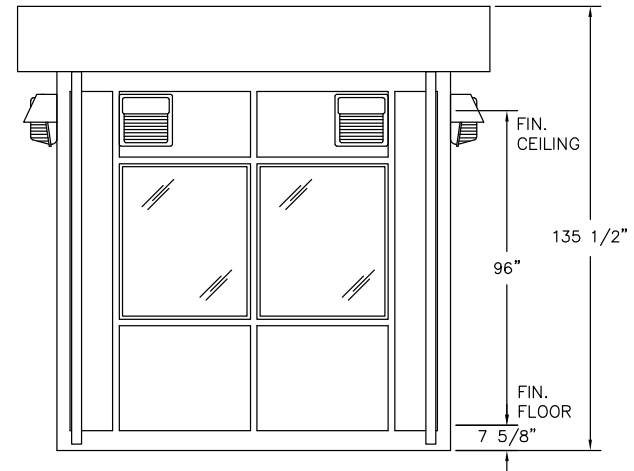
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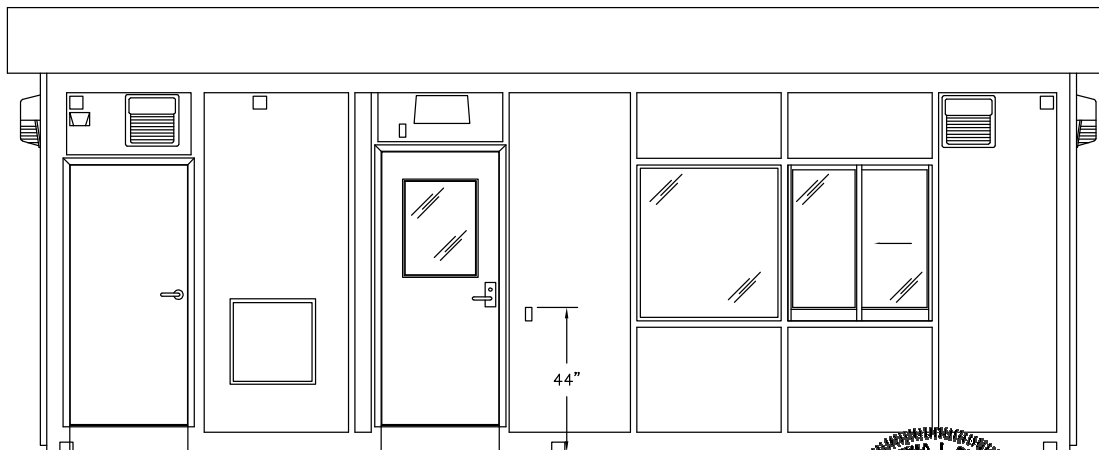
SHEET 2 OF 13



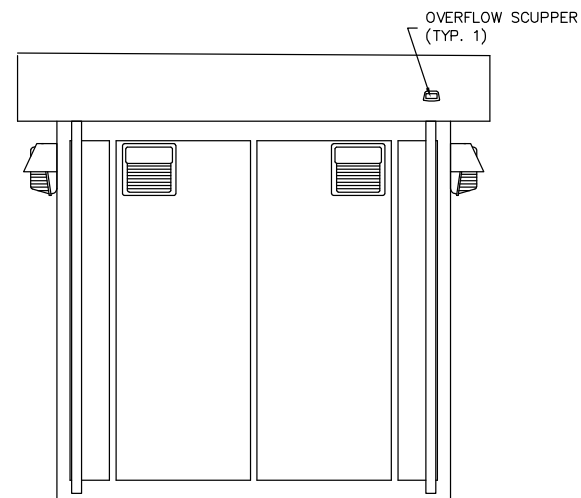
ELEVATION A



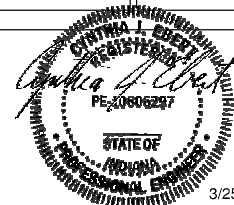
ELEVATION B



ELEVATION C



ELEVATION D



3/25/2022

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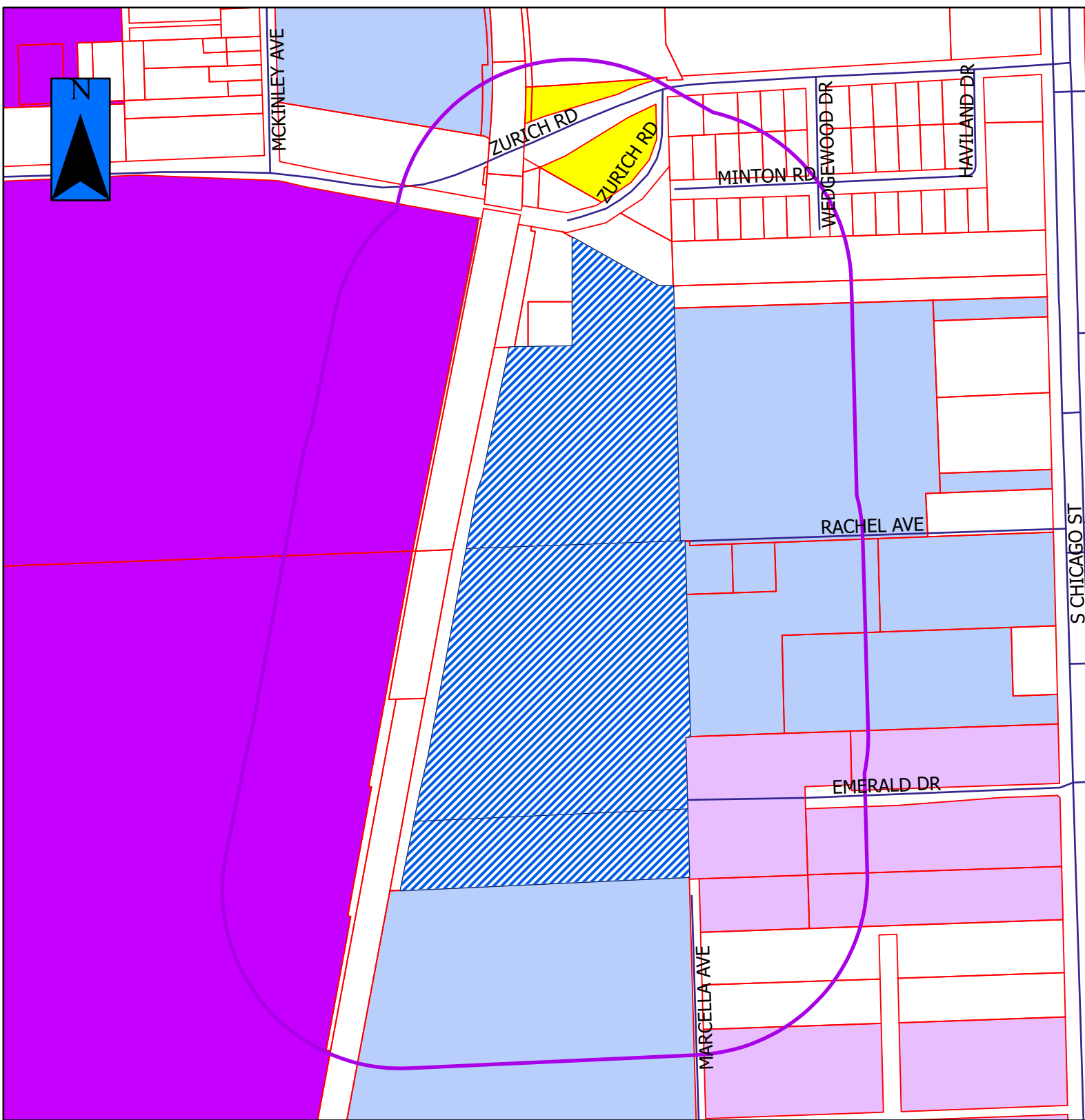
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






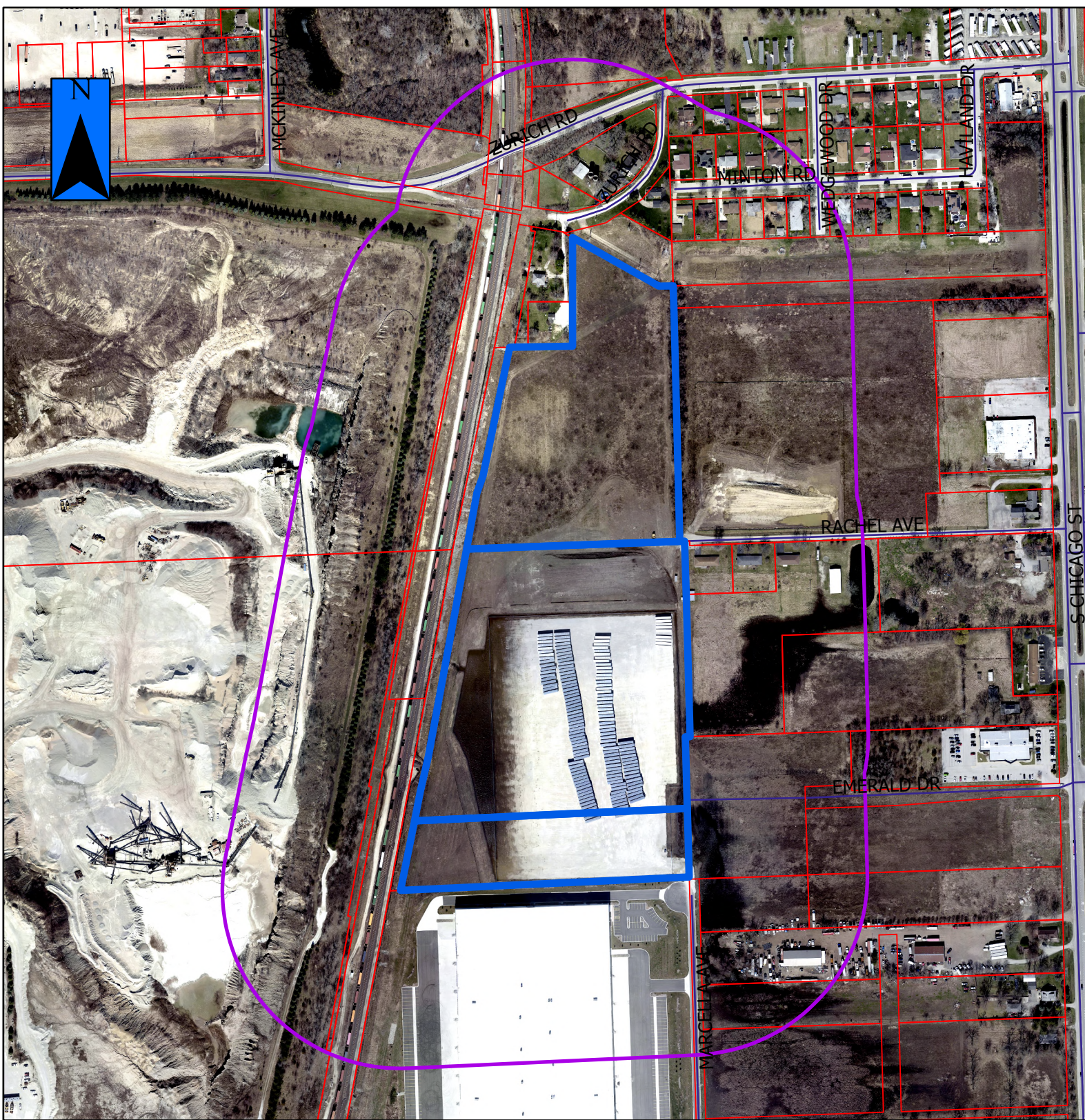


FP-2-25



 = 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



FP-2-25a



= Property in Question / Propiedad en cuestión



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