

DATE: July 8, 2021
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-5-21: Preliminary Plat of Cherry Hill Business Park West Unit 6
Subdivision
FP-4-21: Final Plat of Cherry Hill Business Park West Unit 6
Subdivision, Phase 1

GENERAL INFORMATION:

APPLICANT: Northern Builders
STATUS OF APPLICANT: Owner/Developer
REQUESTED ACTION: Preliminary Plat: Approval of a 5-lot subdivision
Final Plat: Approval of a 1 lot subdivision
PURPOSE: To allow construction an industrial warehouse
EXISTING ZONING: I-1 (light industrial)
LOCATION: East of Cherry Hill Road and South of Ellis Rd.
SIZE: 102 acres
EXISTING LAND USE: Undeveloped Industrial
SURROUNDING LAND
USE & ZONING: North: Industrial, I-1
South: Undeveloped, Unincorp. Will County
East: Undeveloped Industrial, Village of New
Lenox
West: Industrial, I-1

SITE HISTORY: The subject property was annexed, zoned to I-1, along with an annexation agreement in April 2005. The Preliminary/Final and Recording Plats for Unit 1 were approved in February 2006. Recording Plats for Units 2 thru 5 were previously approved from 2006 to 2018.

SPECIAL INFORMATION: The preliminary plat is proposing to divide a single parcel into five lots to allow for the continued development of the Cherry Hill Business Park West industrial park. Lot 1 includes 12 acres and is also the sole

lot included on the Final Plat. A 260,00 sq. ft. industrial warehouse is proposed to be located on it in the near future. Lots 2 thru 4 are buildable lots that range in size from 11.3 acres to 24.2 acres. There are no known users identified for these lots at this time. Approval of future final plats will be required to allow for the development of lots 2 thru 4. Outlot A currently contains the existing stormwater and detention area for the subdivision. As part of this proposal, an off-site easement will be recorded to insure its continued future use and maintenance for the park.

All public improvements, sewer and water connection fees, the developer's impact fee and landscaping will be required per the approved annexation agreement and city ordinance.

ANALYSIS: The approval of the Preliminary Plat for Cherry Hill Business Park West Unit 6 Subdivision, and the Final Plat for Cherry Hill Business Park West Unit 6, Phase 1 Subdivision will allow the construction of an industrial warehouse building and is consistent with the surrounding and proposed land use in the project area.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

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

NAME OF SUBDIVISION: _____

NAME OF PETITIONER: _____

CELL #: _____ **E-MAIL:** _____

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

INTEREST OF PETITIONER: _____

NAME OF LOCAL AGENT: _____

ADDRESS: _____ **PHONE:** _____

OWNER: _____

HOME ADDRESS: _____ **PHONE:** _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: _____ **PHONE:** _____

CITY, STATE, ZIP: _____

CELL #: _____ **E-MAIL:** _____

ENGINEER: _____

ADDRESS: _____ **PHONE:** _____

LAND SURVEYOR: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: _____

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: _____

COMMON ADDRESS: _____

PERMANENT INDEX NUMBER (Tax No.): _____

SIZE: _____

NO. OF LOTS: _____

PRESENT USE: _____ EXISTING ZONING: _____

USES OF SURROUNDING PROPERTIES: North: _____

South: _____

East: _____

West: _____

Name of Park District: _____

Date Contacted Park District: _____

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

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

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

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

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

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: _____

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, _____, 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: _____
Petitioner's Name

Subscribed and sworn to before me this _____ day of _____, 20 _____

Notary Public My Commission Expires:

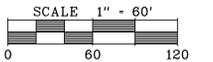
NOT FOR RECORDING

FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

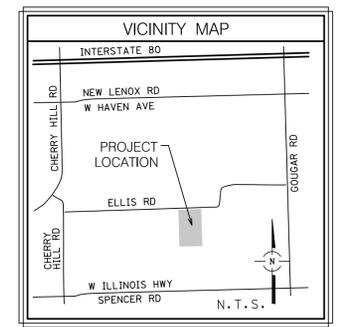
LOT 4
CHERRY HILL BUSINESS PARK UNIT 3
RECORDED NOVEMBER 25, 2005
AS DOCUMENT 2005-169573

OWNER:
VILLAGE OF NEW LENOX
NEW LENOX ZONE I-1
P.I.N.: 08-19-202-005



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

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



FOUND PK NAIL
SE CORNER NE 1/4
SEC 19-35-11
WILL CO. MONUMENT
RECORD R2005-070634

FOUND
5/8" IR
0.049' S.
0.05' E.

EAST LINE OF THE WEST 1/2 OF
SE 1/4 OF SECTION 19-35-11
WEST 1/2 OF THE WEST 1/2 OF
THE SE 1/4 OF SECTION 19-35-11

FOUND P.K. NAIL WITH
WASHER AT CORNER

POINT OF COMMENCEMENT
FOUND IRON ROD W/SPACE CAP AT CORNER
MONUMENT RECORD DOCUMENT R2005-070637;
SOUTHWEST CORNER OF LOT 4
SOUTHWEST CORNER OF ELLIS ROAD
197.12'

ELLIS ROAD
HERETOFORE DEDICATED PER
DOCUMENT R2012-130165

POINT OF BEGINNING
FOUND IRON ROD AT CORNER
NORTHEAST CORNER OF LOT 1

NORTH LINE OF
SE 1/4 & NORTH
LINE OF LOT 1

OUTLOT A
OWNER:
CHERRY HILL
SOUTH LLC
JOLIET ZONE I-1
P.I.N.: 08-19-301-002

DRAINAGE AND
DETENTION EASEMENT
PER DOCUMENT
R2008-086954

PUBLIC UTILITY EASEMENT
PER DOCUMENT R2008-086954

LOT 1
CHERRY HILL BUSINESS PARK
WEST UNIT 3 PHASE 1
RECORDED JULY 9, 2008
AS DOCUMENT R2008-086954

OWNER:
SPUS8 2700 ELLIS LP
JOLIET ZONE I-1
P.I.N.: 08-19-301-001

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-11
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19-35-11

PUBLIC UTILITY EASEMENT
PER DOCUMENT R2008-086954

LANDSCAPE EASEMENT
PER DOCUMENT R2008-086954

CONC MONUMENT TO
BE SET AT CORNER

PROPOSED BUILDING

LOT 1
OWNER:
CHERRY HILL SOUTH LLC
JOLIET ZONE I-1

EXCEPTION
UNSUBDIVIDED LAND
(NOT INCLUDED)
OWNER:
CHERRY HILL SOUTH LLC
JOLIET ZONE I-1
P.I.N.: 08-19-400-005 (PART OF)

UNSUBDIVIDED LAND
(NOT INCLUDED)
OWNER:
CHERRY HILL SOUTH LLC
JOLIET ZONE I-1
P.I.N.: 08-19-400-005 (PART OF)

PROPERTY DESCRIPTION:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19 (PER MONUMENT RECORDED R2005-070637) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4 IN CHERRY HILL BUSINESS PARK UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER R2005-169573 AND THE SOUTHWEST CORNER OF ELLIS ROAD AS DEDICATED NOVEMBER 19, 2012 AS DOCUMENT R2012-130165 THENCE NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT NUMBER R2008-086954, (ALSO BEING THE SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD) A DISTANCE OF 197.12 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1; THENCE CONTINUING NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (ALSO BEING THE SOUTH LINE OF SAID LOT 4 AND ELLIS ROAD) 1123.35 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER THENCE SOUTH 01 DEGREES 54 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE 906.75 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, A DISTANCE OF 1127.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE 903.62 FEET, TO THE POINT OF BEGINNING, (EXCEPT THE EAST 545.39 FEET AS MEASURED AT RIGHT ANGLE, IN WILL COUNTY, ILLINOIS.

NOTES:

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

TAX P.I.N.S:
08-19-400-005 (PART OF)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0101G WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2015, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

NO WETLANDS ARE LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION.

LAST DAY OF FIELD WORK PERFORMED WAS ON MARCH 26, 2021.

STREET LIGHTS ALONG ELLIS HILL ROAD ARE TO BE COMED STREET LIGHTS AT 250 FT. SPACING, 30 FT. MOUNTING HEIGHT AND L.E.D. EQUIVALENT OF A 250 WATT HIGH PRESSURE SODIUM BULB.

ENTRANCES TO THIS SUBDIVISION ON ELLIS ROAD IS SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

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

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

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN UNIT 6-PHASE 1

WITHIN THE SUBDIVISION AND CHERRY HILL BUSINESS PARK, MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

AN AERATOR FOR THE WET BOTTOM DETENTION BASINS WILL BE PROVIDED.

DRAINAGE:
RUNOFF CURVE NUMBER FOR LOT 1 EQUALS 93.
IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON SITE DETENTION WILL BE PROVIDED.

LOTS WILL CONFORM TO THE JOLIET LANDSCAPING ORDINANCE.

INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

ELLIS ROAD HAS BEEN RECONSTRUCTED ADJACENT TO THIS DEVELOPMENT AND NO FURTHER IMPROVEMENTS ARE REQUIRED UNLESS SPECIFICALLY STATED ABOVE.

NOT FOR RECORDING

FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

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

FOR REVIEW
PURPOSES ONLY

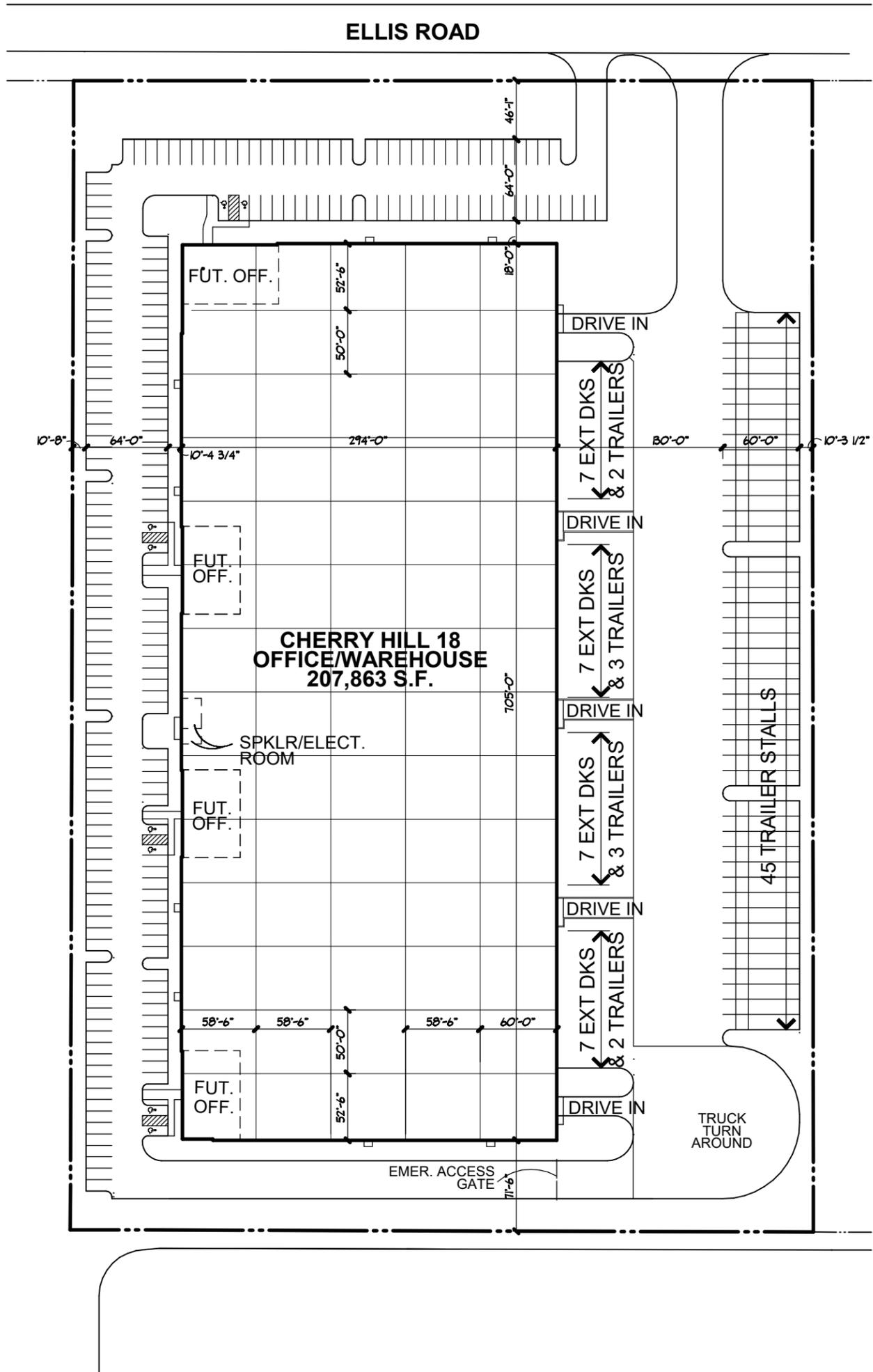
LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CABLE TV LINE
	OVERHEAD WIRES ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	RISK AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	ROLLBACK
	SIGN
	UNDERSIZED MANHOLE
	CONTOUR
	SPOT ELEVATION
	RIGHT-OF-WAY MONUMENT
	DISC
	IRON/STEEL ROD
	IRON PIPE
	CUT CROSS
	PK / MAG NAIL
	RAILROAD SPIKE
	STAKE BORING
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

REVISIONS:
06/30/2021
07/06/2021



CONSULTING ENGINEERS
SITE DEVELOPING ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 06/11/2021
JOB NO: 3943
FILENAME: 21FINALPRESUB-01
SHEET 1 OF 1



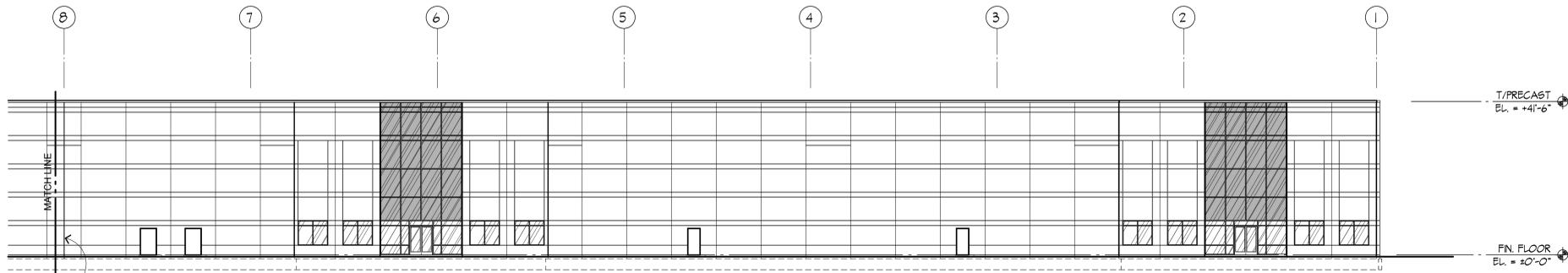
SITE AREA (±12.03 AC.)	±524,400 S.F.
DETENTION	OFFSITE
BUILDING AREA	207,863 S.F.
DRIVE IN OVERHEAD DOORS	5 DOORS
TOTAL EXTERIOR DOCKS	28 DOCKS
TOTAL TRAILER STALLS	55 STALLS
PARKING PROVIDED	220 STALLS
CLEAR HEIGHT	36'-0"

CONCEPTUAL NEW FACILITY FOR:
CHERRY HILL 18
 JOLIET, ILLINOIS

SITE PLAN

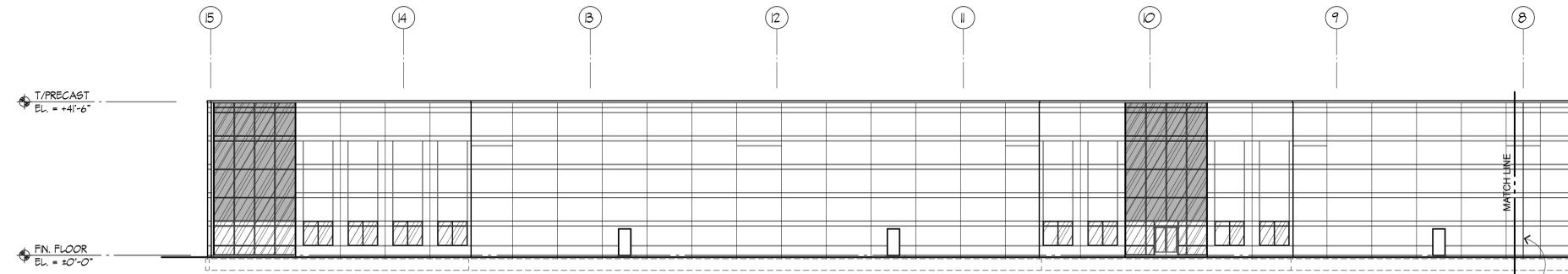
220118 KJB 6-14-2021 0' 25' 50' 100' 200'





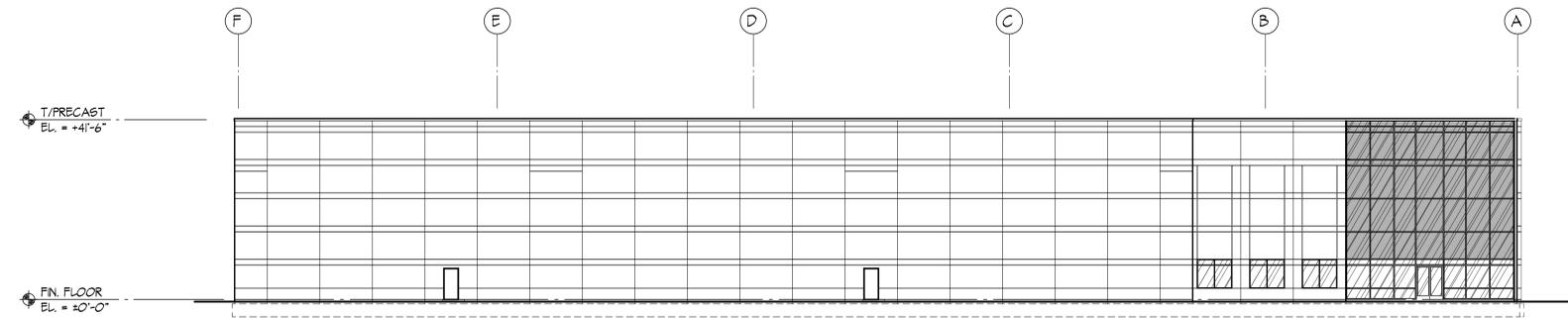
PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"



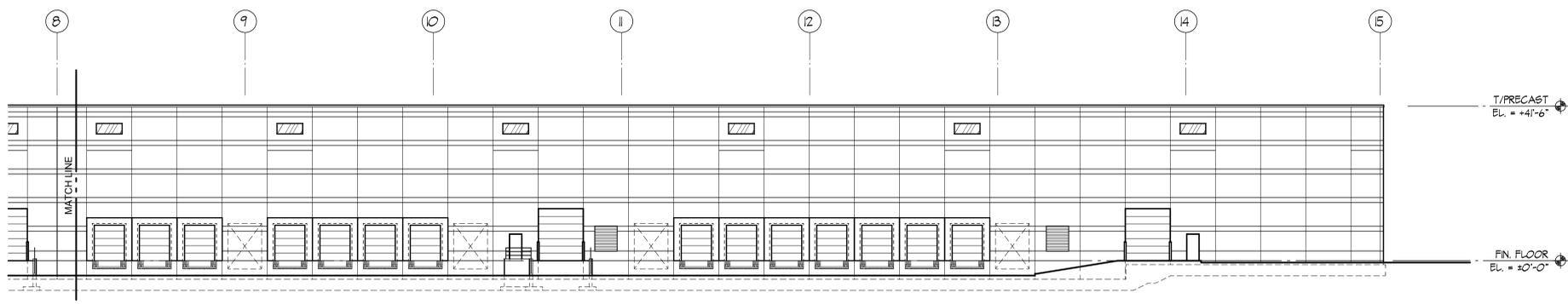
PARTIAL WEST ELEVATION

SCALE: 1/16"=1'-0"

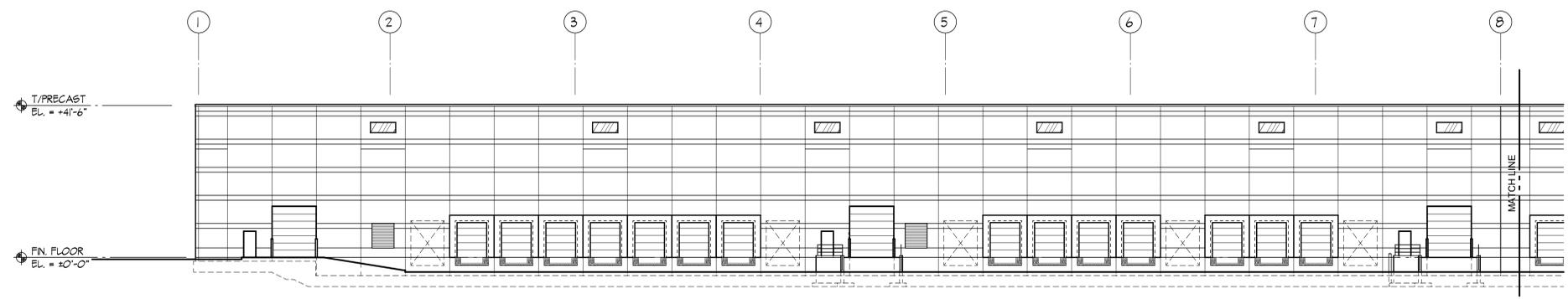


NORTH ELEVATION

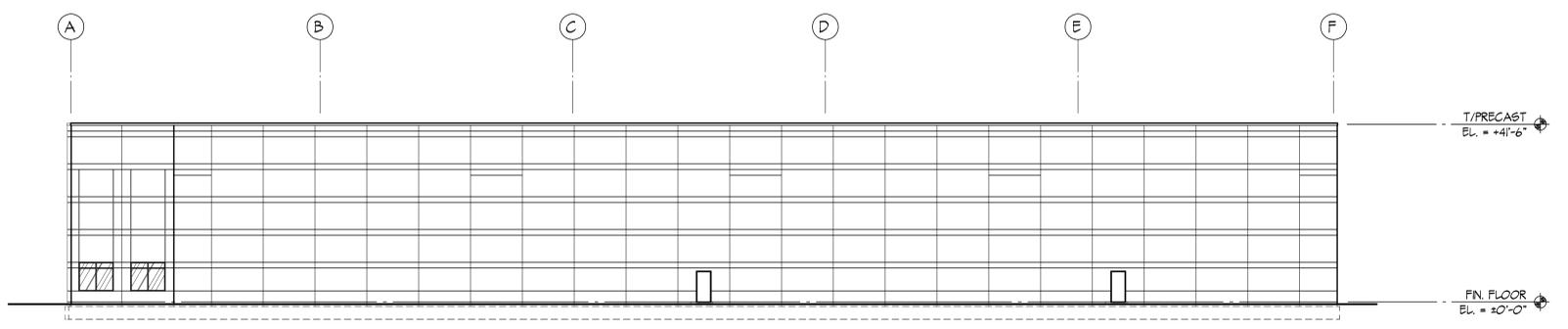
SCALE: 1/16"=1'-0"



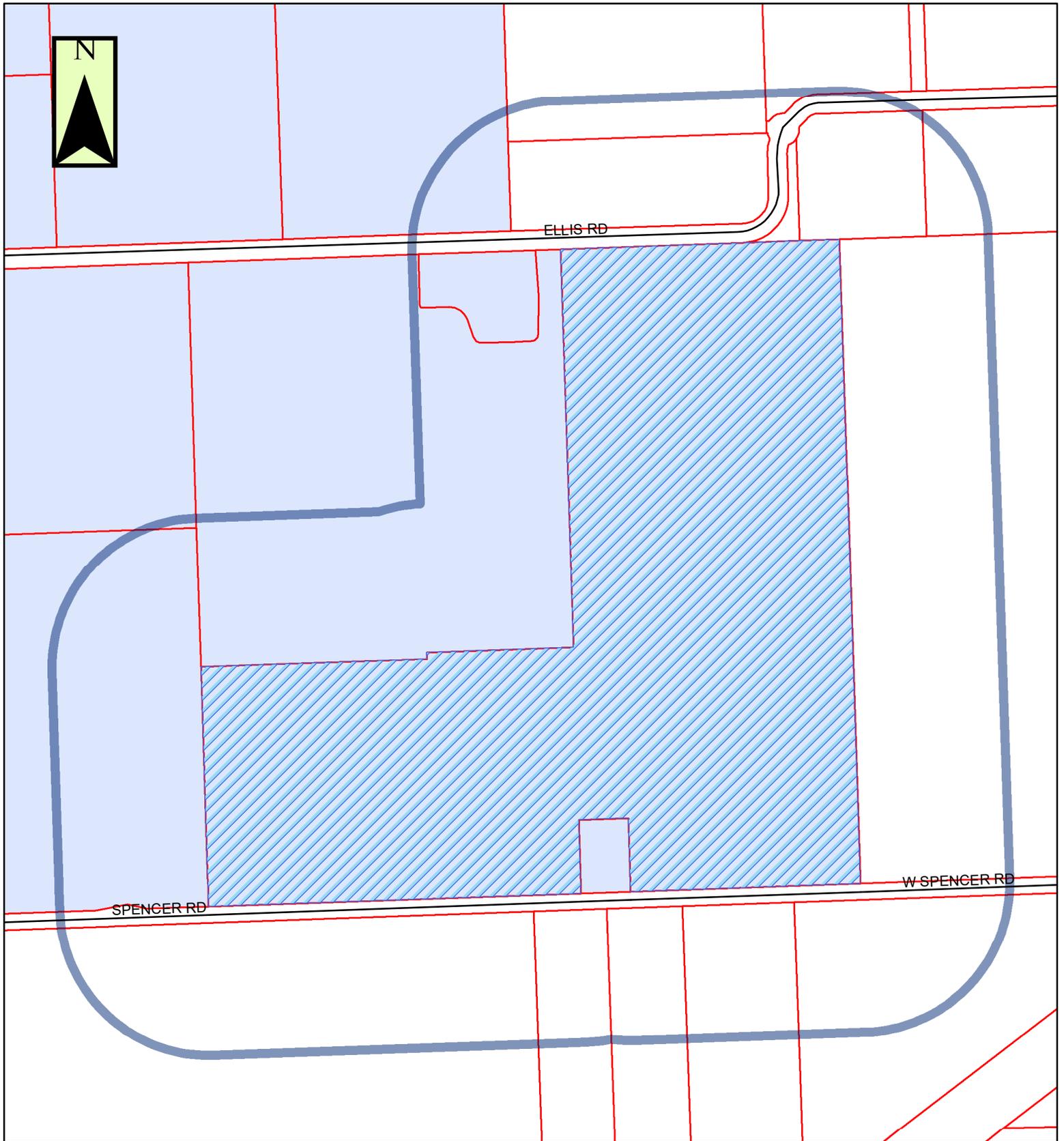
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"

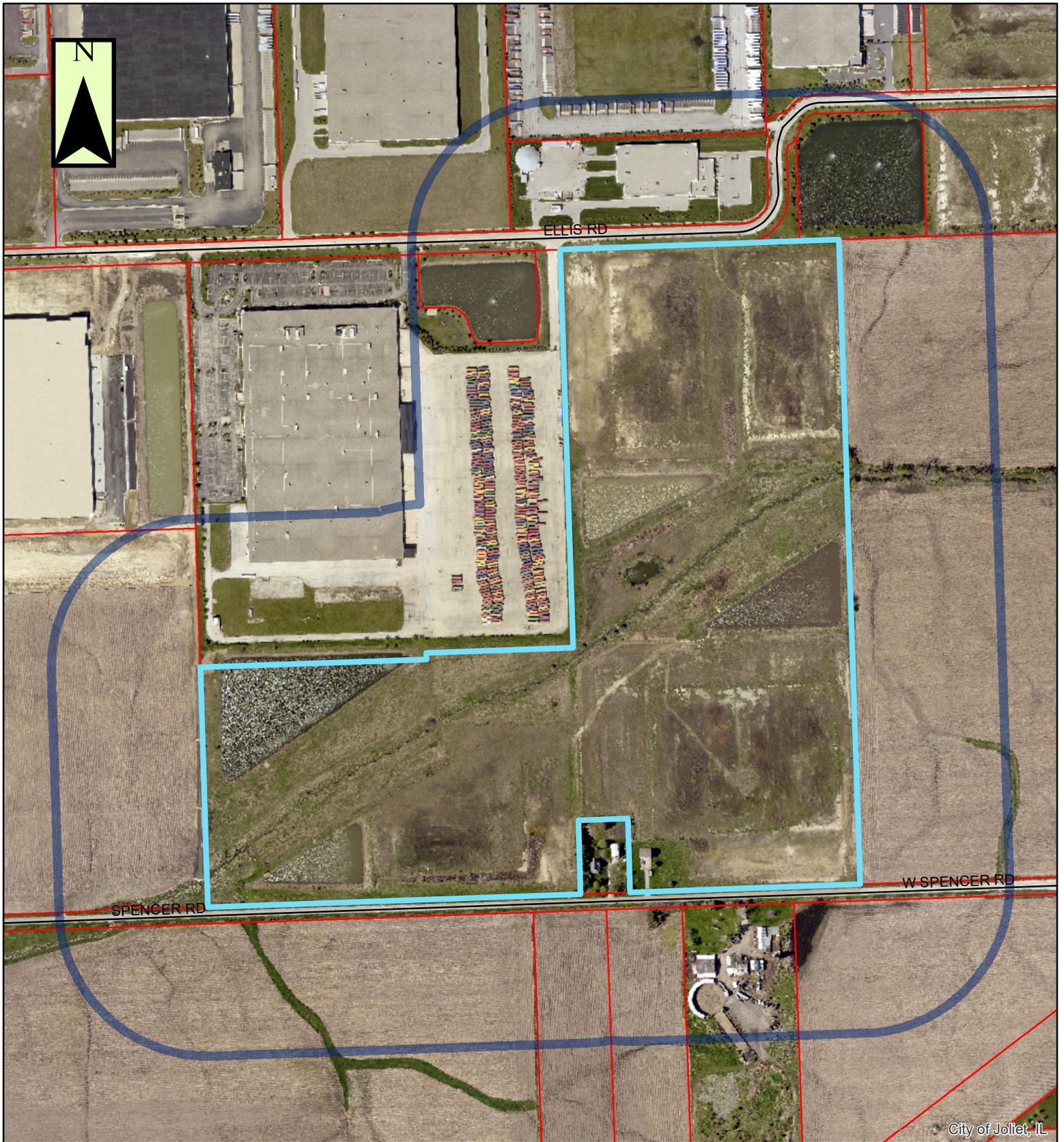


P-5-21



 = Property in Question
 = 600' Public Notification Boundary

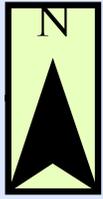
Legend		
Zoning		
I-TA		R-2
B-1		I-TB
B-2		R-2A
B-3		R-3
I-1		R-4
I-2		R-5
I-T		R-1A
		R-1B
		R-B



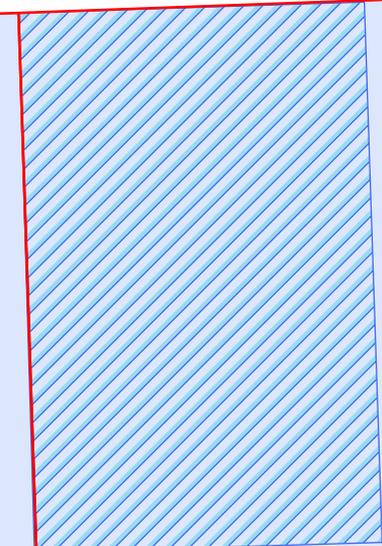
P-5-21a



-  = Property in Question
-  = 600' Public Notification Boundary



ELLIS RD



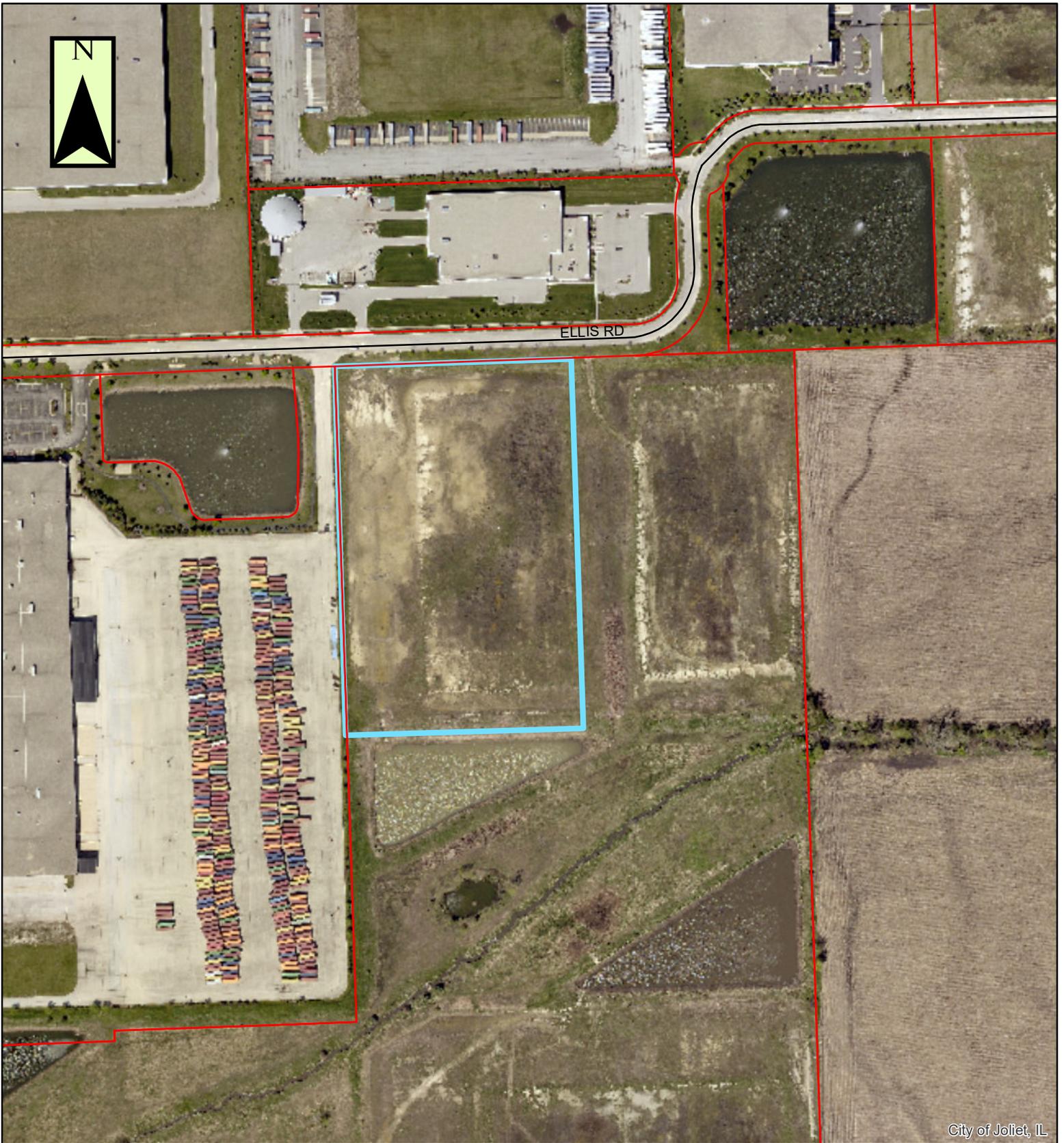
FP-4-21



 = Property in Question

Legend

Zoning		
 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-4-21a



 = Property in Question