

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

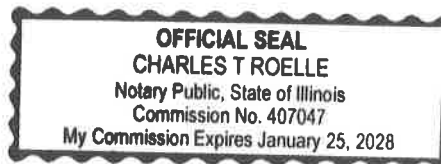
Petitioner's Name

Subscribed and sworn to before me this

16<sup>th</sup> day of April, 2025

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"/> <b>Individual:</b>                           | State the names, addresses, and phone #'s of the individual owner(s)   |
| <input type="checkbox"/> <b>Corporation:</b>                          | 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"/> <b>Limited Liability Company:</b> | 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"/> <b>Land Trust:</b>                           | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries  |
| <input type="checkbox"/> <b>Partnership:</b>                          | State the names, addresses, and phone #'s of all partners  |
| <input type="checkbox"/> <b>Other type of organization:</b>           | 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

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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:** \_\_\_\_\_

**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.



GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. It is labeled '100' at the left end, '0' in the middle, and '10' at the right end.

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

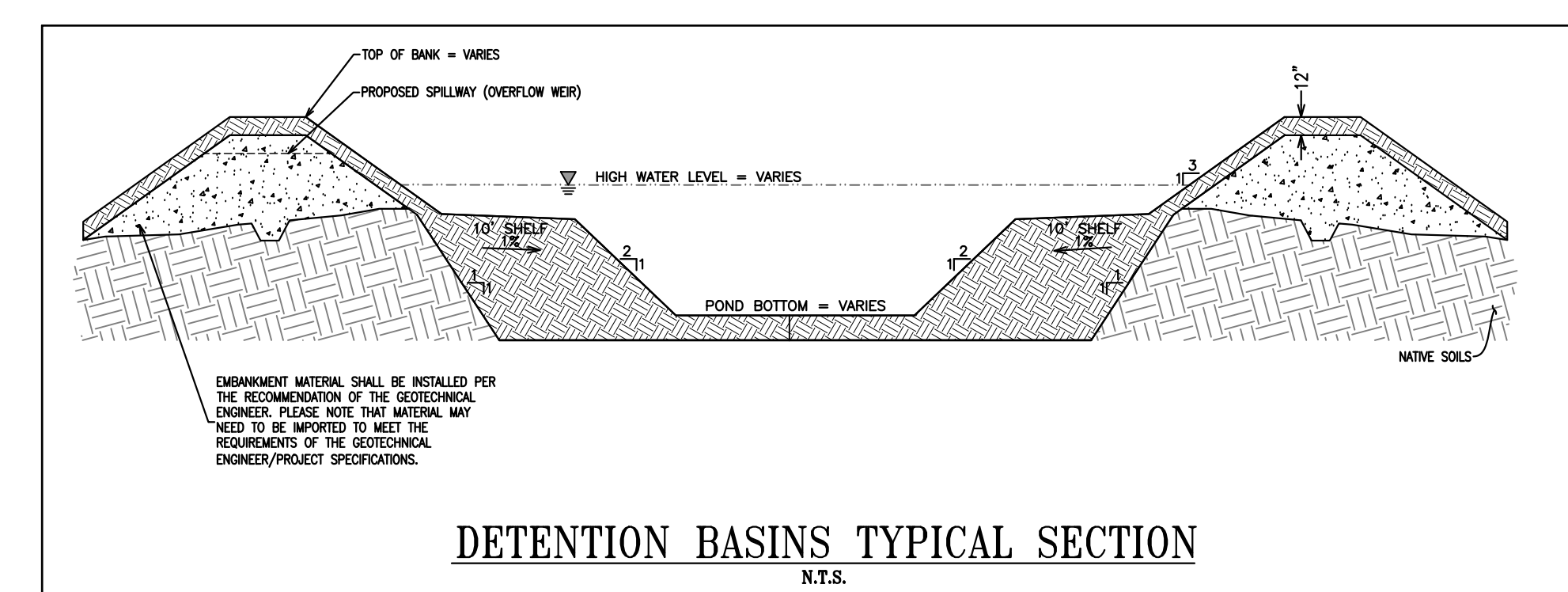
LEGAL DESCRIPTION:

- ALL THAT PART OF THE SOUTHEAST 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  
AND WESTERLY OF THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY  
OF THE SOUTHEASTELY 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. 297089, IN BOOK 502, PAGE 615, TOGETHER WITH THE SOUTHWEST-  
EASTERN 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 WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE SAID ILLINOIS CENTRAL GULF  
RAILROAD COMPANY, TOGETHER WITH THE SOUTHWEST-EASTERN QUARTER OF THE SOUTHWEST-  
EASTERN QUARTER OF TERRY JOHNSON AND ELAINE JOHNSON BY DEED RECORDED FEBRUARY 14,  
2016, IN BOOK 502, PAGE 616, TOGETHER WITH THE SOUTHWEST-EASTERN QUARTER OF THE  
SOUTHWEST-EASTERN QUARTER OF TERRY JOHNSON AND ELAINE JOHNSON BY DEED THEREOF  
CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016 AS  
DOCUMENT NO. 82016056143, ALL IN TOWNSHIP 35 NORTH, AND IN RANGE 10 EAST OF THE

## NOTES

1. **PROPOSED ZONING FOR ALL LOTS IS L-1, LIGHT INDUSTRIAL.**
2. **EXISTING ZONING WITHIN SUBJECT PARCELS IS L-1, LIGHT INDUSTRIAL.**
3. **WETLAND AREAS, PER WETLAND DELINEATION REPORT FOR CANDACE PIERCE PREPARED BY GARY R. WEBER ASSOCIATES, INC. ON MARCH 20, 2021, AND WETLANDS WERE FOUND WITHIN PROPOSED LOTS 1 AND 2. WETLAND DELINEATION REPORT - NEGATIVE FINDINGS, PREPARED BY GARY R. WEBER ASSOCIATES, INC. DATED APRIL 28, 2021.**
4. **THERE IS NO FLOODPLAIN ON SITE PER FEDERAL AGENCY MANAGEMENT ACTIVITY (FEMA) MAP PANEL 1.**
5. **UNLESS OTHERWISE SPECIFIED, A 5'-0" WIDE LANDSCAPE SETBACK EASEMENT SHALL BE PROVIDED ALONG ALL LOTS AND LOT LINES.**
6. **A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 2 & 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 THE BENEFIT OF LOT 1.**
8. **FOR SPREADDERS' ANTIPODATION REQUIREMENTS, SPREADDERS SHALL BE REQUIRED TO DEDICATE AND CONSTRUCT EASEMENTS TO ALL EXISTING CULVERTS, DRAINAGE CANALS, AND EXISTING PUBLIC UTILITIES TO THE WESTERN TIES LOTS 1 AND 2.**
9. **IF A SPREADER'S LOT IS SUBSEQUENTLY REQUIRED TO COMPLETE A PRIMARY DRAINAGE CONNECTION TO LOCAL ROAD, CITY, OR STATE, A ROADWAY THE AS IS CURRENTLY ABANDONED, THE SPREADER SHALL UNLOAD THE LOT AND THE LOT SHALL BE REDEVELOPED.**
10. **CADENCE CROSSINGS LOTS 1 IS NOT REQUIRED TO CONNECT TO UTILITIES WITHIN DEDICATED DRIVE.**
11. **IF LOTS 1 AND 2 ARE NOT REQUIRED TO CONNECT TO UTILITIES WITHIN DEDICATED DRIVE, OPERATIONAL, PERMANENT ACCESS TO CADENCE CROSSINGS LOTS 1 IS PROPOSED FROM WACCELIA WAREHOUSE.**
12. **ALL IN CAMPUS, LOTS 1 IS NOT REQUIRED TO DEDICATE ANY RIGHT-OF-WAY AS PART OF UNIT 1.**
13. **ADDITION CROSSINGS LOTS 1 UTILITY CONNECTIONS ARE PROPOSED WITHIN WACCELIA WAREHOUSE.**
14. **AN ADJACENT SHALL BE PROVIDED IN ANY MET BETWON DETENTION BASIN.**
15. **DETENTION MANAGEMENT PRACTICES WILL BE PROVIDED FOR DETENTION BASINS AS FEASIBLE.**
16. **WETLAND AND DEEPER DRAINAGES ARE REQUIRED ALONG THE PERIMETER OF THE DETENTION POND. A CERTIFIED DETENTION PLANNER SHALL ESTABLISH A MANAGEMENT PLAN FOR CHOKING MATERIALS OF THE DETENTION AREA.**
17. **ADDEDGED TOWNSHIPS TO BE PLACED ON INFLOW AND OUTFLOW LOTS FOR ALL DETENTION BASINS**
18. **DETENTION BASINS WILL BE USED FOR CHOKING ON-DRAIN.**

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)
	400-004-0020	
	400-004-0030	
LOT 2 DETENTION FACILITY	400-004-0010	225,745 SQ.FT. (5.18 AC)
	400-004-0020	
	400-004-0030	
LOT 3 DETENTION FACILITY	400-004-0010	119,680 SQ.FT. (2.75 AC)
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 SHOULD 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 TOWN ORDINANCES.

<u>LOT SCHEDULE:</u>			
LOT #1.....	1,154,479 SQ.FT.	....	26.50 AC
LOT #2.....	225,745 SQ.FT.	....	5.18 AC
<u>LOT #3.....</u>	<u>119,680 SQ.FT.</u>	<u>....</u>	<u>2.75 AC</u>
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  
2250 S. CHICAGO STREET  
JOLIET, ILLINOIS 60436  
Ph. (877) 833-3444

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 60404  
Ph. (815) 744-6600

STATE OF ILLINOIS }  
                              } ss

COUNTY OF WILL )  
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM


No. 184-001251, 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 \_\_\_\_\_, \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL.

**JACOB & HEFNER**  
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515  
PHONE: (630) 652-4600, FAX: (630) 652-4601  
[www.jacobandhefner.com](http://www.jacobandhefner.com)



**Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies**

Surveyors - Engineers - Planners - G.I.S. Consultants  
129 Capista Drive - Shorewood, Illinois 60404  
Tel: (815) 714-6000 Website: [www.guestintest.com](http://www.guestintest.com)

DATE CREATED: 04-07-2020		FILE: (812) 144-0800 - W0501E, WWW.1041GEOGRAPHIC.COM		
FIELD BK: *	LATEST R. T. & A. REVISION			R. T. & A. Dwg. No.
PAGE: *	No.	DATE	DESCRIPTION	BY
				426.0110.E

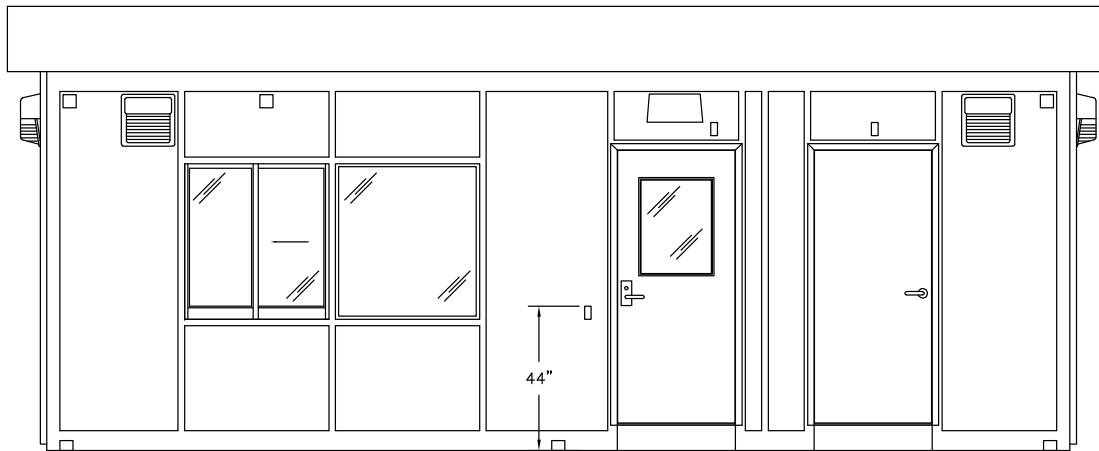
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SHEET 1 OF 1

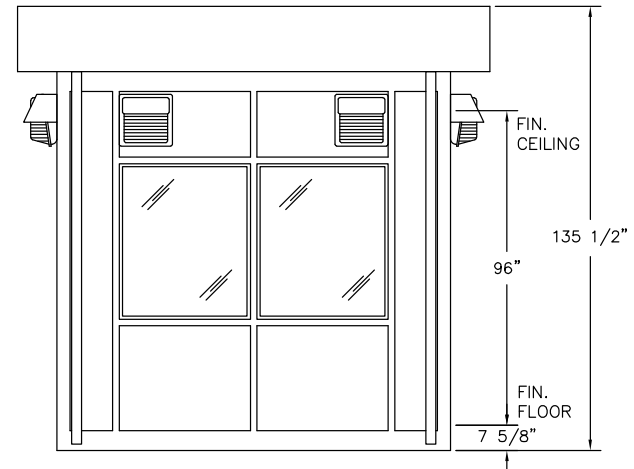
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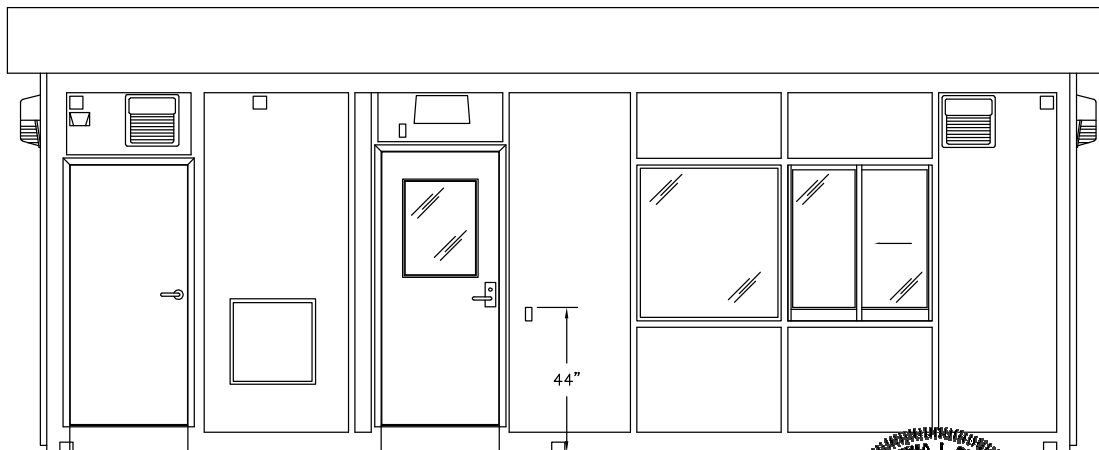




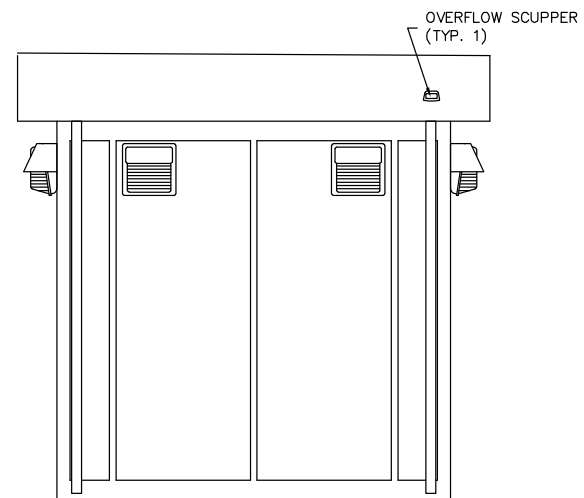
ELEVATION A



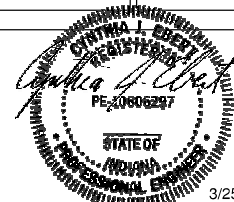
ELEVATION B



ELEVATION C



ELEVATION D



3/25/2022

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

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

JOB: 48850

DATE: 9-11-18

REVISED: 1-20-22

DRAWN BY: KCD

SHEET 3 OF 13







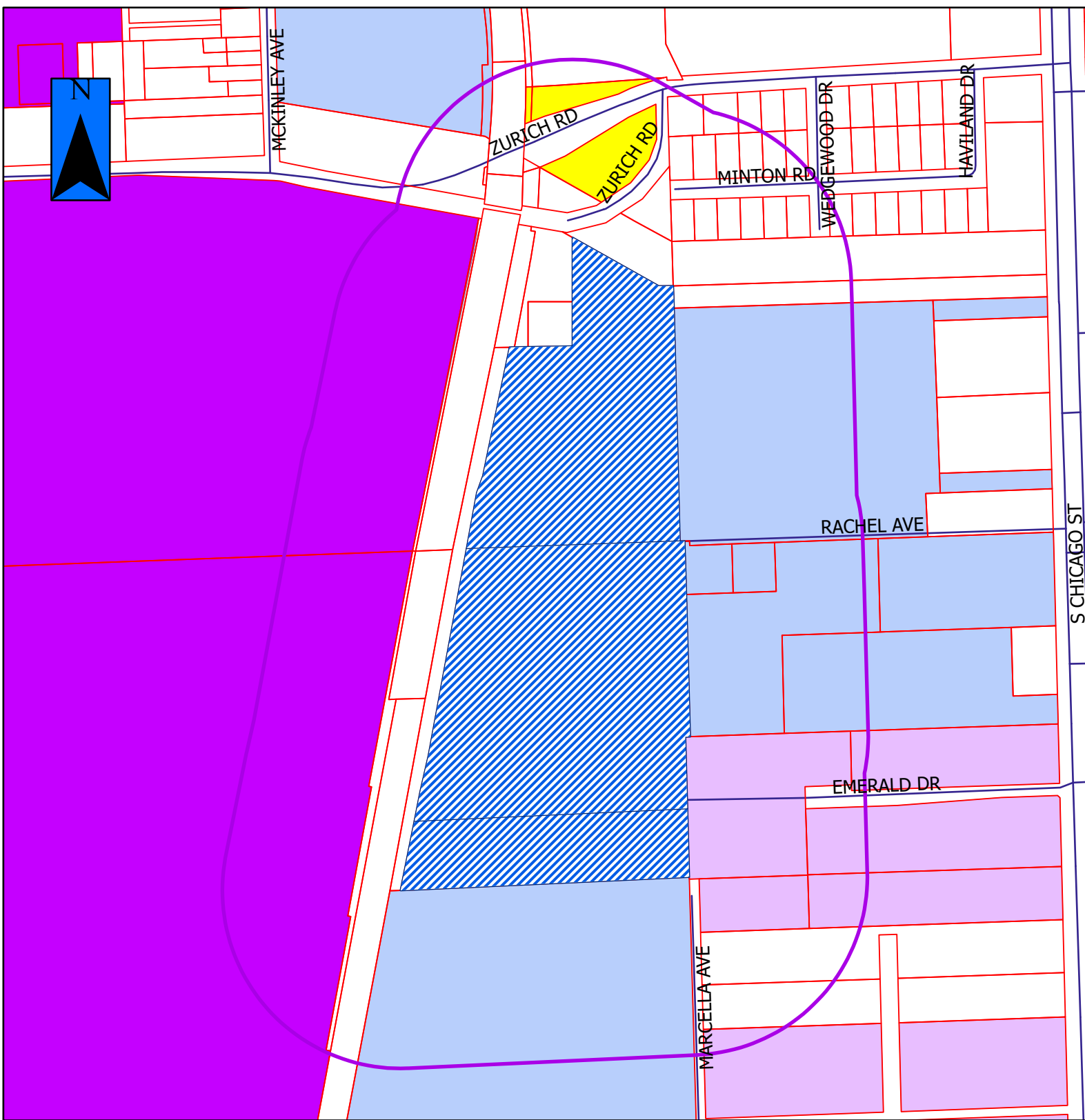

















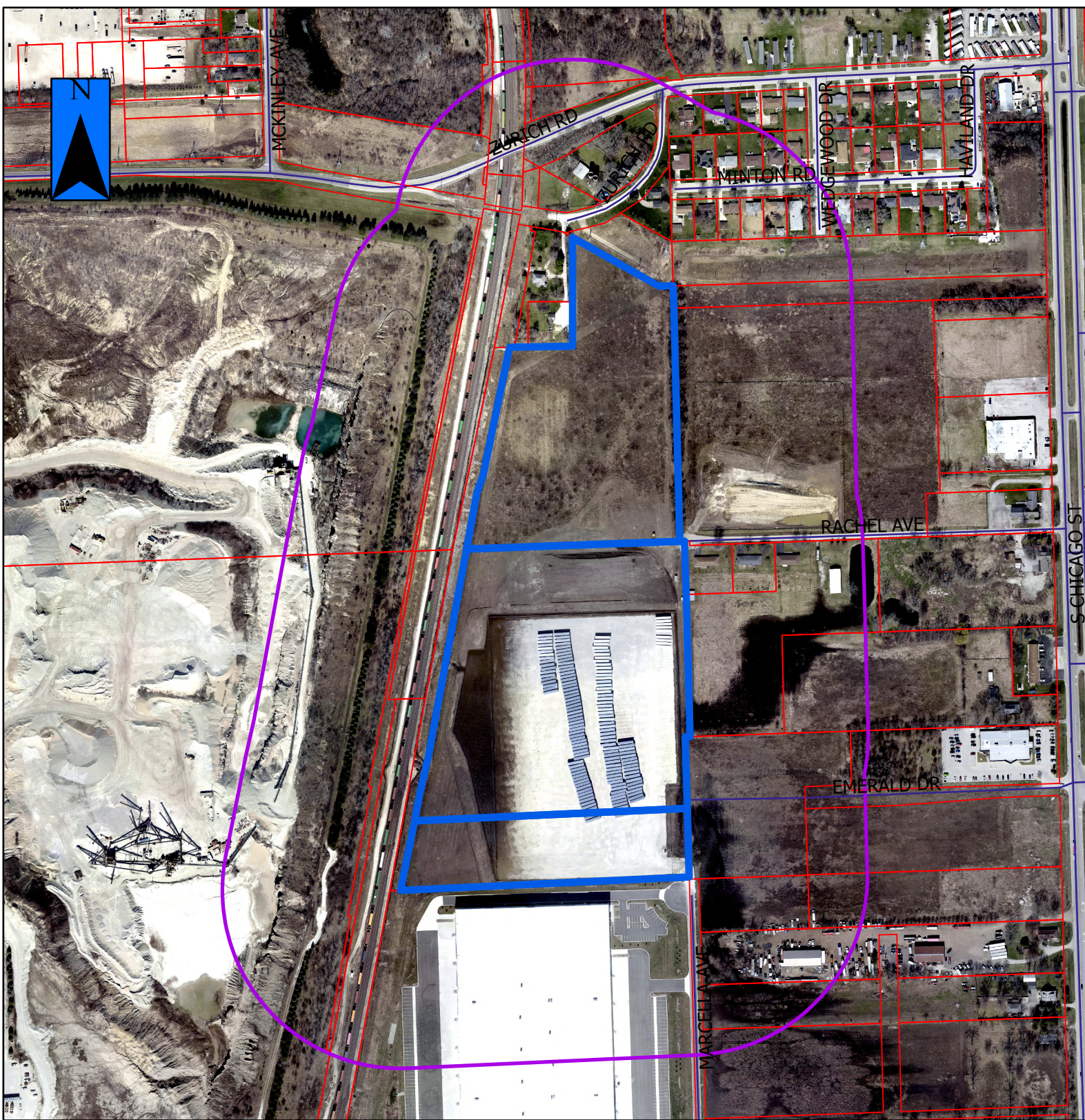
**FP-2-25**



 = 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)