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.

<u>ANALYSIS</u>: 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):

Preliminary Plat X Final Plat X Recording Plat	
NAME OF SUBDIVISION: Cadence Crossings - Unit 1	
NAME OF PETITIONER: All In Campus, LLC	
CELL #: 773-842-7393	cepremier.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	
	ment consultant) 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	ncepremier.com
ENGINEER: Jacob and Hefner Associates, Inc. ADDRESS: 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 LAND SURVEYOR: The Will Group	PHONE: 630-652-4600

ADDRESS: 129 Capista Drive, Shorewood, IL 60404	PHONE: 815-744-6600
ATTORNEY: John Phillipchuck	
ADDRESS:	PHONE:
LEGAL DESCRIPTION OF PROPERTY: See attachm	nents.
COMMON ADDRESS: West/Northwest of Emerald D	
)-004-0010, 07-28-400-004-0020, & 07-28-400-004-0030
NO. OF LOTS: 3	
PRESENT USE: Agricultural	EXISTING ZONING: I-1
USES OF SURROUNDING PROPERTIES: North: Agr	ricultural
South: Ind	ustrial
East: Agric	cultural
West: Indu	ustrial
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 prel	iminary plat? No
If yes, what amount? N/A	
(Acknowledgment by Park District Official)	
Has the Zoning Board of Appeals granted any variance, e	exception, or special permit concerning this property?
Yes No If yes, list the Case number and na	ame:
Is any variance from the Subdivision Regulations being re-	equested? Yes NoX
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: Petitioner's Name Subscribed and sworn to before me this day of 125/28
Notary Public My Commission Expires:
OFFICIAL SEAL CHARLES T ROELLE Notary Public, State of Illinois Commission No. 407047 My Commission Expires January 25, 2028

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. <u>INFORMATION ABOUT THE APPLICATION</u>

This	Rezoning, Special Use F	
	II. <u>INF</u>	ORMATION ABOUT THE PROPERTY
The	address and PIN(s) of the real	property associated with this application are:
07-	<u>28-400-004-0010, 07-2</u>	8-400-004-0020, & 07-28-400-004-0030
PIN(s):	
	III.	PROPERTY OWNERSHIP
	ct the type of owner of the react information below:	al property associated with this application and fill in the appropriate
	Individual:	State the names, addresses, and phone #'s of the individua 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
X	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
Tor	mas Maciulis	
= M.	Tom@cadenceprem . ווא	nier.com FAY:

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		
_				
-	WATE	FAX:		
E-I	VIAIL:	1 ~~		
If no properties are the lia	It an individual, then the interpretation of the real property and the beneficiary of the lare limited liability company is a partner of the lare limited liability company is a partner of the lare limited liability company is a partner of the lare limited liability company is a partner of the lare limited liability company is a partner of the lare limited liability company is a partner of the lare lare lare lare lare lare lare lar	neficiary or partner disclosed in Section III or Section IV is individuals holding the legal or equitable title to the real ciated with the application must also be disclosed. For associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited ship, then the identity of the partners must be disclosed. If oration, then all persons owning 3% or more of the issued		
Stock must be dissipative.				
SIGNED: 4/1/2/2				
ח	ATE: 4/16/2025			
D	ATE: 4/16/2025			
D	ATE: 4/16/2025	lumbers of Person Completing and Submitting This Form:		
D N	ATE: 4/16/2025			

Neighboring Properties within 100'

Property: Cadence Marshalling & Staging Yard

Joliet, Illinois

JHA Project #: C231bb 4/17/2025

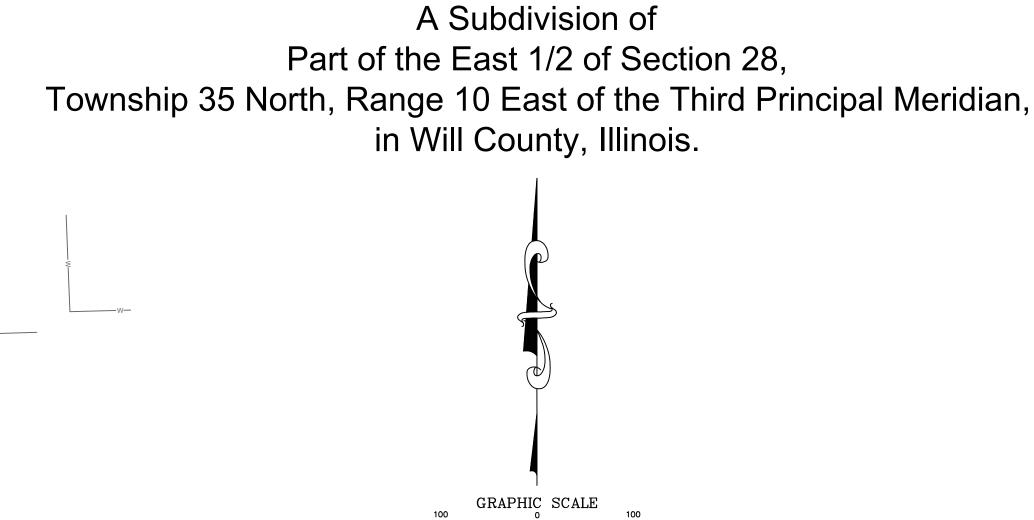
Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
30-07-28-214-002-0000	UTILITY	S	CHICAGO ST	JOLIET	60436	COMMONWEALTH EDISON CO	ATTN TAX DEPT THREE LINCOLN CTR 4TH FL OAKBROOK TERRACE IL 60181	N
30-07-28-214-003-0000	UTILITY	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	Υ
30-07-28-400-004-0020	V	S	CHICAGO ST	JOLIET	60436	ALL IN CAMPUS LLC	2250 S CHICAGO ST JOLIET IL 60436	Υ
30-07-28-400-004-0030	V	S	CHICAGO ST	JOLIET	60436	ALL IN CAMPUS LLC	2250 S CHICAGO ST JOLIET IL 60436	Υ
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	٧	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

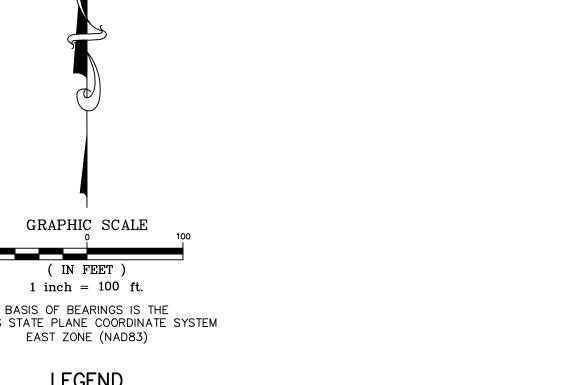
Notes:

- 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.

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

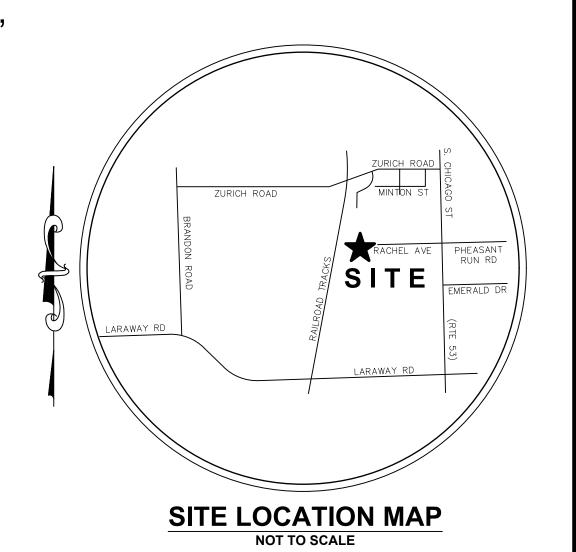
CADENCE CROSSINGS - UNIT 1





PROPOSED	DESCRIPTION	EXISTING
 >	STORM SEWER	
10 W	WATER MAIN WITH SIZE	12W
>	SANITARY SEWER	
	UNDERGROUND PIPELINE	P
	FORCE MAIN	
T	UNDERGROUND TELEPHONE	T
——E——	UNDERGROUND ELECTRIC	E
	OVERHEAD UTILITY	OHU
G	UNDERGROUND GAS LINE	G
	RIGHT-OF-WAY/PROPERTY LINE	
630	CONTOUR	630
	SANITARY MANHOLE	©
•	STORM MANHOLE	©
Ĭ	STORM INLET	
<u> </u>	STORM CATCH BASIN	0
*	FIRE HYDRANT	\forall
•	PRESSURE CONNECTION	\oplus
•	GATE VALVE W/VAULT	•
-\ -	LIGHT POLE	\$
×—•	STREET LIGHT W/MAST	•—•
0	UTILITY POLE	
•	ROAD SIGN	Ь
X	FENCE LINE	l-

PROPOSED LOT SCHEDULE		
PROPOSED LOTS EXISTING P.I.N.(S)		PROPOSED AREA
	400-004-0010	
LOT 1	400-004-0020	1,154,479 SQ.FT. (26.50 AC)
	400-004-0030	
	400-004-0010	
LOT 2 DETENTION FACILITY	400-004-0020	225,745 SQ.FT. (5.18 AC)
	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)



LEGAL DESCRIPTION:

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 CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 27, 2016 A THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

- 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 #17197C0280G, EFFECTIVE FEBRUARY 15, 2019.
- 5. UNLESS OTHERWISE SPECIFIED, A 5-FT WIDE LANDSCAPE SETBACK EASEMENT SHALL BE PROVIDED ALONG
- 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
- 7. STORMWATER DETENTION FACILITIES LOCATED ON LOTS 2 AND 3 WILL BE FOR THE BENEFIT OF LOT 1.
- 8. PER SPEEDWAY'S ANNEXATION AGREEMENT, SPEEDWAY SHALL BE REQUIRED TO DEDICATE AND CONSTRUCT EMERALD DRIVE BETWEEN CHICAGO STREET AND MARCELLA AVENUE, AND EXTEND PUBLIC UTILITIES TO THE WESTERN EXTENTS OF THEIR PROPERTY.

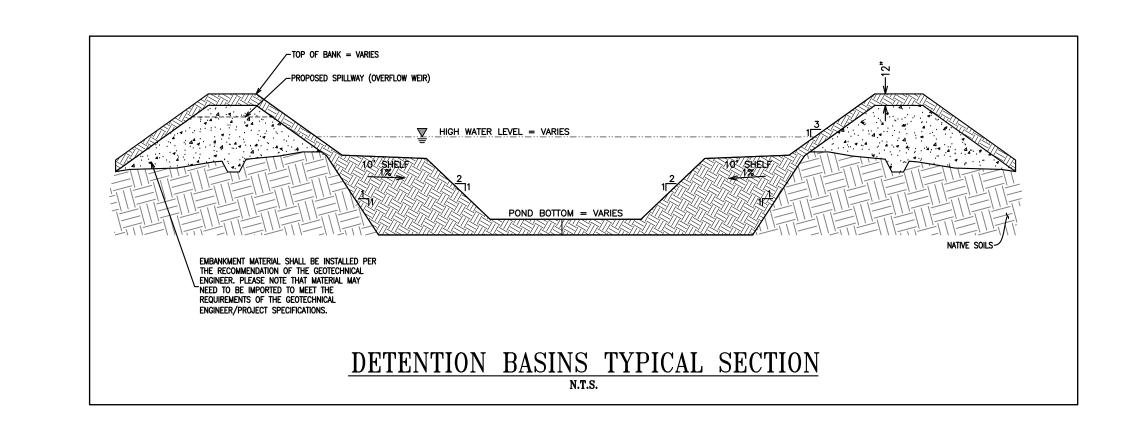
8.1. CADENCE CROSSINGS UNIT 1 IS SUBSEQUENTLY REQUIRED TO COMPLETE A PRIMARY DRIVEWAY

- 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 DRIVEWAY CONNECTION TO EMERALD DRIVE IS OPERATIONAL, PRIMARY ACCESS TO CADENCE CROSSINGS UNIT 1 IS PROPOSED FROM MARCELLA AVENUE.
- 11. CADENCE CROSSINGS UNIT 1 UTILITY CONNECTIONS ARE PROPOSED WITHIN MARCELLA AVENUE.

10. ALL IN CAMPUS, LLC IS NOT REQUIRED TO DEDICATE ANY RIGHT-OF-WAY AS PART OF UNIT 1

- 12. AN AERATOR SHALL BE PROVIDED IN ANY WET 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.





PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com

PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED Tonelli & Associates, Inc. & TWiG Technologie

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

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM

No. 184-001251, HEREBY CERTIFIES THAT IT HAS FINAL PLATTED THE

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _.

STATE OF ILLINOIS) COUNTY OF WILL



SHEET 1 OF

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 ZONING ORDINANCES.

W 1/4 CORNER,— SEC. 38-35-10

..1,154,479 SQ.FT. 26.50 AC. 225,745 SQ.FT. 5.18 AC .. 119,680 SQ.FT. 2.75 AC 1,499,903 SQ.FT. 34.43 AC

LOT SCHEDULE:

DETENTION FACILITY

S 87°56'27" W

15' TEMPORARY STORM WATER DISCHARGE. AND DRAINAGE EASEMENT AGREEMENT PER DOC. NO. R2017099828

15' RELOCATABLE STORM WATER AND DRAINAGE EASEMENT AGREEMENT PER DOC. NO. R20200018408

/ WILL COUNTY EXISTING ZONING: A-

AGRICULTURAL
OWNER: FRANKLIN
ROBERTA
P.I.N.

07-28-214-011-0000

10' STORMWATER

EXISTING ZONING: I-

CITY OF JOLIET

EXISTING ZONING: I-1

LIGHT INDUSTRIAL

OWNER: ALL IN CAMPUS LLC.

EXISTING ZONING: I-1 LIGHT INDUSTRIAL OWNER: ALL IN CAMPUS LLC.

P.I.N. 07-28-400-004-0030

S 87°56'27" W

P.I.N. 07-28-400-004-0020 ***

LIGHT INDUSTRIAL OWNER: ALL IN CAMPUS LL

CITY OF JOLIET EXISTING ZONING: I-2 GENERAL INDUSTRIAL OWNER: STEFFES ETAL

P.I.N. 07-28-018-014-0000

EXISTING GAS LINE

WILL COUNTY
EXISTING ZONING: A-1
AGRICULTURAL
OWNER: SE JOLIET SANITARY DIST

CITY OF JOLIET EXISTING ZONING: 1-2

GENERAL INDUSTRIAL

P.I.N. 07-28-018-014-0000

BY INTERSECTING STRAIGHT LINES FROM OPPOSITE QUARTER CORNER

CITY OF JOLIET

EXISTING ZONING: I-2 GENERAL INDUSTRIAL OWNER: STEFFES ETAL

07-28-300-020-0000

PIPELINE EASEMENT PER DOC. NO. R76-25980

<u>OWNER</u> 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

AGRICULTURAL OWNER: COMMONWEALTH EDISON CO

P.I.N. 07-28-214-002-0000

CITY OF JOLIET
EXISTING ZONING: I-1'
LIGHT INDUSTRIAL /

OWNER: ALL IN CAMPUS LLC P.I.N. 07-28-215-003-0000

CITY OF JOLIET

EXISTING ZONING: I-1 FO

LĪGHĪ ĪNDÚSTRIAL

OWNER: ALL IN CAMPUS LLC.

P.I.N. 07-28-215-004-0000

EXISTING ZONING: C-2 LOCAL COMMERCIAL

OWNER: AL-HAYYUL QAUUIM INC

LOCAL COMMERCIAL

OWNER: AL-HAYYUL QAUUIM INC

WILL COUNTY / EXISTING ZONING: A-1

OWNER: JOLIET CHURCH OF GOD

P.I.N. 07-28-214-005-0000

EXISTING ZONÍNG: 1-1-

OWNER: ALL IN CAMPUS LLC.-

PdN. 07-28-402-002-0000

EMERALD DRIVE RIGHT-OF-WAY TO

BE DEDICATED BY OTHERS PER

SPEEDWAY ANNEXATION AGREEMENT

EXISTING ZONING: I-1

OWNER: ALL IN CAMPUS LLC.

P.I.N. 07-28-402-001-0000

WILL COUNTY

SINGLE FAMILY

, OWNER: CHICAGO TITLE

LAND TR CO

07,728,7402-003-0000

EXISTING ZONING: B-3 GENERAL BUSINESS

OWNER: SHAH MAIN OFFICE LLC

P.I.N. 07-28-404-003-0000

EXISTING ZONING: R-2-

WILL COUNTY EXISTING ZONING: A-1, AGRICULTURAL OWNER: NATURAL GAS PIPELINE

P.I.N. 07-28-214-003-0000

CITY OF JOLIET 624 EXISTING ZONING: 1-1

EXISTING WETLAND AREA AS DELINEATED BY GARY R.

WEBER ASSOCIATES,

DATED OCTOBER 27, 2021

OWNER: ALL IN CAMPUS LLC.

P.I.N. 07-28-214-006-0000

07-28-401-003-0000 07-28-401-004-0000

CITY OF JOLIET

EXISTING ZONING: I-1

LIĞHT INDUSTRIAL OWNER: ALL IN CAMPUS LLC.

07-28-401-002-0000

EXISTING ZONING: B-3

OWNER: SPEEDWAY LLC

P.I.N. 07-28-403-004-0000

CONNECT TO EXISTING

EXISTING 10" WATERMAIN

JULIA (UNIMPROVED)

EMERALD DRIVE

EXISTING ZONING: B-3 GENERAL BUSINESS

P.I.N. 07-28-403-004-0000

MELICENT (UNIMPROVED)

AVENUE (VACATED PER DOC. NO. R2017078640)

(VACATED PER DOC.

LIGHT INDUSTRIAL
OWNER: ALL IN CAMPUS LICE LIGHT INDUSTRIAL

30' PUBLIC UTILITY EASEMENT -

5' LANDSCAPE EASEMENT

PROPOSED WATER_

45' TEMPORARY
CONSTRUCTION
EASEMENT
PER DOC. NO.
R20200018408

CITY OF JOLIET

EXISTING ZONING: I-1 LIGHT INDUSTRIAL

OWNER: 275 LARAWAY INVESTORS LLC

P.I.N. 07-28-300-008-0000

s 87°56'27" W

PROPOSED 10 WATERMAIN STUB

40' PUBLIC UTILITY — EASEMENT

5' LANDSCAPE EASEMENT

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

EXISTING ZONING: B-3

GENERAL BUSINESS OWNER: SPEEDWAY LLC

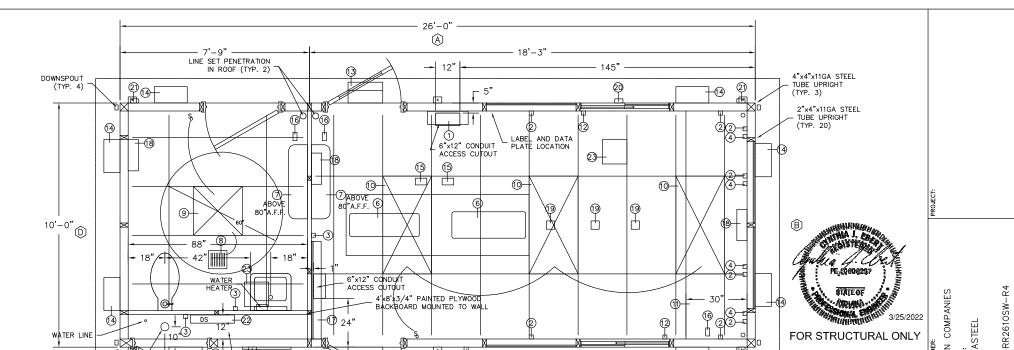
P.I.N. 07-28-403-006-0010

TWG ENGINEERING 129 CAPISTA DRIVE SHOREWOOD, ILLINOIS 60404 Ph. (815) 744-6600

LAND SURVEYOR

SE CORNER, SE 1/4 SEC. 28-35-10

33 34



DURASTEEL MODEL PC-RR2610SW-R4 BUILDING NOTES : 100 AMP 3 PHASE, 30 SPACE, PANEL BOARD W/ 100A MAIN BREAKER, (SEE PANEL SCHEDULE) (QTY 1)

115V DUPLEX OUTLET (QTY 8) - 115V GFI DUPLEX OUTLET (QTY 3)

4" PVC WASTE LINE

4"x6"x11GA STEEL

TUBE UPRIGHT

(TYP. 1)

- BLANK 2×4 J-BOX w/ RECESSED CONDUIT RUN & PULL WRE TO ITEM #17 (QTY 4)

- EXTERIOR 115V DUPLEX OUTLET W/ WEATHERPROOF COVER (QTY 1)
- EXTERIOR SPLIT SYSTEM HEAT PUMP (SHIPS LOOSE, QTY 2) W/MTG, PAD ON ROOF

- 18000 BTU (OFFICE), 9000 BTU (RESTROOM) WALL MTD AIR HANDLER (SHIPS LOOSE)

- 80 CFM EXHAUST FAN (WIRED TO LIGHT) (QTY 1)

- 2'x2' LED FLAT PANEL LIGHT w/ OCCUPANCY SENSOR SWITCH (QTY 1) - 2'x4' LED FLAT PANEL LIGHT W/ OCCUPANCY SENSOR SWITCH (QTY 3)

30" DEEP PAINTED STEEL SHELF (QTY 1)

4x4 J-BOX w/ RECESSED CONDUIT & PULL WIRE TO ITEM# 17 (QTY 2)

- 50 WATT EXT. DOWN LIGHT (QTY 2) w/ PHOTO CELL (WST LED-P3-40K-VF-120-PE-DDBXD)

– 39 WATT EXT. WALL PACK LÌGHT (QTY´8) w/ PHOTO CELL (TWH LED-10C-1000-40K-T3M-120-PE-DDBXD)

24"x24" WALL

(14"A.F.F.

PLUMBING CHASE

NO FLOOR

ACCESS PANEL

EXTERIOR DISCONNECT, ON ROOF (QTY. 2, 1 w/ EXT. GFI SERVICE OUTLET-WP)

115V DUPLEX OUTLET, CEILING MOUNTED (QTY 3)

4"x4"x48" STEEL WIREWAY w/ SCREW COVER & KNOCKOUTS @ 90" A.F.F. (QTY 1)

- 208V, 3,000 WATT WALL MOUNTED HEATER (WIRED DIRECT) (QTY 3)

CEILING PAN MOUNTED 4X4 J-BOX (QTY 3) w/ RECESSED CONDUIT RUN & PULL WIRE TO ITEM# 17

EXTERIOR 4X4 J-BOX (QTY 2) w/ RECESSED 1" CONDUIT RUN & PULL WIRE TO ITEM# 23

EXTERIOR 4X4 J-BOX (QTY 4) w/ RECESSED 1/2" CONDUIT RUN & PULL WIRE TO ITEM# 17

— 115V, 500W PLUMBING CHASE HEATER (QTY 1) W/DISCONNECT SWITCH (WIRED DIRECT)

(2) 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 & (4) 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)

CLOSER (RESTROOM)

CONSTRUCTION CORE & CHECK CHAIN (CHASE)

FOR PROPER ACCESSIBILITY.

(5)

(C)

PLAN VIEW

* (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/THHN INSULATION

* (1) 3070 STEEL SWING DOOR W/ STEEL FRAME, SARGENT 28-70-10G44-LP-26D LOCKSET. BEST GREEN CONSTRUCTION CORE. CHECK CHAIN & NORTON 7500-689

IMPORTANT NOTE- VERIFY BOOTH DESIGN

IS COMPATIBLE WITH ON SITE CONDITIONS

* (1) 3068 STEEL SWING DOOR w/ STEEL FRAME, BEST LEVER LOCK, BEST GREEN

SERVICE (ASD) LOADS TO CONCRETE AT EACH ANCHOR BOLT : T = 1.20 KIP V = 1.00 KIP

-113

Larson Engineering, Inc.

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

3"x3"x 3/8"x 4" LONG STEEL

NOTE: WELD ANCHOR TAB TO

(TYP. 6)

ANCHOR TAB.

ANCHOR TAB W/ 5/8"DIA. HOLE

BASE FRAME W/ 1/8" FILLET WELD

MIN. 2 1/2" LONG EACH SIDE OF

RECOMMENDED ANCHOR BOLT: (1)

EACH ANCHOR TAB. ANCHOR TYPE AND EMBEDMENT TO BE DETERMINED

1/2" EXPANSION ANCHOR AT

BY FOUNDATION ENGINEER.

© 2022 LEI Project Number: 53220213.000

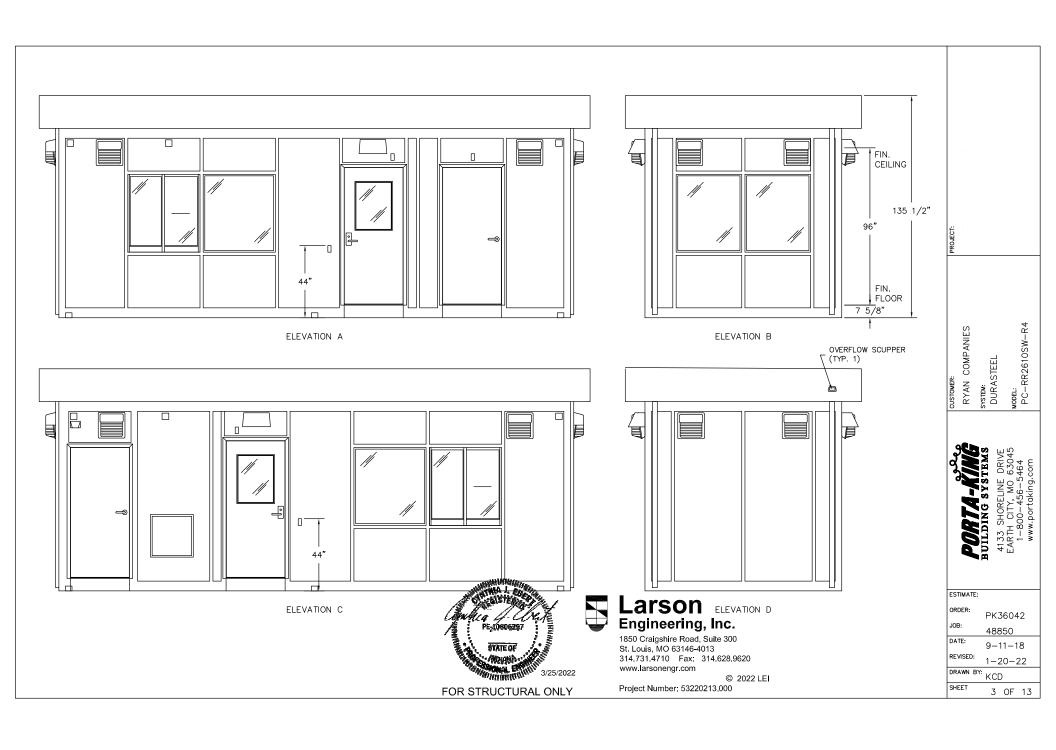
* NOTES -EXTERIOR SPLIT SYSTEM UNIT SHIPPED LOOSE. UNITS MUST BE INSTALLED ON SITE BY QUALIFIED HVAC TECHNICIAN.

-LINE SET PENETRATIONS TO BE WEATHER-PROOFED ON SITE BY OTHERS, AFTER LINE SET IS INSTALLED BY QUALIFIED HVAC TECHNICIAN.

SYSTEM: DURASTEEL RYAN AODEL: PC-I-KING SYSTEMS

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

ESTIMATE:	
ORDER:	PK36042
JOB:	48850
DATE:	9-11-18
REVISED:	1-20-22
DRAWN BY:	KCD
SHEET	2 OF 13

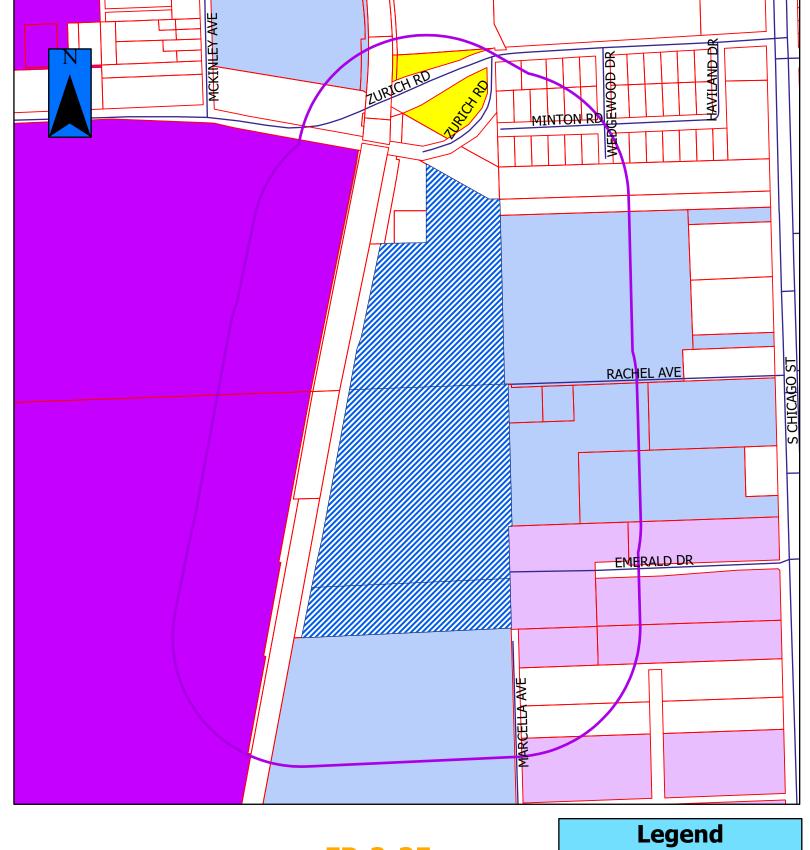






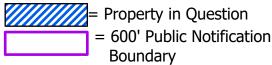








FP-2-25







FP-2-25a



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