City of Joliet

Pre-Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(4/1/2026 - 6/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty
Interim Corporation Counsel - Todd Lenzie
City Clerk - Lauren O'Hara

Monday, June 1, 2026 **5:30 PM** **City Hall, Council Chambers**

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council does not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

Appointment to the Plan Commission

Attachments: Appointment to the Plan Commission.pdf
Approver Report

Appointment to the Zoning Board of Appeals

Attachments: Appointment to the Zoning Board of Appeals.pdf
Approver Report

Reappointments to the Police Pension Board

Attachments: Reappointments to the Police Pension Board.pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Diversity & Community Relations

Land Use & Economic Development

Public Assets

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - May 18, 2026.pdf
City Council Meeting Minutes - May 19, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 06.02.26 Invoices
Approver Report

Approval of Amendment No. 1 to the Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project for Construction Engineering Services to Baxter & Woodman Inc. in the Amount of $94,200.00 **289-26**

Attachments: Project Location Map
Approver Report

Approval of Payment for Emergency Repairs to the Jefferson Street Sewer to Airy's Inc. in the Amount of $260,545.62 **290-26**

Attachments: Approver Report

Approval of Purchase Order for the 2026 Automotive and Heavy-Duty Batteries and Related Support Services to FleetPride Inc. in the Amount of $60,000.00 **291-26**

Attachments: Approver Report

Approval of Purchase Order for the 2026 Fleet Tires and Tire Services in the Amount of $200,000.00 **292-26**

Attachments: Approver Report

Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of $54,260 **293-26**

Attachments: SB Friedman Proposal Joliet Study and Designation of Downtown SSA RFP.pdf
Approver Report

Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of $190,625.00 **294-26**

Attachments: Ottawa St Parking Deck Painting Project_Redacted.pdf
Approver Report

AGENDA ITEM:

Award of Contract for the Southeast Joliet Sanitary District Water System Improvements Project to Austin Tyler Construction Inc. in the Amount of $2,982,535.68 **296-26**

Attachments: Project Location Map
Approver Report

Award of Contract for the 2026 Roadways Resurfacing Contract A to PT Ferro Construction Co. in the Amount of $2,434,217.87 **297-26**

Attachments: Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Amending Chapter 18, Article I, Sec. 20 and Chapter 26, Article VII, Division 1, Sec. 141 through 148 Regulating Sidewalk Cafes of the City of Joliet Code of Ordinances **298-26**

Attachments: Sidewalk Cafe Ordinance.docx
Approver Report

Ordinance and Resolution Associated with Autobahn Country Club: **299-26**

Ordinance Approving a Special Use Permit to Allow Development on a Lot Containing Cedar Creek Watershed Protection Area (M-1-26)

Resolution Approving an Amendment to the Master Development Plan for Autobahn Country Club (M-2-26)

Attachments: Ordinance - Autobahn Cedar Creek SUP.docx
Site Plan - Autobahn North Track Addition.pdf
Resolution - Autobahn Master Development Plan.docx
Exhibit A Master Development Plan.pdf
Staff Report Packet M-1-26 M-2-26 Autobahn.pdf
Ordinance 15820 47-15G Cedar Creek Protection Area.pdf
Plan Commission Minutes 05-21-26.pdf
Approver Report

Ordinances Associated with the Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development **300-26**

Ordinance Approving an Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (PUD-5-26)

Ordinance Approving a Recording Plat of Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development (V-3-26)

Ordinance Approving a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (RP-2-26)

Attachments: Ordinance - Final PUD Vista Ridge Phase 1 Amendment.docx
Final PUD Plat
Ordinance - Recording Plat Vista Ridge Phase 1 Resubdivision 1.docx
Recording Plat
Approved Elevations
Ordinance - PUDE Vacation
Plat of Vacation
PUD-5-26 & V-3-26 Staff Report Packet.pdf
Plan Commission Meeting Minutes - 05.21.2026
Approver Report

Ordinances Associated with Cherry Hill Business Park (21) Subdivision, Phase 2: **301-26**

Ordinance Approving an Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (P-5-26)

Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (FP-1-26)

Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (RP-6-26)

Attachments: Ordinance - Preliminary Plat Amendment Cherry Hill (21).docx
Preliminary Plat of Cherry Hill Business Park (21) Subdivision.pdf
Ordinance - Final Plat Cherry Hill (21) Phase 2.docx
Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2.pdf
Ordinance - Recording Plat Cherry Hill (21) Phase 2.docx
Record Plat of Cherry Hill Business Park (21) Subdivision Phase 2.pdf
Staff Report P-5-26 & FP-1-26 Packet.pdf
Annexation Agreement (2022)
Plan Commission Meeting Minutes - 05.21.2026
Approver Report

RESOLUTIONS:

Resolution Authorizing the Acquisition of Property for the Farrell Road over Spring Creek Bridge Improvements Project - Partial PIN 30-07-01-200-047 in the Amount of $3,600.00 **303-26**

Attachments: Resolution
Parcel 0002_ROW Acquisition Exhibit.pdf
Approver Report

Resolution Authorizing Execution of an Intergovernmental Agreement between the County of Kendall and the City of Joliet for Kendall County Transportation Alternative Program (KC-TAP) Funding to Resurface the Multi-Use Path Along the West Side of Ridge Road Between Theodore Street & Black Road **304-26**

Attachments: Resolution
JOLIET KC TAP IGA 2026 - Draft.pdf
Approver Report

Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 E. Jackson Street **305-26**

Attachments: Resolution
Second Amendment - Property Tax Abatement Agreement El Guero
Approver Report

PUBLIC COMMENTS:

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council does not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.

Memo

File #:

Agenda Date:6/2/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

DATE: June 2, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Appointment to the Plan Commission

I am proposing to make the following appointment to the **PLAN COMMISSION** at the regularly scheduled June 2, 2026 City Council meeting:

Luis Leon Term Expires:10/18/2026	**REPLACES**	**Brigette Roehr**

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/29/2026

Department:

Final Action:

Title:

Agenda Date: 06/02/2026

Attachments: Appointment to the Plan Commission.pdf

Entered by: jcontos@joliet.gov

Memo

File #:

Agenda Date:6/2/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

DATE: June 2, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Appointment to the Zoning Board of Appeals

I am proposing to make the following appointment to the **ZONING BOARD OF APPEALS** at the regularly scheduled June 2, 2026 City Council meeting:

Luis Leon Term Expires:10/18/2026	**REPLACES**	**Brigette Roehr**

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/29/2026

Department:

Final Action:

Title:

Agenda Date: 06/02/2026

Attachments: Appointment to the Zoning Board of Appeals.pdf

Entered by: jcontos@joliet.gov

Memo

File #:

Agenda Date:6/2/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

June 2, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Reappointments to Police Pension Board

I am proposing to make reappointments to the **POLICE PENSION BOARD** at the regularly scheduled June 2, 2026, City Council meeting.

George Stofan — **Reappointment**
Term Expires: 6/6/2028

Richard Raasch — **Reappointment**
Term Expires: 6/20/2028

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/29/2026

Department:

Final Action:

Title:

Agenda Date: 06/02/2026

Attachments: Reappointments to the Police Pension Board.pdf

Entered by: jcontos@joliet.gov

Memo

File #:

Agenda Date:6/2/2026

powered by Legistar™

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, May 18, 2026

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(4/1/2026 - 6/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty
Interim Corporation Counsel - Todd Lenzie
City Clerk - Lauren O'Hara

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL:

Present: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie

PRESENTATION:

Presentation by IDOT

Attachments: Approver Report

Eric Ray from the Illinois Department of Transportation (IDOT) gave a presentation on the status of the I-80 project, including a project overview, construction schedule, construction and traffic impacts on Joliet, and future construction.

Councilwoman Reardon thanked Eric Ray for his time and asked questions, which Eric Ray responded to.

Councilman Hug asked questions, which were addressed by Eric Ray and Phillip Gibson from IDOT.

Councilman Clement thanked Eric Ray, Phillip Gibson, and Public Works Director Greg Ruddy for their time and asked a question. Eric Ray responded.

Councilman Cardenas asked a question, and Eric Ray responded.

Councilman Moreno asked questions. Eric Ray and Phillip Gibson responded.

Councilman Hug asked additional questions, and Eric Ray responded.

Mayor D'Arcy spoke on concerns regarding the longer project timelines and the impact of truck traffic on the bridges.

Councilwoman Ibarra also spoke on concerns regarding the impact of truck traffic on the bridges.

Councilman Moreno asked an additional question, which Eric Ray addressed.

Councilwoman Quillman thanked Eric Ray for his time and efforts.

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Ron Schelling, owner of 1701 Drauden Road, spoke regarding Council Memo 272-26. Councilman Mudron and Councilman Moreno asked him questions.

Josh Melder, a representative of Menards, spoke regarding Council Memo 274-26. Councilwoman Ibarra asked him for clarification on the item.

Joseph Spillie, owner of Ink Everything Tattoo Studio, spoke on Council Memo 277-26. Councilwoman Quillman asked him questions.

Stan Keen spoke on concerns with traffic congestion throughout Joliet.

Candice Johnson spoke in support of Council Memo 288-26 and highlighted the success of a recent spring neighborhood clean-up effort.

A speaker spoke in support of Joseph Spillie's tattoo shop associated with Council Memo 277-26.

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APPOINTMENTS:

Appointment to the Historic Preservation Commission

Attachments: Appointment to Historic Preservation Commission.pdf
Approver Report

Reappointments to the Joliet Public Library Board

Attachments: Reappointments to Joliet Public Library Board .pdf
Approver Report

Reappointment to the Committee on Citizens with Disabilities

Attachments: Reappointment to Committee on Citizens with Disabilities .pdf
Approver Report

Reappointments to the Tree Advisory Board

Attachments: Reappointments to Tree Advisory Board .pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Diversity & Community Relations

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - May 4, 2026.pdf
City Council Meeting Minutes - May 5, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 05.19.26 Invoices
Approver Report

Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00 **258-26**

Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00

Attachments: All Tech Proposal Station 1_.pdf
All Tech Proposal Station 9_.pdf
Amcoat Decorating Station 1.pdf
Amcoat Decorating Station 9.pdf
Smith Painting Serv Station 1.pdf
Smith Painting Serv Station 9.pdf
Approver Report

Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00 **259-26**

Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00

Attachments: Approver Report

Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00 **260-26**

Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00

Attachments: Approver Report

Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06 **261-26**

Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06

Attachments: Approver Report

Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development **262-26**

Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development

Attachments: 26-04-21.Joliet_Rock Run Development Reviews_Proposal.pdf
Agreement for Professional Services_Bridge Program Mgr.pdf
ICC Proposal__Redacted.pdf
Joliet Supplemental Building Plan Review HRG.pdf
Approver Report

Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00 **263-26**

Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00

Attachments: Approver Report

Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00 **264-26**

Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00

Attachments: VideoTech QT2492 for Genetec Renewal.pdf
Approver Report

Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68 **265-26**

Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68

Attachments: CDWG for Nutanix Licensing Renewal PTSM092.pdf
Approver Report

Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08 **266-26**

Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08

Attachments: VMware vSphere Foundation 2026.pdf
Approver Report

Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium Bundle in the Amount of $129,210.00 **267-26**

Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium Bundle in the Amount of $129,210.00

Attachments: Joliet, IL - PDox Premium Bundle.pdf
Approver Report

Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00 **268-26**

Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00

Attachments: 3-FORTE RSA 1445409 - Joliet City Square - AV background music system.pdf
Approver Report

The City Manager provided an overview of the item.

Councilman Hug asked questions. The City Manager, Finance Director Kevin Sing, and Information Technology Director Chris Sternal responded.

AGENDA ITEM:

LICENSES AND PERMIT APPLICATIONS:

Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue **270-26**

Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue

Attachments: 110 S Larkin Zaxbys Drive Thru Permit Application.docx
110 S Larkin Zaxbys Drive Thru Permit Request Letter.pdf
110 S Larkin Zaxbys Drive Thru Permit Exhibit.pdf
Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with the Development of 1701 Drauden Road **272-26**

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

Ordinances Associated with the Development of 1701 Drauden Road

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

Attachments: Ordinance - Special Use Permit ZBA 2025-51.docx
Ordinance - Variation of Use ZBA 2025-52.docx
ZBA Staff Report Packet
Ownership Disclosure
Special Use Permit Application
Variation of Use Application
Approver Report

The City Manager provided an overview of the item.

Councilman Hug asked for clarification of the item, and Community Development Director Dustin Anderson responded.

Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22) **273-26**

Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22)

Attachments: Ordinance - Variation of Use 201 N William St.docx
ZBA Staff Report Packet 2026-22 201 N William St.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

The City Manager provided an overview of the item.

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16) **274-26**

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16)

Attachments: Ordinance - Special Use Permit 2450 W Jefferson St.docx
Site Plan and Floor Plan 2026-16.pdf
ZBA Staff Report Packet 2026-16 2450 W Jefferson St.pdf
Special Use Criteria.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

The City Manager provided an overview of the item.

Councilman Moreno asked a question. Josh Melder, a representative of Menards, responded.

Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road **275-26**

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

Attachments: Ordinance - V-2-26_Breen Road Vacation.docx
Resolution Easement Dedication_Breen Road_Public Utility.doc
Plat of Vacation Breen Road.pdf
Plat of Easement Breen Road.pdf
Traffic Plan.jpg
V-2-26 Staff Report Packet_Redacted_04.14.pdf
Plan Commission Minutes_04.16.2026.pdf
Approver Report

The City Manager provided an overview of the item.

Greg Ruddy provided additional information on the item. Councilman Hug asked questions, which Greg Ruddy addressed.

Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road **276-26**

Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road

Attachments: Ordinance
Plat of Vacation for Drainage and City Utilities
Bridge Road Aerial Map.jpg
Bridge Rd Plat of Vacation Easement Overlay Exhibit.pdf
Petition for Vacation of Public Easement Signed_Redacted.pdf
R2022-042019 Ordinance 18354 Approving Vacation of Bridge Road.pdf
Plat of Vacation for Nicor
Plat of Vacation for Private Utilities
R2023-037601 Third Coast Intermodal Hub 1 Plat of Subdivision.pdf
Approver Report

Ordinances Associated with the Tenant Space at 81 N. Chicago Street **277-26**

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street

(ZBA 2026-14)

Ordinances Associated with the Tenant Space at 81 N. Chicago Street

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14)

Attachments: Ordinance - Special Use Permit ZBA 81 N Chicago Street.doc
Ordinance - Variation of Use ZBA 81 N Chicago Street.docx
81 N Chicago Staff Report.docx
Minutes.pdf
Approver Report

The City Manager provided an overview of the item. Councilwoman Ibarra spoke in support of the item.

Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District) **278-26**

Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)

Attachments: Ordinance Settting Public Hearing for Establishing a Business District
Approver Report

The City Manager provided an overview of the item and explained that it would be moved to a later City Council date.

RESOLUTIONS:

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440 **280-26**

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440

Attachments: Resolution
Local 440 AFSCME Contract 2025-2028 (City of Joliet).pdf
Appendix B - Wage Schedules.pdf
Approver Report

Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025 **281-26**

Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025

Attachments: CLG-Annual-Update-City of Joliet_2025.pdf
Resolution
Approver Report

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District **282-26**

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District

Attachments: MOU between JFD and EJFPD.pdf
Resolution
Approver Report

The City Manager provided an overview of the item.

Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County **283-26**

Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County

Attachments: Resolution
FY25 JAG IGA.docx
Approver Report

Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways **284-26**

Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways

Attachments: Resolution
Joliet IGA will county LPR.DOCX
Approver Report

Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST **285-26**

Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST

Attachments: Resolution
Approver Report

The City Manager provided an overview of the item.

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue) **286-26**

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue)

Attachments: Resolution
ComEd Easement, SR# 06690516, Glenwood Ave East of Hammes Ave
Approver Report

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue) **287-26**

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue)

Attachments: Resolution
ComEd Easement, SR# 06690541, Oneida St East of Hammes Ave
Approver Report

Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters **288-26**

Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters

Attachments: Resolution
Joliet Ad Shelter A'ment 6-17-2024 final.pdf
Approver Report

PUBLIC COMMENTS:

Kathy Garthus spoke on concerns regarding Whimsy Trucking and the Brandon Road bridge.

Bob Cobb spoke on concerns regarding Waste Management and commented on the television show being filmed in Joliet.

Michele Arana, owner of Internode Greenery & Home, spoke in support of Joseph Spillie's tattoo shop and requested stronger traffic enforcement on Chicago Street due to motorists disregarding stop signs.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council does not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to enter into closed session to discuss personnel, collective bargaining, land acquisition or conveyance, pending or threatened litigation after which the meeting will be adjourned.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, May 19, 2026

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN (4/1/2026 - 6/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty
Interim Corporation Counsel - Todd Lenzie
City Clerk - Lauren O'Hara

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

INVOCATION:

Father Chris Groh, Chaplain for the Joliet Fire and Police Departments

PLEDGE TO THE FLAG:

ROLL CALL:

Present: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Assistant Corporation Counsel Stephanie Silkey

Chief Evans spoke about his upcoming retirement and his time as the Chief of Police for the City of Joliet.

Joliet Junior College President Dr. Kline Namuo and Joliet Junior College Police Chief Brandon Campbell congratulated Chief Evans and thanked him for his leadership, support of Joliet Junior College, and his impact on the community.

The City Manager recognized Chief Evans' dedication, professionalism, and service to the City of Joliet and its residents.

Mayor D'Arcy recognized Chief Evans as a steady presence in the community, noted the strong support and appreciation from the community, and thanked him for his service while wishing him well in the future.

Councilwoman Reardon thanked Chief Evans for his service, noted the respect he earned from the men and women he led, and wished him well in retirement.

Councilwoman Quillman noted Chief Evans' responsiveness and service to the community, referenced reduced crime statistics under his leadership, and wished him well in retirement.

Councilman Mudron thanked Chief Evans for his service and wished him well in retirement.

Councilman Moreno thanked Chief Evans for his leadership and service to residents.

Councilwoman Ibarra thanked Chief Evans for his dedicated service and contributions to the City of Joliet.

Councilman Hug commended Chief Evans for his professionalism, noted the respect of his officers, and offered congratulations on his retirement.

Councilman Clement noted Chief Evans' responsiveness and service to the citizens of Joliet.

Councilman Cardenas thanked Chief Evans for his service and noted his commitment to public safety, referencing the Mexican Independence Day Parade.

PRESENTATION:

Annual Update on Historic Preservation Activities, Projects, and Initiatives - Presented by Jayne Bernhard, Planning Director

Attachments: Approver Report

Planning Director and Staff Liaison to the Joliet Historic Preservation Commission, Jayne Bernhard, provided an update on major initiatives, including the Joliet Area African American Historic Context Study, Interstate 80 Des Plaines River Bridge Community Plan Project, the Joliet Comprehensive Plan, the Route 66 Centennial, and May's Historic Preservation Month Places Matter Campaign.

MAYOR:

Proclamation Presenting the Owners of 408 Whitney Avenue the 21st Annual Joliet Historic Preservation Award

Attachments: Historic Preservation Award Proclamation - 408 Whitney.pdf
Approver Report

Councilwoman Quillman presented the owners of 408 Whitney Avenue with the 21st Annual Joliet Historic Preservation Award.

The owners of 408 Whitney Avenue thanked the City for the award.

Proclamation Presenting the George Werden Buck Boys & Girls Club at 226 East Clinton Street the 21st Annual Joliet Historic Preservation Award

Attachments: Historic Preservation Award Proclamation - George Werden Buck Boys & Girls Club.pdf
Approver Report

Councilman Cardenas presented George Werden Buck Boys & Girls Club, located at 226 East Clinton Street, with the 21st Annual Joliet Historic Preservation Award.

Chantel Gamboa and Mark Inserra thanked the City for the award.

Proclamation Presenting the St. Joseph Roman Catholic Church at 416 North Chicago Street the 21st Annual Joliet

Historic Preservation Award

Attachments: Historic Preservation Award Proclamation - St Joseph Roman Catholic Church.pdf
Approver Report

Councilman Mudron presented St. Joseph Roman Catholic Church, located at 416 North Chicago Street, with the 21st Annual Joliet Historic Preservation Award.

Father John Hornicak thanked the City for the award.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to approve the agenda as written with the following change: Remove Council Memo 278-26 Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District) to be voted on at a later date.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Nate Washburn with KGG, LLC spoke on Council Memo 272-26 and addressed concerns that were mentioned previously.

George Zabala spoke on Council Memo 277-26.

Joseph Spillie spoke on Council Memo 277-26.

Kathy Garthus spoke on Council Memo 275-26.

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council does not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

APPOINTMENTS:

Appointment to the Historic Preservation Commission

Attachments: Appointment to Historic Preservation Commission.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilman

Joe Clement, to appoint Robert D. Casey to the Historic Preservation Commission.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Reappointments to the Joliet Public Library Board

Attachments: Reappointments to Joliet Public Library Board .pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Juan Moreno, to reappoint Elaine Bottomley, Katie Gulas, Kelly Rohder-Tonelli, and Gail Gawlik to the Joliet Public Library Board.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Reappointment to the Committee on Citizens with Disabilities

Attachments: Reappointment to Committee on Citizens with Disabilities .pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to reappoint John Jamontas to the Committee on Citizens with Disabilities.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Reappointments to the Tree Advisory Board

Attachments: Reappointments to Tree Advisory Board .pdf
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman

Jan Hallums Quillman, to reappoint Karen Fonte and Jim Testin to the Tree Advisory Board.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Councilwoman Reardon provided an overview of the Communication, Technology & Information Systems Committee meeting held on May 6, 2026 in the Executive Conference Room.

Link: https://joliet.granicus.com/player/clip/6407?view_id=6&redirect=true

Diversity & Community Relations

Councilwoman Ibarra provided an overview of the Diversity & Community Relations Committee meeting held on May 14, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6420?view_id=6&redirect=true

Finance

Councilman Mudron provided an overview of the Finance Committee meeting held on May 19, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6431?view_id=6&redirect=true

Public Service

Councilman Hug provided an overview of the Public Service Committee meeting held on May 18, 2026 in Council Chambers.

At the request of Councilman Hug, Community Development Director Dustin Anderson provided clarification on an agenda item.

Link: https://joliet.granicus.com/player/clip/6423?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - May 4, 2026.pdf
City Council Meeting Minutes - May 5, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 05.19.26 Invoices
Approver Report

Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00 **258-26**

Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00

Attachments: All Tech Proposal Station 1_.pdf
All Tech Proposal Station 9_.pdf
Amcoat Decorating Station 1.pdf
Amcoat Decorating Station 9.pdf
Smith Painting Serv Station 1.pdf
Smith Painting Serv Station 9.pdf
Approver Report

Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00 **259-26**

Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00

Attachments: Approver Report

Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00 **260-26**

Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00

Attachments: Approver Report

Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06 **261-26**

Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06

Attachments: Approver Report

Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development **262-26**

Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development

Attachments: 26-04-21.Joliet_Rock Run Development Reviews_Proposal.pdf
Agreement for Professional Services_Bridge Program Mgr.pdf
ICC Proposal__Redacted.pdf
Joliet Supplemental Building Plan Review HRG.pdf
Approver Report

Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00 **263-26**

Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00

Attachments: Approver Report

Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00 **264-26**

Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00

Attachments: VideoTech QT2492 for Genetec Renewal.pdf
Approver Report

Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68 **265-26**

Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68

Attachments: CDWG for Nutanix Licensing Renewal PTSM092.pdf
Approver Report

Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08 **266-26**

Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08

Attachments: VMware vSphere Foundation 2026.pdf
Approver Report

Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium Bundle in the Amount of $129,210.00 **267-26**

Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium

Bundle in the Amount of $129,210.00

Attachments: Joliet, IL - PDox Premium Bundle.pdf
Approver Report

Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00 **268-26**

Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00

Attachments: 3-FORTE RSA 1445409 - Joliet City Square - AV background music system.pdf
Approver Report

Consent Agenda Items Approved

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to approve all said Consent Agenda items.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

LICENSES AND PERMIT APPLICATIONS:

Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue **270-26**

Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue

Attachments: 110 S Larkin Zaxbys Drive Thru Permit Application.docx
110 S Larkin Zaxbys Drive Thru Permit Request Letter.pdf
110 S Larkin Zaxbys Drive Thru Permit Exhibit.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve COUNCIL MEMO #270-26: Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with the Development of 1701 Drauden Road **272-26**

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

Ordinances Associated with the Development of 1701 Drauden Road

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

Attachments: Ordinance - Special Use Permit ZBA 2025-51.docx
Ordinance - Variation of Use ZBA 2025-52.docx
ZBA Staff Report Packet
Ownership Disclosure
Special Use Permit Application
Variation of Use Application
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #272-26: Ordinances Associated with the Development of 1701 Drauden Road

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51) (Ordinance 18845)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52). (Ordinance 18846)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Juan Moreno and Councilman Pat Mudron

Nay: Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22) **273-26**

Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22)

Attachments: Ordinance - Variation of Use 201 N William St.docx
ZBA Staff Report Packet 2026-22 201 N William St.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #273-26: Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22). (Ordinance 18847)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilwoman Jan Hallums Quillman

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16) **274-26**

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16)

Attachments: Ordinance - Special Use Permit 2450 W Jefferson St.docx
Site Plan and Floor Plan 2026-16.pdf
ZBA Staff Report Packet 2026-16 2450 W Jefferson St.pdf
Special Use Criteria.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

A motion was made by Councilman Joe Clement, seconded by Councilman Pat

Mudron, to adopt COUNCIL MEMO #274-26: Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16). (Ordinance 18848)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Juan Moreno and Councilman Pat Mudron

Nay: Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road **275-26**

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

Attachments: Ordinance - V-2-26_Breen Road Vacation.docx
Resolution Easement Dedication_Breen Road_Public Utility.doc
Plat of Vacation Breen Road.pdf
Plat of Easement Breen Road.pdf
Traffic Plan.jpg
V-2-26 Staff Report Packet_Redacted_04.14.pdf
Plan Commission Minutes_04.16.2026.pdf
Approver Report

Councilman Hug made a clarification on the item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Larry E. Hug, to adopt COUNCIL MEMO #275-26: Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26) (Ordinance 18849)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53. (Resolution 8279)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road **276-26**

Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road

Attachments: Ordinance
Plat of Vacation for Drainage and City Utilities
Bridge Road Aerial Map.jpg
Bridge Rd Plat of Vacation Easement Overlay Exhibit.pdf
Petition for Vacation of Public Easement Signed Redacted.pdf
R2022-042019 Ordinance 18354 Approving Vacation of Bridge Road.pdf
Plat of Vacation for Nicor
Plat of Vacation for Private Utilities
R2023-037601 Third Coast Intermodal Hub 1 Plat of Subdivision.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #276-26: Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road. (Ordinance 18850)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Ordinances Associated with the Tenant Space at 81 N. Chicago Street **277-26**

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14)

Ordinances Associated with the Tenant Space at 81 N. Chicago Street

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14)

Attachments: Ordinance - Special Use Permit ZBA 81 N Chicago Street.doc
Ordinance - Variation of Use ZBA 81 N Chicago Street.docx
81 N Chicago Staff Report.docx
Minutes.pdf
Approver Report

Councilman Hug spoke on the item and asked a question, which Dustin Anderson addressed.

Councilman Moreno asked the petitioner, Joseph Spillie, follow-up questions, and Mr. Spillie answered.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #277-26: Ordinances Associated with the Tenant Space at 81 N. Chicago Street

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13) (Ordinance 18851)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14). (Ordinance 18852)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilwoman Jan Hallums Quillman

Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District) **278-26**

Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)

Attachments: Ordinance Settting Public Hearing for Establishing a Business District
Approver Report

This item was removed from the agenda.

RESOLUTIONS:

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440 **280-26**

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440

Attachments: Resolution
Local 440 AFSCME Contract 2025-2028 (City of Joliet).pdf
Appendix B - Wage Schedules.pdf
Approver Report

Councilman Clement thanked everyone involved with the item, including the City Manager and Local 440.

Councilman Moreno also thanked those involved with the item.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #280-26: Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440. (Resolution 8280)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025 **281-26**

Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025

Attachments: CLG-Annual-Update-City of Joliet_2025.pdf
Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #281-26: Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025. (Resolution 8281)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District **282-26**

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District

Attachments: MOU between JFD and EJFPD.pdf
Resolution
Approver Report

Councilman Hug provided clarification on the item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #282-26: Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District. (Resolution 8282)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County **283-26**

Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County

Attachments: Resolution
FY25 JAG IGA.docx
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #283-26: Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County. (Resolution 8283)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways **284-26**

Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways

Attachments: Resolution
Joliet IGA will county LPR.DOCX
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #284-26: Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways. (Resolution 8284)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST **285-26**

Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST

Attachments: Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #285-26: Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST. (Resolution 8285)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue) **286-26**

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue)

Attachments: Resolution
ComEd Easement, SR# 06690516, Glenwood Ave East of Hammes Ave
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #286-26: Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue). (Resolution 8286)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue) **287-26**

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue)

Attachments: Resolution
ComEd Easement, SR# 06690541, Oneida St East of Hammes Ave
Approver Report

A motion was made by Councilman Joe Clement, seconded by Councilman Larry E. Hug, to adopt COUNCIL MEMO #287-26: Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue). (Resolution 8287)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters **288-26**

Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters

Attachments: Resolution
Joliet Ad Shelter A'ment 6-17-2024 final.pdf
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #288-26: Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters. (Resolution 8288)

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

CITY MANAGER:

The City Manager spoke about Cop on a Rooftop and National Police Week and requested a moment of silence in honor of fallen officers.

The City Manager also highlighted several special recognitions, including retired Battalion Chief Dan Berta receiving the Firefighter Excellence Award at the Fallen Firefighter Memorial and Firefighting Medal of Honor Ceremony, Officer Kaite Kucharski being honored as Law Enforcement Person of the Year at the annual Polish American Police Association Awards

Banquet, and Lieutenant Andrew Jose receiving the Leadership Communication Award from the Joliet Jesters Toastmasters Club.

The City Manager noted that May is Mental Health Awareness Month and announced that submissions for the Neighborhood Hero Award Program were open through June 8.

PUBLIC COMMENTS:

Trista Brown spoke in support of the approval of Council Memo 277-26.

Ron Sefcik spoke regarding concerns with changes related to rental inspection requirements.

DiAnn Matter spoke regarding concerns with Love's Truck Stop.

Kaley Matter spoke regarding concerns with Love's Truck Stop.

Tammy Coughenour spoke regarding concerns with Love's Truck Stop.

Kathy Garthus spoke about previous negative experiences with certain developments and thanked Chief Evans.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council does not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

MAYOR AND COUNCIL COMMENTS:

Councilman Clement expressed interest in meeting the city arborist and asked for an update regarding city parking following the removal of parking meters, as well as the replacement of street lights on Raynor Avenue.

Councilman Hug asked staff to review concerns raised by Tammy Coughenour during public comment.

Councilwoman Ibarra spoke about the condition of homes near Love's Truck Stop and City ordinance compliance. She also thanked Joliet Township Animal Control, her son, and others for their support following the loss of her pet, and recognized local businesses Social Butterfly Coffee and Popus Gourmet Popcorn.

Councilman Moreno expressed condolences to Councilwoman Ibarra on the loss of her pet and wished Councilman Hug a happy birthday.

Councilman Mudron invited Father Chris Groh to speak about the Will County Law Enforcement Memorial Ceremony scheduled for May 21.

Councilwoman Quillman encouraged residents to remember veterans, police officers, fire fighters, and all public servants who lost their lives in service. She also mentioned Honor Flight Chicago and wished everyone a safe Memorial Day.

Councilwoman Reardon congratulated and thanked Wade Welsh, Steve Randich, Jane Condon, Bob Filotto, Leann Hoffrogge, volunteers, employees, donors, and the 100th Anniversary Committee for their work on the Rialto Square Theatre's 100th Anniversary celebration. She also mentioned Councilman Moreno's upcoming wedding.

Mayor D'Arcy spoke about attending the Rialto Square Theatre's 100th Anniversary celebration and highlighted upcoming events, including the Memorial Day Commemoration on May 20, the Remembering Our Fallen Tribute Towers of American's Fallen from the Global War on Terror exhibit from June 11 - 14, and the June 18 dedication of Joliet City Square featuring artist Sijia Chen. He also congratulated Joliet's 2026 kindergarten, eighth grade, high school, and college graduates.

ADJOURNMENT:

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Pat Mudron, to adjourn.

The motion carried by the following vote:

Aye: Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/08/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 06/02/2026

Attachments: Pre-Council Meeting Minutes - May 18, 2026.pdf, City Council Meeting Minutes - May 19, 2026.pdf

Entered by: lhelland@joliet.gov

Memo

File #:

Agenda Date:6/2/2026

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City of Joliet

VENDOR INVOICE LIST

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11203 AIRGAS WEST JOLIET										
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VENDOR INVOICE LIST

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0001715		06/02/2026	260602		650.00		06/02/2026	INV	APP	SUPPLI
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15915 AMS MECHANICAL SYSTEMS INC										
18922-2		06/02/2026	260602		540.00		06/02/2026	INV	APP	SLAMME
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13615 ANCHOR MECHANICAL INC										
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CHECK DATE:										
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VENDOR INVOICE LIST

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18927 AT&T MOBILITY NATIONAL ACCOUNTS, LLC										
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CHECK DATE:										
2459772		06/02/2026	260602		84.92		06/02/2026	INV	APP	PARTS
CHECK DATE:										
					252.54					
207 BARRETTS HARDWARE & INDUS										
3261467	26000033	06/02/2026	260602		34.22		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
3261609	26000033	06/02/2026	260602		193.28		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
					227.50					
7112 BAXTER & WOODMAN INC										
0283984	26000300	06/02/2026	260602		16,737.34		06/02/2026	INV	APP	PSA Co
CHECK DATE:										
0284536	26000639	06/02/2026	260602		6,868.75		06/02/2026	INV	APP	2026 N
CHECK DATE:										
0284548	26000301	06/02/2026	260602		2,595.75		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
0284602	26000467	06/02/2026	260602		34,797.45		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
0284611	26000349	06/02/2026	260602		6,682.17		06/02/2026	INV	APP	PSA fo
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
0284615	26000297	06/02/2026	260602		4,523.75		06/02/2026	INV	APP	2026 P
CHECK DATE:										
0285090	26000166	06/02/2026	260602		152,925.10		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
284501	26000298	06/02/2026	260602		16,090.50		06/02/2026	INV	APP	PSA 20
CHECK DATE:										
284538	26000299	06/02/2026	260602		5,859.00		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
284540	26000299	06/02/2026	260602		56,198.27		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
					303,278.08					
17163 BEARY LANDSCAPE MANAGEMENT										
59731	26000053	06/02/2026	260602		19,500.00		06/02/2026	INV	APP	2026 C
CHECK DATE:										
18957 BORDERLESS STUDIO LLC										
INVOICE 7		06/02/2026	260602		45,136.80		06/02/2026	INV	APP	INV 7
CHECK DATE:										
10116 BOUND TREE MEDICAL										
86204881		06/02/2026	260602		143.90		06/02/2026	INV	APP	AMBULA
CHECK DATE:										
15486 BRANDT EXCAVATING INC										
PAY APP #1	26000320	06/02/2026	260602		289,437.75		06/02/2026	INV	APP	2025 L
CHECK DATE:										
18019 BRINK'S, INC										
13198767		06/02/2026	260602		775.73		06/02/2026	INV	APP	MONTHL
CHECK DATE:										
8548551		06/02/2026	260602		2.09		06/02/2026	INV	APP	MONTHL
CHECK DATE:										
					777.82					
15904 CALUMET CITY PLUMBING & HEATING CO INC										
72716	26000481	06/02/2026	260602		102,295.22		06/02/2026	INV	APP	Contra
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15568 CDM SMITH INC										
90262731		06/02/2026	260602		8,102.75		06/02/2026	INV	APP	JOLIET
CHECK DATE:										
413 CERTIFIED LABORATORIES										
9611467		06/02/2026	260602		1,563.95		06/02/2026	INV	APP	JANITO
CHECK DATE:										
9611787		06/02/2026	260602		1,453.95		06/02/2026	INV	APP	JANITO
CHECK DATE:										
					3,017.90					
15314 CHICAGO CUT CONCRETE CUTTING INC										
57284		06/02/2026	260602		500.00		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
13979 CHICAGO METROPOLITAN FIRE PREVENTION COMPANY										
IN00484368		06/02/2026	260602		85.00		06/02/2026	INV	APP	FIRE A
CHECK DATE:										
IN00484369		06/02/2026	260602		85.00		06/02/2026	INV	APP	F
CHECK DATE:										
IN00484370		06/02/2026	260602		85.00		06/02/2026	INV	APP	FIRE A
CHECK DATE:										
IN00484738		06/02/2026	260602		85.00		06/02/2026	INV	APP	FIRE A
CHECK DATE:										
IN00484739		06/02/2026	260602		85.00		06/02/2026	INV	APP	FIRE A
CHECK DATE:										
					425.00					
13667 CINTAS CORPORATION NO 2 UNIFORMS										
4267729919		06/02/2026	260602		202.18		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
4267740460	26000047	06/02/2026	260602		54.15		06/02/2026	INV	APP	Rug Se
CHECK DATE:										
4268236686		06/02/2026	260602		316.31		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
4268558942		06/02/2026	260602		202.18		06/02/2026	INV	APP	SERVIC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
4268988302		06/02/2026	260602		316.31		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
4269314111		06/02/2026	260602		202.18		06/02/2026	INV	APP	UNIFOR
CHECK DATE:										
4269317856	26000047	06/02/2026	260602		54.15		06/02/2026	INV	APP	Rug Se
CHECK DATE:										
4269734851		06/02/2026	260602		316.31		06/02/2026	INV	APP	UNIFOR
CHECK DATE:										
					1,663.77					
13383 CINTAS FIRE PROTECTION										
0F94789601		06/02/2026	260602		985.46		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
17336 CIORBA GROUP INC										
6-34346	26000222	06/02/2026	260602		73,777.11		06/02/2026	INV	APP	Phase
CHECK DATE:										
15245 CLARK BAIRD SMITH LLP										
3770		06/02/2026	260602		3,256.25		06/02/2026	INV	APP	LEGAL
CHECK DATE:										
19095 CLARK WIRE & CABLE										
1030598	26000058	06/02/2026	260602		19,250.00		06/02/2026	INV	APP	AV box
CHECK DATE:										
10220 COMCAST										
270945538		06/02/2026	260602		4,988.00		06/02/2026	INV	APP	COMCAS
CHECK DATE:										
524 COMMONWEALTH EDISON CO										
CM#286-26		06/02/2026	260602		8,729.94		06/02/2026	INV	APP	GLENWO
CHECK DATE:										
CM#287-26		06/02/2026	260602		8,729.94		06/02/2026	INV	APP	ONEIDA
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					17,459.88					
15872 CORE & MAIN LP										
Y951591	26000322	06/02/2026	260602		21,384.00		06/02/2026	INV	APP	Purcha
CHECK DATE:										
Z030219	26000324	06/02/2026	260602		1,107.58		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
					22,491.58					
15588 COSGROVE CONSTRUCTION INC										
107024	26000683	06/02/2026	260602		307,245.00		06/02/2026	INV	APP	PAINT,
CHECK DATE:										
15767 COSTAR REALTY INFORMATION INC										
124033232		06/02/2026	260602		2,071.88		06/02/2026	INV	APP	SOFTWA
CHECK DATE:										
18250 CROKE FAIRCHILD DUARTE & BERES LLC										
142002		06/02/2026	260602		35.00		06/02/2026	INV	APP	LEGAL
CHECK DATE:										
8311 CULLIGAN WATER CONDITIONING INC										
0183342		06/02/2026	260602		446.00		06/02/2026	INV	APP	RO REP
CHECK DATE:										
17065 CULPEPPERS LAWN WORKS										
561		06/02/2026	260602		75.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
562		06/02/2026	260602		200.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
563		06/02/2026	260602		200.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
					475.00					
599 D CONSTRUCTION INC										
2500026.06	26000343	06/02/2026	260602		132,608.60		06/02/2026	INV	APP	North
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15053 DAKTRONICS INC										
7204464		06/02/2026	260602		2,973.75		06/02/2026	INV	APP	SCOREB
CHECK DATE:										
18030 DISTINCT VISUAL SOLUTIONS										
11540		06/02/2026	260602		130.00		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
19179 DOUBLE A STRATEGIC ADVISORS LLC										
2026-003		06/02/2026	260602		5,000.00		06/02/2026	INV	APP	CONSUL
CHECK DATE:										
18661 GOOCHER LANDSCAPE SERVICES, LLC										
3639		06/02/2026	260602		9,100.00		06/02/2026	INV	APP	ADDTL
CHECK DATE:										
3707		06/02/2026	260602		3,475.00		06/02/2026	INV	APP	MULCH
CHECK DATE:										
3709		06/02/2026	260602		2,275.00		06/02/2026	INV	APP	MULCH
CHECK DATE:										
3710		06/02/2026	260602		700.00		06/02/2026	INV	APP	APRIL
CHECK DATE:										
3712		06/02/2026	260602		705.00		06/02/2026	INV	APP	APRIL
CHECK DATE:										
3713		06/02/2026	260602		1,400.00		06/02/2026	INV	APP	APRIL
CHECK DATE:										
3715		06/02/2026	260602		300.00		06/02/2026	INV	APP	APRIL
CHECK DATE:										
					17,955.00					
19089 EC MOWING LLC										
104		06/02/2026	260602		200.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
105		06/02/2026	260602		300.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
98		06/02/2026	260602		150.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					650.00					
9504 EJ EQUIPMENT INC										
P55497		06/02/2026	260602		85.58		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
740 ELENS & MAICHIN ROOFING										
9466		06/02/2026	260602		1,015.00		06/02/2026	INV	APP	SLAMME
CHECK DATE:										
9467		06/02/2026	260602		652.50		06/02/2026	INV	APP	63 W J
CHECK DATE:										
					1,667.50					
7582 ELLIOTT ELECTRIC INC										
32859	26000167	06/02/2026	260602		9,134.00		06/02/2026	INV	APP	CONSTR
CHECK DATE:										
32903		06/02/2026	260602		9,000.00		06/02/2026	INV	APP	CEDARW
CHECK DATE:										
32905		06/02/2026	260602		7,281.00		06/02/2026	INV	APP	CEDARW
CHECK DATE:										
32973	26000167	06/02/2026	260602		7,990.00		06/02/2026	INV	APP	CONSTR
CHECK DATE:										
32979	26000711	06/02/2026	260602		11,245.00		06/02/2026	INV	APP	ESTP -
CHECK DATE:										
33014		06/02/2026	260602		9,349.00		06/02/2026	INV	APP	INSTAL
CHECK DATE:										
33019	26000302	06/02/2026	260602		3,240.00		06/02/2026	INV	APP	2026 E
CHECK DATE:										
33020	26000302	06/02/2026	260602		6,615.00		06/02/2026	INV	APP	2026 E
CHECK DATE:										
33021	26000302	06/02/2026	260602		4,455.00		06/02/2026	INV	APP	2026 E
CHECK DATE:										
33022	26000302	06/02/2026	260602		2,700.00		06/02/2026	INV	APP	2026 E
CHECK DATE:										
33023	26000302	06/02/2026	260602		4,590.00		06/02/2026	INV	APP	2026 E
CHECK DATE:										
33040		06/02/2026	260602		1,705.00		06/02/2026	INV	APP	ROADWA
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
33041	26000167	06/02/2026	260602		2,997.00		06/02/2026	INV	APP	CONSTR
CHECK DATE:										
33042		06/02/2026	260602		1,585.00		06/02/2026	INV	APP	POLICE
CHECK DATE:										
33043		06/02/2026	260602		650.00		06/02/2026	INV	APP	POLICE
CHECK DATE:										
33044		06/02/2026	260602		1,300.00		06/02/2026	INV	APP	SLAMME
CHECK DATE:										
33045		06/02/2026	260602		2,753.00		06/02/2026	INV	APP	MATERI
CHECK DATE:										
33046		06/02/2026	260602		5,381.00		06/02/2026	INV	APP	PD ADD
CHECK DATE:										
33047		06/02/2026	260602		340.00		06/02/2026	INV	APP	SLAMME
CHECK DATE:										
33048		06/02/2026	260602		1,501.00		06/02/2026	INV	APP	SLAMME
CHECK DATE:										
					93,811.00					
18604 EMS MANAGEMENT & CONSULTANTS, INC										
EMS-025427		06/02/2026	260602		62,791.10		06/02/2026	INV	APP	APRIL
CHECK DATE:										
785 FAST PRINTING OF JOLIET, INC										
99701		06/02/2026	260602		1,194.36		06/02/2026	INV	APP	NS PRI
CHECK DATE:										
13233 FERGUSON WATERWORKS										
0550502		06/02/2026	260602		4,931.84		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
12460 FIRE SERVICE, INC.										
IL-23322		06/02/2026	260602		650.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
IL-23323		06/02/2026	260602		650.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
IL-23324		06/02/2026	260602		650.00		06/02/2026	INV	APP	S
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
IL-23326		06/02/2026	260602		650.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
IL-23327		06/02/2026	260602		650.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
IL-23328		06/02/2026	260602		650.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
IL-23329		06/02/2026	260602		650.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
ST-23358		06/02/2026	260602		1,572.44		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
ST-23359		06/02/2026	260602		1,572.44		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
					7,694.88					
18036 FIRSTTWO INC										
461979		06/02/2026	260602		22,800.00		06/02/2026	INV	APP	RENEWA
CHECK DATE:										
4623 FLEET SAFETY SUPPLY										
86972		06/02/2026	260602		304.05		06/02/2026	INV	APP	PARTS
CHECK DATE:										
86987		06/02/2026	260602		840.47		06/02/2026	INV	APP	PARTS
CHECK DATE:										
					1,144.52					
13348 FLEXIBLE BENEFIT SERVICE CORP										
FBS-1683562		06/02/2026	260602		419.30		06/02/2026	INV	APP	APRIL
CHECK DATE:										
13970 FLOORING GUYS, INC										
11374		06/02/2026	260602		5,420.00		06/02/2026	INV	APP	OSGOOD
CHECK DATE:										
11395		06/02/2026	260602		1,260.00		06/02/2026	INV	APP	63 W J
CHECK DATE:										
					6,680.00					
10005 FREEDOM FIRST AID & SAFETY										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
56678		06/02/2026	260602		97.05		06/02/2026	INV	APP	MEDICA
CHECK DATE:										
57033		06/02/2026	260602		68.70		06/02/2026	INV	APP	OFFICE
CHECK DATE:										
57034		06/02/2026	260602		500.15		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
57036		06/02/2026	260602		223.10		06/02/2026	INV	APP	FIRST
CHECK DATE:										
57037		06/02/2026	260602		60.25		06/02/2026	INV	APP	FIRST
CHECK DATE:										
57088	26000040	06/02/2026	260602		98.70		06/02/2026	INV	APP	FIRST
CHECK DATE:										
					1,047.95					
19219 FWB, INC										
02602		06/02/2026	260602		2,560.00		06/02/2026	INV	APP	PROFES
CHECK DATE:										
13439 GENE MAY HEATING & COOLING										
132248		06/02/2026	260602		5,652.00		06/02/2026	INV	APP	STA 3
CHECK DATE:										
12403 GRAINGER										
9900809105		06/02/2026	260602		99.99		06/02/2026	INV	APP	PARTS
CHECK DATE:										
9901646340		06/02/2026	260602		57.68		06/02/2026	INV	APP	PARTS
CHECK DATE:										
9901849076		06/02/2026	260602		19.08		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
9904011559		06/02/2026	260602		10.72		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
9905308525		06/02/2026	260602		42.74		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
9905747284		06/02/2026	260602		2,045.64		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
9905923919		06/02/2026	260602		171.90		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
9905923927		06/02/2026	260602		76.78		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
9906671350		06/02/2026	260602		245.61		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
9909687098		06/02/2026	260602		736.54		06/02/2026	INV	APP	WATER
CHECK DATE:										
9912444081		06/02/2026	260602		1,166.84		06/02/2026	INV	APP	PARTS
CHECK DATE:										
9917683337		06/02/2026	260602		48.47		06/02/2026	INV	APP	CARPET
CHECK DATE:										
9917829187		06/02/2026	260602		596.44		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
9918229007		06/02/2026	260602		41.40		06/02/2026	INV	APP	BATTER
CHECK DATE:										
9918956104	26000067	06/02/2026	260602		134.65		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
					5,494.48					
18521 GREAT LAKES URBAN FORESTRY INC										
1625	26000715	06/02/2026	260602		30,827.50		06/02/2026	INV	APP	Tree I
CHECK DATE:										
1645	26000715	06/02/2026	260602		63,656.50		06/02/2026	INV	APP	Tree I
CHECK DATE:										
1665	26000715	06/02/2026	260602		28,055.50		06/02/2026	INV	APP	Tree I
CHECK DATE:										
1688	26000715	06/02/2026	260602		21,544.00		06/02/2026	INV	APP	Tree I
CHECK DATE:										
					144,083.50					
8493 HAIGES MACHINERY INC										
IT14971-IN		06/02/2026	260602		349.37		06/02/2026	INV	APP	STA 6
CHECK DATE:										
15146 WEST JEFF AUTO SALES LLC										
2026 Q1 SALES TAX		06/02/2026	260602		86,201.01		06/02/2026	INV	APP	2026 Q
CHECK DATE:										
555516J		06/02/2026	260602		19.28		06/02/2026	INV	APP	AUTO P
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
853266		06/02/2026	260602		2,305.29		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
853868		06/02/2026	260602		1,960.67		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
855949		06/02/2026	260602		199.95		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
856616		06/02/2026	260602		199.95		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
856638		06/02/2026	260602		213.69		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
					91,099.84					
19212 HAWKEYE LAND CO										
CM#248-26		06/02/2026	260602		40,000.00		06/02/2026	INV	APP	EASEME
CHECK DATE:										
18650 HAWKINS BROADCASTING COMPANY										
2026-0506		06/02/2026	260602		4,500.00		06/02/2026	INV	APP	2026 B
CHECK DATE:										
14173 HEARTLAND BUSINESS SYSTEMS LLC										
882501-H	26000518	06/02/2026	260602		24,446.20		06/02/2026	INV	APP	Appteg
CHECK DATE:										
884234-H		06/02/2026	260602		4,800.00		06/02/2026	INV	APP	INCIDE
CHECK DATE:										
					29,246.20					
18419 HINDSIGHT GRAPHICS LLC										
3033		06/02/2026	260602		972.50		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
11830 HOMER TREE CARE INC										
64204		06/02/2026	260602		2,200.00		06/02/2026	INV	APP	TREE R
CHECK DATE:										
64205		06/02/2026	260602		2,875.00		06/02/2026	INV	APP	TREE R
CHECK DATE:										
64241		06/02/2026	260602		7,000.00		06/02/2026	INV	APP	TREE R

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					12,075.00					
18719 HOUBOLT ROAD EXTENSION JV LLC										
1107694		06/02/2026	260602		52.75		06/02/2026	INV	APP	TOLL C
CHECK DATE:										
15322 HUTCHISON ENGINEERING INC										
23	26000245	06/02/2026	260602		1,755.00		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
24	26000245	06/02/2026	260602		330.18		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
					2,085.18					
19141 HXC INC										
HXC2026		06/02/2026	260602		17,292.50		06/02/2026	INV	APP	CITY C
CHECK DATE:										
15534 IHEARTMEDIA ENTERTAINMENT INC										
9001323330		06/02/2026	260602		7,260.00		06/02/2026	INV	APP	ADVERT
CHECK DATE:										
18253 ILL FIRE SERVICE ADMINISTRATIVE PROFESSIONALS										
2026 IFSAP DUES		06/02/2026	260602		60.00		06/02/2026	INV	APP	2026 I
CHECK DATE:										
1196 ILL POLICE ACCREDITATION COALITION										
1055		06/02/2026	260602		100.00		06/02/2026	INV	APP	IPAC M
CHECK DATE:										
13610 ILLCO INC										
6224024		06/02/2026	260602		193.21		06/02/2026	INV	APP	CONDEN
CHECK DATE:										
19195 ILLINOIS ROCK & ROLL MUSEUM ON ROUTE 66										
2218		06/02/2026	260602		1,900.00		06/02/2026	INV	APP	PY25 B
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13346 INFOSEND INC										
307208	26000479	06/02/2026	260602		34,060.12		06/02/2026	INV	APP	PRINT/
CHECK DATE:										
309060	26000479	06/02/2026	260602		33,834.38		06/02/2026	INV	APP	PRINT/
CHECK DATE:										
309061		06/02/2026	260602		1,141.85		06/02/2026	INV	APP	PRINTI
CHECK DATE:										
					69,036.35					
1262 INTERSTATE BATTERIES INC										
50929060		06/02/2026	260602		165.10		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
50929272		06/02/2026	260602		1,240.31		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
50929306		06/02/2026	260602		187.71		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
					1,593.12					
16805 JACK DOHENY COMPANIES INC										
285541		06/02/2026	260602		320.00		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
16802 JACK'S CAR WASH & OIL LUBE										
1077		06/02/2026	260602		774.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
1339 JCM UNIFORMS										
817418		06/02/2026	260602		215.35		06/02/2026	INV	APP	VEST C
CHECK DATE:										
817934		06/02/2026	260602		390.85		06/02/2026	INV	APP	DEYOUN
CHECK DATE:										
818485	26000253	06/02/2026	260602		750.00		06/02/2026	INV	APP	BALLIS
CHECK DATE:										
818488	26000250	06/02/2026	260602		750.00		06/02/2026	INV	APP	BALLIS
CHECK DATE:										
818490	26000251	06/02/2026	260602		750.00		06/02/2026	INV	APP	BALLIS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
818600	26000288	06/02/2026	260602		492.90		06/02/2026	INV	APP	POLICE
CHECK DATE:										
818825	26000417	06/02/2026	260602		651.80		06/02/2026	INV	APP	POLICE
CHECK DATE:										
818851		06/02/2026	260602		909.65		06/02/2026	INV	APP	HONOR
CHECK DATE:										
818867		06/02/2026	260602		969.15		06/02/2026	INV	APP	HONOR
CHECK DATE:										
818887		06/02/2026	260602		630.50		06/02/2026	INV	APP	BRENCZ
CHECK DATE:										
818913		06/02/2026	260602		180.80		06/02/2026	INV	APP	NETCEL
CHECK DATE:										
818948		06/02/2026	260602		1,058.10		06/02/2026	INV	APP	HONOR
CHECK DATE:										
819065		06/02/2026	260602		969.15		06/02/2026	INV	APP	HONOR
CHECK DATE:										
819103		06/02/2026	260602		1,057.15		06/02/2026	INV	APP	HONOR
CHECK DATE:										
819231	26000493	06/02/2026	260602		577.90		06/02/2026	INV	APP	POLICE
CHECK DATE:										
819280		06/02/2026	260602		14.00		06/02/2026	INV	APP	DEGROO
CHECK DATE:										
819527	26000582	06/02/2026	260602		59.74		06/02/2026	INV	APP	POLICE
CHECK DATE:										
819603		06/02/2026	260602		65.00		06/02/2026	INV	APP	MICHAE
CHECK DATE:										
819627		06/02/2026	260602		65.00		06/02/2026	INV	APP	MCKEE-
CHECK DATE:										
819641		06/02/2026	260602		14.00		06/02/2026	INV	APP	CHAPLI
CHECK DATE:										
819693		06/02/2026	260602		65.00		06/02/2026	INV	APP	SHIRT
CHECK DATE:										
819811		06/02/2026	260602		65.00		06/02/2026	INV	APP	OOSTEM
CHECK DATE:										
819895		06/02/2026	260602		652.00		06/02/2026	INV	APP	BATUSI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
819930		06/02/2026	260602		60.00		06/02/2026	INV	APP	CLASS
CHECK DATE:										
819984		06/02/2026	260602		65.00		06/02/2026	INV	APP	PAUL P
CHECK DATE:										
820014	26000691	06/02/2026	260602		65.00		06/02/2026	INV	APP	SOS PO
CHECK DATE:										
820054		06/02/2026	260602		20.00		06/02/2026	INV	APP	HONOR
CHECK DATE:										
820276		06/02/2026	260602		143.85		06/02/2026	INV	APP	UNIFOR
CHECK DATE:										
					11,706.89					
16112 JOHN QUAS MASONRY CO INC										
05/15/2026		06/02/2026	260602		1,500.00		06/02/2026	INV	APP	CONCRE
CHECK DATE:										
18953 JOHNSON RESEARCH GROUP INC										
2480	26000412	06/02/2026	260602		8,047.50		06/02/2026	INV	APP	CONSUL
CHECK DATE:										
5472 JOLIET CITY CENTER PARTNERSHIP										
JANUARY-APRIL 2026		06/02/2026	260602		107,519.39		06/02/2026	INV	APP	SSA OP
CHECK DATE:										
18189 JOLIET LATINO ECONOMIC DEVELOPMENT ASSOCIATION										
CDBG0126		06/02/2026	260602		20,285.46		06/02/2026	INV	APP	PY25 L
CHECK DATE:										
CDBG0226		06/02/2026	260602		14,064.33		06/02/2026	INV	APP	PY25 L
CHECK DATE:										
CDBG0326		06/02/2026	260602		16,865.69		06/02/2026	INV	APP	PY25 L
CHECK DATE:										
CDBG1125		06/02/2026	260602		11,630.20		06/02/2026	INV	APP	PY25 L
CHECK DATE:										
CDBG1225		06/02/2026	260602		15,168.11		06/02/2026	INV	APP	PY25 L
CHECK DATE:										
					78,013.79					
1354 JOLIET MACHINE & ENGINEERING										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
6040		06/02/2026	260602		2,451.95		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1361 JOLIET REGION CHAMBER OF COMMERCE										
121661		06/02/2026	260602		3,066.66		06/02/2026	INV	APP	MEMBER
CHECK DATE:										
10764 JOLIET SUSPENSION INC										
145383		06/02/2026	260602		1,540.89		06/02/2026	INV	APP	SMALL
CHECK DATE:										
1367 JOLIET TOWNSHIP OFFICES										
MAY 2026		06/02/2026	260602		18,223.50		06/02/2026	INV	APP	ANIMAL
CHECK DATE:										
14306 KANKAKEE TRUCK EQUIPMENT INC										
181933		06/02/2026	260602		333.95		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
9312 KIMBALL MIDWEST										
104436312		06/02/2026	260602		1,301.02		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
104439058		06/02/2026	260602		288.73		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
104447060		06/02/2026	260602		90.24		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
104452161		06/02/2026	260602		1,898.35		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
104452424		06/02/2026	260602		1,065.50		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
104453057		06/02/2026	260602		1,314.46		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
104459326		06/02/2026	260602		617.92		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
					6,576.22					
18399 LARSON ENGINEERING INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
0115306		06/02/2026	260602		830.25		06/02/2026	INV	APP	STADIU
CHECK DATE:										
4367 LAWN WORKS										
271017		06/02/2026	260602		103.49		06/02/2026	INV	APP	STATIO
CHECK DATE:										
271341		06/02/2026	260602		43.60		06/02/2026	INV	APP	STATIO
CHECK DATE:										
271501		06/02/2026	260602		60.41		06/02/2026	INV	APP	STATIO
CHECK DATE:										
271536		06/02/2026	260602		163.02		06/02/2026	INV	APP	STATIO
CHECK DATE:										
271571		06/02/2026	260602		221.88		06/02/2026	INV	APP	STATIO
CHECK DATE:										
					592.40					
17949 LENNY'S GAS N WASH ROUTE 6 AND GOUGAR LLC										
6397		06/02/2026	260602		1,456.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
14135 LENNY'S RT 66 FOOD N FUEL										
2026 Q1 SALES TAX		06/02/2026	260602		13,562.26		06/02/2026	INV	APP	2026 Q
CHECK DATE:										
18780 LENOVO GLOBAL TECH										
ND75011266	26000716	06/02/2026	260602		4,374.65		06/02/2026	INV	APP	TruSca
CHECK DATE:										
10407 LEXIS NEXIS RISK DATA MGMT INC										
1100306394		06/02/2026	260602		200.00		06/02/2026	INV	APP	APRIL
CHECK DATE:										
1300279163		06/02/2026	260602		1,060.90		06/02/2026	INV	APP	MONTHL
CHECK DATE:										
					1,260.90					
16876 LIFE-ASSIST INC										
2123445		06/02/2026	260602		511.50		06/02/2026	INV	APP	AMB SU

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
18061 LINDENMEYR MUNROE										
2026002340566		06/02/2026	260602		1,081.00		06/02/2026	INV	APP	OFFICE
CHECK DATE:										
2026002351351		06/02/2026	260602		1,526.53		06/02/2026	INV	APP	POLICE
CHECK DATE:										
					2,607.53					
9014 LYNCH DIVERSIFIED VEHICLES										
WP0805		06/02/2026	260602		802,967.50		06/02/2026	INV	APP	PD MOB
CHECK DATE:										
19101 MADRIGAL CONSULTING AND COUNSELING LLP										
MAD260506		06/02/2026	260602		1,025.00		06/02/2026	INV	APP	APRIL
CHECK DATE:										
14210 MARK CRYER										
5/6/2026		06/02/2026	260602		60.00		06/02/2026	INV	APP	PARTS
CHECK DATE:										
19178 MCKIM & CREED										
256245	26000604	06/02/2026	260602		1,400.00		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
1704 MENARDS-JOLIET										
20553	26000015	06/02/2026	260602		273.14		06/02/2026	INV	APP	2026 B
CHECK DATE:										
23026		06/02/2026	260602		54.96		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
23034	26000034	06/02/2026	260602		4.99		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
23721		06/02/2026	260602		81.36		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
23803-A		06/02/2026	260602		14.50		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
23852	26000015	06/02/2026	260602		58.95		06/02/2026	INV	APP	2026 B

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
24243		06/02/2026	260602		110.92		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
24400	26000015	06/02/2026	260602		160.53		06/02/2026	INV	APP	2026 B
CHECK DATE:										
24418		06/02/2026	260602		64.61		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
24423-A		06/02/2026	260602		39.98		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
24544		06/02/2026	260602		735.63		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
24545	26000034	06/02/2026	260602		350.87		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
24571		06/02/2026	260602		117.35		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
24615	26000034	06/02/2026	260602		660.91		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
24617		06/02/2026	260602		153.69		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
24694		06/02/2026	260602		37.41		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
24996		06/02/2026	260602		46.14		06/02/2026	INV	APP	CONCRE
CHECK DATE:										
25088		06/02/2026	260602		165.73		06/02/2026	INV	APP	CONCRE
CHECK DATE:										
25094-A		06/02/2026	260602		106.92		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
25158		06/02/2026	260602		136.33		06/02/2026	INV	APP	PAINT
CHECK DATE:										
					3,374.92					
18811 MES SERVICE COMPANY LLC										
IN2482433		06/02/2026	260602		550.00		06/02/2026	INV	APP	HAZMAT
CHECK DATE:										
18505 METAL SUPERMARKETS VILLA PARK										
1005868		06/02/2026	260602		3,205.96		06/02/2026	INV	APP	SUPPLI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
1736 MIDDLETON OVERHEAD DOORS INC										
10115278		06/02/2026	260602		340.00		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
10115423		06/02/2026	260602		1,800.00		06/02/2026	INV	APP	STA 3
CHECK DATE:										
					2,140.00					
13882 MIDWEST OFFICE INTERIORS										
267294		06/02/2026	260602		10,125.00		06/02/2026	INV	APP	FURNIT
CHECK DATE:										
267296	26000594	06/02/2026	260602		2,881.14		06/02/2026	INV	APP	ROLL C
CHECK DATE:										
					13,006.14					
1775 MOORE GLASS INC										
I260428		06/02/2026	260602		295.00		06/02/2026	INV	APP	REMOVE
CHECK DATE:										
17852 MORTON SALT INC										
5404264520	26000025	06/02/2026	260602		3,030.95		06/02/2026	INV	APP	Rock S
CHECK DATE:										
5404264702	26000024	06/02/2026	260602		16,719.11		06/02/2026	INV	APP	Rock S
CHECK DATE:										
5404268040	26000025	06/02/2026	260602		23,875.34		06/02/2026	INV	APP	Rock S
CHECK DATE:										
5404268040-A	26000023	06/02/2026	260602		4,070.76		06/02/2026	INV	APP	Rock S
CHECK DATE:										
					47,696.16					
18838 MUELLER, LAWSON, FROBISH, PC										
26674		06/02/2026	260602		260.00		06/02/2026	INV	APP	OUTSID
CHECK DATE:										
1815 MYERS TIRE SUPPLY CO #12										
60912219		06/02/2026	260602		1,524.39		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1336 NAPA GENUINE PARTS										
901349		06/02/2026	260602		43.32		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
901361		06/02/2026	260602		58.20		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901371		06/02/2026	260602		2,054.64		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901475		06/02/2026	260602		112.99		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901528		06/02/2026	260602		50.90		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901572		06/02/2026	260602		400.47		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901638		06/02/2026	260602		354.39		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901822		06/02/2026	260602		47.32		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901824		06/02/2026	260602		59.50		06/02/2026	INV	APP	PARTS
CHECK DATE:										
901844		06/02/2026	260602		135.43		06/02/2026	INV	APP	PARTS
CHECK DATE:										
902164		06/02/2026	260602		69.60		06/02/2026	INV	APP	PARTS
CHECK DATE:										
902181		06/02/2026	260602		49.93		06/02/2026	INV	APP	PARTS
CHECK DATE:										
902248		06/02/2026	260602		242.59		06/02/2026	INV	APP	PARTS
CHECK DATE:										
902410		06/02/2026	260602		141.94		06/02/2026	INV	APP	PARTS
CHECK DATE:										
902683		06/02/2026	260602		15.43		06/02/2026	INV	APP	PARTS
CHECK DATE:										
902930		06/02/2026	260602		387.24		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
902942		06/02/2026	260602		330.99		06/02/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
902945		06/02/2026	260602		154.56		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
903207		06/02/2026	260602		460.62		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
903247		06/02/2026	260602		131.00		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
903282		06/02/2026	260602		16.19		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
903473		06/02/2026	260602		44.02		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
903785		06/02/2026	260602		17.32		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
903787		06/02/2026	260602		183.80		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
904040		06/02/2026	260602		53.18		06/02/2026	INV	APP	VEHICL
CHECK DATE:										
904042	26000677	06/02/2026	260602		333,815.30		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										
					339,430.87					
17946 NEW ERA SPREADING INC										
945, 948, 949	26000055	06/02/2026	260602		136,301.92		06/02/2026	INV	APP	2026 B
CHECK DATE:										
17918 NORTHERN ILLINOIS FOOD BANK										
032626		06/02/2026	260602		9,457.60		06/02/2026	INV	APP	SENIOR
CHECK DATE:										
1902 NORWALK TANK CO										
203843		06/02/2026	260602		898.14		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
203903		06/02/2026	260602		541.32		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
203911		06/02/2026	260602		303.36		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
203954		06/02/2026	260602		477.34		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					2,220.16					
1918 OESTREICH SERV CO, INC										
247051		06/02/2026	260602		36.50		06/02/2026	INV	APP	5 KEYS
CHECK DATE:										
13189 OMEGA PLUMBING INC										
10111235		06/02/2026	260602		225.00		06/02/2026	INV	APP	DRAIN
CHECK DATE:										
10112911		06/02/2026	260602		575.00		06/02/2026	INV	APP	CAMERA
CHECK DATE:										
10112951-2	26000517	06/02/2026	260602		3,907.00		06/02/2026	INV	APP	BUILDI
CHECK DATE:										
10112988-1	26000517	06/02/2026	260602		3,356.00		06/02/2026	INV	APP	BUILDI
CHECK DATE:										
10112988-2		06/02/2026	260602		1,496.00		06/02/2026	INV	APP	OSGOOD
CHECK DATE:										
10113037		06/02/2026	260602		200.00		06/02/2026	INV	APP	WATER
CHECK DATE:										
10113112		06/02/2026	260602		180.00		06/02/2026	INV	APP	BIPARK
CHECK DATE:										
10113191		06/02/2026	260602		785.00		06/02/2026	INV	APP	SLAMME
CHECK DATE:										
					10,724.00					
15894 OMG NATIONAL										
Y1574374		06/02/2026	260602		853.00		06/02/2026	INV	APP	NOPT D
CHECK DATE:										
17294 OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.										
21736		06/02/2026	260602		8,651.00		06/02/2026	INV	APP	LEGAL
CHECK DATE:										
1943 OXBO MUFFLER AND BRAKES										
7732		06/02/2026	260602		560.00		06/02/2026	INV	APP	PARTS
CHECK DATE:										
13258 PART D ADVISORS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15522		06/02/2026	260602		4,378.70		06/02/2026	INV	APP	MONTHL
CHECK DATE:										
13978 PARTNERS AND PAWS VET SERVICES LLC										
163535		06/02/2026	260602		1,073.54		06/02/2026	INV	APP	K9 EXA
CHECK DATE:										
164287		06/02/2026	260602		382.75		06/02/2026	INV	APP	K9 EXA
CHECK DATE:										
164392		06/02/2026	260602		202.42		06/02/2026	INV	APP	K9 FOO
CHECK DATE:										
					1,658.71					
19218 PATRIOTIC PRODUCTIONS INC										
PAT260513		06/02/2026	260602		7,000.00		06/02/2026	INV	APP	REMEMB
CHECK DATE:										
11251 PAUL CONWAY SHIELDS										
0553277		06/02/2026	260602		845.00		06/02/2026	INV	APP	GAS CY
CHECK DATE:										
0553362		06/02/2026	260602		1,057.35		06/02/2026	INV	APP	GAS LE
CHECK DATE:										
					1,902.35					
2985 PETROLEUM TECHNOLOGIES EQPMT INC										
187796		06/02/2026	260602		250.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
187806		06/02/2026	260602		250.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
					500.00					
2043 POEHNER, DILLMAN & MAHALIK										
70372749		06/02/2026	260602		726.00		06/02/2026	INV	APP	STA 7
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411221566		06/02/2026	260602		202.90		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
411221569		06/02/2026	260602		496.76		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
411222066		06/02/2026	260602		561.72		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
411222748		06/02/2026	260602		1,182.04		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
					2,443.42					
4874 PR STREICH & SONS INC										
57348		06/02/2026	260602		1,110.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
19167 BLUETRITON BRANDS INC										
06B6704609403	26000513	06/02/2026	260602		65.39		06/02/2026	INV	APP	Office
CHECK DATE:										
06E6704609403	26000513	06/02/2026	260602		92.03		06/02/2026	INV	APP	Office
CHECK DATE:										
06E6704808171	26000513	06/02/2026	260602		106.52		06/02/2026	INV	APP	Office
CHECK DATE:										
					263.94					
1948 PT FERRO CONSTR CO										
PAY APP #2	26000156	06/02/2026	260602		158,130.00		06/02/2026	INV	APP	Distri
CHECK DATE:										
18703 RAFTELIS FINANCIAL CONSULTANTS INC										
45709	26000066	06/02/2026	260602		8,837.50		06/02/2026	INV	APP	Prof S
CHECK DATE:										
2157 RAY O'HERRON CO INC -DANVILLE										
2477777		06/02/2026	260602		130.60		06/02/2026	INV	APP	PARTS
CHECK DATE:										
14078 RAY O'HERRON CO INC -DOWNERS GROVE										
2478240	26000439	06/02/2026	260602		246.58		06/02/2026	INV	APP	NEW SO
CHECK DATE:										
15505 REASONABLE TREE EXPERTS										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
11943		06/02/2026	260602		5,750.00		06/02/2026	INV	APP	TREE/S
CHECK DATE:										
14221 MID-TOWN PETROLEUM ACQUISITION LLC										
1806217-IN		06/02/2026	260602		1,218.20		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
2207 RENDELS INC										
55627		06/02/2026	260602		51.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
55637		06/02/2026	260602		51.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
55740		06/02/2026	260602		77.00		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
55801		06/02/2026	260602		51.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
56034		06/02/2026	260602		51.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
56036		06/02/2026	260602		51.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
56046		06/02/2026	260602		51.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
					386.00					
18561 RICHS CYCLE SALES INC										
2026 YAMAHAKODIAK450	26000631	06/02/2026	260602		7,213.00		06/02/2026	INV	APP	POLICE
CHECK DATE:										
2224 RICK'S R V CENTER										
383626		06/02/2026	260602		119.90		06/02/2026	INV	APP	PARTS
CHECK DATE:										
2245 ROD BAKER FORD SALES INC										
11145	26000382	06/02/2026	260602		48,048.00		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										
11146	26000382	06/02/2026	260602		48,048.00		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
11147	26000382	06/02/2026	260602		48,048.00		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										
11148	26000382	06/02/2026	260602		48,048.00		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										
11149	26000382	06/02/2026	260602		48,048.00		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										
11150	26000382	06/02/2026	260602		48,048.00		06/02/2026	INV	APP	AUTOMO
CHECK DATE:										
78614		06/02/2026	260602		308.20		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
					288,596.20					
11514 ROMEOVILLE FIRE ACADEMY										
2026-322		06/02/2026	260602		1,100.00		06/02/2026	INV	APP	HEAVY
CHECK DATE:										
2261 RON TIRAPELLI FORD, INC.										
674526		06/02/2026	260602		652.32		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674571-01		06/02/2026	260602		535.38		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674571-02		06/02/2026	260602		83.60		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674587-01		06/02/2026	260602		454.41		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674587-02		06/02/2026	260602		153.98		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674605		06/02/2026	260602		62.26		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674615		06/02/2026	260602		203.50		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674678		06/02/2026	260602		500.89		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674746		06/02/2026	260602		104.63		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674811		06/02/2026	260602		202.36		06/02/2026	INV	APP	AUTO P
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
674863		06/02/2026	260602		1,263.96		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674881		06/02/2026	260602		403.98		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674887		06/02/2026	260602		1,184.88		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674898		06/02/2026	260602		2,697.56		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674900		06/02/2026	260602		1,082.40		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674912		06/02/2026	260602		186.71		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674933		06/02/2026	260602		2,756.49		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674935		06/02/2026	260602		27.10		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674946		06/02/2026	260602		83.59		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674953		06/02/2026	260602		464.20		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
674982		06/02/2026	260602		269.72		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
675035		06/02/2026	260602		261.67		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
675048		06/02/2026	260602		79.28		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
					13,714.87					
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										
3045188623		06/02/2026	260602		88.43		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
3045863392		06/02/2026	260602		60.17		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
3046006090		06/02/2026	260602		259.11		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
3046019409		06/02/2026	260602		142.17		06/02/2026	INV	APP	AUTO P
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3046023696		06/02/2026	260602		545.17		06/02/2026	INV	APP	AUTO P
CHECK DATE:										
					1,095.05					
15497 RUSSO POWER EQUIPMENT										
SPI21598536		06/02/2026	260602		9,139.00		06/02/2026	INV	APP	ROADWA
CHECK DATE:										
SPI21598537		06/02/2026	260602		2,000.86		06/02/2026	INV	APP	RUN FL
CHECK DATE:										
					11,139.86					
19199 S&K CUSTOM UPHOLSTERY										
2205		06/02/2026	260602		362.25		06/02/2026	INV	APP	AMBULA
CHECK DATE:										
2209		06/02/2026	260602		434.80		06/02/2026	INV	APP	AMBULA
CHECK DATE:										
2212		06/02/2026	260602		824.50		06/02/2026	INV	APP	AMBULA
CHECK DATE:										
					1,621.55					
18276 SAFETY KLEEN SYSTEMS INC										
99872132	26000699	06/02/2026	260602		3,505.45		06/02/2026	INV	APP	BUILDI
CHECK DATE:										
99882047	26000699	06/02/2026	260602		4,152.00		06/02/2026	INV	APP	BUILDI
CHECK DATE:										
					7,657.45					
10088 SB FRIEDMAN DEVELOPMENT ADVISORS LLC										
1.32.26	26000692	06/02/2026	260602		14,339.81		06/02/2026	INV	APP	FINANC
CHECK DATE:										
19057 SBC WASTE SOLUTIONS INC										
902191		06/02/2026	260602		527.25		06/02/2026	INV	APP	20 YD
CHECK DATE:										
17602 SEASON AND TIME										
0000336		06/02/2026	260602		100.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
0000337		06/02/2026	260602		125.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
0000338		06/02/2026	260602		100.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
0000339		06/02/2026	260602		175.00		06/02/2026	INV	APP	GRASS
CHECK DATE:										
					500.00					
2360 SERVICE INDUST SUPPLY INC										
147155		06/02/2026	260602		182.60		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
147859		06/02/2026	260602		383.00		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
147923	26000732	06/02/2026	260602		253.75		06/02/2026	INV	APP	Roadwa
CHECK DATE:										
					819.35					
12338 SHALLOW CREEK KENNELS, INC										
255697		06/02/2026	260602		10,000.00		06/02/2026	INV	APP	PURCHA
CHECK DATE:										
14076 SHAW SUBURBAN MEDIA GROUP										
2277454		06/02/2026	260602		99.02		06/02/2026	INV	APP	PUBLIC
CHECK DATE:										
2312515		06/02/2026	260602		405.26		06/02/2026	INV	APP	PUBLIC
CHECK DATE:										
2320273		06/02/2026	260602		50.30		06/02/2026	INV	APP	AD FOR
CHECK DATE:										
					554.58					
16855 SHEFFIELD SAFETY & LOSS CONTROL LLC										
20073248	26000475	06/02/2026	260602		5,540.72		06/02/2026	INV	APP	PSA fo
CHECK DATE:										
20073248-a	26000721	06/02/2026	260602		8,084.28		06/02/2026	INV	APP	CONSUL
CHECK DATE:										
					13,625.00					
16931 SHEFFIELD SUPPLY & EQUIPMENT										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
27490		06/02/2026	260602		794.82		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
2392 SHOREWOOD HOME & AUTO										
01-514262		06/02/2026	260602		943.82		06/02/2026	INV	APP	PARTS
CHECK DATE:										
01-514370	26000035	06/02/2026	260602		26.99		06/02/2026	INV	APP	HAND T
CHECK DATE:										
01-514665	26000035	06/02/2026	260602		362.43		06/02/2026	INV	APP	HAND T
CHECK DATE:										
01-514775	26000035	06/02/2026	260602		367.99		06/02/2026	INV	APP	HAND T
CHECK DATE:										
01-515501	26000035	06/02/2026	260602		75.98		06/02/2026	INV	APP	HAND T
CHECK DATE:										
01-516986	26000035	06/02/2026	260602		75.97		06/02/2026	INV	APP	HAND T
CHECK DATE:										
					1,853.18					
19207 SIGNUPGENIUS INC										
INVSUG10671	26000708	06/02/2026	260602		1,798.00		06/02/2026	INV	APP	WEB BA
CHECK DATE:										
14006 SPRING GROVE NURSERY INC										
184155		06/02/2026	260602		7,270.00		06/02/2026	INV	APP	SPRING
CHECK DATE:										
2472 STANDARD EQUIPMENT CO INC										
P10566		06/02/2026	260602		941.76		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
P10567		06/02/2026	260602		3,974.58		06/02/2026	INV	APP	PARTS
CHECK DATE:										
P10603		06/02/2026	260602		205.12		06/02/2026	INV	APP	PARTS
CHECK DATE:										
P10604		06/02/2026	260602		8,085.43		06/02/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					13,206.89					
2474 STANDARD TRUCK PARTS INC										
1034031		06/02/2026	260602		843.88		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1034036		06/02/2026	260602		1,011.40		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1034072		06/02/2026	260602		841.63		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1034090		06/02/2026	260602		446.56		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1034097		06/02/2026	260602		178.28		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1034105		06/02/2026	260602		20.68		06/02/2026	INV	APP	PARTS
CHECK DATE:										
1034106		06/02/2026	260602		331.15		06/02/2026	INV	APP	PARTS
CHECK DATE:										
					3,673.58					
15637 ILLINOIS DEPARTMENT OF INNOVATION & TECHNOLOGY										
T2622611		06/02/2026	260602		956.15		06/02/2026	INV	APP	MONTHL
CHECK DATE:										
19132 STIVERS STAFFING SERVICES, LLC										
1041346		06/02/2026	260602		1,564.00		06/02/2026	INV	APP	TEMP A
CHECK DATE:										
10399 STOLLER INTERNATIONAL INC										
P73628		06/02/2026	260602		280.20		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
11947 STRYKER EMS EQUIPMENT-										
9212292726		06/02/2026	260602		2,817.08		06/02/2026	INV	APP	AMBULA
CHECK DATE:										
4027 SUBURBAN LABORATORIES, INC										
GA6002263	26000001	06/02/2026	260602		702.00		06/02/2026	INV	APP	2026 N
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
GA6002264	26000004	06/02/2026	260602		303.00		06/02/2026	INV	APP	2026 I
CHECK DATE:										
					1,005.00					
2541 SUMBAUM'S SCHWINN CYCLERY										
030926135302325	26000549	06/02/2026	260602		3,799.98		06/02/2026	INV	APP	FOR NO
CHECK DATE:										
9857 SUNBELT PUMP & POWER RENTALS										
183403509-0002		06/02/2026	260602		229.90		06/02/2026	INV	APP	CONTRA
CHECK DATE:										
17345 T-MOBILE USA INC										
L2605060369		06/02/2026	260602		50.00		06/02/2026	INV	APP	INVEST
CHECK DATE:										
L2605180368		06/02/2026	260602		50.00		06/02/2026	INV	APP	INVEST
CHECK DATE:										
					100.00					
18783 TELUS COMMUNICATIONS INC										
2900		06/02/2026	260602		285.00		06/02/2026	INV	APP	CONNEC
CHECK DATE:										
2577 TERMINAL SUPPLY CO										
20692-00		06/02/2026	260602		805.31		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
20846-00		06/02/2026	260602		494.15		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
97467-01		06/02/2026	260602		169.84		06/02/2026	INV	APP	S
CHECK DATE:										
					1,469.30					
15112 THE CEDAR MILL INC										
993	26000473	06/02/2026	260602		19,978.00		06/02/2026	INV	APP	Fence
CHECK DATE:										
19080 THE RECOVERY COMMUNITY CENTER OF JOLIET										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
06		06/02/2026	260602		2,359.94		06/02/2026	INV	APP	PY25 B
CHECK DATE:										
7618 THOMPSON ELECTRONICS COMPANY										
107228		06/02/2026	260602		390.00		06/02/2026	INV	APP	RADIO
CHECK DATE:										
12548 THOMSON WEST										
853614598		06/02/2026	260602		196.00		06/02/2026	INV	APP	THOMAS
CHECK DATE:										
13589 TIFCO INDUSTRIES INC										
72194391		06/02/2026	260602		639.65		06/02/2026	INV	APP	PARTS
CHECK DATE:										
18167 TOWN SQUARE PUBLICATIONS LLC										
379046		06/02/2026	260602		2,995.00		06/02/2026	INV	APP	ANNUAL
CHECK DATE:										
9199 TRI-K SUPPLIES INC										
128724		06/02/2026	260602		860.60		06/02/2026	INV	APP	CLEANI
CHECK DATE:										
128899		06/02/2026	260602		828.00		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
					1,688.60					
2682 TRI-RIVER POLICE										
5542		06/02/2026	260602		26,900.00		06/02/2026	INV	APP	FY27 M
CHECK DATE:										
17650 TRI-TECH FORENSICS										
01158445		06/02/2026	260602		339.00		06/02/2026	INV	APP	METAL
CHECK DATE:										
18351 TWIG TECHNOLOGIES										
2556	26000485	06/02/2026	260602		6,850.00		06/02/2026	INV	APP	PSA fo
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2706 TYSON MOTOR CORP										
101132		06/02/2026	260602		486.75		06/02/2026	INV	APP	PARTS
CHECK DATE:										
14278 UCP CENTER FOR DISABILITY SERVICES										
1497		06/02/2026	260602		13,987.00		06/02/2026	INV	APP	PY25 I
CHECK DATE:										
12259 ULINE INC										
207688893		06/02/2026	260602		1,599.77		06/02/2026	INV	APP	TOOLS
CHECK DATE:										
207824638		06/02/2026	260602		551.75		06/02/2026	INV	APP	EXIT S
CHECK DATE:										
207994648		06/02/2026	260602		1,055.37		06/02/2026	INV	APP	PD MAT
CHECK DATE:										
					3,206.89					
2718 UNDERGROUND PIPE & VALVE										
080063		06/02/2026	260602		1,990.00		06/02/2026	INV	APP	EQUIPM
CHECK DATE:										
19224 UNI-MAX MANAGEMENT CORP										
5674		06/02/2026	260602		600.00		06/02/2026	INV	APP	BIPARK
CHECK DATE:										
10617 UNITED METERS INC										
4817	26000228	06/02/2026	260602		70,957.00		06/02/2026	INV	APP	Contra
CHECK DATE:										
4818	26000304	06/02/2026	260602		695.00		06/02/2026	INV	APP	2025 S
CHECK DATE:										
4819	26000304	06/02/2026	260602		6,262.00		06/02/2026	INV	APP	2025 S
CHECK DATE:										
					77,914.00					
13844 UNIVAR SOLUTIONS USA LLC										
53870876	26000049	06/02/2026	260602		534.75		06/02/2026	INV	APP	2026 D
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
53870878	26000049	06/02/2026	260602		404.55		06/02/2026	INV	APP	2026 D
CHECK DATE:										
53870882	26000049	06/02/2026	260602		1,023.00		06/02/2026	INV	APP	2026 D
CHECK DATE:										
53870885	26000049	06/02/2026	260602		590.55		06/02/2026	INV	APP	2026 D
CHECK DATE:										
53870887	26000049	06/02/2026	260602		960.23		06/02/2026	INV	APP	2026 D
CHECK DATE:										
					3,513.08					
15923 URBAN LAND INSTITUTE										
6435901		06/02/2026	260602		980.00		06/02/2026	INV	APP	PLANNI
CHECK DATE:										
18454 USALCO LLC										
910228444	26000057	06/02/2026	260602		4,965.73		06/02/2026	INV	APP	2026 A
CHECK DATE:										
910228445	26000057	06/02/2026	260602		4,960.39		06/02/2026	INV	APP	2026 A
CHECK DATE:										
910228452	26000057	06/02/2026	260602		4,981.70		06/02/2026	INV	APP	2026 A
CHECK DATE:										
910228847	26000057	06/02/2026	260602		5,000.07		06/02/2026	INV	APP	2026 A
CHECK DATE:										
					19,907.89					
15069 V3 COMPANIES										
08-10426775	26000405	06/02/2026	260602		5,401.79		06/02/2026	INV	APP	Theodo
CHECK DATE:										
17076 VERIZON WIRELESS SERVICES, LLC										
9022432373		06/02/2026	260602		150.00		06/02/2026	INV	APP	PERIOD
CHECK DATE:										
17534 LAW OFFICE OF VICTOR PUSCAS										
106		06/02/2026	260602		350.00		06/02/2026	INV	APP	HEARIN
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
16754 VIDEOTEC CORP										
119389		06/02/2026	260602		9,263.00		06/02/2026	INV	APP	PHYSIC
CHECK DATE:										
119391		06/02/2026	260602		5,892.00		06/02/2026	INV	APP	PHYSIC
CHECK DATE:										
119396		06/02/2026	260602		193.50		06/02/2026	INV	APP	SERVIC
CHECK DATE:										
					15,348.50					
2780 VILLAGE OF ROMEOVILLE										
SOV-26-109		06/02/2026	260602		50.00		06/02/2026	INV	APP	STATE
CHECK DATE:										
18423 VOIANCE LANGUAGE SERVICES LLC										
SUMINV 0875320426		06/02/2026	260602		129.60		06/02/2026	INV	APP	POLICE
CHECK DATE:										
2797 W S DARLEY & CO INC										
17584436		06/02/2026	260602		317.68		06/02/2026	INV	APP	MOUNT
CHECK DATE:										
2846 WELSCH READY MIX INC										
08MAY2026-76758		06/02/2026	260602		485.15		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
21APR2026-75926		06/02/2026	260602		479.15		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
28APR2026-76203		06/02/2026	260602		586.73		06/02/2026	INV	APP	REPAIR
CHECK DATE:										
					1,551.03					
4990 WILL COUNTY CENTER FOR COMMUNITY CONCERNS										
#7		06/02/2026	260602		3,975.83		06/02/2026	INV	APP	PY 25
CHECK DATE:										
2886 WILL COUNTY GOVERNMENTAL LEAGUE										
2026-1093		06/02/2026	260602		25,077.45		06/02/2026	INV	APP	2026 M
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2896 WILL COUNTY TREASURER										
3007092310010000		06/02/2026	260602		771.44		06/02/2026	INV	APP	2025 T
CHECK DATE:										
3007101000140000		06/02/2026	260602		946.48		06/02/2026	INV	APP	2025 T
CHECK DATE:										
JOLIET2026		06/02/2026	260602		45,263.83		06/02/2026	INV	APP	2026 W
CHECK DATE:										
					46,981.75					
2901 WILLETT HOFMANN & ASSOC										
40971	26000633	06/02/2026	260602		10,500.00		06/02/2026	INV	APP	Prof S
CHECK DATE:										
2938 WUNDERLICH DOORS										
210002		06/02/2026	260602		525.00		06/02/2026	INV	APP	WEST P
CHECK DATE:										
210050		06/02/2026	260602		833.05		06/02/2026	INV	APP	RICHAR
CHECK DATE:										
					1,358.05					
2957 ACUITY SPECIALTY PRODUCTS INC										
9012751197		06/02/2026	260602		877.41		06/02/2026	INV	APP	SUPPLI
CHECK DATE:										
19158 AFSF III AIV FULLSTEAM 1 LP										
#INV00050541		06/02/2026	260602		125.00		06/02/2026	INV	APP	ZEPHIR
CHECK DATE:										
569 INVOICES					4,708,696.02					

** END OF REPORT - Generated by Robin Gatson **

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/22/2026

Department: Finance

Final Action:

Title:

Agenda Date: 06/02/2026

Attachments: 06.02.26 Invoices

Entered by: rgatson@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 289-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Approval of Amendment No. 1 to the Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project for Construction Engineering Services to Baxter & Woodman Inc. in the Amount of $94,200.00

BACKGROUND:
The City of Joliet acquired the Southeast Joliet Sanitary District (District) water and sanitary sewer systems on February 1, 2026. The County is providing funding via multiple sources to fund improvements in the District's system. One of these funding sources is grant funds via the American Rescue Plan Act (ARPA). On October 21, 2025, the Mayor and Council approved the Subrecipient Award Agreement for receipt of $4,025,046 in ARPA funds for water system improvements for the Southeast Joliet Sanitary District. On May 5, 2026, the Mayor and Council approved an amendment to this Agreement increasing the ARPA funds for improvements in SEJSD to $4,106,562.10.

One of the projects identified to be constructed utilizing ARPA funds is replacement of sections of water main that are in poor condition. The location and scope of water main replacement is shown on the attached map. The total length of water main to be installed is 7,181 feet, or 1.36 miles.

On November 18, 2025, the Mayor and City Council approved a Professional Services Agreement with Baxter & Woodman Inc., in the amount of $181,600.00, for the design of the Southeast Joliet Sanitary District Water System Improvements Project. Amendment No. 1 is recommended for construction engineering services.

The Public Service Committee will review this matter.

CONCLUSION:
Baxter & Woodman Inc. has submitted Amendment No. 1 in the amount of $94,200 to the original engineering services agreement. This amendment includes performing construction engineering services for the project in the amount of $130,800.00 in addition to a credit for unused design engineering funds in the amount of ($36,600.00). The scope of work for construction engineering services includes the following: project initiation, construction administration, survey data collection, full time field observation, progress meetings, management of field GPS data collection, and project closeout. The value of the construction project is $2,982,535.68 which yields a construction engineering fee of 4.4% of the awarded construction cost. This cost is less than the industry average for construction engineering (which is generally 6-8%).

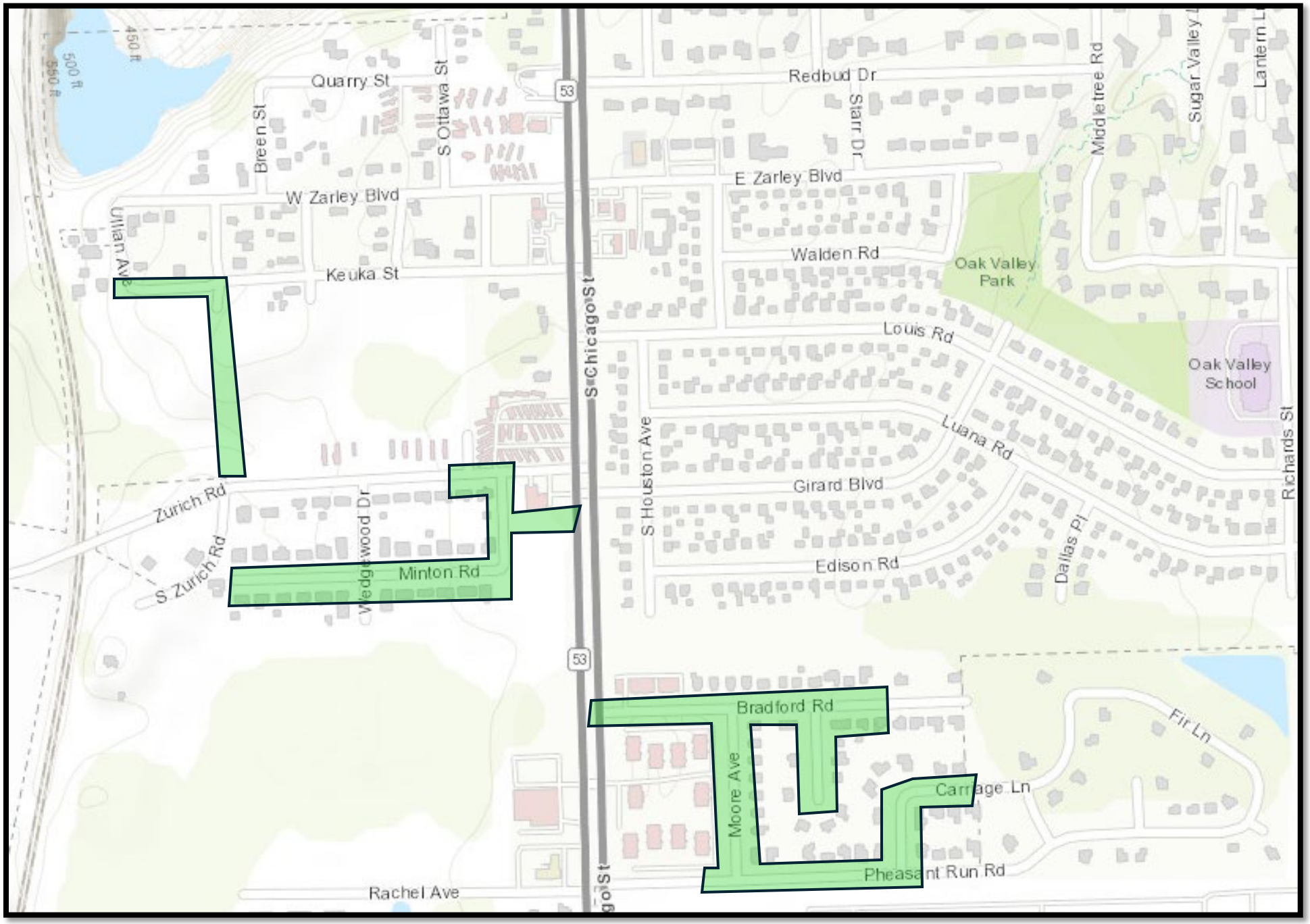
Funds will be charged to the PU Grant / Reimbursable Projects Fund / SEJSD / Professional

Services (Org 50180170, Object 557200, $94,200.00, Project 25048).

The City will be reimbursed by the County for this work via the ARPA grant funds.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve Amendment No. 1 to the Professional Services Agreement for Construction Engineering Services for the Southeast Joliet Sanitary District Water System Improvements Project, in the amount of $94,200.00, on behalf of Baxter & Woodman Inc.

Southeast Joliet Water Main Improvement Location Map



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 289-26

File ID: 289-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/20/2026

Department: Public Utilities **Final Action:**

Title: Approval of Amendment No. 1 to the Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project for Construction Engineering Services to Baxter & Woodman Inc. in the Amount of $94,200.00

Agenda Date: 06/02/2026

Attachments: Project Location Map

Entered by: aanczer@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Allison Swisher	Approve	5/22/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 290-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Approval of Payment for Emergency Repairs to the Jefferson Street Sewer to Airy's Inc. in the Amount of $260,545.62

BACKGROUND:
On March 23, 2026 the Public Utilities Department discovered the main sanitary sewer on Jefferson Street near Bluff Street was collapsed causing an emergency situation which required immediate action to protect public health. Bypass pumping was set up immediately and due to the depth and complexity of the repairs required, Airy's Inc. was called to manage the bypass operation, investigate the cause of the collapse and complete the necessary repairs. Airy's, who was under contract as part of the City's on-call contractor program, was contacted to complete this work due to their ability to immediately respond with bypass pumping equipment and perform specialized work such as slip lining.

The Public Service Committee will review this matter.

CONCLUSION:
Over the course of two weeks, Airy's Inc. completed the following work:

- Provided and managed bypass pumping operations
- Conducted investigatory activities to determine cause of the collapse and other unknown issues
- Provided traffic control on a state route
- Slip lined approximately 300 feet of 18" sewer main
- Abandoned approximately 200 feet of old 24" sewer main utilizing flowable fill per state requirements
- Installed a new manhole structure
- Removed concrete from 25 feet of 18" sewer main that had been unknowingly disposed of into the sewer system
- Provided vehicle and pedestrian access across the sewer bypass to allow access to Bicenntennial Park.
- Restored concrete apron and curb
- Restored asphalt roadway per state requirements

The total cost of the emergency repair work was $260,545.62.

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Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars ($25,000.00) may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances apply:

(e) Purchases where an emergency immediately affects the public health, safety or welfare, if authorized by the City Manager or his [her] designee;

(f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Funds will be charged to the Water and Sewer Operating Fund / Field Operations / Sewer / Repairs (Org 50080020, Object 524300, $260,545.62).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve payment for the emergency repairs to the Jefferson Street sewer, in the amount of $260,545.62, to Airy's Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 290-26

File ID: 290-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/20/2026

Department: Public Utilities **Final Action:**

Title: Approval of Payment for Emergency Repairs to the Jefferson Street Sewer to Airy's Inc. in the Amount of $260,545.62

Agenda Date: 06/02/2026

Agenda Number:

Entered by: ngornick@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Allison Swisher	Approve	5/23/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 291-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Purchase Order for the 2026 Automotive and Heavy-Duty Batteries and Related Support Services to FleetPride Inc. in the Amount of $60,000.00

BACKGROUND:
The Fleet Services Division maintains City vehicles, including the replacement and maintenance of batteries for all vehicles.

The Public Service Committee will review this matter.

CONCLUSION:
Prices were publicly solicited to supply automotive and heavy-duty batteries for all vehicles maintained by Fleet Services. Two (2) suppliers provided pricing. FleetPride Inc. provided the lowest pricing, which includes inventory management and warranties. Pricing is summarized below:

Battery Type	Price per Battery
27 M-EFB	$ 83.99
31 MDH	$ 90.00
31P MDH	$ 90.00
C65 XHD	$ 85.54
FAGYZ 32HL	$ 126.21
MT 34	$ 80.46
MT 40R	$ 93.18
MT 59	$ 86.58
MT 78H	$ 111.67
MTP 49 H8	$ 111.67
MTP 78DT	$ 85.71
MTX 48-H6	$ 155.96
MTX 94R-H7	$ 167.58
MTX-AUX14	$ 78.30
MXT 65	$ 80.95

The estimated annual expenditure for batteries is $60,000.00. Depending on the actual need, the quantities of each battery will vary from year to year.

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Sufficient funds exist utilizing the General Fund PW Fleet Services / Supplies - Vehicle (Org 09016000, Object 536103,Project 26016, $60,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Purchase Order for the 2026 Automotive and Heavy-Duty Batteries and Related Services in the amount of $60,000.00 on behalf of FleetPride Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 291-26

File ID: 291-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/21/2026

Department: Public Works **Final Action:**

Title: Approval of Purchase Order for the 2026 Automotive and Heavy-Duty Batteries and Related Support Services to FleetPride Inc. in the Amount of $60,000.00

Agenda Date: 06/02/2026

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Greg Ruddy	Approve	5/25/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 292-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Purchase Order for the 2026 Fleet Tires and Tire Services in the Amount of $200,000.00

BACKGROUND:
The Fleet Services Division maintains City vehicles, including the replacement and maintenance of tires for all vehicles.

The Public Service Committee will review this matter.

CONCLUSION:
Prices were solicited for various sizes and types of tires for all vehicles maintained by Fleet Services. Individual tire prices were requested from thirteen (13) suppliers. Prices were received from three (3) suppliers. One (1) supplier's submittal was determined to be incomplete. The other two (2) submittals were generally comparable in price for the majority of the tires. The determination was made to move forward with a purchase order allowing the City to utilize both vendors depending on pricing and availability. Pricing is summarized below:

TIRE MANUFACTURER	TIRE LINE	TIRE SIZE	POMPS PRICE	WENTWORTH PRICE
Actn	Ap580	235/75R175/16	$147.71	$304.00
Arisun (CAT)	Block Lug Trac	B400X86X53	$997.58	$1200.00
Bridgestone	Ecopia R268	12R225/16	$390.00	$390.00
Bridgestone	M870	315/80R225/20	$585.00	$585.00
Carlisle	Csl16 Hi-Speed	St225/75R15/12	$82.39	$230.00
Continental	Procontact Oe	225/65Hr17	$136.68	$156.00
Continental	Procontact Tx	225/65Hr17	$136.68	$156.00
Continental	Hsr5	225/70R195/14	$355.00	$395.00
Continental	Procontact Oe	245/45Hr18	$192.78	$212.00
Firehawk	Pursuit	245/55Wr18	$137.20	$137.20
Firestone	Regency 3Rib	100016/8	$177.36	$177.36
Firestone	Fd663	12R225/16	$385.00	$385.00
Firestone	T831	12R225/16	$565.00	$565.00
Firestone	Transforce Cv2	195/75R16C/8	$119.93	$119.93
Firestone	Weather grip	205/65Hr16	$98.48	$98.48
Firestone	Versa built Ap	205R25	$1805.00	$1805.00
Firestone	All Season	215/60Vr16	$81.20	$81.20
Firestone	561	225/70R195/14	$311.11	$311.11
Firestone	Transforce At2	225/70R195/14	$315.00	$315.00
Firestone	Firehawk As	235/50Vr17	$113.75	$113.75
Firestone	Firehawk Pursuit	235/50Wr17	$118.60	$118.60

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Firestone	Transforce Cv2	235/65R16C/10	$140.70	$140.70
Firestone	All Season	245/60Hr18	$120.05	$120.05
Firestone	Fs561	245/70R195/14	$327.82	$327.82
Firestone	Transforce At2	245/70R195/14	$345.00	$345.00
Firestone	Firehawk Pursuit	255/60Vr18	$121.80	$121.80
Galaxy	Bulky	12165/12	$410.26	$530.00
Galaxy	Hulk	33/1550165/14	$484.39	$508.00
General	Grabber Hts60	Lt275/65Sr18/10	$201.70	$221.00
Gladiator	QR25-TS Trl	St205/75R15/10	$84.83	$100.00
Gladiator	QRG14PLY Allstl	St235/80R16/14	$148.63	$189.00
Goodyear	Endurance Rsa	11R225/16	$553.84	$554.00
Goodyear	G114	215/75R175/16	$280.11	$280.00
Goodyear	G622 Rsd	225/70R195/14	$328.98	$329.00
Goodyear	Wrangler Workhorse	235/65R16C/10	$140.40	$141.00
Goodyear	G622 Rsd	245/70R195/14	$367.92	$368.00
Goodyear	Assurance	275/45Vr20/XL	$217.39	$218.00
Goodyear	Wrangler Workhorse	275/55Tr20	$134.00	$134.00
Goodyear	Wrangler Workhorse	Lt245/75R17/10	$184.20	$166.00
Goodyear	Wrangler All Terrain	Lt275/70R18/10	$207.25	$208.00
Goodyear	Endurance Bsw	St205/75R14/8	$99.65	$100.00
Hankook	Th31	215/75R175/16	$204.65	$220.00
Komatsu	Cross Grip	500/70R24/164A8/159D	$1308.00	$0.00
Maxi Trac	Ft140	205/65Hr16	$97.50	$97.50
Michelin	Destination Le3	225/65Hr17	$127.73	$127.73
Michelin	Defender	235/50Hr17	$172.80	$0.00
Michelin	Nergy	235/50Hr17	$178.40	$0.00
Michelin	Destination Le3	235/55Vr18	$149.18	$149.18
Michelin	Destination Le3	235/60Hr18	$141.05	$141.05
Michelin	Destination Le3	245/60Hr18	$141.05	$141.05
Michelin	Destination Le3	255/65Hr18	$145.93	$145.93
Michelin	Destination Le3	265/70Tr17	$141.38	$141.38
Michelin	Destination Le3	275/55Hr20	$152.75	$152.72
Michelin	Destination A/T2	P245/70Sr16	$153.40	$153.40
Power King	Premium Spec Trailer	St205/75D15/6	$46.80	$88.00
Power King	Towmax Vanguard	St225/75R15/10	$82.39	$99.00
Power King	Towmax Vanguard	St235/80R16/12	$107.58	$174.00
Primacy	Tour	275/65Tr18	$236.80	$170.00
Sumitomo	St727	10R175/16	$288.10	$273.00
Transforce	At2 Owl	Lt245/75R17/10	$166.16	$166.16
Transforce	At2	Lt275/70R18/10	$181.57	$181.57

The estimated annual expenditure for tires is $200,000.00. Depending on the actual need, the quantities of each tire will vary from year to year.

Sufficient funds exist utilizing the General Fund PW Fleet Services / Supplies - Vehicle (Org 09016000, Object 536103, Project 26015, $200,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Purchase Order for the 2026 Fleet Tires and Tire Services in the amount of $200,000.00 on behalf of Pomp's Tire Service and Wentworth Tire Service.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 292-26

File ID: 292-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/21/2026

Department: Public Works **Final Action:**

Title: Approval of Purchase Order for the 2026 Fleet Tires and Tire Services in the Amount of $200,000.00

Agenda Date: 06/02/2026

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Greg Ruddy	Approve	5/25/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

Memo

File #: 293-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Community Development Director

SUBJECT:
Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of $54,260

BACKGROUND:
On March 12th, the Economic Development Division posted a request for proposals for consulting services to conduct a feasibility study regarding the potential reconstitution of the current City Center Special Service Area (SSA). That scope would additionally determine if (a) there is a more efficient public financing mechanism, and (b) whether the boundaries should be modified. The current SSA, which is managed by the City Center Partnership, is set to expire on December 31, 2026. The SSA was last reconstituted in 2016. At that time, the boundary was expanded and the life of the SSA was extended by 10 years.

In order for the SSA to continue to exist the City must take action to extend the life of the designated area.

The request for proposal's scope of work included the following:

- Formation of a steering committee.
- Inventory of properties.
- Boundary refinement research and recommendations.
- Public financing mechanism research and recommendations.
- Public meeting support.
- Creation of maps of the proposed area.
- Assistance with the creation of the final designation process and documents.

On March 31st, staff received a single submittal from SB Friedman Development Advisors. In its RFP response, SB Friedman estimated the cost of the proposed work to be $54,260.00, excluding expenses related to surveying, public hearing notices, and mailings. The firm outlined a three-phase approach to completing the project:

- Phase 1: SSA Visioning and Boundary Definition.
    - Creation of a steering committee.
    - Boundary mapping and refinement.
    - Tax model scenarios.
    - Collection and analysis of parcel-level data.

- Phase 2: SSA Planning.
    - Draft of needs assessment survey.
    - Tax model scenarios refinement.
    - Steering committee meetings convening.

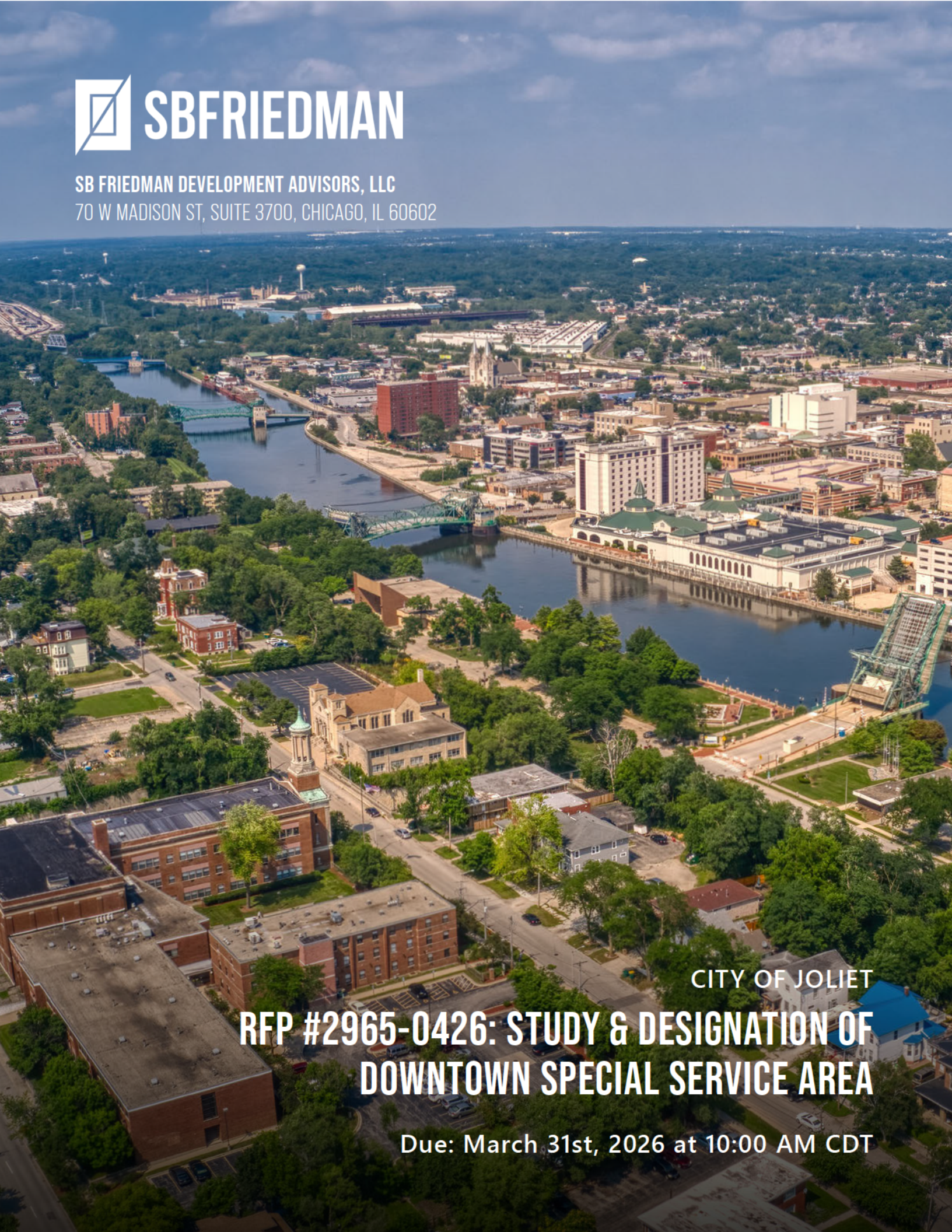
- Phase 3: SSA Refinement and Submission.
    - Public notice mailing assistance.
    - Public meeting material preparation and assistance.
    - Designation process and materials preparation and assistance.

There are sufficient funds in the City Center SSA Fund to cover the cost of this study (FUND: 230 OBJ: 523300).

On Wednesday, May 20, 2026, the Land Use & Economic Development Committee voted to recommend full approval by the City Council.

CONCLUSION:
Given the evolving beautification and marketing priorities of the City for downtown Joliet and its adjacent areas, conducting a feasibility study is necessary to evaluate and choose the best public financing mechanism available, and ensure the boundaries are appropriate.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve an Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of $54,260.



SBFRIEDMAN

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W MADISON ST, SUITE 3700, CHICAGO, IL 60602

CITY OF JOLIET

RFP #2965-0426: STUDY & DESIGNATION OF DOWNTOWN SPECIAL SERVICE AREA

Due: March 31st, 2026 at 10:00 AM CDT

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CITY OF JOLIET
RFP #2965-0426: Study & Designation of Downtown Special Service Area

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RESUMES OF KEY PERSONNEL

PROJECT EXAMPLES

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC

70 West Madison Street, Suite 3700
Chicago, IL 60602
T: (312) 424-4250
E: info@sbfriedman.com

sbfriedman.com

1 COVER LETTER

SBFRIEDMAN

VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

March 30, 2026

City of Joliet
150 W. Jefferson Street
Joliet, IL 60432
Email: purchasing@joliet.gov

Re: RFP #2965-0426: Study & Designation of Downtown Special Service Area

Dear Procurement Officer:

SB Friedman Development Advisors, LLC (SB Friedman) is pleased to submit this proposal to assist the City of Joliet (the "City") with the potential establishment of a Special Service Area (SSA) to serve the downtown area, which is in the Will County portion of the City. This letter outlines our understanding of the project, our scope of services, and estimated timeframe and budget.

SB Friedman is a Chicago-based real estate, community and economic development, and public-private finance advisory firm in our 36th year of operation. Our firm has extensive experience in supporting the public sector with their special taxing needs, including designating and amending SSAs, tax increment financing (TIF) districts and business districts. We have performed hundreds of assignments to assist clients with these services, including for the Cities of Chicago, Joliet, North Chicago and Waukegan, and the Villages of Buffalo Grove, La Grange Park and Mount Prospect, and more.

Additionally, our firm is noted for our rigorous "but for" analysis, underwriting and structuring of successful public-private financing partnerships to facilitate high-quality redevelopment projects; our breadth of knowledge in "gap financing" tools; and our related capabilities in fiscal impact analysis, economic impact analysis, market analysis, and development advisory services.

We are excited for this opportunity to continue to assist the City of Joliet with their community and economic development goals. Enclosed in this proposal are our proposed scope of services and budget, as well as references, project experience and resumes of key personnel. If you have any questions, please contact Geoff Dickinson.

Sincerely,

[redacted]

Geoff Dickinson, AICP
Partner
(312) 384-2404, gdickinson@sbfriedman.com

2 UNDERSTANDING, SCOPE AND TIMELINE

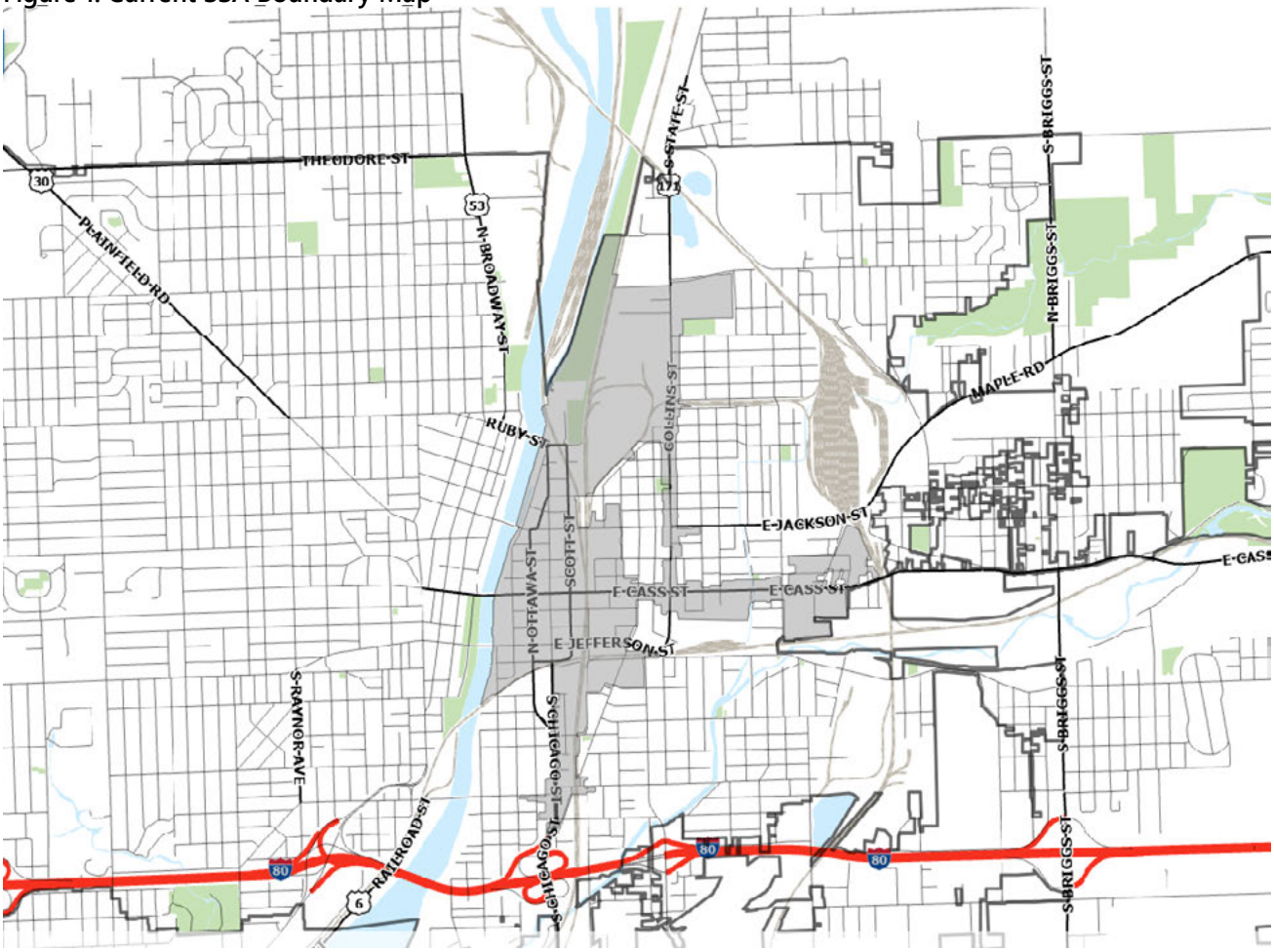
BACKGROUND AND UNDERSTANDING

We understand that there is an existing downtown SSA that is scheduled to expire on December 31, 2026. The City is interested in continuing to see special services provided in the downtown after 2026 and is thus considering establishing a new downtown SSA.

We understand that the City intends to facilitate the establishment process for the proposed new downtown SSA. However, it is not clear what entity would function as the service provider for the new downtown SSA. We can work with the City on this matter early in the process. The boundary for the current downtown SSA is shown in grey in **Figure 1** below.

We recognize that the RFP requests that we explore alternative funding mechanisms. Given that such exploration could entail a few hours, weeks or possibly months of work, we have not included any work on exploring alternative mechanisms in our base scope. If selected to support the City, we would be happy to discuss this effort with you and define a clear scope that also works within your timeline.

Figure 1. Current SSA Boundary Map



Source: City of Joliet

SCOPE OF SERVICES

Phase 1 – SSA Visioning and Boundary Definition

a. **Kickoff Call:** SB Friedman will conduct a virtual kickoff call with City staff to review goals for the SSA, identify key supporters within the downtown business community, discuss preliminary considerations related to the proposed boundary, and get direction from the City as to what entity will serve as service provider. We will also offer guidance to the City on how to assemble a steering committee for the process. We will prepare and share a data request as a follow up to the call.

b. **Boundary Mapping:** Based on initial City feedback, we will begin to refine the proposed boundary and build a GIS database with key parcel and boundary information. We will also take into consideration the location of key sites, property owners, tax exempt properties, tax increment financing (TIF) districts, other planning boundaries, and equalized assessed values (EAVs) of parcels within the proposed SSA. These core data will help inform boundary refinement discussions while also establishing the basis for the tax model.

c. **Call and Boundary Refinement #1:** We will conduct a call with the City to discuss any proposed edits to the boundary based on our review of parcel-level data and other relevant data points. The goal of this discussion will be to arrive at a preliminary boundary that can be shared with Steering Committee members for additional feedback and discussion. SB Friedman will make edits to the boundary based on City feedback to prepare for this first Steering Committee meeting.

d. **Steering Committee #1:** SB Friedman will lead an initial in-person Steering Committee meeting. We anticipate that this meeting will include general background and education on SSAs and the establishment process, a review of typical services that can be provided through an SSA, discussion of the proposed boundary, and preliminary discussion around desired services. We anticipate that the City will identify and lead scheduling with Steering Committee members, who may include champions of the proposed SSA, major downtown property owners, and/or other key stakeholders and elected officials.

e. **Boundary Refinement #2:** Based on Steering Committee feedback, we will conduct a second round of refinement to the proposed SSA boundary.

f. **Build Tax Model:** Using the parcel-level data compiled as part of the initial boundary mapping (1b), we will build an Excel model to project the parcel-level tax impacts of various levels of service within the proposed SSA boundary. The model will be based on current parcel EAVs. We will also analyze and incorporate assumptions related to new development and other factors that may impact the total EAV within the proposed SSA in the near term. Based on initial Steering Committee feedback on desired services, we anticipate that the City will identify and engage with potential vendors and solicit preliminary cost estimates for desired services at multiple levels of service. We will incorporate these cost estimates into the tax model to project the tax impact of a "low" and "high" range of service provision.

g. **Steering Committee #2:** We will conduct a virtual meeting with Steering Committee members to review the refined boundary and present the full tax model and estimated tax impact for the "low" and "high" service provision ranges. We assume for the purposes of this scope of services that the boundary will be finalized after this meeting. The other goal of the meeting will be to get a clearer picture from Steering Committee members of the type and level of desired services.

Phase 2 – SSA Planning

a. **Draft Needs Assessment Survey:** SB Friedman will assist City staff in preparing a needs assessment survey that can be distributed to businesses and property owners within the proposed SSA boundary to get additional feedback on desired service types and level. We assume that the City will manage the distribution of the survey and compile feedback from respondents.

b. **Tax Model Scenarios:** Based on feedback from Steering Committee #2 and the Needs Assessment Survey, SB Friedman will refine the tax model and test the impact of multiple potential budgets based on the type and level of service on projected SSA tax rate.

c. **Steering Committee #3:** We will conduct a virtual meeting with Steering Committee members to present and discuss the findings from the needs assessment survey and tax impact scenarios. We anticipate that City staff will present more detailed information on the menu and cost of specific services included in the tax impact scenarios.

d. **Tax Model Scenario Refinements #1:** We will make final edits to the tax model based on Steering Committee feedback regarding the tax impact scenarios and level of service.

e. **Steering Committee #4:** We will conduct a final virtual meeting with Steering Committee members to present the full tax model and estimated services. The goal of the meeting will be to finalize the Steering Committee's recommended year 1 budget and resulting estimated tax rate as well as estimated tax rate cap.

Phase 3 – SSA Refinement and Submission

a. **Mailing Lists:** SB Friedman will compile a list of addresses for taxpayers, business owners, and commercial tenants within the proposed SSA in order to send notice of the public meeting. We anticipate leveraging County data to identify taxpayer addresses and coordinating with the City to identify addresses for commercial tenants. We assume that the City will send the mailing.

b. **Public Meeting:** We assume that the City will hold an in-person public meeting (not required by statute) to educate stakeholders about the proposed SSA and solicit feedback. We anticipate that members of the Steering Committee and/or other champions of the proposed SSA will discuss the goals and anticipated outcomes of the SSA, and City staff will present the identified menu of services. SB Friedman will present background/educational information on SSAs and discuss the property-level tax impacts.

c. **Final Maps:** We will prepare final maps of the proposed SSA boundary to be used for the boundary legal description and for inclusion in the staff report and draft establishment ordinance for the SSA.

d. **Boundary Legal Description:** SB Friedman will coordinate with a surveyor to draft the boundary legal description for the proposed SSA. We can work with the City's engineer or other preferred firm, or we are able to provide recommendations. Once the surveyor completes the work, we will proof the boundary legal description. We can also send the boundary legal description to Will County for final review. The cost for the surveyor is not included in this fee estimate.

e. **Assistance with Staff Report:** We assume that City staff will prepare the final staff report for the proposed SSA using much of the material prepared above. We can provide example ordinances from other SSA establishments we have been involved with to assist the City legal department.

f. **Public Hearing:** We assume that City staff will present the proposed SSA for consideration at the statutorily required public hearing. Under this preliminary budget estimate, we have assumed that we do not need to attend. We are happy to attend if desired.

g. **City Council Meeting:** We assume City staff will also present at the City Council meeting where the proposed SSA is considered for approval. Under this preliminary budget estimate, we have assumed that we do not need to attend. We are happy to attend if desired.

TIMELINE

Based on our prior experience, we estimate that the overall timeline for the SSA planning and establishment process would take roughly six to eight months to complete. This timeline is based on a relatively steady cadence of Steering Committee meetings and turnaround time for refinements to the boundary and tax model. It also assumes a smooth public engagement and establishment process with no additional meetings. The timeline could extend based on additional meetings to workshop the boundary and desired services, additional time needed to identify potential vendors and get service cost estimates, and/or a protracted public engagement and establishment process.

We understand that the City aims to begin the SSA visioning and planning process in spring 2026 and move to potential adoption before the end of 2026. SB Friedman will work closely with the City to achieve your timeline.

3 QUOTE FOR SERVICES

PROFESSIONAL FEES

Professional fees for this service will be based on the time required at the then-current hourly billing rates of the staff involved. Based on our prior experience, we have prepared a preliminary time (and thus) fee estimate for the Scope of Services described above totaling **$54,260,** as broken out by task below. However, the level of time required for such projects can vary widely in either direction (up or down). We will stay in regular communication and, if time demands are exceeding our preliminary estimates, we will seek additional fee authority before proceeding.

We have not provided estimates for the following costs as requested in the RFP as the costs are, to some large extent a function of the number of parcels and amount of land in the final SSA boundary. Third party costs not included in our fee estimate:

- Surveyor – Boundary legal preparation, assuming the boundary ends up close to that shown in Figure 1, we guess this cost would be under $10,000.
- Noticing Costs for the Public Hearing – We do not know how the City normally notices for such hearings or the costs to put notices in the newspaper.
- Mailing Costs for Public Hearing – We do not know how many parcels will be included in the final SSA boundary. We also do not know if the City typically prints and mails notices themselves or if they use a vendor. We assume the City sends notices by first class mail but do not know for sure. We will provide a list of all taxpayers in the final SSA boundary and their mailing addresses as part of our scope.

Further, we have recommended that the City hold a public meeting. This is not required by statue but is good practice to provide stakeholders an opportunity to engage with the process earlier. We have seen postcard mailings along with emails and Facebook posts and other mechanisms used to invite people to this meeting. We have not included any mailing, postage costs or room rental costs for this meeting in our budget estimate.

Task	Total	Partner $400	Project Manager $264
PHASE 1 - SSA Visioning and Boundary Definition			
a. Kickoff Call	$1,546	2	2
b. Boundary Mapping	$3,600	2	4
c. Call and Boundary Refinement #1	$4,400	4	4
d. Steering Committee #1	$8,984	8	12
e. Boundary Refinement #2	$3,600	2	4
f. Build Tax Model	$7,200	4	8
g. Steering Committee #2	$4,400	4	4
PHASE 2 - SSA Planning			
h. Draft Needs Assessment Survey	$2,728	2	4
i. Tax Model Scenarios	$1,764	2	2
j. Steering Committee #3	$2,200	2	2
k. Tax Model Scenario Refinements #1	$882	1	1
l. Steering Committee #4	$1,764	2	2
PHASE 3 - SSA Refinement and Submission			
m. Mailing List	$3,944	2	2
n. Public Meeting	$3,984	6	6
o. Final Maps	$1,600	0.5	2
p. Boundary Legal Description	$1,164	0.5	2
q. Assistance with Staff Report	$0		
r. Public Hearing	$0		
s. City Council Meeting	$0		
Total hours	197	44	61
Estimated Expenses	$500		
TOTAL	**$54,260**		

This fee estimate is based upon the Scope of Services described above and the time budgets shown in the detailed budget. The fee estimate has been prepared based on certain assumptions as to the time required and is subject to revision if the engagement entails more time or less than estimated.

Fees and expenses for our services will not exceed the total budget estimate without further authorization from the City.

Actual billings will be based on time expended as follows:

Partner/Senior Vice President	$400	Senior Associate	$238
Senior Vice President	$386	Associate	$218
Vice President	$310	Research Associate	$202
Senior Project Manager	$284	Editor/Intern/Admin	$150
Project Manager	$264		

These rates will be in effect until December 31, 2026, at which time rates are subject to adjustment to reflect compensation changes and promotions of individuals.

Any additional services beyond what is included in the Scope of Services and detailed budget will be billed hourly at the rates provided above. Additional services could include:

- Additional Steering Committee meetings and/or additional in-person meetings
- Additional rounds of boundary refinement
- Additional rounds of tax model scenario refinements
- Additional analysis or work subject to public feedback
- Additional public meetings
- Assistance with the final submission and/or public hearing

Local travel, publications, maps, outside data purchased specifically for this project, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). Travel time will be billed in full.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. All invoices are payable within 30 days. If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached Limitations of Our Engagement apply to this engagement.

4 REFERENCES

REFERENCES

Below, please find the contact information for two prior clients for whom we have provided similar services.

MS. RHONDA MCFARLAND

Executive Director
Quad Communities Development Corporation (QCDC)
(773) 268-7232, rmcfarland@qcdc.org
Project: QCDC, Technical Assistance/Advisory Services to Reconstitute SSA 47

MS. MEGAN BUNIMOVICH

Former Executive Director, Greater Ravenswood Chamber of Commerce & Community Council
Economic Development Coordinator
Village of Niles
(847) 764-1864, mnb@vniles.com
Project: Greater Ravenswood Chamber of Commerce, Technical Assistance/Advisory Services to Reconstitute SSA 31

5 FIRM QUALIFICATIONS

SB Friedman Development Advisors, LLC (SB Friedman) provides analytical, strategic and financial consulting services in support of complex, high-impact development projects. In our 36th year of operation, we develop and assist in implementing tools and strategies to revitalize communities, downtowns, corridors and sites.

Our firm has extensive experience in development finance and has assisted numerous municipalities throughout the Midwest with underwriting for public-private transactions. Over the past 15 years, SB Friedman has served as analyst and advisor for $5.5 billion of public-private financing in support of $28.3 billion of projects. Reflecting our role, SB Friedman is registered with the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor.

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W MADISON ST, SUITE 3700
CHICAGO, IL 60602
312-424-4250
INFO@SBFRIEDMAN.COM
WWW.SBFRIEDMAN.COM

THOUGHT LEADER IN PUBLIC-PRIVATE FINANCE PARTNERSHIPS

SB Friedman specializes in the use of various public finance tools including Special Service Areas (SSAs), tax increment financing (TIF), Enterprise Zones, Business Districts (BDs), New Markets Tax Credits, Low Income Housing Tax Credits, value capture and infrastructure financing. We project revenues, evaluate feasibility of district designations, structure transactions and support public approval processes. Our firm is a proponent of best practices in public-private development finance.

We have been a member of the Illinois Tax Increment Association/Illinois Enterprise Zone Association (ITIA/IEZA) for over 10 years, and have senior personnel serving as national TIF curriculum advisor and instructor for the Council of Development Finance Agencies (CDFA). We have advised both public and private sector clients on special district issues, ranging from conducting eligibility studies to providing support in the application process and compliance phase.

STRENGTH IN DEAL STRUCTURING

Our depth of experience in private and public-private real estate finance allows us to tailor solutions for our clients that strike an appropriate balance between minimizing risk to the public sector and achieving a financially-feasible private development project. We also have significant depth in term sheet negotiation and development, modeling of financial scenarios, and providing clear documentation of our findings and recommendations (both for internal client use and public consumption, if desired).

EXPERTISE IN MARKET ANALYSIS & REDEVELOPMENT STRATEGIES

We have expertise in market and economic analysis for various land uses, including residential, retail, office, industrial, mixed-use, and research and development facilities. We analyze real estate market trends, competitive position, market niche and concept, absorption and pricing, development conditions, physical requirements, configuration and integration of uses and users, and tenant mix and leasing parameters. We pay particular attention to demographic and economic changes underlying market demand.

Our work includes identifying market-feasible uses for a development program and providing guidance on pre-development actions, development partnerships and financing sources. We have applied our expertise to comprehensive, corridor, downtown and subarea plans, site redevelopment, mixed-use projects, and implementation strategies.



OUR MISSION IS TO HELP OUR CLIENTS TO CREATE EQUITABLE, RESILIENT AND WELL-DESIGNED COMMUNITIES THROUGH THE PRACTICE OF REAL ESTATE ECONOMICS, DEVELOPMENT FINANCE AND URBAN PLANNING.



SPECIAL DISTRICT SERVICES

Many states can create and/or enable the creation of special taxing districts in limited geographic areas to support development goals. We advise communities on the establishment of these districts, including Special Service Areas (SSAs), tax increment financing districts and business districts, and incorporate such considerations as boundary definition and eligibility, competitive considerations (when the district includes an increase in tax rate), and fiscal implications for other taxing bodies. We also help formulate plans to guide the use of these districts and support community outreach and education regarding these special districts.

SPECIAL SERVICE AREA SUPPORT

Special Service Areas are used in Illinois to create a stable source of funds that can support special or additional services and/or physical improvements in targeted areas within a municipality such as sidewalk cleaning, planters and banners, and events. They are commonly used in downtowns and along commercial corridors to strengthen the retail environment, support local businesses, and enhance the overall quality of life of the community.

We support the establishment, reconstitution and ongoing management of SSAs in a variety of ways, including:

1. Boundary definition support
2. Financial analysis and tax impact modeling
3. Outreach/engagement and approval process support

We have helped establish and amend dozens of SSAs in Illinois. We have also helped assess the feasibility of numerous proposed districts that ultimately did not proceed.

Our experience with detailed property tax impact analysis, interactions with tax increment financing districts, and considerations around SSA establishment and ongoing management is just one part of our value. We also have significant experience working with steering committees, elected officials and service providers as they work to define an SSA program and service package that works for all stakeholders. This work is conducted one-on-one, in steering committee meetings, in formal public hearings, and in ongoing SSA commission board meetings.



Capacity & Organizational Involvement

SB Friedman maintains a highly-trained staff of 39, including two marketing professionals and three administrative support staff. All of our professional planning staff members regularly provide a range of development advisory services for public- and private-sector clients, affording the firm substantial capacity to respond to tight deadlines and challenging assignments. SB Friedman has extensive procedures for ensuring that assignments are completed within an appropriate timeframe in a professional and technically accurate manner. Each week, the management team meets to allocate responsibilities and resources as needed to meet deadlines and address the technical requirements of projects. At these meetings, additional staff resources can be added to the project team as needed to provide support.

In addition, our firm structure is highly flexible and affords substantial capacity for completing projects on short timeframes. Staffing teams are assembled on a project-by-project basis and adjusted over the course of projects as necessary to remain on schedule. Our firm is engaged in 50-60 projects with staggered completion dates at any time. This results in additional staff capacity coming available each week.

We are actively involved, as members as well as on boards and committees, in numerous planning and economic development/development finance organizations, including American Planning Association (APA), ITIA/IEZA, CDFA, and Urban Land Institute (ULI), and speak frequently at various conferences and educational events.

Key Personnel

Below are our the bios of our proposed key personnel to complete the services outlined in the RFP. Find their detailed resumes in the following pages.

Geoff Dickinson, AICP, Partner. Geoff is a real estate and economic development advisor with experience in special taxing district establishment, market and financial feasibility, economic development strategy, public-private finance partnerships, and project implementation advisory services. While at SB Friedman, Geoff has led numerous TIF district designations and eligibility studies for various suburban municipal clients in Illinois. He has also led financial modeling services to establish Special Service Area (SSA) 43 on Devon Street in Chicago, as well as supported the reconstitution of SSAs 31, 34, 47 and 56 in the Ravenswood, Uptown, Cottage Grove and Bronzville neighborhoods, respectively

SBFRIEDMAN



GEOFF DICKINSON, AICP

PARTNER

Geoff is a real estate and economic development advisor with experience in special taxing district establishment, market and financial feasibility, economic development strategy, public-private finance partnerships, and project implementation advisory services. While at SB Friedman, Geoff has led numerous TIF district designations and eligibility studies for various suburban municipal clients in Illinois. He has also led financial modeling services to establish Special Service Area (SSA) 43, as well as supported the reconstitution of SSAs 31, 34, 47 and 56 in Chicago.

EDUCATION

Master of Urban Planning
University of Michigan

Bachelor of Arts in History
Northwestern University

PROFESSIONAL ORGANIZATIONS

American Planning Association (APA)/ American Institute of Certified Planners (AICP)
Illinois and Florida Chapters

Illinois City / County Management Association (ILCMA)

Illinois Tax Increment Association/Illinois Enterprise Zone Association (ITIA/IEZA)
Board Member

Lambda Alpha International
Chicago Region Chapter

SELECT PRESENTATIONS

"Real Estate Perspectives: The Future of Housing, Commercial and Industrial Real Estate"
Presenter, ITIA/IEZA Webinar, Jan 2026)

"Economic Development in Uncertain Times"
Presenter, Illinois Local Government Lawyers Association, 2023

"Public-Private Partnerships: Best Practices for a Successful Deal"
Presenter, Council of Development Finance Agencies, 2019

SELECT PUBLICATIONS

"Constructing Effective Public-Private Partnerships" (with L. Dorn)
APA PAS Memo, 2019

PROJECT EXPERIENCE

Special Service Area Establishments/Reconstitutions • Chicago, IL

- Provided financial modeling services to establish SSA 43 on Devon Street
- Managed reconstitution support services for SSAs 31, 34, 47 and 56 in the Ravenswood, Uptown, Cottage Grove and Bronzville neighborhoods, respectively

TIF District Consulting Services • Various Locations

- Managed a TIF amendment and multiple TIF designations in the city of Joliet
- Provided eligibility studies for and supported the designation of multiple TIF districts in the city of Wood Dale
- Provided an eligibility study for and supported the designation of the Deerfield Road TIF in the village of Riverwoods
- Provided an eligibility study and supported the designation of the IL84 and 31st Avenue TIF in the city of Fulton
- Provided an eligibility study and supported the designation of the Old Town/ Civic Center TIF in the city of Warrenville
- Prepared an eligibility study and redevelopment plan for a TIF district in the village of Rantoul, and conducted a bond feasibility study
- Managed a TIF designation and TIF amendment in the village of Lemont
- Managed a TIF amendment for the Village Center TIF in the village of Hanover Park
- Provided development advisory services to the Capital City Development Corporation to help facilitate growth in key areas of Boise, Idaho, including assisting in multiple URD designation processes
- Managed a TIF eligibility study and supported a downtown TIF designation in the village of Stillman Valley
- Managed multiple TIF eligibility studies and designations in the city of Sterling
- Managed two TIF eligibility studies and designations for the city of Dixon, including one TIF to support development in their historic downtown
- Led three TIF eligibility analyses and designations in the city of East Dubuque

Business District Designations • Illinois

- Managed an eligibility study and supported designation for the Downtown Business District for the Village of Burr Ridge
- Managed an eligibility study and supported designation for the Lincoln Highway Business District for the City of Sterling
- Managed an eligibility study and supported designation for the Chestnut/ Waukegan Business District for the Village of Glenview
- Managed an eligibility study for and supported the designation of the Gary Avenue Business District for the Village of Roselle



SSA TECHNICAL ASSISTANCE AND ADVISORY SERVICES

VARIOUS CLIENTS

LOCATION
Chicago, IL

SB Friedman provides technical assistance and advisory services to reconstitute and expand Special Service Areas (SSAs) in Chicago.

Our scope of work typically includes conducting a PIN-by-PIN review of tax code reports, Paid Indicator Reports, Cook County Assessor's data and GIS shapefiles. We then assemble and analyze property assessment information, including base equalized assessed value (EAV) by tax code and TIF district, to compare the tax impacts of potential boundary expansions and tax rate cap scenarios on the SSA budget. From this analysis, we create a model forecasting the future tax impacts of the TIF district's potential expirations on the SSA to help committees arrive at a recommended property tax rate caps.

We help prepare the formal application materials required by the City, including a boundary exhibit and land use map, tax roll, and mailing list of taxpayers and owners. We also coordinate the title research and the development of the district boundary legal description. This process includes assistance with public presentations at community meetings run by the SSA staff.

Our work helps to inform the recommended boundary and to refine the budget set by the SSA Advisory Committee and SSA staff. We also assist in moving the Committee to a consensus regarding the appropriate SSA maximum tax rate that balances taxpayer support with revenue generation goals for proposed services.

Results: We have assisted with the reconstitution of the following SSAs:

- SSA 31, Greater Ravenswood Chamber of Commerce
- SSA 33, Wicker Park Bucktown Chamber of Commerce
- SSA 34, Uptown United
- SSA 42, South Shore Chamber of Commerce
- SSA 47, Quad Communities Development Corporation
- SSA 56, Quad Communities Development Corporation
- SSA 60, River North Commission



TIF CONSULTING AND DEVELOPMENT ADVISORY SERVICES

CITY OF JOLIET

LOCATION
Joliet, IL

Since 2014, SB Friedman has provided development advisory services, financial deal reviews, and tax increment financing (TIF) services to the City of Joliet, with a focus on revitalizing the City's downtown district and neighborhoods around medical centers.

TIF District Designation and TIF District Amendment Support. We conducted TIF eligibility studies for multiple study areas within the city, and provided support for TIF district boundary amendment efforts and redevelopment plan updates. **Results:** We supported the creation of three new TIF districts and two amendments for an existing district. The City has been focusing on drawing development to the four established TIF districts—two in downtown, one that is centered around an existing medical center (Saint Joseph), and another on a former hospital campus (Silver Cross). Visioning sessions for the Saint Joseph TIF area were held in 2019.

Identifying the Appropriate Size and Structure of Financial Assistance Packages. We evaluated developer requests for City financial assistance related to various redevelopment projects, a proposed hotel development and a restaurant/bar expansion. We provided recommendations regarding both the amount and structure of financial assistance needed to achieve reasonable investment results and community development goals. **Results:** The City, with the support of the Joliet City Center Partnership, moved forward with a redevelopment agreement for the Barber Building, a downtown market-rate residential development. All 35 apartments were leased a month before the building's completion.

Developer Recruitment Support/RFP Development. We assisted with the preparation of a Request for Proposals document as the City sought to sell the Loughran Building at 1 East Cass Street. **Results:** The City continues to work on the redevelopment of this building.



TIF DISTRICT CONSULTING SERVICES

VARIOUS SUBURBAN CHICAGO CLIENTS

LOCATION
Chicago Suburbs, IL

SB Friedman has substantial and notable experience with assisting various municipalities located in suburban Chicago in the designation and support of tax increment financing (TIF) districts.

Our firm has expertise in the use of tax increment financing to facilitate high-quality development, redevelopment and infrastructure projects. We have been a member of the Illinois Tax Increment Association for over 20 years and edited the Council of Development Finance Agencies' "Advanced Tax Increment Finance Reference Guide." Our background and broad experience with TIF allows us to provide a broad range of TIF-related services, including:

- Eligibility Studies, Plans, Amendments and District Adoption Support
- Incremental Property Tax Revenue Projections
- Pro Forma Financial Analysis and Deal Structuring
- Negotiation Support/Term Sheet Development
- Project and TIF District Compliance and Analytical Services

We have served, among others, the following suburban municipal clients:

- City of Geneva
- City of Joliet
- City of McHenry
- City of St. Charles
- City of Wood Dale
- Village of Buffalo Grove
- Village of Hanover Park
- Village of Homewood
- Village of Lisle
- Village of Mount Prospect
- Village of Palatine
- Village of Riverwoods
- Village of Schaumburg
- Village of Sugar Grove
- Village of Villa Park

Results: We have helped designate or amend almost 60 TIF districts in suburban Chicago. These various TIF districts have been used to support retail, commercial, mixed-use, residential and industrial development in areas where such projects would not have otherwise been feasible.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 293-26

File ID: 293-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/07/2026

Department: Economic Development **Final Action:**

Title: Award of Professional Services Agreement for the Study & Designation of the Downtown Special Service Area (SSA) to SB Friedman Development Advisors in the Amount of $54,260

Agenda Date: 06/02/2026

Agenda Number:

Attachments: SB Friedman Proposal Joliet Study and Designation of Downtown SSA RFP.pdf

Entered by: pmartinez@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Dustin Anderson	Approve	5/22/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 294-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award Payment for the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of $190,625.00.

BACKGROUND:
The Ottawa St parking garage located at 110 N Ottawa St is used as one of the main parking destinations for downtown Joliet. It sits adjacent to the City Square and will be used as the main parking destination for all downtown events held at the City Square. It was built in 1977 and has around 400 spaces. It has not had an exterior painting since the 90s and it is needed as part of overall maintenance. The color would be the same but will appear a bit darker than it is now because of fading. This is the same color as City Hall was just painted last year. Power Washing then two coats of paint will be applied.

The Public Assets Committee will review this item.

CONCLUSION:
The City of Joliet is seeking approval to award payment for the Ottawa Street Parking Garage Painting Project. Staff contacted three vendors to obtain proposals for the scope of work, three returned proposals. Staff are recommending the purchase be approved and awarded to Cosgrove Construction Inc. in the amount of $190,625.00. Original projected estimates were $300,000.00. The 2026 Parking Improvement Fund provides funding for this painting project (Org 52190020, Obj 557300, $190,625.00).

Company	Proposal Amount
Cosgrove Construction Inc.	$190,625.00
M3 Builds	$218,000.00
Hoss Decorating	$215,200.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over twenty-five thousand dollars ($25,000.00) may be awarded without written specifications under certain circumstances. Two (2) of these circumstances apply:

(f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City

Council.

(g) Purchases of professional services.

Funds will be charged to Parking Improvement Fund (Org 52190020, Object 557300), $190,625.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Ottawa Street Parking Garage Painting Project to Cosgrove Construction Inc. in the amount of $190,625.00.

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: May 13, 2026

Submitted to: City of Joliet

Attn: Blaine Kline

Job Name: 110 N Ottawa St. Parking Garage

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINTING Supply & Install:

- We hereby propose to furnish all labor and materials necessary to power wash and paint the exterior side of the parking garage with two coats of Sherwin Williams Conflex Smooth. Including concrete pillars and exterior side of walls. We will paint around current murals. Includes all scraping and preparing of walls and painting of steel stringers, risers, hand rails, stair underside at three stairwells, and hand rails around exterior of parking garage
- No painting at existing break. Only painting walls facing street and alley is included in our exterior pricing.
- If tree removal or trimming is necessary it will be by the city. Also we will require a water source for power washing.

We will be using caution tape and cones for blocking alley or any part of the road for lift use.

- All work done during regular working hours.

Total Base Bid: $190,625.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation Insurance

Authorized Signature: [redacted]

Bob Williams, Cosgrove Construction Inc.

Note: This Proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal – The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

HOSS DECORATING PROPOSAL 4/15/2026

20678 Old Wolf rd. Mokena IL. 60448 708-990-2388
HOSSDECORATING@YAHOO.COM

To: City of Joliet

ATT: Blaine Kline

JOB: Parking Garage Located at 110 N Ottawa St.

Breakdown:

Power wash Exterior side of garage.

Protect work area. Protect ALL existing murals.

Apply 2 coats of SW Conflex Smooth on Ottawa st. and ally exterior sides of garage only

Apply 2 coats of Sherwin Williams Exterior Conflex Smooth on concrete pillars.

Apply 2 coats of finish of steel stringers, hand rails and risers at 3 stairwells and all handrails.

All necessary tree trimming needed to complete project will be done by owner.

Clean designated area after all work is completed.

All work to be done in a timely manner weather permitting.

Alternates: None

Exclusions: Premium Time

Water source for washing

HOSS Decorating proposes to include all Labor and material.

All lifts and or scaffolding is included in this proposal

Total with Labor and Material **$215,200.00**

Offered by: Thomas May / Project Manager

HOSS DECORATING

M3 Builds

May 13, 2026

TO: City of Joliet
Mr. Blaine Kline

M3 Builds will provide the proper insurance, labor, material and equipment to complete painting work at the 110 N OTTAWA ST PARKING GARAGE

Surfaces will be:

1. Power wash the exterior concrete walls of the garage including pillars.
2. Painted with two coats of Sherwin Williams Super Paint Exterior Flat. No painting of murals.
3. Steel in stairwells will be scraped and sanded and painted with Sherwin Williams Macropoxy and Acrolon. Also handrailing at exterior of garage.
4. Stairwells (3) will have walls painted with Precatalyzed Epoxy.

Does not include:

1. Painting beyond current painted exterior concrete surfaces and stairwells.
2. Painting walls except those at the street or alley way side of the garage.
3. Weekend or overtime. All work will be completed during the regular working hours.

Contract Price: $218,000.00

Respectfully submitted,

Thomas Blaney
M3 Builds
708-927-0645

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 294-26

File ID: 294-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/22/2026

Department: **Final Action:**

Title:

Agenda Date: 06/02/2026

Attachments: Ottawa St Parking Deck Painting Project_Redacted.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/26/2026	Dustin Anderson	Approve	5/26/2026
1	2	5/27/2026	Kevin Sing	Approve	5/28/2026
1	3	5/29/2026	Todd Lenzie	Approve	5/29/2026
1	4	5/29/2026	Beth Beatty	Approve	6/2/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 296-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Award of Contract for the Southeast Joliet Sanitary District Water System Improvements Project to Austin Tyler Construction Inc. in the Amount of $2,982,535.68

BACKGROUND:
The City of Joliet acquired the Southeast Joliet Sanitary District (District) water and sanitary sewer systems on February 1, 2026. The County is providing funding via multiple sources to fund improvements in the District's system. One of these funding sources is grant funds via the American Rescue Plan Act (ARPA). On October 21, 2025, the Mayor and Council approved the Subrecipient Award Agreement for receipt of $4,025,046 in ARPA funds for water system improvements for the Southeast Joliet Sanitary District. On May 5, 2026, the Mayor and Council approved an amendment to this Agreement increasing the ARPA funds for improvements in SEJSD to $4,106,562.10.

One of the projects identified to be constructed utilizing ARPA funds is replacement of sections of water main that are in poor condition. The location and scope of water main replacement is shown on the attached map. The total length of water main to be installed is 7,181 feet, or 1.36 miles.

Design drawings and bidding documents were prepared and the invitation to bid for the project was advertised in the Joliet Herald-News on Thursday, April 30, 2026.

The Public Service Committee will review this matter.

CONCLUSION:
On Tuesday, May 19, 2026, at 10:00 a.m., three (3) sealed bids were received for the Southeast Joliet Sanitary District Water System Improvements Project. Due to the limited amount of project funding, the project bid required that contractors provide a "base bid" for the base scope of work and an "alternate bid" for the base bid plus additional water main replacement work. Based on the pricing received, there are enough grant funds for the alternate bid amount. The bid summary is as follows:

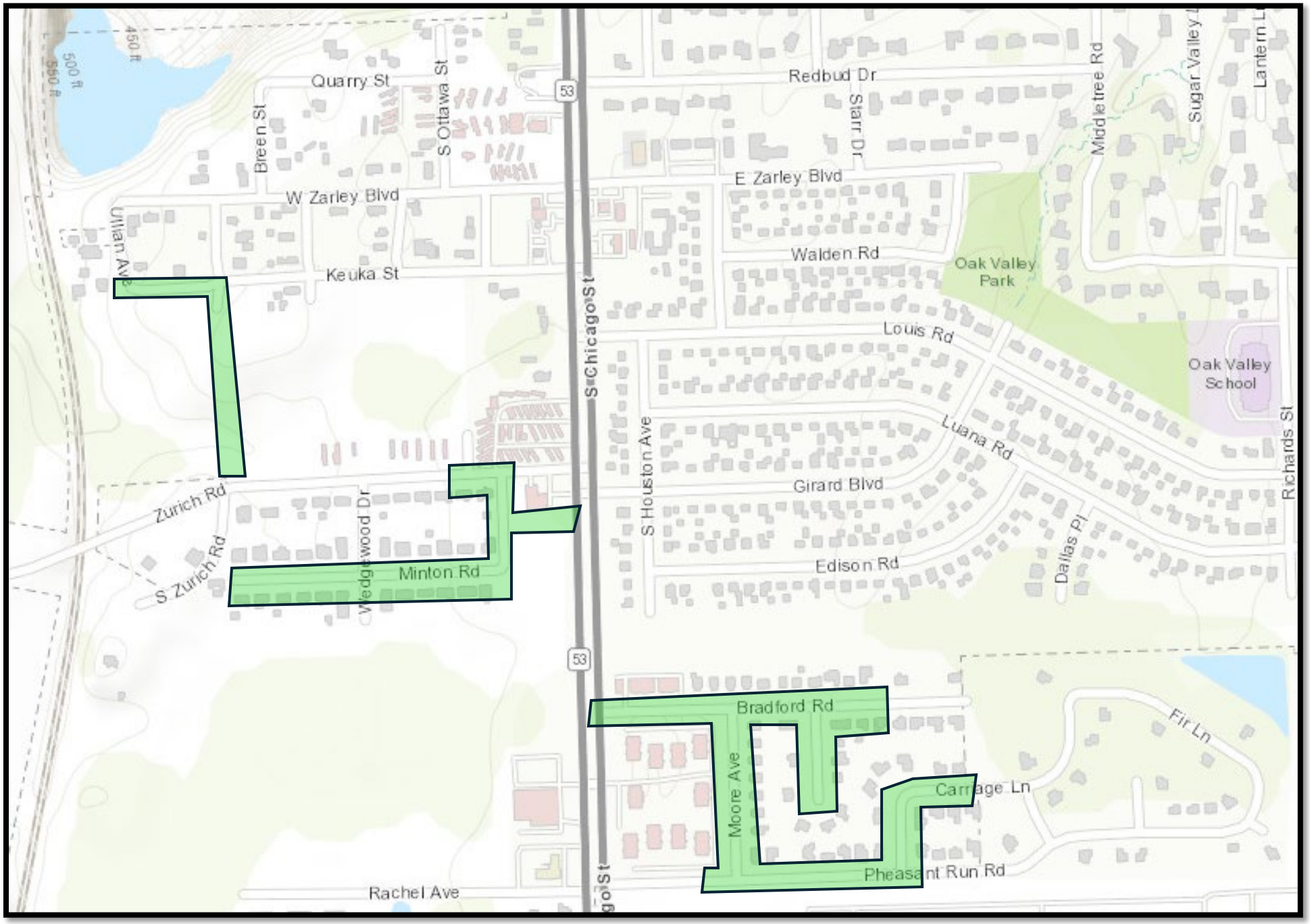
CONTRACTOR	BASE BID AMOUNT	ALTERNATE BID AMOUNT
Austin Tyler Construction Inc., Elwood, IL	$1,591,464.21	$2,982,535.68
Construction by Camco, Inc., Joliet, IL	$1,820,789.65	$3,181,869.84
Len Cox & Sons Excavating, Crest Hills, IL	$1,868,623.20	$3,245,985.10
Engineer's Estimate	$1,880,000.00	$3,400,000.00

The low bid from Austin Tyler Construction Inc., for the alternate bid scope of work, in the amount of $2,982,535.68, is 13% below the engineer's estimate. Austin Tyler Construction Inc. has previously completed similar work for the City and completed this work to the City's satisfaction.

Funds will be charged to the PU Grant / Reimbursable Projects Fund / SEJSD / Construction (Org 50180170, Object 557200, $2,982,535.68).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award the Contract for the Southeast Joliet Sanitary District Water System Improvements Project, in the amount of $2,982,535.68, on behalf of Austin Tyler Construction Inc.

Southeast Joliet Water Main Improvement Location Map



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 296-26

File ID: 296-26 **Type:** Agenda Item **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/20/2026

Department: Public Utilities **Final Action:**

Title: Award of Contract for the Southeast Joliet Sanitary District Water System Improvements Project to Austin Tyler Construction Inc. in the Amount of $2,982,535.68

Agenda Date: 06/02/2026

Attachments: Project Location Map

Entered by: aanczer@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Allison Swisher	Approve	5/23/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 297-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2026 Roadways Resurfacing Contract A to PT Ferro Construction Co. in the Amount of $2,434,217.87

BACKGROUND:
The Mayor and City Council previously approved the 2026 City of Joliet Budget. The 2026 Resurfacing Contract A is included in this budget. The project was advertised on Tuesday, April 28, 2026.

The Public Service Committee will review this matter.

CONCLUSION:
On May 12, 2026, at 10:00 A.M., three (3) sealed bids were received for the 2026 Resurfacing Contract A Project. The bid summary is as follows:

CONTRACTOR	BID AMOUNT
PT Ferro Construction Co.	$2,434,217.87
Gallagher Asphalt	$2,458,888.00
Austin Tyler Construction Inc.	$2,465,895.24
Engineer's Estimate	$2,679,692.87

The low bid from PT Ferro Construction Co. in the amount of $2,434,217.87 is 9.16% below the engineer's estimate. PT Ferro Construction Co. has previously completed similar work in a satisfactory manner for the City.

Funds will be charged to Public Works Capital Improvement Fund (Org 30090270, Object 557200, Project 26014, $2,434,217.87).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award the 2026 Roadways Resurfacing Contract A, in the amount of $2,434,217.87, on behalf of PT Ferro Construction Co.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 297-26

File ID: 297-26 **Type:** Agenda Item **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/21/2026

Department: Public Works **Final Action:**

Title: Award of Contract for the 2026 Roadways Resurfacing Contract A to PT Ferro Construction Co. in the Amount of $2,434,217.87

Agenda Date: 06/02/2026

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Greg Ruddy	Approve	5/25/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

Memo

File #: 298-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Todd C. Lenzie, Interim Corporation Counsel

SUBJECT:
Ordinance Amending Chapter 18, Article I, Sec. 20 and Chapter 26, Article VII, Division 1, Sec. 141 through 148 Regulating Sidewalk Cafes of the City of Joliet Code of Ordinances

BACKGROUND:
The proposed ordinance amends Chapters 18 and 26 of the City of Joliet Code of Ordinances, specifically addressing the regulation of sidewalk cafes within the city.

To accomplish these goals, the ordinance establishes clear definitions and operational standards, including requirements for boundaries, hours of operation, and maintenance.

Sidewalk cafes shall only be open to the public during the normal business hours of the adjacent restaurant but not later than 11:00 p.m. on Fridays and Saturdays, and 10:00 p.m. on all other days for the dates of operation from April 1 through November 1 of each year.

The permitted hours of operation for the outdoor sidewalk cafés are 7:00 a.m. through 12:00 a.m. (midnight), or the normal business hours of the adjacent restaurant if the business is trying to close up and clean the permitted café furniture.

Sidewalk cafés serving alcohol must be enclosed by a semi-permanent boundary approved by the City, with specific height and durability standards.

The ordinance also sets revised fee schedules, distinguishing between cafés with and without alcohol service.

Operational controls address pedestrian safety, requiring unobstructed sidewalk space and clearances from public-way encumbrances.

Additional regulations govern the cleanliness, removal of equipment, and compliance with City-approved furnishing standards.

CONCLUSION:
These changes are intended to enhance the visual appeal and operational standards of outdoor dining spaces.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve an Ordinance

Amending Chapter 18, Article I, Sec. 20 and Chapter 26, Article VII, Division 1, Sec. 141 through 148 Regulating Sidewalk Cafes of the City of Joliet Code of Ordinances

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ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 18, ARTICLE I, SEC. 20 AND CHAPTER 26, ARTICLE VII, DIVISION 1, SEC. 141 through 148 REGULATING SIDEWALK CAFES OF THE CITY OF JOLIET CODE OF ORDINANCES

(Adding language establishing regulations for sidewalk cafes allowing the sale and service of alcoholic beverages)

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Mayor and City Council have seen fit to establish regulations for the outdoor patios of adjacent restaurants and businesses, mainly those maintained as sidewalk cafes, within the City of Joliet; and

WHEREAS, the Mayor and City Council recognize the appeal to the public of these sidewalk cafes as they provide enhance the visual interest in the dining experience of the City; and

WHEREAS, the Mayor and City Council recognize the need to provide safe movement of pedestrians on the sidewalk and adjacent on-street parking that borders these sidewalk cafes; and

WHEREAS, the Mayor and City Council find that consistent and high-quality visual aesthetics, including furnishings, barriers, signage, and lighting, are necessary to preserve the character and appearance of the public streetscape; and

WHEREAS, the Corporate Authorities further find that clearly defined operational standards for sidewalk cafes, including hours of operation, maintenance requirements, and alcohol control, are necessary to minimize impacts on adjoining properties, pedestrian traffic, and public safety; and

WHEREAS, the existing regulations do not fully address the integration of alcohol service, aesthetic standards, and operational controls in a unified and comprehensive manner; and

WHEREAS, the Corporate Authorities desire to amend the Code to establish enhanced and uniform standards addressing the governing of appearance, design, and functional operation of these sidewalk cafes; and

WHEREAS, the City of Joliet is a home rule unit of local government pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs including but

not limited to, the power to regulate for the protection of the public health, safety, morals, and welfare.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: That Chapter 18 (Licenses and Business Regulations), Article I (In General), Sec. 18-20 (Fee Schedule), shall hereby be amended in part (additional language marked in **bold and underline** and deletions marked with ~~strikethrough~~) as reflected in the following:

Sidewalk cafe			**26-154**	**~~50.00 plus $0.50 per square foot~~**
	(1)	**Without alcohol**		**100.00**
	(2)	**With alcohol**		**300.00**

SECTION 3: That Chapter 26 (Streets, Sidewalks, Public Grounds), Article VII (Commercial Use of Sidewalks), Division 1 (Generally), Sec. 26-141 through 26-148, shall hereby be amended in part (additional language marked in **bold and underline** and deletions marked with ~~strikethrough~~) as reflected in the following:

Sec. 26-141. - Definitions.

~~For the purposes of this article, u~~ **U**nless the context clearly indicates otherwise, the following words, terms and phrases shall have the meanings respectively ascribed to them in this section:

Boundary means a semi-permanent structure, subject to approval by the City, that is required for all outdoor dining where alcohol service is proposed. The boundary must be no more than thirty-six (36) inches in height and must be durable so that it does not collapse or fall over due to wind or incidental contact. The boundary shall be maintained during operating hours and removed upon the conclusion of the dates of operation.

Sidewalk cafe means a~~n unenclosed~~ dining area situated within a fixed location upon a public sidewalk operated as an integral part of an adjacent for-profit restaurant where food and beverages are served at tables only.

Sidewalk *sale* means the making of merchandise available for sale from any kind of table, counter, pushcart, wagon or the like or a delivery by any means, on any portion of a public sidewalk. This definition shall not be construed to include "tag days."
(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-142. - ~~Hours of operation.~~ **Regulations and Operation.**

(a) Sidewalk sales shall be held only during the normal business hours or special predetermined business hours of the stores or business places abutting or closest to the location of the sidewalk sale. **The Business Services Department shall be authorized to promulgate and enforce regulations pertaining to the commercial use of public sidewalks which are consistent with this article**.

(b) Sidewalk cafes shall only be open to the public ~~during the normal business hours of the adjacent restaurant but not later than 11:00 p.m. on Fridays and Saturdays, and 10:00 p.m. on all other days.~~ **for the dates of operation from April 1 through November 1 of each year. The permitted hours of operation for the outdoor sidewalk cafés are 7:00 a.m. through 12:00 a.m. (midnight), or the normal business hours of the adjacent restaurant if the business is trying to close up and clean the permitted café furniture.**

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-143. - Obstruction of traffic.

The commercial uses permitted by this article shall be conducted so as to not obstruct vehicular or pedestrian traffic in an unsafe or unreasonable manner. In no event shall the permitted commercial uses reduce the unobstructed portion of the sidewalk **as follows:** ~~to less than five (5) feet in width~~.

(a) At least sixty (60) inches of clear, unobstructed sidewalk space must be maintained for pedestrian passage, with a minimum clear path of forty-two (42) inches.

(b) A clearance of at least sixty (60) inches maintained between the café and all public way encumbrances.

(c) When a café is located along the curb, there must be a minimum clearance of twenty-four (24) inches between the café boundary and the curb edge.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-144. - Duties of persons making commercial use of sidewalk space.

Any person making commercial use of a public sidewalk shall do so in a reasonable manner with due regard for the health and safety of persons and property. No person shall make any alteration to public property which creates an unreasonable risk of harm to persons or property. Persons making commercial use of public property at a fixed location shall owe a duty to the city and third persons to maintain said property in a reasonably clean, safe and sanitary condition.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-145. - Conditions of usage.

(a) *Outdoor cooking* ***and operation of outdoor bars*** *prohibited.* No cooking ~~or~~ , food preparation**, or outdoor bar including the preparation, mixing, or dispensing of alcoholic beverages outside the licensed premises** shall be permitted in a sidewalk cafe.

(b) *Maintenance.* The permittee shall at all times maintain the sidewalk cafe in a clean, safe and sanitary condition. The permittee shall properly collect and dispose of all litter, trash, and other waste materials associated with the sidewalk cafe, including material in the adjacent public right-of-way originating from the sidewalk cafe.

(c) *Removal of equipment.* Upon the expiration, **conclusion of dates of operation, suspension or revocation,** or other termination of a sidewalk cafe permit, the permittee shall immediately remove all tables, chairs, furnishings, equipment and other items of personal property from the public sidewalk. Any such items remaining upon the sidewalk may be removed and disposed of by the city at the sole cost and expense of the permittee and the city may maintain an action at law to recover the same. **Furnishings may remain outdoors during dates of operation in compliance with this section, but chairs shall be stacked or pushed in, umbrellas closed, and tables cleared when the business is closed. Business owners retain the right to request the members of the public to clear the space for means of cleaning furnishings and closing down the business.**

(d) *Alterations.* No person shall alter, damage or deface any public sidewalk or other public property.

(e) *Furnishings.* All outdoor furnishings shall comply with the pre-approved standards of the City of Joliet to contribute to the character of the streetscape.

(f) *Amplification.* No outdoor amplification is permitted unless otherwise pre-approved by the City staff through a Sound Amplification Permit.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-146. - ~~City manager authorized to promulgate regulations.~~ **Regulation of Alcohol.**

~~The city manager shall be authorized to promulgate and enforce regulations pertaining to the commercial use of public sidewalks which are consistent with this article.~~ **Sidewalk cafes seeking to serve alcohol must hold a current and valid liquor license and any required permits in accordance with Chapter 4 of the City Code. Any sidewalk café serving alcohol shall be enclosed by a defined boundary and shall comply with the following requirements:**

- **(a) The boundary must enclose the sidewalk café from the remainder of the public way and be maintained in accordance with approved design guidelines.**
- **(b) The boundary must be no more than thirty-six (36) inches in height and must be durable to that it will not collapse or fall over due to wind or incidental contact.**
- **(c) Moveable sections are permitted to allow access, provided the boundary continues to comply with all requirements.**
- **(d) The boundary must be maintained in place during operating hours and may not be stabilized by bolting it to the sidewalk.**
- **(e) Café boundaries and furniture may be placed in the public way once the permit is issued and must be removed at the conclusion of the dates of operation.**
- **(f) Alcoholic beverages shall not leave the sidewalk café permitted boundary unless DT Permit has authorized such movement.**
- **(g) Alcoholic beverages permitted are subject to those types and quantities authorized under the licensee's primary liquor license.**
- **(h) Service and consumption of alcohol within a sidewalk café shall be limited to the hours authorized under the applicable sidewalk café permit. If the licensee's authorized liquor service hours extend beyond the permitted sidewalk café hours, all patrons shall cease alcohol service within the sidewalk café area and be required to relocate inside the licensed premises for continued service.**

(Ord. No. 11051, § 10, 3-5-96)

Secs. 26-147, 26-148. - Reserved.

DIVISION 2. - PERMITS

Sec. 26-149. - Required.

(a) Sidewalk *sales.* It shall be unlawful for any person to conduct sidewalk sales or operate a sidewalk cafe without first obtaining a written permit from the ~~city manager~~ **Business Services Department**. No more than five (5) permits may be issued to any one (1) person or organization calendar year.

(b) Sidewalk cafe*.* A permit to operate a sidewalk cafe may only be obtained by a person operating a duly licensed and permitted restaurant upon the property adjacent to the public sidewalk designated in the permit application.

(c) *All permits.* A permit issued pursuant to this article shall not be transferable or assignable and may be revoked by the city upon twenty-four (24) hours' notice. The permit shall not confer any property rights in the underlying right-of-way.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-150. - Application; contents; filing; time limit.

(a) Sidewalk *sales.* Applications to conduct a sidewalk sale shall be made in writing to the ~~city manager~~ **Business Services Department** at least seven (7) business days prior to the date of the event by a representative of the person seeking the permit, and shall set forth the following information:
   (1) The name, address and telephone number of the person or organization seeking to conduct the sidewalk sale.
   (2) If the sidewalk sale is proposed to be conducted for or on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization.
   (3) The name, address, telephone number and position or title, if any, of the person in charge of the sidewalk sale.
   (4) The date or dates, and the hours on the dates, when the proposed sidewalk sale is to be held.
   (5) The location of said sidewalk sale.
   (6) The amount of space on the sidewalk to be occupied by the apparatus connected with the sidewalk sale.

(b) Sidewalk cafes*.* Application to operate a sidewalk cafe shall be made in writing to the ~~city manager~~ **Business Services Department** and shall set forth the following information:
   (1) The name, address and telephone number of the applicant and of the adjacent restaurant and its manager.
   (2) An overall site plan showing the proposed location and dimension of the sidewalk cafe in relation to the adjacent street and sidewalk including that part of the sidewalk to remain outside of the cafe.

(3) A ~~floor~~ **design** plan specifying the location of ingress, egress, tables, decorations, furnishings, equipment, removable perimeter barriers, the total square footage to be occupied by the sidewalk case and the maximum seating.
(4) An operations plan specifying the proposed dates, days and hours of operations of the sidewalk cafe, the hours of operation of the adjacent restaurant, the number of wait staff, security staff and maintenance personnel and a proposed menu, including alcoholic beverages, if applicable.
(5) The carrier, policy number, coverage amounts, and policy periods of the applicant's general liability policies and liquor liability powers, if applicable.
(6) The license number of the applicant's current food service establishment license and, if applicable, the license number of its city retail alcoholic liquor license.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-151. - Waiver of liability required; execution of waiver; failure to execute waiver.

(a) The applicant shall submit a release and waiver of all claims for damages against the city arising out of injuries which may be incurred as a result of the use of the sidewalk by the applicant.
(b) The waiver of liability must be signed by all persons who will perform services for the applicant on the sidewalk. If any of these persons are minors, the waiver must be signed by at least one (1) parent if living, or the legally appointed guardians of the minors, stating the full name of the minors they are signing for.
(c) Persons whose signatures do not appear on the waiver of liability form do not have the permission of the city to use a public sidewalk for commercial purposes.
(d) As an alternative to the provisions of the preceding subsections of this section, the applicant may submit an agreement whereby the applicant will agree to defend, indemnify and save harmless the city from all claims for damages arising out of or in connection with its use of the sidewalk. If the applicant represents organizations or businesses other than itself, each organization or business so represented shall submit a like agreement.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-152. - Liability insurance required; amount; terms; conditions.

In addition to the waiver of liability required by section 26-151, the application for a permit shall have attached to it proof of liability insurance of three hundred thousand dollars ($300,000.00) for each person injured and five hundred thousand dollars ($500,000.00) aggregate per accident and three hundred thousand dollars

($300,000.00) for property damages for each accident. This insurance must name the city as an additional insured with right to notice of cancellation. The insurance required by this section shall be occurrence-based and shall remain in effect for the period of time the applicant occupies any part of the public sidewalk.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-153. - Action on application.

(a) Sidewalk *sales permit.* To the extent practicable, the ~~city manager~~ **Business Services Department** shall determine an application for a sidewalk sales permit within three (3) business days of submittal. Permits may be denied on the basis of an incomplete or improper application, noncompliance with applicable laws or ordinances, delinquency in any account or debt owed to the city, inadequate safety precautions for public use of the sidewalk, substantial conflict with the public use of the sidewalk or adjacent street or some other reason having a proper basis in law. The reasons for denial shall be made known to the applicant, in writing, at the time of rejection. Amended applications may be submitted at least seven (7) days in advance of the event.
(b) Sidewalk cafe *permit.* To the extent practicable, the ~~city manager~~ **Business Services Department** shall determine an application for a sidewalk cafe permit within thirty (30) business days of submittal. Permits may be denied on the basis of an incomplete or improper application, noncompliance with applicable laws or ordinances, delinquency in any account or debt owed to the city, inadequate safety precautions for public use of the sidewalk, substantial conflict with the public use of the sidewalk or adjacent street or some other reason having a proper basis in law. The reasons for denial shall be made known to the applicant, in writing, at the time of rejection.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-154. - Fees.

(a) Sidewalk *sales.* The fee for a sidewalk sales permit shall be as provided in the schedule of fees set forth in section 18-20. There shall be no fee for sidewalk sales sponsored by and operated for the exclusive benefit of a duly recognized not for profit organization.
(b) Sidewalk cafes*.* The fee for a sidewalk cafe permit shall be as provided in the schedule of fees set forth in section 18-20.

(c) *Payment of fee.* Fees shall be paid to the city collector at the time the application for a permit is made. No permit shall be issued unless the entire fee is paid.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-155. - Exemptions.

Vendors of newspapers regularly published are exempt from the provisions of this division.

(Ord. No. 11051, § 10, 3-5-96)

Sec. 26-156. - Issuance; contents.

(a) Sidewalk *sales permits.* Sidewalk sales permits issued by the ~~city manager~~ **Business Services Department** shall contain the following terms and conditions:
   (1) The exact location of the proposed sidewalk sale.
   (2) The dates and times the sidewalk sale is permitted.
   (3) The maximum number of sales persons to be permitted at any one (1) time.
   (4) Other reasonable terms and conditions deemed necessary and proper given the objectives of this article.

(b) Sidewalk cafe *permits.* Sidewalk cafe permits issued by the ~~city manager~~ **Business Services Department** shall contain the following terms and conditions:
   (1) The exact location of the proposed sidewalk cafe.
   (2) The dates and times the sidewalk cafe is permitted to be open to the public.
   (3) The maximum number of tables permitted in the sidewalk cafe.

Other reasonable terms and conditions deemed necessary and proper given the objectives of this article.

(Ord. No. 11051, § 10, 3-5-96

Sec. 26-157. - Revocation.

The ~~city manager~~ **Business Services Department** may revoke or suspend any permit issued hereunder for cause after affording the permittee reasonable notice and an opportunity to be heard. If the ~~city manager~~ **Business Services Department** has an objectively reasonable belief that the presence or operation of the sidewalk cafe or sales constitutes clear and present risk to the public health and safety, the ~~city manager~~ **Business Services Department** may revoke the permit prior to hearing. In such event a hearing shall be conducted within seven (7) business days of revocation.

(Ord. No. 11051, § 10, 3-5-96)

SECTION 3: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

SECTION 4: All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

SECTION 6: This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED this _____ day of _____, 2026.

_____ _____

MAYOR CITY CLERK

VOTING YES: _____

VOTING NO:_____

NOT VOTING: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 302-26

File ID: 302-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/29/2026

Department: City Clerk/Business Services **Final Action:**

Title: Ordinance Amending Chapter 18, Article I, Sec. 20 and Chapter 26, Article VII, Division 1, Sec. 141 through 148 Regulating Sidewalk Cafes of the City of Joliet Code of Ordinances

Agenda Date: 06/02/2026

Agenda Number:

Attachments: Sidewalk Cafe Ordinance.docx

Entered by: nhughes@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/29/2026	Todd Lenzie	Approve	6/2/2026
1	2	5/29/2026	Beth Beatty	Approve	6/2/2026

Memo

File #: 299-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance and Resolution Associated with Autobahn Country Club:

Ordinance Approving a Special Use Permit to Allow Development on a Lot Containing Cedar Creek Watershed Protection Area (M-1-26)

Resolution Approving an Amendment to the Master Development Plan for Autobahn Country Club (M-2-26)

BACKGROUND:
The petitioner, Autobahn Country Club, LLC, requests approval of a Cedar Creek Watershed Protection Area Special Use Permit and an amendment to the Autobahn Country Club Master Development Plan to allow an addition to the north circuit of the facility's existing racing track. The petitioner needs approval of the Special Use Permit because the lot on which the track would be constructed contains area within the Cedar Creek watershed protection area as defined in section 47-15G of the Zoning Ordinance. The actual surface of the track addition would not be located within the protection area. The attached site plan shows the proposed track addition and the limits of the protection area. The updated Master Development Plan is also attached and includes the proposed north track addition as well as an expansion of the paddock area.

In 2007, the City passed Ordinance #15820 (Zoning Ordinance section 47-15G) regarding the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed protection areas. The ordinance requires that any development of a lot or parcel containing territory located in these protection areas receives approval of a special use permit through the Plan Commission and City Council. The protection area is defined in the ordinance as property lying within 100 feet of the ordinary high water mark of the creeks, within 25 feet of the upland edge of any wetland within the watersheds, or within 100 feet of the center thread of any tributaries to the creeks actually located within the 100-year floodplain. The proposed track addition will be located on a lot that contains the north branch tributary of Cedar Creek and its corresponding 100-year floodplain, so there is protection area located on the lot in question.

Autobahn Country Club is a recreational motorsports facility that contains a 3.5-mile racing track with north and south circuits, team condominiums, individual team lots, and a go-kart track. The property was first annexed into the City in 2001. In 2003, City Council approved a special use permit and an amendment to the annexation agreement to allow the development of an open air recreational facility for outdoor driving, racing, and testing of motor vehicles and accessory uses. Per the special use permit, the facility was to be developed in substantial accordance with the Master Development Plan

that was also approved in 2003. Since that time, there have been several amendments to the annexation agreement, special use permit, and master development plan to allow expansion of the facility and additional uses such as the team condominium buildings, the kart track, and outdoor skeet and trapshooting.

The petitioner has submitted the required documentation for this special use request, including a site plan, a drainage control plan, and a grading plan. The plans show that a 0.25-acre area of trees will be removed for installation of a storm outfall for a new detention basin related to the track improvements. A small portion of this area falls within the edge of the protection area. The area where the trees are to be removed will be revegetated to restore the area to its natural state as required by the ordinance.

Approval of the requested Special Use Permit and amendment to the Master Development Plan will allow an addition to the north track and an expansion of the paddock area within the Autobahn Country Club facility. These proposed improvements are consistent with the existing layout of the site and the approved uses for the facility. The request meets the criteria outlined in section 47-15G.4 of the protection area ordinance and will not detrimentally affect or destroy the natural features of the protection area.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at their meeting on May 21, 2026. David Silverman, attorney, represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Debbie Radakovich moved that the Plan Commission recommend approval of the Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area and an amendment to the Master Development Plan for Autobahn Country Club, located at 3795 CenterPoint Way.

Michael F. Turk seconded the motion, which passed with six (6) aye votes and no nay votes. Voting aye were: Cox, Crompton, Hammac, Martin, Radakovich, and Turk. Voting nay were: none. Absent were: Eulitz.

RECOMMENDATION:
Staff concurs with the recommendation of the Plan Commission and recommends that the Mayor and City Council approve the following:

1. Ordinance Approving a Special Use Permit to Allow Development on a Lot Containing Cedar Creek Watershed Protection Area

2. Resolution Approving an Amendment to the Master Development Plan for Autobahn Country Club

ORDINANCE NO._____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(3795 CenterPoint Way)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: A Special Use Permit is hereby authorized pursuant to Section 47-5.2 and Section 47-15G of the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The Special Use Permit is authorized subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this Special Use Permit is authorized remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically authorized herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the Special Use to repeal. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 2: The findings of fact and recommendation of the Plan Commission on the granting of this Special Use are hereby adopted and made a part of this Ordinance.

SECTION 3: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 10-11-06-201-003-0000
ADDRESS: 3795 CenterPoint Way
PC APPROVED: Yes
PETITION #: M-1-26

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

SPECIAL USE PERMIT FOR: 3795 CenterPoint Way

1. **LEGAL DESCRIPTION OF PROPERTY:**

   LOT AB-3 IN AUTOBAHN COUNTRY CLUB SUBDIVISION OF PART OF SECTION 6 AND SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 1, 2013 AS DOCUMENT R2013052895, IN WILL COUNTY, ILLINOIS.

   PIN: 10-11-06-201-003-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   None

SITE LEGEND

- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FT ORDINARY HIGH WATER MARK
- 100 FT PROTECTION AREA LIMIT OF ORDINARY HIGH WATER LIMITS
- 25 FT PROTECTION AREA LIMIT OF WETLAND LIMITS
- T X — TURN NUMBER
- MP X.X — MARSHAL POST
- GUARDRAIL
- TIRE BARRIERS

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT
3 3/4" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N80
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N70
10" AGGREGATE BASE COURSE, TYPE B
*FINAL ASPHALT MIX DESIGN TO BE PROVIDED TO AUTOBAHN COUNTRY CLUB FOR REVIEW

MILL AND OVERLAY
3/4" SURFACE REMOVAL
1 1/2" BITUMINOUS SURFACE COURSE

BEVELED APEX CURBS
REFER TO DETAIL ON SHEET C702

PAVEMENT MARKING LEGEND

Ⓐ 6" SOLID WHITE STRIPE

N

0 40 80 160
SCALE: 1"=80'

NOT SUBDIVIDED

NOT SUBDIVIDED

EXISTING TRACK

PROPOSED TRACK

EXISTING TRACK

EXISTING TRACK

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED CONNECTION TO EXISTING TRACK

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

BEVELED APEX CURB (TYP.) REFER TO DETAIL ON SHEET C702

PROPOSED CONNECTION TO EXISTING TRACK

EXIT CURB AT T-1a, FINAL PROFILE TO BE COORDINATED WITH AUTOBAHN CC.

PROPOSED CONNECTION TO EXISTING TRACK

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

BEVELED APEX CURB (TYP.) REFER TO DETAIL ON SHEET C702

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

T 1a
T 1b
T 3
T 4
T 5
T 6
T 7
T 8a
T 8b

HWL=603.8

MODIFIED BASIN A
HWL = 603.8±

BASIN A1
HWL = 603.8

HWL=597.4

EXISTING BASIN B
HWL = 597.4±

BASIN B1
HWL = 595.8

EX. 36" NORTHERN GAS MAIN
EX. GROUND ELEV = 607.4
PROP. GROUND ELEV = 608.8
T/PIPE 601.9

22" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 607.2
PROP. GROUND ELEVATION = 609.0
T/PIPE 604.4

30" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 606.5
PROP. GROUND ELEVATION = 608.9
T/PIPE 602.6

42" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 605.3
PROP. GROUND ELEVATION = 608.5
T/PIPE 601.7

42" EX. VECTOR GAS MAIN
EX. GROUND ELEVATION = 602.4
PROP. GROUND ELEVATION = 606.4
T/PIPE 596.3

EX. T/PIPE 602.1
EX. T/PIPE 605.4
EX. T/PIPE 603.9
EX. T/PIPE 601.2
EX. T/PIPE 596.0

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

25 FOOT WETLAND PROTECTION AREA LIMIT

25 FOOT NATURAL VEGETATION STRIP

FLOODPLAIN LIMITS

ORDINARY HIGH WATER MARK

FEMA MAPPED FLOODPLAIN LIMITS

WETLAND LIMITS

NORTH BRANCH - CEDAR CREEK

DATE	REVISIONS	DRAWN BY
05/04/2026	REVISED PER CITY REVIEW	KTG
03/30/2026	REVISED PER INTERNAL REVIEW	KTG

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
OVERALL SITE PLAN

PROJ. MGR.: MTM
PROJ. ASSOC.: CLH
DRAWN BY: KTG
DATE: 02/18/2026
SCALE: 1"=80'

SHEET
C200
AUT.JOIL10

PENDING APPROVAL - NOT FOR CONSTRUCTION

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May 4, 2026 - 13:55 Dwg Name: P:\Aut\Joil10\Drwg\Eng\Final Drawings\Plan Set\03 - SITE PLAN.dwg Updated By: tgoss

RESOLUTION NO. _____

A RESOLUTION APPROVING AN AMENDMENT TO A MASTER DEVELOPMENT PLAN
(Autobahn Country Club)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The Master Development Plan between the City of Joliet and Autobahn Realty, LLC, attached hereto as Exhibit A and made a part hereof, is hereby approved.

SECTION 2: The Mayor and the City Clerk are hereby authorized and directed to execute the agreement on behalf of the City of Joliet.

SECTION 3: This Resolution shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

_____ _____
MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 10-11-06-201-003-0000, 10-11-06-401-003-0010, 10-11-06-401-002-0010, 10-11-06-301-019-0000, 10-11-06-401-003-0020, 10-11-06-301-024-0000, 10-11-07-101-030-0000, 10-11-06-401-005-0000, 10-11-07-101-017-0000, 10-11-06-302-001-0000, 10-11-06-301-020-0000, 10-11-07-101-013-0000, 10-11-06-302-004-0000, 10-11-07-101-027-0000, 10-11-06-301-014-0000, 10-11-07-101-019-0000, 10-11-07-101-009-0000, 10-11-06-302-003-0000, 10-11-07-101-010-0000, 10-11-07-101-026-0000, 10-11-06-301-039-0000, 10-11-06-400-009-0000, 10-11-06-301-023-0000, 10-11-07-101-007-0000, 10-11-07-101-011-0000, 10-11-06-302-002-0000, 10-11-06-401-006-0000, 10-11-06-301-004-0000, 10-11-07-101-031-0000, 10-11-06-401-015-0010, 10-11-06-301-021-0000, 10-11-06-401-011-0000, 10-11-07-101-024-0000, 10-11-07-101-014-0000, 10-11-07-101-029-0000, 10-11-06-401-008-0000, 10-11-07-101-028-0000, 10-11-06-301-037-0000, 10-11-06-401-002-0020, 10-11-06-401-009-0000, 10-11-07-101-025-0000, 10-11-07-101-008-0000, 10-11-07-101-021-0000, 10-11-07-101-022-0000, 10-11-06-301-002-0000, 10-11-06-301-018-0000, 10-11-06-401-010-0000, 10-11-06-401-012-0000, 10-11-06-301-015-0000, 10-11-06-301-012-0000, 10-11-06-401-014-0000, 10-11-06-301-022-0000, 10-11-06-301-010-0000, 10-11-07-101-023-0000, 10-11-06-401-007-0000, 10-11-06-301-013-0000, 10-11-07-101-018-0000, 10-11-06-301-034-0000, 10-11-06-301-017-0000, 10-11-07-101-015-0000, 10-11-07-101-033-0000, 10-11-06-401-004-0000, 10-11-06-301-005-0000, 10-11-07-101-003-0000, 10-11-07-101-004-0000, 10-11-06-301-016-0000, 10-11-06-401-013-0000, 10-11-06-301-011-0000, 10-11-07-101-012-0000, 10-11-07-101-006-0000, 10-11-07-102-011-0000, 10-11-06-301-025-

0000, 10-11-06-400-019-0000, 10-11-06-301-003-0000, 10-11-07-101-016-0000, 10-11-07-101-005-0000
ADDRESS: 3795 CenterPoint Way
PLAN COMMISSION APPROVED: Yes
CED DOC. NO.: M-2-26
COUNCILMANIC DISTRICT NO.: 5

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

Master Development Plan to be inserted.

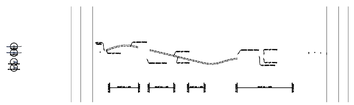


N

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



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Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

	DATE	REVISIONS	DRAWN BY
6	04-09-26	MASTER PLAN UPDATE	KTG
5	10-10-18	PER CITY	SWL
4	08-09-18	PER CLIENT	SWL
3	07/24/18	PER CLIENT	SWL
2	04/23/15	PER CLIENT	CPD
1	04/14/15	MASTER PLAN UPDATE	CPD

PROJ. MGR.:	HL
PROJ. ASSOC.:	CPD
DRAWN BY:	CPD
DATE:	04-03-15
SCALE:	1"=300'

AUTOBAHN COUNTRY CLUB
JOLIET, WILL COUNTY, ILLINOIS
MASTER DEVELOPMENT SITE PLAN

SHEET 1 OF 1

AUTJO 130736

Dwg Name: P:\Autja\dwg\Eng\Final Drawings\Exhibits Eng\Master Development Plan\Master Development Plan 101018.dwg Updated By: kgoss 16:02

DATE: May 15, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club

GENERAL INFORMATION:

APPLICANT:	Autobahn Country Club, LLC
STATUS OF APPLICANT:	Property Owner
OWNER:	Autobahn Realty LLC
REQUESTED ACTION:	Approval of a Cedar Creek Watershed Protection Area Special Use Permit and amendment to the Autobahn Master Development Plan
PURPOSE:	To allow an addition to the north track and an expansion of the paddock area
EXISTING ZONING:	I-1 (Light Industrial)
LOCATION:	3795 CenterPoint Way (10-11-06-201-003-0000, 10-11-06-401-002-0010, 10-11-06-401-003-0010) (Council District #5)
SIZE:	Approximately 330 acres
EXISTING LAND USE:	Recreational motorsports facility

SURROUNDING LAND USE & ZONING:

NORTH: Gas pipeline station, I-2 (general industrial); vacant, County A-1 (agricultural); CenterPoint Intermodal Center, I-TB (intermodal terminal – transportation equipment); and industrial, I-1 (light industrial)

SOUTH: CenterPoint Intermodal Center, I-TB (intermodal terminal – transportation equipment) and I-TC (intermodal terminal – industrial park)

EAST: CenterPoint Intermodal Center, I-TA (intermodal terminal – intermodal terminal) and I-TB (intermodal terminal – transportation equipment)

WEST: CenterPoint Intermodal Center, I-TC (intermodal terminal – industrial park)

SITE HISTORY: Autobahn Country Club is a recreational motorsports facility that contains a 3.5-mile racing track with north and south circuits, team condominiums, individual team lots, and a go-kart track. The property was first annexed into the City in 2001. In 2003, City Council approved a special use permit and an amendment to the annexation agreement to allow the development of an open air recreational facility for outdoor driving, racing, and testing of motor vehicles and accessory uses. Per the special use permit, the facility was to be developed in substantial accordance with the Master Development Plan that was also approved in 2003. Since that time, there have been several amendments to the annexation agreement, special use permit, and master development plan to allow expansion of the facility and additional uses such as the team condominium buildings, the kart track, and outdoor skeet and trapshooting. The most recent amendment to the Master Development Plan was in 2018 (Resolution #7335).

The Autobahn Country Club Subdivision was recorded in 2013. The subdivision created three main lots for the north track, the south track, and the clubhouse and paddock area, as well as individual lots for the team garages and condos. The proposed addition to the north track will be the same lot (AB-3) as the existing north track. This lot also contains the north branch tributary of Cedar Creek and its corresponding 100-year floodplain.

In 2007, the City passed Ordinance #15820 (Zoning Ordinance section 47-15G) regarding the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed protection areas. The ordinance requires that any development of a lot or parcel containing territory located in these protection areas receives approval of a special use permit through the Plan Commission and City Council. The protection area is defined in section 47-15G.3(B) as property lying within 100 feet of the ordinary high water mark of the creeks, within 25 feet of the upland edge of any wetland within the watersheds, or within 100 feet of the center thread of any tributaries to the creeks actually located with the 100-year floodplain. The criteria for this type of request are listed under section 47-15G.4.

SPECIAL INFORMATION: The petitioner, Autobahn Country Club, LLC, requests approval of a Cedar Creek Watershed Protection Area Special Use Permit and an amendment to the Autobahn Country Club Master Development Plan to allow an addition

to the north circuit of the existing racing track. The petitioner needs approval of the special use permit because the lot on which the track would be constructed contains area within the Cedar Creek watershed protection area as defined in the Zoning Ordinance. The proposed asphalt track surface will not be located within the protection area. The attached site plan shows the proposed track addition and the limits of the protection area.

The attached landscape narrative explains that a 0.25-acre area of trees will be removed for installation of a storm outfall for a new detention basin related to the track improvements. A small portion of this area falls within the edge of the protection area, as shown on the Existing Conditions and Demolition Plan. The area where the trees are to be removed will be revegetated to restore the area to its natural state as required by the ordinance.

The petitioner has submitted the required documentation for this special use request, including a site plan, a drainage control plan, and a grading plan. Staff finds that the request meets the criteria outlined in the protection area ordinance. The development will not detrimentally affect or destroy the natural features of the protection area, nor impair its natural functions. The location of the site's natural features have been considered in the siting of all physical improvements in that the surface of the track addition does not extend into the protection area. Drainage, soil erosion, and sediment control have been addressed in the engineering plans.

The petitioner is requesting to amend the Master Development Plan for Autobahn Country Club to include the north track addition and an expansion of the paddock area. These proposed improvements are consistent with the existing layout of the site and the approved uses for the facility. The updated Master Development Plan is attached. The paddock expansion is not located on a lot containing Cedar Creek watershed protection area.

RECOMMENDED ACTION: Approval of the requested special use permit and amendment to the Master Development Plan will allow an extension of the north track and an expansion of the paddock area within the Autobahn Country Club facility. Staff supports the requests because they are consistent with the existing uses at the facility and finds that the petitioner has adequately addressed the requirements for development of a lot containing Cedar Creek watershed protection area.

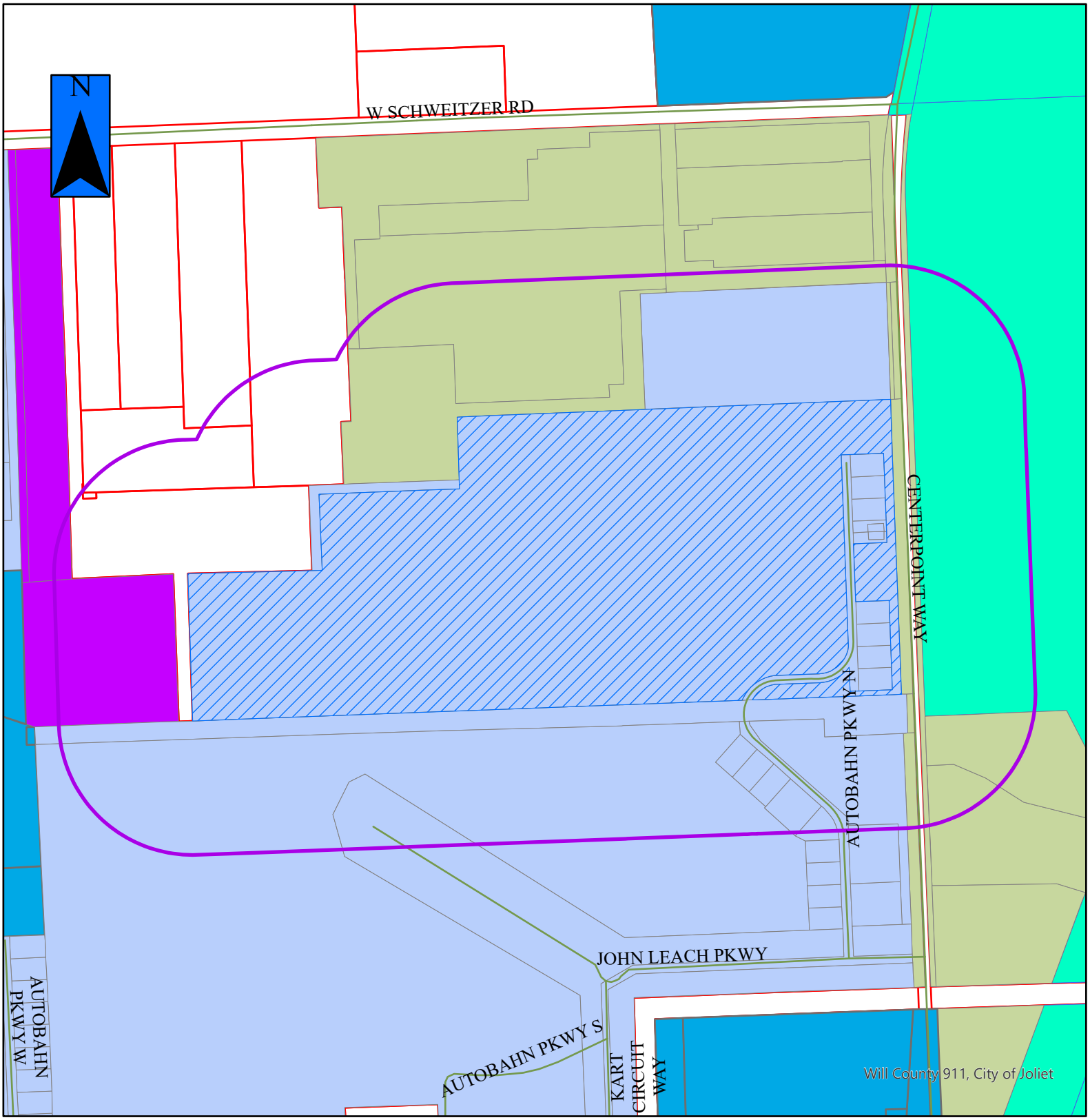


M-1-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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



M-1-26

JOLIET PLANNING DIVISION

= 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

SITE PLAN

SITE LEGEND

- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FT ORDINARY HIGH WATER MARK
- 100 FT PROTECTION AREA LIMIT OF ORDINARY HIGH WATER LIMITS
- 25 FT PROTECTION AREA LIMIT OF WETLAND LIMITS
- T X — TURN NUMBER
- MP X.X — MARSHAL POST
- GUARDRAIL
- TIRE BARRIERS

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT
3 3/4" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N80
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N70
10" AGGREGATE BASE COURSE, TYPE B
*FINAL ASPHALT MIX DESIGN TO BE PROVIDED TO AUTOBAHN COUNTRY CLUB FOR REVIEW

MILL AND OVERLAY
3/4" SURFACE REMOVAL
1 1/2" BITUMINOUS SURFACE COURSE

BEVELED APEX CURBS
REFER TO DETAIL ON SHEET C702

PAVEMENT MARKING LEGEND

Ⓐ 6" SOLID WHITE STRIPE

N

0 40 80 160
SCALE: 1"=80'

NOT SUBDIVIDED

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED CONNECTION TO EXISTING TRACK

T 8a

EXISTING TRACK

PROPOSED TRACK

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

T 8b

BEVELED APEX CURB (TYP.) REFER TO DETAIL ON SHEET C702

PROPOSED CONNECTION TO EXISTING TRACK

HWL=603.8

MODIFIED BASIN A
HWL = 603.8±

BASIN A1
HWL = 603.8

T 7

EX. 36" NORTHERN GAS MAIN
EX. GROUND ELEV = 607.4
PROP. GROUND ELEV = 608.8
T/PIPE 601.9

22" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 607.2
PROP. GROUND ELEVATION = 609.0
T/PIPE 604.4

30" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 606.5
PROP. GROUND ELEVATION = 608.9
T/PIPE 602.6

T 6

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

42" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 605.3
PROP. GROUND ELEVATION = 608.5
T/PIPE 601.7

42" EX. VECTOR GAS MAIN
EX. GROUND ELEVATION = 602.4
PROP. GROUND ELEVATION = 606.4
T/PIPE 596.3

EX. T/PIPE 602.1
EX. T/PIPE 605.4
EX. T/PIPE 603.9
EX. T/PIPE 601.2
EX. T/PIPE 596.0

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EXISTING BASIN B
HWL = 597.4±

HWL=597.4

EXISTING TRACK

BASIN B1
HWL = 595.8

T 5

T 4

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

25 FOOT WETLAND PROTECTION AREA LIMIT

25 FOOT NATURAL VEGETATION STRIP

FLOODPLAIN LIMITS

ORDINARY HIGH WATER MARK

FEMA MAPPED FLOODPLAIN LIMITS

NORTH BRANCH – CEDAR CREEK

EXIT CURB AT T-1a, FINAL PROFILE TO BE COORDINATED WITH AUTOBAHN CC.

PROPOSED CONNECTION TO EXISTING TRACK

T 1a

T 1b

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

PROPOSED TIRE BARRIER (SIX-PACK) AND TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C701

PROPOSED TRACK

T 3

PROPOSED TRIPLE GUARDRAIL (TYP.) REFER TO DETAIL ON SHEET C700

BEVELED APEX CURB (TYP.) REFER TO DETAIL ON SHEET C702

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

25 FOOT WETLAND PROTECTION AREA LIMIT

WETLAND LIMITS

EXISTING TRACK

NORTH BRANCH – CEDAR CREEK

DATE	REVISIONS	DRAWN BY
		KTG
05/04/2026	REVISED PER CITY REVIEW	KTG
03/30/2026	REVISED PER INTERNAL REVIEW	

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
OVERALL SITE PLAN

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=80'

SHEET
C200
AUT.JOIL10

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May 4, 2026 - 13:55 Dwg Name: P:\Autojoil10\Drwg\Engr\Final Drawings\Plan Set\03 - SITE PLAN.dwg Updated By: kgoss

MEMO

To: **Helen Miller**

From: Michael Moore

Date: 04/08/2026

RE: Autobahn North Track Addition – Special Use Permit

The Autobahn Country Club is proposing an addition to the existing North Track facilities. In conjunction with the North Track addition, stormwater management facilities will be modified and constructed to help improve the regional stormwater management system for the Autobahn Country Club.

Construction activities will include excavation and grading, underground utility installation of storm sewer, and site paving. All disturbed areas will be re-vegetated to restore the natural state of the area to minimize erosion. No work is being proposed within the 25-foot natural vegetative strip along the north branch tributary of cedar creek.

There is a small area of trees covering approximately 11,000 square feet of land (0.25 acres) at the southwest corner of the project within a heavily wooded area that will be removed for the installation of a storm outfall from the new detention basin. All trees that are to be removed are less than 6” in diameter. The strip where these removals will occur will be revegetated to restore the area to its natural state.

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- TREE AREA TO BE REMOVED
- MILL AND OVERLAY PAVEMENT
- EXISTING EASEMENT LIMITS
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

SITE LEGEND

- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FOOT NATURAL VEGETATION STRIP
- 100 FOOT CENTER THREAD PROTECTION AREA LIMITS
- 25 FOOT WETLAND PROTECTION AREA LIMIT

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. BOUNDARY INFORMATION SHOWN BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, DATED NOVEMBER 9, 2018.
2. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF SEPTEMBER 2025 AND BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
4. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
6. WETLAND LIMITS SHOWN BASED ON WETLAND ASSESSMENT REPORT PREPARED BY BOLLINGER ENVIRONMENTAL DATED SEPTEMBER 5, 2025.
7. PIPELINE ELEVATIONS SHOWN BASED ON POTHOLING WORK COMPLETED ON SEPTEMBER 10, 2025.
8. MAPPED FLOODPLAIN LIMITS BASED ON FEMA MAP PANEL NUMBERS 17197C0260G AND 17197C0280G DATED FEBRUARY 15, 2019.
9. FLOODPLAIN ELEVATIONS USED AS BEST AVAILABLE DATA BASED ON H&H ANALYSIS AND FLOODPLAIN MAPPING REPORT PREPARED BY CEMCON, DATED JUNE 6, 2012.

N

0 40 80 160

SCALE: 1"=80'

NOT SUBDIVIDED

EX. CHAIN-LINK FENCE (TYP.)

EXISTING ASPHALT RACETRACK

MILL & OVERLAY EX. PAVEMENT

EX. GUARDRAIL AND TIRE BARRIER TO BE REMOVED AND REPLCED. FINAL START AND END OF REMOVALS TO BE COORDINATED WITH AUTOBAHN COUNTRY CLUB FOR CONSTRUCTION ENTRANCE

900 L.F. - INFILTRATOR SYSTEMS EQUALIZER 36 SEPTIC CHAMBERS (PER RECORD)

REMOVE AND REPLACE EXISTING CANOPY AND GUARDRAIL

EX. CANOPY (TYP.)

EX. GUARDRAIL (TYP.)

EX. ELECTRIC LINE

EX. CONCRETE PAVED SHOULDER (TYP.)

RUMBLE STRIP (TYP.)

EX. 18" ST (PER RECORD)

AUTOBAHN PARKWAY NORTH

EX. 24" CPP 607.23 INV

EX. INLET 9 (PER RECORD) 598.8 595.90 2' DIA.

EX. CATCHBASIN 8 (PER RECORD) 603.50 597.85 6' DIA.

EX. 15" ST (PER RECORD)

EX. 15" F.E.S. 47 (PER RECORD) 595.00 W/GRATE

606.25 EX. STDRN

EX. 12" CPP 598.56 INV

EX. 24" CPP 601.57 INV

EXISTING BASIN A
HWL = 603.8±

22" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 607.2
PROP. GROUND ELEVATION = 609.0
T/PIPE 604.4

EX. 36" NORTHERN GAS MAIN
EX. GROUND ELEV = 607.4
PROP. GROUND ELEV = 608.8
T/PIPE 601.9

50' NORTHERN BORDER PIPELINE EASEMENT PER DOC. R87-26295 & AGREEMENT DOC. R2004006802

EX. T/PIPE 602.1

30" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 608.5
PROP. GROUND ELEVATION = 608.9
T/PIPE 602.6

42" EX. TC ENERGY GAS MAIN
EX. GROUND ELEVATION = 605.3
PROP. GROUND ELEVATION = 608.5
T/PIPE 601.7

50' ANR PIPELINE EASEMENT PER DOC. R99-080052

EX. T/PIPE 605.4

EX. T/PIPE 603.9

EX. T/PIPE 601.2

42" EX. VECTOR GAS MAIN
EX. GROUND ELEVATION = 602.4
PROP. GROUND ELEVATION = 606.4
T/PIPE 596.3

EX. T/PIPE 596.0

60' ENBRIDGE PIPELINE EASEMENT PER DOC. R97-17424 (PREVIOUSLY LAKEHEAD)

EXISTING 36" NATURAL GAS PIPELINE OWNED AND OPERATED BY NORTHERN NATURAL GAS

EXISTING 22" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 30" NATURAL GAS PIPELINE OWNED AND OPERATED BY TC ENERGY

EXISTING 42" NATURAL GAS PIPELINE OWNED AND OPERATED BY VECTOR

EX. GATE

WATER PUMP STATION (PER RECORD)

18" F.E.S. (PER RECORD) 608.07 W/GRATE

18" F.E.S. (PER RECORD) 605.00 W/GRATE

611.82 EX. STDRN

611.75 EX. STDRN

18" F.E.S. (PER RECORD) 690.56 W/GRATE

18" F.E.S. (PER RECORD) 599.61 W/GRATE

EX. 18" ST PER RECORD

EX. 12" ST (PER RECORD)

EX. 12" C.P.P. (PER RECORD) CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EX. 12" STORM UNDER TRACK

EX. 12" CPP 594.62 INV

EXISTING BASIN B
HWL = 597.4±

600.08 EX. STMH

603.06 EX. STDRN

603.43 EX. STDRN

603.28 EX. STDRN

603.04 EX. STDRN

603.04 EX. STDRN

603.16 EX. STDRN

602.58 EX. STDRN

602.47 EX. STDRN

601.19 EX. STDRN

599.46 EX. STDRN

599.55 EX. STDRN

601.14 EX. STDRN

EX. SAND PIT

EX. GUARDRAIL (TYP.)

EX. CHAIN-LINK FENCE (TYP.)

EX. C.P.P. UNDERDRAIN (PER RECORD)

EX. C.P.P.(TBR) (PER RECORD)

EX. 12" F.E.S. W/ GRATE 592.0 (PER RECORD)

EX. 96" CMP 585.52 INV

EX. 96" CMP 585.46 INV

EX. 96" CMP 585.52 INV

EX. 96" CMP 585.33

EX. 96" CMP 585.71

EX. 96" CMP 585.86

EX. HEADWALL

EX. HEADWALL

EX. TREE LINE

EX. TREES TO BE REMOVED

EX. ELECTRIC JUNCTION BOX

EX. ELECTRIC LINE

EX. CAMERAS ON POLE

REMOVE AND REPLACE GUARDRAIL

REMOVE AND REPLACE EXISTING CAMERAS

25 FOOT NATURAL VEGETATION STRIP

25 FOOT WETLAND PROTECTION AREA LIMIT

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

ORDINARY HIGH WATER MARK

FLOODPLAIN LIMITS

WETLAND LIMITS

100-YR 591.8

10-YR 590.5

FEMA MAPPED FLOODPLAIN LIMITS

NORTH BRANCH - CEDAR CREEK

EX. WETLAND LIMITS

EX. GUARDRAIL (TYP.)

EX. TREE LINE

EX. WETLAND LIMITS

25 FOOT WETLAND PROTECTION AREA LIMIT

25 FOOT NATURAL VEGETATION STRIP

ORDINARY HIGH WATER MARK

FLOODPLAIN LIMITS

FEMA MAPPED FLOODPLAIN LIMITS

100 FOOT CENTER THREAD PROTECTION AREA LIMITS

EX. TREE LINE

EX. WETLAND LIMITS

EXISTING ASPHALT RACETRACK

NORTH BRANCH - CEDAR CREEK

PROTECTIVE SLEEVE 30 L.F. - 6" DIA. P.V.C. SCHEDULE 40 (PER RECORD)

80 L.F. - 4" DIA. P.V.C. SCHEDULE 40 (PER RECORD)

900 L.F. - INFILTRATOR SYSTEMS EQUALIZER 36 SEPTIC CHAMBERS (PER RECORD)

(3)-24" FES (PER RECORD) 594.55 W/GRATE

35 L.F. - (3) 24" ST (PER RECORD)

(3)-24" FES (PER RECORD) 594.75 W/GRATE

ASPHALT PAVEMENT

WATER PUMP STATION

DATE	REVISIONS	DRAWN BY
05/04/2026	REVISED PER CITY REVIEW	KTG
03/30/2026	REVISED PER INTERNAL REVIEW	KTG

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AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=80'

SHEET
C100
AUT.JOIL10

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May 4, 2026 - 16:34 Dwg Name: P:\Joliet\10\Dwg\Eng\Final Drawings\Plan Set\00 - EXISTING CONDITIONS.dwg Updated By: bjoos

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

08-01-16

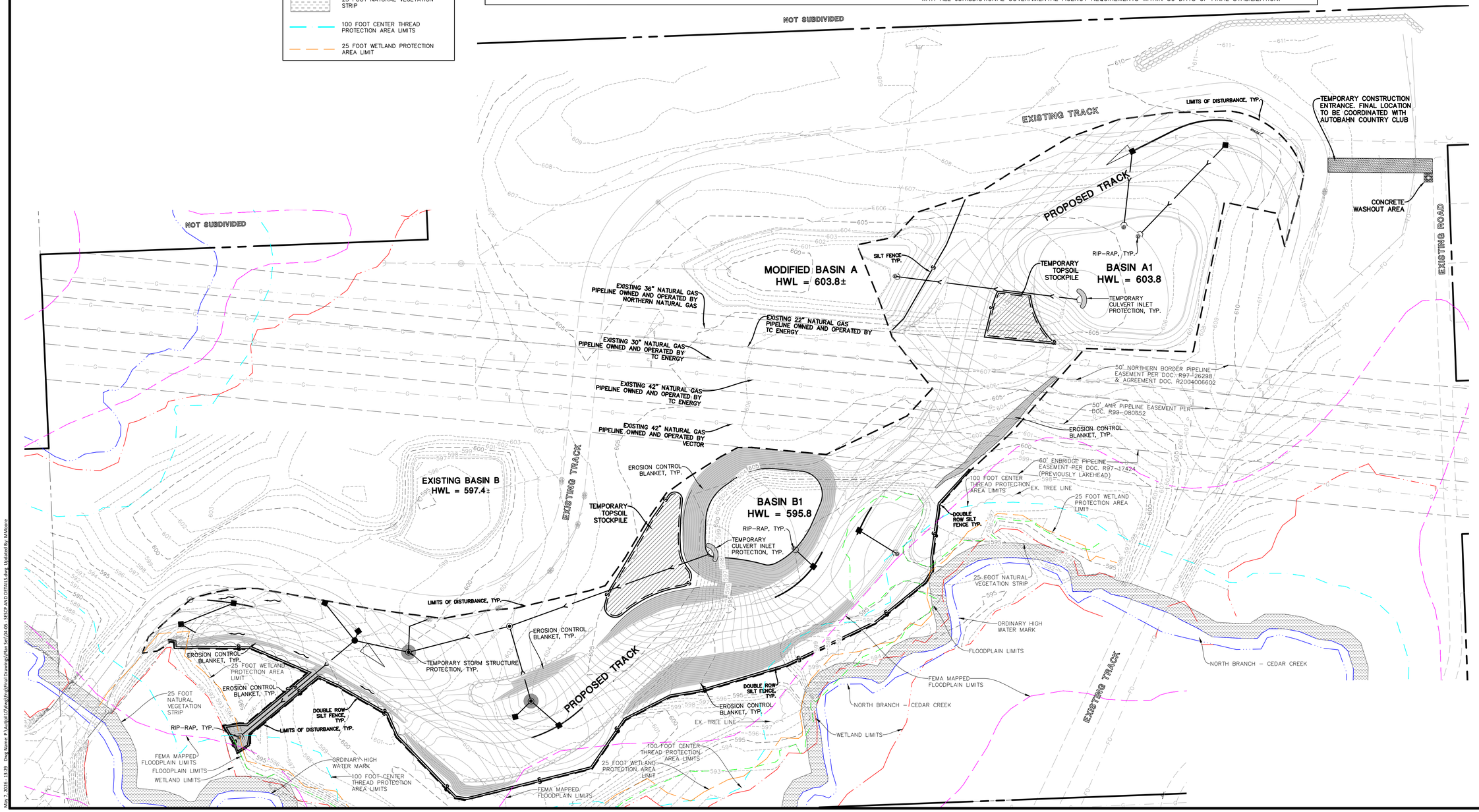
LEGEND

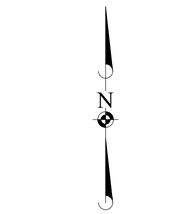
- —S——S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION
- EXISTING WETLAND LIMITS
- EXISTING FLOODPLAIN LIMITS BASED ON FEMA
- EXISTING FLOODPLAIN LIMITS BASED ON H&H ANALYSIS
- ORDINARY HIGH WATER MARK
- 25 FOOT NATURAL VEGETATION STRIP
- 100 FOOT CENTER THREAD PROTECTION AREA LIMITS
- 25 FOOT WETLAND PROTECTION AREA LIMIT

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL–WATER SEPARATOR OR SUITABLE FILTRATION DEVISE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL–VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF–SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.





DATE	REVISIONS	DRAWN BY
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AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=80'

SHEET
C300
AUT.JOIL10

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May 7, 2026 - 13:29 Dwg Name: P:\Autjoil10\Dwg\Eng\Final Drawings\Plan Set\Sht 05 -SESCP AND DETAILS.dwg Updated By: MMoore

SITE LEGEND

- ORDINARY HIGH WATER MARK
- 25 FOOT NATURAL VEGETATION STRIP
- 100 FOOT CENTER THREAD PROTECTION AREA LIMITS
- 25 FOOT WETLAND PROTECTION AREA LIMIT

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

GRADING NOTES:

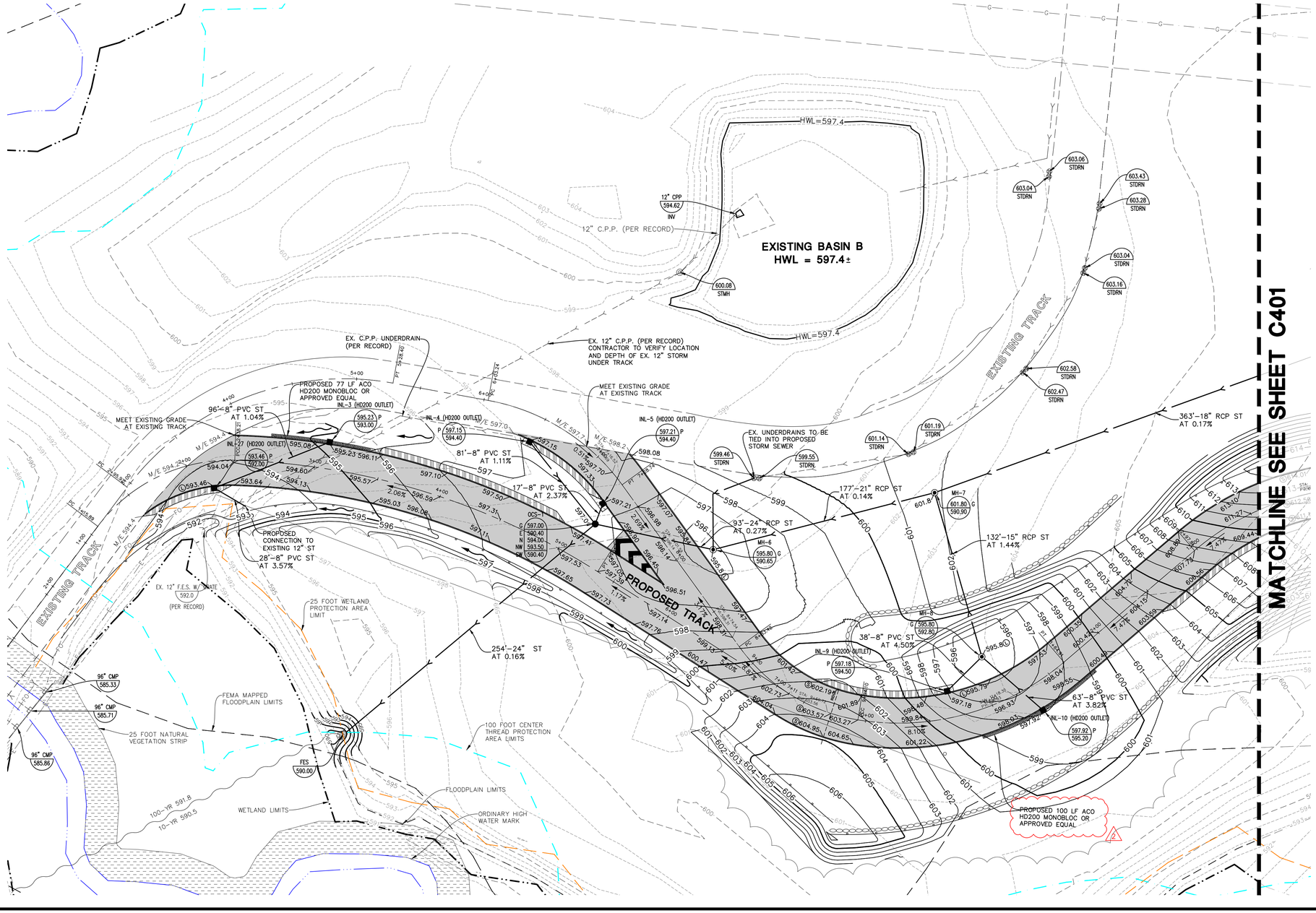
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2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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12. MAPPED FLOODPLAIN LIMITS BASED ON FEMA MAP PANEL NUMBERS 17197C0260G AND 17197C0280G DATED FEBRUARY 15, 2019.
13. FLOODPLAIN ELEVATIONS USED AS BEST AVAILABLE DATA BASED ON H&H ANALYSIS AND FLOODPLAIN MAPPING REPORT PREPARED BY CEMCON, DATED JUNE 6, 2012.

N

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SCALE: 1"=40'

KEY MAP



DATE	REVISIONS	DRAWN BY
05/04/2026	REVISED PER CITY REVIEW	KTG
03/30/2026	REVISED PER INTERNAL REVIEW	KTG

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AUTOBAHN - NORTH TRACK ADDITION

CITY OF JOLIET, ILLINOIS

GRADING AND DRAINAGE PLAN - A

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=40'

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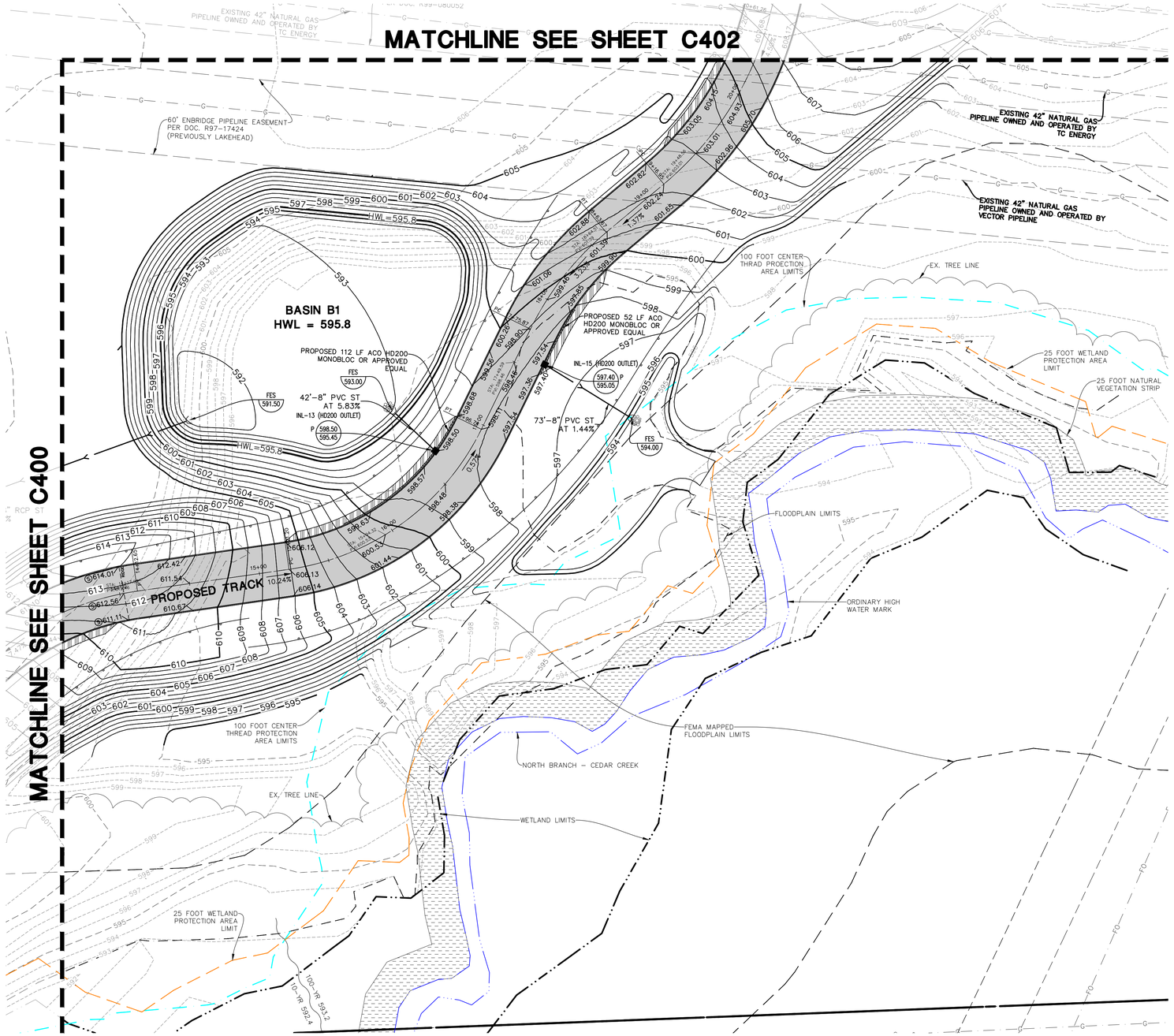
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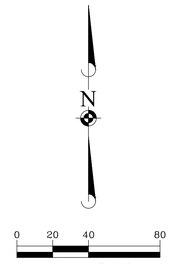
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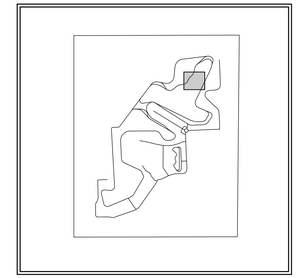
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KEY MAP

06-01-16

GRADING NOTES:

1. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
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10. WETLAND LIMITS SHOWN BASED ON WETLAND ASSESSMENT REPORT PREPARED BY BOLLINGER ENVIRONMENTAL DATED SEPTEMBER 5, 2025.
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01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE
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	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

SITE LEGEND

- ORDINARY HIGH WATER MARK
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AUTOBAHN - NORTH TRACK ADDITION
CITY OF JOLIET, ILLINOIS
GRADING AND DRAINAGE PLAN - B

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=40'

SHEET
C401
AUT.JOIL10

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May 7, 2026 - 12:48 Dwg Name: P:\Autjoil10\dwg\Eng\Final Drawings\Plan Set\06-07 - GRADING.dwg Updated By: MMoore

01-01-16

GRADING PLAN LEGEND

784	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
0.5'	PROPOSED DEPTH OF PONDING
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

04-01-16

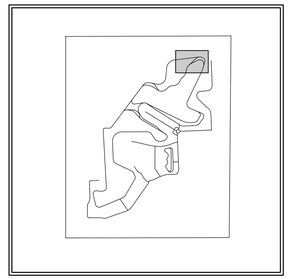
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12. MAPPED FLOODPLAIN LIMITS BASED ON FEMA MAP PANEL NUMBERS 17197C0260G AND 17197C0280G DATED FEBRUARY 15, 2019.
13. FLOODPLAIN ELEVATIONS USED AS BEST AVAILABLE DATA BASED ON H&H ANALYSIS AND FLOODPLAIN MAPPING REPORT PREPARED BY CEMCON, DATED JUNE 6, 2012.

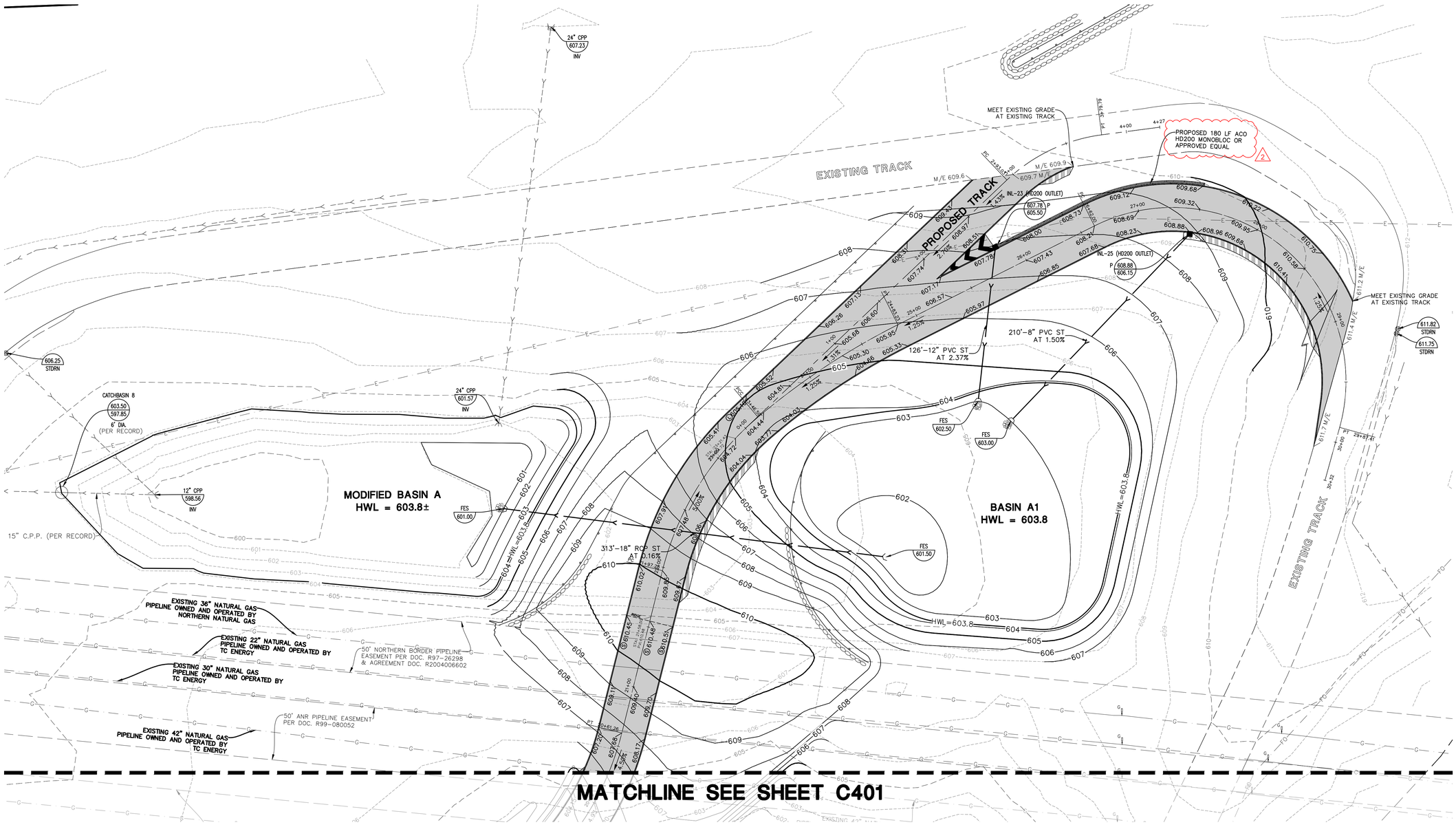
N

0 20 40 80

SCALE: 1"=40'



KEY MAP



MATCHLINE SEE SHEET C401

DATE	REVISIONS	DRAWN BY
		KTG
		KTG
05/04/2026	REVISED PER CITY REVIEW	
03/30/2026	REVISED PER INTERNAL REVIEW	

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.691.8500

AUTOBAHN - NORTH TRACK ADDITION

CITY OF JOLIET, ILLINOIS

GRADING AND DRAINAGE PLAN - C

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	MTM
PROJ. ASSOC.:	CLH
DRAWN BY:	KTG
DATE:	02/18/2026
SCALE:	1"=40'

SHEET

C402

AUT.JOIL10

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May 7, 2026 - 12:48 Dwg Name: P:\Aut\Joil\10\dwg\Eng\Final Drawings\Plan Set\06-07 - GRADING.dwg Updated By: MMoore

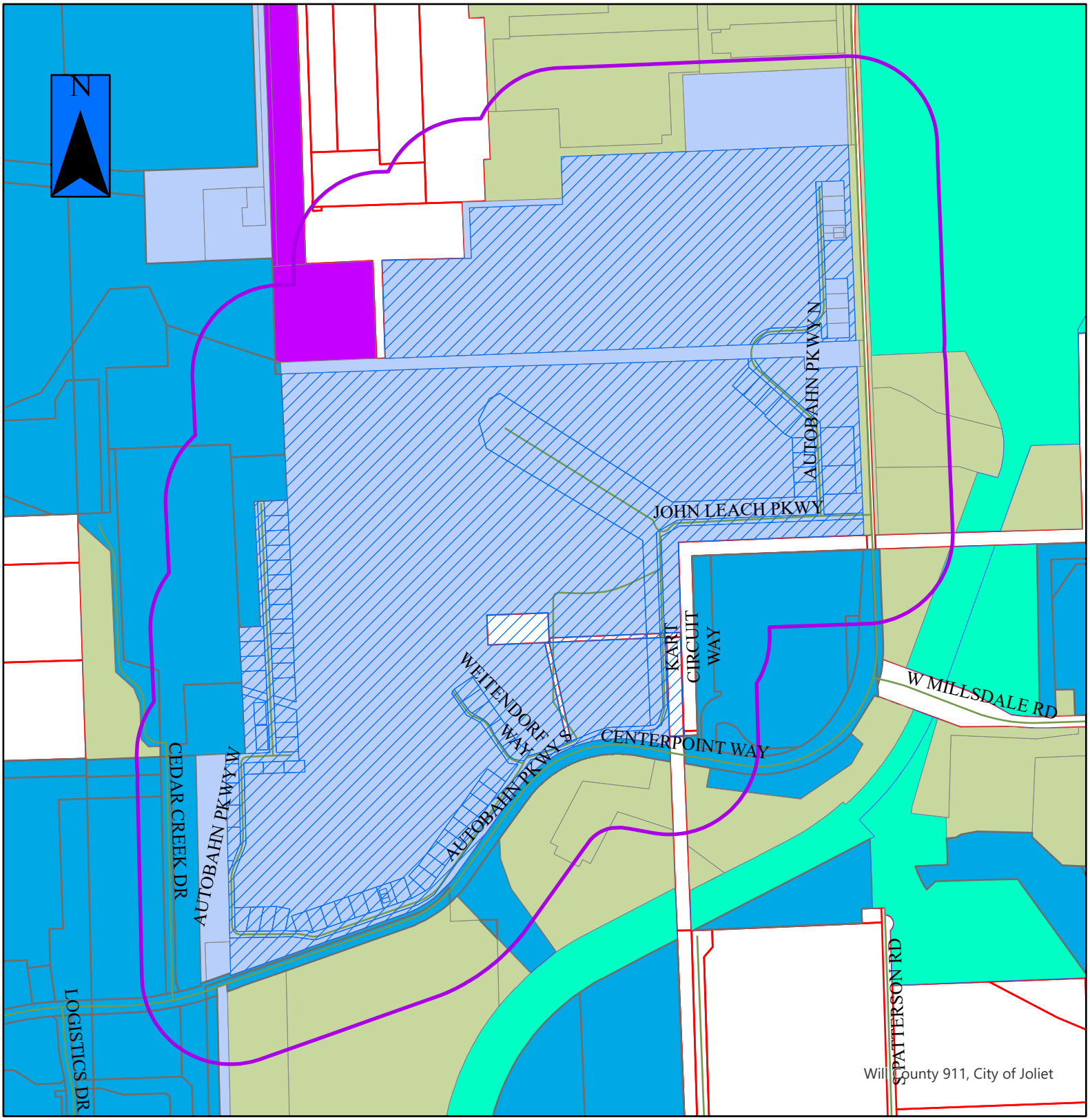


M-2-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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



M-2-26

JOLIET PLANNING DIVISION

= 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

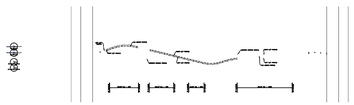


N

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.



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Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

	DATE	REVISIONS	DRAWN BY
6	04-09-26	MASTER PLAN UPDATE	KTG
5	10-10-18	PER CITY	SWL
4	08-09-18	PER CLIENT	SWL
3	07/24/18	PER CLIENT	SWL
2	04/23/15	PER CLIENT	CPD
1	04/14/15	MASTER PLAN UPDATE	CPD

PROJ. MGR.:	HL
PROJ. ASSOC.:	CPD
DRAWN BY:	CPD
DATE:	04-03-15
SCALE:	1"=300'

AUTOBAHN COUNTRY CLUB
JOLIET, WILL COUNTY, ILLINOIS
MASTER DEVELOPMENT SITE PLAN

SHEET 1 OF 1

AUTJO 130736

Dwg Name: P:\Autja\dwg\Eng\Final Drawings\Exhibits Eng\Master Development Plan\Master Development Plan 101018.dwg Updated By: kgoss 16:02

NORTH PIT LANE

NORTH TRACK

EX. PARKING LOT

JOHN LEACH PARKWAY

PROPOSED PARKING LOT

SOUTH TRACK

KART CIRCUIT WAY

JOHN LEACH PARKWAY

RIDGE LINE

RIDGE LINE

132.1'

513.6'

132.1'

513.6'

M/E P 607.9±

608.1± M/E P

608.4± M/E P

608.8± M/E P

609.0± M/E P

609.2± M/E P

609.3± M/E P

609.3± M/E P

609.3± M/E P

609.2± M/E P

609.2± M/E P

608.3± M/E P

607.55 P

M/E P 608.1±

604.2± M/E P

606.45 P

606.75 P

604.80 P

607.15 P

605.10 P

607.35 P

605.50 P

607.55 P

605.70 P

607.65 P

605.90 P

607.65 P

606.00 P

607.55 P

606.00 P

605.90 P

P 605.90

CB
604.09
602.57

36" PIPE
599.24
INV

TOP OF PIPE
ELEVATION = 602.53

FES
598.66

600.54
STDRN

30" PIPE
600.40
INV

FES
600.48
INV

TOP OF PIPE
ELEVATION = 603.6

EX. 30" ST

8"X8" DRAIN

CB
606.75
605.44

DRAIN RIM
ELEVATION = 603.13
ELEVATION AT TOP
OF 6" PVC = 603.60

SCALE: 1"=30'

0 15 30 60

N

08-01-16

GRADING NOTES:

1. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
5. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
6. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MARCH 10, 2026. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
7. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

08-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT LEGEND

STANDARD DUTY ASPHALT PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

DRAWN BY
REVISIONS
DATE

ATWELL
866.850.4200 www.atwell.com
333 East Butterfield Road, Suite 600
Lombard, IL 60148
ph:630.891.8500

AUTOBAHN CC - PADDOCK EXPANSION
CITY OF JOLIET, ILLINOIS
PADDOCK SITE IMPROVEMENT PLAN

PROJ. MGR.:
PROJ. ASSOC.:
DRAWN BY:
DATE: 04-08-2026
SCALE: 1"=30'

SHEET
C300
26002522

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April 8, 2026 - 14:21 Dwg Name: P:\26002522 Joliet\Autobahn\CP\Paddock Expansion\dwg\Eng\Final Drawings\Plan Set\S SITE GRADING AND DRAINAGE PLAN.dwg Updated By: kgoss

FOR OFFICE USE ONLY

****Verified by Planner (please initial):_____***

Payment received from:

Petition #:

Common Address:

Date filed:

Meeting date requested:

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 3795 Centerpoint Way, Joliet, IL 60436

PETITIONER'S NAME: Autobahn Country Club, L.L.C.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3795 Centerpoint Way, Joliet, IL ZIP CODE: 60436

PHONE: (Primary) [redacted] (Secondary) _____

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: Addition to existing racetrack

OWNER OF PROPERTY: Tim O'Donnell

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 3795 Centerpoint Way, Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone*):

Tim O'Donnell

3795 Centerpoint Way, Joliet, IL 60436

[redacted]

OTHER PROJECTS AND/OR DEVELOPMENTS:

There is a developed racetrack and multiple developed buildings on-site.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 1011062010030000 ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

LOTS AB-1, AB-2, AB-3 AND OUTLOT AB4 IN AUTOBAHN COUNTRY CLUB SUBDIVISION OF PART OF SECTION 6 AND SECTION 7, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 1, 2013 AS DOCUMENT R2013052895, IN WILL COUNTY, ILLINOIS.

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 77.75 Acres

PRESENT USE(S) OF PROPERTY: Racetrack

PRESENT ZONING OF PROPERTY: Light Industrial (LI)

SPECIAL USE REQUESTED: Permit requested for an addition to the North track at Autobahn Country Club that is near the North Branch of Cedar Creek.

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

(1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The special use will have no affect on the public health, safety, morals, comfort, or general welfare. The special use is an addition to the existing racetrack operation.

2. How will the special use impact properties in the immediate area? No impacts to the surrounding properties will be made. The track addition is within the boundary of the existing track.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the existing property already is in use as an existing racetrack. The addition will not impede the normal/orderly development of surrounding property.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, minor modifications to an existing detention facility along with a new proposed detention facility provide adequate drainage.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

The track addition will have no impact on ingress/egress to the surrounding public streets. No access points are proposed.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes, the additional track is a conforming use.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

There has been no previous denial for a special use permit.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Tim O'Donnell, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 8th **day of** April, **20** 26

[redacted]

OFFICIAL SEAL
SARAH GIMBEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES December 20, 2026

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:

3795 CenterPoint Way, Joliet, IL 60436

PIN(s): 10-11-06-201-003-0000

III. *PROPERTY OWNERSHIP*

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

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

Autobahn Realty, L.L.C., 100% owned by Autobahn Country Club, L.L.C.,

3795 CenterPoint Way, Joliet, IL 60436

E-MAIL: _____ **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

See attached schedule of ownership of Autobahn Country Club, L.L.C.

E-MAIL [redacted] **FAX:** [redacted]

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: [redacted]

DATE: 4/8/2026

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

Tim O'Donnell, President & CEO, Autobahn Country Club, L.L.C.

PRINT

AUTOBAHN COUNTRY CLUB, L.L.C.

SCHEDULE OF OWNERSHIP

AS OF APRIL 8, 2026

40% owned by Thomas and Wendy Herb 2015 Remainder Trust, [redacted]

34% owned by TSH Autobahn LLC, which is 100% owned by Thomas S. Herb, [redacted]

10% owned by Timothy O'Donnell, [redacted]

9% owned by Mark Basso, [redacted]

7% owned by Steven A. Wagner, [redacted]

47-15G.4 SPECIAL USE PERMIT REQUIRED

The development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas shall be prohibited except pursuant to a Special Use Permit issued in accordance with this Ordinance. In addition to any other requirement, a Special Use Permit shall not be issued unless the applicant establishes by clear and convincing evidence that:

A. The development will not detrimentally affect or destroy the natural features of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas, nor impair its natural functions, but will preserve and incorporate such features into the development's site;

B. The location of natural features and the site's topography have been reasonably considered in the designing and siting of all physical improvements;

C. Adequate assurances have been received that the clearing of the site of topsoil, trees, and other natural features will not occur before the commencement of building operations;

D. The development will not reduce the natural retention storage capacity of Jackson Creek, nor unlawfully increase the magnitude and volume of flooding at other locations; and

E. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface run off;

F. The development will not adversely and materially affect water quality; destroy, damage or disrupt significant habitat area; adversely affect drainage and/or stormwater retention capabilities; adversely affect flood conveyance and storage; lead to unstable earth conditions, create erosion hazards, or be materially detrimental to any other property in the area of the subject property or to the City of Joliet as a whole, including the loss of open space or scenic vistas;

G. The development will result in the restoration of portions of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas that were previously disturbed or damaged by development or agricultural land uses.

SECTION 47-15G THE CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH WATERSHED PROTECTION AREAS

* Ordinance #15820; 03/06/07

47-15G.1 SHORT TITLE

This ordinance shall be known and may be cited as the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Ordinance.

47-15G.2 PURPOSE AND INTENT

It is the purpose and intent of the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch Watershed Protection Ordinance to promote the health, safety and general welfare of persons residing near the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watersheds and associated drainage areas and wetlands by providing for the protection, preservation, proper maintenance, and use of the Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch (collectively referred to herein as "Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch"). The ordinance is more specifically adopted:

A. To prevent flood damage by preserving the storm and floodwater storage capacity of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch;

B. To maintain the normal hydrologic balance of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch by storing and providing for infiltration of wet-period runoff in floodplains and wetlands, and releasing it slowly to the stream to maintain in-stream flow;

C. To manage stormwater runoff and maintain natural runoff conveyance systems, and minimize the need for major storm sewer construction and drainageway modification;

D. To improve water quality, both by filtering and storing sediments and attached pollutants, nutrients, and organic compounds before they drain into Cedar Creek and Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and by maintaining the natural pollutant-assimilating capabilities of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch;

E. To protect shorelines and stream banks from soil erosion, using natural means and materials wherever possible;

F. To protect fish spawning, breeding, nursery and feeding grounds;

G. To protect wildlife habitat;

H. To preserve areas of special recreational, scenic, or scientific interest, including natural areas;

I. To maintain and enhance the aesthetic qualities of developing areas; and

J. To encourage the continued economic growth and high quality of life of the Joliet community which depends in part on an adequate quality of water, a pleasing natural environment, and recreational opportunities.

47-15G.3 DEFINITIONS

A. "Armoring" is a form of channel modification which involves the placement of materials (concrete, riprap, bulkheads, etc.) within a stream channel or along a shore line to protect property above Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch from erosion and wave damage caused by wave action and stream flow.

B. "Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Area" shall be the real property lying within one hundred (100) feet of an ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, within twenty-five (25) feet of the upland edge of any wetland within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watershed or within one hundred (100) feet of the center thread of any tributary to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located in the 100-year floodplain.

C. "Bulkhead" means a retaining wall that protects property along Cedar Creek, Sugar Creek, Jackson Creek and Jackson Branch.

D. "Channel" means that portion of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch lying within its ordinary high water marks.

E. "Channel modification" or "channelization" means to alter Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch by changing the physical dimension or materials of the channel. Channel modification includes damming, riprapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of bottom or woody vegetation. Channel modification does not include the clearing of debris or trash from Cedar Creek, Sugar Creek, Jackson Creek, or Jackson Branch. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g. straightening).

F. "Control structure" means a structure designed to control the rate of stormwater runoff that passes through the structure, given a specific upstream and downstream water surface elevation.

G. "Culvert" means a structure designed to carry drainage water or small streams below barriers such as roads, driveways, or railway embankments.

H. "Depressional area" means any area which is lower in elevation on all sides than surrounding properties (i.e. does not drain freely), or whose drainage is severely limited such as by a restrictive culvert. A depressional area will fill with water on occasion when runoff into it exceeds the rate of infiltration into underlying soil or exceeds the discharge through its controlled outlet. Large depressional areas may provide significant stormwater or floodplain storage.

I. "Development" means the construction, alteration or expansion of a building or structure, the making of improvements to land or an expansion or change in an existing principal land use, the subdivision of land. Agricultural use of land previously used for agricultural purposes does not constitute development. The following activities or uses shall be taken, for the purposes of this ordinance, to constitute development as defined herein:

   1. Any change in the intensity of use of land, such as an increase in the number of dwelling units on land, or a material increase in the site coverage of businesses, manufacturing establishments, offices, and dwelling units;

2. The commencement of drilling, except to obtain soil samples, or the commencement of mining, filling, excavation, dredging, grading or other alterations of the topography;

3. Clearing of land as an adjunct of construction for residential, commercial or industrial use;

4. Any other activity that might change the direction, height, or velocity of flood or surface waters.

J. "Erosion" means the general process whereby soils are moved by flowing water or wave action.

K. "Filtered view" means the maintenance or establishment of woody vegetation of sufficient density to screen developments from Cedar Creek, Sugar Creek, Jackson Creek, or Jackson Branch, to provide for stream bank stabilization and erosion control, to serve as an aid to infiltration of surface runoff, and to provide cover to shade the water. The vegetation need not be so dense as to completely block the view. Filtered view means no clear cutting.

L. "Flood Plain" shall mean that land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Flood plains may also include detached Special Flood Hazard Areas, ponding areas, etc. The flood plain is also known as the Special Flood Hazard Area (SFHA). The flood plains are those lands within the jurisdiction of the City that are subject to inundation by the base flood or 100-year frequency flood. The SFHA's of the City are generally identified as such on the Flood Insurance Rate Map of Will County prepared by the Federal Emergency Management Agency (or the U.S. Department of Housing and Urban Development) and dated March 17, 2003. The SFHA's of those parts of unincorporated territory that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Flood Insurance Rate Map prepared for Will County by FEMA and dated March 17, 2003.

M. "Floodway" means that portion of the floodplain required to store and convey the base flood. The floodway is the regulatory floodway as designated and regulated by the Federal Emergency Management Agency. The remainder of the floodplain which is outside the regulatory floodway is referred to as the flood fringe or floodway fringe.

N. "Hydraulic characteristics" means the features of a watercourse which determine its water conveyance capacity. These features include but are not limited to: size and configuration of the cross-section of the watercourse and floodway; texture and roughness of materials along the watercourse; alignment of watercourse; gradient of watercourse; amount and type of vegetation within the watercourse; and size, configuration, and other characteristics of structures within the watercourse. In low-lying area the characteristics of the overbank area also determine water conveyance capacity.

O. "Lot" means an area of land, with defined boundaries, that is designated in official assessor's records as being one parcel.

P. "Lake or pond" means any inland waterbody, fed by spring or surface water flow.

Q. "Natural" in reference to watercourses means those stream channels, grassed waterways and swales formed by the existing surface topography of the earth prior to changes made by unnatural causes. A natural stream tends to follow a meandering path; its floodplain is not constrained by levees; the area near the bank has not been cleared, mowed or

cultivated; the stream flows over soil and geologic materials typical of the area with no alteration of the course or cross-section of the stream caused by filling or excavating.

R. "Ordinary high water mark" (OHWM) means the point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

S. "Qualified professional" means a person trained in one or more of the disciplines of biology, geology, soil science, engineering, or hydrology whose training and experience ensure a competent analysis and assessment of stream, lake, pond and wetland conditions and impacts.

T. "Registered professional engineer" means a professional engineer registered under the provisions of "The Illinois Professional Engineering Act" and any act amendatory thereof.

U. "Retention/detention facility" means a facility that provides for storage of storm water runoff and controlled release of this runoff during and after a flood or storm.

V. "Runoff" means the portion of precipitation on the land that is not absorbed by the soil or plant material and which runs off the land.

W. "Sedimentation" means the processes that deposit soils, debris, and other materials either on other ground surfaces or in water bodies or watercourses.

X. "Setback" means the horizontal distance between any portion of a structure or any development activity and the ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch measured from the structure's or development's closest point to the ordinary high water mark.

Y. "Stream" means a body of running water flowing continuously or intermittently in a channel on or below the surface of the ground. Topographic maps of the U.S. Geological Survey are one reference for identifying perennial and intermittent streams. For purposes of this ordinance, the term "stream" does not include storm sewers.

Z. "Structure" means anything that is constructed, erected or moved to or from any which is located above, on, or below the ground. Temporary recreational facilities including, but not limited to, tents, camper trailers, and recreation vehicles are not considered structures when used less than 180 days per year and located landward of the minimum setback provided as a natural vegetation strip.

AA. "Vegetation" means all plant growth, especially trees, shrubs, mosses, and grasses.

BB. "Watercourse" means any river, stream, creek, brook, branch, natural or artificial depression, ponded area, slough, gulch, draw, ditch, channel, conduit, culvert, swale, grass waterway, gully, ravine, wash, or natural or man-made drainageway, which has a definite channel, bed and banks, in or into which stormwater runoff and floodwater flow either regularly or intermittently.

CC. "Wetland" means those transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water that are designated as a protected wetland by any federal or state agency having competent jurisdiction. Classification of areas as wetlands shall follow the "Classification of Wetlands and Deepwater Habitats of the United States" as published by the U.S. Fish

and Wildlife Service. For the purposes of this Ordinance, a wetland shall not include lands within or adjacent to man-made drainage channels located near roadways.

47-15G.4 SPECIAL USE PERMIT REQUIRED

The development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas shall be prohibited except pursuant to a Special Use Permit issued in accordance with this Ordinance. In addition to any other requirement, a Special Use Permit shall not be issued unless the applicant establishes by clear and convincing evidence that:

A. The development will not detrimentally affect or destroy the natural features of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas, nor impair its natural functions, but will preserve and incorporate such features into the development's site;

B. The location of natural features and the site's topography have been reasonably considered in the designing and siting of all physical improvements;

C. Adequate assurances have been received that the clearing of the site of topsoil, trees, and other natural features will not occur before the commencement of building operations;

D. The development will not reduce the natural retention storage capacity of Jackson Creek, nor unlawfully increase the magnitude and volume of flooding at other locations; and

E. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface run off;

F. The development will not adversely and materially affect water quality; destroy, damage or disrupt significant habitat area; adversely affect drainage and/or stormwater retention capabilities; adversely affect flood conveyance and storage; lead to unstable earth conditions, create erosion hazards, or be materially detrimental to any other property in the area of the subject property or to the City of Joliet as a whole, including the loss of open space or scenic vistas;

G. The development will result in the restoration of portions of the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas that were previously disturbed or damaged by development or agricultural land uses.

47-15G.5 SUBMISSIONS

An application for a Special Use Permit shall be accompanied by the following information as specified herein:

<u>General Provisions</u>:

Site Plan	Section 47-15G.8
Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan	Section 47-15G.9
Drainage Control Plan	Section 47-15G.10
Site Grading & Excavation Plan	Section 47-15G.11
Landscape Plan	Section 47-15G.12

Justification for Creek Relocation and Minor Modifications:

Creek Modification/Relocation Plan	Section 47-15G.14
Channel and Bank Armoring	Section 47-15G.15
Culverts	Section 47-15G.16
On-Stream Impoundments	Section 47-15G.17

47-15G.6 REVIEW AND APPROVAL

An application for a Special Use Permit shall be reviewed in accordance with Section 47-5.2 of the Zoning Ordinance, except that the reviewing advisory body shall be the Plan Commission and not the Board of Appeals. In addition, the following procedures shall apply:

A. The City Manager and the Plan Commission shall review each application for a Special Use Permit to determine its conformance with the provisions of this ordinance. The Mayor and City Council shall (a) approve the permit application by ordinance and if it is found to be in conformance with this ordinance; (b) approve the permit application by ordinance subject to such reasonable conditions as may be necessary to secure substantially the objectives of this ordinance; or (c) disapprove the permit application, indicating the deficiencies. In all cases, the Special Use Permit shall be subject to the condition that the applicant comply with the approved Submissions enumerated in Section 47-15G.5.

B. A Special Use Permit shall not be issued unless the development has also received all other approvals that may be required by ordinance.

47-15G.7 PERMITTED DEVELOPMENT ACTIVITY IN THE CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH PROTECTION AREAS

A Special Use Permit granted under this Ordinance shall allow the following development activities:

A. Improvements such as landscaping and plantings, public or private open space, walkways, bike trails, benches, comfort stations, informational displays, directional signs, foot bridges, fences, observation decks, and docks.

B. The maintenance, repair, replacement, and reconstruction of roads and bridges, gas and electrical transmission facilities and telecommunication lines, poles, and towers, municipal and public infrastructure, including underground water, sanitary sewer and stormwater facilities.

C. The establishment and development of public and private parks and recreation areas, outdoor education areas, historic natural and scientific areas, game refuges, fish and wildlife improvement projects, wildlife preserves and watercraft launching ramps.

D. Filling and excavating necessary for the development of public facilities, recreational structures or similar items. The development and maintenance of roads, parking lots and other impervious surfaces necessary for permitted uses are allowed only on a very limited basis, and where no alternate location outside of the setback area is available.

E. Land surface modification within the minimum setback shall be permitted for the development of stormwater drainage swales between the developed area of the site (including a stormwater detention facility on the site) and Cedar Creek, Sugar Creek,

Jackson Creek and Jackson Branch. Detention basins within the setback are generally discouraged, unless it can be shown that resultant modifications will not impair water quality, habitat, or flood storage functions.

F. Filling or excavating within wetlands is not permitted except to install piers for the limited development of walkways and observation decks. Walkways and observation decks should avoid high quality wetland areas, and should not adversely affect natural areas designated in the Illinois Natural Areas Inventory or the habitat of rare or endangered species.

G. Other development activities specifically authorized in the Special Use Permit.

47-15G.8 SITE PLAN

A Site Plan shall be prepared by the applicant and submitted to the City Manager for any proposed development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas. The Site Plan must indicate:

A. Dimension and area of parcel, showing also the vicinity of the site in sufficient detail to enable easy location in the field of the site for which the Special Use Permit is sought, and including the boundary line, underlying zoning, a legend, a scale, and a north arrow;

B. Location of any existing and proposed structures;

C. Location of existing or proposed on-site sewage systems and water supply systems;

D. Location of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and its ordinary high water mark;

E. Location and landward limit of all wetlands;

F. Location of setback lines established by this ordinance;

G. Location of the regulatory floodway;

H. Location of existing or future roads;

I. Depiction of areas proposed for alterations;

J. Cross-sections and calculations indicating any changes in flood storage volumes;

K. Such other information as reasonably requested by the City Manager.

The applicant shall demonstrate that the proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow. The applicant shall also demonstrate that the proposed development activity will not substantially reduce natural floodwater storage capacity, unnecessarily destroy or impair habitat for aquatic or other flora and fauna, adversely affect water quality or ground water resources, increase stormwater runoff velocity so that water levels on other lands are substantially raised or the danger from flooding unlawfully increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this ordinance.

A Site Plan shall not be required if no portion of the lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas is within one hundred feet of the OHWM of Cedar Creek, Sugar Creek, Jackson Creek, and

Jackson Branch or within one hundred feet of the center thread of any tributary of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located within the one hundred year floodplain.

47-15G.9 CEDAR CREEK, SUGAR CREEK, JACKSON CREEK, AND JACKSON BRANCH PRESERVATION PLAN

A Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan shall be prepared by the applicant and submitted to the City Manager for any proposed development of a lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas. The Preservation Plan shall include following components:

A. Natural Resource Inventory: The Preservation Plan shall identify the land within the Area that is currently in a natural state and that portion of the site that has been altered or disturbed by development or agricultural land uses. All proposed modifications to natural areas permitted under this Ordinance shall be described, including such items as pruning and improvements.

B. Restoration of Natural Creek Features: Undeveloped land within the Area that is not in a natural state shall be restored to a natural state. The creek bed and water flow in Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or its tributaries shall be modified where practicable to restore natural stream behavior, including, where practicable, the use of riffles and pools. The banks of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or tributaries shall also be stabilized where necessary.

C. Plantings: Restoration and stabilization shall be accomplished by vegetative plantings using accepted bioengineering techniques and with approved indigenous plants, brush, grasses, trees and other materials that comply with regulations issued by the City Manager. All Areas to be restored shall be seeded or planted with approved species in a timely manner and shall be maintained so as to avoid the growth of noxious weeds. Hardwood, conifer and brush species shall be utilized to establish a canopy cover.

D. Creek Access: The Preservation Plan shall provide public access to the Creek corridor along with linkage to other community transportation networks, including bicycle paths, hiking trails or public transportation. Trailheads shall be provided to link neighborhoods, parking areas and streets to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch where practicable. The contribution of land required by the Subdivision Regulations for park purposes shall include the land within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas unless otherwise approved by the Mayor and City Council, provided that reasonable efforts shall be made to locate additional park lands outside the floodplain.

E. Recreational Elements: The Preservation Plan shall provide for passive and active uses including linear parks, open spaces and bike and hiking trail systems. These improvements shall be coordinated with nearby public and private facilities. All site improvements included in the Plan to be located on or dedicated to a public agency shall be considered as public improvements within the meaning of the Subdivision Regulations.

F. A Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Preservation Plan shall not be required if no portion of the lot or parcel containing territory located within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas is within one hundred feet of the OHWM of Cedar Creek, Sugar Creek, Jackson Creek, and

Jackson Branch or within one hundred feet of the center thread of any tributary of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch actually located within the one hundred year floodplain.

47-15G.10 DRAINAGE CONTROL PLAN

A drainage control plan that describes the hydraulic characteristics of the site as well as the proposed drainage plan shall be submitted. Runoff from areas of concentrated impervious cover (e.g. roofs, driveways, streets, patios, etc.) shall be collected and transported to a drainageway with sufficient capacity to accept the discharge without undue erosion or detrimental impact. The development shall comply with the Stormwater Management Regulations set forth in Section 31-205 of the Code of Ordinances.

47-15G.11 SITE GRADING AND EXCAVATION PLAN

A. The site proposed for development shall be investigated to determine the soil and geologic characteristics, including soil erosion potential. The development shall be subject to the Soil Erosion and Sedimentation Control Regulations set forth in Sections 31-206 and 31-207 of the Code of Ordinances. In addition, a Site Grading and Excavation Plan shall be submitted with each application for a Special Use Permit and shall include the following:

    1. Details of the existing terrain and drainage pattern contours;

    2. Proposed site contours;

    3. Dimensions, elevation and contours of grading, excavation and fill;

    4. A description of methods to be employed in disposing of soil and other material that is removed from allowable grading and excavation sites, including location of the disposal site if on the property;

    5. A schedule showing when each stage of the project will be completed, including the total area of soil surface to be disturbed during each stage, and estimated starting and completion dates. The schedule shall be prepared so as to limit, to the shortest possible period, the time soil is exposed and unprotected. In no case shall the existing natural vegetation be destroyed, removed or disturbed more than fifteen (15) days prior to initiation of the improvements; and

    6. A detailed description of the re-vegetation and stabilization methods to be employed, to be prepared in conjunction with the Landscape Plan. This description should include locations of erosion control measures such as sedimentation basins, straw bales, diversion swales, etc. The grading and excavation plan must be consistent with all the provisions of this ordinance.

B. Unless otherwise provided in this Ordinance, the following restrictions, requirements and standards shall apply to all development within the Area:

    1. Every effort shall be made to develop the site in such a manner so as to minimize the alteration of the natural topography;

    2. No grading, filling, cleaning, clearing, terracing or excavation of any kind shall be initiated until final engineering plans are approved and the Special Use Permit is granted by the Mayor and City Council; and

3. The depositing of any excavation, grading or clearing material within Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or any wetland shall be prohibited.

4. In addition to locating all site improvements on the subject property to minimize adverse impacts on Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, the applicant shall install a physical barrier during construction, and following completion of the project, where necessary, to prevent direct runoff and erosion from any modified land surface within Jackson Creek.

47-15G.12 VEGETATION AND RE-VEGETATION/LANDSCAPE PLAN

To preserve or restore the natural state of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, to minimize erosion, stabilize the stream bank, protect water quality, maintain water temperature at natural levels, preserve fish and wildlife habitat, to screen man-made structures, and also to preserve aesthetic values of the natural water course and wetland areas, a natural vegetation strip shall be restored, established, preserved and maintained along the edge of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch and any wetland located within the watershed of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch. The natural vegetation strip shall extend landward a minimum of 25 feet from the ordinary high water mark of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch, any tributary thereof actually located within the floodplain or any wetland within the watershed of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch.

Within the natural vegetation strip, trees, grasses and shrubs may be selectively pruned or removed for harvest of merchantable timber, to achieve a filtered view of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch or wetland from the principal structure and for reasonable private access. Said pruning and removal activities shall ensure that a live root system stays intact to provide for stream bank stabilization and erosion control.

A Landscape Plan shall be submitted with each Special Use Permit application for development activity within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch Watershed Protection Areas and contain the following:

A. A plan describing the existing vegetative cover of the property and showing those areas where the vegetation will be removed as part of the proposed construction; and

B. A plan describing the proposed re-vegetation of disturbed areas specifying the materials to be used.

C. The vegetation must be planned in such a way that access for stream maintenance purposes is not prevented.

47-15G.13 CONDITIONS AND RESTRICTIONS FOR PERMITTING STREAM MODIFICATION

Stream modification, when permitted, is subject to the following conditions and restrictions:

A. Water quality, habitat and other natural functions must be significantly improved by the modification; no significant habitat area may be destroyed;

B. The amount of flow and velocity of a stream is not to be increased or decreased as the stream enters or leaves a subject property, unless this reflects an improvement over previous conditions in terms of reduced flooding, reduced erosion, or enhanced low-flow conditions;

C. Prior to diverting water into a new channel, a qualified professional approved by the City Manager shall inspect the stream modification, and issue a written report demonstrating the modified stream complies with the requirements in Section 7.02; and

D. Stream channel enlargement, or other modifications that would increase conveyance, shall not be permitted if the intended purpose is to accommodate development activities in the floodplain.

47-15G.14 CREEK OR TRIBUTARY RELOCATION PLAN

Creek or tributary relocation may be permitted in accordance with a Relocation Plan which provides for:

A. The creation of a natural meander pattern, pools, riffles, and substrate;

B. The formation of gentle side slopes (at least three feet horizontally per one foot vertically), including installation of erosion control features;

C. The utilization of natural materials wherever possible;

D. The planting of vegetation normally associated with streams, including primarily native riparian vegetation;

E. The creation of spawning and nesting areas wherever appropriate;

F. The re-establishment of the fish population wherever appropriate;

G. The restoration of water flow characteristics compatible with fish habitat areas, wherever appropriate;

H. The filling and re-vegetation of the prior channel;

I. A proposed phasing plan, specifying time of year for all project phases;

J. Plans for sediment and erosion control; and

K. Establishment of a low-flow channel which reflects the conditions of a natural stream.

47-15G.15 CRITERIA FOR PERMITTING ARMORING OF CHANNELS AND BANKS

Armoring in the form of bulkheads, riprap or other materials or devices is not permitted except in accordance with the following:

A. Significant erosion cannot be prevented in any other way and the use of vegetation and gradual bank slopes has not sufficiently stabilized the shoreline or bank;

B. The bulkhead or other device is not placed within a wetland;

C. The bulkhead, riprap or other device will minimize the transmittal of wave energy or currents to other properties;

D. The change in the horizontal or vertical configuration of the land must be kept to a minimum; and

E. Utilization of accepted bioengineering technologies where appropriate.

47-15G.16 CRITERIA FOR PERMITTING THE USE OF CULVERTS

Culverts are not permitted in Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch except in accordance with the following:

A. Where a culvert is necessary for creating or improving access to a property or as part of a public road;

B. The culvert shall allow passage of fish inhabiting the stream, and accommodate the 100-year flood event without increasing upstream flooding, except where a restricting culvert is desirable as part of an overall storm and floodwater management plan;

C. The culvert shall be maintained free of debris and sediment to allow free passage of water and fish; and

D. The creek bed shall not be significantly widened for the placement of a culvert as this increases siltation; if multiple culverts must be installed, one culvert should be at the level of the bottom of the stream and the others at or above normal water elevation.

47-15G.17 CRITERIA FOR PERMITTING ON-STREAM IMPOUNDMENTS

Impoundment of Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch is not permitted except in accordance with the following:

A. The impoundment is determined to be in the public interest by providing regional stormwater detention, flood control, or public recreation;

B. The impoundment will not prevent the upstream migration of fish;

C. A non-point source control plan has been implemented in the upstream watershed to control the effects of sediment runoff as well as minimize the input of nutrients, oil and grease, metals, and other pollutants;

D. Impoundments without permanent low-flow pools are preferred except where a permanent pool is necessary to achieve the intended benefits of the impoundment (e.g. recreation or water quality mitigation); and

E. Impoundment design shall include gradual bank slopes, appropriate bank stabilization measures, and a pre-sedimentation basin.

47-15G.18 WETLAND PROTECTION AND REPLACEMENT

A. Except as provided herein, no filling or excavating within wetlands is permitted except to install piers for the limited development of walkways and observation decks. Walkways and observation decks shall avoid high quality wetland areas, and shall not adversely affect natural areas designated in the Illinois Natural Areas Inventory or the habitat of rare or endangered species.

B. Wetland areas occupied by the development of decks and walkways must be mitigated by an equal area of wetland habitat improvement.

C. Modification of degraded wetlands for purposes of stormwater management is permitted where the quality of the wetland is improved and total wetland acreage is preserved. Where such modification is permitted, wetlands shall be protected from the effects of increased stormwater runoff by measures such as detention or sedimentation basins, vegetated swales and buffer strips, and sediment and erosion control measures on adjacent developments. The direct entry of storm sewers into wetlands shall be prohibited.

D. Pursuant to Special Use Permit, wetlands within the Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch watersheds may be relocated and replaced in accordance with applicable federal and state law provided that the size of the replacement wetland shall be 150% of the size of the original wetland.

47-15G.19 MAINTENANCE EASEMENT

The applicant shall grant an access easement for stream maintenance purposes to the City of Joliet if the development does not contain other land adjacent to Cedar Creek, Sugar Creek, Jackson Creek, and Jackson Branch dedicated to the City of Joliet.

47-15G.20 NONCONFORMING USES

Nonconforming uses shall be regulated in accordance with Section 47-17.22 of the Zoning Ordinance of the City of Joliet.

47-15G.21 VARIATIONS

The Mayor and City Council may grant one or more variations from the requirements of this Ordinance upon the demonstration by the applicant of clear and convincing evidence that enforcement of this ordinance would cause an undue hardship on the affected property or would impose an unreasonable economic burden on the property that outweighs the corresponding benefit to the public afforded by the restriction. Variances shall be granted by the Mayor and City Council upon the advice of the Plan Commission.*

* Ordinance #15820 03/06/07

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, May 21, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

TMP-9794

Attachments: PC Meeting Minutes 04.16.26

A motion was made by Debbie Radakovich, seconded by Jeff Crompton, to approve: Approval of the April 16, 2026 Plan Commission Minutes. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

TMP-9795

Attachments: PUD-5-26 & V-3-26 Staff Report Packet.pdf

Ms. Jayne Bernhard read the staff report into the record. Mr. Kyle Quinn, representing Vista Ridge Development LLC, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve: PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9796

Attachments: Staff Report P-5-26 & FP-1-26 Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Matthias Trizna, representing Northern Builders, Inc., appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9798

Attachments: Staff Report Packet A-1-26 (23656 S Houbolt Rd).pdf

Ms. Bernhard read the staff report into the record. Mr. John Argoudelis, representing the petitioner Whimsy Trucking, appeared on behalf of the petition. Commissioner Scott Hammock asked about potential oils and residues draining into the nearby pond. Mr. Argoudelis responded. Ms. Kathleen Garthus made a public comment in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve: A-1-26: Annexation of 23656 S. Houbolt Road, Classification to the I-1 (Light Industrial) Zoning District, and Approval of an Annexation Agreement. (23656 S. Houbolt Road) (PIN # 04-10-01-300-013-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9799

Attachments: Staff Report Packet M-1-26 M-2-26 (Autobahn Country Club).pdf
Ordinance 15820 Cedar Creek Watershed Protection Area.pdf

Ms. Bernhard read the staff report into the record. Mr. David Silverman, representing the petitioner Autobahn Country Club, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. There were no public comments made in favor of or in opposition to the petitions.

A motion was made by Debbie Radakovich, seconded by Michael F. Turk, to approve: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area. (3795 CenterPoint Way) (PIN # 10-11-06-201-003-0000) (COUNCIL DISTRICT #5)

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club. (3795 CenterPoint Way) (PIN #s 10-11-06-301-019-0000, 10-11-06-401-003-0010, 10-11-06-401-003-0020, 10-11-06-301-024-0000, 10-11-07-101-030-0000, 10-11-06-401-005-0000, 10-11-07-101-017-0000, 10-11-06-302-001-0000, 10-11-06-301-020-0000, 10-11-07-101-013-0000, 10-11-06-302-004-0000, 10-11-07-101-027-0000, 10-11-06-301-014-0000, 10-11-07-101-019-0000, 10-11-07-101-009-0000, 10-11-06-302-003-0000, 10-11-07-101-010-0000, 10-11-07-101-026-0000, 10-11-06-301-039-0000, 10-11-06-400-009-0000, 10-11-06-301-023-0000, 10-11-07-101-007-0000, 10-11-07-101-011-0000, 10-11-06-302-002-0000, 10-11-06-401-006-0000, 10-11-06-301-004-0000, 10-11-07-101-031-0000, 10-11-06-401-015-0010, 10-11-06-301-021-0000, 10-11-06-401-002-0010, 10-11-06-401-011-0000, 10-11-07-101-024-0000, 10-11-07-101-014-0000, 10-11-07-101-029-0000, 10-11-06-401-008-0000, 10-11-07-101-028-0000, 10-11-06-301-037-0000,10-11-06-401-002-0020, 10-11-06-401-009-0000, 10-11-07-101-025-0000, 10-11-07-101-008-0000, 10-11-07-101-021-0000, 10-11-07-101-022-0000, 10-11-06-301-002-0000, 10-11-06-301-018-0000, 10-11-06-401-010-0000, 10-11-06-401-012-0000, 10-11-06-301-015-0000, 10-11-06-301-012-0000, 10-11-06-401-014-0000, 10-11-06-301-022-0000, 10-11-06-301-010-0000, 10-11-07-101-023-0000, 10-11-06-401-007-0000, 10-11-06-301-013-0000, 10-11-07-101-018-0000, 10-11-06-301-034-0000, 10-11-06-301-017-0000, 10-11-07-101-015-0000, 10-11-07-101-033-0000, 10-11-06-401-004-0000, 10-11-06-301-005-0000, 10-11-07-101-003-0000, 10-11-07-101-004-0000, 10-11-06-301-016-0000, 10-11-06-401-013-0000, 10-11-06-301-011-0000, 10-11-07-101-012-0000, 10-11-07-101-006-0000, 10-11-07-102-011-0000, 10-11-06-301-025-0000, 10-11-06-400-019-0000, 10-11-06-301-003-0000, 10-11-07-101-016-0000, 10-11-07-101-005-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 299-26

File ID: 299-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/20/2026

Department: **Final Action:**

Title: Ordinance and Resolution Associated with Autobahn Country Club:

Ordinance Approving a Special Use Permit to Allow Development on a Lot Containing Cedar Creek Watershed Protection Area (M-1-26)

Resolution Approving an Amendment to the Master Development Plan for Autobahn Country Club (M-2-26)

Agenda Date: 06/02/2026

Attachments: Ordinance - Autobahn Cedar Creek SUP.docx, Site Plan - Autobahn North Track Addition.pdf, Resolution - Autobahn Master Development Plan.docx, Exhibit A Master Development Plan.pdf, Staff Report Packet M-1-26 M-2-26 Autobahn.pdf, Ordinance 15820 47-15G Cedar Creek Protection Area.pdf, Plan Commission Minutes 05-21-26.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Dustin Anderson	Approve	5/25/2026
1	2	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	3	5/29/2026	Beth Beatty	Approve	5/25/2026

Memo

File #: 300-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with the Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development

Ordinance Approving an Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (PUD-5-26)

Ordinance Approving a Recording Plat of Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development (V-3-26)

Ordinance Approving a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (RP-2-26)

BACKGROUND:
The subject petitions concern the 5.2-acre portion of the Vista Ridge Planned Unit Development (PUD) dedicated to townhome development. The previously approved Final Plat for this area consisted of 17 townhouse block lots that were each 58 feet deep. The applicant, Vista Ridge Development, LLC, is requesting an amendment to the Final PUD Plat and new Recording Plat to increase the size of these lots to 70 feet deep to allow the full extent of the rear individual unit patios to be located within each townhome lot and not in the common lot areas. There are no changes to the volume or design of these units.

The subject property was annexed into the City in 2004. On January 7, 2025, the City Council approved rezoning of the property to R-4 (Low Density Multi-Family Residential) zoning. The surrounding acreage which is also included in the same Planned Unit Development (PUD), was rezoned to R-2 (Single-Family Residential) at this time. The City Council approved the Recording Plat for the entire PUD to allow construction of 321 single-family residential homes and 76 townhouse dwelling units on May 6, 2025.

When the Final PUD Plat for the greater subdivision was approved in 2025, a blanket Public Utility and Drainage Easement was created to cover the extent of each common lot area (Lots 343, 344, and 345) outside of the townhouse block lots. Since portions of this easement area are being encroached upon with the requested extension of the townhouse block lots, a vacation of these easement areas is necessary to avoid future conflicts with the proposed back patios. Staff have reviewed this request and have no concerns about the proposed vacation. NICOR has stated that there are no conflicts with its utilities in the proposed area of vacation. Staff have not received any correspondence from any other private utility companies regarding the requested vacation.

Approval of the requested amended Final Plat, new Recording Plat, and Public Utility and Drainage Easement vacation will allow the continued construction of townhouse units within Phase 1 of Vista Ridge PUD with all future rear yard patios on the townhouse block lots. Staff have examined these requests and believe there will be no meaningful impact on stormwater detention or residential open space. The requested vacation would not have any effect on public or private utilities in the area.

PUBLIC HEARING (PLAN COMMISSION):
The Plan Commission held a public hearing on the Final PUD Plat amendment and vacation at its May 21, 2026, meeting. Minutes of the meeting are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Wendell Martin moved that the Plan Commission recommend approval of the amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development and the Vacation of a Public Utility and Drainage Easement within a portion of the Vista Ridge Phase 1 Planned Unit Development. Jeff Crompton seconded the motion, which passed with six (6) aye votes. Voting aye were Commissioners Cox, Crompton, Hammac, Martin, Radakovich, and Turk. Voting nay were none. Commissioner Eulitz was absent.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt the following:

1. Ordinance Approving an Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development

2. Ordinance Approving a Recording Plat of Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development

3. Ordinance Approving a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE FINAL PLAT OF VISTA RIDGE, PHASE 1 PLANNED UNIT DEVELOPMENT (2700 Vista Lane)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached final planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Vista Ridge, Phase 1 Planned Unit Development
PIN: 00-06-26-347-003-0000, 00-06-26-347-004-0000, 00-06-260-347-005-0000, 00-06-26-347-006-0000, 00-06-26-347-007-0000, 00-06-26-347-008-0000, 00-06-26-348-001-0000, 00-06-26-348-002-0000, 00-06-26-348-003-0000, 00-06-26-348-004-0000, 00-06-26-348-005-0000, 00-06-26-348-006-0000, 00-06-26-348-007-0000, 00-06-26-348-008-0000, 00-06-26-348-009-0000, 00-06-26-348-010-0000, 00-06-26-349-001-0000, 00-06-26-349-002-0000, 00-06-26-349-003-0000, 00-06-26-349-004-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-5-26

EXHIBIT A

ARCHITECTURAL STANDARDS:

The architectural Elevations and floor plans are approved by the City and attached hereto. Developer shall construct the buildings on the Subject Property in conformance with the approved Architectural Elevations and floor plans.

FINAL PLAT OF VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

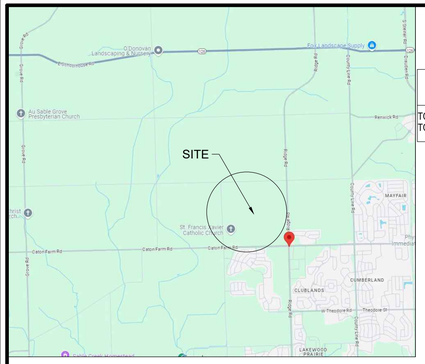
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

150' 0 75' 150' 300' 600'
1" = 150'



VICINITY MAP
NOT TO SCALE

THIS PLAT IS NOT FOR RECORD

OWNER / DEVELOPER

McNaughton Development
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

AREA TABLE

SINGLE FAMILY LOTS	636,336 SQ. FT.	14.6083 AC.
MULTI FAMILY LOTS 322-338	98,020 SQ. FT.	2.2502 AC.
MULTI FAMILY LOTS 339-341	187,559 SQ. FT.	4.3057 AC.
OPEN SPACE / PARK AREAS	759,952 SQ. FT.	17.4462 AC.
RIGHT OF WAY HEREBY DEDICATED	551,955 SQ. FT.	12.6711 AC.
TOTAL AREA THIS SUBDIVISION	2,233,822 SQ. FT.	51.2815 AC.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

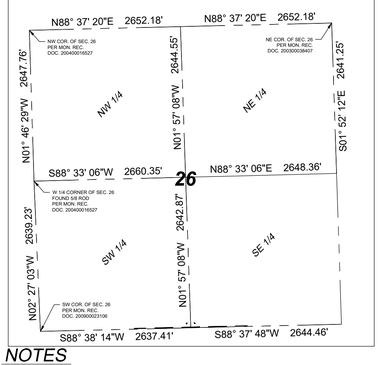
PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

USE EXCEPTIONS

1. EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
2. EXCEPTION TO ALLOW 4.45 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE, PER THE KENDALL COUNTY LAND USE PLAN.
3. EXCEPTION TO ALLOW 9.42 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE, PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
4. EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADII TO BE REDUCED FROM 75' TO 60'.
5. EXCEPTION TO REDUCE THE REQUIRED ROW OF GREYWALL BOULEVARD FROM 75' TO 70'.
6. REQUESTING AN EXCEPTION TO THE USE OF BRICK OR STONE IN EXTERIOR ELEVATIONS, PER SECTION 47-17.30(E) OF THE CITY'S ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.

SECTION 26-36-8



NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. SINGLE FAMILY ZONING R-2;
   MULTI FAMILY ZONING R-4
4. EXCEPTION TO WAIVE THE REQUIRED 25-FT. REAR YARD SETBACK FOR THE TOWNHOUSE UNITS.



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
LAT 41-33-53.1; LONG 88-12-01.9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

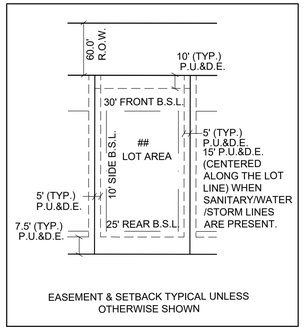
3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

SITE DATA- FULL SITE

GROSS SITE AREA	=	120.00 AC.
PARK AREAS	=	5.25 AC.
STORMWATER MANAGEMENT AREA	=	11.29 AC.
OPEN SPACE (OUTLOTS)	=	2.75 AC.
ROW DEDICATION	=	26.72 AC.
321 SINGLE FAMILY LOTS + ROW	=	92.36 AC.
GROSS LAND USE (321 LOTS + ROW)	=	77%
NET LAND USE (321 LOTS W/OUT ROW)	=	65.64 AC.
SINGLE FAMILY DENSITY (321/72.12)	=	4.45 DU/AC
MINIMUM LOT SIZE	=	7,500 SF
MAXIMUM LOT SIZE	=	16,216 SF
AVERAGE LOT SIZE	=	8,713 SF
76 TOWNHOMES (20' x 48")	=	8.35 AC
ROW DEDICATION	=	1.80 AC.
LAND USE W/OUT ROW	=	6.55 AC
GROSS LAND USE (TOWNHOMES)	=	6.96%
TOWNHOMES DENSITY (76/8.07 AC)	=	9.42 DU/AC
397 TOTAL UNITS		
GROSS DENSITY	=	4.84 DU/AC.

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 1 of 6

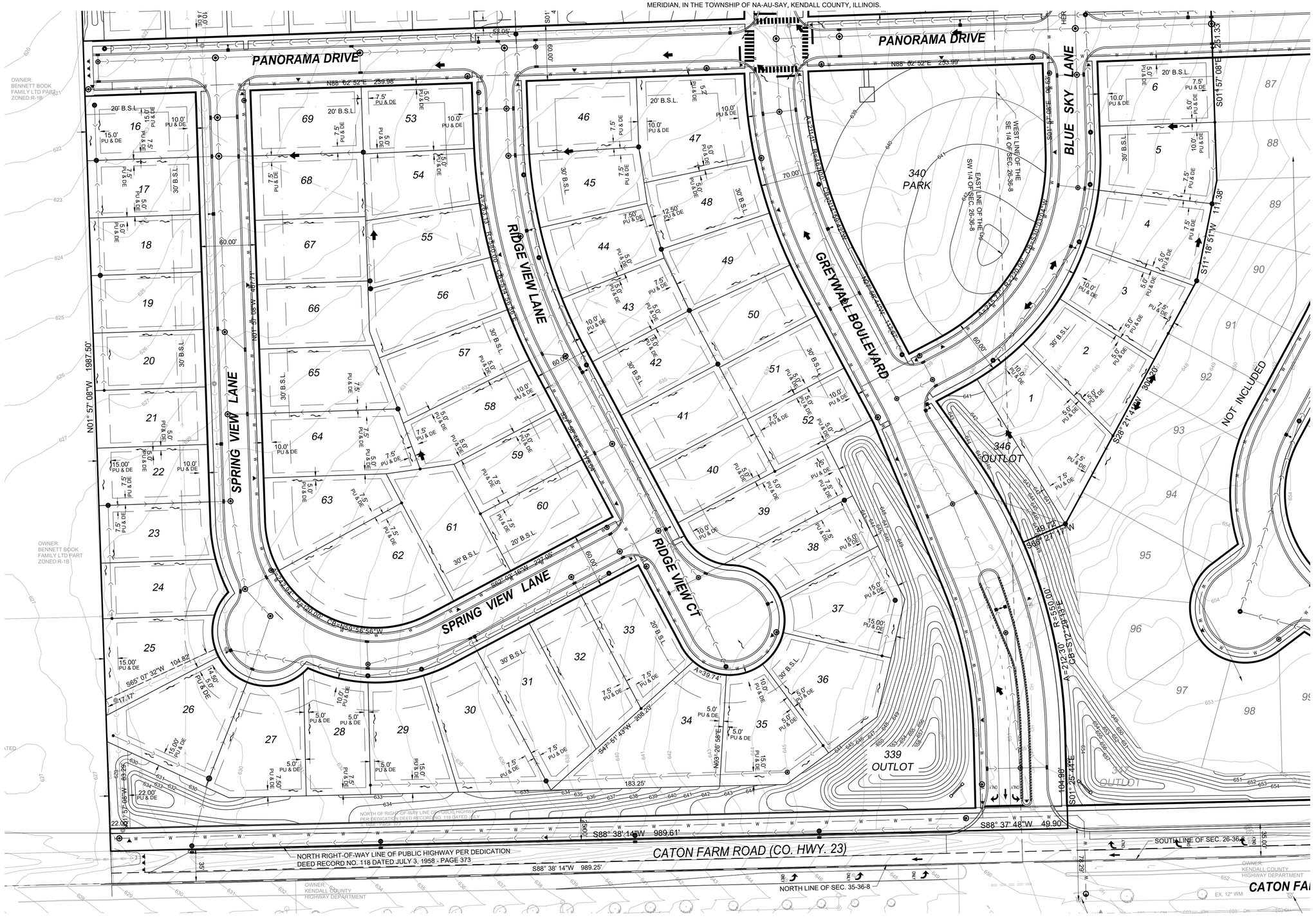
N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
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		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
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		GATE VALVE IN VALVE VAULT
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		LOT LINE (INTERIOR)
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		CENTERLINE
		B-6.12 CURB & GUTTER

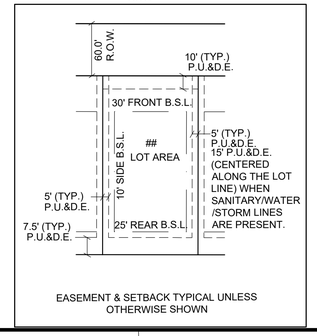
LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 2 of 6

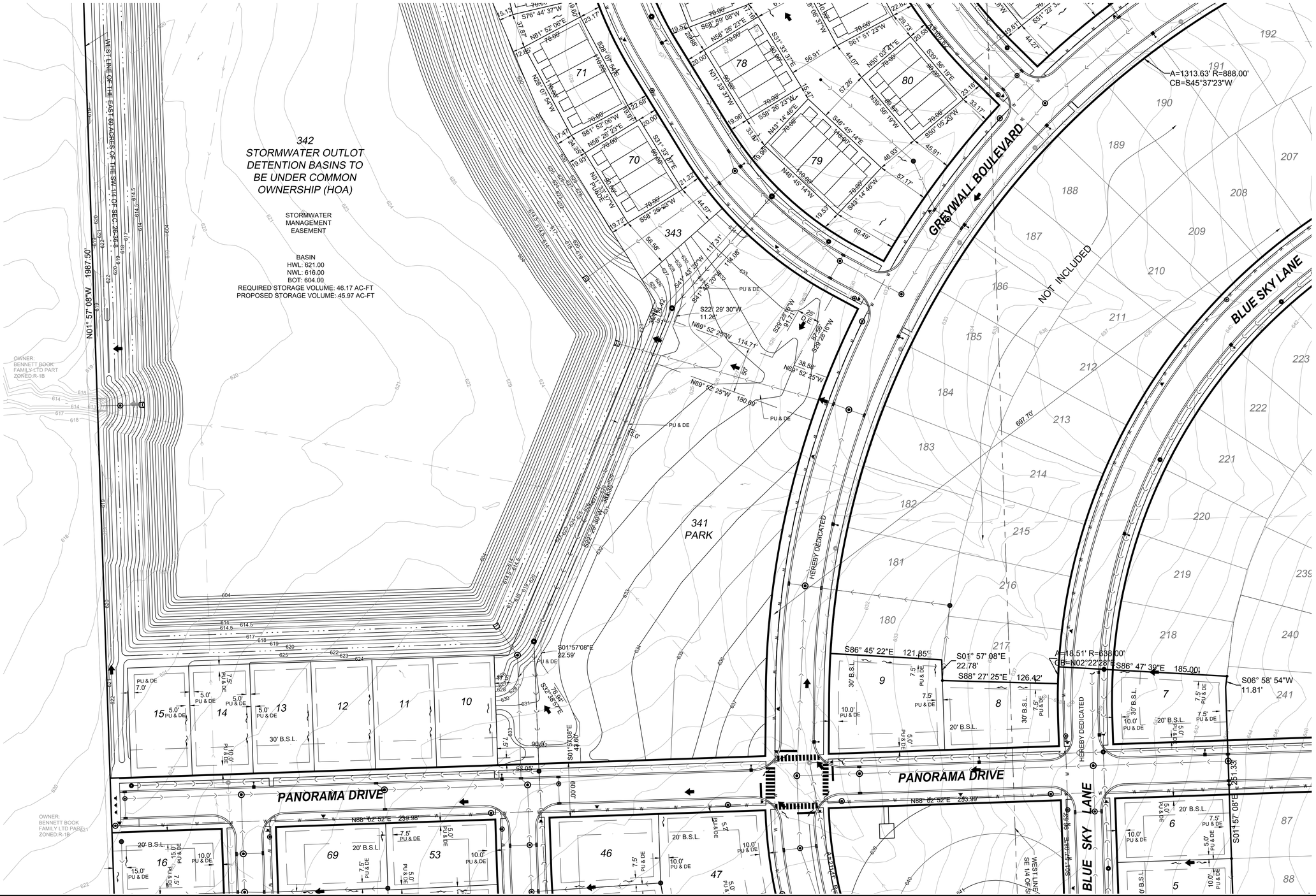
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THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

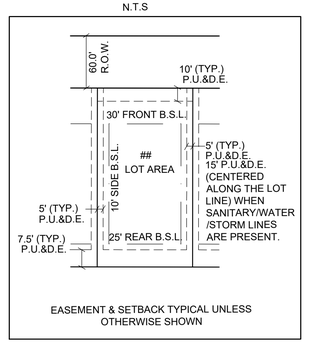
3 2 / 10 11 — SECTION CORNER

SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

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6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 3 of 6

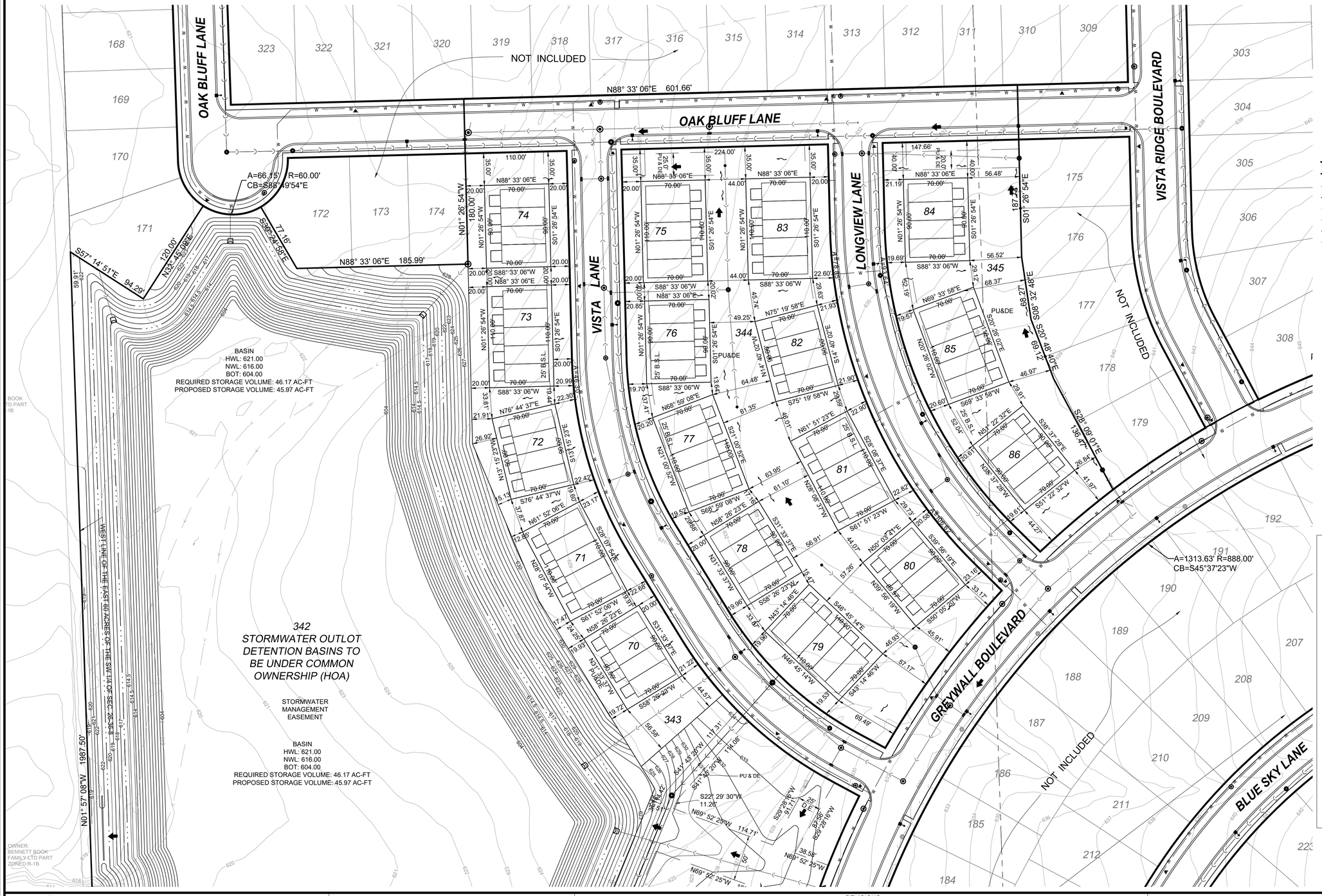
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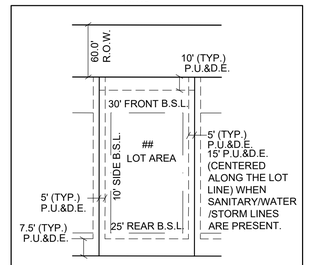
FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



TYPICAL LOT DETAIL
N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

SECTION CORNER

SUBDIVISION BOUNDARY LINE	N	NORTH
UNDERLYING LOT LINE	S	SOUTH
EXISTING LOT LINE	E	EAST
PROPOSED LOT LINE	W	WEST
EXISTING EASEMENT LINE	CB	CHORD BEARING
PROPOSED EASEMENT LINE	A	ARC LENGTH
BUILDING SETBACK LINE	R	RADIUS
SECTION LINE	PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
	D.E.	DRAINAGE EASEMENT
	(0.00')	RECORD DATUM
	0.00'	CALCULATED DATUM
	■	SET CONCRETE MONUMENT
	B.S.L.	BUILDING SETBACK LINE
	○ FIP	FOUND IRON PIPE W/SIZE

LEGEND

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		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
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		EASEMENT LINE
		CENTERLINE
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GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

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VISTA RIDGE PHASE 1
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Project No: 241015
Group No: VP04.7
SHEET NO. 4 of 6

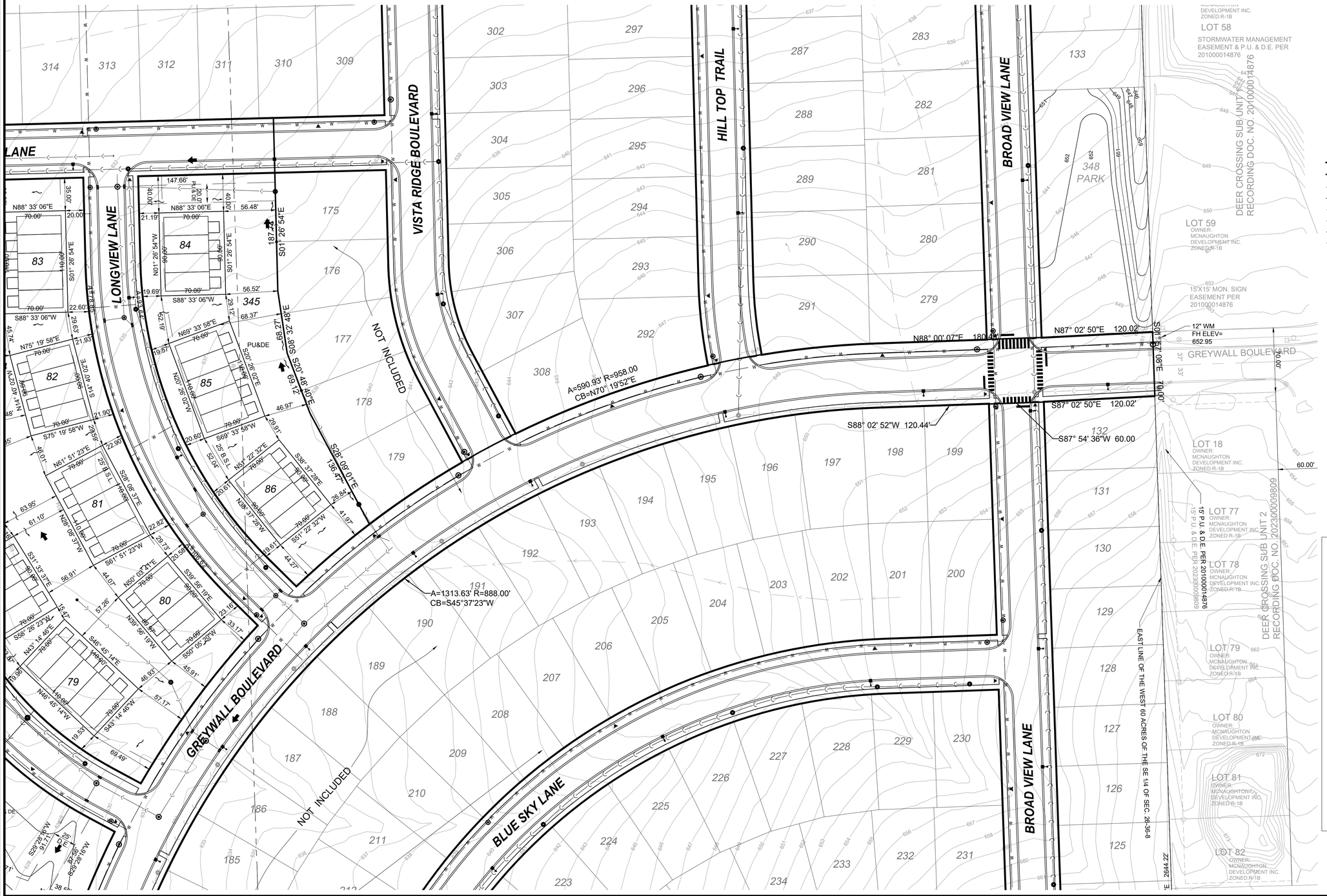
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FINAL PLAT OF VISTA RIDGE PHASE 1

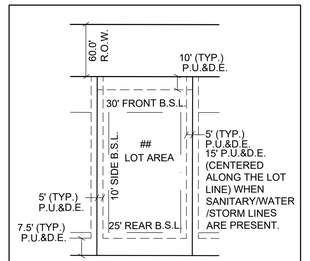
A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
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		CENTERLINE
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VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

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Project No: 241015
Group No: VP04.7
SHEET NO. 5 of 6

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FINAL PLAT OF VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-300-005
06-26-400-003

Parcel Table	
Parcel #	Area
1	12944 SF
2	10030 SF
3	9377 SF
4	9541 SF
5	9929 SF
6	8750 SF
7	9446 SF
8	9023 SF
9	12993 SF
10	8040 SF
11	8040 SF
12	8040 SF
13	8040 SF
14	8040 SF
15	8040 SF
16	8400 SF
17	7500 SF
18	7500 SF
19	7500 SF
20	7500 SF

Parcel Table	
Parcel #	Area
21	7500 SF
22	7500 SF
23	7559 SF
24	7808 SF
25	9156 SF
26	11963 SF
27	10659 SF
28	8985 SF
29	9644 SF
30	11795 SF
31	10428 SF
32	9393 SF
33	9117 SF
34	14599 SF
35	10413 SF
36	10567 SF
37	10318 SF
38	7964 SF
39	11117 SF
40	7854 SF

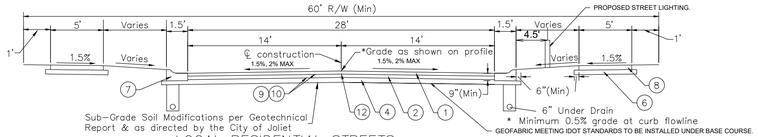
Parcel Table	
Parcel #	Area
41	7854 SF
42	7854 SF
43	8346 SF
44	8540 SF
45	8533 SF
46	9217 SF
47	12488 SF
48	8365 SF
49	8217 SF
50	7809 SF
51	7616 SF
52	7616 SF
53	8632 SF
54	8068 SF
55	8707 SF
56	9804 SF
57	10164 SF
58	9733 SF
59	7625 SF
60	8750 SF

Parcel Table	
Parcel #	Area
61	10057 SF
62	15049 SF
63	9862 SF
64	11100 SF
65	9558 SF
66	8438 SF
67	8400 SF
68	8400 SF
69	8520 SF
70	5220 SF
71	6380 SF
72	5220 SF
73	6380 SF
74	5220 SF
75	6380 SF
76	5220 SF
77	6380 SF
78	5220 SF
79	6380 SF
80	5220 SF

Parcel Table	
Parcel #	Area
81	6380 SF
82	5220 SF
83	6380 SF
84	5220 SF
85	6380 SF
86	5220 SF
339*	62962 SF
340*	58695 SF
341*	138296 SF
342*	491598 SF
343*	45648 SF
344*	97779 SF
345*	44132 SF
346*	8401 SF

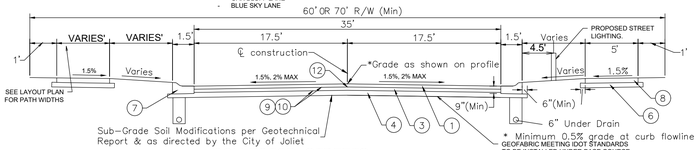
AVERAGE SINGLE FAMILY LOT AREA = 9222.23 SF
AVERAGE MULTIFAMILY LOT AREA = 5765.88 SF
* EXCLUDES OUTLOTS 339-346

TOTAL SINGLE FAMILY LOTS = 86
TOTAL OUTLOTS = 8



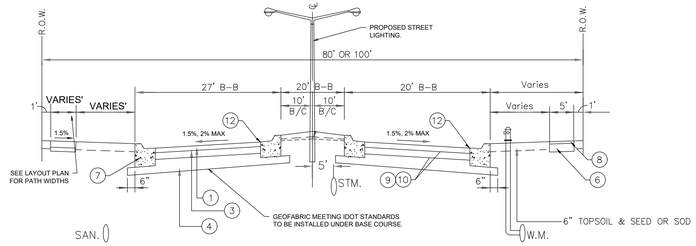
LOCAL RESIDENTIAL STREETS – Not to scale.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- RIDGE VIEW LANE
- RIDGE VIEW COURT
- SPRING VIEW LANE
- SUMMIT VIEW LANE
- SCENIC TRAIL
- KNOLL COURT
- BROAD VIEW LANE
- VISTA LANE
- LONGVIEW LANE
- HILL TOP TRAIL
- PARK LAKE LANE
- OAK BLUFF LANE
- BLUE SKY LANE



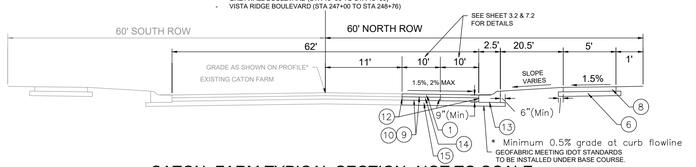
COLLECTOR STREETS – Not to scale.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- PANORAMA DRIVE
- GREYWALL BOULEVARD (STA 15+00 TO STA 37+52)
- VISTA RIDGE BOULEVARD (STA 240+00 TO STA 247+00)



LOCAL COLLECTOR - PARKWAY SECTION
N.T.S.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- GREYWALL BOULEVARD (STA 10+00 TO STA 15+00)
- VISTA RIDGE BOULEVARD (STA 247+00 TO STA 248+76)



CATON FARM TYPICAL SECTION- NOT TO SCALE

VEHICULAR ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF ANY PARTS OF LOTS 70 THRU 86, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PROPERTY NOTED ON THIS PLAT AS "VEHICULAR ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS TO, EGRESS FROM, AND ACCESS BETWEEN LOTS 70 THRU 86 AND ADJACENT PUBLIC ROADS. THE GRANTEE MAY CONSTRUCT OR IMPROVE SAID DRIVEWAYS FROM TIME TO TIME AT GRANTEE'S SOLE COST AND EXPENSE. THIS EASEMENT SHALL BE BINDING ON THE PARTIES, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS OVER, ON UPON AND ACROSS LOT 342 - STORMWATER OUTLOT AND ACCESS TO ALL FACILITIES NECESSARY FOR THE MANAGEMENT OF STORMWATER ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSPECTING SUCH AREAS, IN THE EVENT THAT THE ASSOCIATION DOES NOT ADEQUATELY MAINTAIN THE FACILITIES TO THE CITY STANDARDS, THE CITY OF JOLIET SHALL GIVE FOURTEEN (14) DAYS WRITTEN NOTICE OF SUCH FAILURE AND SAID NOTICE SHALL INDICATE WHEN THE CITY WILL EXERCISE ITS RIGHT TO REPAIR THE FAULTY PORTION OF THE FACILITIES. IF THE CITY IS REQUIRED TO MAKE REPAIRS, IT SHALL BE ENTITLED TO REIMBURSEMENTS BY THE RESIDENTIAL ASSOCIATION. WRITTEN NOTICE BY THE CITY OF THE INTENT TO REPAIR SHALL NOT BE REQUIRED IF IN THE OPINION OF THE CITY AN EMERGENCY REQUIRING IMMEDIATE ACTION IS REQUIRED. IN THE EXERCISE OF ITS RIGHTS HEREUNDER, THE CITY OF JOLIET SHALL NOT BE DEEMED GUILTY OF ANY MANNER OF TRESPASS.

NOTES

1. The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
2. The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
3. Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
4. Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
5. Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
6. Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty–five (25') feet.
7. The cross slope on all streets, including intersections, shall be two (2%) percent or less.
8. Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be preformed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
9. Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
10. The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
6. Hot–Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
7. Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
8. Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
9. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
10. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
11. Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

PAVEMENT LEGEND

① Hot–Mix Asphalt, Surface Course, IL–9.5, Mix "D", N50, 1.5"
② Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 2.5"
③ Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 4"
④ Sub–Base Granular Material, Type B, CA–06, 10"
⑤ Sub–Base Granular Material, Type B, CA–06, 6"
⑥ Sub–Base Granular Material, Type B, CA–06, 4"
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12
⑧ Portland Cement Concrete Sidewalk, 5" Thick
⑨ Bituminous Material Prime Coat
⑩ Aggregate Prime Coat
⑪ Strip Reflective Crack Control Treatment (as required)
⑫ Longitudinal Joint Sealant (LJS)
⑬ COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24
⑭ HOT-MIX ASPHALT, BINDER COURSE, IL-19.0, N50, 7.5" (PLACED IN TWO LIFTS - 5" +2.5")
⑮ AGGREGATE SUBGRADE IMPROVEMENT, 12"

SEE LAYOUT PLAN FOR LOCATION OF VARIOUS CURB TYPES

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ Ndes
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm): 1½"	4% @ 50 Gyr.
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50: 2½"	4% @ 50 Gyr.
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WTH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS — WOODRIDGE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 463.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 45.38 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 187.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.00 FEET, A CHORD BEARING OF NORTH 70 DEGREES 19 MINUTES 52 SECONDS EAST 590.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 00 MINUTES 07 SECONDS EAST 120.49 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 56 SECONDS EAST 180.01 FEET TO THE EAST LINE OF THE WEST 60 ACRES OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 70.00 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 56 SECONDS WEST 179.57 FEET; SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 120.88 FEET TO A POINT OF CURVATURE, THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 37 MINUTES 23 SECONDS WEST, 1313.63 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 49.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, 989.61 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1987.50 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 51 SECONDS EAST, 94.29 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 09 SECONDS EAST, 120.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 54 SECONDS EAST, 66.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 77.16 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 185.99 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 180.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.28 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS — WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = N/A

Project No: 241015
Group No: VP04.7
SHEET NO. 6 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT OF
VISTA RIDGE PHASE 1 RESUBDIVISION 1 PLANNED UNIT DEVELOPMENT
(2700 Vista Lane)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached recording plat of subdivision is hereby approved, subject to conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development
PLAN COMMISSION APPROVED: N/A
PIN: 00-06-26-347-003-0000, 00-06-26-347-004-0000, 00-06-260-347-005-0000, 00-06-26-347-006-0000, 00-06-26-347-007-0000, 00-06-26-347-008-0000, 00-06-26-348-001-0000, 00-06-26-348-002-0000, 00-06-26-348-003-0000, 00-06-26-348-004-0000, 00-06-26-348-005-0000, 00-06-26-348-006-0000, 00-06-26-348-007-0000, 00-06-26-348-008-0000, 00-06-26-348-009-0000, 00-06-26-348-010-0000, 00-06-26-349-001-0000, 00-06-26-349-002-0000, 00-06-26-349-003-0000, 00-06-26-349-004-0000
CED DOC. NO.: RP-2-26

EXHIBIT A

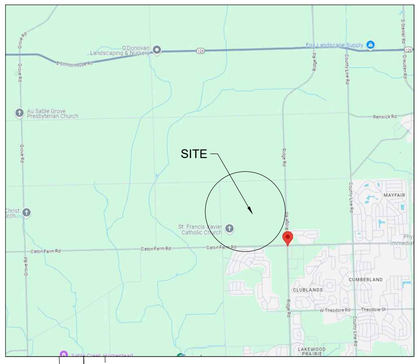
ARCHITECTURAL STANDARDS:

The architectural Elevations and floor plans are approved by the City and attached hereto. Developer shall construct the buildings on the Subject Property in conformance with the approved Architectural Elevations and floor plans.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

RECORD PLAT OF
VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

Vista Ridge Investment, LLC
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
LAT 41-33-53.1: LONG 88-12-01,9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

Parcel Table	
Parcel #	Area
70	6300 SF
71	7700 SF
72	6300 SF
73	7700 SF
74	6300 SF
75	7700 SF
76	6300 SF
77	7700 SF
78	6300 SF
79	7700 SF
80	6300 SF
81	7700 SF
82	6300 SF
83	7700 SF
84	6300 SF
85	7700 SF
86	6300 SF
343	39768 SF
344	86859 SF
345	40652 SF

AVERAGE MULTIFAMILY LOT AREA = 6958.82 SF
* EXCLUDES OUTLOTS 343-345

TOTAL MULTIFAMILY FAMILY LOTS = 17
TOTAL OUTLOTS = 3

TOTAL SUBDIVISION = 285,579 SF 6.5560 AC.

VISTA RIDGE PHASE 1
DOC. 202500007980
REC. 06/30/25

342
STORMWATER OUTLOT
491,598 SF
11.2855 AC

STORMWATER MANAGEMENT EASEMENT HERETOFORE GRANTED PER DOC. 202500007980 REC. 06/30/25

NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. FIELD DATUM: DATUM AS ESTABLISHED BY FINAL ENGINEERING PLANS FOR VISTA RIDGE, JOLIET, ILLINOIS PREPARED BY V3 COMPANIES DATED OCTOBER 25TH, 2024 - U.S. SURVEY FOOT. SEE BENCHMARK DETAIL SHOWN HEREON.
4. MULTI FAMILY ZONING R-4
5. EXCEPTION TO WAIVE THE REQUIRED 25-FT. REAR YARD SETBACK FOR THE TOWNHOUSE UNITS.

LEGEND

- SECTION CORNER (3 2 / 10 11)
- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

N	NORTH	PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
S	SOUTH	D.E.	DRAINAGE EASEMENT
E	EAST	VAE	VEHICULAR ACCESS EASEMENT
W	WEST	(0.00')	RECORD DATUM
CB	CHORD BEARING	0.00'	CALCULATED DATUM
A	ARC LENGTH	■	SET CONCRETE MONUMENT
R	RADIUS	B.S.L.	BUILDING SETBACK LINE
		○ FIP	FOUND IRON PIPE W/SIZE

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: _____
ADDRESS: _____

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Ryan Homes
850 East Diehl Road, Suite 120
Naperville, IL 60563
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	12-19-25	REVISED PER CITY COMMENTS			

RECORD PLAT
VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-06-25	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015.RYAN
Group No: VP04.1
SHEET NO. 1 of 2

RECORD PLAT
OF
VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-347-003
06-26-347-004
06-26-347-005
06-26-347-006
06-26-347-007
06-26-347-008
06-26-348-001
06-26-348-002
06-26-348-003
06-26-348-004
06-26-348-005
06-26-348-006
06-26-348-007
06-26-348-008
06-26-348-009
06-26-348-010
06-26-349-001
06-26-349-002
06-26-349-003
06-26-349-004

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20 ____.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
IL. REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___.M.

_____
KENDALL COUNTY RECORDER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS / HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT VISTA RIDGE INVESTMENT LLC IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS RECORD PLAT, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOLIET FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE;
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
15732 HOWARD STREET
PLAINFIELD, ILLINOIS 60544

OWNER NAME: VISTA RIDGE INVESTMENT LLC

BY _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____, A.D., 20 ____.

_____
NOTARY PUBLIC

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED THIS ___ DAY OF _____, A.D., 20__.

_____
KENDALL COUNTY PLAT OFFICER

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20__.

_____
COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

CITY COLLECTORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND HEREIN DESCRIBED.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS
THIS _____ DAY OF_____, 20__.

_____
CITY COLLECTOR

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS.

DATED THIS DAY OF_____, 20__.

_____
KENDAL COUNTY ENGINEER

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WTH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

VEHICULAR ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF ANY PARTS OF LOTS 70 THRU 86, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PROPERTY NOTED ON THIS PLAT AS "VEHICULAR ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS TO, EGRESS FROM, AND ACCESS BETWEEN LOTS 70 THRU 86 AND ADJACENT PUBLIC ROADS. THE GRANTEE MAY CONSTRUCT OR IMPROVE SAID DRIVEWAYS FROM TIME TO TIME AT GRANTEE'S SOLE COST AND EXPENSE. THIS EASEMENT SHALL BE BINDING ON THE PARTIES, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE KELLY UTIGARD TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1 RESUBDIVISION 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS V3 COMPANIES, LTD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 70 THROUGH 86, INCLUSIVE, TOGETHER WITH LOTS 343 THROUGH 345 OF VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT IN PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 2025 AS DOCUMENT NUMBER 202500007980, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS __TH DAY OF _____, A.D., 2025.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS V3 COMPANIES, LTD.

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Ryan Homes
850 East Diehl Road, Suite 120
Naperville, IL 60563
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	12-19-25	REVISED PER CITY COMMENTS			

RECORD PLAT
VISTA RIDGE PHASE 1 RESUBDIVISION 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 10-06-25	DRAWN BY: SPK	PROJECT MANAGER: CDB	
FIELD WORK COMPLETED: N/A	CHECKED BY: CDB	SCALE: 1" = N/A	

Project No: 241015.RYAN
Group No: VP04.1
SHEET NO. 2 of 2

October 17, 2024

Mr. James Torri
City of Joliet
Planning Director

Re: Vista Ridge

Dear Mr. Torri:

We are submitting the attached floor plans which are consistent with the Deer Crossing approved plans with the addition of the Townhome product intended for the Townhome section of Vista Ridge.

Ryan Homes is submitting the following plans:

- Ash
- Bayberry
- Cypress
- Elderberry
- Hazelnut
- Silver Oak
- Walnut
- Periwinkle (TH)
- The homes will follow the masonry requirements per the annexation agreement 3(d)

Sincerely,
NVR/Ryan Homes

Mike Ciabattoni
Market Manager & Vice President

Approved: _____ Date: _____



VISTA RIDGE - PRODUCT

JOLIET, IL

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A Long History of Quality

As America's fourth-largest homebuilder, NVR has been constructing sought-after homes for over 40 years.

We currently operate in 15 states and thirty-five metropolitan areas under the brand names:

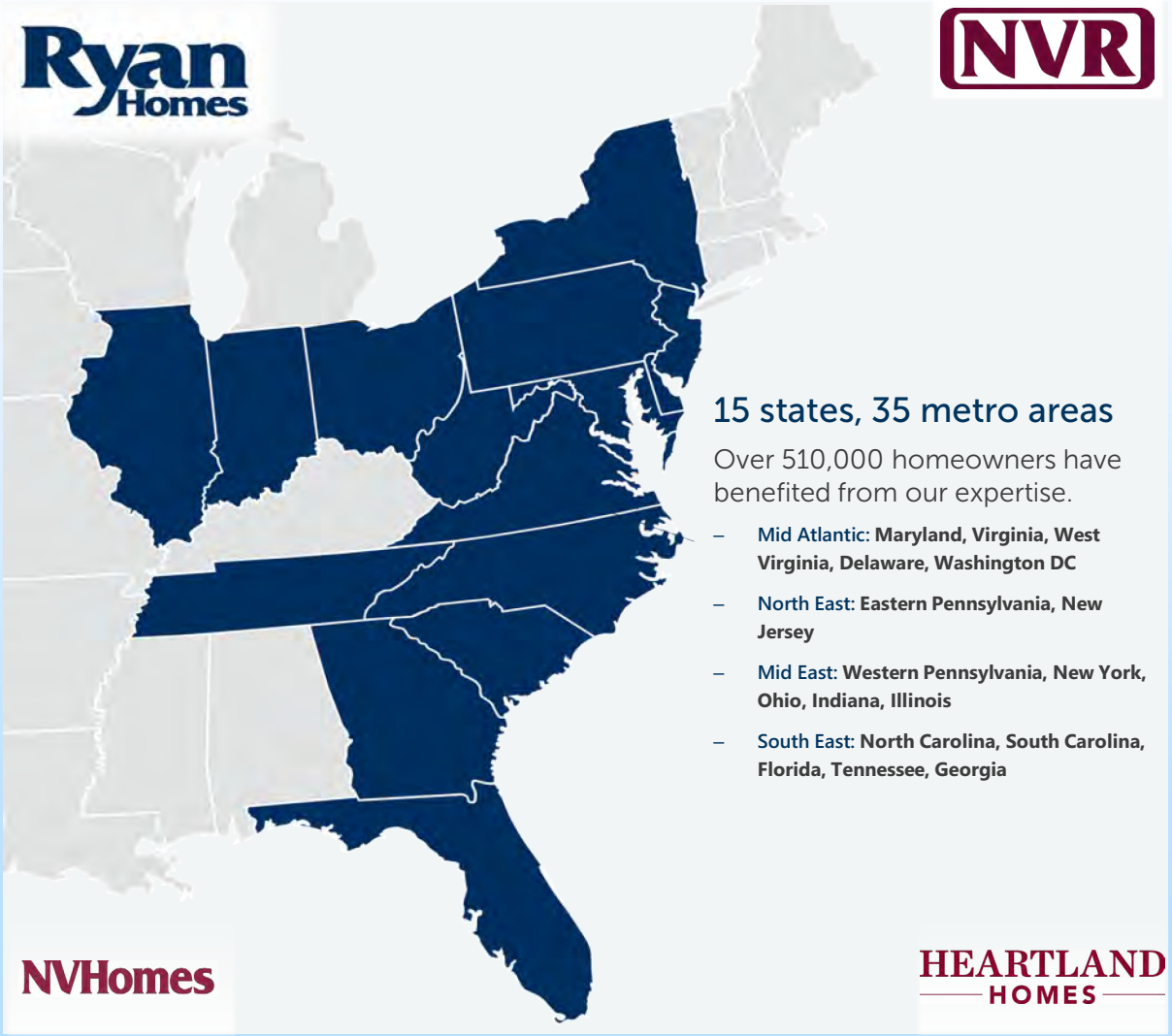
Ryan Homes

NVR

NVHomes

Heartland Homes

NVR builds single-family homes, townhomes and condos.



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Local Success – Chicago, IL Market

Top 5 Builder in IL:

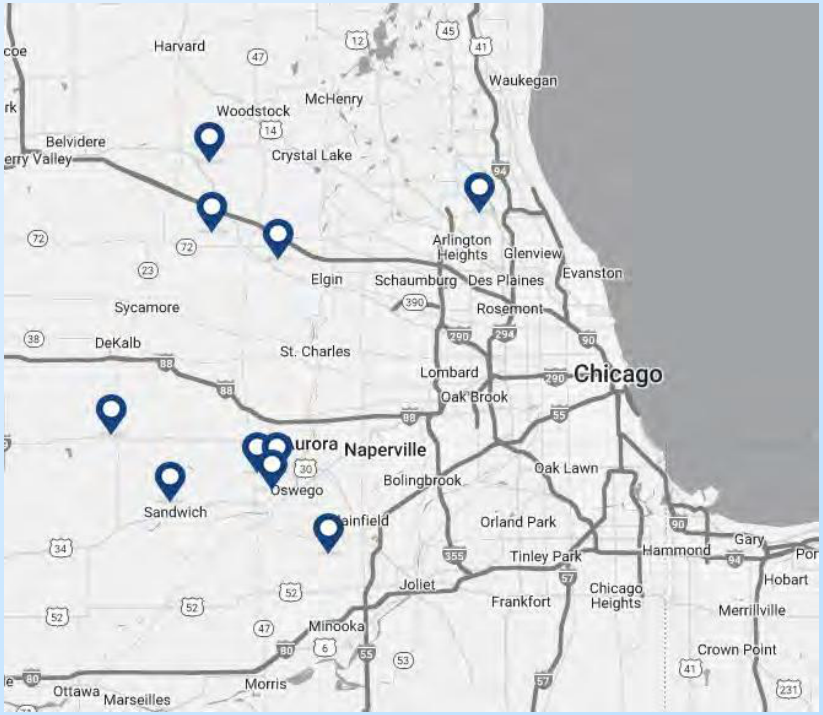
- 10+ Active Communities
- 473 Closings in 2023

2024 Projected Sales: **400+ Homes**



Representative Projects:

Community	Subdivision Size	Type	Status
Deer Crossing	119	Single Family	87 Sales to Date
Railway Estates	110	Single Family	Sold Out
Grand Reserve	289	Single Family	209 Sales to Date
Green Ridge	104	Single Family	84 Sales to Date
Bristol Bay	70	Single Family	Sold Out



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Product Offering – Single Family Detached







- **Single Story & Two-Story Homes**
- **3-5 beds**
- **2-Car Front-Loaded Garage**





*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – ASH

ASH





Standard: 3 Beds, 2 Baths, 2-Car Garage, 1473 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

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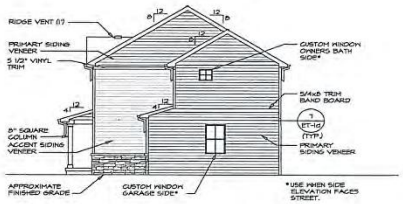
Elevations – ASH



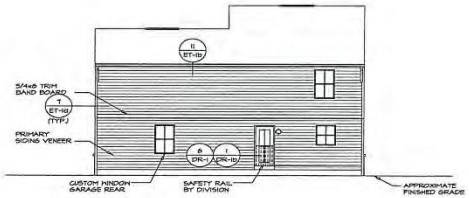
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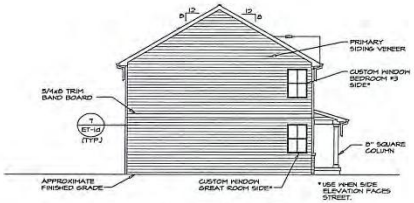
1 C-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



2 C-1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 C-1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 C-1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REMARKS | REV. NO. | DATE

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NVR
NVR, Inc.
Builder Division
5335 Westview Dr. Suite 100
Frederick, MD 21703

SET NO. ASFOO
VERSION 01
DRAWN BY
DATE:
OPTION

DRAWING TITLE
ELEVATIONS WITH COMMUNITY OPTIONS

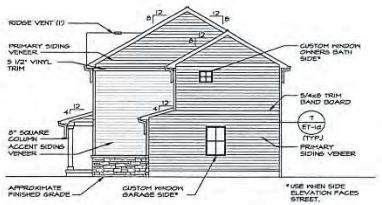
OPTION DESCRIPTION

SHEET NO. ASH

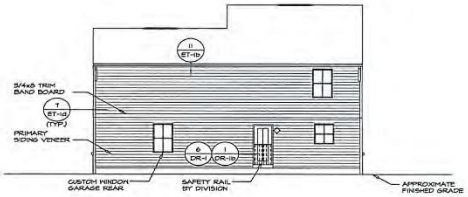
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



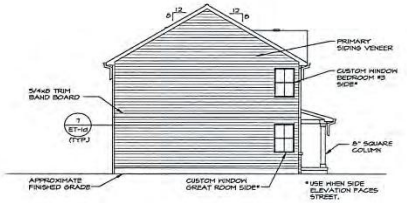
1 C-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



2 C-1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 C-1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 C-1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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NVR
NVR, Inc.
5285 Westview Dr., Suite 100
Frederick, MD 21703

SET NO. ASH03
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. ASH
DRAWING TITLE
ELEVATIONS WITH COMMUNITY OPTIONS

OPTION DESCRIPTION

REMARKS | REV. NO. | DATE

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Elevations – BAYBERRY

BAYBERRY



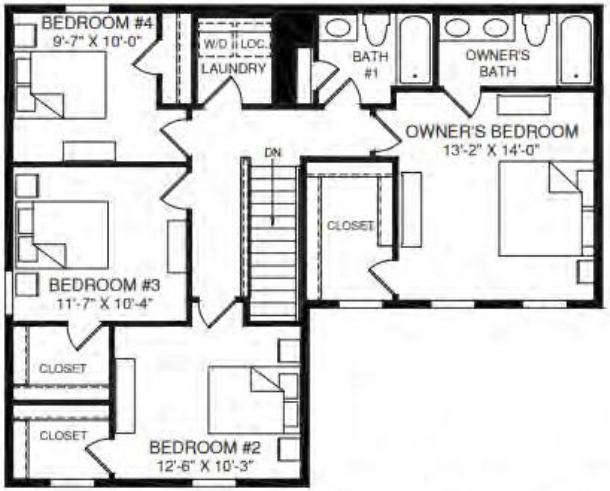


Standard: 4 Beds, 2 Baths, 2-Car Garage, 1714 SF

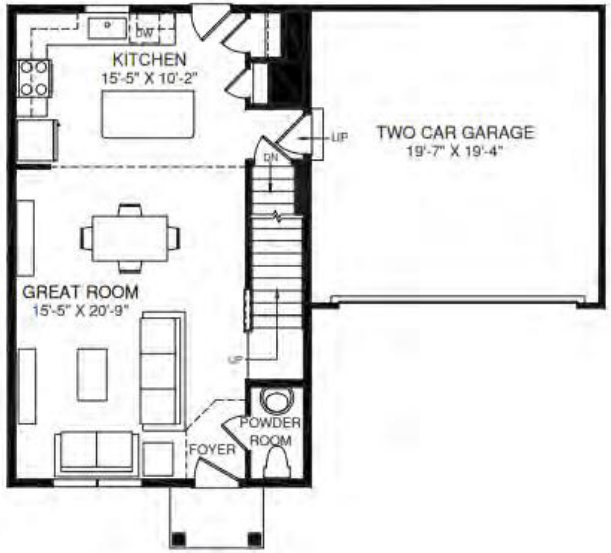
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

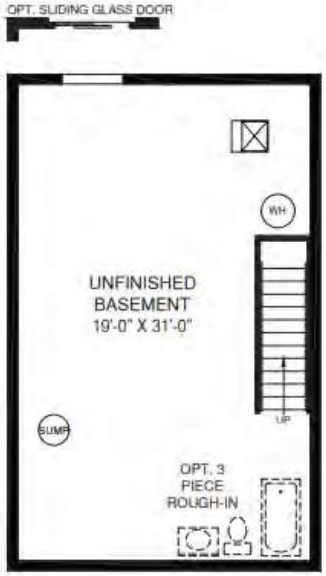
Elevations – BAYBERRY



UPPER LEVEL

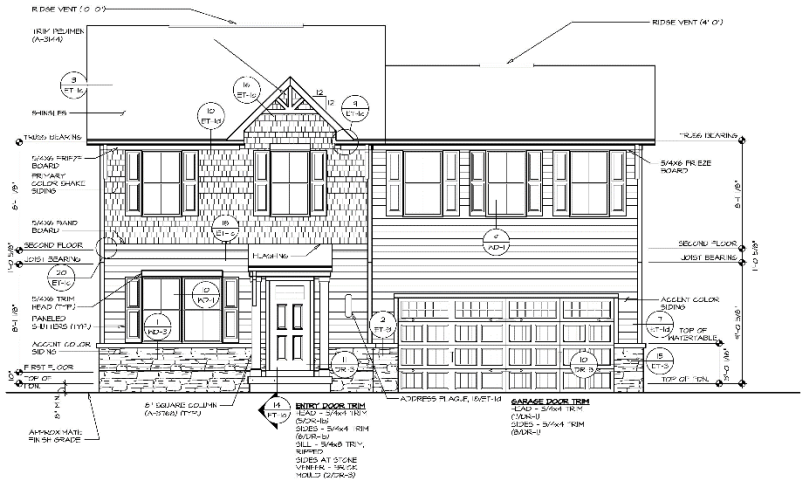


MAIN LEVEL



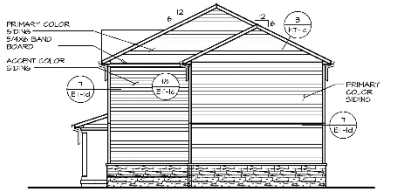
LOWER LEVEL

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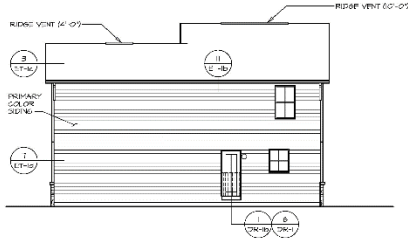
1 / G-6 **FRONT ELEVATION "K"**

SCALE: 1/4" = 1'-0"



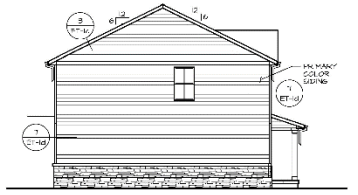
2 / G-6 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



3 / G-6 **REAR ELEVATION**

SCALE: 1/8" = 1'-0"



4 / G-6 **LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

NVR

5285 Shawnee Rd., Suite 120
Alexandria, VA 22312

REVISIONS

REV. NO. DATE

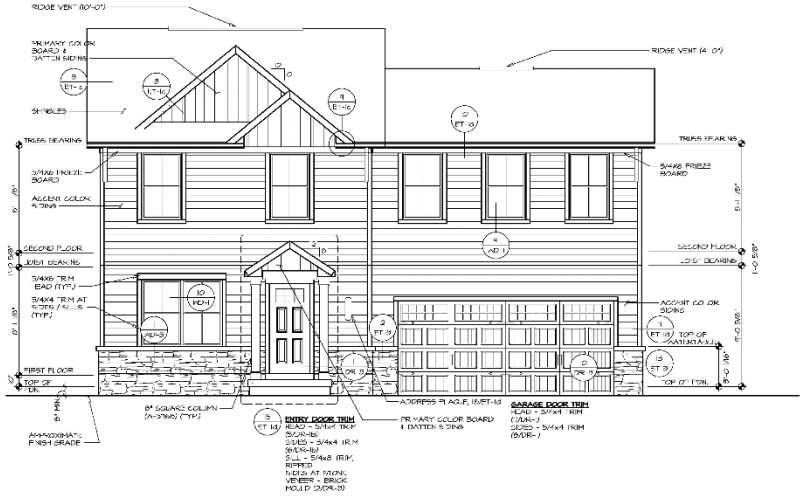
SHEET NO.

MODEL
BAYBERRY

C.O. OR SUBDIVISION

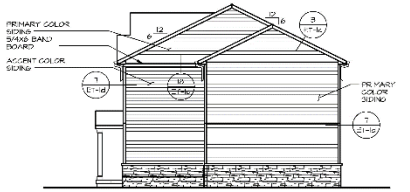
ELEVATION K
COMMUNITY OPT ON STONE WATER TABLE

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



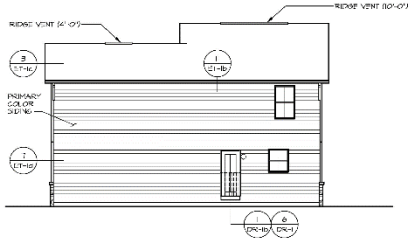
1 / G-6 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0"



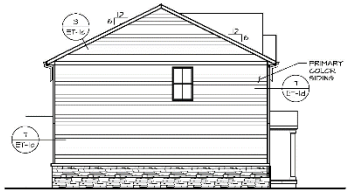
2 / G-6 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



3 / G-6 **REAR ELEVATION**

SCALE: 1/8" = 1'-0"



4 / G-6 **LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

BAYBERRY

ELEVATION L

COMMUNITY OPTION STONE WATER TABLE

NVR

NVR, INC.
THE SAME ARCHITECTURAL AGREEMENT AS IN THESE PLANS. DISCLOSURE OF ANY OF THESE PLANS, DETAILS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF NVR, INC.

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Elevations – CYPRESS

CYPRESS





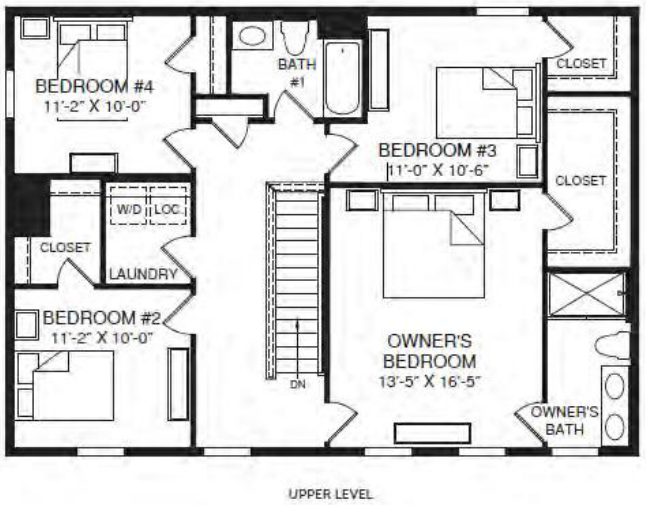


Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1932 SF

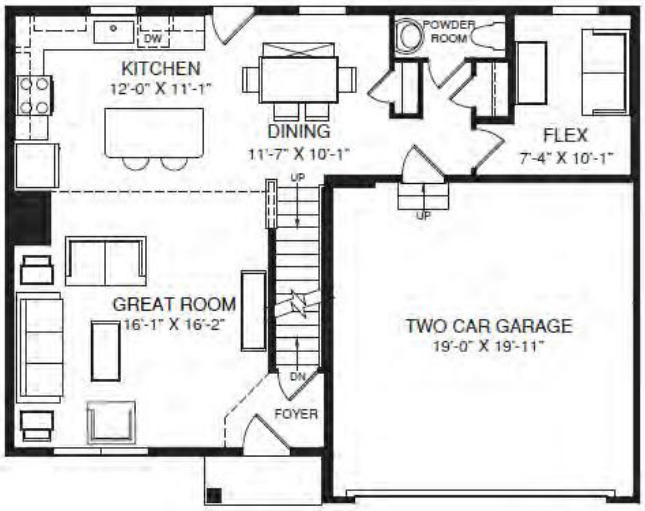
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

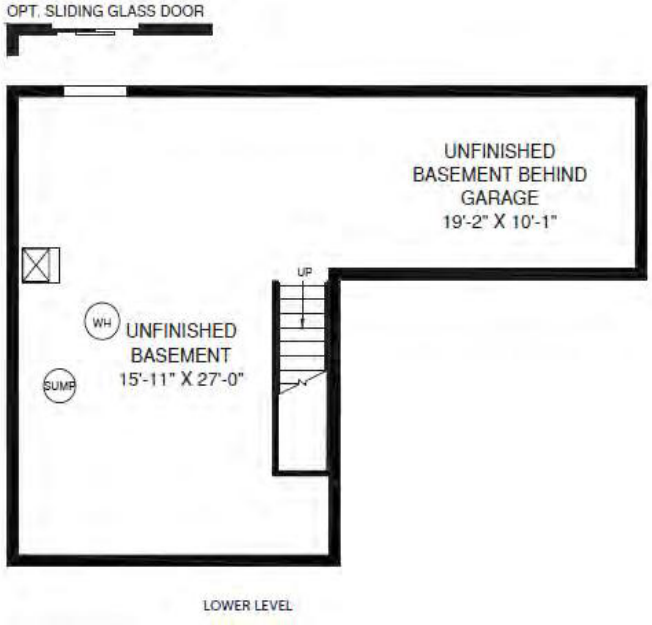
Elevations – CYPRESS



UPPER LEVEL

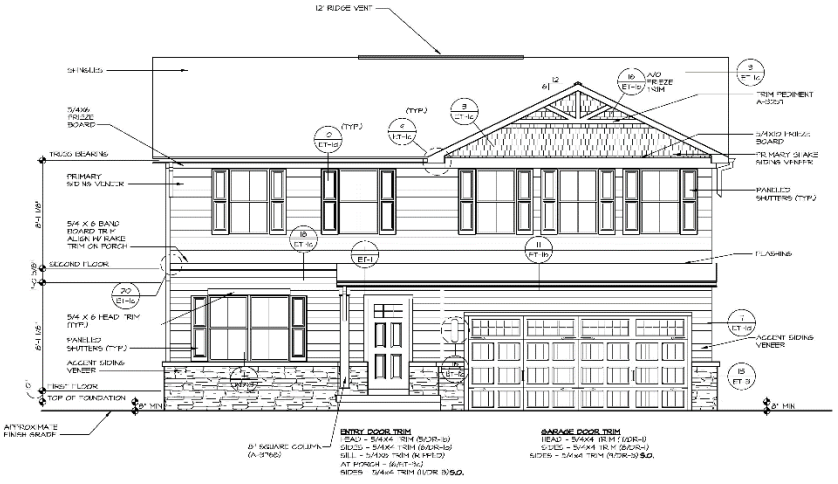


MAIN LEVEL



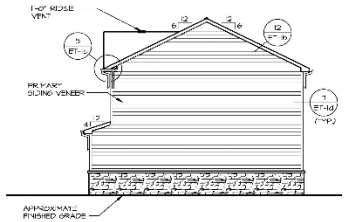
LOWER LEVEL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



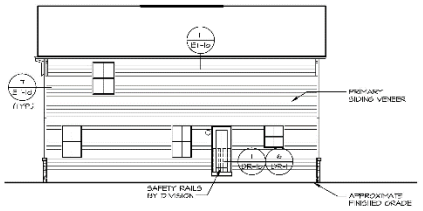
1 C-5 **FRONT ELEVATION - K**

SCALE: 1/4" = 1'-0"



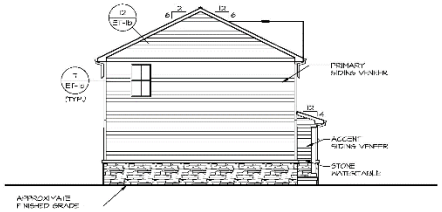
2 C-5 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



3 C-5 **REAR ELEVATION**

SCALE: 1/8" = 1'-0"



4 C-5 **LEFT SIDE ELEVATION**

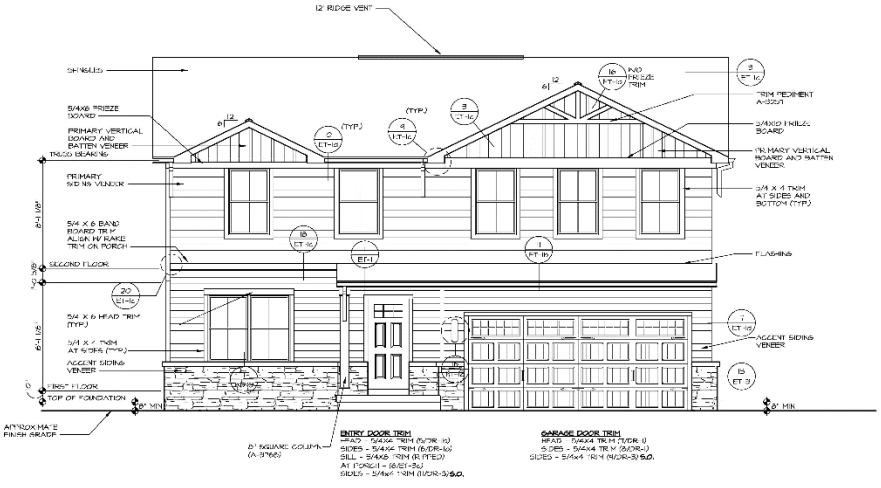
SCALE: 1/8" = 1'-0"

NVR

CYPRESS

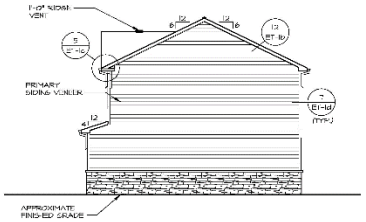
ELEVATION K
COMMUNITY OPTION STONE WATER TABLE

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



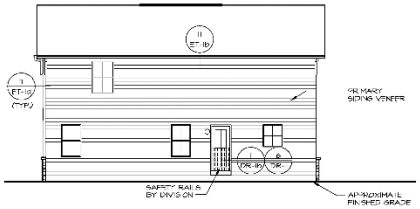
FRONT ELEVATION - L

SCALE: 1/4" = 1'-0"



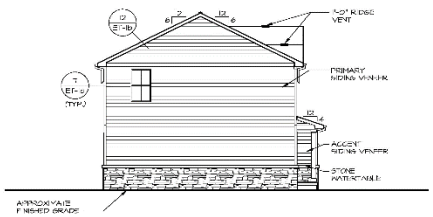
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

REV. NO. DATE REMARKS

NVR

SHEET NO.

CYPRESS

ELEVATION - COMMUNITY OPTION STONE WATER TABLE

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Elevations – ELDERBERRY

ELDERBERRY







Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2231 SF

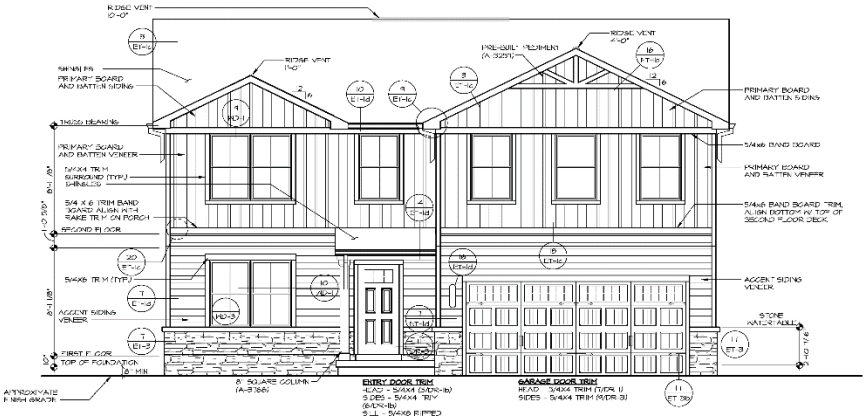
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – ELDERBERRY

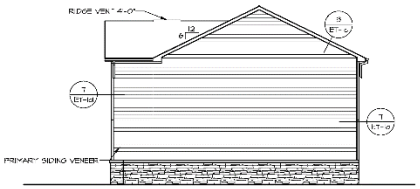


CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



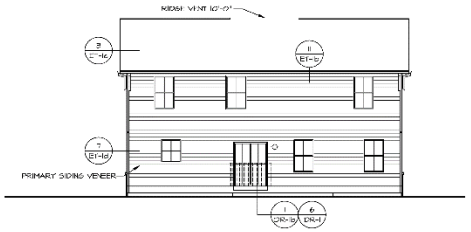
1 C-6 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0"



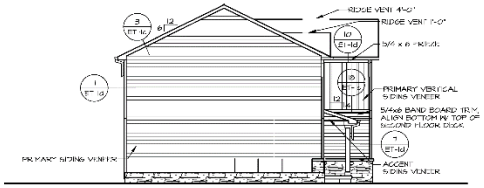
2 C-6 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



3 C-6 **REAR ELEVATION**

SCALE: 1/8" = 1'-0"



4 C-6 **LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

NO. DATE REVISIONS

NVR

SHEET NO.

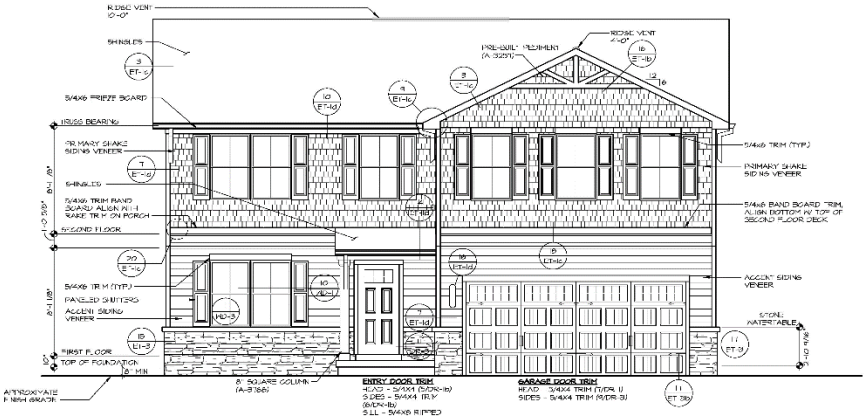
ELDERBERRY

STOCK NO. TITLE

DRAWING NO.

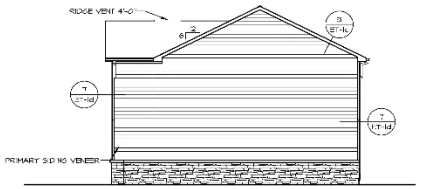
ELEVATION – COMMUNITY OPTION STONE WATER TABLE

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



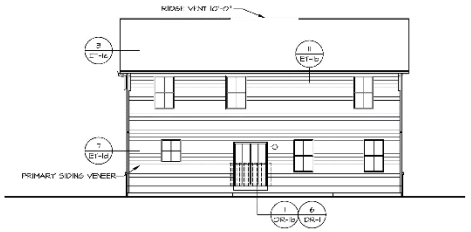
FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0"



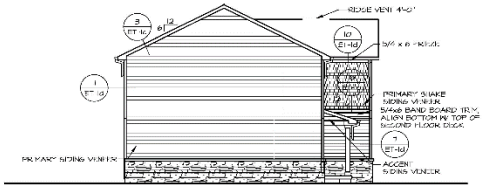
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NVR

SHEET NO.

ELDERBERRY

STOCK NO. 7717

DRAWING NO.

ELEVATION K
COMMUNITY OPTIONS STONE WATER TABLE

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – HAZELNUT

HAZELNUT





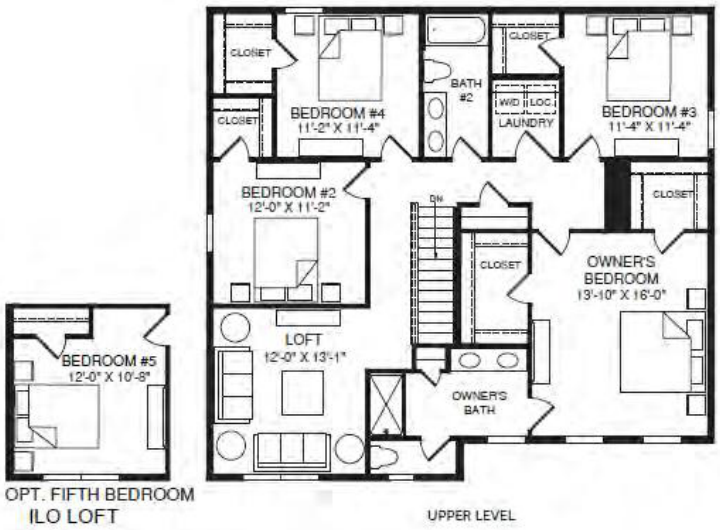


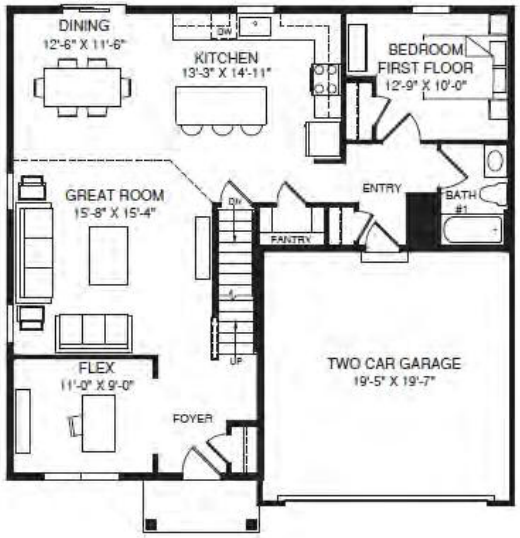
Standard: 5 Beds, 3 Baths, 2-Car Garage, 2571 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

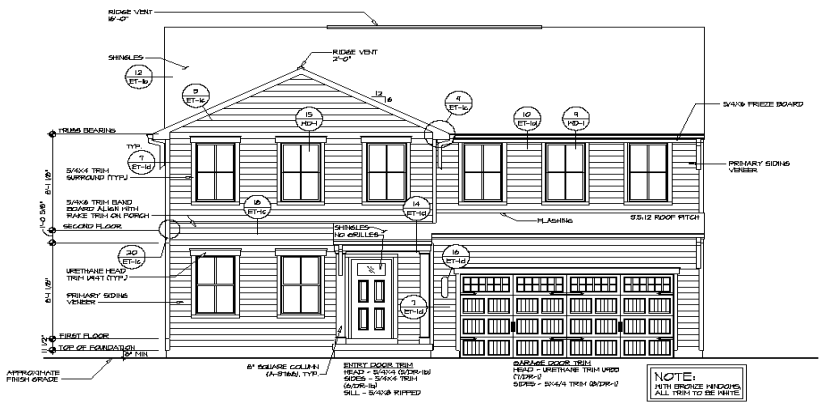
Elevations – HAZELNUT





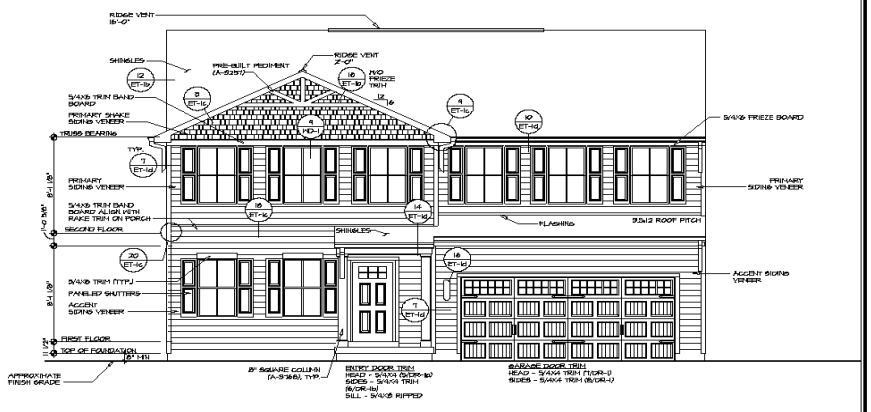


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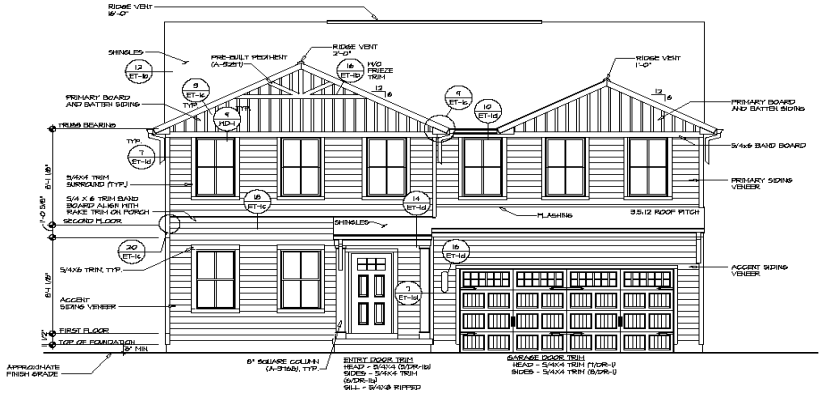
FRONT ELEVATION "F"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0"

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

NOTE:
GARAGE DOOR GLASS FINISH MAY VARY BY MANUFACTURER

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NVR, Inc.
5285 Westview Dr., Suite 150
Frederick, MD 21703

REMARKS

REV. NO. DATE

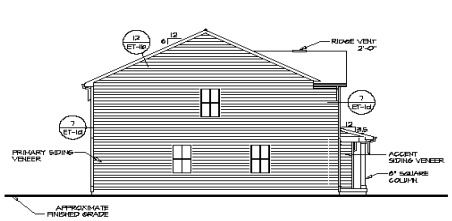
MODEL HAZELNUT

SHEET NO.

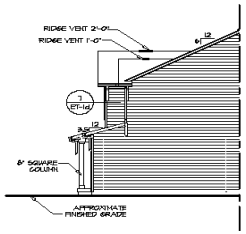
FRONT ELEVATION

OPTION DESCRIPTION
EXTERIOR TRIM LINEAL P/G

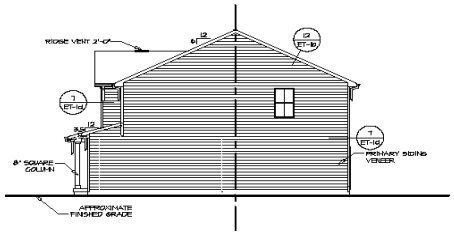
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



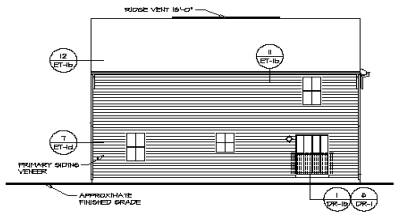
1 A-2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 A-2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"



2 A-2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION F "ELL"
ELEVATION K "SLS"



4 A-2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

MODEL HAZELNUT
SIDES/REAR ELEVATION
OPTION DESCRIPTION
SHEET NO.

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Elevations – SILVER OAK

SILVER OAK



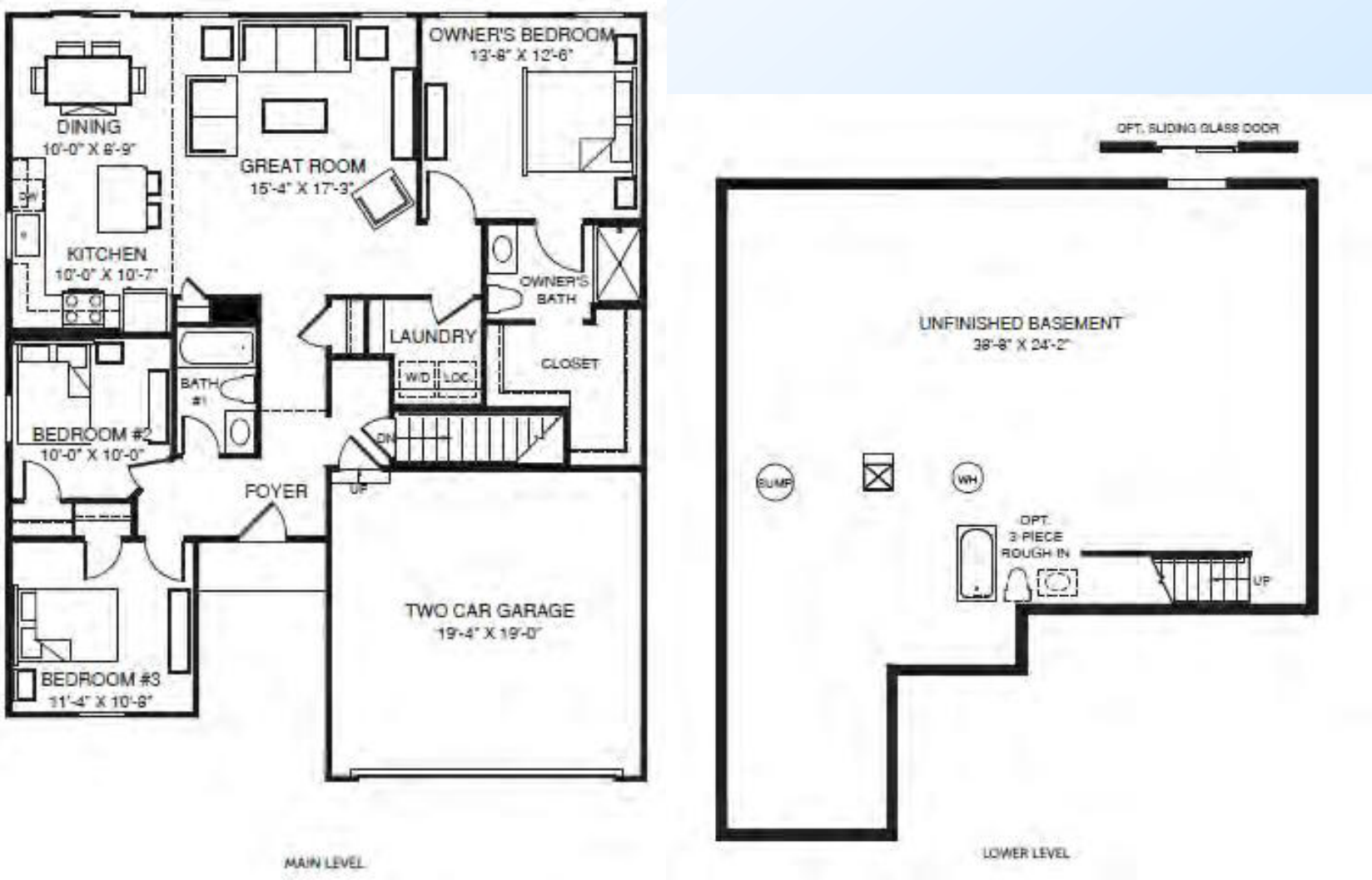


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1379 SF

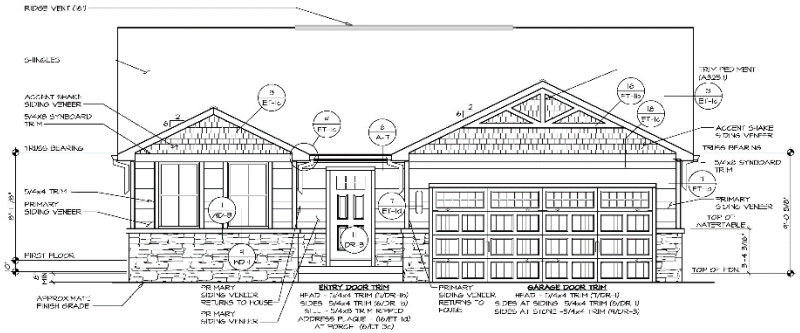
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – SILVER OAK

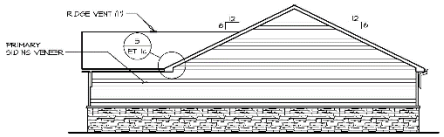


CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



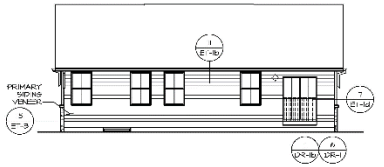
1 FRONT ELEVATION - L

SCALE: 1/4" = 1'-0"



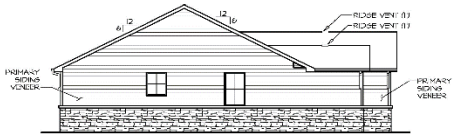
2 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

REMARKS

DATE

NO.

REV.

NVR

SILVER OAK

STORM NO. 7717

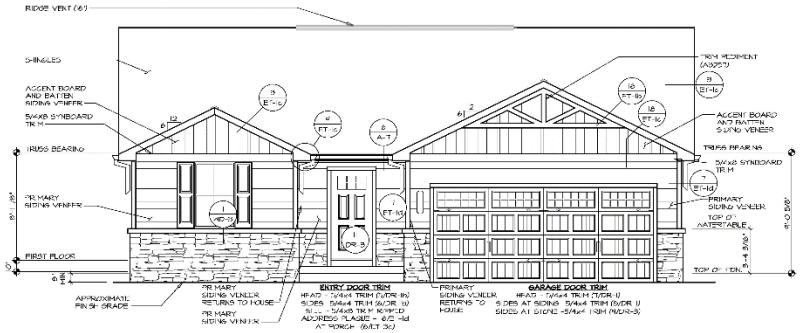
DR. RM. DESIGN ON

ELEVATION -

COMMUNITY OPTION STONE WATER TABLE

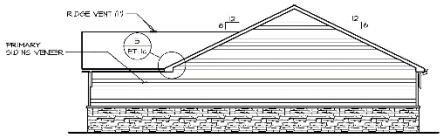
SHEET NO.

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



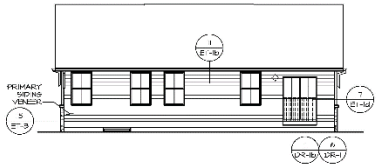
1 FRONT ELEVATION - K

C-5 SCALE: 1/4" = 1'-0"



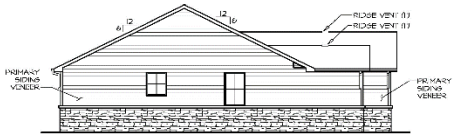
2 RIGHT SIDE ELEVATION

C-5 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION

C-5 SCALE: 1/8" = 1'-0"



4 LEFT SIDE ELEVATION

C-5 SCALE: 1/8" = 1'-0"

SHEET NO.

SILVER OAK

STOCK NO. 7717

DR. RM. ELEVATION

ELEVATION K

COMMUNITY OPTION STONE WATER TABLE

REV. NO.	DATE	REMARKS

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11700 Plaza America Drive, Suite 500
Reston, VA 20190

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Elevations – WALNUT

WALNUT



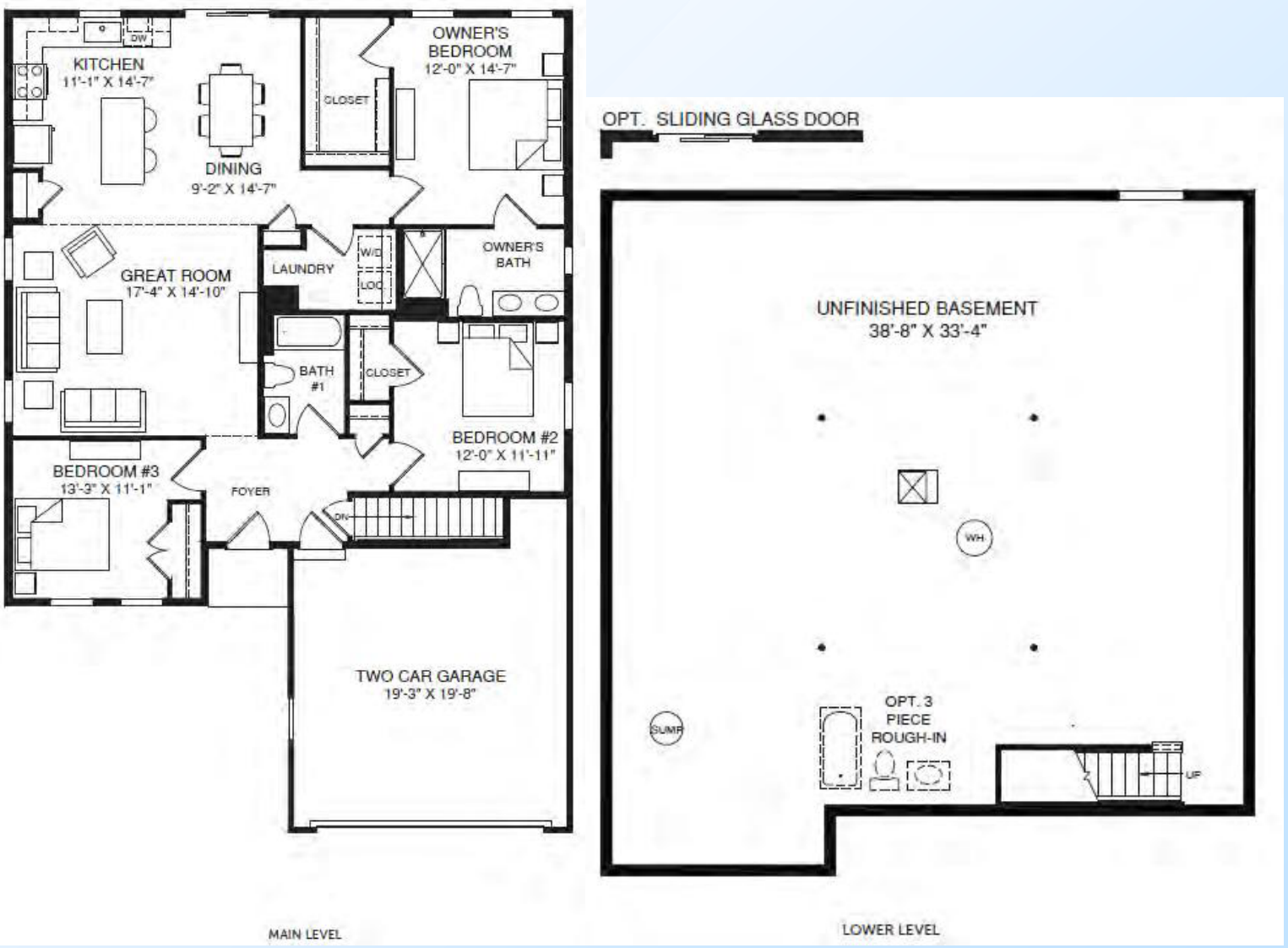


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1560 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

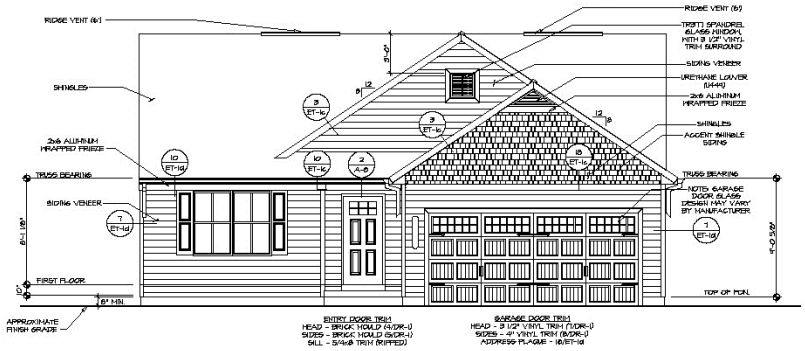
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – WALNUT



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0"

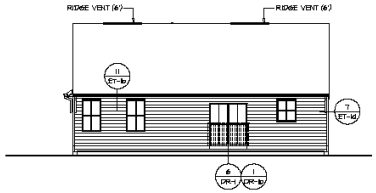
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NVR
NVR, Inc.
2535 Rocklands, Suite 100
Frederick, MD 21703

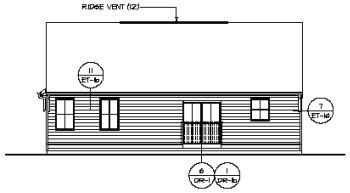
REMARKS | REV. NO. | DATE

MODEL: WALNUT
FRONT ELEVATION
OPTION
OPTION DESCRIPTION
SHEET NO.

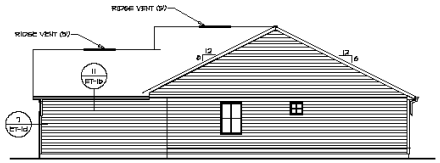
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



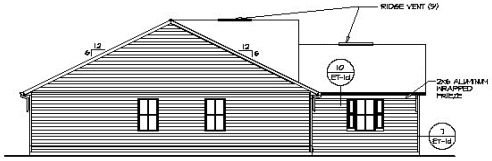
REAR ELEVATION "L"
SCALE: 1/8" = 1'-0"



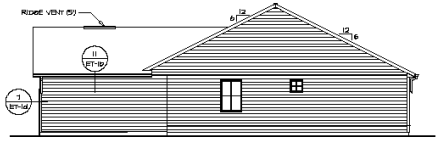
REAR ELEVATION "K"
SCALE: 1/8" = 1'-0"



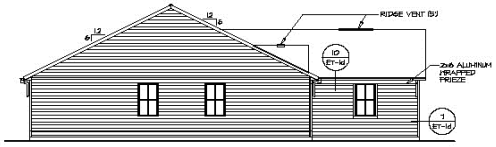
RIGHT ELEVATION "L"
SCALE: 1/8" = 1'-0"



LEFT ELEVATION "L"
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION "K"
SCALE: 1/8" = 1'-0"



LEFT ELEVATION "K"
SCALE: 1/8" = 1'-0"

NVR, Inc.
5285 Westview Dr., Suite 130
Frederick, MD 21703

SHEET NO.
MODEL: WALNUT
OPTION DESCRIPTION
OPTION

REVISIONS
NO. DATE

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



VISTA RIDGE - PRODUCT

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Product Offering – Single Family Attached



*Typical Driveway Width: 18ft

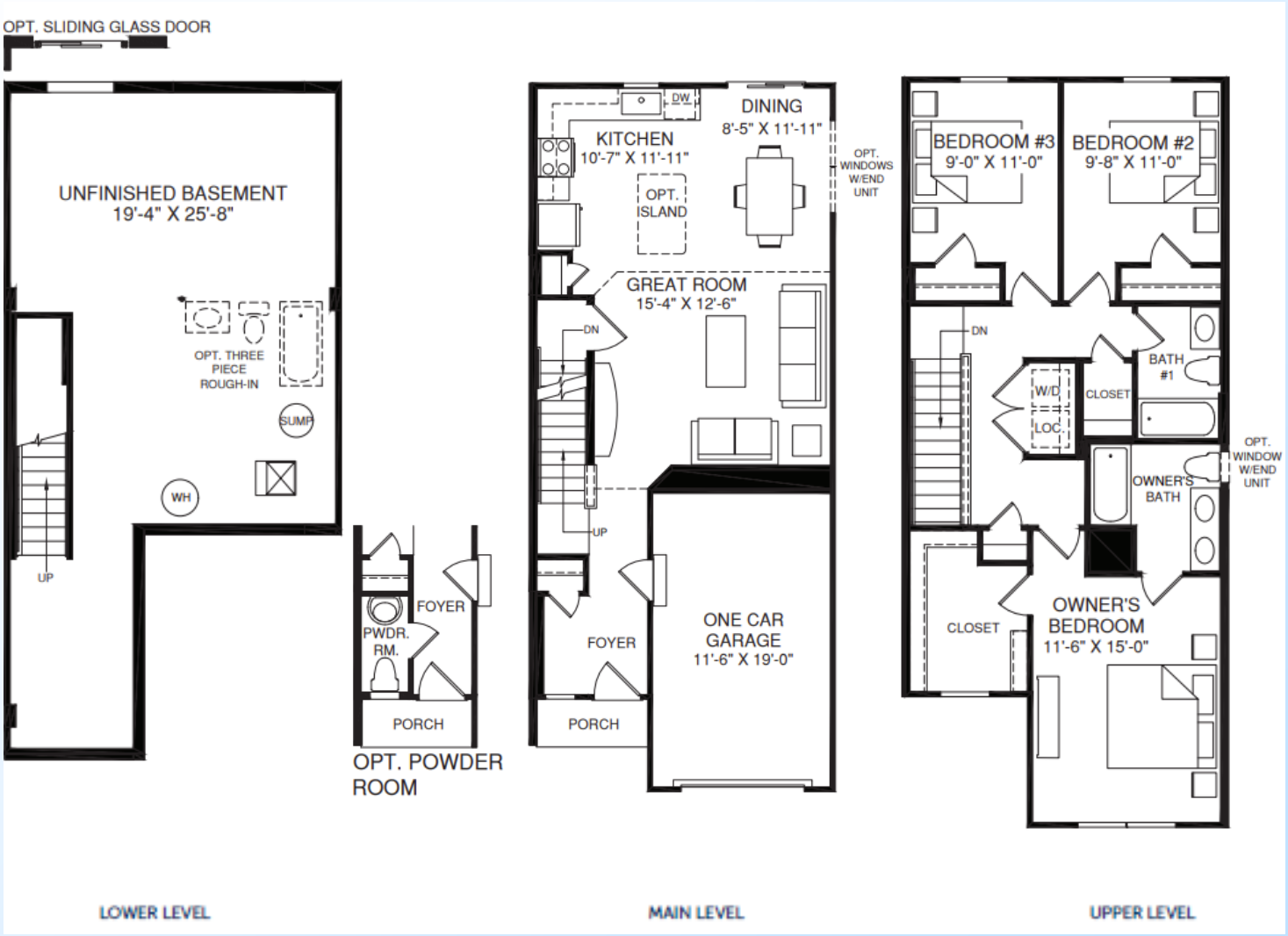
(2-car minimum width)

*** Note: Product will comply with the Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

- **Two-Story Homes**
- **3 beds**
- **2 bath**
- **1500 SF**
- **Single Car Front-Loaded Garage**

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Product Offering – Single Family Attached



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



FRONT ELEVATION 'A'



FRONT ELEVATION "B"



FRONT ELEVATION "C"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

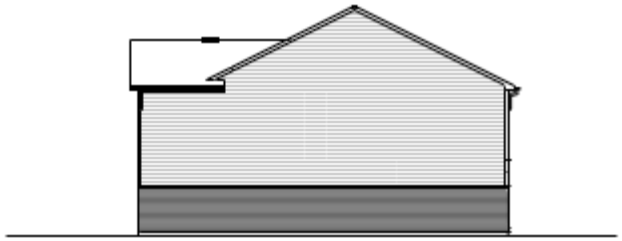
MODEL PINE

FRONT ELEVATIONS

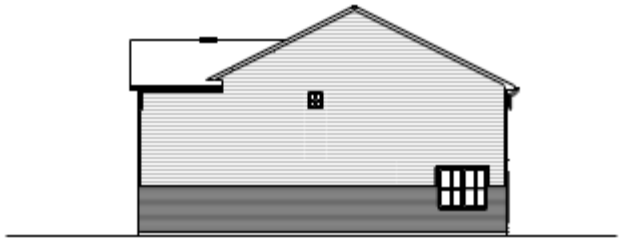
OPTION DESCRIPTION

OPTION 4

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



4 - UNIT BUILDING



5 - UNIT BUILDING

*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

NVR, Inc.
3285 Westview Drive, Suite 100
Frederick, MD 21705

MODEL: PINE

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SAMPLE INTERIOR: PINE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: PINE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: PINE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: PINE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: PINE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Product Offering – Single Family Attached



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*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



FRONT ELEVATION 'A'



FRONT ELEVATION "B"



FRONT ELEVATION "C"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NVR

MODEL PERIWINKLE

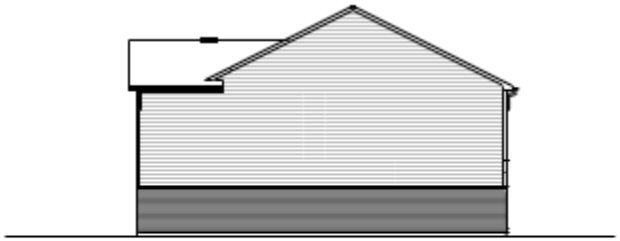
FRONT ELEVATIONS

OPTION DESCRIPTION

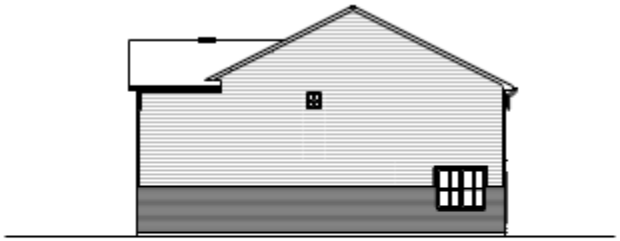
OPTION

4

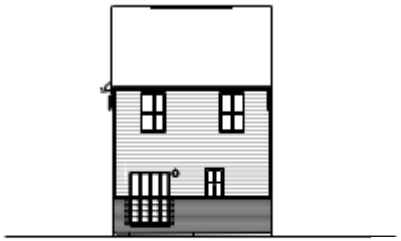
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SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



4 - UNIT BUILDING



5 - UNIT BUILDING

*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

NVR

PERIWINKLE

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: ELDERBERRY



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: ELDERBERRY



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: ELDERBERRY



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: ELDERBERRY



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: ELDERBERRY



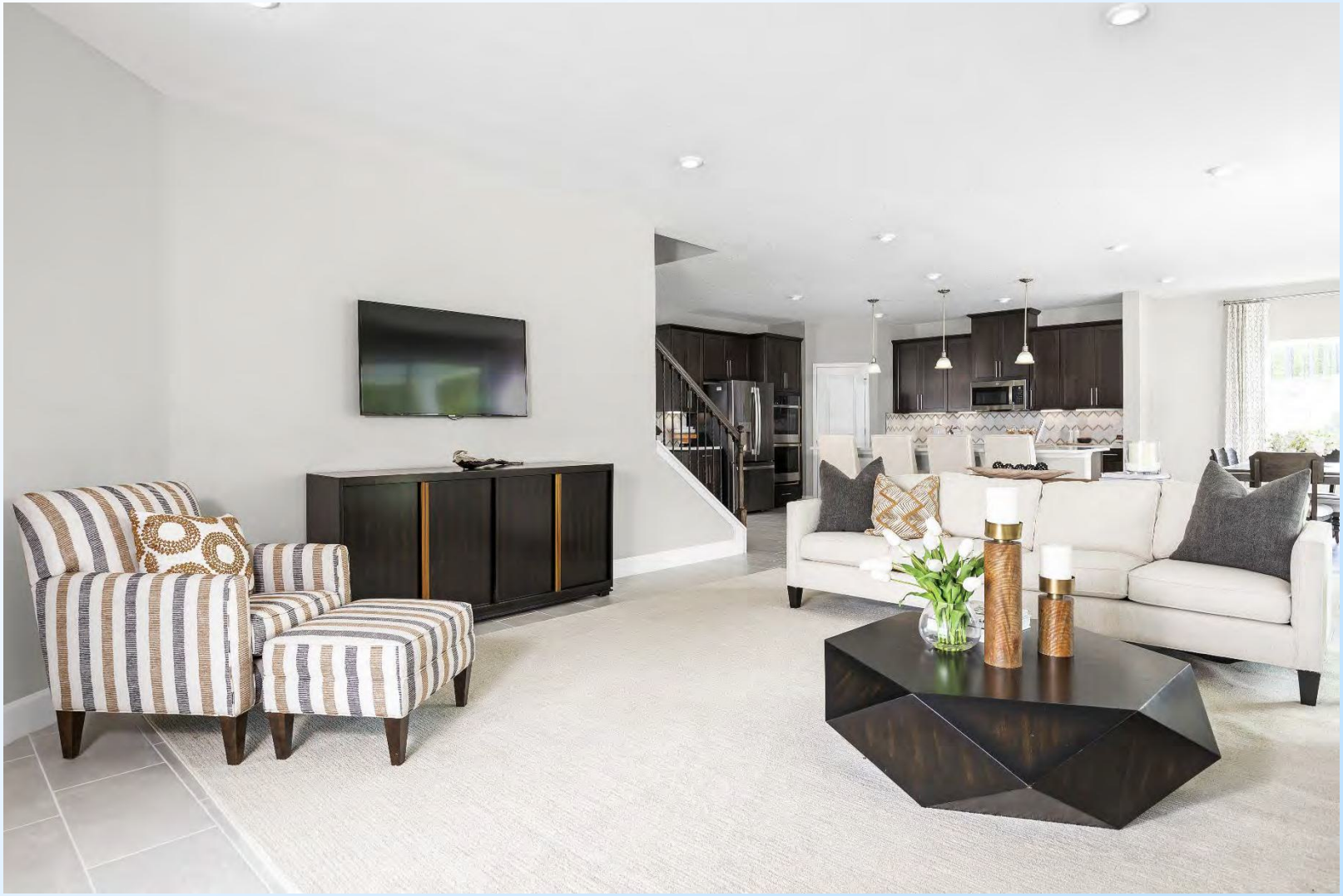
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: PERIWINKLE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: PERIWINKLE



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

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SAMPLE INTERIOR: PERIWINKLE



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Thank You

Market Manager &
Vice President
Mike Ciabattoni
302.381.4718 | mciabatt@nvrinc.com

General Manager - Land
Mark Fields
630.212.9856 | mfields@nvrinc.com

Land Acquisition Manager
Charles Conde
914.815.0243 | cconde@nvrinc.com

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

ORDINANCE NO. _____

ORDINANCE APPROVING A VACATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR VISTA RIDGE PHASE 1 PLANNED UNIT DEVELOPMENT (2700 Vista Lane)

WHEREAS, the Mayor and City Council have determined that it is in the best interest of the City of Joliet to vacate and release the easement identified and described in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:

SECTION 1: That the easement described in Exhibit "A" is hereby vacated and released.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 00-06-26-347-003-0000, 00-06-26-347-004-0000, 00-06-260-347-005-0000, 00-06-26-347-006-0000, 00-06-26-347-007-0000, 00-06-26-347-008-0000, 00-06-26-348-001-0000, 00-06-26-348-002-0000, 00-06-26-348-003-0000, 00-06-26-348-004-0000, 00-06-26-348-005-0000, 00-06-26-348-006-0000, 00-06-26-348-007-0000, 00-06-26-348-008-0000, 00-06-26-348-009-0000, 00-06-26-348-010-0000, 00-06-26-349-001-0000, 00-06-26-349-002-0000, 00-06-26-349-003-0000, 00-06-26-349-004-0000
ADDRESS: 2700 Vista Lane
PLAN COMMISSION APPROVED: YES
EASEMENT RESERVED: No
PLAT ATTACHED: Yes
CED DOC. NO.: V-3-26

PREPARED BY: Ray Heitner, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

PIN: 00-06-26-347-003-0000, 00-06-26-347-004-0000, 00-06-260-347-005-0000, 00-06-26-347-006-0000, 00-06-26-347-007-0000, 00-06-26-347-008-0000, 00-06-26-348-001-0000, 00-06-26-348-002-0000, 00-06-26-348-003-0000, 00-06-26-348-004-0000, 00-06-26-348-005-0000, 00-06-26-348-006-0000, 00-06-26-348-007-0000, 00-06-26-348-008-0000, 00-06-26-348-009-0000, 00-06-26-348-010-0000, 00-06-26-349-001-0000, 00-06-26-349-002-0000, 00-06-26-349-003-0000, 00-06-26-349-004-0000

PLAT OF EASEMENT VACATION
OF
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N.'S

06-26-347-003 06-26-348-001 06-26-349-001
06-26-347-004 06-26-348-002 06-26-349-002
06-26-347-005 06-26-348-003 06-26-349-003
06-26-347-006 06-26-348-004 06-26-349-004
06-26-347-007 06-26-348-005
06-26-347-008 06-26-348-006
06-26-348-007
06-26-348-008
06-26-348-009
06-26-348-010

BASIS OF BEARINGS

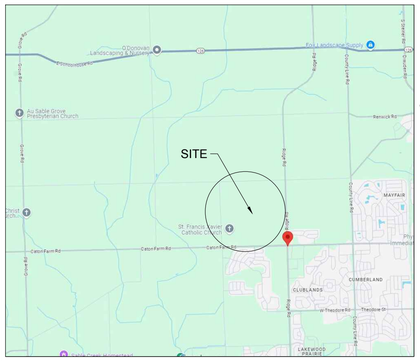
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

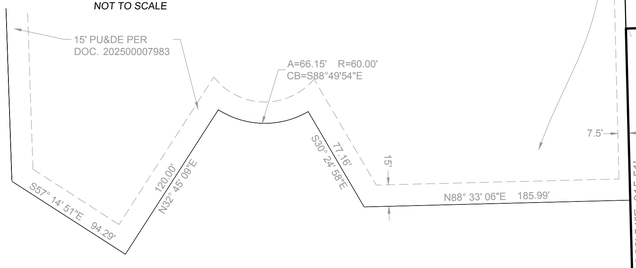
GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'



VICINITY MAP
NOT TO SCALE



NOT INCLUDED

LOT 1
VISTA RIDGE PHASE 4
DOC. 202500007983
REC. 06/30/25

10' PU&DE PER DOC. 202500007983

OAK BLUFF LANE
HERETOFORE DEDICATED
PER DOC. 202500007980

N88° 33' 06"E 110.00'
N88° 33' 06"E 224.00'
N88° 33' 06"E 147.66'

VISTA LANE
HERETOFORE DEDICATED
PER DOC. 202500007980

LONGVIEW LANE
HERETOFORE DEDICATED
PER DOC. 202500007980

WEST LINE OF THE SE 1/4 OF SEC. 26-36-8

74 75 83 84 73 76 82 85 72 77 81 86 71 78 80 70 79 343 344 345

12.00' (TYP.)

ORIGINAL LOT LINES PER DOC. 202500007980 (TYPICAL)

12' HATCHED PORTION OF PU&DE HERETOFORE GRANTED PER DOC. 202500007980
HEREBY VACATED (TYPICAL)

PU&DE OVER LOT HERETOFORE GRANTED PER DOC. 202500007980

VISTA RIDGE PHASE 1
DOC. 202500007980
REC. 06/30/25

342
STORMWATER MANAGEMENT EASEMENT HERETOFORE GRANTED PER DOC. 202500007980 REC. 06/30/25

VISTA RIDGE PHASE 1 DOC. 202500007980 REC. 06/30/25

PU & DE PER DOC. 202500007980

GREYWALL BOULEVARD HERETOFORE DEDICATED PER DOC. 202500007980

10' PU&DE PER DOC. 202500007982

LOT 1
VISTA RIDGE PHASE 3
DOC. 202500007982
REC. 06/30/25

LEGEND

- SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- LOT LINE PER DOC. 202500007980
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- FIP FOUND IRON PIPE W/SIZE
- SANITARY SEWER
- STORM SEWER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. THE GEOMETRY SHOWN HEREON WAS TAKEN FROM THE RECORD PLAT OF VISTA RIDGE PHASE 1 RESUBDIVISON.

OWNER / DEVELOPER

Vista Ridge Investment, LLC
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

EASEMENT RELEASE- APPROVED AND ACCEPTED

ILLINOIS BELL
BY: _____ DATE: _____
TITLE: _____

COMMONWEALTH EDISON COMPANY
BY: _____ DATE: _____
TITLE: _____

COMCAST
BY: _____ DATE: _____
TITLE: _____

NICOR GAS
BY: _____ DATE: _____
TITLE: _____

BY: _____ DATE: _____
TITLE: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___M.

_____
KENDALL COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20 ___.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION.

DATED THIS 6TH DAY OF MARCH, A.D., 2026.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: _____
ADDRESS: _____

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Ryan Homes
850 East Diehl Road, Suite 120
Naperville, IL 60563
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-20-26	REVISED PER CITY COMMENTS			

PLAT OF EASEMENT VACATION
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	03-06-26	DRAWN BY:	CDB	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015.RYAN
Group No: VP10.1
SHEET NO. 1 of 1

M:\2024\241015\241015.RYAN\Drawings\ACAD\SV\VP10.1\VAC241015.RYAN_R1.dwg, 3/31/2026 2:18:39 PM, cdbartosz

DATE: May 21, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (Council District #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (Council District #3)

GENERAL INFORMATION:

APPLICANT:	Vista Ridge Development, LLC
STATUS OF APPLICANT:	Owner and Developer
REQUESTED ACTION:	Approval of an amended Final Plat and Vacation of a Public Utility and Drainage Easement
PURPOSE:	To allow continued development of a previously approved multi-family residential subdivision
EXISTING ZONING:	R-4 (Low Density Multi-Family Residential)
LOCATION:	2700 Vista Lane
SIZE:	Approximately 5.2 Acres
EXISTING LAND USE:	Ongoing townhome development

SURROUNDING LAND USE & ZONING:

NORTH: Farmland; R-2 (Single-Family Residential)
SOUTH: Ongoing single-family residential development; R-2 (Single-Family Residential)
EAST: Farmland; R-2 (Single-Family Residential)
WEST: Stormwater Detention; R-2 (Single-Family Residential)

SITE HISTORY: The subject property was annexed into the City in 2004. On January 7, 2025, the City Council approved rezoning of the property to R-4 (Low Density Multi-Family

Residential) zoning. The surrounding acreage which is also included in the same Planned Unit Development (PUD), was rezoned to R-2 (Single-Family Residential) at this time. The City Council approved the Recording Plat for the entire PUD to allow construction of 321 single-family residential homes and 76 townhouse dwelling units on May 6, 2025.

SPECIAL INFORMATION: The subject petitions concern the 5.2-acre portion of the PUD dedicated to townhome development. The previously approved Final Plat for this area consisted of 17 townhouse block lots that were each 58 feet deep. The applicant is requesting an amendment to the Final PUD Plat to increase the size of these lots to 70 feet deep to allow the full extent of the rear individual unit patios to be located within each townhome lot and not in the common lot areas. There are no changes to the volume or design of these units.

When the Final PUD Plat for the greater subdivision was approved in 2025, a blanket Public Utility and Drainage Easement was created to cover the extent of each common lot area (Lots 343, 344, and 345) outside of the townhouse block lots. Since portions of this easement area are being encroached upon with the requested extension of the townhouse block lots, a vacation of these easement areas is necessary to avoid future conflicts with the proposed back patios. Staff have reviewed this request and have no concerns about the proposed vacation. Staff have not received any correspondence from any private utility companies regarding the requested vacation.

ANALYSIS: Approval of the requested amended Final Plat and Public Utility and Drainage Easement vacation will allow the continued construction of townhouse units within Phase 1 of Vista Ridge PUD with all future rear yard patios on the townhouse block lots. Staff have examined these requests and believe there will be no meaningful impact on stormwater detention or residential open space. The requested vacation would not have any effect on public or private utilities in the area.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of an amendment to the Final Plat of Vista Ridge Planned Unit Development and a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development to the City Council.

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: Vista Ridge

NAME OF PETITIONER: Vista Ridge Development LLC

CELL #: [redacted] **E-MAIL:** [redacted]

HOME ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

HOME PHONE: [redacted]

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS PHONE: [redacted]

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: John Barry

ADDRESS: 11S220 Jackson Street, Suite # 101 Burr Ridge, IL 60527 PHONE: [redacted]

OWNER: Vista Ridge Development LLC

HOME ADDRESS: 11S220 Jackson Street Suite # 101 PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101 PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

CELL #: [redacted] **E-MAIL:** [redacted]

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: [redacted]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: [redacted]

ATTORNEY: Thomas Osterberger - KGG, LLC

ADDRESS: 111 N. Ottawa Street, Joliet Illinois 60423 PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY: Vista Ridge Phase 1 Resubdivision1, a Planned Unit Development

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN,

IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 2700 Vista Lane, Plainfield, IL 60586

PERMANENT INDEX NUMBER (Tax No.): [redacted]

SIZE: 6.5560 ACRES

NO. OF LOTS: 17 Townhome Lots & 3 Oulots Lots

PRESENT USE: Townhome Lots EXISTING ZONING: R4

USES OF SURROUNDING PROPERTIES: North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

Name of Park District: Plainfield Park District

Date Contacted Park District: July 24, 2024

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

If yes, what amount? +/- 5.2 Acres

(Acknowledgment by Park District Official) Bob Collins, Director of Planning

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 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: N/A

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, John Barry, hereby depose and say that all of the above statements and the statements contained in the [redacted] e true. I agree to be present in person or by representation when this is hea[redacted]

Date: 2/5/2026

Pet[redacted]

Subscribed and sworn to before me this 5th day of FEBRUARY, 20 26

N[redacted]

11.18.2028
My Commission Expires:

[redacted]

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:

2700 Vista Lane, Plainfield, IL 60586

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:

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

Paul McNaughton

Brian Flanagan

E-MAIL: [redacted] **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

Paul McNaughton

Brian Flanagan

E-MAIL: johnb@mcnaughtondevelopment.com **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

SIGNED: [redacted]

DATE: 2/5/2026

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

FINAL PLAT OF VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

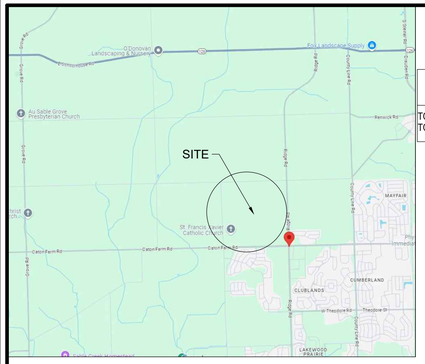
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

150' 0 75' 150' 300' 600'
1" = 150'



VICINITY MAP
NOT TO SCALE

THIS PLAT IS NOT FOR RECORD

OWNER / DEVELOPER

McNaughton Development
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

AREA TABLE

SINGLE FAMILY LOTS	636,336 SQ. FT.	14.6083 AC.
MULTI FAMILY LOTS 322-338	98,020 SQ. FT.	2.2502 AC.
MULTI FAMILY LOTS 339-341	187,559 SQ. FT.	4.3057 AC.
OPEN SPACE / PARK AREAS	759,952 SQ. FT.	17.4462 AC.
RIGHT OF WAY HEREBY DEDICATED	551,955 SQ. FT.	12.6711 AC.
TOTAL AREA THIS SUBDIVISION	2,233,822 SQ. FT.	51.2815 AC.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

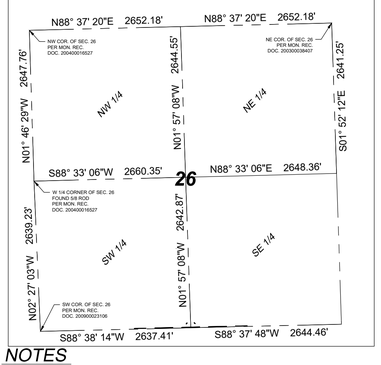
PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

USE EXCEPTIONS

1. EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
2. EXCEPTION TO ALLOW 4.45 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE, PER THE KENDALL COUNTY LAND USE PLAN.
3. EXCEPTION TO ALLOW 9.42 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE, PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
4. EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADII TO BE REDUCED FROM 75' TO 60'.
5. EXCEPTION TO REDUCE THE REQUIRED ROW OF GREYWALL BOULEVARD FROM 75' TO 70'.
6. REQUESTING AN EXCEPTION TO THE USE OF BRICK OR STONE IN EXTERIOR ELEVATIONS, PER SECTION 47-17.30(E) OF THE CITY'S ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.

SECTION 26-36-8



NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. SINGLE FAMILY ZONING R-2;
   MULTI FAMILY ZONING R-4
4. EXCEPTION TO WAIVE THE REQUIRED 25-FT. REAR YARD SETBACK FOR THE TOWNHOUSE UNITS.



CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
LAT 41-33-53.1; LONG 88-12-01.9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

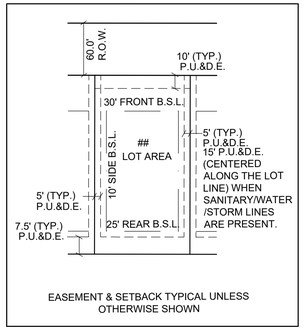
3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

SITE DATA- FULL SITE

GROSS SITE AREA	=	120.00 AC.
PARK AREAS	=	5.25 AC.
STORMWATER MANAGEMENT AREA	=	11.29 AC.
OPEN SPACE (OUTLOTS)	=	2.75 AC.
ROW DEDICATION	=	26.72 AC.
321 SINGLE FAMILY LOTS + ROW	=	92.36 AC.
GROSS LAND USE (321 LOTS + ROW)	=	77%
NET LAND USE (321 LOTS W/OUT ROW)	=	65.64 AC.
SINGLE FAMILY DENSITY (321/72.12)	=	4.45 DU/AC
MINIMUM LOT SIZE	=	7,500 SF
MAXIMUM LOT SIZE	=	16,216 SF
AVERAGE LOT SIZE	=	8,713 SF
76 TOWNHOMES (20' x 48")	=	8.35 AC
ROW DEDICATION	=	1.80 AC.
LAND USE W/OUT ROW	=	6.55 AC
GROSS LAND USE (TOWNHOMES)	=	6.96%
TOWNHOMES DENSITY (76/8.07 AC)	=	9.42 DU/AC
397 TOTAL UNITS		
GROSS DENSITY	=	4.84 DU/AC.

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 1 of 6

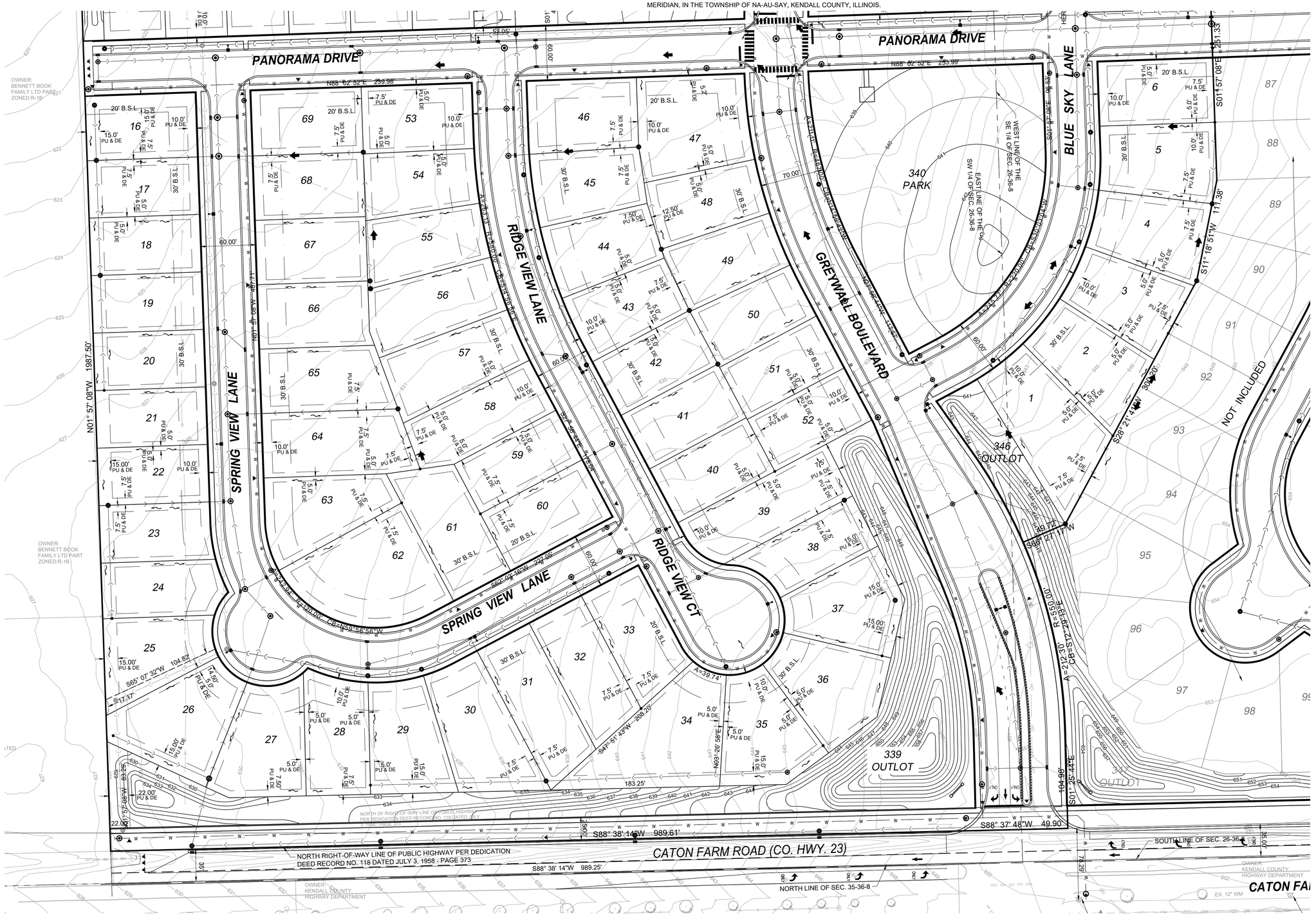
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THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

LEGEND

EXISTING	PROPOSED	DESCRIPTION
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		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
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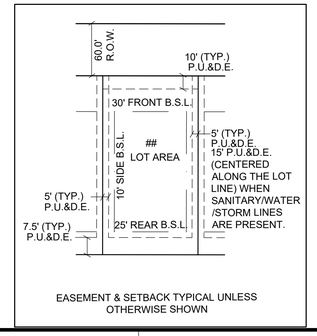
LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
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N	NORTH
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E	EAST
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D.E.	DRAINAGE EASEMENT
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B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

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A PLANNED UNIT DEVELOPMENT

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Group No: VP04.7
SHEET NO. 2 of 6

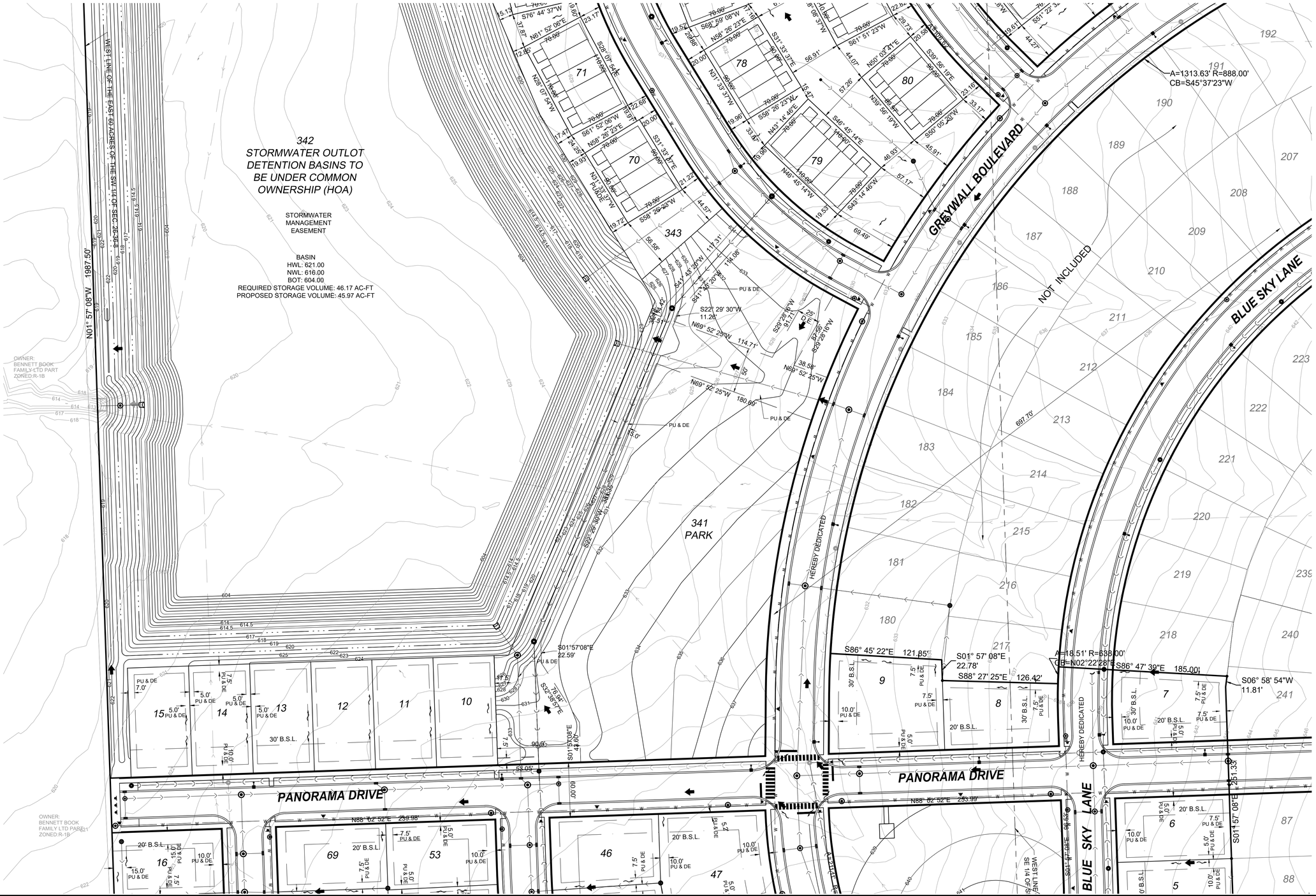
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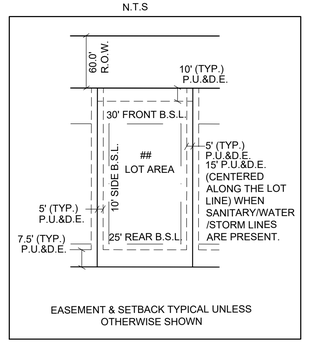
3 2 / 10 11 — SECTION CORNER

SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

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VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 3 of 6

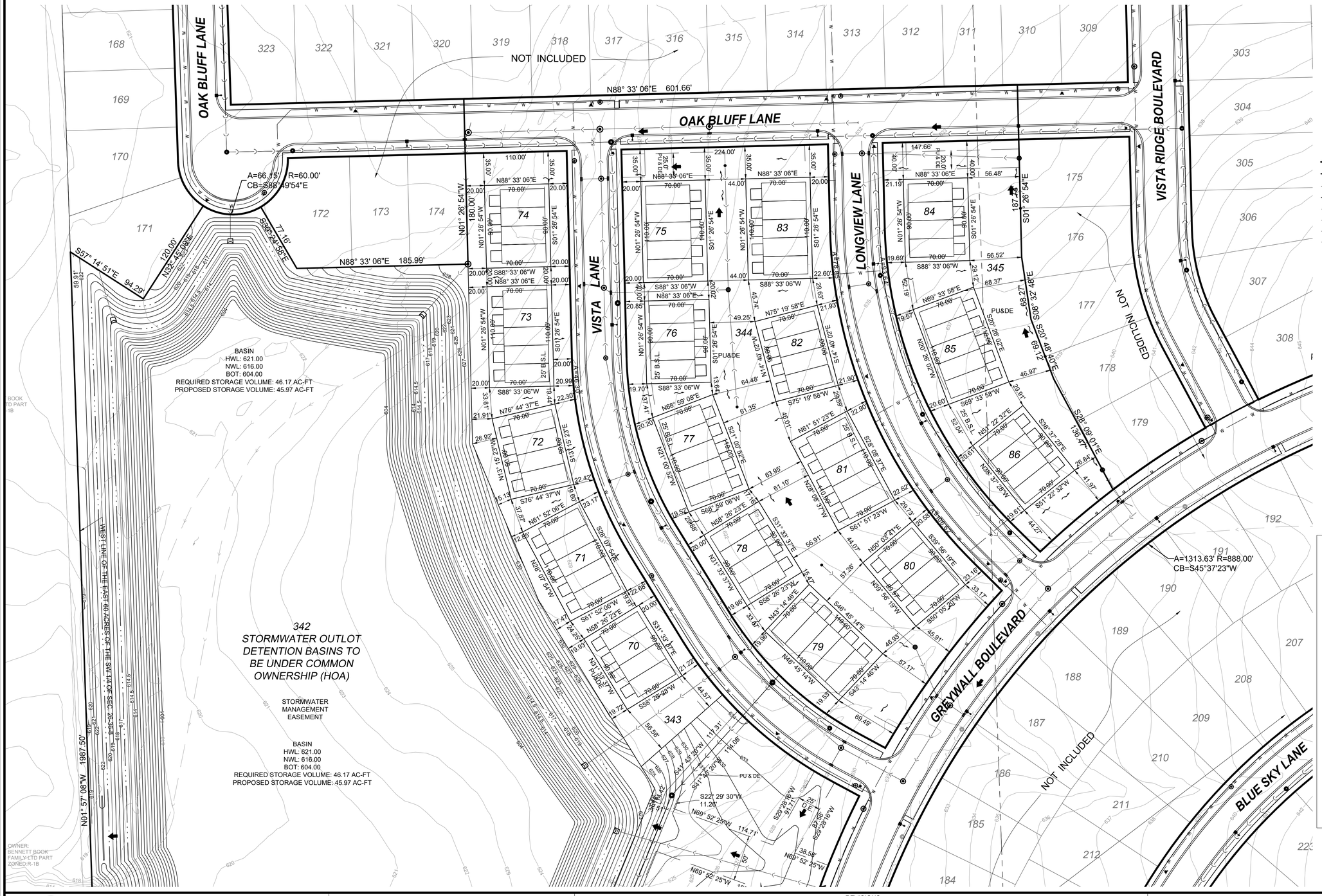
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THIS PLAT IS NOT FOR RECORD

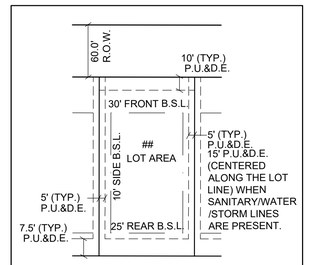
FINAL PLAT OF VISTA RIDGE PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



TYPICAL LOT DETAIL
N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

SECTION CORNER

SUBDIVISION BOUNDARY LINE	N	NORTH
UNDERLYING LOT LINE	S	SOUTH
EXISTING LOT LINE	E	EAST
PROPOSED LOT LINE	W	WEST
EXISTING EASEMENT LINE	CB	CHORD BEARING
PROPOSED EASEMENT LINE	A	ARC LENGTH
BUILDING SETBACK LINE	R	RADIUS
SECTION LINE	PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
	D.E.	DRAINAGE EASEMENT
	(0.00')	RECORD DATUM
	0.00'	CALCULATED DATUM
	■	SET CONCRETE MONUMENT
	B.S.L.	BUILDING SETBACK LINE
	○ FIP	FOUND IRON PIPE W/SIZE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY: MG	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: RMW	SCALE: 1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 4 of 6

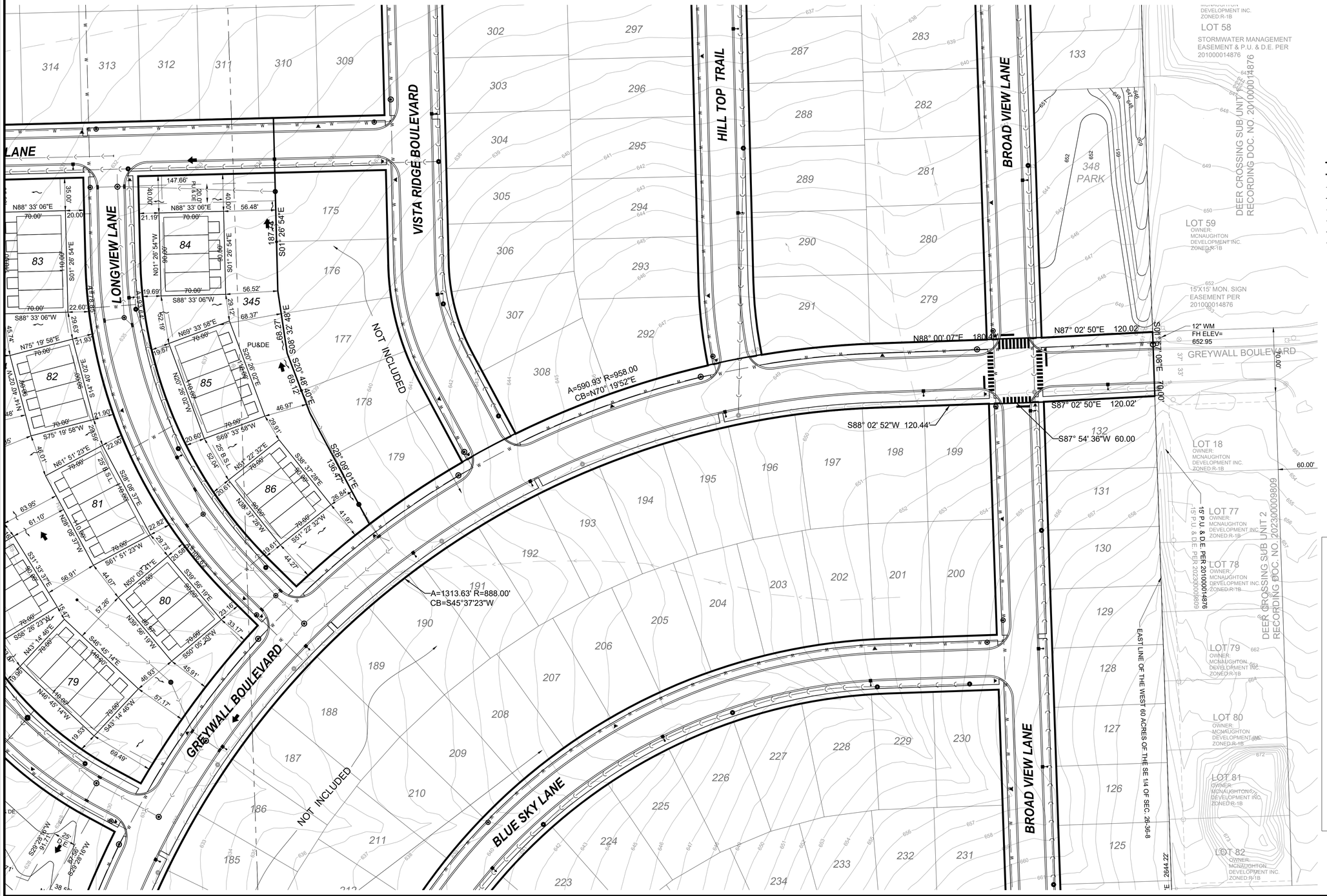
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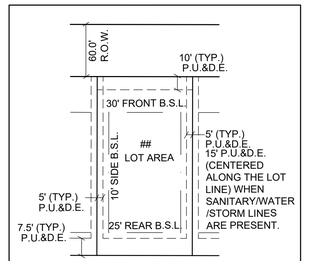
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TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
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FINAL PLAT

VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.7
SHEET NO. 5 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

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FINAL PLAT OF VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-300-005
06-26-400-003

Parcel Table	
Parcel #	Area
1	12944 SF
2	10030 SF
3	9377 SF
4	9541 SF
5	9929 SF
6	8750 SF
7	9446 SF
8	9023 SF
9	12993 SF
10	8040 SF
11	8040 SF
12	8040 SF
13	8040 SF
14	8040 SF
15	8040 SF
16	8400 SF
17	7500 SF
18	7500 SF
19	7500 SF
20	7500 SF

Parcel Table	
Parcel #	Area
21	7500 SF
22	7500 SF
23	7559 SF
24	7808 SF
25	9156 SF
26	11963 SF
27	10659 SF
28	8985 SF
29	9644 SF
30	11795 SF
31	10428 SF
32	9393 SF
33	9117 SF
34	14599 SF
35	10413 SF
36	10567 SF
37	10318 SF
38	7964 SF
39	11117 SF
40	7854 SF

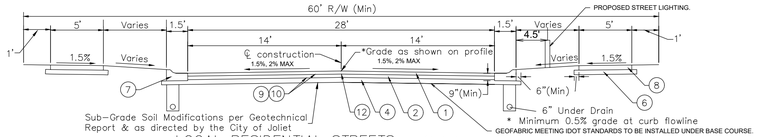
Parcel Table	
Parcel #	Area
41	7854 SF
42	7854 SF
43	8346 SF
44	8540 SF
45	8533 SF
46	9217 SF
47	12488 SF
48	8365 SF
49	8217 SF
50	7809 SF
51	7616 SF
52	7616 SF
53	8632 SF
54	8068 SF
55	8707 SF
56	9804 SF
57	10164 SF
58	9733 SF
59	7625 SF
60	8750 SF

Parcel Table	
Parcel #	Area
61	10057 SF
62	15049 SF
63	9862 SF
64	11100 SF
65	9558 SF
66	8438 SF
67	8400 SF
68	8400 SF
69	8520 SF
70	5220 SF
71	6380 SF
72	5220 SF
73	6380 SF
74	5220 SF
75	6380 SF
76	5220 SF
77	6380 SF
78	5220 SF
79	6380 SF
80	5220 SF

Parcel Table	
Parcel #	Area
81	6380 SF
82	5220 SF
83	6380 SF
84	5220 SF
85	6380 SF
86	5220 SF
339*	62962 SF
340*	58695 SF
341*	138296 SF
342*	491598 SF
343*	45648 SF
344*	97779 SF
345*	44132 SF
346*	8401 SF

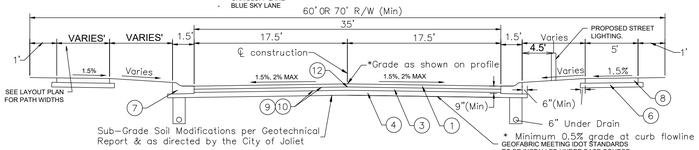
AVERAGE SINGLE FAMILY LOT AREA = 9222.23 SF
AVERAGE MULTIFAMILY LOT AREA = 5765.88 SF
* EXCLUDES OUTLOTS 339-346

TOTAL SINGLE FAMILY LOTS = 86
TOTAL OUTLOTS = 8



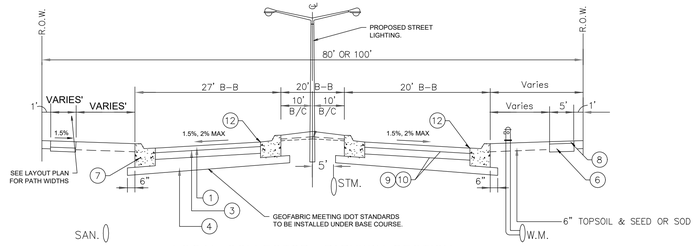
LOCAL RESIDENTIAL STREETS – Not to scale.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- RIDGE VIEW LANE
- RIDGE VIEW COURT
- SPRING VIEW LANE
- SUMMIT VIEW LANE
- SCENIC TRAIL
- KNOLL COURT
- BROAD VIEW LANE
- VISTA LANE
- LONGVIEW LANE
- HILL TOP TRAIL
- PARK LAKE LANE
- OAK BLUFF LANE
- BLUE SKY LANE



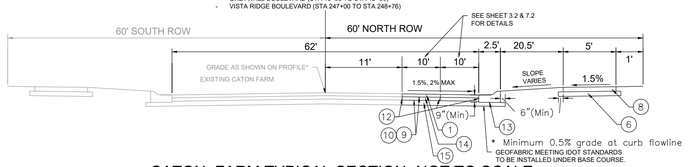
COLLECTOR STREETS – Not to scale.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- PANORAMA DRIVE
- GREYWALL BOULEVARD (STA 15+00 TO STA 37+52)
- VISTA RIDGE BOULEVARD (STA 240+00 TO STA 247+00)



LOCAL COLLECTOR - PARKWAY SECTION
N.T.S.

APPLIES TO THE FOLLOWING ROADWAYS SHOWN ON THE PLANS:
- GREYWALL BOULEVARD (STA 10+00 TO STA 15+00)
- VISTA RIDGE BOULEVARD (STA 247+00 TO STA 248+76)



CATON FARM TYPICAL SECTION- NOT TO SCALE

VEHICULAR ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF ANY PARTS OF LOTS 70 THRU 86, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PROPERTY NOTED ON THIS PLAT AS "VEHICULAR ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS TO, EGRESS FROM, AND ACCESS BETWEEN LOTS 70 THRU 86 AND ADJACENT PUBLIC ROADS. THE GRANTEE MAY CONSTRUCT OR IMPROVE SAID DRIVEWAYS FROM TIME TO TIME AT GRANTEE'S SOLE COST AND EXPENSE. THIS EASEMENT SHALL BE BINDING ON THE PARTIES, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS OVER, ON UPON AND ACROSS LOT 342 - STORMWATER OUTLOT AND ACCESS TO ALL FACILITIES NECESSARY FOR THE MANAGEMENT OF STORMWATER ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSPECTING SUCH AREAS, IN THE EVENT THAT THE ASSOCIATION DOES NOT ADEQUATELY MAINTAIN THE FACILITIES TO THE CITY STANDARDS, THE CITY OF JOLIET SHALL GIVE FOURTEEN (14) DAYS WRITTEN NOTICE OF SUCH FAILURE AND SAID NOTICE SHALL INDICATE WHEN THE CITY WILL EXERCISE ITS RIGHT TO REPAIR THE FAULTY PORTION OF THE FACILITIES. IF THE CITY IS REQUIRED TO MAKE REPAIRS, IT SHALL BE ENTITLED TO REIMBURSEMENTS BY THE RESIDENTIAL ASSOCIATION. WRITTEN NOTICE BY THE CITY OF THE INTENT TO REPAIR SHALL NOT BE REQUIRED IF IN THE OPINION OF THE CITY AN EMERGENCY REQUIRING IMMEDIATE ACTION IS REQUIRED. IN THE EXERCISE OF ITS RIGHTS HEREUNDER, THE CITY OF JOLIET SHALL NOT BE DEEMED GUILTY OF ANY MANNER OF TRESPASS.

NOTES

1. The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
2. The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
3. Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
4. Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
5. Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
6. Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty–five (25') feet.
7. The cross slope on all streets, including intersections, shall be two (2%) percent or less.
8. Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be preformed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
9. Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
10. The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
6. Hot–Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
7. Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
8. Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
9. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
10. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
11. Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

PAVEMENT LEGEND

① Hot–Mix Asphalt, Surface Course, IL–9.5, Mix "D", N50, 1.5"
② Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 2.5"
③ Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 4"
④ Sub–Base Granular Material, Type B, CA–06, 10"
⑤ Sub–Base Granular Material, Type B, CA–06, 6"
⑥ Sub–Base Granular Material, Type B, CA–06, 4"
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12
⑧ Portland Cement Concrete Sidewalk, 5" Thick
⑨ Bituminous Material Prime Coat
⑩ Aggregate Prime Coat
⑪ Strip Reflective Crack Control Treatment (as required)
⑫ Longitudinal Joint Sealant (LJS)
⑬ COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24
⑭ HOT-MIX ASPHALT, BINDER COURSE, IL-19.0, N50, 7.5" (PLACED IN TWO LIFTS - 5" +2.5")
⑮ AGGREGATE SUBGRADE IMPROVEMENT, 12"

SEE LAYOUT PLAN FOR LOCATION OF VARIOUS CURB TYPES

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ Ndes
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm): 1½"	4% @ 50 Gyr.
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50: 2½"	4% @ 50 Gyr.
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WTH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS — WOODRIDGE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 463.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 45.38 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 187.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.00 FEET, A CHORD BEARING OF NORTH 70 DEGREES 19 MINUTES 52 SECONDS EAST 590.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 00 MINUTES 07 SECONDS EAST 120.49 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 56 SECONDS EAST 180.01 FEET TO THE EAST LINE OF THE WEST 60 ACRES OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 70.00 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 56 SECONDS WEST 179.57 FEET; SOUTH 88 DEGREES 00 MINUTES 07 SECONDS WEST 120.88 FEET TO A POINT OF CURVATURE, THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 37 MINUTES 23 SECONDS WEST, 1313.63 FEET; THENCE SOUTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 49.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, 989.61 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1987.50 FEET; THENCE NORTH 57 DEGREES 14 MINUTES 51 SECONDS EAST, 94.29 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 09 SECONDS EAST, 120.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 54 SECONDS EAST, 66.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 77.16 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 185.99 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 180.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.28 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS — WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS	7	12-19-25	REVISED PER CITY COMMENTS
2	11-19-24	REVISED PER CITY COMMENTS			
3	1-20-25	REVISED PER CITY COMMENTS			
4	3-19-25	REVISED PER CITY COMMENTS			
5	4-16-25	REVISED PER CITY COMMENTS			
6	11-13-25	REVISED TOWNHOME LOTS FOR PATIOS			

FINAL PLAT
VISTA RIDGE PHASE 1
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = N/A

Project No: 241015
Group No: VP04.7
SHEET NO. 6 of 6

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 1_R0.dwg 12/19/2025

PLAT OF EASEMENT VACATION
OF
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N.'S

06-26-347-003 06-26-348-001 06-26-349-001
06-26-347-004 06-26-348-002 06-26-349-002
06-26-347-005 06-26-348-003 06-26-349-003
06-26-347-006 06-26-348-004 06-26-349-004
06-26-347-007 06-26-348-005
06-26-347-008 06-26-348-006
06-26-348-007
06-26-348-008
06-26-348-009
06-26-348-010

BASIS OF BEARINGS

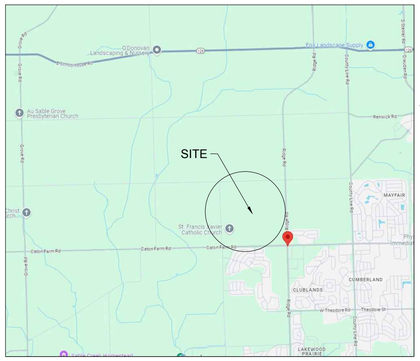
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

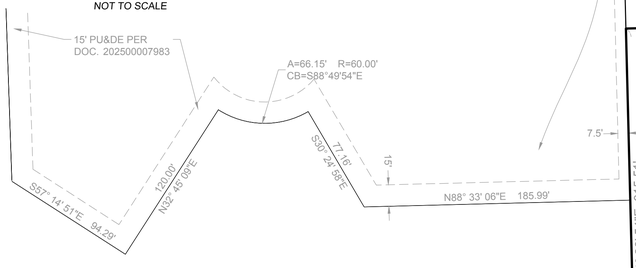
GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'



VICINITY MAP
NOT TO SCALE



NOT INCLUDED

LOT 1
VISTA RIDGE PHASE 4
DOC. 202500007983
REC. 06/30/25

10' PU&DE PER DOC. 202500007983

OAK BLUFF LANE
HERETOFORE DEDICATED
PER DOC. 202500007980

N88° 33' 06"E 110.00'
N88° 33' 06"E 224.00'
N88° 33' 06"E 147.66'

VISTA LANE
HERETOFORE DEDICATED
PER DOC. 202500007980

LONGVIEW LANE
HERETOFORE DEDICATED
PER DOC. 202500007980

WEST LINE OF THE SE 1/4 OF SEC. 26-36-8

74 75 83 84 73 76 82 85 72 77 81 86 71 78 80 70 79 343 344 345

12.00' (TYP.)

ORIGINAL LOT LINES PER DOC. 202500007980 (TYPICAL)

12' HATCHED PORTION OF PU&DE HERETOFORE GRANTED PER DOC. 202500007980
HEREBY VACATED (TYPICAL)

PU&DE OVER LOT HERETOFORE GRANTED PER DOC. 202500007980

VISTA RIDGE PHASE 1
DOC. 202500007980
REC. 06/30/25

342
STORMWATER MANAGEMENT EASEMENT HERETOFORE GRANTED PER DOC. 202500007980 REC. 06/30/25

VISTA RIDGE PHASE 1 DOC. 202500007980 REC. 06/30/25

PU & DE PER DOC. 202500007980

GREYWALL BOULEVARD HERETOFORE DEDICATED PER DOC. 202500007980

10' PU&DE PER DOC. 202500007982

LOT 1
VISTA RIDGE PHASE 3
DOC. 202500007982
REC. 06/30/25

LEGEND

- SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- LOT LINE PER DOC. 202500007980
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- FIP FOUND IRON PIPE W/SIZE
- SANITARY SEWER
- STORM SEWER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. THE GEOMETRY SHOWN HEREON WAS TAKEN FROM THE RECORD PLAT OF VISTA RIDGE PHASE 1 RESUBDIVISON.

OWNER / DEVELOPER

Vista Ridge Investment, LLC
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

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

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

EASEMENT RELEASE- APPROVED AND ACCEPTED

ILLINOIS BELL
BY: _____ DATE: _____
TITLE: _____

COMMONWEALTH EDISON COMPANY
BY: _____ DATE: _____
TITLE: _____

COMCAST
BY: _____ DATE: _____
TITLE: _____

NICOR GAS
BY: _____ DATE: _____
TITLE: _____

BY: _____ DATE: _____
TITLE: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___M.

_____
KENDALL COUNTY RECORDER

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20 ___.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION.

DATED THIS 6TH DAY OF MARCH, A.D., 2026.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: _____
ADDRESS: _____

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Ryan Homes
850 East Diehl Road, Suite 120
Naperville, IL 60563
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-20-26	REVISED PER CITY COMMENTS			

PLAT OF EASEMENT VACATION
VISTA RIDGE PHASE 1, A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	03-06-26	DRAWN BY:	CDB	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015.RYAN
Group No: VP10.1
SHEET NO. 1 of 1

M:\2024\241015\241015.RYAN\Drawings\ACAD\SV\VP10.1\VAC241015.RYAN_R1.dwg, 3/31/2026 2:18:39 PM, cdbartosz


NOTICE OF PUBLIC MEETING
CITY OF JOLIET, IL.
DATE/TIME: Thursday, May 21, 2026 at 4:00 p.m.
LOCATION: City Hall Council Chambers
150 W. Jefferson St., Joliet
DESCRIPTION OF REQUEST: PUD-5-26: AMENDMENT TO THE FINAL PLAT OF VISTA RIDGE PHASE 1 PLANNED UNIT DEVELOPMENT.
V-3-26: APPROVAL OF A VACATION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR VISTA RIDGE PHASE 1 PLANNED UNIT DEVELOPMENT.
FOR MORE INFORMATION CALL: 815-724-4040 or 815-724-4050
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET
AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: Jueves, 21 de mayo de 2026, a las 4:00 p.m.
UBICACIÓN: Cámaras del Consejo Municipal
150 W. Jefferson St., Joliet
DESCRIPCIÓN DE LA SOLICITUD: PUD-5-25: ENMIENDA AL PLANO FINAL DEL DESARROLLO DE UNIDADES PLANIFICADAS VISTA RIDGE, FASE 1.
V-3-26: APROBACIÓN DE LA CANCELACIÓN DE UNA SERVIDUMBRE DE SERVICIOS PÚBLICOS Y DRENAJE PARA EL DESARROLLO DE UNIDADES PLANIFICADAS VISTA RIDGE, FASE 1
PARA MÁS INFORMACIÓN, LLAME AL: 815-724-4040 or al 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET



PUD-5-26 / V-3-26

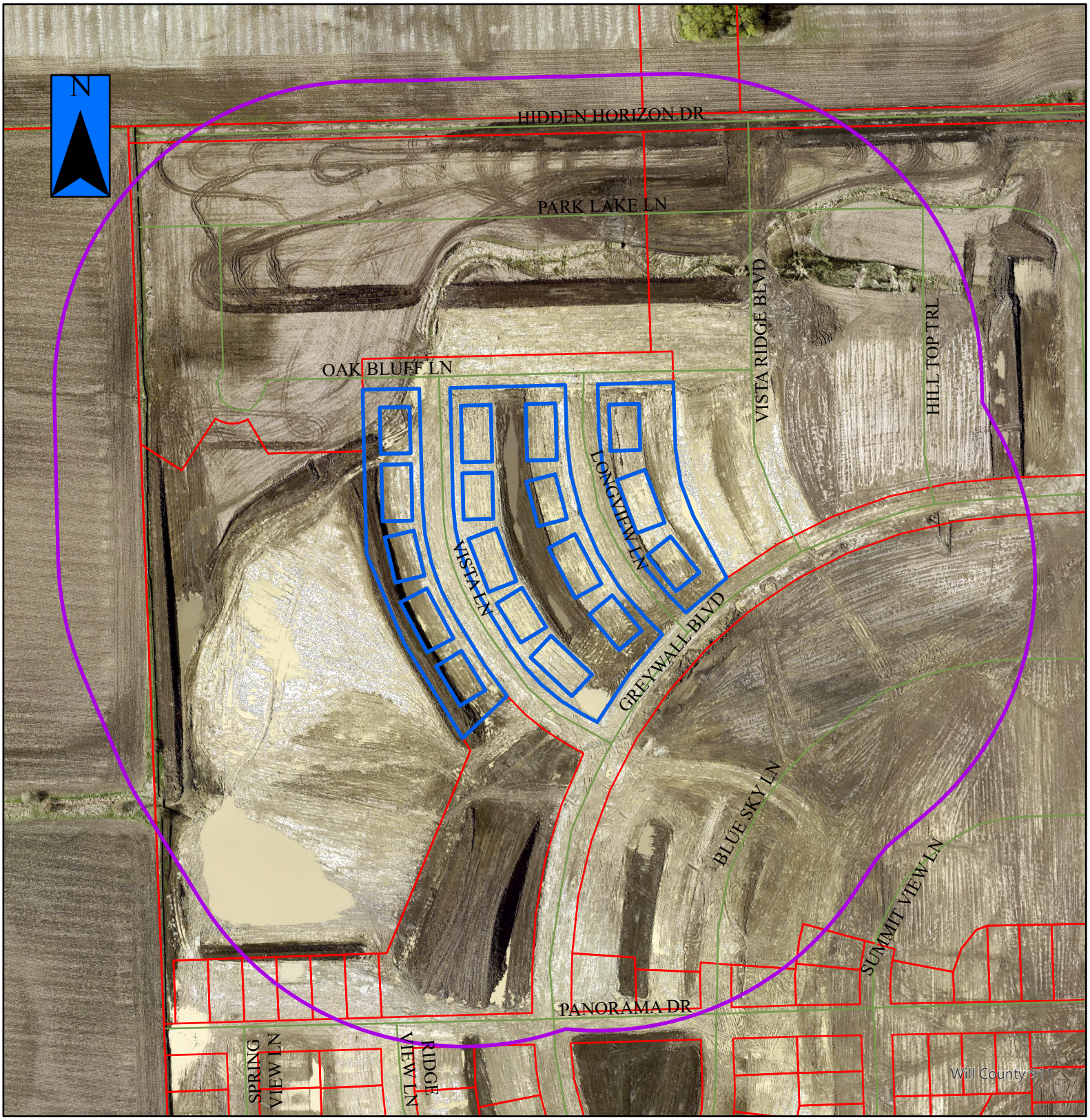
JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

Legend

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



PUD-5-26a / V-3-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, May 21, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

TMP-9794

Attachments: PC Meeting Minutes 04.16.26

A motion was made by Debbie Radakovich, seconded by Jeff Crompton, to approve: Approval of the April 16, 2026 Plan Commission Minutes. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

TMP-9795

Attachments: PUD-5-26 & V-3-26 Staff Report Packet.pdf

Ms. Jayne Bernhard read the staff report into the record. Mr. Kyle Quinn, representing Vista Ridge Development LLC, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve: PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9796

Attachments: Staff Report P-5-26 & FP-1-26 Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Matthias Trizna, representing Northern Builders, Inc., appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9798

Attachments: Staff Report Packet A-1-26 (23656 S Houbolt Rd).pdf

Ms. Bernhard read the staff report into the record. Mr. John Argoudelis, representing the petitioner Whimsy Trucking, appeared on behalf of the petition. Commissioner Scott Hammock asked about potential oils and residues draining into the nearby pond. Mr. Argoudelis responded. Ms. Kathleen Garthus made a public comment in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve: A-1-26: Annexation of 23656 S. Houbolt Road, Classification to the I-1 (Light Industrial) Zoning District, and Approval of an Annexation Agreement. (23656 S. Houbolt Road) (PIN # 04-10-01-300-013-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9799

Attachments: Staff Report Packet M-1-26 M-2-26 (Autobahn Country Club).pdf
Ordinance 15820 Cedar Creek Watershed Protection Area.pdf

Ms. Bernhard read the staff report into the record. Mr. David Silverman, representing the petitioner Autobahn Country Club, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. There were no public comments made in favor of or in opposition to the petitions.

A motion was made by Debbie Radakovich, seconded by Michael F. Turk, to approve: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area. (3795 CenterPoint Way) (PIN # 10-11-06-201-003-0000) (COUNCIL DISTRICT #5)

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club. (3795 CenterPoint Way) (PIN #s 10-11-06-301-019-0000, 10-11-06-401-003-0010, 10-11-06-401-003-0020, 10-11-06-301-024-0000, 10-11-07-101-030-0000, 10-11-06-401-005-0000, 10-11-07-101-017-0000, 10-11-06-302-001-0000, 10-11-06-301-020-0000, 10-11-07-101-013-0000, 10-11-06-302-004-0000, 10-11-07-101-027-0000, 10-11-06-301-014-0000, 10-11-07-101-019-0000, 10-11-07-101-009-0000, 10-11-06-302-003-0000, 10-11-07-101-010-0000, 10-11-07-101-026-0000, 10-11-06-301-039-0000, 10-11-06-400-009-0000, 10-11-06-301-023-0000, 10-11-07-101-007-0000, 10-11-07-101-011-0000, 10-11-06-302-002-0000, 10-11-06-401-006-0000, 10-11-06-301-004-0000, 10-11-07-101-031-0000, 10-11-06-401-015-0010, 10-11-06-301-021-0000, 10-11-06-401-002-0010, 10-11-06-401-011-0000, 10-11-07-101-024-0000, 10-11-07-101-014-0000, 10-11-07-101-029-0000, 10-11-06-401-008-0000, 10-11-07-101-028-0000, 10-11-06-301-037-0000,10-11-06-401-002-0020, 10-11-06-401-009-0000, 10-11-07-101-025-0000, 10-11-07-101-008-0000, 10-11-07-101-021-0000, 10-11-07-101-022-0000, 10-11-06-301-002-0000, 10-11-06-301-018-0000, 10-11-06-401-010-0000, 10-11-06-401-012-0000, 10-11-06-301-015-0000, 10-11-06-301-012-0000, 10-11-06-401-014-0000, 10-11-06-301-022-0000, 10-11-06-301-010-0000, 10-11-07-101-023-0000, 10-11-06-401-007-0000, 10-11-06-301-013-0000, 10-11-07-101-018-0000, 10-11-06-301-034-0000, 10-11-06-301-017-0000, 10-11-07-101-015-0000, 10-11-07-101-033-0000, 10-11-06-401-004-0000, 10-11-06-301-005-0000, 10-11-07-101-003-0000, 10-11-07-101-004-0000, 10-11-06-301-016-0000, 10-11-06-401-013-0000, 10-11-06-301-011-0000, 10-11-07-101-012-0000, 10-11-07-101-006-0000, 10-11-07-102-011-0000, 10-11-06-301-025-0000, 10-11-06-400-019-0000, 10-11-06-301-003-0000, 10-11-07-101-016-0000, 10-11-07-101-005-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 300-26

File ID: 300-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/20/2026

Department: Planning and Zoning **Final Action:**

Title: Ordinances Associated with the Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development

Ordinance Approving an Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development (PUD-5-26)

Ordinance Approving a Recording Plat of Vista Ridge Phase 1 Resubdivision 1 Planned Unit Development (V-3-26)

Ordinance Approving a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development (RP-2-26)

Internal Notes: Awaiting 05/21 Plan Commission meeting results.

Added previously approved PUD elevations on 05/26/2026 at 10:30 a.m.

Modified the Recording Plat Ordinance to incorporate updated fee information on 05/26/2026 at 11:00 a.m.

Agenda Date: 06/02/2026

Attachments: Ordinance - Final PUD Vista Ridge Phase 1 Amendment.docx, Final PUD Plat, Ordinance - Recording Plat Vista Ridge Phase 1 Resubdivision 1.docx, Recording Plat, Approved Elevations, Ordinance - PUDE Vacation, Plat of Vacation, PUD-5-26 & V-3-26 Staff Report Packet.pdf, Plan Commission Meeting Minutes - 05.21.2026

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Dustin Anderson	Approve	5/25/2026
1	2	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	3	5/29/2026	Beth Beatty	Approve	5/25/2026

Memo

File #: 301-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with Cherry Hill Business Park (21) Subdivision, Phase 2:

Ordinance Approving an Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (P-5-26)

Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (FP-1-26)

Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (RP-6-26)

BACKGROUND:
The subject property was annexed into the City and zoned to its existing zoning designation of I-1 (Light Industrial) in 2022. The property is a part of the Cherry Hill Business Park West subdivision. Upon annexation, it was envisioned that two separate warehouse/office buildings would be located on the subject property. In 2024, the City Council approved a Recording Plat that included a 46.4-acre lot for a future warehouse building and a 19-acre outlot for stormwater detention. The remaining 31.5-acre excess land (Lot 2 from the Preliminary Plat) was intended for future subdivision upon future development of this portion of the property. The warehouse building on Lot 1 was subsequently built.

The applicant would like to expand the existing building to accommodate a future tenant. The building's expansion requires an amendment to the previously approved Preliminary Plat and a new Final Plat, to allow the newly expanded building to fit on one lot.

The requested petitions would result in an expansion of Lot 1 from approximately 46.4 acres to 62.7 acres, spanning the entire length of the southern half of the 97-acre subject property. The existing 802,288 square-foot building would be expanded by 393,179 square feet. Approximately 15 acres would be left in Lot 2 for development of a smaller warehouse in the future.

The subject property's approved Annexation Agreement from 2022 has been included in the Council Memo packet. The Agreement stipulates that Building 1 (on Lot 1 of the subject plats) might be expanded in the future and that truck trailer parking might be correspondingly increased. The Agreement further states that future final and record plats that are in material compliance with the Agreement and an approved preliminary plat of subdivision shall be approved by the City.

With the proposed expansion, Lot 1 would have 500 standard parking stalls for passenger vehicles,

and 316 truck trailer stalls. This is a slight increase from the Annexation Agreement's Concept Plan, which showed a total of 314 trailer stalls for Lot 1. Similarly, total building square footage for Lot 1 would be increased to 1,195,467 square feet, from the previously approved total of 1,125,000 square feet. Staff have reviewed the proposed changes and do not believe the increase in building size or nominal increase in trailer stalls will yield any detrimental effects.

Previously approved landscaping easements and setbacks would still be applicable. The building expansion will be required to meet the City's Non-Residential Design Standards. The previously approved stormwater detention basin in Outlot A was designed to accommodate a full building scenario on Lot 1 with an additional building on Lot 2.

The proposed building expansion and subsequent Preliminary Plat amendment and Final Plat align with the intent of the Concept Plan from the previously approved Annexation Agreement. Staff does not believe the proposed changes will have an injurious effect on the surrounding area, as previously approvals contemplated a total industrial building square footage with corresponding increases in truck stalls and drainage capacity.

PUBLIC HEARING (PLAN COMMISSION):
The Plan Commission held a public hearing on the Preliminary Plat amendment and Final Plat at its May 21, 2026, meeting. Minutes of the meeting are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Jeff Crompton moved that the Plan Commission recommend approval of the amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision and Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2. Debbie Radakovich seconded the motion, which passed with six (6) aye votes. Voting aye were Commissioners Cox, Crompton, Hammac, Martin, Radakovich, and Turk. Voting nay were none. Commissioner Eulitz was absent.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt the following:

1. Ordinance Approving an Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision

2. Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2

3. Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 subject to the receipt of the following fees and documentation:

    a. A performance bond or letter of credit for public improvements;
    b. A one and one-quarter percent (11/4%) inspection fee for public improvements;
    c. An engineering review fee as determined by City staff.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY PLAT AMENDMENT
(Cherry Hill Business Park (21) Subdivision)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached preliminary planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

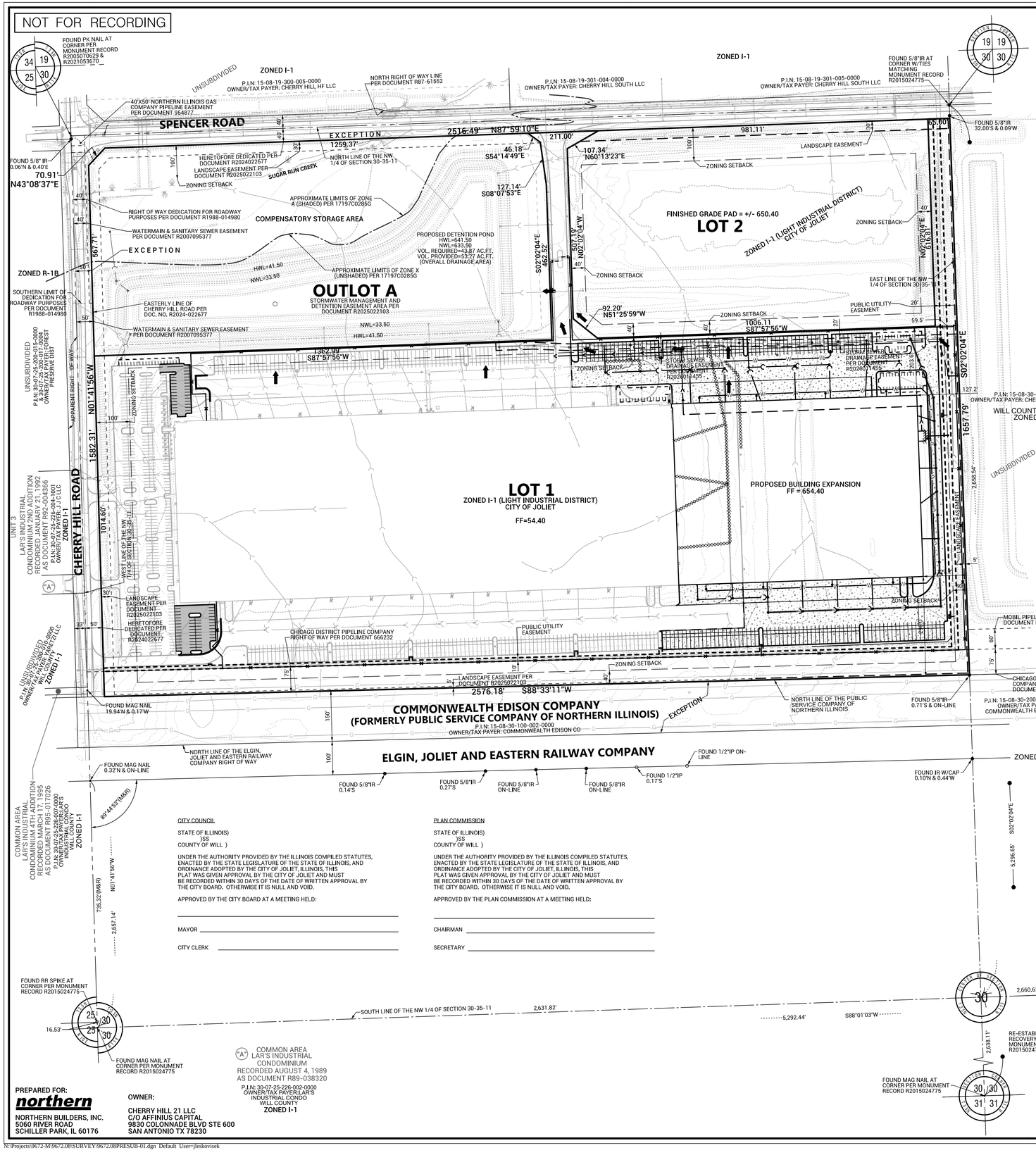
SUBDIVISION: Cherry Hill Business Park (21) Subdivision
PIN: 15-08-30-100-007-0000 and 15-08-30-100-006-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: P-5-26

NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

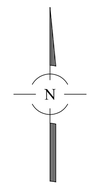
OVERALL BOUNDARY INFORMATION



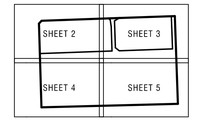
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
LOT 2	659,484	15.140
OUTLOT A	837,470	19.226
TOTAL	4,228,635	97.076
AVG.	1,409,545	32.359

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

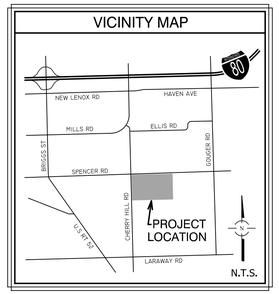
SEE SHEET 2 FOR LEGEND



SCALE 1" = 150'
0 150 300



SHEET LAYOUT
NOT TO SCALE



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK: REFERENCE STATION ILJT JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD88)

SITE BENCHMARK: SOUTHWEST ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF SPENCER RD & CHERRY HILL RD. ELEVATION = 635.66' (NAVD 88)

JULIE STAGE TICKET NUMBERS A2842638 & A2842694 9/6/24

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, ALL SITUATED IN THE COUNTY OF WILL, STATE OF 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 J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000

THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.

NO VARIANCES REQUESTED .

THIS SUBDIVISION CONTAINS LOTS 1, 2, AND OUTLOT A, THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

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

LAST DAY OF FIELD WORK PERFORMED:
AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.

THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS 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.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A " WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

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.

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

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

SITE DATA SUMMARY

TOTAL PROPERTY AREA	= 97.08 AC.
LOT 1 AREA	= 62.71 AC.
BUILDING FOOTPRINT EXPANSION	= 393,179 S.F.
STANDARD PARKING STALLS PROVIDED (9' X 18')	= 500
ADA PARKING STALLS PROVIDED (16' X 18')	= 12
TOTAL TRAILER STALLS PROVIDED (55' X 12')	= 316
FUTURE PARKING PROVIDED	= 48
LOT 2 AREA	= 15.14 AC.
COMPENSATORY STORAGE / DETENTION OUTLOT AREA	= 19.23 AC.

CITY COUNCIL

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____

CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

CHAIRMAN _____

SECRETARY _____

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

ENGINEER
DANIEL C. STEVENS, P.E.
ILLINOIS REGISTRATION NO.: 062-057634
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
DATED: 03/04/2026

DANIEL C. STEVENS 062-057634 ILLINOIS LICENSED PROFESSIONAL ENGINEER

JERRY P. CHRISTOPH, L.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
DATED 03/04/2026

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES
NO.	DATE	REMARKS

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08PRESUB-01

DATE: 03/04/2026

JOB NO. 9672.08

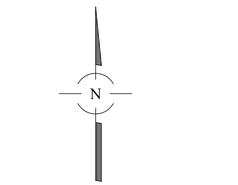
SHEET 1 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.





FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2005070629 & R2021053670

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION
- EXISTING STORM TO BE DEMO'D

UNSUBDIVIDED

ZONED I-1

P.I.N: 15-08-19-300-005-0000
OWNER/TAX PAYER: CHERRY HILL HF LLC

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

40'X50' NORTHERN ILLINOIS GAS COMPANY PIPELINE EASEMENT PER DOCUMENT 954877

SPENCER ROAD

NORTH LINE OF THE NW 1/4 OF SECTION 30-35-11

EXCEPTION

2516.49' N87°59'10"E

1259.37'

HERETOFORE DEDICATED PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

SUGAR RUN CREEK

FOUND 5/8" IR 0.06'N & 0.40'E

70.91' N43°08'37"E

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

RIGHT OF WAY DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

COMPENSATORY STORAGE AREA

PROPOSED DETENTION POND
HWL=641.50
NWL=633.50
VOL. REQUIRED=43.87 AC.FT.
VOL. PROVIDED=53.27 AC.FT.
(OVERALL DRAINAGE AREA)

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

HWL=41.50

NWL=33.50

MATCH LINE A - A

ZONED R-1B

EXCEPTION

SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

EASTERLY LINE OF CHERRY HILL ROAD PER DOC. NO. R2024-022677

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377 HERETOFORE DEDICATED PER DOCUMENT R2024022677

OUTLOT A
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA PER DOCUMENT R2025022103

UNSUBDIVIDED
P.I.N. 30-07-25-200-015-0000
& 30-07-25-200-011-0000
OWNER: HEIRS OF ROBERT HORSKY
PRESERVE DIST

APPARENT RIGHT - OF WAY

CHERRY HILL ROAD

1582.31' N01°41'56"W

567.71'

FUTURE PARKING LOT IMPROVEMENTS

ZONING SETBACK

PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2

1362.39' S87°57'56"W

NWL=33.50

HWL=41.50

MATCH LINE B - B

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08PRESUB-01

DATE: 03/04/2026

JOB NO. 9672.08

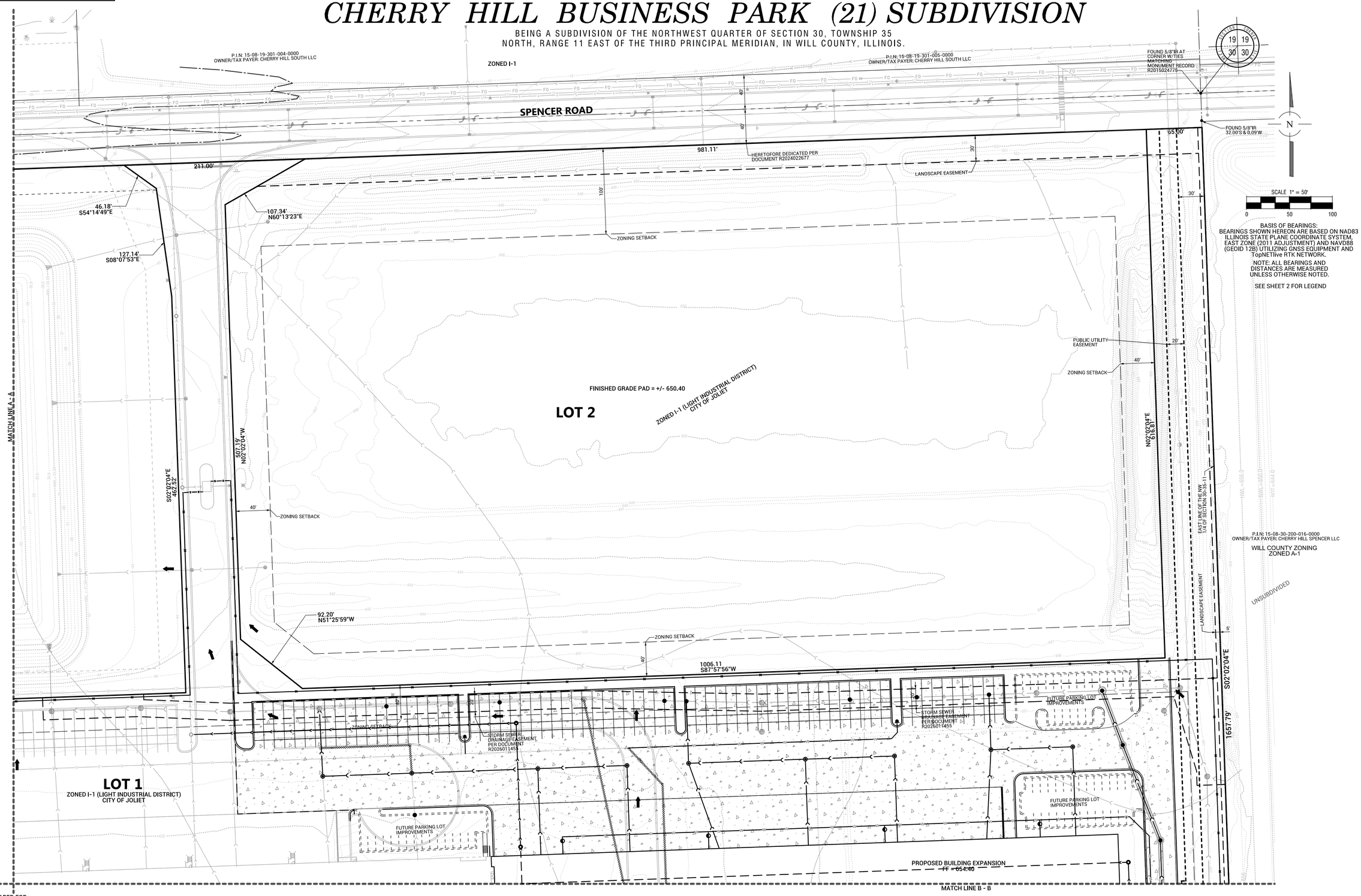
SHEET 2 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
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Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

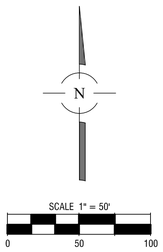
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DATE: 03/04/2026
JOB NO. 9672.08
SHEET 3 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

MATCH LINE B - B

CHERRY HILL ROAD

100'

ZONING SETBACK

N01°41'56"W 1014.60'

1582.31'

WEST LINE OF THE NW 1/4 OF SECTION 30-35-11

UNIT 3
LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION
RECORDED MARCH 7, 1992
AS DOCUMENT R92-004366
P.I.N.:30-07-25-226-004-1001
OWNER/TAX PAYER:LAR'S J-C LLC
ZONED I-1

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.I.N: 30-07-25-226-002-0000
OWNER/TAX PAYER:LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

30'

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

33'

50'

HERETOFORE DEDICATED PER DOCUMENT R2024022671

UNSUBDIVIDED
P.I.N: 30-07-25-226-003-0000
OWNER/TAX PAYER: CHERRY HILL 21 LLC
WILL COUNTY
ZONED I-1

LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2

APPROX. LOCATION OF NICOR PIPELINE PER ATLAS

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 656232

PUBLIC UTILITY EASEMENT

50'

75'

APPROX. LOCATION OF NGPL PIPELINE PER FIELD EVIDENCE

5'

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

2576.18' S88°33'11"W

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF AUX SABLE PIPELINE PER FIELD EVIDENCE

150'

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
P.I.N: 15-08-30-100-002-0000
OWNER/TAX PAYER: COMMONWEALTH EDISON CO

APPROX. LOCATION OF ENBRIDGE PIPELINE PER ATLAS

NORTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION
RECORDED MARCH 7, 1995
AS DOCUMENT R95-017026
P.I.N: 30-07-25-226-007-0000
OWNER/TAX PAYER: LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

MATCH LINE A - A

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

JOB NO.
9672.08

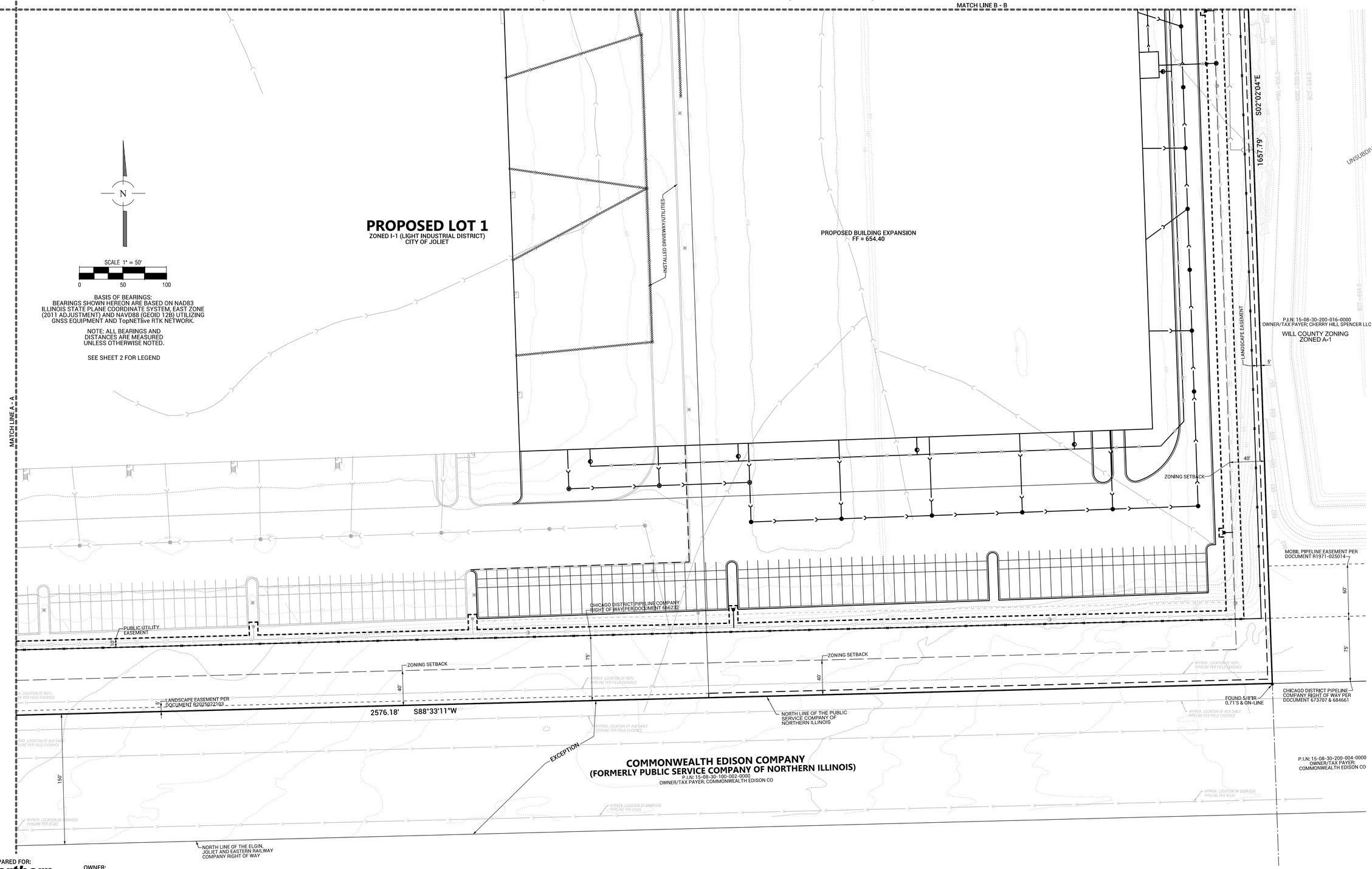
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4 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

JOB NO.
9672.08

SHEET
5 OF 5

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ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT
(Cherry Hill Business Park (21) Subdivision, Phase 2)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached final plat is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

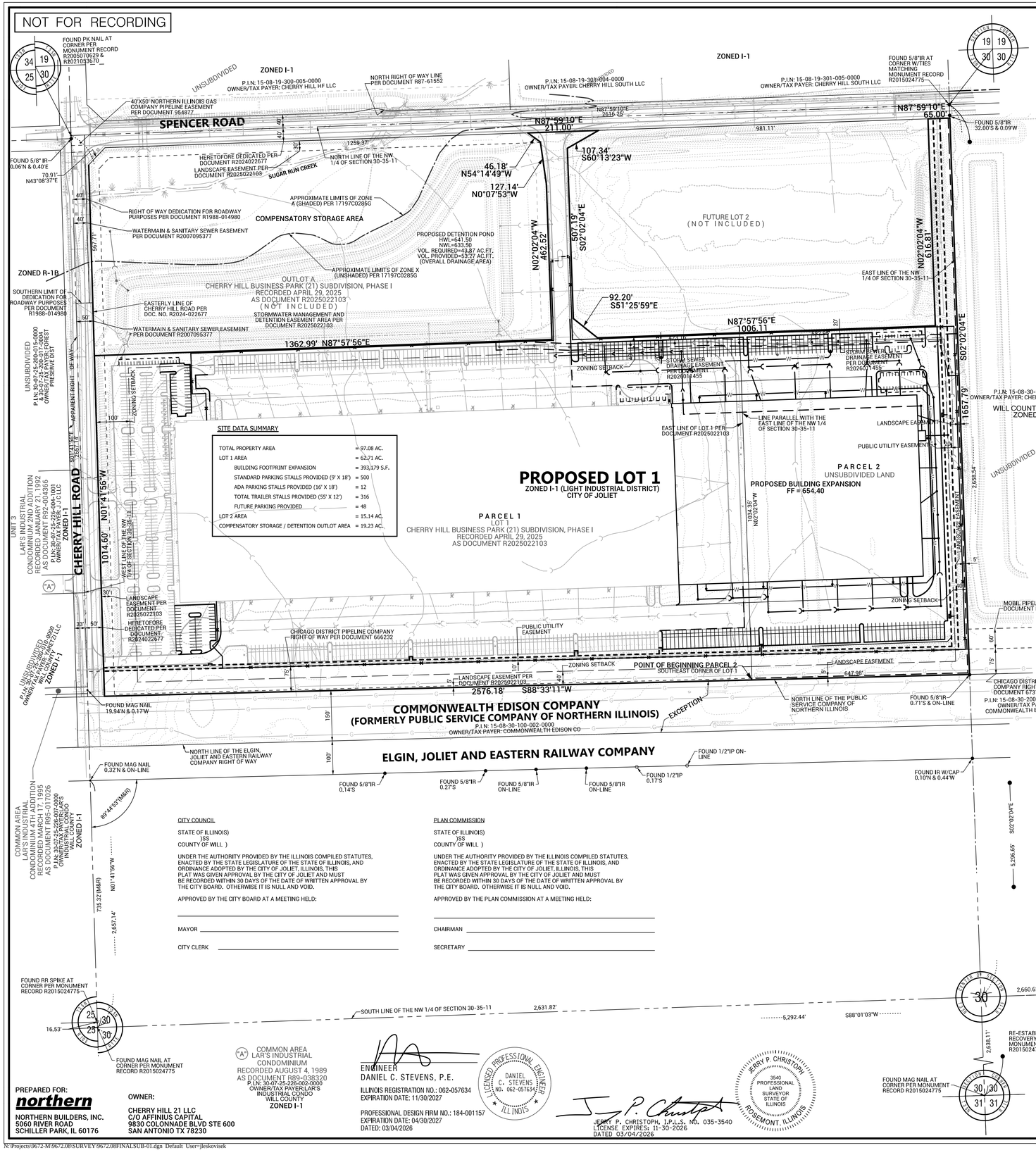
NOT VOTING: _____

SUBDIVISION: Cherry Hill Business Park (21) Subdivision, Phase 2
PIN: 15-08-30-100-007-0000 and Part of 15-08-30-100-006-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: FP-1-26

NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



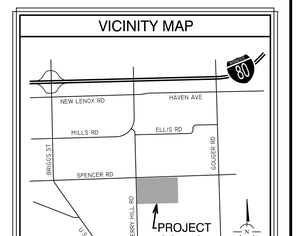
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
TOTAL	2,731,681	62.710

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

SEE SHEET 2 FOR LEGEND

SCALE 1" = 150'
0 150 300

SHEET LAYOUT NOT TO SCALE



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK: REFERENCE STATION ILJT JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD88)

SITE BENCHMARK: SOUTHWEST ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF SPENCER RD & CHERRY HILL RD. ELEVATION = 635.66' (NAVD 88)

JULIE STAGE TICKET NUMBERS A2842638 & A2842694 9/6/24

PROPERTY DESCRIPTION:

PARCEL 1

LOT 1 IN THE CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED APRIL 29, 2025, AS DOCUMENT NO. R2025022103, IN WILL COUNTY, ILLINOIS.

AND

PHASE 2 PARCEL 2
THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, AND ALSO EXCEPTING THAT PART FALLING WITHIN CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, PER DOCUMENT R2025022103, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK (21) SUBDIVISION; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1034.36 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 582.95 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE 616.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SPENCER ROAD; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE 65.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 1657.79 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE 647.98 FEET, TO THE POINT OF BEGINNING; 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 J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000

THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.

NO VARIANCES REQUESTED .

THIS SUBDIVISION CONTAINS LOT 1, THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

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

LAST DAY OF FIELD WORK PERFORMED:
AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.

THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS 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.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A " WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

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.

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

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

CITY COUNCIL

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____

CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

CHAIRMAN _____

SECRETARY _____

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

ENGINEER
DANIEL C. STEVENS, P.E.
ILLINOIS REGISTRATION NO.: 062-057634
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
DATED: 03/04/2026

DANIEL C. STEVENS 062-057634 LICENSED PROFESSIONAL ENGINEER ILLINOIS

JERRY P. CHRISTOPH, P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
DATED 03/04/2026

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	COMMENTS
1	03/25/26	REMARKS

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

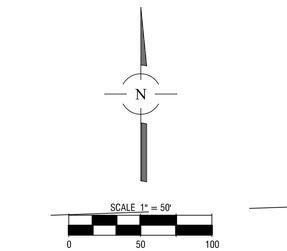
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DATE: 03/04/2026
JOB NO. 9672.08
SHEET 1 OF 5

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NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION

FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2005070629 & R2021053670
POINT OF COMMENCEMENT

FOUND 5/8" IR 0.06'N & 0.40'E

40'X50' NORTHERN ILLINOIS GAS COMPANY PIPELINE EASEMENT PER DOCUMENT 954877

SPENCER ROAD

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

NORTH LINE OF THE NW 1/4 OF SECTION 30-35-11

HERETOFORE DEDICATED PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

UNSUBDIVIDED
ZONED I-1
P.I.N: 15-08-19-300-005-0000
OWNER/TAX PAYER: CHERRY HILL HF LLC

SUGAR RUN CREEK

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

RIGHT OF WAY DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

COMPENSATORY STORAGE AREA

ZONED R-1B

PROPOSED DETENTION POND
HWL=641.50
NWL=633.50
VOL. REQUIRED=43.87 AC.FT.
VOL. PROVIDED=53.27 AC.FT.
(OVERALL DRAINAGE AREA)

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

HWL=41.50

NWL=33.50

MATCH LINE A - A

SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

OUTLOT A
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103
(NOT INCLUDED)
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA PER DOCUMENT R2025022103

EASTERLY LINE OF CHERRY HILL ROAD PER DOC. NO. R2024-022677

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377 HERETOFORE DEDICATED PER DOCUMENT R2024022677

UNSUBDIVIDED
P.I.N: 30-07-25-200-015-0000
& 30-07-25-200-017-0000
OWNER/TAX PAYER: FOREST PRESERVE DIST

APPARENT RIGHT - OF WAY

CHERRY HILL ROAD

N01°41'56"W

1014.60'

1362.99' N87°57'56"E

FUTURE PARKING LOT IMPROVEMENTS

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

ZONING SETBACK

100'

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

MATCH LINE B - B

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

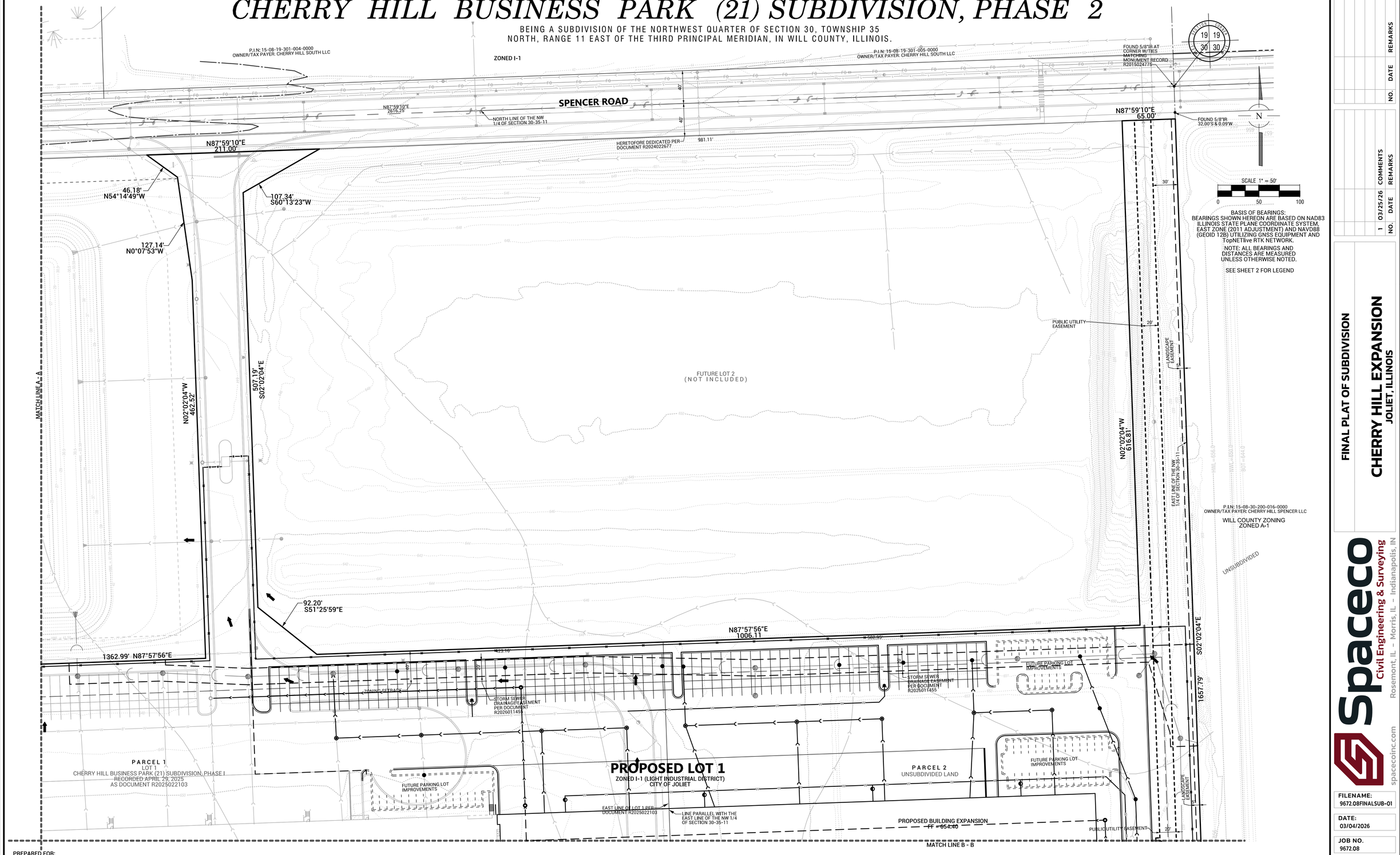
FILENAME: 9672.08FINALSUB-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 2 OF 5

N:\Projects\9672-M\9672.08\SURVEY\9672.08FINALSUB-01.dgn SHEET 2 User=jleskovisek

NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08FINALSUB-01

DATE: 03/04/2026

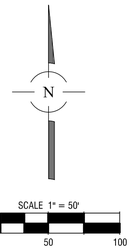
JOB NO. 9672.08

SHEET 3 OF 5

NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

MATCH LINE B - B

UNSUBDIVIDED
P.I.N: 30-07-25-200-015-0000
AREA: 2,672,208 SQ. FT.
OWNER/TAX PAYER: FOREST PRESERVE DIST

100'
ZONING SETBACK
50'

CHERRY HILL ROAD

UNIT 3
LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION
RECORDED MAY 21, 1992
AS DOCUMENT R92-004366
P.I.N: 30-07-25-226-004-1001
OWNER/TAX PAYER: J J C LLC
ZONED I-1

1014.60' N01°41'56"W

WEST LINE OF THE NW 1/4 OF SECTION 30-35-11

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.I.N: 30-07-25-226-002-0000
OWNER/TAX PAYER:LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

30'
LANDSCAPE EASEMENT PER DOCUMENT R2025022103

33'
50'
P.I.N: 30-07-25-226-003-1001
OWNER/TAX PAYER: CHERRY HILL 21 LLC
ZONED I-1

RIGHTS OF WAY DEDICATED PER DOCUMENT R2024022617

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

MATCH LINE A - A

APPROX. LOCATION OF NICOR PIPELINE PER ATLAS

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 666232

PUBLIC UTILITY EASEMENT
15'

75'

APPROX. LOCATION OF NGPL PIPELINE PER FIELD EVIDENCE

5'
LANDSCAPE EASEMENT PER DOCUMENT R2025022103

2576.18' S88°33'11"W

APPROX. LOCATION OF AUX SABLE PIPELINE PER FIELD EVIDENCE

150'

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
P.I.N: 15-08-30-100-002-0000
OWNER/TAX PAYER: COMMONWEALTH EDISON CO

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF ENBRIDGE PIPELINE PER ATLAS

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION
RECORDED OCTOBER 17, 1995
AS DOCUMENT R95-071026
P.I.N: 30-07-25-226-007-0000
OWNER/TAX PAYER: LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

NORTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

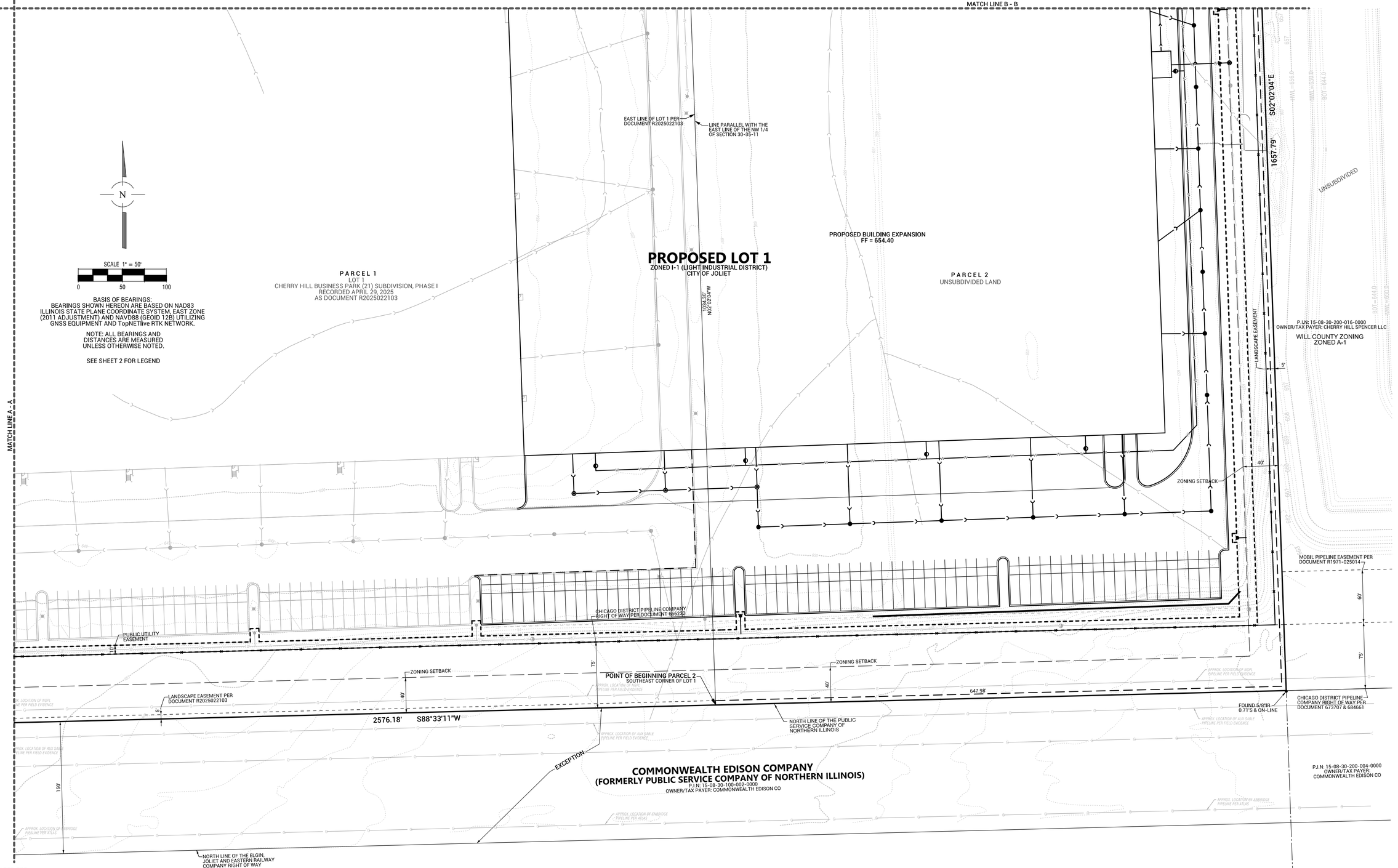
FILENAME: 9672.08FINALSUB-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 4 OF 5

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NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08FINALSUB-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 5 OF 5

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT
(Cherry Hill Business Park (21) Subdivision, Phase 2)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached recording plat of subdivision for Cadence Crossings, Unit 1 Subdivision is hereby approved, subject to conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Cherry Hill Business Park (21) Subdivision, Phase 2
PLAN COMMISSION APPROVED: N/A
PIN: 15-08-30-100-007-0000 and Part of 15-08-30-100-006-0000
CED DOC. NO.: RP-6-26

P.I.N.:
15-08-30-100-006-0000 (PART OF)
15-08-30-100-007-0000

RECORDING PLAT OF

CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2020070629 & R2021053670

40'X50' NORTHERN ILLINOIS GAS COMPANY PIPELINE EASEMENT PER DOCUMENT 954877

SPENCER ROAD
HERETOFORE DEDICATED PER DOCUMENT 2024022677

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

NORTH LINE OF THE NW 1/4 OF SECTION 30-35-11

SOUTH LINE OF SPENCER ROAD PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

FOUND 5/8" IR 0.06'N & 0.40'E

70.91' N43°08'37"E

CENTER LINE SUGAR RUN CREEK

RIGHT OF WAY DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

HERETOFORE DEDICATED PER DOCUMENT R2024022677

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

OUTLOT A
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103
(NOT INCLUDED)
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA PER DOCUMENT R2025022103

UNSUBDIVIDED

N87°59'10"E 211.00'

46.18' N54°14'49"W

127.14' N08°07'53"W

107.34' S60°13'23"W

N02°02'04"W 462.52'

507.19' S02°02'04"E

S51°25'59"E 92.20'

(NOT INCLUDED)

N87°57'56"E 1362.99'

N87°57'56"E 1006.11'

CONC MONUMENT TO BE SET AT CORNER

FOUND 5/8"IR AT CORNER W/TIES MATCHING MONUMENT RECORD R2015024775

N87°59'10"E 65.00'

FOUND 5/8"IR 32.00'S & 0.09'W

981.11'

N02°02'04"W 616.81'

EAST LINE OF THE NW 1/4 OF SECTION 30-35-11

SCALE 1" = 100'
0 100 200

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

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

SOURCE BENCHMARKS:

NGS MONUMENT
DESIGNATION -WRI 023
PID: DP5478
THE STATION IS LOCATED 17 FT SOUTH OF THE EDGE OF PAVEMENT OF US HWY 52, 174 FT WEST OF THE CENTERLINE OF EARL ROAD, 51 FT EAST OF THE LIGHT POLE, AND 4 FT NORTH OF THE NORTH EDGE OF SIDEWALK.
ELEVATION = 614.12 FEET (NAVD 88)

AND

TOPCON TOPNET LIVE NETWORK REFERENCE STATION
ILJT JOLIET, ILLINOIS
ELLIPSOID HEIGHT = 140.9 M
ORTHO HEIGHT = 571.081' (NAVD88)

SITE BENCHMARK #1: ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY HILL RD AND SPENCER ROAD.
ELEVATION = 636.075 FEET (NAVD88) SITE

BENCHMARK #2: ARROW BOLT ON THE FIRE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY HILL RD AND THE PRIVATE DRIVE FOR LAR'S INDUSTRIAL CONDOMINIUM PARK.
ELEVATION = 649.25 FEET (NAVD88)

JULIE DESIGN STAGE TICKET NUMBERS A2842638 & A2842694 9/6/24

PRIVATE STORM SEWER DRAINAGE EASEMENT PER DOCUMENT R2026011455

NORTHEAST CORNER OF LOT 1 PER DOCUMENT R2025022103

LANDSCAPE EASEMENT HEREBY GRANTED

EAST LINE OF LOT 1 PER DOCUMENT R2025022103

LINE PARALLEL WITH THE EAST LINE OF THE NW 1/4 OF SECTION 30-35-11

PUBLIC UTILITY EASEMENT - WATERMAIN HEREBY GRANTED

1657.79' S02°02'04"E

UNSUBDIVIDED

LOT 1
SURVEYED AREA: 2,731,681 SQ. FT. OR 62.710 ACRES (MORE OR LESS)

PARCEL 2
UNSUBDIVIDED LAND

1034.36' N02°02'04"W

PARCEL 1
EXISTING LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

UNIT 3

LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION RECORDED JANUARY 21, 1992 AS DOCUMENT R92-004366

CHERRY HILL ROAD

S01°41'56"E 1014.60' N01°41'56"W

EAST LINE OF CHERRY HILL ROAD PER DOCUMENT R2024022677

HERETOFORE DEDICATED PER DOCUMENT R2024022677

WEST LINE OF THE NW 1/4 OF SECTION 30-35-11

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
(ACCESS ROAD)

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

APPARENT RIGHT OF WAY

UNSUBDIVIDED

PUBLIC UTILITY EASEMENT - WATERMAIN HEREBY GRANTED

CHICAGO DISTRICT PIPELINE COMPANY RIGHT OF WAY PER DOCUMENT 666232

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

POINT OF BEGINNING PARCEL 2
SOUTHEAST CORNER OF LOT 1

647.98'

LANDSCAPE EASEMENT HEREBY GRANTED

NORTH LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS

FOUND 5/8"IR 0.71'S & ON-LINE

MOBIL PIPELINE EASEMENT PER DOCUMENT R1971-025014

CHICAGO DISTRICT PIPELINE COMPANY RIGHT OF WAY PER DOCUMENT 673707 & 684661

2576.18' S88°33'11"W

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION RECORDED MARCH 17, 1995 AS DOCUMENT R95-017026

FOUND MAG NAIL 19.94'N & 0.17'W

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)

NORTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY

ELGIN, JOLIET AND EASTERN RAILWAY COMPANY

FOUND MAG NAIL 0.32'N & ON-LINE

FOUND 5/8"IR 0.14'S

FOUND 5/8"IR 0.27'S

FOUND 5/8"IR ON-LINE

FOUND 5/8"IR ON-LINE

FOUND 1/2"IP 0.17'S

FOUND 1/2"IP ON-LINE

RE-ESTABLISHED USING RECOVERY TIES PER MONUMENT RECORD R2015024774

FOUND IR W/CAP 0.10'N & 0.44'W

5,296.65' S02°02'04"E

2,660.62'

88°44'52"(M)

735.32'(M&R)

2,657.14' N01°41'56"W

OWNER:

CHERRY HILL 21 BLDG I OWNER LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

PREPARED FOR:

northern
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, IL 60176

FOUND RR SPIKE AT CORNER PER MONUMENT RECORD R2015024775

16.53'

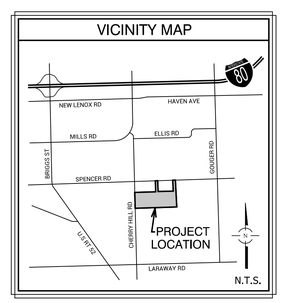
FOUND MAG NAIL AT CORNER PER MONUMENT RECORD R2015024775

SOUTH LINE OF THE NW 1/4 OF SECTION 30-35-11

2,631.82'

S88°01'03"W 5,292.44'

VICINITY MAP



NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	COMMENTS

RECORDING PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08RECORDING-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 1 OF 2

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P.I.N.:
15-08-30-100-006-0000 (PART OF)
15-08-30-100-007-0000

RECORDING PLAT OF
CHERRY HILL BUSINESS PARK
(21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

DETENTION NOTE:

DETENTION PROVIDED AND APPROVED UNDER OUTLOT A AS PART OF PHASE 1

OWNER'S CERTIFICATE - CHERRY HILL 21 LLC

STATE OF TEXAS)
) SS
COUNTY OF BEXAR)

THIS IS TO CERTIFY THAT CHERRY HILL 21 LLC IS THE HOLDER OF RECORD TITLE OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

WE FURTHER DECLARE THAT THIS PROPERTY IS LOCATED IN:

ELEMENTARY DISTRICT 81
HIGH SCHOOL DISTRICT 204
COLLEGE DISTRICT 525

DATED THIS _____DAY OF _____, A.D., 20 _____.

CHERRY HILL 21, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: CANAM LOGISTICS CHERRY HILL 21 INVESTOR, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CANAM LOGISTICS REIT I,
A TEXAS REAL ESTATE INVESTMENT TRUST,
ITS SOLE MEMBER

BY: _____

NAME: _____

ITLE: _____

OWNERS ADDRESS
CHERRY HILL 21 LLC
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NOTARY CERTIFICATE

STATE OF TEXAS)
) SS
COUNTY OF BEXAR)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,
DO HEREBY CERTIFY THAT _____ ,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH,

GIVEN UNDER MY HAND AND SEAL THIS_____ DAY OF _____ , 20_____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____ , 20 _____

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ AS HOLDER OF THE FOLLOWING MORTGAGE(S) ENCUMBERING THE PROPERTY DESCRIBEDHEREIN:

AGREEMENT DATED _____AND RECORDED _____

AS DOCUMENT NO. _____

HEREBY CONSENTS TO THE EXECUTION OF THE ANNEXED PLAT OF SUBDIVISION ,

SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT

ON THIS_____DAY OF _____ , 20 _____

_____
(MORTGAGE HOLDER)

BY:_____

ITS:_____

ADDRESS
_____
_____
_____

NOTARY CERTIFICATE

STATE OF RHODE ISLAND)
) SS
COUNTY OF PROVIDENCE)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,
DO HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF _____, 20_____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____ , 20 _____

OWNER'S CERTIFICATE - CHERRY HILL 21 BUILDING I OWNER, LLC - LOT 1

STATE OF TEXAS)
) SS
COUNTY OF BEXAR)

THIS IS TO CERTIFY THAT CHERRY HILL 21 BUILDING I OWNER, LLC, IS THE HOLDER OF RECORD TITLE OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE PURPOSES AND USES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

WE FURTHER DECLARE THAT THIS PROPERTY IS LOCATED IN:

ELEMENTARY DISTRICT 81
HIGH SCHOOL DISTRICT 204
COLLEGE DISTRICT 525

DATED THIS_____DAY OF_____, A.D., 20_____.

CHERRY HILL 21 BUILDING I OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: CHERRY HILL 21, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: CANAM LOGISTICS CHERRY HILL 21 INVESTOR, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: CANAM LOGISTICS REIT I,
A TEXAS REAL ESTATE INVESTMENT TRUST,
ITS SOLE MEMBER

BY: _____

NAME: _____

TITLE: _____

OWNERS ADDRESS
CHERRY HILL 21 BUILDING I OWNER, LLC,
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NOTARY CERTIFICATE

STATE OF TEXAS)
) SS
COUNTY OF BEXAR)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,
DO HEREBY CERTIFY THAT _____ ,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE _____ SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH,

GIVEN UNDER MY HAND AND SEAL THIS_____ DAY OF _____ , 20 .

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____ , 20 _____

MORTGAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____ AS HOLDER OF THE FOLLOWING MORTGAGE(S) ENCUMBERING THE PROPERTY DESCRIBEDHEREIN:

AGREEMENT DATED _____AND RECORDED _____

AS DOCUMENT NO. _____

HEREBY CONSENTS TO THE EXECUTION OF THE ANNEXED PLAT OF SUBDIVISION ,

SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT

ON THIS_____DAY OF _____ , 20 _____

_____
(MORTGAGE HOLDER)

BY:_____

ITS:_____

ADDRESS
_____
_____
_____

NOTARY CERTIFICATE

STATE OF RHODE ISLAND)
) SS
COUNTY OF PROVIDENCE)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,
DO HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____DAY OF _____, 20_____

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____ , 20 _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, CITY COLLECTOR OF THE CITY OF JOLIET DO HEREBY CERTIFY THAT I FIND NO UNPAID SPECIAL ASSESSMENTS OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

DATED THIS_____DAY OF_____A.D., 20_____.

_____
CITY COLLECTOR

CITY ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE CITY ENGINEER OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS,

THIS_____DAY OF_____ 20_____

_____
CITY ENGINEER

CITY COUNCIL

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

_____

MAYOR _____

CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

_____

CHAIRMAN _____

SECRETARY _____

APPROVED BY THE CITY BOARD AT A MEETING HELD:

_____

PRESIDENT _____

CITY CLERK _____

ENGINEER'S - SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATER WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____.

_____
ENGINEER SIGNATURE

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO._____

LICENSE EXPIRES:_____

_____
OWNER OR ITS ATTORNEY

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX

MAP PAGE #_____AND IDENTIFIED AS PERMANENT REAL

ESTATE TAX INDEX NUMBER (P.I.N.)

_____
_____
_____

DATED THIS_____DAY OF_____, A.D., 20_____.

_____
SIGNATURE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, COUNTY CLERK FOR THE COUNTY OF WILL, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID TAXES OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

DATED THIS_____DAY OF _____ , A.D., 20_____ .

_____
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID,

ON THE_____ DAY OF_____A.D., 20_____

AT _____ O'CLOCK _____M.

_____
WILL COUNTY RECORDER

LANDSCAPE EASEMENT PROVISIONS:

FOR LANDSCAPE EASEMENT PROVISIONS SEE CITY OF JOLIET DEVELOPMENT CODE/ORDINANCE FOR DETAILS

PUBLIC UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING STORM AND/OR SANITARY SEWERS, AND WATERMAIN TOGETHER WITH ANY AND ALL NECESSARY MANHOLE, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWER OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWER, WATER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

PROPERTY DESCRIPTION:

PARCEL 1

LOT 1 IN THE CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED APRIL 29, 2025, AS DOCUMENT NO, R2025022103, IN WILL COUNTY, ILLINOIS,

AND

PHASE 2 PARCEL 2
THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, AND ALSO EXCEPTING THAT PART FALLING WITHIN CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, PER DOCUMENT R2025022103, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK (21) SUBDIVISION; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1034.36 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 582.95 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE 616.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SPENCER ROAD; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE 65.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 1657.79 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE 647.98 FEET, TO THE POINT OF BEGINNING; IN WILL COUNTY, ILLINOIS.

PROPERTY CONTAINS 2,731,681 SQUARE FEET, OR 62.710 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF JOLIET, ILLINOIS, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

WE FURTHER DECLARE THAT MONUMENTATION FOR THIS SUBDIVISION WILL BE SET IN ACCORDANCE WITH SECTION 1270.56 OF THE ILLINOIS LAND SURVEYORS ACT AND 765 ILCS 205 PLAT ACT,

GIVEN UNDER MY HAND AND SEAL IN ROSEMONT, ILLINOIS,

DATE THIS_____ DAY OF_____, 20_____.

_____
JERRY P. CHRISTOPH, L.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com
Spaceco, Inc.
9575 W Higgins Rd, Suite 700
Rosemont, IL 60018
www.spacecoinc.com

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

FOR REVIEW PURPOSES ONLY

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

OWNER:
CHERRY HILL 21 BLDG I OWNER LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	COMMENTS
NO.	DATE	REMARKS

RECORDING PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
9672.08RECORDING-01

DATE:
03/04/2026

JOB NO.
9672.08

SHEET
2 OF 2

DATE: May 21, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (Council District #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (Council District #5)

GENERAL INFORMATION:

APPLICANT:	Kenneth L. Nyenhuis
STATUS OF APPLICANT:	Owner's Representative
REQUESTED ACTION:	Approval of an amended Preliminary Plat and Final Plat
PURPOSE:	Creating an industrial subdivision
EXISTING ZONING:	I-1 (Light Industrial)
LOCATION:	1850 S. Cherry Hill Road
SIZE:	Preliminary Plat = Approximately 97 Acres Final Plat = Approximately 62.71 Acres
EXISTING LAND USE:	Warehouse/Industrial

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped; I-1 (Light Industrial)
SOUTH: Undeveloped ComEd Land; County A-1 (Agricultural), I-1 (Light Industrial)
EAST: Undeveloped; County A-1 (Agricultural)
WEST: Industrial and Forest Preserve; R-1B (Single-Family Residential), I-1 (Light Industrial), County I-1 (Light Industrial)

SITE HISTORY: The subject property was annexed into the City and zoned to its existing zoning designation of I-1 (Light Industrial) in 2022. The property is a part of the Cherry Hill Business Park West subdivision. Upon annexation, it was envisioned that two separate warehouse/office buildings would be located on the subject property. In 2024, the City Council approved a Recording Plat that included a 65.5-acre lot for a future

warehouse building and a 19-acre outlot for stormwater detention. The remaining 31.5-acre excess land (Lot 2 from the Preliminary Plat) was intended for future subdivision upon future development of this portion of the property. The warehouse building on Lot 1 was subsequently built.

The applicant would like to expand the existing building to accommodate a future tenant. The building's expansion requires an amendment to the previously approved Preliminary Plat and a new Final Plat, to allow the newly expanded building to fit on one lot.

SPECIAL INFORMATION: The requested petitions would result in an expansion of Lot 1 from approximately 46.4 acres to 62.7 acres, spanning the entire length of the southern half of the 97-acre subject property. The existing 802,288 square-foot building would be expanded by 393,179 square feet. Approximately 15 acres would be left in Lot 2 for development of a smaller warehouse in the future.

The subject property's approved Annexation Agreement from 2022 has been included in the staff report packet. The Agreement stipulates that Building 1 (on Lot 1 of the subject plats) might be expanded in the future and that truck trailer parking might be correspondingly increased. The Agreement further states that future final and record plats that are in material compliance with the Agreement and an approved preliminary plat of subdivision shall be approved by the City.

With the proposed expansion, Lot 1 would have 500 standard parking stalls for passenger vehicles, and 316 truck trailer stalls. This is a slight increase from the Annexation Agreement's Concept Plan, which showed a total of 314 trailer stalls for Lot 1. Similarly, total building square footage for Lot 1 would be increased to 1,195,467 square feet, from the previously approved total of 1,125,000 square feet. Staff have reviewed the proposed changes and do not believe the increase in building size or nominal increase in trailer stalls will yield any detrimental effects.

Previously approved landscaping easements and setbacks would still be applicable. The building expansion will be required to meet the City's Non-Residential Design Standards. The previously approved stormwater detention basin in Outlot A was designed to accommodate a full building scenario on Lot 1 with an additional building on Lot 2.

ANALYSIS: The proposed building expansion and subsequent Preliminary Plat amendment and Final Plat align with the intent of the Concept Plan from the previously approved Annexation Agreement. Staff does not believe the proposed changes will have an injurious effect on the surrounding area, as previously approvals contemplated a total

industrial building square footage with corresponding increases in truck stalls and drainage capacity.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of an amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision and an approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 to the City Council.

CITY PLAN COMMISSION

JOLIET, ILLINOIS

CASE NO: _____

DATE FILED: _____

PETITION FOR SUBDIVISION OF LAND

X Preliminary Plat

X Final Plat

X Recording Plat

PROPERTY INFORMATION

NAME OF SUBDIVISION: Cherry Hill Business Park

COMMON ADDRESS: 1850 South Cherry Hill Road

PROPERTY INDEX NUMBER: LOT 1: 15-08-30-100-007-0000

LOT 2: 15-08-30-100-006-0000

LEGAL DESCRIPTION OF PROPERTY (attached preferred): _____

TYPE OF SUBDIVISION: Residential ___ Commercial ___ Industrial X Other _____

SIZE (acres): _____

NO. OF LOTS: _____

PRESENT USE: _____

EXISTING ZONING: _____

USES OF SURROUNDING PROPERTIES:

North: Industrial

South: Pipeline and High Voltage Easement

East: Industrial

West: Forest Preserve & Industrial

NAME OF PARK DISTRICT: _____

NAME OF SCHOOL DISTRICT(S): _____

FINAL PLAT OF SUBDIVISION OVERALL PROPERTY DESCRIPTION
CHERRY HILL 21 PHASE 2
PARCEL 1

LOT 1 IN THE CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED APRIL 29, 2025, AS DOCUMENT NO. R2025022103, IN WILL COUNTY, ILLINOIS.

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CONTAINING 62.711 ACRES OR 2,731,681 SQUARE FEET MORE OR LESS.

PIN: 15-08-30-100-007
PIN: 15-08-30-100-006 PART OF

NAME OF SUBDIVISION: Cherry Hill Business Park

PETITIONER INFORMATION

PETITIONER'S NAME: Kenneth L Nyenhuis

PROPERTY INTEREST OF PETITIONER: Owner Sent

ADDRESS: 5060 River Road

CITY, STATE, ZIP: Schiller Park, IL, 60176

PHONE: [redacted] EMAIL:

NAME OF LOCAL AGENT: N/A

ADDRESS:

CITY, STATE, ZIP:

PHONE: EMAIL: [redacted]

PROPERTY OWNER: CANAM LOGISTICS CHERRY HILL 21 INVESTOR, LLC & CHERRY HILL GF PARTNERS LLC

ADDRESS: 9830 Colonnad Boulevard, Suite 600

CITY, STATE, ZIP: San Antonio, Texas, 78230

PHONE: EMAIL: [redacted]

ENGINEER: Daniel C Stevens

ADDRESS: 9575 W Higgins Road

CITY, STATE, ZIP: Rosemont, IL, 60018

PHONE: [redacted] EMAIL: [redacted]

LAND SURVEYOR: Jerry Christoph

ADDRESS: 9575 W Higgins Road

CITY, STATE, ZIP: Rosemont, IL, 60018

PHONE: [redacted] EMAIL: [redacted]

ATTORNEY: Robert Tuerk

ADDRESS: 5060 River Road

CITY, STATE, ZIP: Schiller Park, IL, 60176

PHONE: [redacted] EMAIL: [redacted]

NAME OF SUBDIVISION: Cherry Hill Business Park

PARK LANDS

Residential Preliminary Plats only:

Date Contacted Park District: N/A

Proposed method of contribution: Land Dedication ✔ Cash Contribution ___ Other _____

If park site is offered, proposed size (acres): _____

CONTIGUOUS HOLDINGS OF PROPERTY OWNER

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 15-08-30-100-006-0000

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.

NAME OF SUBDIVISION: Cherry Hill Business Park

NOTARIZED SIGNATURE OF PETITIONER

STATE OF IL) SS
COUNTY OF Cook)

I, Kenneth L Nyenhuis, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: March 4, 2026

[redacted]
Petitioner's Signature

Subscribed and sworn to before me this 4th day of March, 2026

Notary Signature: [redacted]

(Seal) [redacted]

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:

1850 South Cherry Hill Road

PIN(s): LOT 1: 15-08-30-100-007-0000 & LOT 2: 15-08-30-100-006-0000

III. *PROPERTY OWNERSHIP*

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

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

E-MAIL: _____ **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

CANAM LOGISTICS CHERRY HILL 21 INVESTOR, LLC, DELAWARE - 90%

CHERRY HILL GF PARTNERS LLC, ILLINOIS - 10%

E-MAIL: [redacted] **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: [redacted]

DATE: 03/04/2026

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

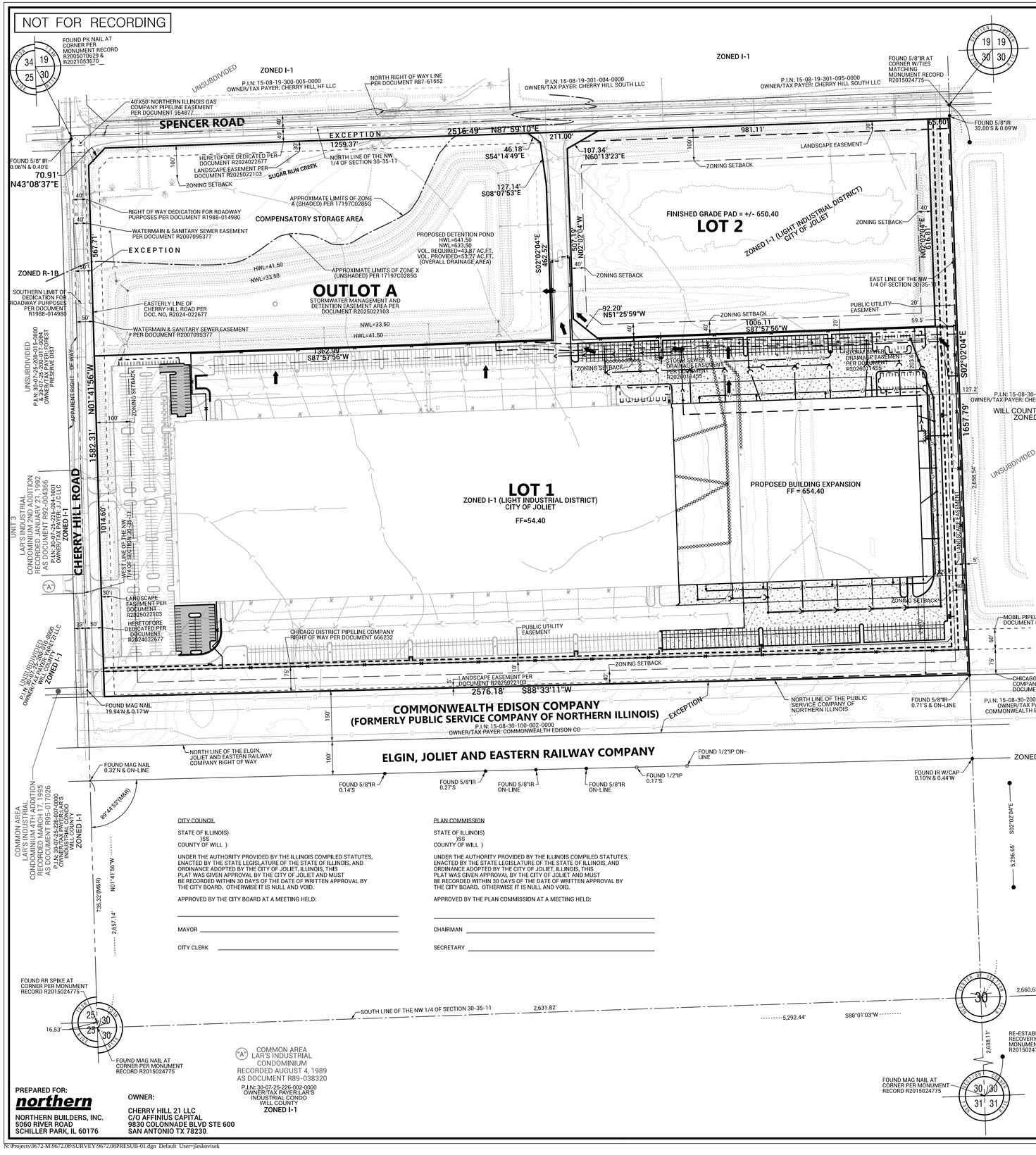
[redacted]

NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

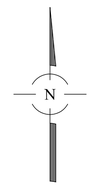
OVERALL BOUNDARY INFORMATION



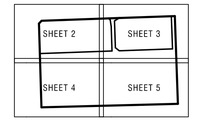
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
LOT 2	659,484	15.140
OUTLOT A	837,470	19.226
TOTAL	4,228,635	97.076
AVG.	1,409,545	32.359

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

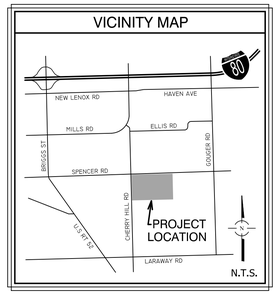
SEE SHEET 2 FOR LEGEND



SCALE 1" = 150'
0 150 300



SHEET LAYOUT
NOT TO SCALE



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK: REFERENCE STATION ILJT JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD88)

SITE BENCHMARK: SOUTHWEST ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF SPENCER RD & CHERRY HILL RD. ELEVATION = 635.66' (NAVD 88)

JULIE STAGE TICKET NUMBERS A2842638 & A2842694 9/6/24

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, ALL SITUATED IN THE COUNTY OF WILL, STATE OF 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 J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000

THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.

NO VARIANCES REQUESTED .

THIS SUBDIVISION CONTAINS LOTS 1, 2, AND OUTLOT A, THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

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

LAST DAY OF FIELD WORK PERFORMED:
AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.

THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS 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.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A " WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

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.

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

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

SITE DATA SUMMARY

TOTAL PROPERTY AREA	= 97.08 AC.
LOT 1 AREA	= 62.71 AC.
BUILDING FOOTPRINT EXPANSION	= 393,179 S.F.
STANDARD PARKING STALLS PROVIDED (9' X 18')	= 500
ADA PARKING STALLS PROVIDED (16' X 18')	= 12
TOTAL TRAILER STALLS PROVIDED (55' X 12')	= 316
FUTURE PARKING PROVIDED	= 48
LOT 2 AREA	= 15.14 AC.
COMPENSATORY STORAGE / DETENTION OUTLOT AREA	= 19.23 AC.

CITY COUNCIL

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____

CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

CHAIRMAN _____

SECRETARY _____

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

ENGINEER
DANIEL C. STEVENS, P.E.
ILLINOIS REGISTRATION NO.: 062-057634
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
DATED: 03/04/2026

LICENSED PROFESSIONAL ENGINEER DANIEL C. STEVENS NO. 062-057634 ILLINOIS

JERRY P. CHRISTOPH, L.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
DATED 03/04/2026

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES
NO.	DATE	REMARKS

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08PRESUB-01

DATE: 03/04/2026

JOB NO. 9672.08

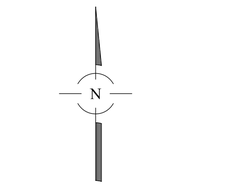
SHEET 1 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.





FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2005070629 & R2021053670

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION
- EXISTING STORM TO BE DEMO'D

UNSUBDIVIDED

ZONED I-1

P.I.N: 15-08-19-300-005-0000
OWNER/TAX PAYER: CHERRY HILL HF LLC

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

40'X50' NORTHERN ILLINOIS GAS COMPANY PIPELINE EASEMENT PER DOCUMENT 954877

SPENCER ROAD

NORTH LINE OF THE NW 1/4 OF SECTION 30-35-11

EXCEPTION

2516.49' N87°59'10"E

1259.37'

HERETOFORE DEDICATED PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

SUGAR RUN CREEK

FOUND 5/8" IR 0.06'N & 0.40'E

70.91' N43°08'37"E

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

RIGHT OF WAY DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

COMPENSATORY STORAGE AREA

PROPOSED DETENTION POND
HWL=641.50
NWL=633.50
VOL. REQUIRED=43.87 AC.FT.
VOL. PROVIDED=53.27 AC.FT.
(OVERALL DRAINAGE AREA)

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

HWL=41.50

NWL=33.50

MATCH LINE A - A

ZONED R-1B

EXCEPTION

SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

EASTERLY LINE OF CHERRY HILL ROAD PER DOC. NO. R2024-022677

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377 HERETOFORE DEDICATED PER DOCUMENT R2024022677

OUTLOT A
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA PER DOCUMENT R2025022103

UNSUBDIVIDED
P.I.N. 30-07-25-200-015-0000
& 30-07-25-200-011-0000
OWNER: HEIRS OF ROBERT HORSKY
PRESERVE DIST

APPARENT RIGHT - OF WAY

CHERRY HILL ROAD

1582.31' N01°41'56"W

567.71'

FUTURE PARKING LOT IMPROVEMENTS

ZONING SETBACK

PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2

1362.39' S87°57'56"W

NWL=33.50

HWL=41.50

MATCH LINE B - B

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08PRESUB-01

DATE: 03/04/2026

JOB NO. 9672.08

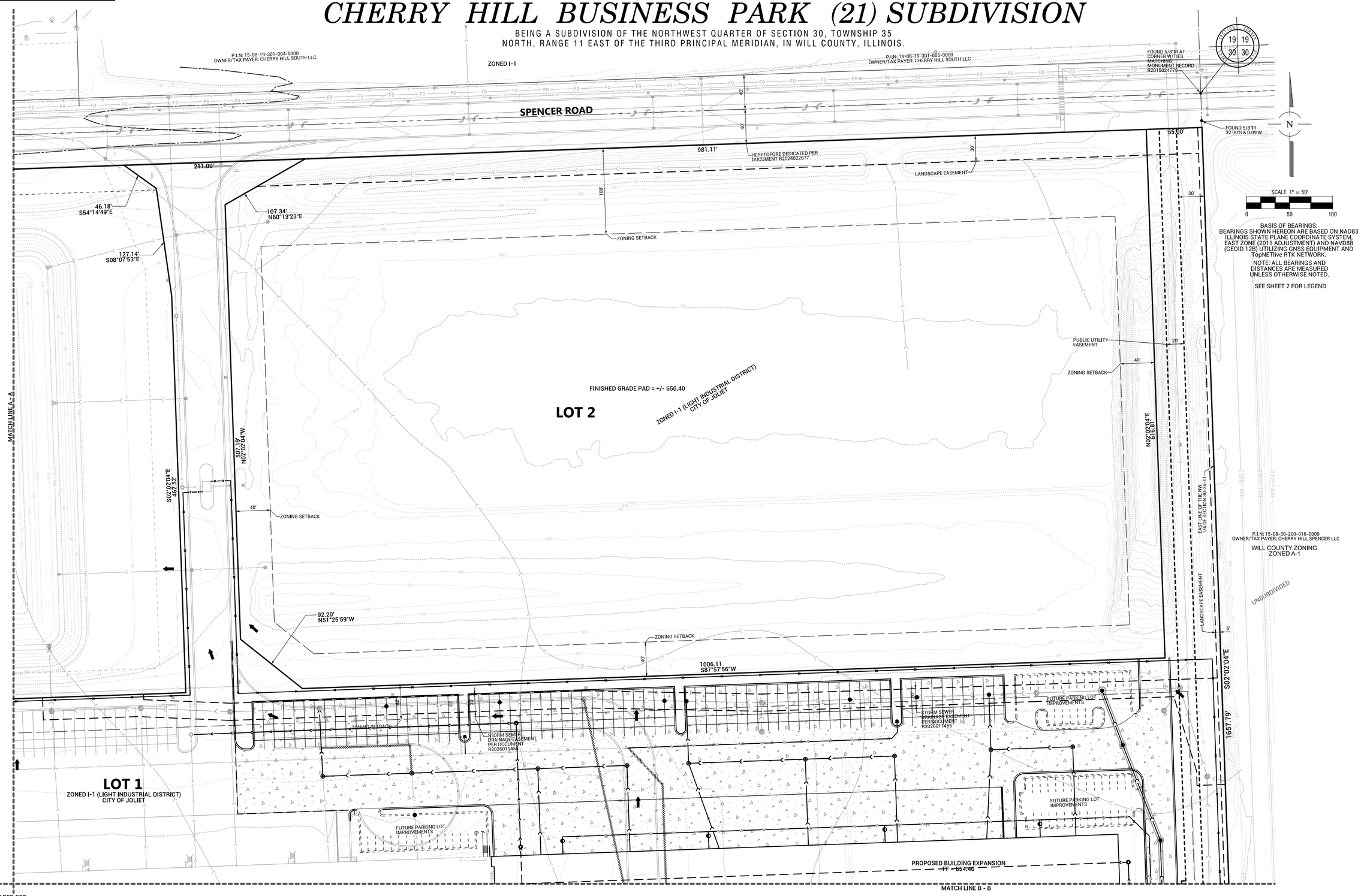
SHEET 2 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

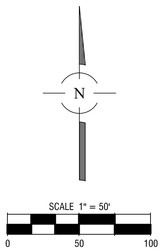
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DATE: 03/04/2026
JOB NO. 9672.08
SHEET 3 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

MATCH LINE B - B

CHERRY HILL ROAD

100'

ZONING SETBACK

N01°41'56"W 1014.60'

1582.31'

WEST LINE OF THE NW 1/4 OF SECTION 30-35-11

UNIT 3
LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION
RECORDED MARCH 7, 1992
AS DOCUMENT R92-004366
P.I.N.:30-07-25-226-004-1001
OWNER/TAX PAYER:LAR'S J-C LLC
ZONED I-1

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.I.N: 30-07-25-226-002-0000
OWNER/TAX PAYER:LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

30'

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

33'

50'

HERETOFORE DEDICATED PER DOCUMENT R2024022671

UNSUBDIVIDED
P.I.N: 30-07-25-226-003-0000
OWNER/TAX PAYER: CHERRY HILL 21 LLC
WILL COUNTY
ZONED I-1

LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2

APPROX. LOCATION OF NICOR PIPELINE PER ATLAS

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 656232

PUBLIC UTILITY EASEMENT

50'

75'

APPROX. LOCATION OF NGPL PIPELINE PER FIELD EVIDENCE

5'

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

2576.18' S88°33'11"W

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF AUX SABLE PIPELINE PER FIELD EVIDENCE

150'

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
P.I.N: 15-08-30-100-002-0000
OWNER/TAX PAYER: COMMONWEALTH EDISON CO

APPROX. LOCATION OF ENBRIDGE PIPELINE PER ATLAS

NORTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION
RECORDED MARCH 7, 1995
AS DOCUMENT R95-017026
P.I.N: 30-07-25-226-007-0000
OWNER/TAX PAYER: LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

MATCH LINE A - A

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
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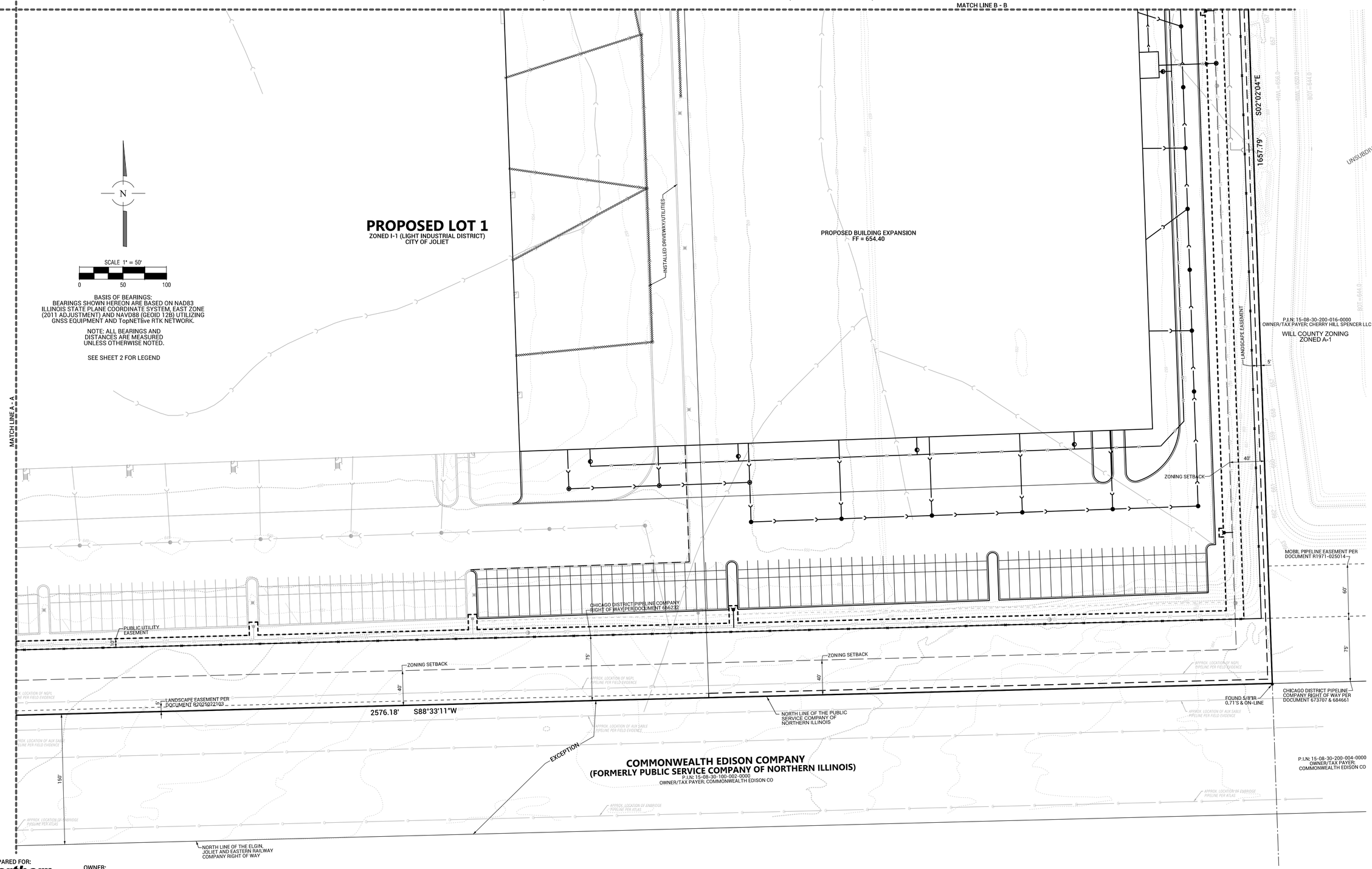
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4 OF 5

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NOT FOR RECORDING

PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/08/26	COMMENTS
1	03/25/26	LOT CHANGES

PRELIMINARY PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9672.08PRESUB-01

DATE:
03/04/2026

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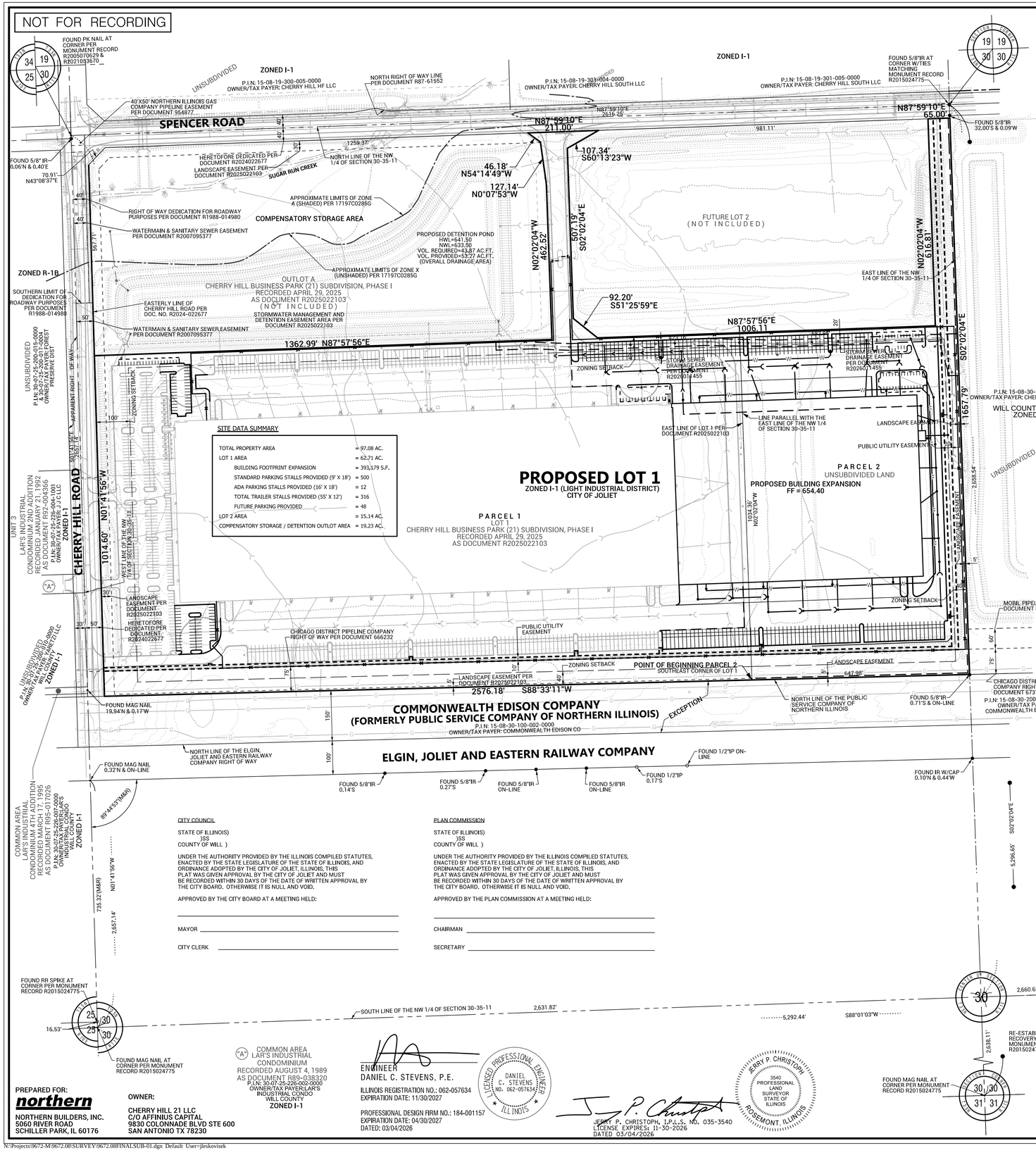
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5 OF 5

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NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



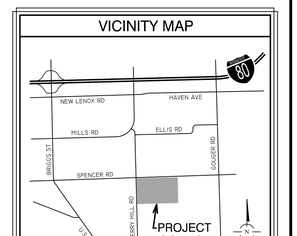
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
TOTAL	2,731,681	62.710

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

SEE SHEET 2 FOR LEGEND

SCALE 1" = 150'
0 150 300

SHEET LAYOUT NOT TO SCALE



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK: REFERENCE STATION ILJT JOLIET, ILLINOIS ELLIPSOID HEIGHT = 140.9 M ORTHO HEIGHT = 571.08' (NAVD88)

SITE BENCHMARK: SOUTHWEST ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF SPENCER RD & CHERRY HILL RD. ELEVATION = 635.66' (NAVD 88)

JULIE STAGE TICKET NUMBERS A2842638 & A2842694 9/6/24

PROPERTY DESCRIPTION:

PARCEL 1

LOT 1 IN THE CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED APRIL 29, 2025, AS DOCUMENT NO. R2025022103, IN WILL COUNTY, ILLINOIS.

AND

PHASE 2 PARCEL 2
THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY (30), IN TOWNSHIP THIRTY-FIVE (35) NORTH, IN RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AND ALSO EXCEPTING THAT PART DEDICATED FOR CHERRY HILL AND SPENCER ROADS PER DOCUMENT R2024022677, AND ALSO EXCEPTING THAT PART FALLING WITHIN CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 1, PER DOCUMENT R2025022103, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID CHERRY HILL BUSINESS PARK (21) SUBDIVISION; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1034.36 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 582.95 FEET TO A POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE 616.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SPENCER ROAD; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE 65.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 1657.79 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE 647.98 FEET, TO THE POINT OF BEGINNING; 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 J.U.L.I.E. AT 1-800-892-0123.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.s (PER WILL COUNTY GIS WEBSITE): 15-08-30-100-006-0000 & 15-08-30-100-007-0000

THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-1 LIGHT INDUSTRIAL DISTRICT.

NO VARIANCES REQUESTED .

THIS SUBDIVISION CONTAINS LOT 1, THE DEDICATIONS FOR SPENCER AND CHERRY HILL ROADS ADJACENT TO THE SITE HAVE OCCURRED.

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

LAST DAY OF FIELD WORK PERFORMED:
AERIAL TOPOGRAPHIC SURVEY: FEBRUARY 23, 2026
ALTA/NSPS LAND TITLE SURVEY: JUNE 28, 2022

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBER 17197C0285 G DATED FEBRUARY 15, 2019, AND LETTER OF MAP REVISION CASE STUDY 23-05-1511P WITH AN EFFECTIVE DATE OF JANUARY 2, 2024, IT IS OUR OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, AND "ZONE A - SHADED" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAPS AND LOMR.

A WETLAND DELINEATION STUDY WAS PREPARED BY CHRISTOPHER BURKE ENGINEERING AND CONFIRMED WETLANDS ARE PRESENT ALONG SUGAR RUN CREEK.

THE MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS 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.

ELEVATION OF THE BFE FOR SUGAR RUN CREEK IS 634.1 ON THE WESTSIDE AND 636.1 ON THE EASTSIDE OF THE PROPERTY.

AN AERATOR FOR THE WET BOTTOM DETENTION BASIN "OUTLOT A " WILL BE PROVIDED. DRAINAGE: RUNOFF CURVE NUMBER EQUALS 92.

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.

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

ENTRANCES TO THE LOTS OF THIS SUBDIVISION OFF OF CHERRY HILL AND/OR SPENCER ROADS ARE SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

EXISTING PIPELINES ARE SHOWN BASED ON FIELD LOCATION OF PIN FLAGS/ PIPELINE MARKERS AND OR ATLAS INFORMATION PROVIDED BY SAID PIPELINE COMPANIES.

CITY COUNCIL

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE CITY BOARD AT A MEETING HELD:

MAYOR _____

CITY CLERK _____

PLAN COMMISSION

STATE OF ILLINOIS)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE CITY OF JOLIET, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF JOLIET AND MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE CITY BOARD. OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

CHAIRMAN _____

SECRETARY _____

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

ENGINEER
DANIEL C. STEVENS, P.E.
ILLINOIS REGISTRATION NO.: 062-057634
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
DATED: 03/04/2026

DANIEL C. STEVENS 062-057634 LICENSED PROFESSIONAL ENGINEER ILLINOIS

JERRY P. CHRISTOPH, P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
DATED 03/04/2026

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	COMMENTS
1	03/25/26	REMARKS

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

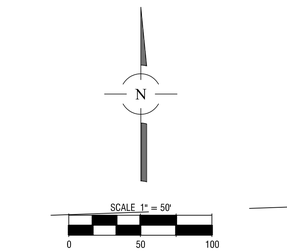
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DATE: 03/04/2026
JOB NO. 9672.08
SHEET 1 OF 5

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NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- CONTOUR
- SPOT ELEVATION

FOUND PK NAIL AT CORNER PER MONUMENT RECORD R2005070629 & R2021053670
POINT OF COMMENCEMENT

FOUND 5/8" IR 0.06'N & 0.40'E

40'X50' NORTHERN ILLINOIS GAS COMPANY PIPELINE EASEMENT PER DOCUMENT 954877

SPENCER ROAD

NORTH RIGHT OF WAY LINE PER DOCUMENT R87-61552

NORTH LINE OF THE NW 1/4 OF SECTION 30-35-11

HERETOFORE DEDICATED PER DOCUMENT R2024022677

LANDSCAPE EASEMENT PER DOCUMENT R2025022103

UNSUBDIVIDED
ZONED I-1
P.I.N: 15-08-19-300-005-0000
OWNER/TAX PAYER: CHERRY HILL HF LLC

SUGAR RUN CREEK

APPROXIMATE LIMITS OF ZONE A (SHADED) PER 17197C0285G

RIGHT OF WAY DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377

COMPENSATORY STORAGE AREA

ZONED R-1B

PROPOSED DETENTION POND
HWL=641.50
NWL=633.50
VOL. REQUIRED=43.87 AC.FT.
VOL. PROVIDED=53.27 AC.FT.
(OVERALL DRAINAGE AREA)

APPROXIMATE LIMITS OF ZONE X (UNSHADED) PER 17197C0285G

HWL=41.50

NWL=33.50

MATCH LINE A - A

SOUTHERN LIMIT OF DEDICATION FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980

OUTLOT A
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103
(NOT INCLUDED)
STORMWATER MANAGEMENT AND DETENTION EASEMENT AREA PER DOCUMENT R2025022103

EASTERLY LINE OF CHERRY HILL ROAD PER DOC. NO. R2024-022677

WATERMAIN & SANITARY SEWER EASEMENT PER DOCUMENT R2007095377 HERETOFORE DEDICATED PER DOCUMENT R2024022677

UNSUBDIVIDED
P.I.N: 30-07-25-200-015-0000
& 30-07-25-200-017-0000
OWNER/TAX PAYER: FOREST PRESERVE DIST

APPARENT RIGHT - OF WAY

CHERRY HILL ROAD

N01°41'56"W

1014.60'

1362.99' N87°57'56"E

FUTURE PARKING LOT IMPROVEMENTS

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

ZONING SETBACK

100'

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

MATCH LINE B - B

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

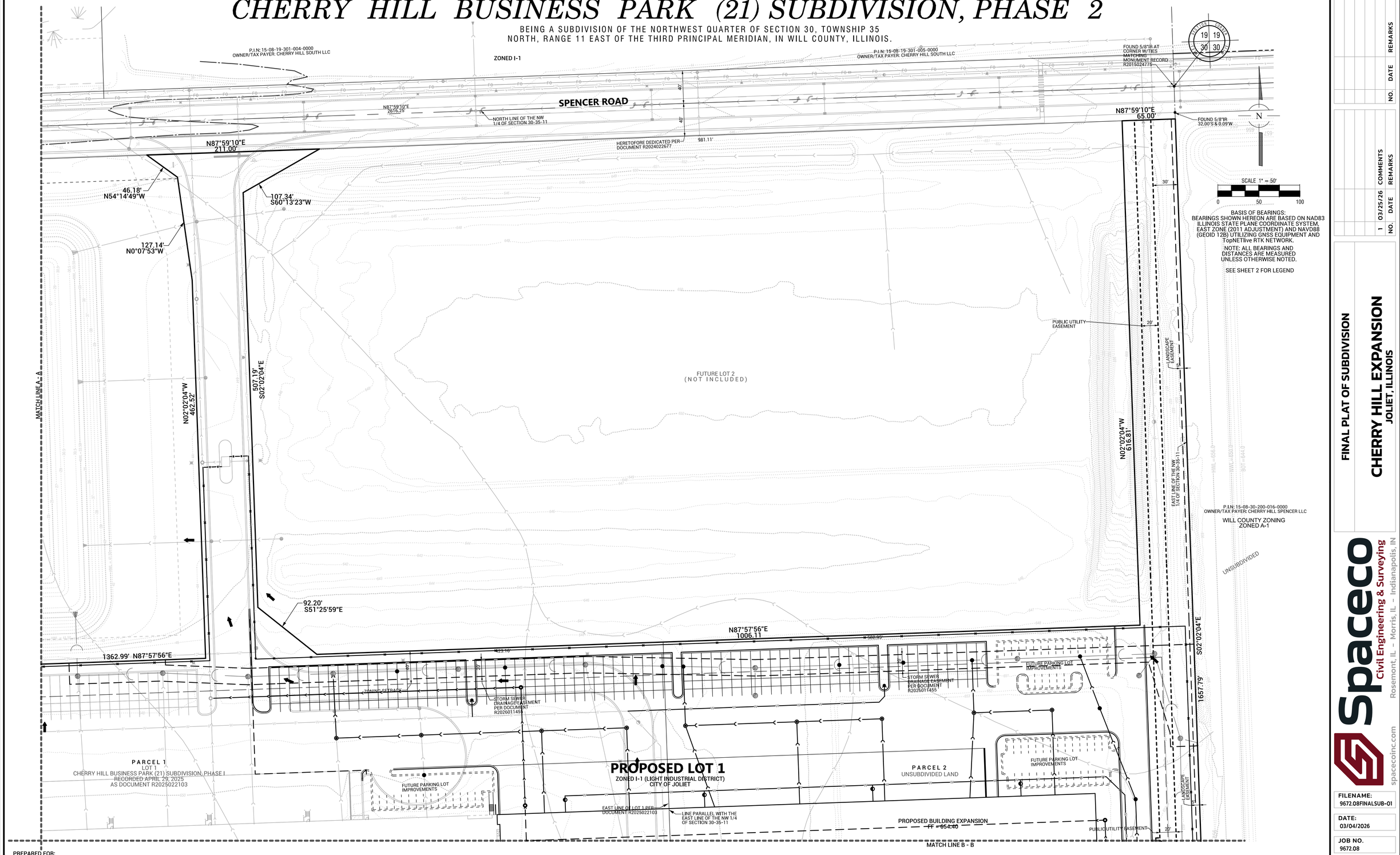
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SHEET 2 OF 5

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NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

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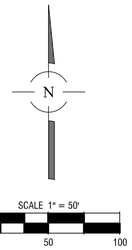
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SHEET 3 OF 5

NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

MATCH LINE B - B

UNSUBDIVIDED
P.I.N: 30-07-25-200-015-0000
AREA: 2,672,208 SQ. FT.
OWNER/TAX PAYER: FOREST PRESERVE DIST

100'
ZONING SETBACK
50'

CHERRY HILL ROAD

UNIT 3
LAR'S INDUSTRIAL CONDOMINIUM 2ND ADDITION
RECORDED MAY 21, 1992
AS DOCUMENT R92-004366
P.I.N: 30-07-25-226-004-1001
OWNER/TAX PAYER: J J C LLC
ZONED I-1

1014.60' N01°41'56"W

WEST LINE OF THE NW 1/4 OF SECTION 30-35-11

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM
RECORDED AUGUST 4, 1989
AS DOCUMENT R89-038320
P.I.N: 30-07-25-226-002-0000
OWNER/TAX PAYER:LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

30'
LANDSCAPE EASEMENT PER DOCUMENT R2025022103

33'
50'
P.I.N: 30-07-25-226-003-1001
OWNER/TAX PAYER: CHERRY HILL 21 LLC
ZONED I-1

RIGHTS OF WAY DEDICATED PER DOCUMENT R2024022617

PROPOSED PARKING LOT IMPROVEMENTS PHASE 2

PROPOSED LOT 1
ZONED I-1 (LIGHT INDUSTRIAL DISTRICT)
CITY OF JOLIET

PARCEL 1
LOT 1
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE I
RECORDED APRIL 29, 2025
AS DOCUMENT R2025022103

MATCH LINE A - A

APPROX. LOCATION OF NICOR PIPELINE PER ATLAS

CHICAGO DISTRICT PIPELINE COMPANY
RIGHT OF WAY PER DOCUMENT 666232

PUBLIC UTILITY EASEMENT
15'

75'

APPROX. LOCATION OF NGPL PIPELINE PER FIELD EVIDENCE

5'
LANDSCAPE EASEMENT PER DOCUMENT R2025022103

2576.18' S88°33'11"W

APPROX. LOCATION OF AUX SABLE PIPELINE PER FIELD EVIDENCE

150'

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)
P.I.N: 15-08-30-100-002-0000
OWNER/TAX PAYER: COMMONWEALTH EDISON CO

FOUND MAG NAIL
19.94'N & 0.17'W

APPROX. LOCATION OF ENBRIDGE PIPELINE PER ATLAS

COMMON AREA
LAR'S INDUSTRIAL CONDOMINIUM 4TH ADDITION
RECORDED OCTOBER 17, 1995
AS DOCUMENT R95-071026
P.I.N: 30-07-25-226-007-0000
OWNER/TAX PAYER: LAR'S INDUSTRIAL CONDO
WILL COUNTY
ZONED I-1

NORTH LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY RIGHT OF WAY

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION
CHERRY HILL EXPANSION
JOLIET, ILLINOIS

Spaceco
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Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

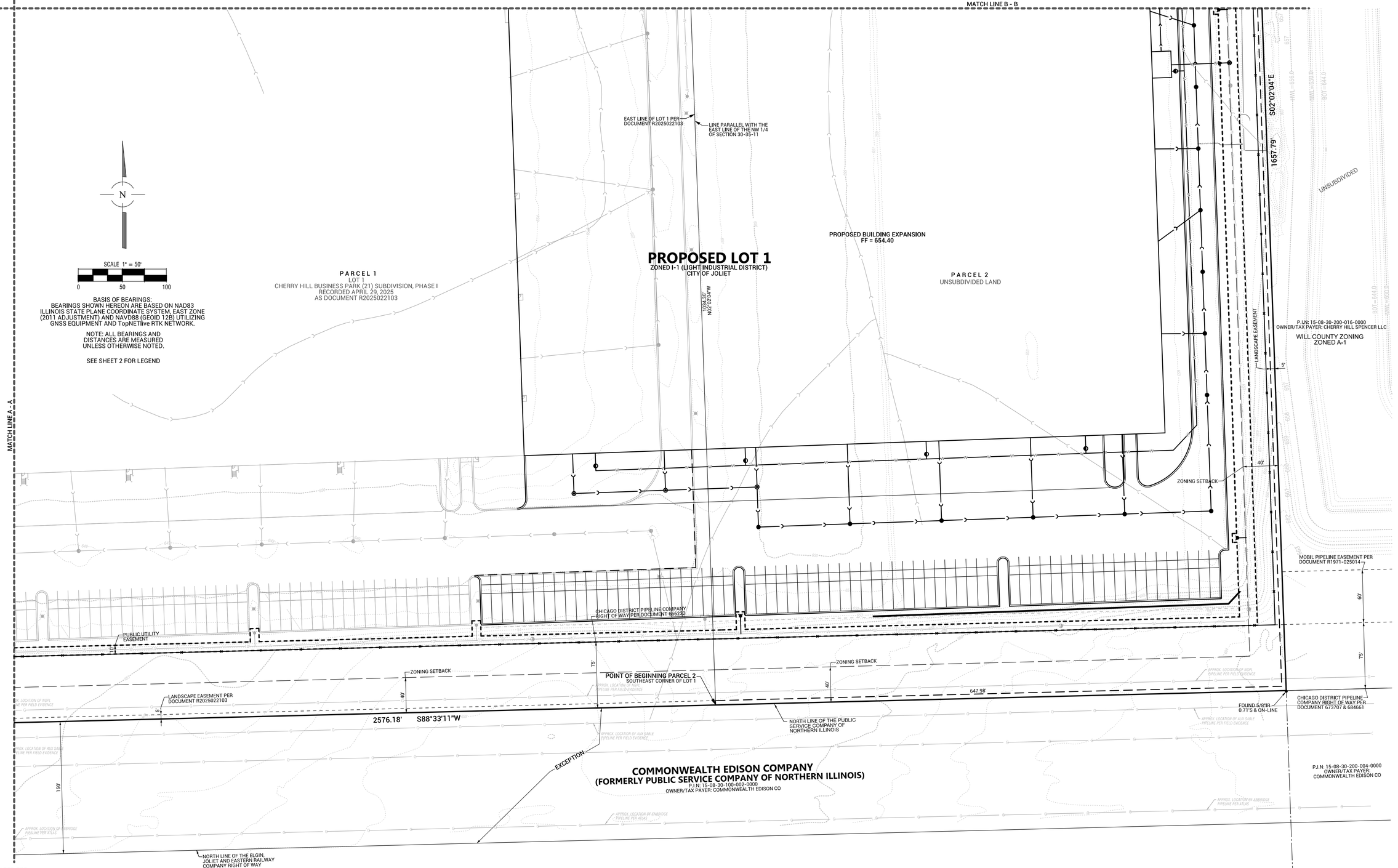
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SHEET 4 OF 5

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NOT FOR RECORDING

FINAL PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TopNETlive RTK NETWORK.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR LEGEND

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

OWNER:
CHERRY HILL 21 LLC
C/O AFFINIUS CAPITAL
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230

NO.	DATE	REMARKS

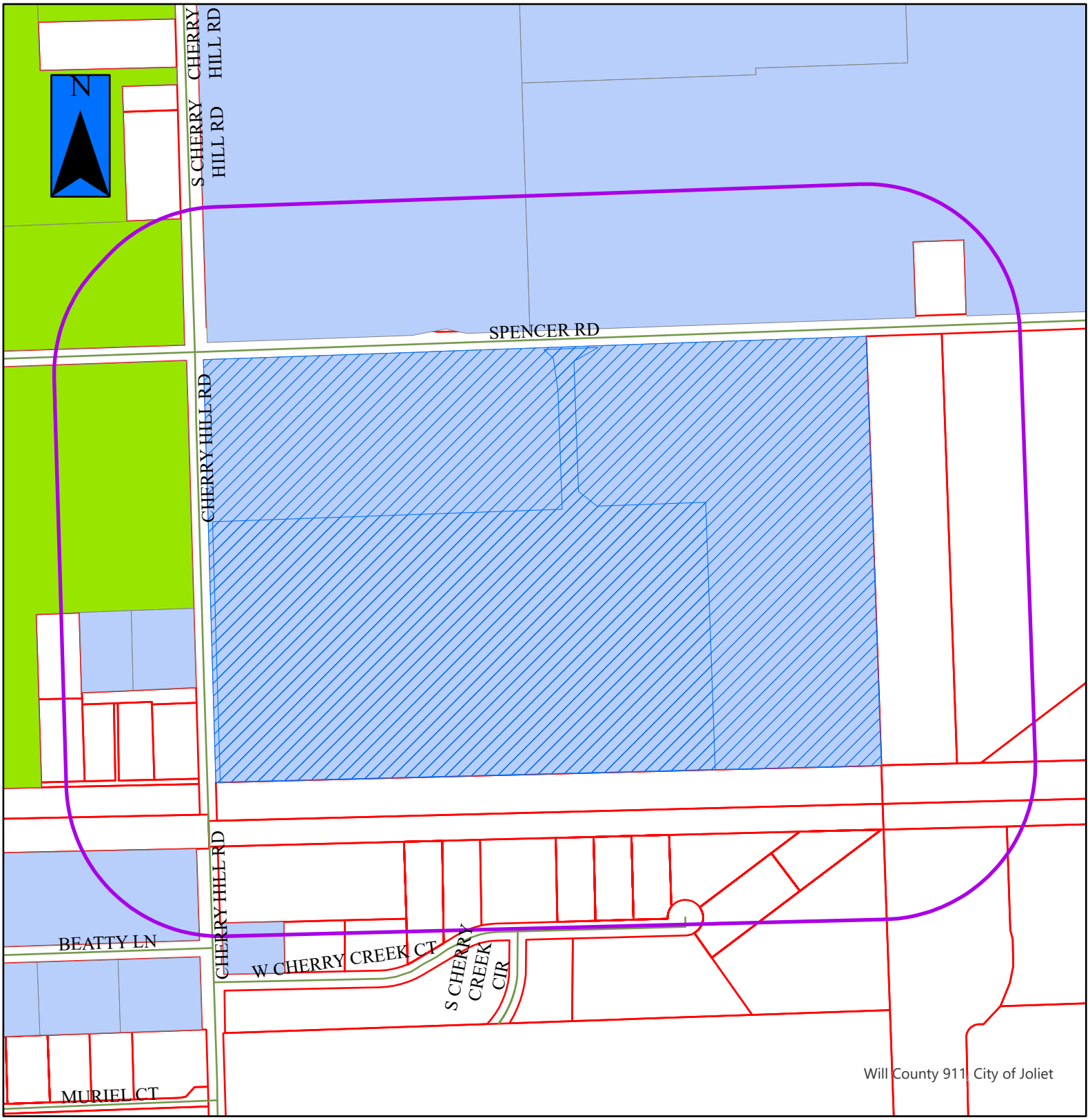
NO.	DATE	REMARKS
1	03/25/26	COMMENTS

FINAL PLAT OF SUBDIVISION

CHERRY HILL EXPANSION
JOLIET, ILLINOIS

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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 9672.08FINALSUB-01
DATE: 03/04/2026
JOB NO. 9672.08
SHEET 5 OF 5



P-5-26 / FP-1-26

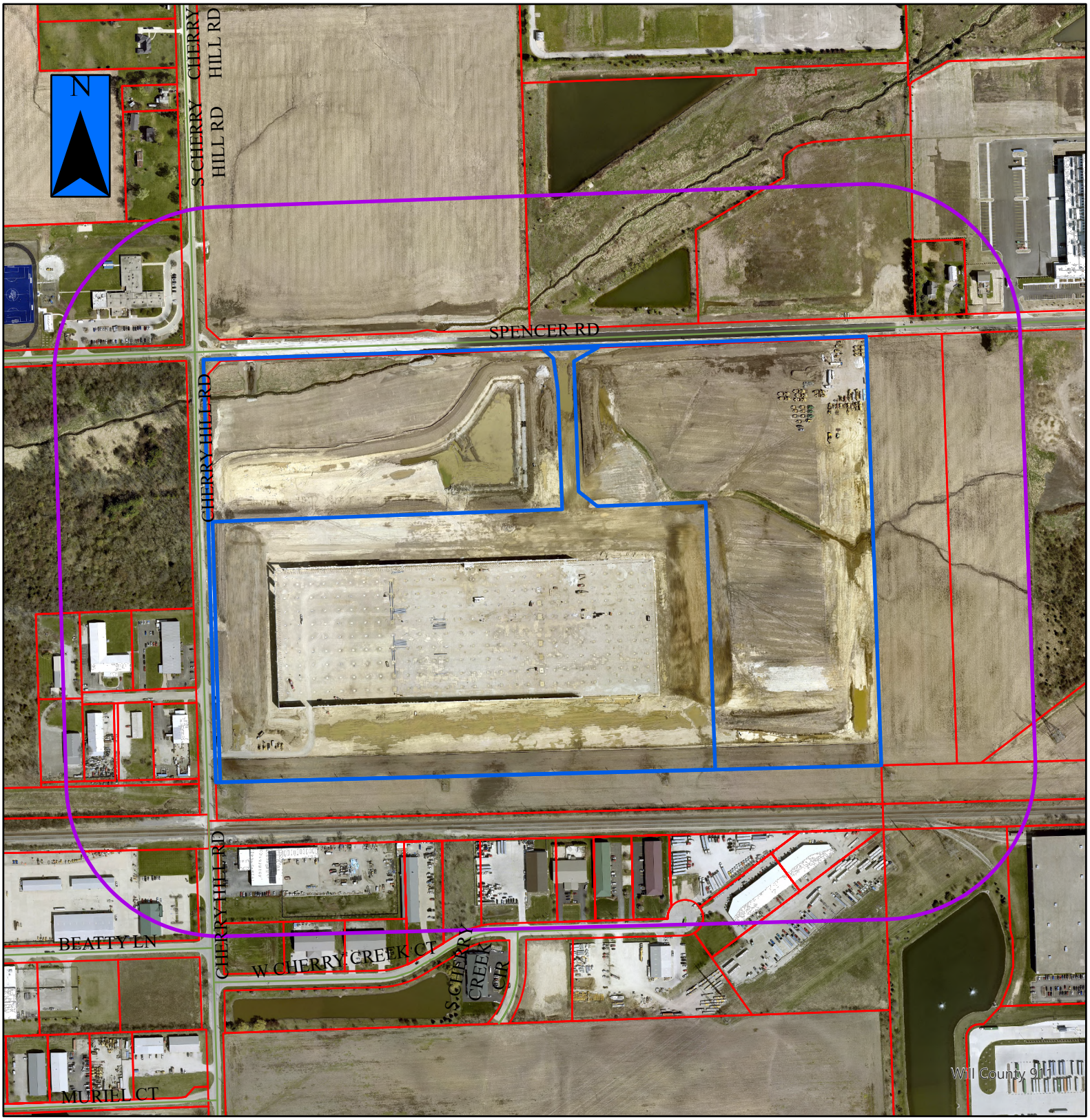
JOLIET PLANNING DIVISION

= 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



P-5-26a / FP-1-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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

STATE OF ILLINOIS)
COUNTY OF WILL) SS
CITY OF JOLIET)

Re

R2022047302
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
06/17/2022 03:46:14 PM
REC FEE: 41.00
IL RENTAL HSNG:
PAGES: 35
MSB

R2022042011
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
05/27/2022 11:18:46 AM
REC FEE: 41.00
IL RENTAL HSNG:
PAGES: 35
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I, Christa M. Desiderio, Clerk of the City of Joliet, and keeper of the papers, entries, records and Ordinances, do hereby certify that the attached is a true copy of Resolution No. 7770 as adopted by the City Council of said City of Joliet at a meeting held on May 17, 2022.

In testimony whereof, I have hereunto set my hand and affixed the corporate seal of the said City of Joliet this 26th day of May 2022.

Christa M. Desiderio
City Clerk

Rerecorded for:
Change to PIN #
+ prepared by Ray Hettner, Planner

1 of 35 x Re 1935

RESOLUTION NO. 7770

A RESOLUTION APPROVING AN ANNEXATION AGREEMENT (SEC of CHERRY HILL ROAD AND SPENCER ROAD)

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: This Annexation Agreement between the City of Joliet and Gary Fritz, in substantially the same form as Exhibit "A", which is attached hereto and made a part hereof, is hereby approved.

SECTION 2: The Mayor and the City Clerk are hereby authorized and directed to execute the Intergovernmental Agreement on behalf of the City of Joliet.

SECTION 3: This Resolution shall be in effect upon its passage.

PASSED this 17th day of May, 2022

Terry O'Dekirk
MAYOR

Cristina M Desiderio
CITY CLERK

VOTING YES: Councilman Clement, Councilwoman Gavin, Councilmen Guerrero, Hug, Morris, Mudron, Councilwomen Quillman, and Reardon.

VOTING NO: _____

NOT VOTING: Mayor O'Dekirk.

PIN #: ~~30-07-36-200-016-0000~~ 15-08-30-100-001-0000
ADDRESS: Southeast Corner of Cherry Hill Road and Spencer Road
PLAN COMMISSION APPROVED: Yes
CED DOC. NO.: A-6-22
COUNCILMANIC DISTRICT NO.: 5
PREPARED BY: City of Joliet, ~~Legal Department~~, Ray Hettner, Planner 150 W. Jefferson St., Joliet, IL 60432
RETURN TO: City of Joliet, City Clerk's Office, 150 W. Jefferson St., Joliet, IL 60432

EXHIBIT "A"

Annexation Agreement to be inserted.

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Document prepared by
and after recording return to:

Kenneth L Nyenhuis
Northern Builders, Inc.

ANNEXATION AGREEMENT

ANNEXATION AGREEMENT

THIS AGREEMENT (**"Agreement"**) is made and entered into this ____ day of _____, 2022, by and among the CITY OF JOLIET, an Illinois home rule municipal corporation located in Will and Kendall Counties, Illinois (the **"City"**), Northern Builders, Inc., an Illinois corporation (hereinafter referred to as **"Developer"**), and Gary Fritz, Wayne Fritz, Richard Fritz, Robert Fritz, and Diane M. Tordai as Trustee of the Diane M. Tordai Family Trust (collectively, the **"Owner"**). City, Developer and Owner are collectively referred to as (the **"Parties"**).

WITNESSETH:

WHEREAS, the Owner is the legal owner of record of the real property legally described and depicted on Exhibit "A" attached hereto and made a part hereof (the **"Property"**), located at the southeast corner of Spencer Road and Cherry Hill Road, consisting of approximately 97.1 acres; and

WHEREAS, Developer has a contract to purchase the Property;

WHEREAS, the Property is contiguous to the City and not within the corporate limits of any municipality, as provided in 65 ILCS 5/7-1-1; and

WHEREAS, no electors reside on the Property; and

WHEREAS, the Owner and the Developer desire that the Property be annexed to the City, and the City desires to annex the Property, and on the terms and conditions of this Agreement and the ordinances and regulations of the City, to the City under the City's authority as a home rule unit of government and pursuant to the provisions of 65 ILCS 5/11-15.1-1: and

WHEREAS, the City acknowledges that the proposed use of the Property by the Developer for an industrial business park will be compatible with and will further the planning objectives of the City and that the annexation of Property to the City will be of substantial benefit to the City; will increase the tax base of the City; and will promote and enhance the general welfare of the City and its residents; and

WHEREAS, the I-1 Light Industrial District classification under the City Zoning Ordinance, as currently amended (**"Zoning Ordinance"**) will be the most appropriate zoning classification for the development of the Property; and

WHEREAS, the City has agreed to annex the Property to the City and to zone the Property I-1, Light Industrial District; and

WHEREAS, pursuant to the applicable provisions of the Illinois Municipal Code, a proposed Annexation Agreement similar in substance and in form to this Agreement was submitted to the Mayor and the City Council (**"Corporate Authorities"**) and a public hearing was held thereon pursuant to notice, as provided by statute; and

WHEREAS, pursuant to notice as required by statute and ordinance, a public hearing was held by the City Planning and Zoning Commission on the requested rezoning and the recommendation made by said body relative to such request has been forwarded to the Corporate Authorities; and

WHEREAS, notice of the proposed annexation to New Lenox Township more than ten (10) days prior to any action being taken on the annexation of the Property was given; and

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WHEREAS, all other and further notices, publications, procedures, public hearings, and other matters attendant to the consideration of the approval of this Agreement have been given, made, held and performed by the City as required by 65 ILCS 5/7-1-8 and 5/11-15.1-1, all other applicable statutes, all applicable ordinances, regulations and procedures of the City; this Agreement is made and entered into by the parties hereto pursuant to the provisions of 11-15.1-1 et seq of the Illinois Municipal Code and the City's authority as a home rule unit of government; and

WHEREAS, the Corporate Authorities have duly considered all necessary petitions to enter into this Agreement, have considered the recommendations of the City Planning and Zoning Commission in connection with the proposed zoning of the Property , and have further duly considered the terms and provisions of this Agreement, and by a resolution duly adopted by a vote of two thirds of the Corporate Authorities then holding office have authorized the Mayor to execute, and the City Clerk to attest, this Agreement on behalf of the City; and

NOW THEREFORE, in consideration of the foregoing recitals, and the mutual covenants and agreements herein contained, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitals.** The parties hereto acknowledge and agree that the statements and representations contained in the foregoing recitals are true and correct and incorporate such recitals into this Agreement as if fully set forth in this Article 1.

2. **Annexation of the Property.** Owner and Developer, have submitted both a Plat of Annexation in the form attached hereto as Exhibit "B" and an executed Petition for

Annexation in the form attached hereto as Exhibit "C" regarding the Property and concurrent with the approval or this Agreement, the City shall enact an Ordinance annexing the Property to the City. The Annexation Ordinance shall provide that it will be effective upon the conveyance of the Property from the Owner to the Developer. Upon being effective, the "**Annexation Ordinances**" shall be recorded with the Will County Recorder of Deeds and filed with the Clerk of Will County by the City.

3. **Developer's Due Diligence.** Anything in this Agreement to the contrary notwithstanding, the benefits and obligations under this Agreement to perform any duties or receive any benefits hereunder will become effective automatically and immediately on the date of the conveyance of the Property to Developer and/or its assigns and Developer has no obligation under this Agreement to acquire fee simple title to the Property.

4. **Land Use and Development Requirements.**

a. Zoning of the Property. Simultaneously with the adoption of the Annexation Ordinances and effective upon the conveyance of the Property from the Owner to the Developer, the City shall enact an ordinance rezoning the Property to the I-1 Light Industrial District zoning classification. The ordinance rezoning the Property shall have the same Effective Date as the Annexation Ordinances. A Zoning Plat is attached hereto as Exhibit D.

b. Codes and Ordinances.

(i) Except as herein specifically provided, all Ordinances of the City as from time to time adopted, amended, or supplemented shall be applicable to the Property and all buildings, structures, operations, and activities thereon. The Parties agree that if the City

amends the zoning regulations applicable to the Property, the amended regulations shall not be more restrictive on the use or development of the Property than the zoning regulations in effect pursuant to the terms of this Agreement. The uses permitted as of right in the City's I-1 Industrial Zoning District during the term of this Agreement shall remain permitted uses as of right applicable to the Property pursuant to the terms of this Agreement, notwithstanding any City Ordinance to the contrary and regardless of whether any such use exists within the Property.

(ii) Notwithstanding anything in paragraph 3(b)(i) above to the contrary, to the extent of any conflict, ambiguity, or inconsistency between the terms, provisions, or standards, contained in this Agreement or any Exhibit attached hereto and the terms, provisions or standards either presently existing in the ordinances of the City, or hereafter adopted by the City, the terms, provisions, and standards of this Agreement shall govern and control.

(iii) Subject to and in accordance with the terms and conditions of this Agreement, any improvements at the Property must be (i) designed and constructed to City standards and this Agreement, (ii) submitted to the City in plan form, and (iii) be reviewed and approved in writing by the prior to construction.

(iv) *Prohibited Uses.* In addition to the prohibitions and requirements of the Zoning Ordinance, the following uses shall be prohibited on the Property:

(1) Excavation, Stockpiling or Relocation of Materials, except if incidental to permitted construction and only for a period not to exceed one year;

(2) Unscreened Outdoor Storage;

(3) Mobile Home or Recreational Vehicle Park;

(4) Sexually Oriented Businesses;

(5) Outdoor Storage of Cargo Containers;

(6) Residential Dwelling Units;

(7) Salvage Yards;

(8) Mining, Quarrying or Aggregate Processing Operations;

(9) Regional Pollution Control Facilities;

(10) Livestock Slaughtering or Processing, except that meat packing and other indoor processing of animals slaughtered at a location other than the Property shall be permitted; and

c. Other land uses expressly enumerated in, or substantially similar to, the Heavy Industrial List set forth in Section 47-18.5(1) of the Zoning Ordinance or the General Industrial List set forth in Section 47-18.5(2) of the Zoning Ordinance.

The enumeration of certain prohibited uses in this Agreement shall not be construed as permitting other uses.

d. Platting, Development, Site Plans and Permits.

(i) Development of Property. This Agreement, and, subject to Section 4(b) hereof, applicable City Ordinances shall control the development of the Property during the term of this Agreement.

(ii) Concept Plan. The City hereby approves the concept plan attached hereto as Exhibit "E" (**"Concept Plan"**) as the conceptual site development plan. Plans, Building Permits, and plats in material compliance with the Concept Plan will be approved by the City in the ordinary course of the development plan review procedure, and the City will proceed with all due diligence in reviewing and approving the same. If the Developer wants to make material changes to the Concept Plan, it shall do so through the City process. If the Concept Plan is amended the amended Concept Plan shall become a part of this Agreement without the need to amend this Agreement. Building 1 is shown with future expansion. Building 1 may increase in size, have additional trailer parking or may be two separate buildings depending on market conditions. Furthermore building 2 may change in size and parking depending on market conditions. These adjustments shall not be considered a material change and shall be approved under the concept plan guidelines. Furthermore, the public road improvements for Cherry Hill Road and Spencer Road, as detailed in Section 5(e) of this Agreement, shall be updated by the Developer in the Concept Plan once road improvements have been finalized. Future updates to the Concept Plan pertaining to road improvements shall not be considered a material change.

(iii) Plats of Subdivision. Plats of Subdivision shall be submitted for approval with each building in the future. After the approval of the Rezoning Ordinance the City will take such actions as are necessary to approve Developer's preliminary plat of subdivision for the Property. Proposed buildings will be required to meet the criteria outlined in the City's Non-Residential Building Design Standards, as detailed in section 47-15H of the

City Code. Building designs and elevations will be reviewed when the plats of subdivision are submitted.

(iv) Final Plats. Upon completed applications future final and record plats of subdivision for the Property (or any portion thereof) which are in material compliance with this Agreement and an approved preliminary plat of subdivision shall be approved by the City without unreasonable delay.

(v) Landscape. A thirty (30') foot Landscape Easement is required on the north and west sides of the Property. A five (5') foot Landscape Easement is required on the south and east sides of the Property. Utilities may be located within the Landscape Easements. The landscaping shall be installed as weather permits in conjunction with the buildings on each approved final site plan. A certificate of occupancy for any building will not be delayed if landscaping is incomplete due to weather, or ongoing at time of occupancy provided that an Improvement Completion Guarantee has been provided to the City. All landscaping shall be completed as soon as weather permits. For the purposes of this Agreement an **"Improvement Completion Guarantee"** shall mean a bond, cash, or letter of credit.

(vi) Building Signage. Building signage in compliance with the City Code of Ordinances which is approved by the City staff may be installed at any time.

(vii) Curb Cuts. The City hereby agrees to grant curb cuts as generally depicted on the Concept Plan.

(viii) Building and Site Development Permits.

(A) The City shall issue building permits for which the Developer applies which are in material compliance with this Agreement. The City shall issue a mass grading permit in a timely fashion to help facilitate the Devleoper's construction timeline using all reasonable measures after submittal of engineering drawings. If the application is denied, the City shall provide the Developer with a written statement specifying the reasons for denial of the application. The City shall issue such buildings permits upon the applicant's compliance with those requirements.

(B) The City hereby acknowledges and agrees that the first building on the Property may commence construction contemporaneously with the construction of the sanitary sewer, water service, storm sewer and storm water detention facility, and the on-site and off-site road improvements provided that (i) access for emergency vehicles is maintained satisfactory to the City and, (ii) the building is constructed of non-combustible material in compliance with City Code of Ordinances.

(C) At the Developer's request the City will issue a Site Development Permit for general grading and excavation following City approval of a grading and soil erosion plan.

(D) Building permits for building construction on platted lots may be issued in phases as follows:

(1) Foundation

(2) Building shell

(3) Interior improvements or build out

Final plat approval by the City is a condition to the issuance of any of the foregoing permits except the Site Development Permit.

(x) Certificates of Occupancy. The City shall issue a certificate of occupancy to Developer upon application therefore which is in material compliance with this Agreement or issue a letter of denial within said period informing Developer specifically as to the what corrections are necessary as a condition of the issuance of a certificate and quoting the section of this Agreement, any applicable code, ordinance, or regulation relied on by the City in its request for correction. The City will issue certificates of occupancy for buildings lacking completion of items which are weather dependent (such as exterior painting, landscaping, bituminous surface course, etc.) or do not otherwise adversely affect life/safety provided the Developer posts an Improvement Completion Guarantee in an amount sufficient to complete the work. Occupancy permits will be issued if applicable roads have been completed except for the surface course.

(xi) Continuation of Current Uses. The Property is now being used for crop farming. In reviewing the Annexation Petition and this Agreement, the City has given due consideration of such current uses. Accordingly, and notwithstanding any provision of the City Code, the Zoning Ordinance, or any other code, ordinance, or regulation now in effect or adopted during the Term of this Agreement, the above described current uses of the Property shall be permitted to continue.

(xii) Sewer & Water Connection Fees. A minimum of one water and one sewer service will be required for each building. Developer may request additional sewer and

water services to the building at Developer's sole discretion. Applicable water and sewer connection fees will be paid to the City of Joliet. Developer may add more than one sanitary service to each building depending on depth and design. Sanitary connection charges per Ordinance 31-54 shall only apply to the total gallons. Developer shall only pay the rate for one connection to each building.

(xiii) Escrow of Documents. Fully executed originals of each of the Annexation Ordinances, this Agreement, Rezoning Ordinance, and the Preliminary Plat each in recordable form (except the Preliminary Plat), and including all applicable exhibits, shall be placed in Escrow with the closing title company by the City prior to the Developer's acquisition of the Property, subject to the Developer closing on the purchase of the Property on or before the Due Diligence Date. An Escrow Agreement shall be in a form approved by the Parties' attorneys.

5. **Public Improvements.**

Article 31 of the Code of Ordinances, as amended, re-codified or succeeded from time to time, shall apply in all respects to the Property and to the provision of water and sanitary sewer collection and treatment services to the Property except as may be expressly and specifically provided for herein.

a. *Water Supply.*

(i) *Right to Connect.*

Upon annexation of the Property to the City and the issuance of required permits and approvals by the City and the IEPA, and any other agency having jurisdiction thereof, the Property shall be connected to the City public water supply in order to provide municipal water service to the Property and all structures constructed thereon. The

Developer shall extend the City's water system from Cherry Hill Road through the property and stubbed to Spencer Road. Water main routing will provide for reasonable fire hydrant access along Spencer Road, and will be finalized with review of the Engineering Plan. The water main will be looped around buildings. The City represents that it has the capacity to serve the Property with potable water.

(ii) *Engineering Plan.*

The specifications, depth, location, and connection points of the water supply system shall be depicted by the Developer in a municipal utilities engineering plan prepared by a professional engineer and submitted to the City for its approval as part of the subdivision platting or development permit process. Subject to compliance with said municipal utilities engineering plan, as approved by the City, the City shall approve such permits and shall consent to such permits to be issued by third party agencies having jurisdiction over the right-of-way, as may be necessary to construct and install the aforesaid water supply system improvements in the public right-of-way.

(iii) *Design, Permitting and Construction of Facilities.*

The Developer, at its expense and without reimbursement by the City, shall be responsible for the acquisition of all necessary rights of way, permits and approvals, the design, construction, installation and testing of the water mains, laterals, valves, meters, hydrants, manholes and other appurtenances necessary to connect the Property to City water facilities.

b. *Sanitary Sewer Service.*

(i) *Right to Connect.*

Subject to the other terms and conditions of this Agreement and the Joliet Water and Sewer Code, and the City of Joliet Utility Design & Inspection Policy Manual, the Property shall be connected to the City sanitary sewer utility system upon and following the

annexation of the Property to the City and the issuance of all required permits and approvals by the City and the IEPA, and any other agency having jurisdiction thereof. The City represents that it has the capacity in its lines and plant to provide sanitary sewer service to the Property.

(ii) *Engineering Plan.*

The specifications, depth, location, and connection points of the sanitary sewer improvements to be constructed on the Property shall be depicted by the Developer in a municipal utilities engineering plan prepared by a professional engineer at the Developer's expense and submitted to the City for its approval as part of the subdivision platting process. Subject to compliance with said municipal utilities engineering plan, as approved by the City, the City shall approve such permits, and shall consent to such permits to be issued by third party agencies having jurisdiction over the right-of-way, as may be necessary to construct and install the aforesaid sanitary sewer system improvements in the public right-of-way.

(iii) *Design, Permitting and Construction of Sanitary Sewer Facilities.*

The Developer, at its expense and without reimbursement by the City, shall be responsible for the acquisition of all necessary rights of way, permits and approvals to construct and operate the sanitary sewer facilities described in this Agreement or that might otherwise be needed to provide sanitary sewer service to the Property and any structures situated thereon. In addition, the Developer, at its expense and without reimbursement by the City, shall also be responsible for the design, construction, installation and testing of the sanitary sewer lines, laterals, manholes and other appurtenances necessary to connect the Property to City sanitary sewer facilities in accordance with the municipal utilities engineering plan prepared by the Developer and approved by the City.

c. Storm Water Management and Drainage.

(i) General.

Stormwater and drainage facilities on the Property shall be designed, constructed and maintained as specified in the Subdivision Regulations, the Will County Stormwater Management Ordinance and other applicable ordinances and regulations, as amended, in connection with the development of the Property. All drainage and stormwater shall be conveyed in underground storm sewers and overland unless otherwise approved by the City. Stormwater on the Property shall not be unlawfully diverted to adjacent properties, but shall be managed in accordance with the permits, regulations, and requirements of federal, state, and local law. Existing off-site drainage facilities and courses shall not be modified except as may be specifically directed or permitted by the City or federal and state agencies having jurisdiction thereof. Notwithstanding the foregoing, prior to the development of the Property, Developer shall provide stormwater detention for any storage currently provided by the existing excavation above the normal water line typically existing in said excavation.

(ii) Detention Facilities.

All detention facilities shall remain privately owned and maintained. Maintenance of detention facilities shall be the responsibility of the property owners, excluding the City. Maintenance shall include, but shall not be limited to, bank stabilization, bank maintenance, sediment removal, dredging, stabilization of water levels, outfall structures and storm sewer pipes within the detention facility.

d. Phasing. The Property may be developed in phases.

e. Roads.

A. Spencer Road adjacent to the Property.

The Developer shall design and install a three-lane road section and other improvements at Spencer Road. Water main and sanitary sewer shall be constructed concurrently, with the final alignment contingent on review of the Final Engineering Plan. The specifications for these improvements are set forth on the Preliminary Engineering Plans. Landscaping and shade trees shall be provided by the Developer as required by the Zoning Ordinance and Subdivision Regulations and the Owner shall establish a landscape easement having a minimum width of 30' along the Spencer Road right of way and depict the easement in all subdivision plats of the Parcel. Upon completion of construction of the Spencer Road improvements, and the acceptance thereof by the City, the Developer shall furnish a maintenance bond, to be valid for a period of two years, for said road improvements.

B. Spencer Road improvements between the east property line of the Parcel and the East boundary of Joliet.

Spencer Road shall be improved to the same three-lane standard. Watermain, sanitary sewer, sidewalks, street lighting and Landscaping shall be deferred until Developer constructs buildings on the North side of Spencer Road as they touch it. No landscaping or sidewalks shall be installed on the South side (New Lenox Township). This section shall be constructed to the same Spencer Road cross section requirements; as depicted on the Preliminary Engineering Plans. As part of this Annexation Agreement, no portion of Spencer Road that lies in New Lenox Township shall be platted or dedicated to the City of Joliet. The existing prescriptive easement shall prevail.

C. Spencer Road between the East Boundary of Joliet and Gougar Road.

Improvements as agreed by New Lenox Township shall consist of improving the existing road only. The improvements include overlaying the existing pavement to increase the structural value and widening at intersection only. No curbs, sidewalks, streetlights, landscaping, or storm piping is included. The prescriptive easement shall prevail.

D. Cherry Hill Road Adjacent to the Property.

Improvements include the same three-lane road standard. Watermain and sanitary sewer are existing. Curb and gutter at East and West side, sidewalks adjacent to property only. Street lighting and Landscaping at East side adjacent to property only. Extension of culvert and storm piping and drainage. If necessary, the Developer will cooperate with the Forest Preserve, but no additional obligations will be imposed on the Developer outside of the scope of this Annexation Agreement.

E. Surface Course of Road Improvements.

For purposes of this paragraph 5(E), completion of construction or reconstruction of the Public Roads required hereunder and the issuance of a certificate of occupancy for any building at the Property will not require the installation of the surface course of pavement thereon. In addition, subject to approval by the City, Developer will be permitted to install the approved surface course of pavement on any such Public Roads at any time prior to the date otherwise required by City ordinance. Provided, however, in no event shall a roadway be open to truck traffic prior to the installation of the bituminous surface course.

F. Acceptance and Dedication of Public Roads.

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To the extent not already accomplished, the City agrees to promptly accept ownership and responsibility of the Public Roads upon the completion of said improvements in accordance with this Agreement and applicable City ordinances and posting by Developer of improvement or maintenance guarantees in accordance with the City's construction standards and ordinances. Dedication of said Public Roads will be via a recordable plat.

6. Recapture and Reimbursement for Costs.

a. Recapture. The City hereby warrants that except for Recapture due pursuant to that Recapture Agreement recorded as Document No. R2011104124 the Property is not subject to any recapture fees, impact fees, park district fees, library fees, annexation fees, or land donations of any type unless specifically set forth to in this Agreement. The City further agrees that the Property will not be subject to any taxes, special assessments, or fee increases which do not apply to all non-residential zoned land in the City. The Developer shall pay to the City the Recapture amount of $186,079.05 within thirty (30) days of the Effective Date of the Annexation Ordinances. In the event that the entity entitled to this Recapture is no longer in existence and the City is not able to make the payment, the money shall be returned to the Developer.

b. General.

In consideration of the approval of this Agreement by the City and the provision of municipal services to the Property, the Developer hereby agrees, for itself and its Successors, to timely pay in full the following items ("Development Fees") in accordance with the applicable ordinances, as such ordinances may be presently constituted or as may hereafter be amended.

(1) Water Connection Charge, Section 31-54 of the Code of Ordinances at the time of connection;

(2) Sanitary Sewer Connection Charge, Section 31-54 of the Code of Ordinances at the time of connection;

(3) Fire Protection District Disconnection Fee, Section 23-43 of the Code of Ordinances;

(4) Public Library District Disconnection Fee, Section 23-47 of the Code of Ordinances;

(5) Eastside Sewer Treatment Plant Surcharge;

(6) Engineering Inspection and Review Fees (to be determined according to City Ordinances/Resolutions);

(7) Building Permit Fees (to be determined according to City Ordinances/Resolutions); and

(8) Development Impact Fee.

c. Waiver of Right to Contest Development / Capital Improvement Fees.

The payment by the Developer to the City of the development fees and capital improvement fees as defined is final as to any and all development fees and capital improvement fees that the City may, could or shall impose upon the Developer of the Property and by the execution of this Agreement the Developer agrees not to contest such development fees and/or capital improvement fees. Neither party may seek a refund or rebate or impose any additional such development fees or capital improvement fees.

d. Covenant Not to Sue.

In addition to the foregoing, the Developer warrants, and covenants with the City that it shall not bring suit, nor shall it join or become included in any proceeding, including, but not limited to, a class action proceeding, that:

(1) seeks to enjoin, restrain, condition or impair the enforcement of ordinances imposing, implementing or amending Development Fees;

(2) seeks a declaration regarding the validity, constitutionality or enforceability of such ordinances;

(3) seeks the mandatory approval or execution of subdivision plats or construction permits without the full and prompt payment of Development Fees by a writ of mandamus or injunction;

(4) seeks to enjoin, restrain, condition or impair the payment or collection of money or the transfer or improvement of property pursuant to ordinances imposing, implementing or amending Development Fees;

(5) claims that the enforcement of ordinances imposing Development Fees, as applied to the Developer, constitute a taking; or

(6) claims the ordinances establishing, implementing, or amending the Development Fees were not validly enacted.

7. **Remedies.**

a. In the event of a material breach of this Agreement, except for life safety matters, the Parties agree that the Party alleged to be in breach shall have thirty (30) days after written notice of said breach to correct the same prior to the non-breaching Party's seeking of any remedy provided for herein; provided, however, that said 30-day period shall be extended if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same.

b. If any of the Parties fail to perform any of its obligations hereunder, and the Party affected by such default shall have given notice of such default to the defaulting Party, and such defaulting Party shall have failed to cure such default within thirty (30) days of such default notice (provided, however, that such 30-day period shall be extended if the defaulting Party has initiated the cure of said default and is diligently proceeding to the cure the same), then, in addition to any and all remedies that may be available, either at law or in equity, the

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Party affected by such default shall have the right, but not the obligation, to take such action as in its reasonable discretion and judgment shall be necessary to cure such default.

c. In the event of judicial action between the Parties to this Agreement with respect to the provisions of this Agreement, the prevailing Party will be entitled to recover in addition to any other recovery, its reasonable attorney's fees and expenses actually incurred due to such action.

8. **Term.** This Agreement shall be binding on the Parties and their respective successors and assigns for a period of twenty (20) years (the "**Term**"), commencing as of the date hereof, and for such further terms as may be authorized by statute and by City Resolution and Developer's consent. Termination of this Agreement will not affect the Annexation or rezoning of the Property.

9. **Miscellaneous.**

a. Amendment. This Agreement, and the exhibits attached hereto, may be amended only by the mutual consent of the Parties, by adoption of the Resolution by the City approving said amendment as provided by law, and by the execution of said amendment by the Parties or their successors in interest; provided, however, in the event an amendment applies only to a portion of the Property, then only the City and the owner of the portion of the Property proposed to be subject to such amendment shall be required to consent to and execute such amendment.

b. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity, or property is held invalid, such invalidity

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shall not affect the application or validity of any other provisions, covenants, agreements, and portions of this Agreement, unless as a result the purpose and intent of this Agreement will thereby be substantially or essentially impaired. In such event, the Parties will diligently proceed to revise this Agreement in order to re-memorialize such purpose and intent. If for any reason the annexation or zoning of the Property is ruled invalid, in whole or in part, the Corporate Authorities, as soon as possible, shall take such actions (including the holding of public hearings and the adoption of such ordinances and resolutions) as may be necessary to give effect to the spirit and intent of this Agreement and the objectives of the Parties, as disclosed by this Agreement.

c. No Waiver. The failure of the Parties to insist on the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, on any other Party imposed, shall not constitute, or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

d. Entire Agreement. This Agreement sets forth all agreements, understandings, and covenants between and among the Parties. This Agreement supersedes all prior agreements, negotiations, and understandings, written and oral, and is a full integration of the entire agreement of the Parties with the exception of the previously executed Professional Fee Agreement.

e. Survival. The provisions herein shall survive the annexation of the Property and shall not be merged or expunged by the annexation of the Property to the City.

f. Successors and Assigns. This Agreement shall run with the land and, as such, shall be binding upon subsequent owners of the Property.

g. Notices. Any notice required or permitted by the provisions of this Agreement shall be in writing and sent by certified mail, return receipt requested or by nationally recognized couriers or personally delivered to the Parties, at the following addresses, or such other addresses as the Parties, by notice may designate:

If Intended for Owner:

Gary Fritz
22120 South Gougar Road
Joliet, IL 60433

Wayne Fritz
16512 W. Delaney Road
Manhattan, IL 60442

Richard Fritz
23046 West U.S. 52
Manhattan, IL 60442

Robert Fritz
16844 West Schweitzer Road
Elwood, IL 60421

Diane M. Tordai, Diane M. Tordai Family Trust
17129 West Schweitzer Road
Elwood, IL 60421

with copies to:

Douglas Schlak
321 W. Maple Street
Suite 100
New Lenox, IL 60451

If Intended for Developer:

Northern Builders, Inc.
5060 River Road
Schiller Park, IL 60176
Attn: Thomas R. Kenrich
Email: tkenrich@northernbuilders.com

with a copy to:

Northern Builders, Inc.
5060 River Road
Schiller Park, IL 60176
Attn: Robert D. Tuerk
Email: rtuerk@northernbuilders.com

If intended for the City:

The City of Joliet
Attn: Legal Department
150 West Jefferson Street
Joliet, IL 60432

With a Copy to:

City of Joliet
Attn: City Manager
150 West Jefferson Street
Joliet, IL 60432

h. Time of the Essence. Time is of the essence of this Agreement and each and every provision hereof.

i. Mutual Assistance. The Parties shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms, including without limitation, the giving of such notices, the holding of such public hearings, the enactment by the City of such resolutions and ordinances, and the taking of such other actions as may be necessary to enable the Parties' compliance with

the terms and objective of this Agreement and the intentions of the Parties as reflected by said terms.

j. City Approval. Unless otherwise provided in the Agreement, whenever any approval or consent of the City, or any of its departments, officials, or employees is called for under this Agreement, the same shall not be unreasonably withheld or delayed.

k. Force Majeure. Neither party shall be obligated to perform hereunder, and neither shall be deemed to be in default, to the extent that performance is prevented or delayed by strikes, fire, earthquake, flood, act of God, riot, civil commotion or other matter or condition of like nature, or otherwise beyond the reasonable control of the applicable party, including, without limitation, any law, ordinance, rule, regulation or order of any public or military authority stemming from the existence of economic controls, riot, hostilities, war. To the extent that performance is delayed because of governmental law and regulations and unforeseen site conditions, the time for performance shall be tolled so long as reasonable efforts toward completion continue (collectively, **"Force Majeure"**).

l. Prevailing Wages and other Laws. Developer acknowledges that all improvements constructed by Developer hereunder that are to be dedicated to the City are subject to the Illinois Prevailing Wages Act and other laws and regulations respecting public improvements. Developer will comply with all such applicable laws and regulations in all material respects.

m. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[The remainder of this page has been intentionally left blank.]

DocuSign Envelope ID: 8478A150-A134-4C79-9DF2-62700C2A421A

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first above written and, by so executing; each of the Parties warrants that it possesses full right and authority to enter into this Agreement.

OWNER(S):

GARY FRITZ

WAYNE FRITZ

RICHARD FRITZ

ROBERT FRITZ

DIANE M. TORDAI FAMILY TRUST

By: _____
Diane M. Tordai, Trustee

DocuSign Envelope ID: 8478A150-A134-4C79-9DF2-62700C2A421A

DEVELOPER:

NORTHERN BUILDERS, INC., an Illinois corporation

By: DocuSigned by: Thomas D. Grusecki F17AB5B8086D4C5
Thomas D. Grusecki, President & CEO

DocuSign Envelope ID: 8478A150-A134-4C79-9DF2-62700C2A421A

CITY:

THE CITY OF JOLIET

By: _____
City Mayor

ATTEST:

By: Christa M Denderen
City Clerk

DocuSign Envelope ID: 8478A150-A134-4C79-9DF2-62700C2A421A

EXHIBIT A

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30 IN TOWNSHIP 35 NORTH IN RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, ALL SITUATED IN THE COUNTY OF WILL, STATE OF ILLINOIS.

Property Address:

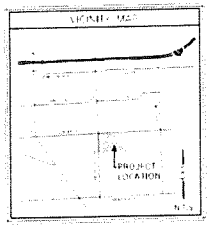
PIN:

"EXHIBIT B" & "EXHIBIT D"

PLAT OF

ANNEXATION

TO THE CITY OF JOLIET, WILL COUNTY, ILLINOIS





SPENCER ROAD

CHERRY HILL ROAD

HEREBY ANNEXED TO
THE CITY OF JOLIET

AREA = 4 438 445 SQ. FT. OR 101.893 ACRES, MORE OR LESS

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)

ELGIN, JOLIET AND EASTERN RAILWAY COMPANY

FOR REVIEW
PURPOSES ONLY

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

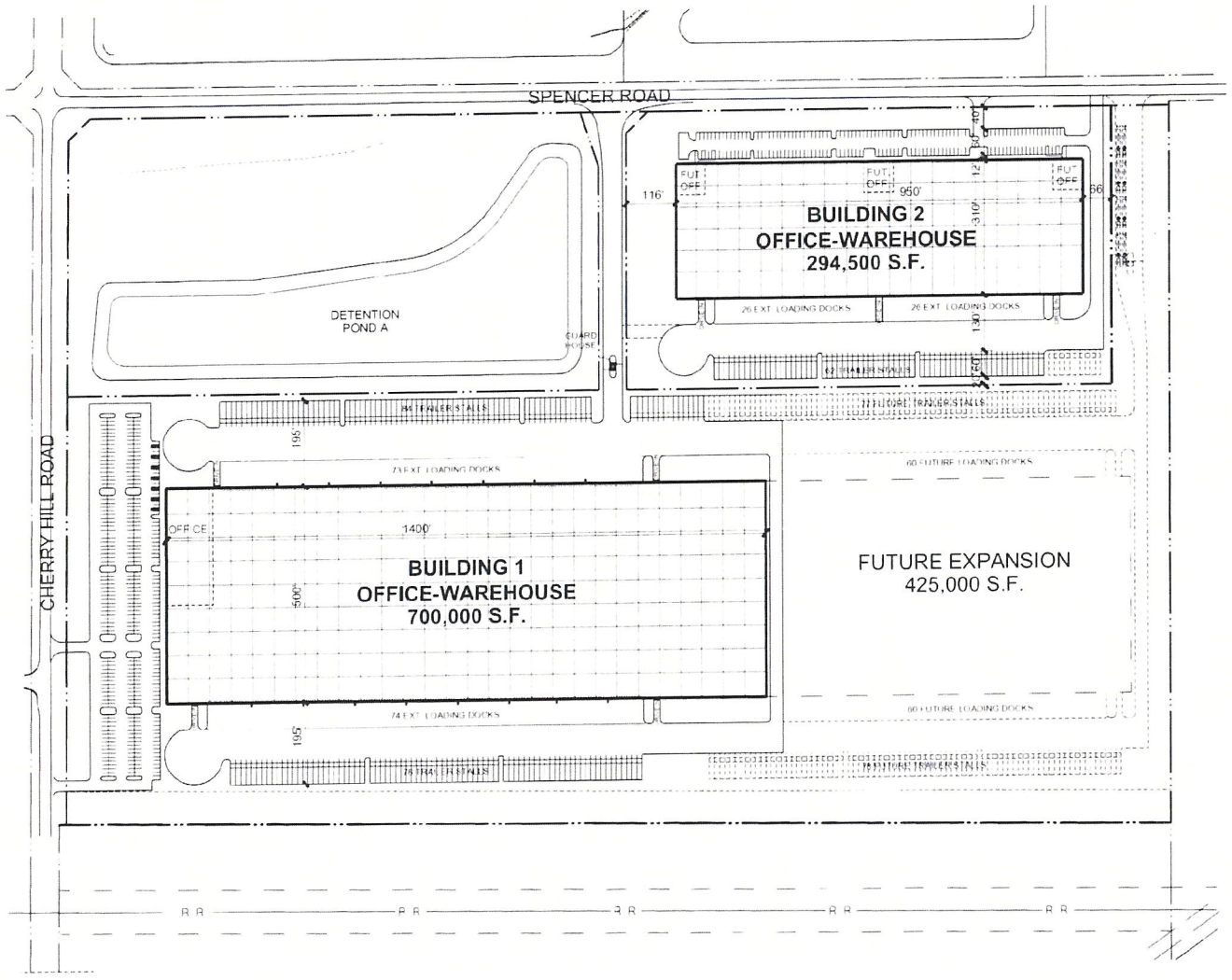


EXHIBIT E-CONCEPT SITE PLAN

CONCEPTUAL NEW FACILITY FOR

OFFICE/WAREHOUSE

JOLIET, ILLINOIS

SITE AREA (±97.10 AC.)	±4,229,850 S.F.
DETENTION	
POND AREA(±18.15 AC.)	±790,961 S.F.
BUILDING 1	
SITE AREA (±62.27 AC.)	±2,712,527 S.F.
OFFICE	30,000 S.F.
WAREHOUSE	670,000 S.F.
TOTAL BUILDING AREA	700,000 S.F.
FUTURE EXPANSION	425,000 S.F.
FUTURE TOTAL BLDG AREA	1,125,000 S.F.
PARKING	
PARKING PROVIDED	400 STALLS
TOTAL EXTERIOR DOCKS	147 DOCKS
FUTURE EXTERIOR DOCKS	120 DOCKS
TOTAL EXTERIOR TRAILERS	158 STALLS
FUTURE EXTERIOR TRAILERS	156 STALLS
DRIVE IN DOORS	4 DOORS
CLEAR HEIGHT	40'-0"
BUILDING 2	
SITE AREA (±16.67 AC.)	±726,486 S.F.
OFFICE	15,000 S.F.
WAREHOUSE	279,500 S.F.
TOTAL BUILDING AREA	294,500 S.F.
PARKING	
PARKING PROVIDED	167 STALLS
TOTAL EXTERIOR DOCKS	52 DOCKS
TOTAL EXTERIOR TRAILERS	62 STALLS
FUTURE EXTERIOR TRAILERS	10 STALLS
DRIVE IN DOORS	3 DOORS
CLEAR HEIGHT	40'-0"

SITE PLAN

0 50 150 350 500

221266 KJB 3-16-2022

northern
Northern Builders, Inc.

CHERRY HILL

HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.

2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.

3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.

4. The Territory is not within the corporate limits of any municipality.

5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE 3-17-2022

PETITIONER

Subscribed and Sworn to before me
this 17 day of March, 2022

NOTARY PUBLIC

"OFFICIAL SEAL"
Sharon R. Zolner
Notary Public, State of Illinois
My Commission Expires June 3, 2023

CASE NO. _____
DATE FILED _____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

Kenneth	L	Nyenhuis	
FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

7405 Mallard Way	Cary	IL	60013
HOME ADDRESS (include Suite/Apt No.)	CITY	STATE	ZIP CODE
5060 River Road	Schiller Park	IL	60176
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (___) _____ (W) (847) 678-5060 CELL (847) 208-8768

E-MAIL ADDRESS knyenhuis@northernbuilders.com

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.

Gary		Fritz	
FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

22120 Geiger Rd	Joliet	IL	60433
HOME ADDRESS (include Suite/Apt No.)	CITY	STATE	ZIP CODE
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (___) _____ (W) (___) _____ CELL (815) 735-2201

E-MAIL ADDRESS getrit31@aol.com

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

III. Agent Authorization:

Please check one of the following.

_____ *I will represent my petition before the Plan Commission and the City Council of the City of Joliet*

X *I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet*

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent

(Please Print)

Kenneth Nyenhuis — Agent's Name

Northern Builders, Inc — Company Name *(If Applicable)*

5060 River Rd., Schiller Park, IL 60176 — Agent's Mailing Address City/State/Zip

(847)678-5060 — Agent's Phone

(847)208-8768 — Area Code Mobile

(847)678-7670 — Area code Fax

Email address: knyenhuis@northernbuilders.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet.

Owner's Signature (s):

Date: 3/15/2022

Date _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME	ADDRESS	Area Code	Phone
NAME	ADDRESS	Area Code	Phone
NAME	ADDRESS	Area Code	Phone

v. Property information:

PROPERTY ADDRESS:

1927 Cherry Hill Rd.	Joliet	IL	Nea Lenox	60433
PROPERTY ADDRESS	CITY	STATE	TOWNSHIP	ZIP CODE

PROPERTY IDENTIFICATION NUMBER (PIN or tax number(s): 1508301000010000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30 IN TOWNSHIP 35 NORTH IN RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, ALL SITUATED IN THE COUNTY OF WILL, STATE OF ILLINOIS.

LOT SIZE: WIDTH North 2616.25' South 2625.16' DEPTH East 1697.79' West 1671.82' AREA 97.1 acres

PRESENT LAND USE: Agriculture

EXISTING ZONING: A-1 Agriculture

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Light Industrial

ZONING CLASSIFICATION REQUESTED: I-1 Light Industrial

USES OF SURROUNDING PROPERTIES:

NORTH: I-1 Light Industrial EAST: A-1 Agricultural

SOUTH: I-1 Light Industrial WEST: I-1 Light industrial and R-1B

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and belief.

Mary Fink
PETITIONER

3-17-2022
DATE

PETITIONER

DATE

Subscribed and Sworn to before me
this 17th day of March, 20 22

Sharon R. Zolner
NOTARY PUBLIC

"OFFICIAL SEAL"
Sharon R. Zolner
Notary Public, State of Illinois
My Commission Expires June 3, 2023

EXHIBIT A

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30 IN TOWNSHIP 35 NORTH IN RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, ALL SITUATED IN THE COUNTY OF WILL, STATE OF ILLINOIS.

Property Address:

PIN:

DATE: April 14, 2022

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-6-22: Annexation of 97.1 Acres Located at the Southeast corner of Cherry Hill Road and Spencer Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement.

GENERAL INFORMATION:

APPLICANT:	Kenneth Nyenhuis, Northern Builders, Inc.
OWNER:	Gary Fritz
REQUESTED ACTION:	Approval of an Annexation of 97.1 acres, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement.
PURPOSE:	To allow the construction of two office/warehouse buildings in the city limits and to connect said buildings to City utilities.
LOCATION:	Southeast corner of Cherry Hill Road and Spencer Road (PIN #15-08-30-100-001-0000)
SIZE OF PARCEL:	97.1 Acres
EXISTING LAND USE:	Vacant land

SURROUNDING LAND USE & ZONING:

North:	Industrial; I-1 (Light Industrial)
South:	Undeveloped, ComEd Land; County A-1 (Agricultural)
East:	Undeveloped, Agricultural; County A-1 (Agricultural)
West:	Industrial and Forest Preserve; R-1B (Single-Family Residential), I-1 (Light Industrial)

SITE HISTORY: Annexation and subdivision of the subject property was previously contemplated by the City Council in 2018. However, the property was not closed upon by the developer within 180 days of the prior execution of the annexation ordinances. The property owner is now working with Northern Builders, Inc. to develop the property with two separate warehouse/office buildings. The proposed development concept is similar to the previously approved preliminary plat and concept plan that was associated with the previous annexation attempt. The site currently consists of undeveloped farmland, with a single-family residence on the property's west side. Figure 1 shows the subject property, with the existing farmland use.

Figure 1: Subject Property



SPECIAL INFORMATION: The attached Concept Site Plan shows two separate office-warehouse buildings, which will be placed on two separate lots when the property is further subdivided in the future. Building #1 is 700,000 square feet in size, with the potential to expand up to an additional 425,000 square feet. Building #2 is 294,500 square feet in size and would not be expanded. When the property is replatted in the future, a conservation easement will be placed around the Sugar Run Creek area to preserve this watercourse. An on-site detention pond for the site will be located south of the Creek area, in the northwest portion of the subject property.

The subject property is not included in the City's South Side Comprehensive Plan, but the proposed I-1 (Light Industrial) use generally matches the existing zoning and land use that can be found to the north and west. An easement area for ComEd is located immediately south of the subject property, however, additional light industrial uses within the County can be found further south.

All public improvements, sewer and water connection fees, the East Side Sewer Treatment Plant Surcharge, and the developer's impact fee will be required. Detachment fees have been paid for the New Lenox Township Fire and Library Districts. Upon future development of the site, landscaping will be required as per City ordinance and will include 30'-wide berms along the north and west property lines. Right-of-way dedications along the eastern half of Cherry Hill Road and the southern half of Spencer Road will be required simultaneous with approval of the annexation ordinance. A half road improvement is being required for Cherry Hill Road and a full road improvement will be required for

Spencer Road. Water and sewer connections are available in mains located on the east side of Cherry Hill Road.

ANALYSIS: The approval of the annexation, annexation agreement and zoning classification to I-1 (Light Industrial) will allow the construction of two separate office-warehouse buildings. The proposal is consistent with surrounding land uses in the area and the subject property has access to City utilities. Given this context, annexation of the subject property for the proposed use is appropriate.

Figure 2: View of the Subject Property (Looking Southeast)



Figure 3: View of Spencer Road (Looking East)



Figure 4: View of Cherry Hill Road (Looking South)



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, April 21, 2022

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
John Dillon
John Kella
Fredrick "Rick" Moore
Roberto Perez
Brigette Roehr
Marc Rousonelos
Bob Wunderlich

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

A motion was made by Bob Wunderich, seconded by Brigette Roehr, to appoint Jason Cox as Chairman Pro-Tem for this meeting. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

ROLL CALL

Present Jason Cox, Jeff Crompton, Roberto Perez, Brigette Roehr, Marc Rousonelos and Bob Wunderlich

Absent John Dillon and John Kella

APPROVAL OF MINUTES

TMP-3631

Attachments: 031722

A motion was made by Brigette Roehr, seconded by Jeff Crompton, to approve the Plan Commission Meeting Minutes-March 17, 2022. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

None.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

A-12-21: ANNEXATION OF 10 ACRES WEST OF BRANDON ROAD AND CLASSIFICATION TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.
Z-6-21: RECLASSIFICATION OF 5.225 ACRES NORTHWEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING, AND RECLASSIFICATION OF 7.615 ACRES FROM I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING.
Z-7-21: RECLASSIFICATION OF 15.936 ACRES LOCATED WEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING, AND RECLASSIFICATION OF 26.684 ACRES FROM I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING.
Z-8-21: RECLASSIFICATION OF 8.187 ACRES WEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.
V-3-21: VACATION OF A PORTION OF SCHWEITZER ROAD, WEST OF THE UNION PACIFIC RAILROAD.
V-4-21: VACATION OF ABANDONED BRANDON ROAD, NORTH OF SCHWEITZER ROAD.
P-10-21: REVISED PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) SUBDIVISION.
FP-7-21: FINAL PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION, PHASE 25.

ID-707-20

Attachments: A-12-21 thru V-4-21 - CenterPoint Combined Plan Commission Staff Report
1- Ltr to Joliet Plan Commission re CenterPoint-Traffic Study
March 2019 Traffic Impact Analysis
May 2021 Traffic Signal Warrant Analysis
November 2021 Update Improvement Analysis

Mr. Torri gave the Planning Staff Report.

Mr. Chris Spesia, Attorney, appeared on behalf of the petition.

Ms. Caprelle Evans, Teamsters Local 179, spoke in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to recommend for approval by the City Council the Annexation of 10 Acres West of

Brandon Road and Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning, the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning, the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning, the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad, the Vacation of Abandoned Brandon Road, North of Schweitzer Road, the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision, and the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

A-5-22: ANNEXATION OF 16911 LARAWAY, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

TMP-3628

Attachments: A-5-22_16911 W. Laraway RD_Staff.Report_w_Attachments

Mr. Torri gave the Planning Staff Report.

Ms. Elaine Bottomley, Deputy Chief of Staff for Will County Executive, appeared on behalf of the petition.

Ms. Rachel Ventura, Will County Board Member, said this was discussed at the Will County Board Meetings. It was a mixed vote but it was approved.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to recommend for approval by the City Council the Annexation of 40 Acres Located at 16911 W. Laraway Road, Classification to B-3 (General Business) Zoning and Approval of an Intergovernmental Agreement. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

V-1-22: VACATION OF A 15' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED AT 2000 ESSINGTON ROAD.

TMP-3611

Attachments: V-1-22 - 2000 Essington - D'Arcy Staff Report

Mr. Torri gave the Planning Staff Report.

Mr. Tom Carroll, Geotech, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Bob Wunderlich, seconded by Jeff Crompton, to recommend for approval by the City Council the Vacation of a 15' Wide Public Utility and Drainage Easement Located at 2000 Essington Road. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

Z-3-22: RECLASSIFICATION OF TWO PARCELS LOCATED AT THE SOUTHEAST CORNER OF ALESSIO DRIVE AT MANHATTAN ROAD FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING. Z-4-22: RECLASSIFICATION OF 400 MANHATTAN ROAD FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING.

TMP-3612

Attachments: Z-3-22 and Z-4-22- SEC Alessio Drive and 400 Manhattan Road Staff Report Packet

Mr. Torri gave the Planning Staff Report.

Ms. Carla Policandriotes appeared on behalf of the petition. She gave further background information about the property.

Mr. Brad Strohl, Manhard Consulting, appeared on behalf of the petition as well.

Mr. Bill Kozol, 1508 Middletree Road, appeared in opposition to the petition.

Mr. Richard Welch, 406 Judge Court, appeared in opposition to the petition.

Mr. Saul Brass, 101 Wildwood Lane, appeared in opposition to the petition.

Ms. Megan Cooper, Joliet, appeared in opposition to the petition.

Mr. Monte Moore, 308 Middletree Road, appeared in opposition to the petition.

Ms. Janet Buell, resides adjacent to the property in question, appeared in opposition to the petition.

This Public Hearing was recommend for approval by Bob Wunderlich but failed for a lack of second.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to deny the Reclassification of Two Parcels Located at the Southeast Corner of Alessio Drive at Manhattan Road from R-2 (Single-Family Residential) to I-1 (Light Industrial Zoning and the Reclassification of 400 Manhattan Road from R-1 (Single-Family Residential) to I-1 (Light Industrial) Zoning. The motion carried by the following vote:

Aye:	Cox, Crompton, Perez, Roehr and Rousonelos
Nay:	Wunderlich
Absent:	Dillon and Kella

P-2-22: PRELIMINARY PLAT OF THIRD COAST INTERMODAL HUB "1" SUBDIVISION.
FP-2-22: FINAL PLAT OF THIRD COAST INTERMODAL HUB "1" SUBDIVISION, UNIT 1.
M-1-22: PETITION FOR A SPECIAL USE PERMIT TO ALLOW DEVELOPMENT OF 532.14 ACRES OF PROPERTY WITHIN THE CEDAR CREEK WATERSHED PROTECTION AREA.
V-2-22: VACATION OF 3.788 ACRES OF EXISTING BRIDGE ROAD RIGHT-OF-WAY.

TMP-3630

Attachments: P-2-22 M-1-22 V-2-22 - Third Coast Intermodal Hub 1 - Combined PC Staff report

Mr. Torri gave the Planning Staff Report.

Mr. Tom Osterberger, Attorney, appeared on behalf of the petition.

Mr. William Bohne, Jacob & Hefner Associates, appeared on behalf of the petition as well.

Mr. Osterberger and Mr. Bohne gave further background information about the petitions.

Ms. Donna Rosendale, Bridge and Noel, had several concerns about the petitions. Mr. Bohne answered some of her questions. She appeared in

opposition to the petitions.

Mr. Chris Spesia, on behalf of CenterPoint and Houbolt Road Extension, appeared in opposition to the petitions.

Ms. Rachel Ventura, Will County Board Member, appeared in opposition to the petitions.

Ms. Stephanie Irvine, Jackson Township resident, appeared in opposition to the petitions.

Ms. Julia Baum-Coldwater, Elwood and Jackson Township, appeared in opposition to the petitions.

Ms. Michelle Peterson appeared in opposition to the petitions.

Ms. Christina Sammot, Jackson Township resident, appeared in opposition to the petitions.

Mr. David DeDesiderio appeared in opposition to the petitions.

Mr. Tom Howard, Jackson Township resident, appeared in opposition to the petitions.

Ms. Elizabeth Villagomez, 500 Stockton, appeared in opposition to the petitions.

Mr. Matt Robbins, Supervisor of Jackson Township, appeared in opposition to the petitions.

Mr. Christopher Frederick, Jackson Township, appeared in opposition to the petitions.

Mr. Jim Walsh, Supervisor of Manhattan Township, appeared in opposition to the petitions.

Ms. Donna Rosendale made a few more statements and requested the petitions be tabled until the infrastructure is there to handle the traffic.

Mr. Osterberger, Attorney, made a few comments to the Commissioners.

Mr. Bohne went through the criteria again to the Commissioners and those in attendance.

Mr. Christopher Frederick made a few more comments.

Mr. Nick Malone appeared in opposition to the petitions.

Ms. Christina Sammot made a few more comments.

Mr. Osterberger explained what the confusion was about pertaining to the posting of the signs for the project.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to recommend for approval by the City Council the Preliminary Plat of Third Coast Intermodal Hub "1" Subdivision, the Final Plat of Third Coast Intermodal Hub "1" Subdivision, Unit 1, the Petition for a Special Use Permit to Allow Development of 532.14 Acres of Property within the Cedar Creek Watershed Protection Area, and the Vacation of 3.788 Acres of Existing Bridge Road Right-of-Way. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

A-6-22: ANNEXATION OF 97.1 ACRES LOCATED AT THE SOUTHEAST CORNER OF CHERRY HILL AND SPENCER, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.

TMP-3629

Attachments: A-6-22_Cherry Hill_Spencer_Annexation_Staff.Report_w_Attachments

Mr. Torri gave the Planning Staff Report.

Mr. Ken Nyenhuis, Northern Builders, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Roberto Perez, to recommend for approval by the City Council the Annexation of 97.1 Acres Located at the Southeast Corner of Cherry Hill Road and Spencer Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement. The motion carried by the following vote:

Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

Please see all public comments at the following link:

Link: https://joliet.legistar.com/Calendar.aspx

Then select "Meeting Details" for this meeting.

ADJOURNMENT

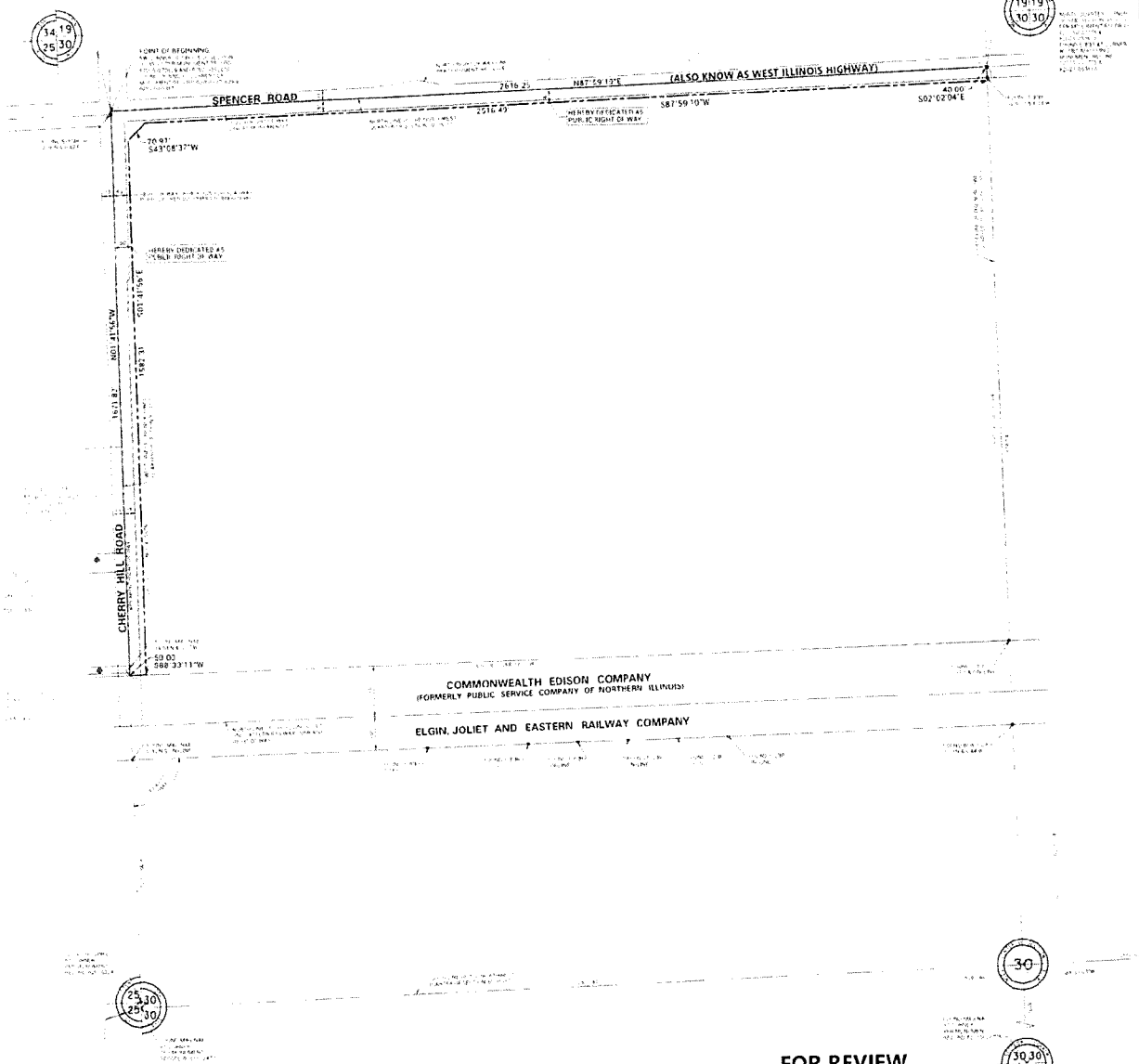
A motion was made by Jason Cox, seconded by Jeff Crompton, to adjourn. The motion carried by the following vote:

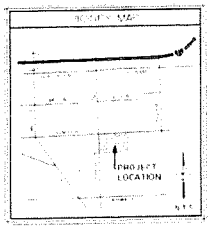
Aye: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

Absent: Dillon and Kella

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

PLAT OF DEDICATION



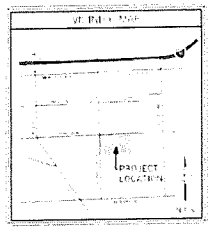




FOR REVIEW PURPOSES ONLY

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

PLAT OF DEDICATION





CHERRY HILL ROAD

SPENCER ROAD

(ALSO KNOW AS WEST ILLINOIS HIGHWAY)

HEREBY DEDICATED AS PUBLIC RIGHT OF WAY

COMMONWEALTH EDISON COMPANY
(FORMERLY PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS)

ELGIN, JOLIET AND EASTERN RAILWAY COMPANY

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
northern
NORTHERN BUILDERS, INC.
5200 ROUTE 59
SCHILLER PARK, IL 60176

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

PROPERTY DESCRIPTION:
FRITZ PARCEL ROADWAY DEDICATION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 35 NORTH IN RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPTING THAT PART THEREOF CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER PER MONUMENT RECORDS R2005-070629 AND R2021-053670; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION (BEARINGS PER ILLINOIS STATE PLANE EAST ZONE-NAD 83) 2616.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30 PER MONUMENT RECORDS R2015-024775 AND R2021-053670; THENCE SOUTH 02 DEGREES 02 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 40.00 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 10 SECONDS WEST, PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, 2516.49 FEET; THENCE SOUTH 43 DEGREES 08 MINUTES 37 SECONDS WEST 70.91 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 56 SECONDS EAST ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 1582.31 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 88 DEGREES 33 MINUTES 11 SECONDS WEST ALONG SAID NORTH LINE 50.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 41 MINUTES 56 SECONDS WEST ALONG SAID WEST LINE 1671.82 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES PER DOCUMENT R1988-014980), IN WILL COUNTY ILLINOIS.

CONTAINING 4.30 ACRES OR 187,508 SQUARE FEET MORE OR LESS.

PREPARED BY: SPACECO.INC

DATED: MARCH 17, 2022

n:\projects\9672-m\9672.02\survey\docs\9672.02lgl.fritz ded.jc.03172022.docx

PROPERTY DESCRIPTION:
JARABAK CH PARCEL ROADWAY DEDICATION

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER PER MONUMENT RECORDS R2005-070629 AND R2021-053670; THENCE NORTH 01 DEGREES 41 MINUTES 56 SECONDS WEST (BEARINGS PER ILLINOIS STATE PLANE EAST ZONE-NAD 83) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 31.00 FEET TO THE SOUTHWEST CORNER OF CHERRY HILL ROAD AS DEDICATED PER DOCUMENT R2005-215359; THENCE NORTH 87 DEGREES 59 MINUTES 11 SECONDS EAST ALONG THE SOUTH LINE OF SAID DEDICATION 50.00 FEET TO THE EAST LINE OF SAID DEDICATION; THENCE NORTH 01 DEGREES 45 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE 59.00 FEET; THENCE SOUTH 46 DEGREES 53 MINUTES 14 SECONDS EAST 70.55 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER 744.42 FEET TO A POINT ON THE NORTH LINE OF SPENCER ROAD AS DEDICATED PER DOCUMENT R1987-061552; THENCE NORTH 79 DEGREES 58 MINUTES 53 SECONDS EAST ALONG SAID NORTH LINE 64.63 FEET; THENCE SOUTH 79 DEGREES 37 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 41.98 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1666.74 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 53 MINUTES 02 SECONDS EAST ALONG SAID EAST LINE 40.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19 PER MONUMENT RECORDS R2015-024775 AND R2021-053670; THENCE SOUTH 87 DEGREES 59 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 2616.25 FEET, TO THE POINT OF BEGINNING, (EXCEPT THAT PART PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES PER DOCUMENT R1987-061552), IN WILL COUNTY, ILLINOIS.

CONTAINING 2.43 ACRES OR 105,920 SQUARE FEET MORE OR LESS.

PREPARED BY: SPACECO.INC

DATED: MARCH 17, 2022

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DEDICATION OF
RIGHT OF WAY

THIS INDENTURE WITNESSETH that the Grantor, *Northern Builders, Inc.* for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and dedicate to the City of Joliet, an Illinois Municipal Corporation, all interest in and to the following described real property for roadway and other public purposes:

(see attached Exhibit "A")

PIN: Part of 15083010000010000
Commonly Known As Gary Fritz Property

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 15th day of March, 2022.

By: Gary Fritz

Attest: Nancy Fritz

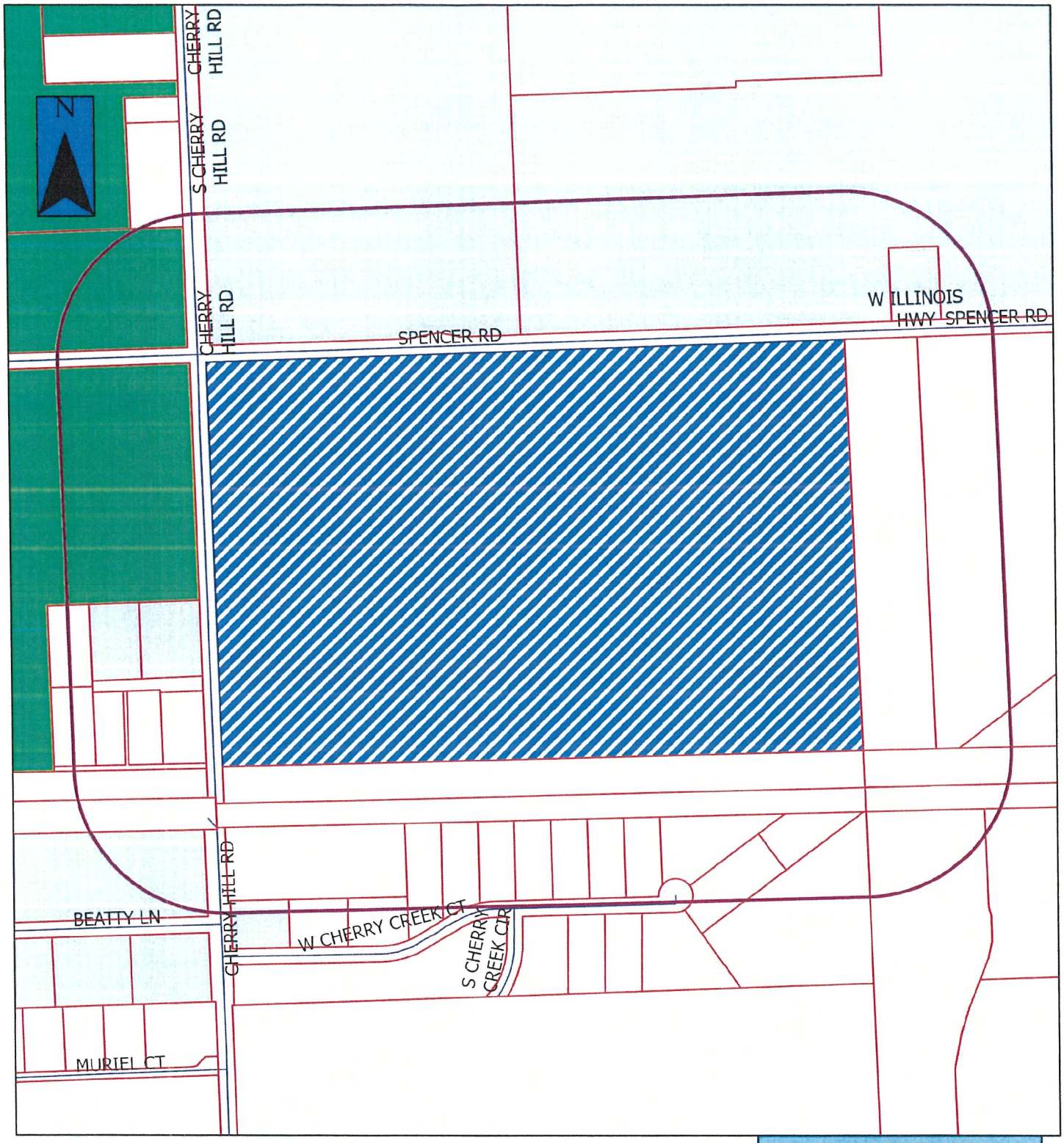
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for the above county and State, do hereby certify that Kenneth L Nyenhuis is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the uses and purposes therein set forth.

Sharon R. Zolner
Notary Public

PREPARED BY/RETURN TO THE GRANTEE:
City of Joliet, Legal Department, 150 West Jefferson Street, Joliet, Illinois 60432

"OFFICIAL SEAL"
Sharon R. Zolner
Notary Public, State of Illinois
My Commission Expires June 3, 2023



JOLIET PLANNING DIVISION

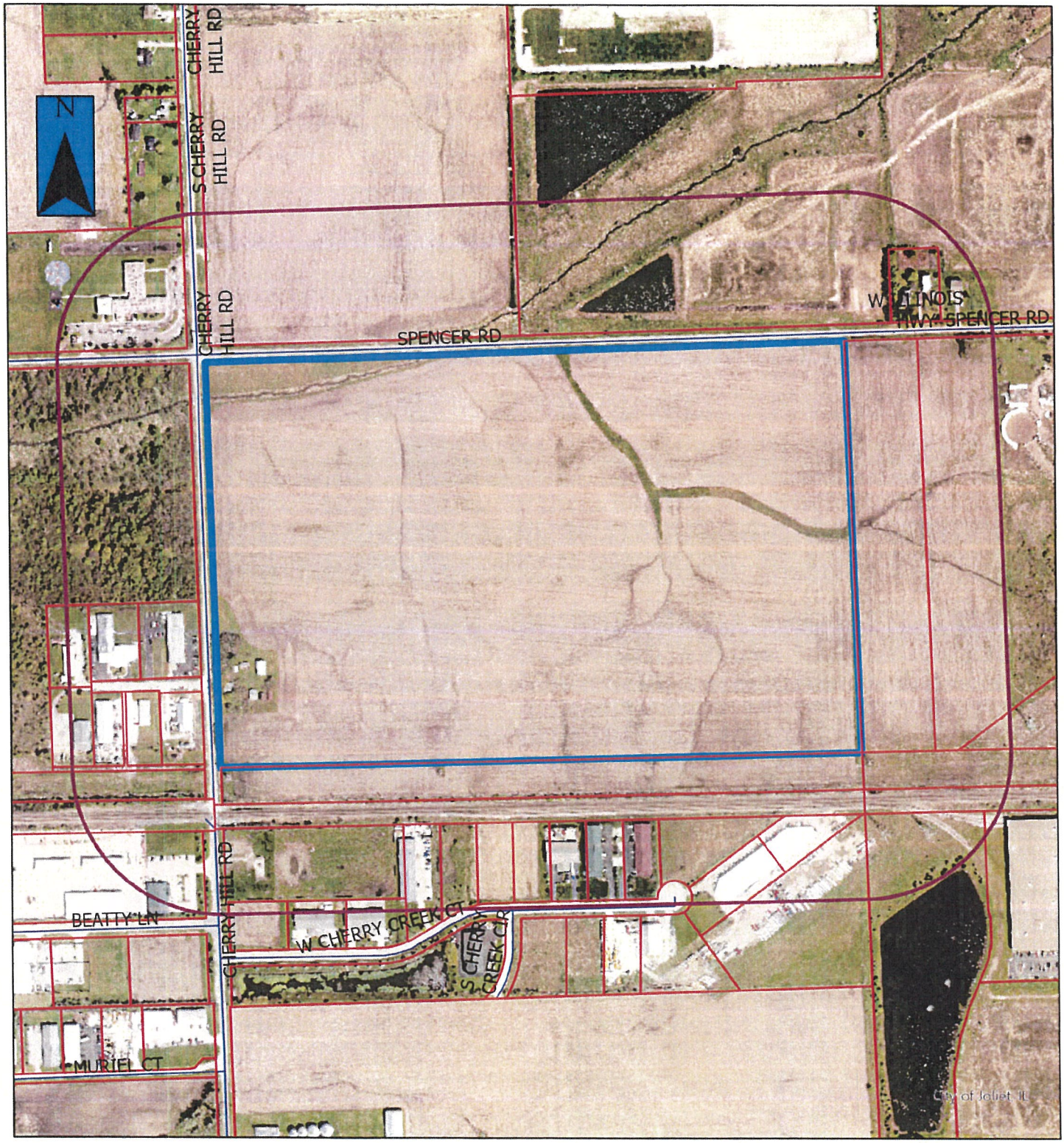
A-6-22

= 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



JOLIET PLANNING DIVISION

A-6-22a

= Property in Question

= 600' Public Notification Boundary

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 268-22 **Agenda Date:**5/17/2022

TO: Mayor and City Council

FROM: James V. Capparelli, City Manager

SUBJECT:
Resolution Approving an Annexation Agreement for a 97.1-Acre Parcel Located at the Southeast Corner of Cherry Hill Road and Spencer Road (A-6-22)

BACKGROUND:
The petitioner is requesting an annexation of a 97.1-acre parcel located at the southeast corner of Cherry Hill Road and Spencer Road to develop a future light industrial use. As a part of the annexation, the petitioner will be dedicating portions of right of way along the east side of Cherry Hill Road, and along the south and north sides of Spencer Road, as shown in the attached Plats of Dedication.

Annexation of the subject property was previously approved by the City Council in 2018. However, the property did not close within the 180-day period that was stipulated in the previous annexation agreement, thereby nullifying the annexation. The current petition for annexation is similar to the previous petition in that the proposed development concept consists of two separate warehouse/office buildings. The attached Concept Site Plan shows two separate office-warehouse buildings, which will be placed on two separate lots when the property is further subdivided in the future. Building #1 is 700,000 square feet in size, with the potential to expand up to an additional 425,000 square feet. Building #2 is 294,500 square feet in size and would not be expanded. When the property is replatted in the future, a conservation easement will be placed around the Sugar Run Creek area to preserve this watercourse. An on-site detention pond for the site will be located south of the Creek area, in the northwest portion of the subject property. The site is currently undeveloped farmland.

The subject property is not included in the City's South Side Comprehensive Plan, but the proposed I -1 (Light Industrial) use generally matches the existing zoning and land use that can be found to the north and west. An easement area for ComEd is located immediately south of the subject property, however, additional light industrial uses within the County can be found further south.

All public improvements, sewer and water connection fees, the East Side Sewer Treatment Plant Surcharge, and the developer's impact fee will be required. Detachment fees have been paid for the New Lenox Township Fire and Library Districts. Upon future development of the site, landscaping will be required as per City ordinance and will include 30'-wide berms along the north and west property lines. Right-of-way dedications along the eastern half of Cherry Hill Road and the southern half of Spencer Road will be required simultaneous with approval of the annexation ordinance. A half road improvement is being required for Cherry Hill Road and a full road improvement will be required for Spencer Road. Water and sewer connections are available in mains located on the east side of

Cherry Hill Road.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at its April 21, 2022 meeting. Mr. Ken Nyenhuis, Northern Builders, Inc., appeared on behalf of the petition. No one appeared in support or opposition to the petition. Meeting minutes are included with the Council Memo packet.

RECOMMENDATION OF THE PLAN COMMISSION:
Mr. Crompton motioned to approve the Annexation of a 97.1-Acre parcel located at the southeast corner of Cherry Hill Road and Spencer Road, classification to I-1 (Light Industrial) Zoning, and approval of an Annexation Agreement. Mr. Perez seconded the motion, which passed with 6 aye votes. Voting aye were: Cox, Crompton, Perez, Roehr, Rousonelos, and Wunderlich.

RECOMMENDATION OF THE ADMINISTRATION:
The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt the following:

A Resolution Approving an Annexation Agreement for a 97.1-Acre Parcel Located at the Southeast Corner of Cherry Hill Road and Spencer Road

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 268-22

File ID: 268-22 **Type:** Public Hearing **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2022

Department: Planning and Zoning **Final Action:**

Title: **Resolution Approving an Annexation Agreement for a 97.1-Acre Parcel Located at the Southeast Corner of Cherry Hill Road and Spencer Road (A-6-22)**

Agenda Date: 05/17/2022

Attachments: Annexation Agreement_All Signatures, Annexation_AgreeResolution - Cherry Hill & Spencer, Plat of Annexation, Concept Site Plan, Petition, PC Staff Report, Plan Commission Minutes 04.21.2022, Plats of Dedication, Parcel Roadway Dedications, Dedication of Right of Way_Signature Page, Zoning and Aerial Maps

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/10/2022	Jim Torri	Approve	5/12/2022
1	2	5/10/2022	Eva-Marie Tropper	Approve	5/12/2022
1	3	5/10/2022	Sabrina Spano	Approve	5/12/2022
1	4	5/11/2022	James V. Capparelli	Approve	5/12/2022

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, May 21, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

TMP-9794

Attachments: PC Meeting Minutes 04.16.26

A motion was made by Debbie Radakovich, seconded by Jeff Crompton, to approve: Approval of the April 16, 2026 Plan Commission Minutes. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

TMP-9795

Attachments: PUD-5-26 & V-3-26 Staff Report Packet.pdf

Ms. Jayne Bernhard read the staff report into the record. Mr. Kyle Quinn, representing Vista Ridge Development LLC, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve: PUD-5-26: Amendment to the Final Plat of Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3)

V-3-26: Approval of a Vacation of a Public Utility and Drainage Easement for Vista Ridge Phase 1 Planned Unit Development. (2700 Vista Lane) (PIN # 00-06-26-248-006-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9796

Attachments: Staff Report P-5-26 & FP-1-26 Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Matthias Trizna, representing Northern Builders, Inc., appeared on behalf of the petitions. The Commissioners did not have any questions or comments. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-5-26: Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5)

FP-1-26: Approval of the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2. (Southeast corner of Cherry Hill Road and Spencer Road) (PIN #s 15-08-30-100-007-0000 and 15-08-30-100-006-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9798

Attachments: Staff Report Packet A-1-26 (23656 S Houbolt Rd).pdf

Ms. Bernhard read the staff report into the record. Mr. John Argoudelis, representing the petitioner Whimsy Trucking, appeared on behalf of the petition. Commissioner Scott Hammock asked about potential oils and residues draining into the nearby pond. Mr. Argoudelis responded. Ms. Kathleen Garthus made a public comment in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve: A-1-26: Annexation of 23656 S. Houbolt Road, Classification to the I-1 (Light Industrial) Zoning District, and Approval of an Annexation Agreement. (23656 S. Houbolt Road) (PIN # 04-10-01-300-013-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9799

Attachments: Staff Report Packet M-1-26 M-2-26 (Autobahn Country Club).pdf
Ordinance 15820 Cedar Creek Watershed Protection Area.pdf

Ms. Bernhard read the staff report into the record. Mr. David Silverman, representing the petitioner Autobahn Country Club, appeared on behalf of the petitions. The Commissioners did not have any questions or comments. There were no public comments made in favor of or in opposition to the petitions.

A motion was made by Debbie Radakovich, seconded by Michael F. Turk, to approve: M-1-26: Special Use Permit to allow development on a lot containing Cedar Creek Watershed Protection Area. (3795 CenterPoint Way) (PIN # 10-11-06-201-003-0000) (COUNCIL DISTRICT #5)

M-2-26: Amendment to the Master Development Plan for Autobahn Country Club. (3795 CenterPoint Way) (PIN #s 10-11-06-301-019-0000, 10-11-06-401-003-0010, 10-11-06-401-003-0020, 10-11-06-301-024-0000, 10-11-07-101-030-0000, 10-11-06-401-005-0000, 10-11-07-101-017-0000, 10-11-06-302-001-0000, 10-11-06-301-020-0000, 10-11-07-101-013-0000, 10-11-06-302-004-0000, 10-11-07-101-027-0000, 10-11-06-301-014-0000, 10-11-07-101-019-0000, 10-11-07-101-009-0000, 10-11-06-302-003-0000, 10-11-07-101-010-0000, 10-11-07-101-026-0000, 10-11-06-301-039-0000, 10-11-06-400-009-0000, 10-11-06-301-023-0000, 10-11-07-101-007-0000, 10-11-07-101-011-0000, 10-11-06-302-002-0000, 10-11-06-401-006-0000, 10-11-06-301-004-0000, 10-11-07-101-031-0000, 10-11-06-401-015-0010, 10-11-06-301-021-0000, 10-11-06-401-002-0010, 10-11-06-401-011-0000, 10-11-07-101-024-0000, 10-11-07-101-014-0000, 10-11-07-101-029-0000, 10-11-06-401-008-0000, 10-11-07-101-028-0000, 10-11-06-301-037-0000,10-11-06-401-002-0020, 10-11-06-401-009-0000, 10-11-07-101-025-0000, 10-11-07-101-008-0000, 10-11-07-101-021-0000, 10-11-07-101-022-0000, 10-11-06-301-002-0000, 10-11-06-301-018-0000, 10-11-06-401-010-0000, 10-11-06-401-012-0000, 10-11-06-301-015-0000, 10-11-06-301-012-0000, 10-11-06-401-014-0000, 10-11-06-301-022-0000, 10-11-06-301-010-0000, 10-11-07-101-023-0000, 10-11-06-401-007-0000, 10-11-06-301-013-0000, 10-11-07-101-018-0000, 10-11-06-301-034-0000, 10-11-06-301-017-0000, 10-11-07-101-015-0000, 10-11-07-101-033-0000, 10-11-06-401-004-0000, 10-11-06-301-005-0000, 10-11-07-101-003-0000, 10-11-07-101-004-0000, 10-11-06-301-016-0000, 10-11-06-401-013-0000, 10-11-06-301-011-0000, 10-11-07-101-012-0000, 10-11-07-101-006-0000, 10-11-07-102-011-0000, 10-11-06-301-025-0000, 10-11-06-400-019-0000, 10-11-06-301-003-0000, 10-11-07-101-016-0000, 10-11-07-101-005-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Jeff Crompton, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 301-26

File ID: 301-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/21/2026

Department: Planning and Zoning **Final Action:**

Title: Ordinances Associated with Cherry Hill Business Park (21) Subdivision, Phase 2:

Ordinance Approving an Amendment to the Preliminary Plat of Cherry Hill Business Park (21) Subdivision (P-5-26)

Ordinance Approving the Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (FP-1-26)

Ordinance Approving the Recording Plat of Cherry Hill Business Park (21) Subdivision, Phase 2 (RP-6-26)

Internal Notes: Awaiting 05/21 Plan Commission meeting results.

Changed out an incorrect lot size number for Lot 1 in the memo on 05/26/2026 at 11:29 a.m.

Updated the Recording Plat Ordinance to remove bond/fee information as Public Works confirmed there will be no fees or bond with this subdivision. 05/28/2026 at 11:32 a.m.

Agenda Date: 06/02/2026

Attachments: Ordinance - Preliminary Plat Amendment Cherry Hill (21).docx, Preliminary Plat of Cherry Hill Business Park (21) Subdivision.pdf, Ordinance - Final Plat Cherry Hill (21) Phase 2.docx, Final Plat of Cherry Hill Business Park (21) Subdivision, Phase 2.pdf, Ordinance - Recording Plat Cherry Hill (21) Phase 2.docx, Record Plat of Cherry Hill Business Park (21) Subdivision Phase 2.pdf, Staff Report P-5-26 & FP-1-26 Packet.pdf, Annexation Agreement (2022), Plan Commission Meeting Minutes - 05.21.2026

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Dustin Anderson	Approve	5/25/2026
1	2	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	3	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 303-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Authorizing the Acquisition of Property for the Farrell Road over Spring Creek Bridge Improvements Project - Partial PIN 30-07-01-200-047 in the Amount of $3,600.00

BACKGROUND:
The Farrell Road over Spring Creek Bridge Improvement Project will consist of complete removal & replacement of the existing deteriorated structure. The project is scheduled for a late 2026 letting through the Illinois Department of Transportation, with construction scheduled to occur during the Summer of 2027.

In order to complete the improvements, a total of three (3) parcels were identified for property acquisition. An agreement for property acquisition has been reached for a portion of parcel PIN 30-07-01-200-047 in the amount of $3,600.00. This acquisition consists of a 0.083-acre portion of the existing property.

PIN (Partial):	30-07-01-200-047
PARCEL (Project-specific):	0002
ADDRESS:	18554 S Farrell Rd, Joliet, IL 60432
OWNER:	Cesar Guzman & Enrique Guzman
PURCHASE PRICE:	$3,600.00

The Public Service Committee will review this matter.

CONCLUSION:
It is necessary for the Mayor and City Council to adopt the attached Resolution authorizing the acquisition of property for the indicated purchase price.

Sufficient funds exist utilizing funds from Public Work Engineering & Construction / Prof. Services (Org 09027000, Object 523300, $3,600.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the attached Resolution.

RESOLUTION NO.

RESOLUTION ACCEPTING PROPERTY ACQUSITION

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

SECTION 1: The Acquisition of Property, granted by Cesar & Enrique Guzman attached hereto and incorporated herein as Exhibit "A" is hereby accepted. Santacruz Associates LTD is hereby directed to record the acquisition with the Will County Recorder of Deeds. In addition, the City Manager is authorized to compensate the Grantor in the total amount of $3,600.00.

PIN (Partial):	30-07-01-200-047
PARCEL (Project-specific):	0002
COMMONLY KNOWN AS:	18554 S Farrell Rd, Joliet, IL 60432
GRANTOR:	Cesar Guzman & Enrique Guzman

SECTION 2: This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law and upon its filing with the Will County Recorder of Deeds.

PASSED this _____ day of _____, 2026.

_____ _____

MAYOR **CITY CLERK**

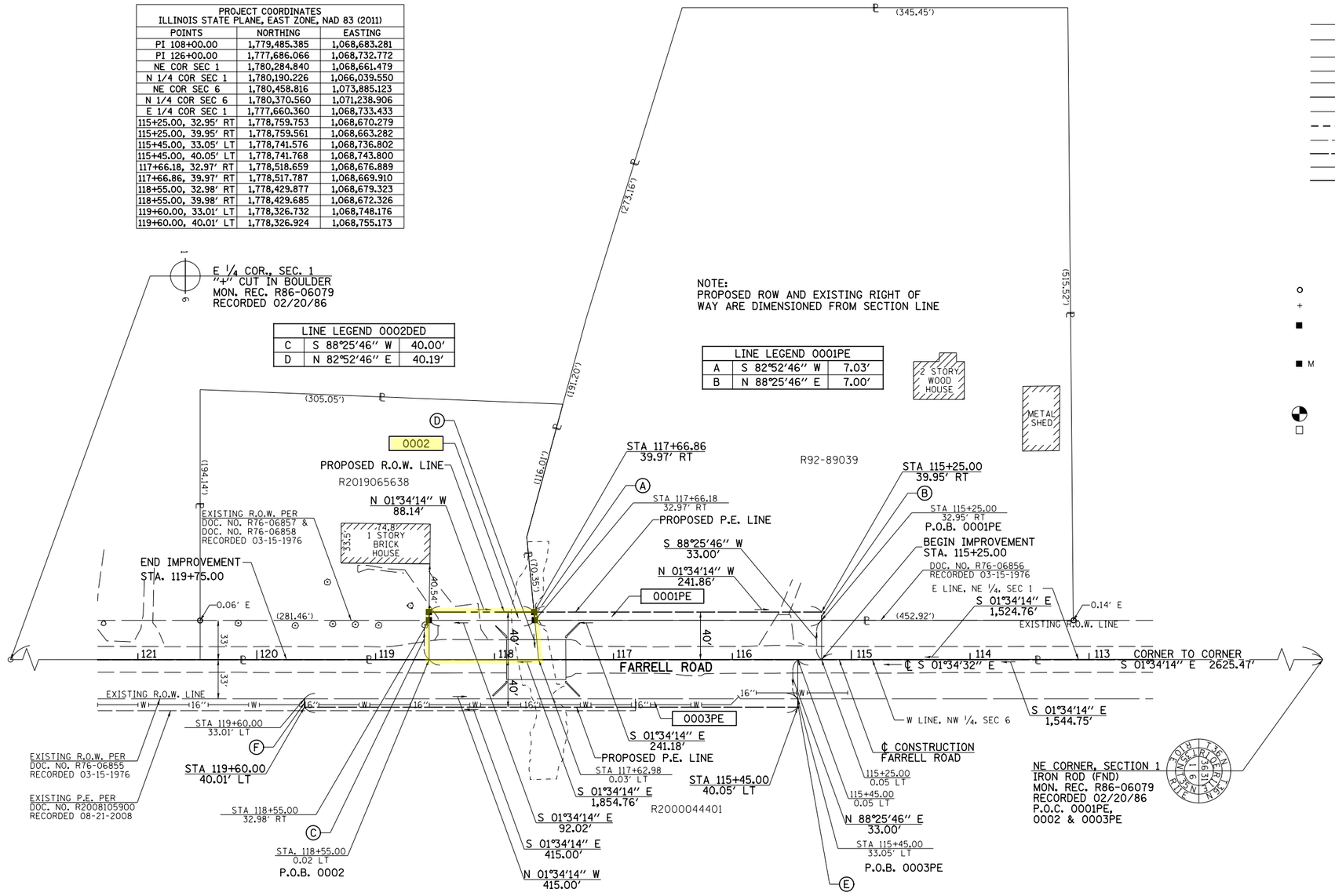
VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PART OF THE NE 1/4 OF SECTION 1, TWP. 35 N., R. 10 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.
& PART OF THE NW 1/4 OF SECTION 6, TWP. 35 N., R. 11 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.

PROJECT COORDINATES ILLINOIS STATE PLANE, EAST ZONE, NAD 83 (2011)		
POINTS	NORTHING	EASTING
PI 108+00.00	1,779,485.385	1,068,683.281
PI 126+00.00	1,777,686.066	1,068,732.772
NE COR SEC 1	1,780,284.840	1,068,661.479
N 1/4 COR SEC 1	1,780,190.226	1,066,039.550
NE COR SEC 6	1,780,458.816	1,073,885.123
N 1/4 COR SEC 6	1,780,370.560	1,071,238.906
E 1/4 COR SEC 1	1,777,660.360	1,068,733.433
115+25.00, 32.95' RT	1,778,759.753	1,068,670.279
115+25.00, 39.95' RT	1,778,759.561	1,068,663.282
115+45.00, 33.05' LT	1,778,741.576	1,068,736.802
115+45.00, 40.05' LT	1,778,741.768	1,068,743.800
117+66.18, 32.97' RT	1,778,518.659	1,068,676.889
117+66.86, 39.97' RT	1,778,517.787	1,068,669.910
118+55.00, 32.98' RT	1,778,429.877	1,068,679.323
118+55.00, 39.98' RT	1,778,429.685	1,068,672.326
119+60.00, 33.01' LT	1,778,326.732	1,068,748.176
119+60.00, 40.01' LT	1,778,326.924	1,068,755.173



LINE LEGEND COJ0003PE		
E	N 88°25'46" E	7.00'
F	S 88°25'46" W	7.00'

SEE SHEET 3 FOR 0003 TOTAL HOLDING

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	PARCEL INDEX NUMBER
0001PE	4.760	N/A	N/A	4.760	0.039	30-07-01-200-043
0002	1.449	0.083	0.069	1.366	N/A	30-07-01-200-047
0003PE	151.000	N/A	N/A	151.000	0.067	15-08-06-100-001

REVISION DATE: / / REVISION MADE BY:

LEGEND

SECTION CORNER (T 35 N, R 10 E, sections 9, 10, 16, 15) — QUARTER SECTION CORNER (16, 15) — GRAPHIC SCALE FEET 0 50'

SCALE: 1"= 50'

- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- P — PROPERTY (DEED) LINE
- APL — APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- AC — EXISTING ACCESS CONTROL LINE
- AC — PROPOSED ACCESS CONTROL LINE
- 129.32' — MEASURED DIMENSION
- 129.32' (COMP) — COMPUTED DIMENSION
- (129.32') — RECORDED DIMENSION
- EXISTING BUILDING

BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

- ○ IRON PIPE OR ROD FOUND
- ⊕ "MAG" NAIL SET
- \+ CUT CROSS FOUND OR SET
- ● 5 / 8" REBAR SET
- ■ STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- ■ M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- ⊕ PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
- □ RIGHT OF WAY STAKING PROPOSED TO BE SET

SURVEY NOTES:
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
2. BEARING, DISTANCES, AND COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.99995784.
4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
5. FIELD SURVEY COMPLETED ON 12/06/23.

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, CRAIG A. YOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, HUTCHISON ENGINEERING, INC, AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-000825,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 6, TOWNSHIP 35 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT SHOREWOOD, ILLINOIS THIS _____ DAY OF _____ 2023 A.D.

PRELIMINARY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003764
LICENSE EXPIRATION DATE: 11/30/2024

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

CRAIG A. YOUNG 3764 PROFESSIONAL LAND SURVEYOR SHOREWOOD ILLINOIS STATE OF ILLINOIS

EXPIRES: 11/30/2024

IDOT USE ONLY

Hutchison Engineering, Inc

PLAT OF HIGHWAYS

CITY OF JOLIET

FARRELL ROAD

LIMITS: AT SPRING CREEK — COUNTY: WILL
SECTION: 21-00542-00-BR — JOB NO.: R-91-005-15
STA. 115+25 TO STA. 118+55
SCALE: 1" = 50' — SHEET 2 OF 3 SHEETS

150 WEST JEFFERSON STREET
JOLIET, IL 60432

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 306-26

File ID: 306-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/21/2026

Department: Public Works **Final Action:**

Title: Resolution Authorizing the Acquisition of Property for the Farrell Road over Spring Creek Bridge Improvements Project - Partial PIN 30-07-01-200-047 in the Amount of $3,600.00

Agenda Date: 06/02/2026

Attachments: Resolution, Parcel 0002_ROW Acquisition Exhibit.pdf

Entered by: gtierney@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Greg Ruddy	Approve	5/25/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 304-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Authorizing Execution of an Intergovernmental Agreement between the County of Kendall and the City of Joliet for Kendall County Transportation Alternative Program (KC-TAP) Funding to Resurface the Multi-Use Path Along the West Side of Ridge Road Between Theodore Street & Black Road

BACKGROUND:
The City submitted an application to Kendall County under the Kendall County Transportation Alternatives Program (KC-TAP) seeking financial assistance to resurface the multi-use path along the west side of Ridge Road between Theodore Street and Black Road.

The total estimated cost of the project is $70,312.00. The Kendall County Highway Committee approved the City's application on April 14, 2026, and the Kendall County Board authorized funding in the amount of $56,250.00, representing 75% of the project cost, with the City responsible for the remaining $14,062.00, or 25%, of the project cost.

Pursuant to the Intergovernmental Agreement, the County will reimburse the City upon project completion. The City will retain construction, maintenance, and future repair responsibilities.

The Public Service Committee will review this matter.

CONCLUSION:
An Intergovernmental Agreement between Kendall County and the City outlines responsibilities, grant terms, and required State and Federal compliance for the multi-use path resurfacing project.

Sufficient funds exist utilizing Public Works Capital Funds (Org 30090270, Object 557200, $14,062.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution Authorizing an Intergovernmental Agreement Between the County of Kendall and the City of Joliet for Kendall County Transportation Alternative Program (KC-TAPA) Funding to Resurface the Multi-Use Path Along the West Side of Ridge Road between Theodore Street & Black Road.

RESOLUTION NO.

RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE COUNTY OF KENDALL AND THE CITY OF JOLIET FOR KENDALL COUNTY TRANSPORTATION ALTERNATIVE PROGRAM (KC-TAP) FUNDING TO RESURFACE THE MULTI-USE PATH ALONG THE WEST SIDE OF RIDGE ROAD BETWEEN (Theodore Street and Black Road)

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

SECTION 1: The Mayor and City Council hereby approve the intergovernmental agreement between the County of Kendall and the City of Joliet resurface the multi-use path along the west side of Ridge Road between Theodore Street & Black Road.

SECTION 2: The City Manager and City Clerk are hereby authorized to execute the Agreement on behalf of the City of Joliet which is substantially the same as Exhibit "A" attached hereto and incorporated herein.

SECTION 3: If any Section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

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

SECTION 5: That this Resolution shall be in full force and effect upon its adoption and approval according to law.

PASSED this _____ day of _____, 2026

_____ _____

MAYOR **CITY CLERK**

VOTING YES_____

VOTING NO_____

NOT VOTING _____

INTERGOVERNMENTAL AGREEMENT FOR KENDALL COUNTY TRANSPORTATION ALTERNATIVES PROGRAM ("KC-TAP") FUNDING TO THE CITY OF JOLIET TO RESURFACE THE MULTI-USE PATH ALONG THE WEST SIDE OF RIDGE ROAD BETWEEN THEODORE STREET AND BLACK ROAD

THIS INTERGOVERNMENTAL AGREEMENT ("*the Agreement"*) is by and between the County of Kendall, a unit of local government of the State of Illinois ("*Kendall County*") and the City of Joliet (the "*Grantee*"), a municipal corporation of the State of Illinois.

WITNESSETH:

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Grantee and Kendall County (the "*parties*") are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*., provides that any county may participate in an intergovernmental agreement under this Act notwithstanding the absence of specific authority under the State law to perform the service involved, provided that the unit of local government contracting with the County has authority to perform the service; and

WHEREAS, pursuant to the Illinois Highway Code under 605 ILCS 5/9-101 and 605 ILCS 5/4-409, the State, its municipalities and the counties may form cooperative agreements with each other for the construction, maintenance and improvement of streets, highways and any portions thereof; and

WHEREAS, the Illinois Highway Code (605 ILCS 5/1 *et seq*.) and the Illinois Bikeway Act (605 ILCS 30/1 *et seq*.) each encourage the funding and the creation of bicycle paths, multi-use trails and sidewalks along roadways within the State of Illinois; and

WHEREAS, on July 17, 2012, the Kendall County Board passed Resolution Number 12-33 entitled "Resolution for the Creation of the Kendall County Transportation Alternatives Program ("KC-TAP")", which authorizes Kendall County to provide financial assistance to qualified applicants for the construction of multi-use trails and sidewalks in Kendall County, Illinois. The Kendall County Board amended the parameters of KC-TAP on August 15, 2023 by the adoption of Resolution Number 23-38; and

WHEREAS, Grantee submitted an application pursuant to the KC-TAP. Grantee's application sought financial assistance to resurface the multi-use path along the west side of Ridge Road between Theodore Road and Black Road, in the WIKADUKE Trail as described in the attached Exhibit A (referred to herein as "the Project."); and

WHEREAS, the Kendall County Highway Committee approved Grantee's KC-TAP application on April 14, 2026; and

WHEREAS, pursuant to Resolution Number 23-38, an applicant is limited to $100,000 in KC-TAP funds per fiscal year unless specifically authorized by the Kendall County Board

WHEREAS, the Kendall County Highway Committee has confirmed the availability of KC-TAP funding to support the Project in the amount of $56,250.00 (fifty-six thousand, two hundred fifty dollars), and the Kendall County Board authorizes the distribution of that amount; and

WHEREAS, the parties wish to enter into this Agreement for the benefit of local pedestrians and bicyclists and to provide a safe and efficient pathway for the residents of the City of Joliet and Kendall County; and

WHEREAS, pursuant to the terms of this Agreement, Kendall County will grant money to the Grantee to partially fund the construction of the Project as shown in the Location Map shown in Exhibit A; and

WHEREAS, it is the understanding of the parties that at all times, including after completion of the Project, Grantee alone will construct, maintain, repair and/or replace the subject improvements, and that Kendall County will have no duties to construct, maintain, repair and/or replace the subject improvements at any time in the future.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereafter set forth, the parties agree as follows:

1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this paragraph 1;

2. Kendall County's Obligations:

    a. Kendall County agrees to provide funding in an amount not to exceed fifty-six thousand, two hundred fifty dollars ($56,250.00) to the Grantee from the Fiscal Year 2026 (December 1, 2025 to November 30, 2026) budgeted KC-TAP funding for the purpose of partially funding the construction costs of the Project;

    b. The final amount of this Grant, which shall not exceed one fifty-six thousand, two hundred fifty dollars ($56,250.00), will be determined at the time the Grantee submits its final request for reimbursement for the Project;

    c. The final Grant amount shall not exceed 75% of the funding for said Project. Should the submitted reimbursement request constitute an amount above 75% of the Project's costs, then Kendall County shall, in its sole discretion, choose to reimburse an amount below fifty-six thousand, two hundred fifty dollars ($56, 250.00) and equal to 75% of the Project's costs;

d. Kendall County shall disburse the Grant funds under this Agreement within sixty (60) days of the submission of Grantee's final request for reimbursement and the necessary supporting documentation supporting the request;;

e. Kendall County will not have any obligations beyond the granting and disbursement of KC-TAP grant funds as described herein for the resurfacing of the path, nor shall Kendall County have any obligations for future path maintenance, improvements or repairs, including for those portions of the path located on Kendall County's right of way.

3. Grantee's Obligations:

a. Grantee understands and agrees that only qualified units of local government within Kendall County who have statutory authority to provide lands or facilities for multi-use trails or sidewalk purposes are eligible for assistance under the KC-TAP program and eligible projects must be located within the geographical boundaries of Kendall County, as well as located along a State or County Highway and Grantee herein assures Kendall County that it and its Project qualifies for funding pursuant to this understanding and pursuant to all other terms of the KC-TAP as set forth in Kendall County Resolution Number 12-33 as amended by Resolution Number 23-38 and Grantee's application;

b. Grantee shall use the funds set forth in this Agreement to construct the Project at the locations, and pursuant to the specifications, as set forth in the attached Exhibit A and in conformance with all plans and designs previously supplied by Grantee. Grantee understands and agrees that the funds provided by Kendall County pursuant to this Agreement shall not be used for any other purpose ("Improper Purpose"). In the event that Grantee uses the funds for an Improper Purpose,

Grantee shall immediately reimburse Kendall County the full amount of funds provided to Grantee under this Agreement;

c. At all times, the Project, shall be completed by the Grantee, who shall exercise complete control and responsibility as described herein. At no time shall Kendall County be deemed to have adopted said Project or its resulting improvements or the responsibility for the construction, maintenance, care, and demolition of the improvements that are subject to the Project and this Agreement;

d. The construction of the Project shall adhere to State and federal requirements for multi-use paths and sidewalks, as applicable, including but not limited to the latest edition of the Guide for the Development of Bicycle Facilities (AASHTO), the Standard Specifications for Road and Bridge Construction (IDOT), and IDOT's Highway Standards.

e. Grantee and its consultants, employees, contractors, subcontractors and agents agree to comply with all applicable State, federal and local laws and regulations and Grantee shall ensure that all their contracts include provisions incorporating the following:

    i. The Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.* Grantee agrees to (a) fully comply with all applicable requirements of the Prevailing Wage Act, (b) notify all contractors and subcontractors that the work performed pursuant to this Agreement shall be subject to the Illinois Prevailing Wage Act, and (c) include all notices required by statute and the Illinois Department of Labor in any contracts. In the event that Grantee fails to comply with the notice requirements set forth in the Illinois Prevailing Wage Act, Grantee shall be solely responsible

for any and all penalties, fines and liabilities incurred for Grantee's, contractors' and/or subcontractors' violations of the Prevailing Wage Act.

ii. The Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01 *et seq*.

iii. The Substance Abuse Prevention on Public Works Act, 820 ILCS 265/1 *et seq*. and the Illinois Drug Free Workplace Act, 30 ILCS 580/1 *et seq*.

iv. The Illinois Public Construction Bond Act, 30 ILCS 550/1 *et seq.*

v. The Illinois Human Rights Act, Title VI of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations.

f. Grantee shall ensure that Grantee and each contractor and/or subcontractor performing work on the Project shall obtain and continue in force during the term of the Project, all insurance necessary and appropriate and that each contractor and/or subcontractor contracted with to perform work on the Project shall name Kendall County as an Additional Insured on a Primary and Non-Contributory basis with respect to all liability coverage, as well as a waiver of subrogation with respect to the general liability and workers' compensation in favor of Kendall County. Further, Grantee shall require each contractor and/or subcontractor to provide indemnification and hold harmless guarantees to Kendall County during the construction of this Project;

g. Grantee shall comply with all competitive bidding and selection requirements necessary for construction and completion of the Project pursuant to applicable

state and federal laws. Grantee shall obtain certifications from all contractors and subcontractors who perform work on the Project, which certify the contractors and subcontractors are not barred from performing the work as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or as a result of a violation of 820 ILCS 130/1 *et seq.* (the Illinois Prevailing Wage Act);

h. It is agreed by the Grantee that the maintenance, both physical and financial of the Project and its resulting improvements will be the responsibility of Grantee, and Grantee alone. Further, Grantee shall be responsible for any future repair or replacement deemed necessary for the Project and its resulting improvements (notwithstanding any agreements with third parties in this regard). Nothing in this Agreement shall be construed as to create a duty or responsibility on behalf of Kendall County to finance, maintain, repair, or replace the subject improvements;

i. During, and following completion of the Project, to the extent permitted by law, Grantee shall defend, with counsel of Kendall County's own choosing, indemnify and hold harmless Kendall County, including Kendall County's past, present and future board members, elected officials, insurers, employees, and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto, including but not limited to attorneys' fees and other legal expenses, which Kendall County, its past, present and future board members, elected officials, insurers, employees, and/or agents may hereafter sustain, incur or be required to pay relating to, or arising in any manner out of the use, ownership, construction, maintenance, repair, replacement and/or condition of the subject facilities built or resurfaced during this Project, or claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating to

and arising in any manner out of Grantee and Grantee's Contractors and Subcontractors construction of this Project or Grantee's alleged failure to perform its obligations pursuant to this Agreement. Any attorney representing Kendall County shall be approved by the Kendall County State's Attorney and shall be appointed a Special Assistant State's Attorney, as provided in 55 ILCS 5/3-9005. Kendall County's participation in its defense shall not remove Grantee's duty to indemnify, defend and hold Kendall County harmless, as set forth above. Kendall County does not waive its defenses or immunities under the Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.) by reason of this indemnification provision. Indemnification shall survive the termination of this Agreement;

j. Grantee understands and agrees that construction of the Project must begin within 24 months of signature of this Agreement by the Kendall County Board. If the Project does not begin construction within 24 months, Grantee will be in default of this Agreement and at that time the Agreement, as well as any obligations of Kendall County, shall immediately cease and be considered null and void with no further obligation upon Kendall County to provide the Grant funding as described above;

k. Grantee understands that Construction of the Project must be completed and a request for reimbursement must be submitted to Kendall County within 60 months after the signature of this Agreement. If Grantee is unable to complete the Project and seek reimbursement within that time, Grantee will be in default of this Agreement and at that time the Agreement, as well as any obligations by Kendall

County, shall immediately cease and be considered null and void with no further obligation upon Kendall County to provide the Grant funding as described above;

l. If Grantee is unable to begin construction of the Project within 24 months after the parties' execution of this Agreement, or is unable to complete the Project and request reimbursement within 60 months after the parties' execution of this agreement, Grantee may submit a request in writing to Kendall County requesting an extension of time to commence or complete the construction, as the case may be. Grantee must file its request for an extension of time with Kendall County on or prior to expiration of the 24-month period in the case of it beginning construction or on or prior to expiration of the 60-month period in the case of completing construction and seeking reimbursement. Requests for extensions shall not be valid if made after the expiration of the above deadlines. Kendall County retains sole discretion whether to approve Grantee's request for an extension of time;

m. Grantee understands and agrees that prior to Kendall County disbursing the above listed KC-TAP funds as described herein, Grantee must submit final project costs, along with a written request for reimbursement to the Kendall County Engineer or his designee, who shall then determine the appropriateness of the costs and expenses claimed and determine if all obligations have been met prior to approving the disbursement of Grant funds. If requested by Kendall County, the Grantee must also submit any and all further documentation to verify completion of the Project, the costs incurred by Grantee and Grantee's compliance with the terms of this Agreement;

n. Grantee understands and agrees that prior to and as a condition of reimbursement, Grantee shall obtain, and tender to Kendall County, a final waiver of lien for all

contractors, subcontractors, and/or suppliers who performed work on or supplied materials to the Project;

o. Grantee understands and agrees that it shall submit its request for reimbursement to Kendall County within the same fiscal year that the Project is completed. Failure to timely request reimbursement as outlined in this Agreement will result in Grantee being in default of this Agreement and at that time the Agreement, as well as any obligations by Kendall County, shall immediately cease and be considered null and void with no further obligation upon Kendall County to provide the Grant funding as described above;

p. Grantee understands and agrees that reimbursement requests cannot exceed the amount originally awarded by the Kendall County Board and described in Section 2(a);

q. Grantee understands and agrees that under no circumstances shall cost overruns be considered nor shall KC-TAP Funds under this Agreement be advanced to the Grantee prior to project completion and submission of a request for reimbursement;

r. Grantee, its officers, employees, subcontractors, and agents agree not to commit unlawful discrimination/ unlawful harassment and further agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, the Illinois Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended, and all applicable rules and regulations. Grantee, its officers, employees, subcontractors, and agents shall maintain a written sexual harassment policy that complies with the requirements of 775 ILCS 5/2-105 and shall comply

with all fair employment practices and equal employment opportunity/affirmative action requirements set forth in applicable state and federal laws and regulations.

4. It is mutually agreed by Kendall County and Grantee that at no time shall Kendall County be inferred to, or obligated to, have a duty to provide insurance for the subject improvements or otherwise indemnify and hold harmless Grantee in connection with the use, enjoyment, ownership, maintenance, construction, repair or replacement of the Project improvements and any property where the Project has been completed. Grantee shall maintain general liability insurance coverage for the subject improvements, naming Kendall County as an additional insured and including a subrogation waiver in favor of Kendall County.

5. This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements;

6. Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received. As such, all notices required or permitted hereunder shall be in writing and may be given by either (a) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt.

If to the County: County Engineer
Kendall County Highway Department
6780 Route 47

Yorkville, Illinois 60560

With copy to:
Kendall County State's Attorney
807 John Street
Yorkville, Illinois 60560

If to the Grantee: City of Joliet
Sean Mikos
150 W. Jefferson Street
Joliet, Illinois 60432

Or such address or counsel as any party hereto shall specify in writing pursuant to this Section from time to time;

7. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Twenty-Third Judicial Circuit, State of Illinois. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the parties, and, if such modification is not possible, such provision shall be severed from this Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby;

8. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement;

9. This Agreement represents the entire agreement between the parties regarding its subject matter and there are no other promises or conditions in any other agreement whether oral or written. Except as stated herein, this agreement supersedes any other prior written or

oral agreements between the parties regarding its subject matter and may not be further modified except in writing acknowledged by both parties;

10. Nothing contained in this Agreement, nor any act of Kendall County or the Grantee pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Grantee. Grantee understands and agrees that Grantee is solely responsible for paying all wages, benefits and any other compensation due and owing to Grantee's officers, employees, and agents for the performance of services on the Project or as otherwise set forth in the Agreement;

11. This Agreement shall be in full force and effect upon signature by both parties and will terminate upon either (a) payout by Kendall County of Grant funds as described herein, or (b) default by Grantee, whichever occurs first. However, the duty to defend and indemnify shall survive the term of this agreement;

12. In the event Kendall County is in default under the Agreement because funds are not appropriated for a fiscal period subsequent to the one in which the Agreement was entered into which are sufficient to satisfy all or part of Kendall County's obligations under this Agreement during said fiscal period, Kendall County agrees to provide prompt written notice of said occurrence to Grantee. In the event of a default due to non-appropriation of funds, Grantee and Kendall County have the right to terminate the Agreement upon providing thirty (30) days written notice to the other party. No additional payments, penalties and/or early termination charges shall be required upon termination of the Agreement;

13. Kendall County and Grantee each hereby warrant and represent that their respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the above date.

County of Kendall, a unit of local government of the State of Illinois	City of Joliet, Kendall County, Illinois, a municipal corporation.
By: _____	By: _____
Matt Kellogg, Chair, Kendall County	
Date: _____	Date: _____
Attest:	*Attest*:
_____	_____
Debbie Gillette, County Clerk	City Clerk



EXHIBIT A
Location Map

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 304-26

File ID: 304-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Resolution Authorizing Execution of an Intergovernmental Agreement between the County of Kendall and the City of Joliet for Kendall County Transportation Alternative Program (KC-TAP) Funding to Resurface the Multi-Use Path Along the West Side of Ridge Road Between Theodore Street & Black Road

Agenda Date: 06/02/2026

Attachments: Resolution, JOLIET KC TAP IGA 2026 - Draft.pdf

Entered by: smikos@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Greg Ruddy	Approve	5/25/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026

Memo

File #: 305-26 **Agenda Date:**6/2/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Community Development Director

SUBJECT:
Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 E. Jackson Street

BACKGROUND:
On February 19, 2019, the Joliet City Council approved Resolution No. 7362 authorizing an incentive agreement with Supermercados El Güero, Inc. The agreement provided a five-year, 50% property tax abatement for the redevelopment of the 55,500-square-foot building located at 118 E. Jackson Street, Joliet, Illinois 60432 (PIN 30-07-10-304-003-0000).

On May 2, 2023, the City Council adopted Ordinance No. 18497 approving Amendment #1 to the agreement. The amendment reset the property tax abatement schedule from tax years 2021-2025 to tax years 2024-2028 due to construction delays related to the COVID-19 pandemic, including labor shortages and increased building material lead times.

As a result of these unforeseen delays, the project received its first property tax abatement during tax year 2025. Accordingly, the timeframe established under Amendment #1 must be revised to reflect a final abatement schedule covering tax years 2025-2029.

Supermercados El Güero, Inc. has provided the City with documentation demonstrating compliance with the terms of the original agreement. This includes redevelopment of the property for retail use, with approximately 48,500 square feet occupied by a grocery store, and fulfillment of the requirement that at least 75% of construction labor be sourced locally from Will County and paid prevailing wages throughout the duration of the project.

CONCLUSION:
Due to delays in the project caused by the COVID-19 pandemic, Supermercados El Güero was forced to shift its project completion timeline. The project has now been completed according to the agreement, and requires a final amendment to reflect a five-year property tax abatement covering tax years 2025 through 2029.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 E. Jackson Street

RESOLUTION NO.

A RESOLUTION APPROVING AMENDMENT #2 TO INCENTIVE AGREEMENT (PROPERTY TAX ABATEMENT) FOR SUPERMERCADOS EL GUERO DE JOLIET, INC. AT 118 E. JACKSON STREET

WHEREAS, the City of Joliet is a home rule unit of local government and Article VII, Section 6(a) of the Illinois Constitution of 1970 provides that, except as limited by said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City of Joliet entered into a Property Tax Abatement Agreement ("Development Agreement") pursuant to Resolution No. 7362 approved on February 19, 2019, to redevelop 118 E. Jackson Street, a 55,000 square foot commercial space on 4.5 acres, legally described in Exhibit "A" (the "Property"), into a grocery store along with additional retail space for rent (the "Project"), in accordance with the Development Agreement and the zoning approvals to be granted by the City; and

WHEREAS, on May 2, 2023, the City Council adopted Ordinance No. 18497 approving Amendment #1 to the agreement, resetting the abatement schedule from tax years 2021–2025 to tax years 2024–2028 due to construction delays caused by the COVID-19 pandemic, including labor shortages and extended building material lead times; and

WHEREAS, as a result of these unforeseen delays, the Project received its first property tax abatement in tax year 2025, requiring the abatement schedule established under Amendment #1 to be revised to reflect a final five-year abatement period covering tax years 2025–2029; and

WHEREAS, the Developer has provided documentation demonstrating compliance with the terms of the original agreement, including redevelopment of the Property for retail use, with approximately 48,500 square feet occupied by a grocery store, and fulfillment of the requirement that at least 75% of construction labor be sourced locally from Will County and paid prevailing wages; and

WHEREAS, the Property qualifies for property tax abatement under 35 ILCS 200/18-165(a)(1)(C) as a commercial redevelopment project that expanded its facility and employment; and

WHEREAS, the Mayor and City Council hereby find and determine that approval of the Second Amended Property Tax Abatement Agreement, attached hereto, is in the best interest of the City of Joliet.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: Approval of Second Amended Agreement. The City of Joliet hereby approves the attached Second Amended Property Tax Abatement Agreement with Supermercados El Guero De Joliet, Inc., updating the five-year, fifty percent (50%) abatement schedule to tax years 2025–2029.

SECTION 2: The Mayor and City Clerk are hereby authorized and directed to execute the Second Amended Property Tax Abatement Agreement on behalf of the City of Joliet.

SECTION 3: The City Manager is hereby authorized to take such actions as may be reasonably required for the City to comply with the requirements of the Second Amended Agreement, including providing documentation to the Will County Clerk and Treasurer.

SECTION 4: This Resolution and every provision thereof shall be considered separable, and the invalidity of any section, clause, paragraph, sentence, or provision shall not affect the validity of any other part of this Resolution.

SECTION 5: All Ordinances or Resolutions or parts thereof conflicting with any of the provisions of this Ordinance shall be and the same hereby repealed. This would include, but not be limited to:

- Resolution No. 7362 – Development Agreement approved February 19, 2019
- Ordinance No. 18497 – First Amendment approved May 2, 2023

SECTION 6: This Resolution shall be in full force and effect from and after its passage, approval, and recording according to law.

PASSED this 2nd day of June, 2026.

_____ _____

MAYOR CITY CLERK

VOTING YES:_____

VOTING NO: _____

NOT VOTING: _____

PREPARED BY: **Diana Viveros,** City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432 MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND BEING PART OF A. W. BOWEN'S ADDITION AND SUBDIVISION OP BLOCKS 8, 9 And) 10, JOLIET AS SHOWN IN PLAT BOOK I, PART 2, PAGE 129 AND THE RESUBDIVJSION OF PARTS OF THE BLOCKS 22, 23 AND 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4 INCH IRON PIPE ON THE SOUTH LINE OF JACKSON STREET AT THE NORTHWEST CORNER OF LOT 2 OF SHOOK'S SUBSDIVJSION OF LOT l, BLOCK 23 OF BOWEN'S ADDITION TO JOLIET; THENCE NORTH 8 9 DECREES 59 MINUTES 00 SECONDS EAST ON THE SAID SOUTH LINE OF JACKSON STREET AND THE NORTH LINE OF LOTS 5, 6, 7 AND 8 OF THE COUNTY CLERK'S SUBDIVISION OF THE WEST PART OF BLOCK 24; BOWEN'S ADDITION TO JOLIET, SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, IN .PLAT BOOK II PAGE 61, A. DISTANCE OF 296. 86. FEET TOA 5/9 INCH BY 30 INCH IRON ROD, THE SAID IRON ROD TO BE KNOWN AS THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES. 59 MINUTES 00 SECONDS EAST A DISTANCE OF 349. 58 FEET TO A "PK" NAIL IN THE BITUMINOUS SURF ACE OF FRANKLIN STREET AND ALSO BEING THE NORTHEAST CORNER OF LOT I OF THE THIRD COUNTY CLERK'S SUBDIVISION OF THE WEST PART OF BLOCK 24, BOWEN'S ADDITION TO JOLIET; THENCE SOUTH O DEGREES 35 MINUTES 26 SECONDS EAST ON THE EAST LINE OF THE SAID LOT 1 A DISTANCE OF 132.00 FEET TO A RAILROAD SPIKE OVER A 1/2 INCH IRON ROD IN THE BITIJMINOUS SURF ACE OF FRANKLIN STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 20.0 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 0 DEGREES 35 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE SAID FRANKLIN STREET, BEING 50 FEET IN WIDTH, A DISTANCE OF 431.07 FEET TO A 3/4 INCH IRON PIPE AGAINST THE NORTHEAST CORNER OF A CONCRETE CURB AND ON THE NORTH LINE OF BENTON STREET; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WBST ON THE NORTH LINE OF BENTON STREET, THE SOUTH LINE OF GOODSPEED'S SUBDIVISION, PART OP BLOCK NO. 24 OF BOWEN'S ADDITION TO JOLIET, WILL COUNTY, ILLINOIS AS SHOWN IN PLAT BOOK 4, PART I, PAGE 34 AND LOT 9 OF THE SAID COUNTY CLERK'S SUBDIVISION OF THE WEST PART OP BLOCK 24. BOWEN'S ADDITION TO JOLIET, A DISTANCE OF 33 9.94 FEET TO A. 3/4 INCH IRON PIPE; THENCE NORTH O DEGREES 11 MINUTES 03 SECONDS EAST ON THE CENTER LINE OF A MASONRY WALL AND THE SAID CENTER LINE EXTENDED, A DISTANCE OF 244,97 FEET TO A "PK" NAIL IN THE BITUMINOUS SURFACE OF A PARKING LOT, NEAR A CONCRETE WALKWAY; THENCE NORTH 89 DEGREES 22 MINUTES 00 SECONDS EAST A DISTANCE OF 6.19 FEET TO A "PK" NAIL IN THE BITUMINOUS OF A PARKING LOT NEAR A CONCRETE WALKWAY; THENCE NORTH O DEGREES 26 MINUTES 22 SECONDS WEST A DISTANCE OF 316.97 FEBT TO THE POINT OF BEGINNING, SUBJECT TO THE CITY OF JOLIET ORDINANCE NUMBER 2829, AS RECORDED IN WILL COUNTY RECORDS IN BOOK 444, PAGE 596, AS DOCUMENT NUMBER 295694, VACATING A PART OF FRANKLIN STREET IN GOODSPEED'S SUBDIVISION.

Property Identification Number: 30-07-10-304-003-0000

Commonly known as: 118 East Jackson Street, Joliet, Illinois 60432

SECOND AMENDED INCENTIVE AGREEMENT (PROPERTY TAX ABATEMENT) FOR SUPERMERCADOS EL GUERO DE JOLIET, INC. AT 118 E. JACKSON ST.

This Agreement (the "Second Amended Agreement") is made this ____ day of _____, 2026 (the "Effective Date"), by and between Supermercados El Guero De Joliet, Inc., an Illinois business corporation (the "Developer"), and the City of Joliet, a municipal corporation (the "City").

RECITALS

WHEREAS, the City of Joliet is a home rule unit of local government and Article VII, Section 6(a) of the Illinois Constitution of 1970 provides that, except as limited by said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City of Joliet entered into a Property Tax Abatement Agreement ("Development Agreement") pursuant to Resolution No. 7362 approved on February 19, 2019, to redevelop 118 E. Jackson Street, a 55,000 square foot commercial space on 4.5 acres, legally described in Exhibit "A" (the "Property"), into a grocery store along with additional retail space for rent (the "Project"), in accordance with the Development Agreement and the zoning approvals to be granted by the City; and

WHEREAS, on May 2, 2023, the City Council adopted Ordinance No. 18497 approving Amendment #1 to the agreement, resetting the abatement schedule from tax years 2021–2025 to tax years 2024–2028 due to construction delays caused by the COVID-19 pandemic, including labor shortages and extended building material lead times; and

WHEREAS, as a result of these unforeseen delays, the Project received its first property tax abatement in tax year 2025, requiring the abatement schedule established under Amendment #1 to be revised to reflect a final five-year abatement period covering tax years 2025–2029; and

WHEREAS, the Developer has provided documentation demonstrating compliance with the terms of the original agreement, including redevelopment of the Property for retail use, with approximately 48,500 square feet occupied by a grocery store, and fulfillment of the requirement that at least 75% of construction labor be sourced locally from Will County and paid prevailing wages; and

WHEREAS, the Property qualifies for property tax abatement under 35 ILCS 200/18-165(a)(1)(C) as a commercial redevelopment project that expanded its facility and employment; and

WHEREAS, the Mayor and City Council hereby find and determine that approval of the Second Amended Property Tax Abatement Agreement, attached hereto, is in the best interest of the City of Joliet.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **PROPERTY TAX ABATEMENT SCHEDULE** Section 1 of the Development Agreement is amended to provide that the five-year, fifty percent (50%) property tax abatement shall apply to tax years 2025, 2026, 2027, 2028, and 2029.

2. **REPRESENTATIONS AND COVENANTS OF THE DEVELOPER** The Developer shall operate and maintain the Property with reasonable professional skill and in compliance with all applicable laws, including zoning, building, and health regulations. Contractors and subcontractors shall comply with all applicable federal, state, and local laws.

3. **DEFAULT AND TERMINATION** If either party fails to comply with any material term of this Second Amended Agreement, the non-defaulting party shall provide written notice and allow thirty (30) days to cure. If the Developer fails to cure, the City may terminate this Agreement and require repayment of any improperly received abatement benefits. If the City fails to implement the abatement as required, the Developer may terminate this Agreement and pursue available remedies.

4. **MISCELLANEOUS**
   (a) Except as amended herein, the Development Agreement and First Amended Agreement remain in full force and effect. In the event of conflict, the terms of this Second Amended Agreement control.

   (b) This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof. No modification is valid unless in writing and signed by both parties.

   (c) This Agreement shall be governed by the laws of the State of Illinois. All actions relating to this Agreement shall be brought exclusively in Will County, Illinois.

   (d) Failure to enforce any provision is not a waiver of rights.

   (e) If any provision is held invalid, the remainder shall remain in full force and effect.

   (f) Both parties have reviewed and revised this Agreement; therefore, no rule of construction against the drafter shall apply.

(g) This Agreement binds and benefits the parties and their successors and assigns; however, the Developer may not assign this Agreement without the prior written consent of the City.

(h) Time is of the essence.

(i) The obligations herein run with the land.

5. **EFFECTIVE DATE** This Second Amended Agreement shall take effect upon the Effective Date stated above.

SIGNATURES CITY OF JOLIET

A municipal corporation

By: _____
H. Elizabeth Beatty, City Manager

Date: _____

ATTEST:

By:_____
Lauren O'Hara, City Clerk

Date: _____

SUPERMERCADOS EL GUERO DE JOLIET, INC., an Illinois corporation

By: _____
Ricardo García, President

Date: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 305-26

File ID: 305-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/18/2026

Department: **Final Action:**

Title: Resolution Approving Amendment #2 to Incentive Agreement (Property Tax Abatement) for Supermercados El Güero de Joliet, Inc. at 118 E. Jackson Street

Agenda Date: 06/02/2026

Attachments: Resolution, Second Amendment - Property Tax Abatement Agreement El Guero

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2026	Dustin Anderson	Approve	5/22/2026
1	2	5/21/2026	Kevin Sing	Approve	5/25/2026
1	3	5/21/2026	Todd Lenzie	Approve	5/25/2026
1	4	5/29/2026	Beth Beatty	Approve	5/25/2026