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.

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.

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:

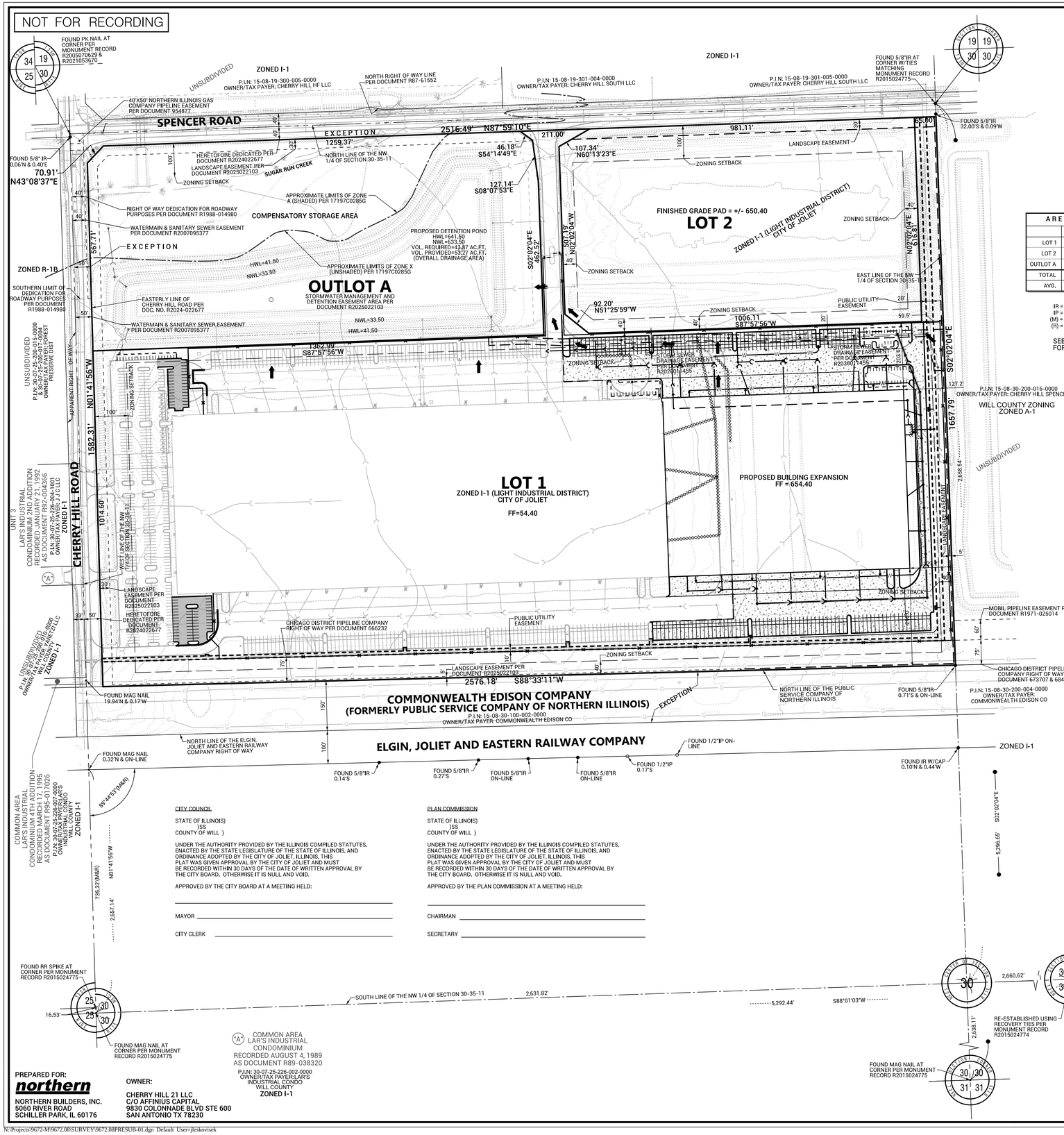
[redacted]

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



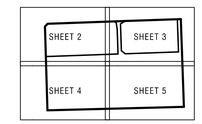
AREA TABLE		
	SQ. FT.	ACRES
LOT 1	2,731,681	62.710
LOT 2	659,484	15.140
OUTLOT A	837,470	19.226
TOTAL	4,228,635	97.076
AVG.	1,409,545	32.359

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

SEE SHEET 2 FOR LEGEND

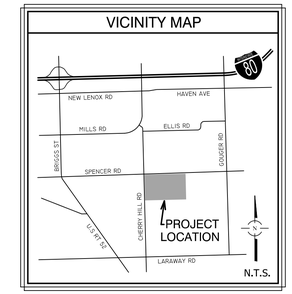
N

SCALE 1" = 150'
0 150 300



SHEET LAYOUT NOT TO SCALE

VICINITY MAP



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 IL.JT 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 1719/C0285 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 _____

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.

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

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

N:\Projects\9672-M\9672.08\SURVEY\9672.08PRESUB-01.dgn Default User=jleskovisek

NOT FOR RECORDING

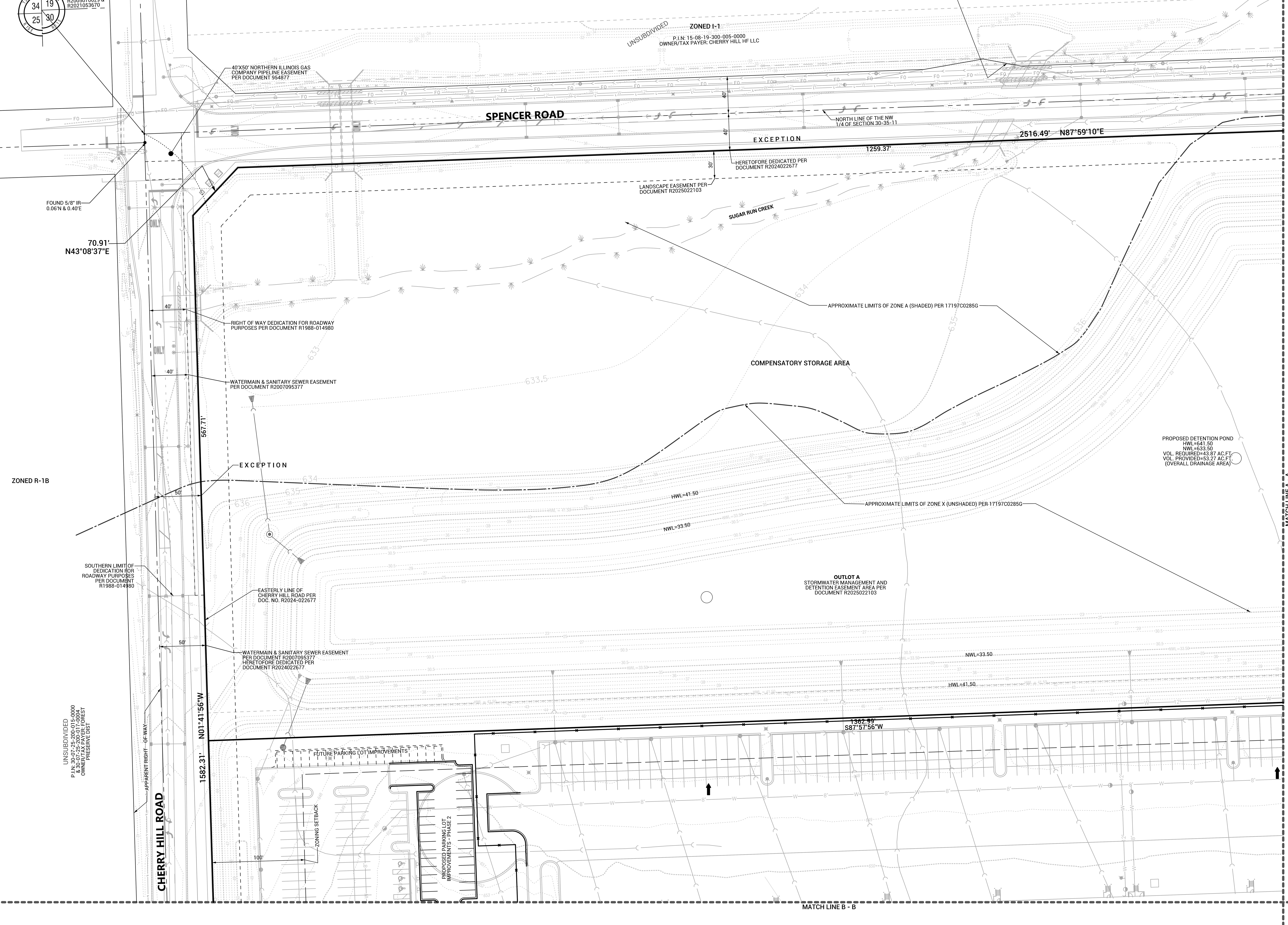
PRELIMINARY PLAT OF
CHERRY HILL BUSINESS PARK (21) SUBDIVISION

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.

SCALE 1" = 50'
0 50 100

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

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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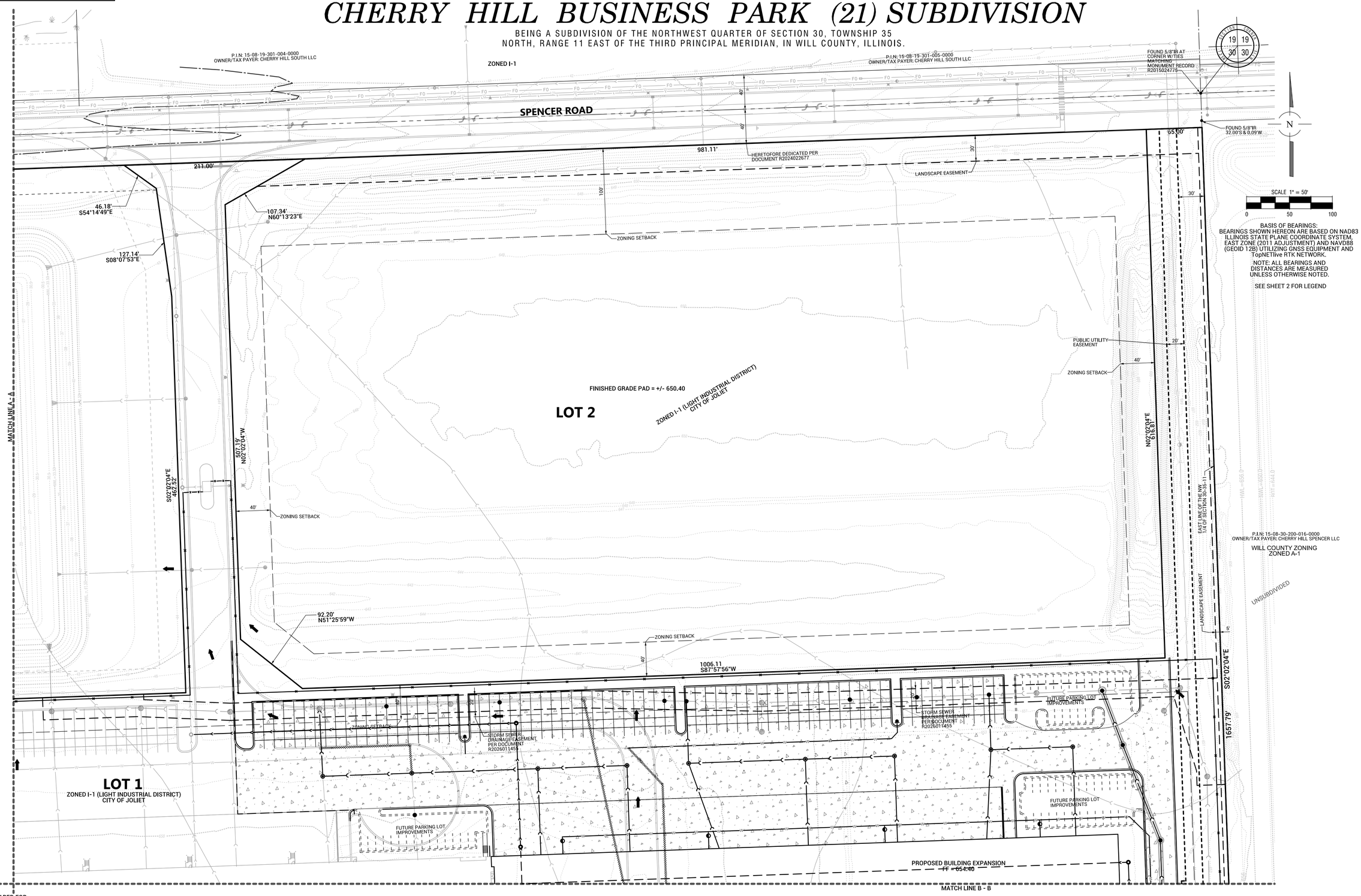
NOT FOR RECORDING

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.



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

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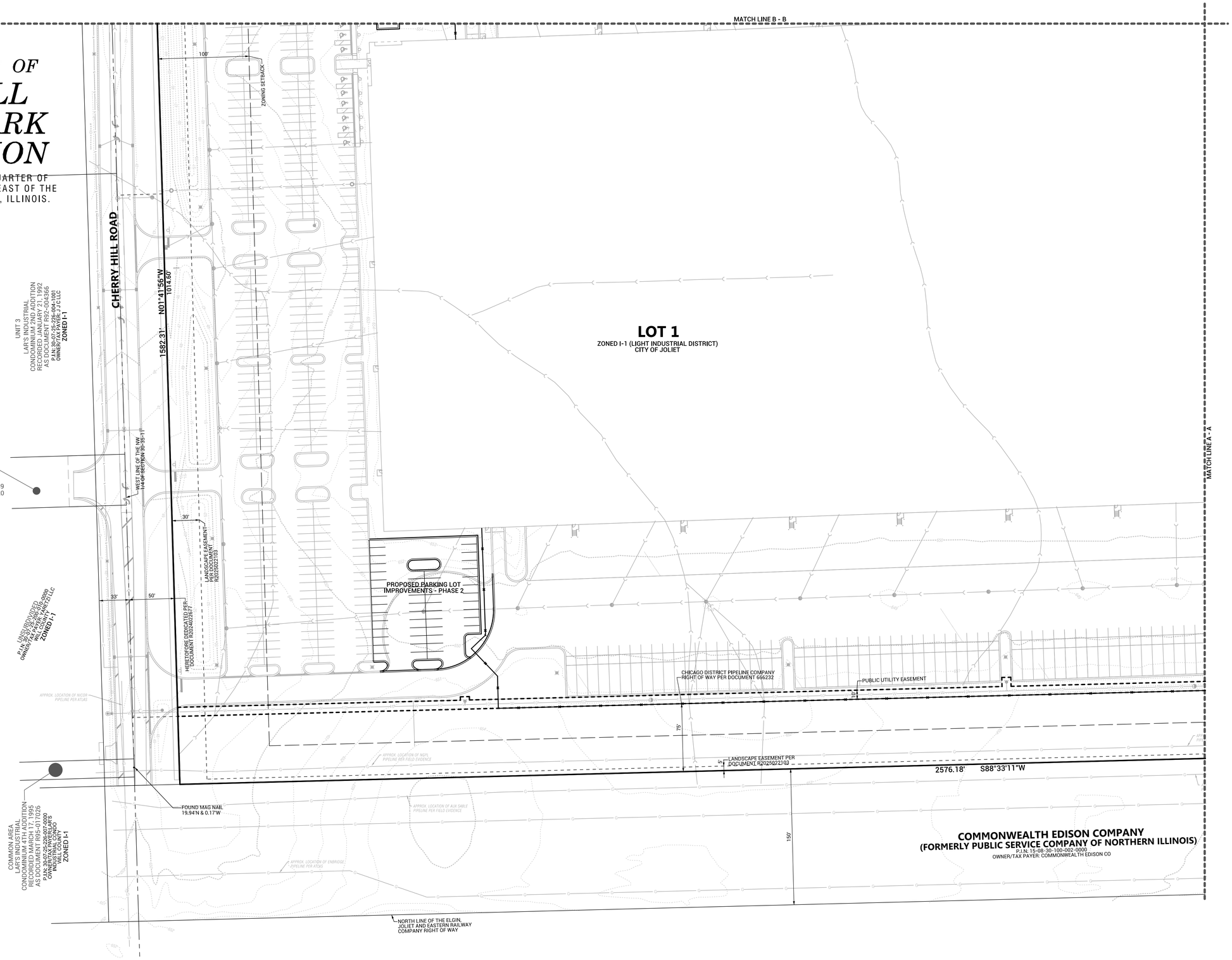
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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SCALE 1" = 50'

0 50 100

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

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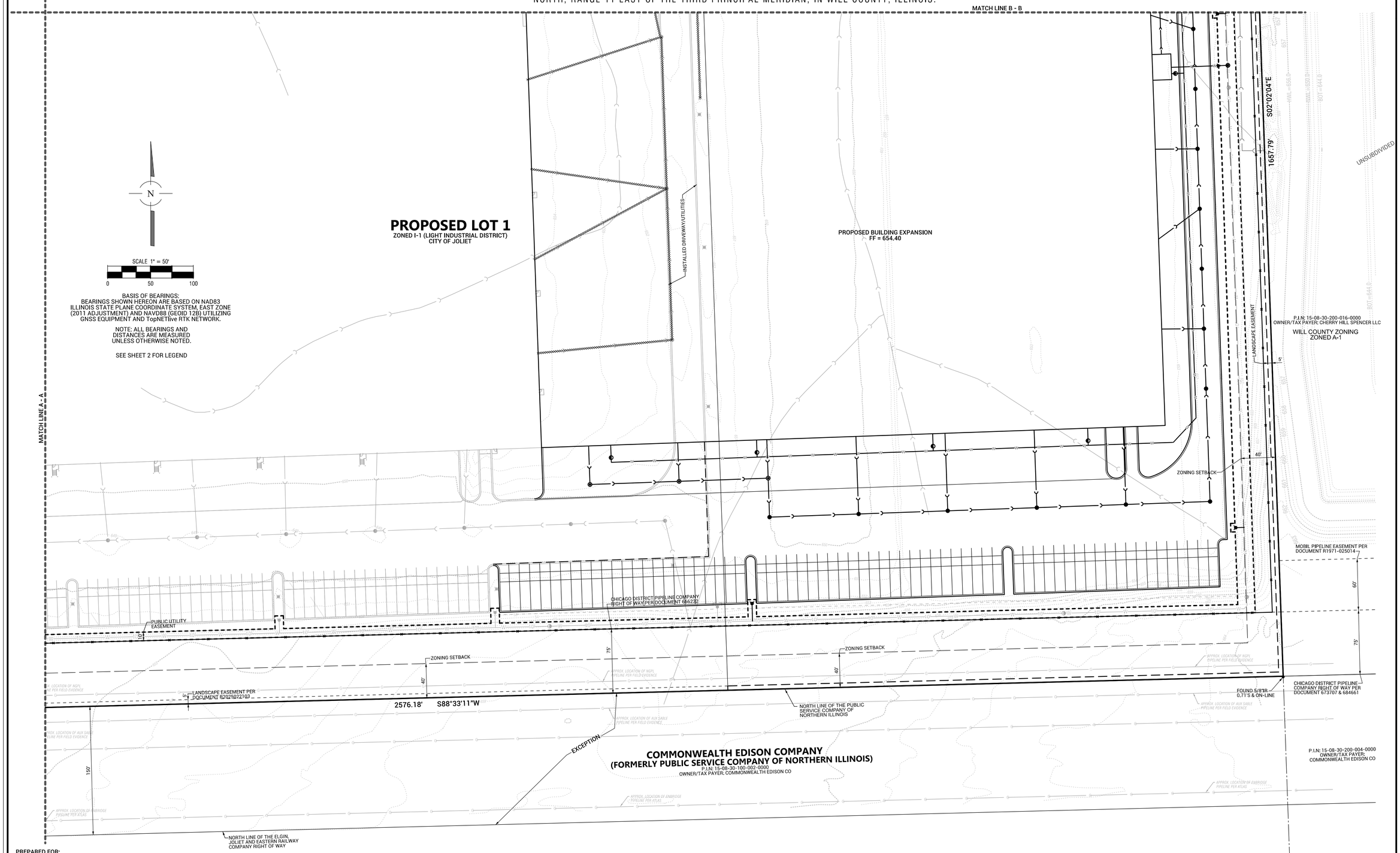

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CHERRY HILL BUSINESS PARK (21) SUBDIVISION, PHASE 2

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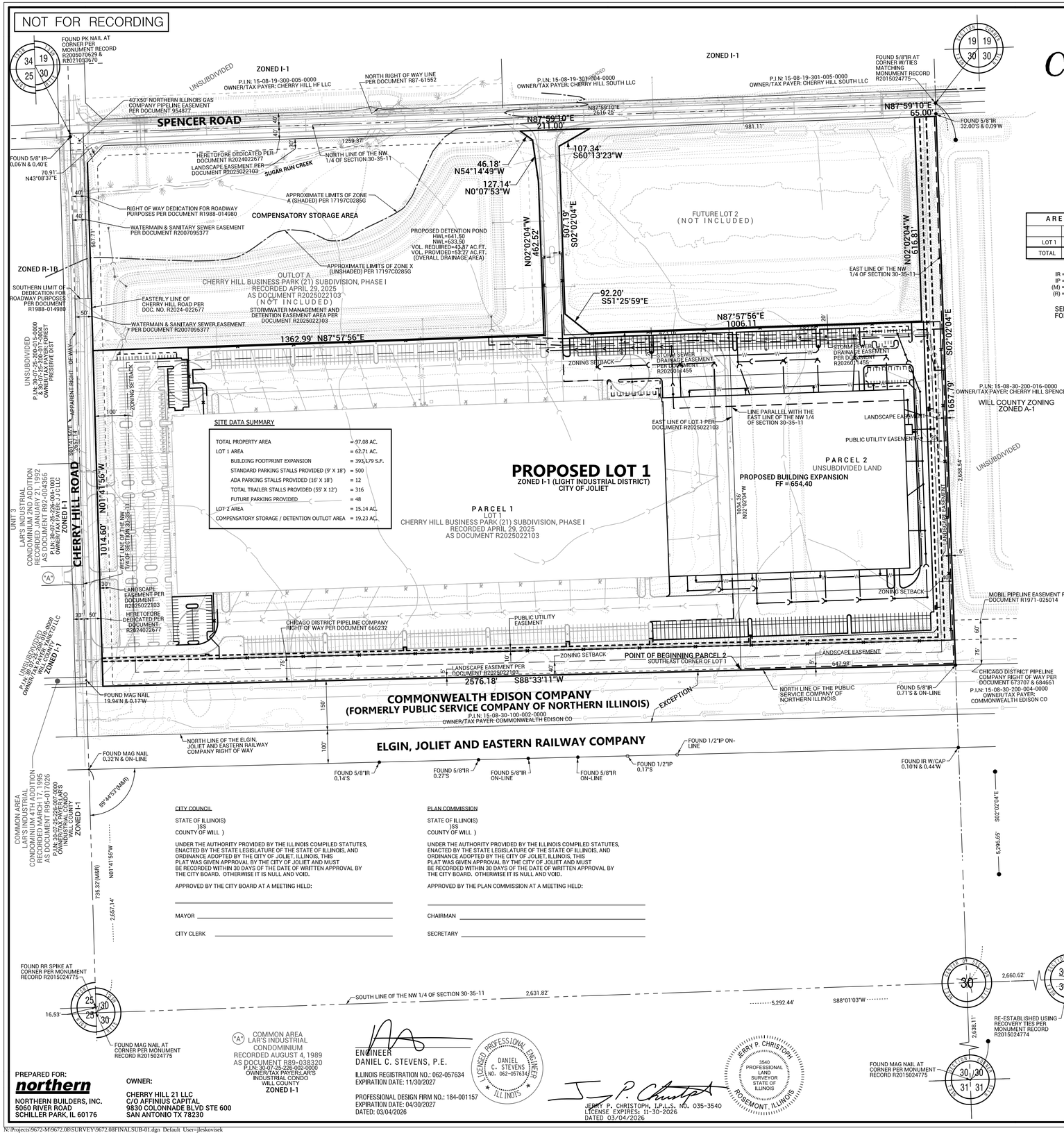


SITE DATA SUMMARY

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.

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

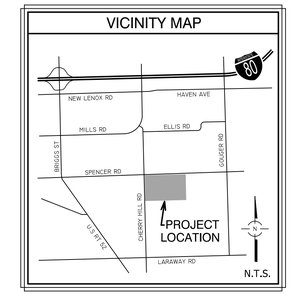
SHEET LAYOUT
NOT TO SCALE

SCALE 1" = 150'
0 150 300

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.

VICINITY MAP



SOURCE BENCHMARK:
TOPCON TOPNET LIVE NETWORK; REFERENCE STATION IL JT 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 _____

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

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, 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

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

OWNER:
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C/O AFFINIUS CAPITAL
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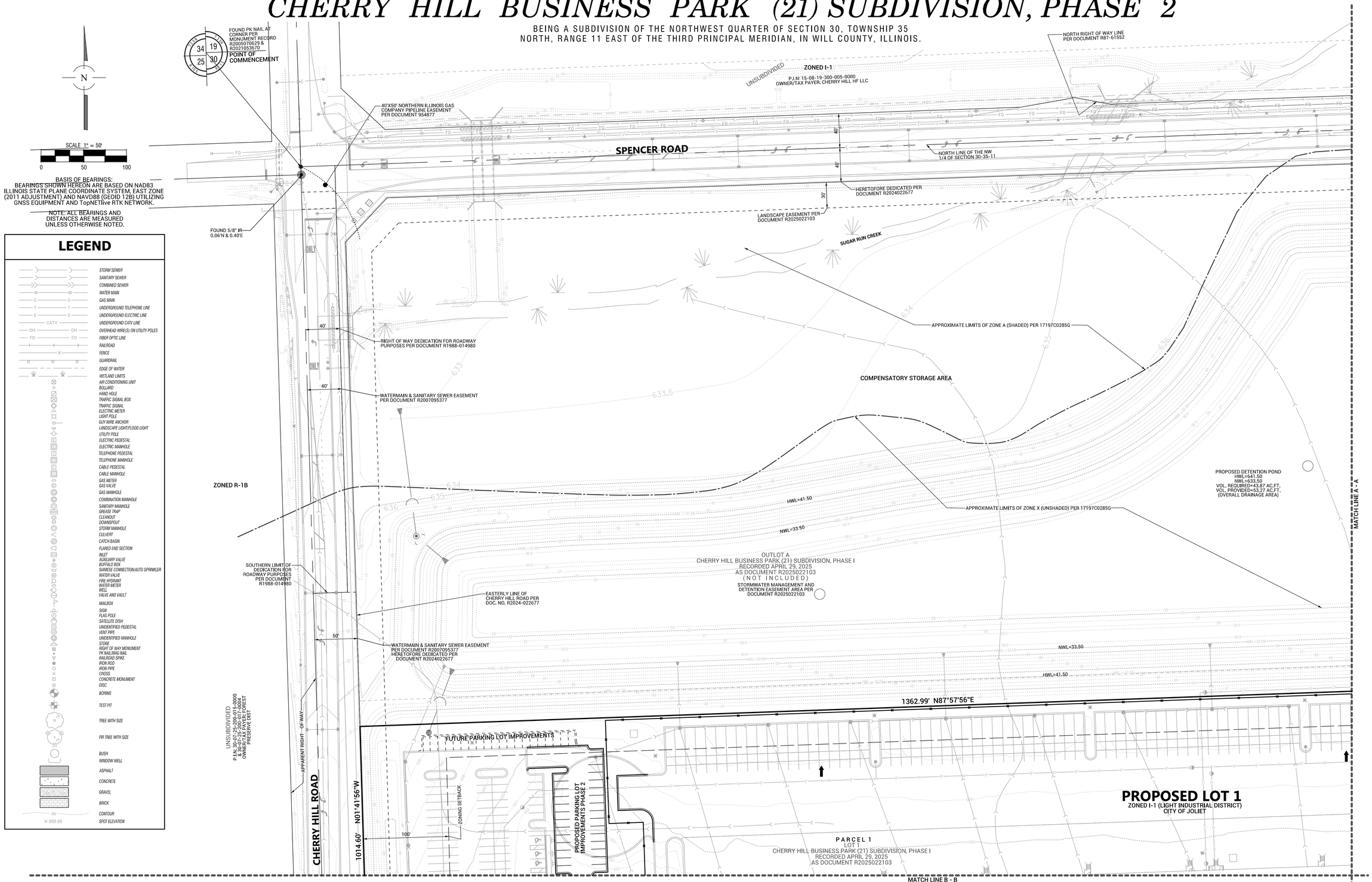

LEGEND

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

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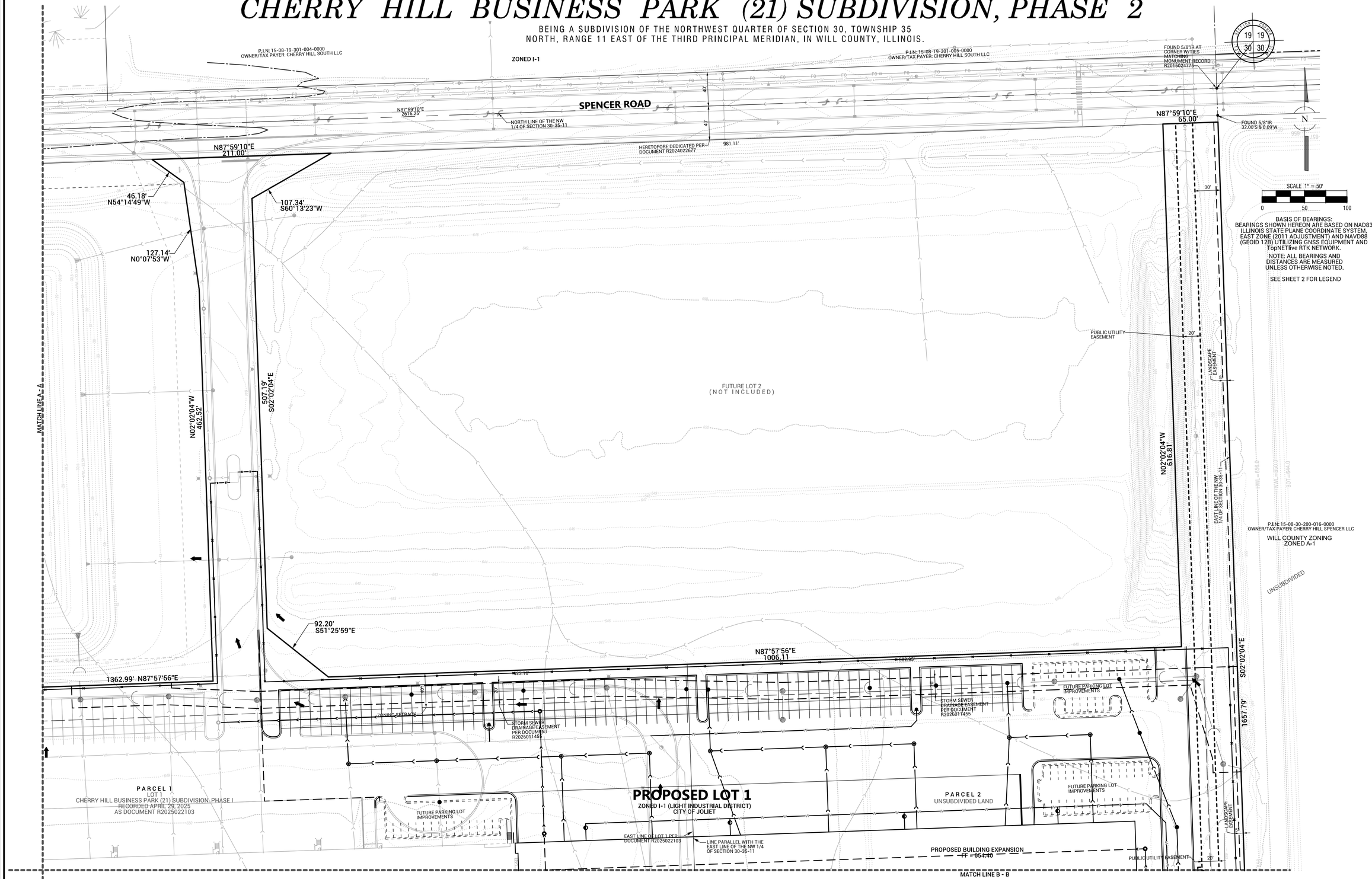

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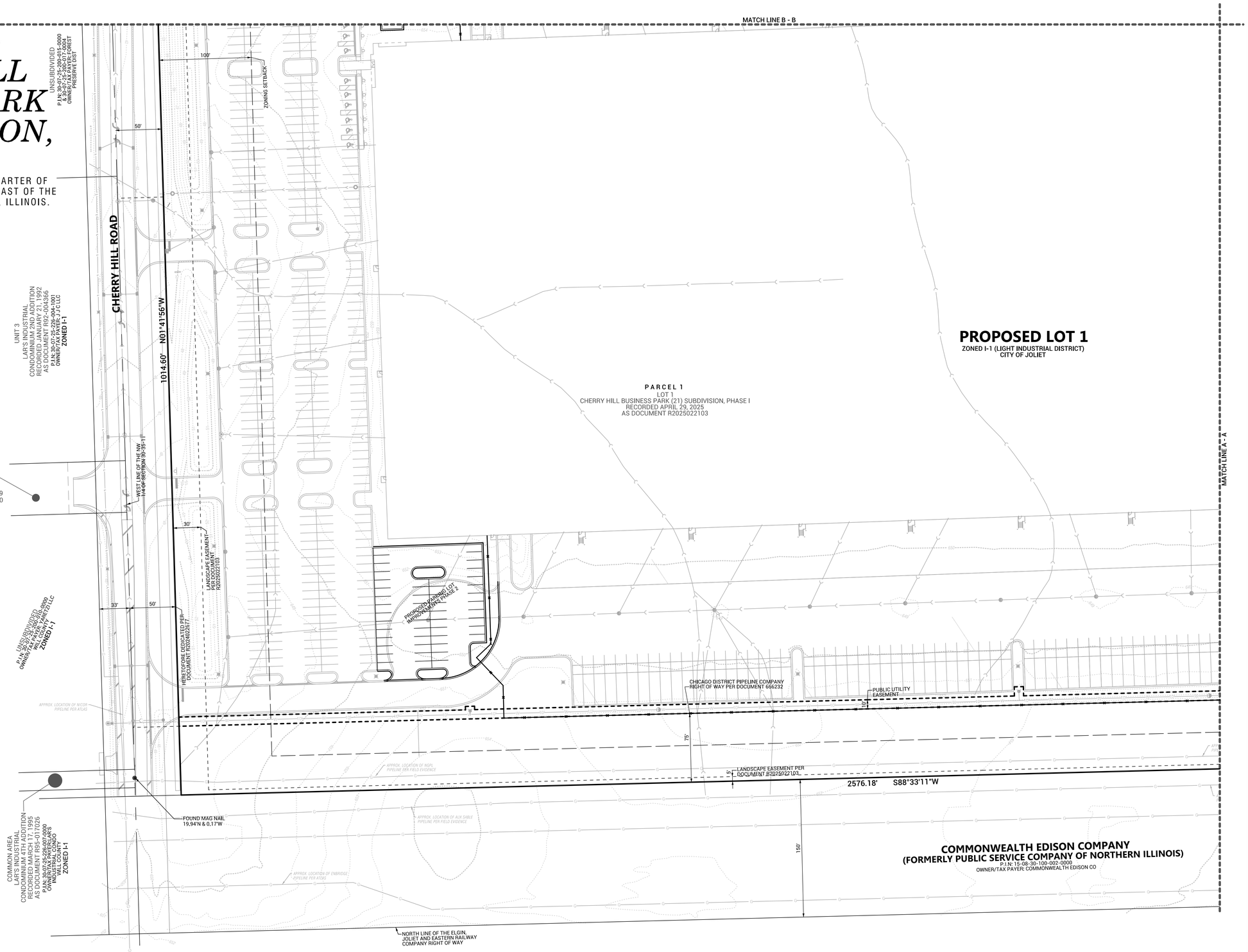

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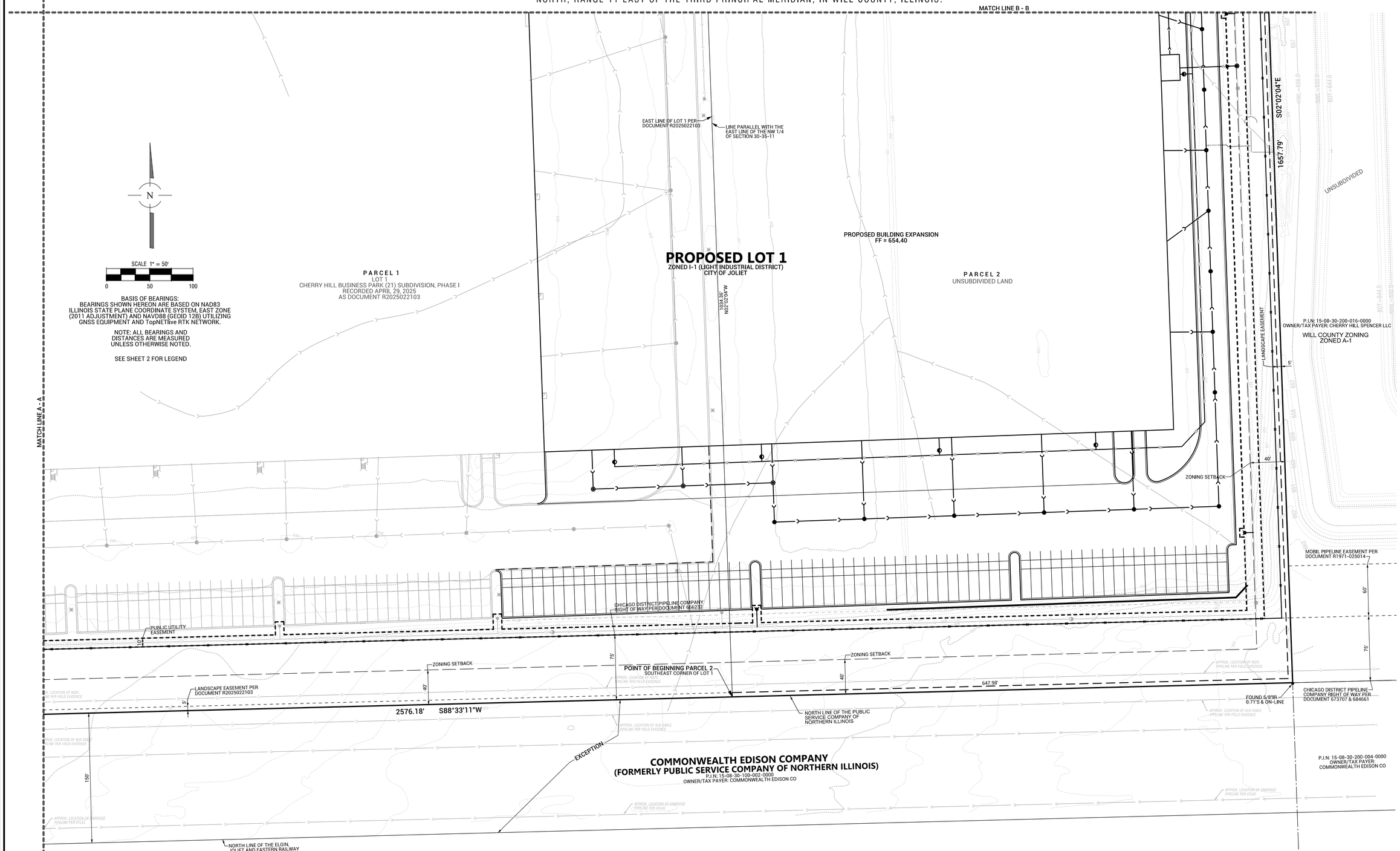

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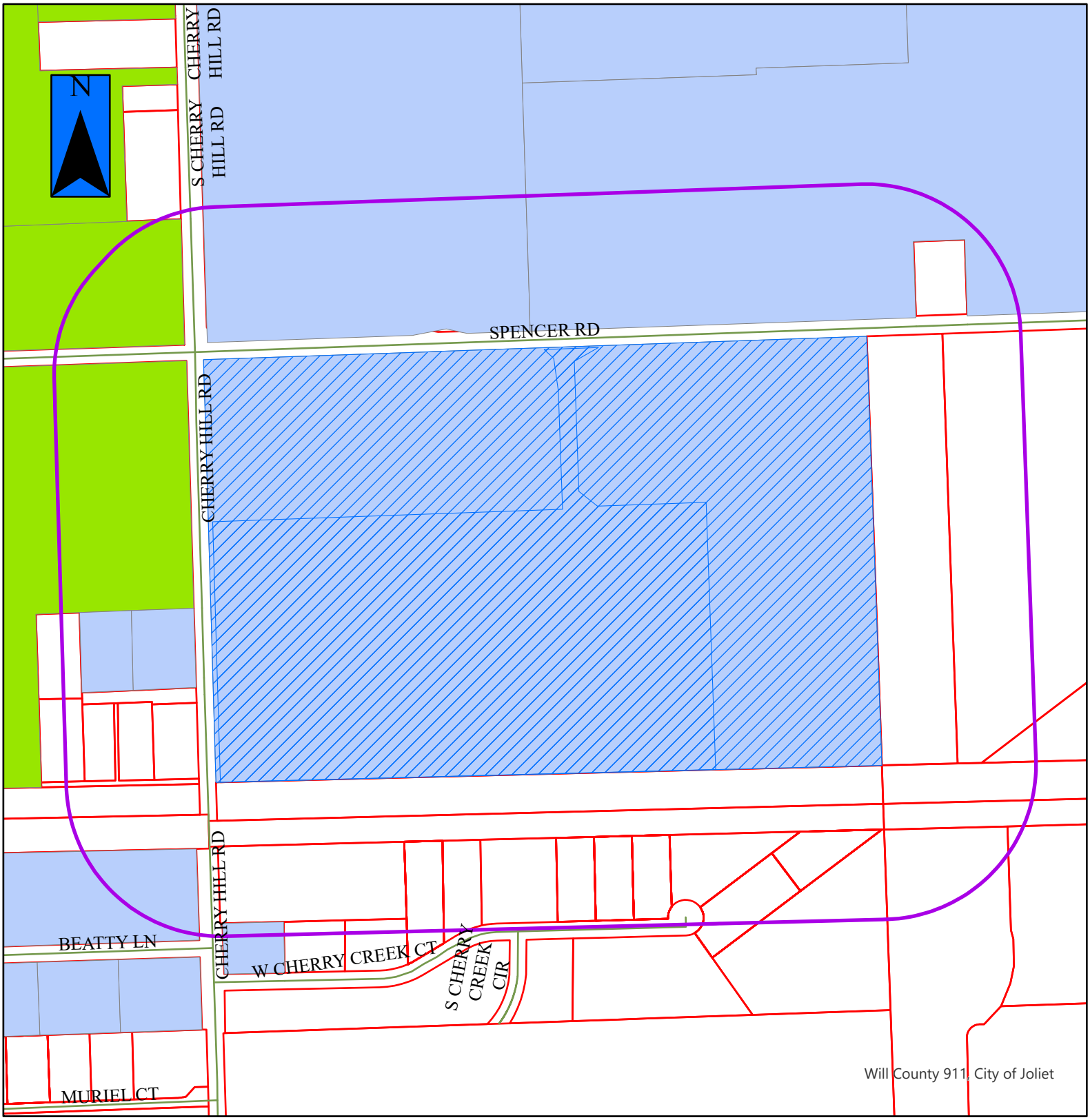
SHEET 5 OF 5

N:\Projects\9672-M\9672.08\SURVEY\9672.08FINALSUB-01.dgn SHEET 5 User=jleskovisek



P-5-26 / FP-1-26

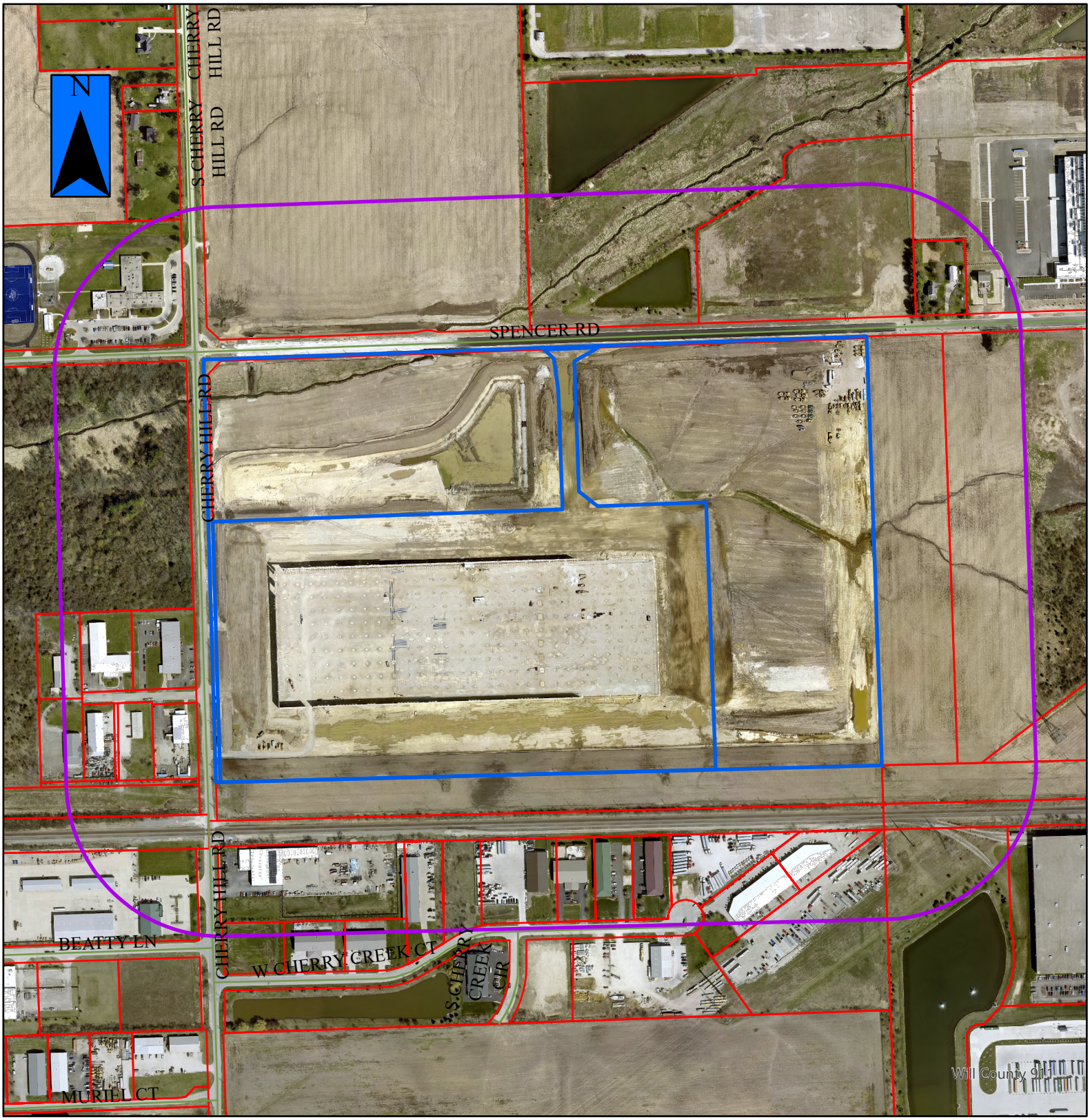
JOLIET PLANNING DIVISION

= 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)