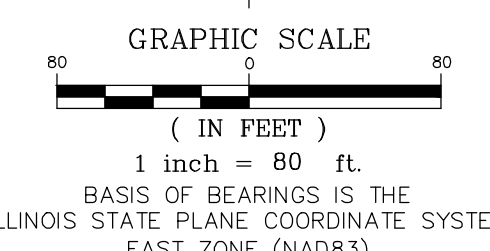


PRELIMINARY PLAT  
of  
**JOLIET CATHOLIC ACADEMY**  
A Planned Unit Development  
A Subdivision of  
Part of the West 1/2 of the Northwest 1/4 of Section 5 and  
the East 1/2 of the Northeast Quarter of Section 6,  
Township 35 North, Range 10 East of the Third Principal Meridian,  
in Will County, Illinois.

P.I.N.: 07-06-201-014-0000  
PART OF P.I.N.: 07-05-104-004-0000



ADJACENT OWNER INFORMATION

(A) WILL COUNTY HABITAT FOR HUMANITY INC 2415 MIDCLOUGH ST JOLIET IL 60435 P.I.N. 30-07-06-205-001-0000 (R-3)	(P) JOSE A LEDEMA 1134 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-301-001-0000 (R-2)
(B) CREATIVE CIRCLE INC 200 N LASALLE ST STE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000 (R-1)	(Q) ABEL ALVARADO JR 1137 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-301-013-0000 (R-2)
(C) WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30328 P.I.N. 30-07-06-205-003-0000 (R-1)	(R) RAUL NEGRETTE 1136 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-302-001-0000 (R-2)
(D) WILL COUNTY SPECIAL EDUCATION 200 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (R-1)	(S) MARY E COOPER 1235 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-302-014-0000 (R-2)
(E) QNI OF LARKIN LLC WILKENS DR 309-300 WILMOT RD MALDEN MA 02148 P.I.N. 30-07-06-205-025-0000 (R-1)	(T) SARAH J FOSTER 1235 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-037-0000 (R-2)
(F) LARKIN PROFESSIONAL PLAZA LLC 1118 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (R-8)	(U) JOSEPH W JENSEN 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-031-0000 (R-2)
(G) VOGAS PROPERTIES LLC 2324 UNIVERSITY ST CREST HILL IL 60403 P.I.N. 30-07-06-401-012-0000 (R-2)	(V) VIRGIN ANDRADE 1212 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-108-017-0000 (R-2)
(H) RICHARD SMAD 480 E 1ST ST CHICAGO IL 60616 P.I.N. 30-07-06-402-001-0000 (R-2)	(W) DWYANE GRIFFIN 1300 TEXAS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-016-0000 (R-2)
(I) DMK LLC 12137 W 158TH ST HOMER GLEN IL 60491 P.I.N. 30-07-06-402-012-0000 (R-2)	(X) AYLSEA ERIKSON 1308 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-107-012-0000 (R-2)
(J) JASON MC KINNEY 1120 WESTMINSTER RD JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (R-2)	(Y) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
(K) NORMA DELGADO 1121 ALANN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (R-2)	(Z) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-003-0000 (R-4)
(L) LEE CHANK 1120 ALANN DR JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (R-2)	(AA) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
(M) DARLENE HARTMAN TR-KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (R-2)	(BB) NORTH WINDHAM PROPERTIES LLC 7 THURTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
(N) LFP INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (R-2)	(CC) NORTH WINDHAM PROPERTIES LLC 7 THURTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
(O) JAMES P DRIVER REV TR 1137 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-300-001-0000 (R-2)	(DD) NORTH WINDHAM PROPERTIES LLC 7 THURTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)

- NOTES:
- 1) THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE MAPPING SYSTEM AS OF NOVEMBER 3, 2021. TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
  - 2) THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #1719/00161G, EFFECTIVE FEBRUARY 15, 2018.
  - 3) A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 1 MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
  - 4) UNLESS OTHERWISE NOTED, EXISTING LOTS INCLUDED IN JOLIET CATHOLIC ACADEMY SUBDIVISION ARE CITY OF JOLIET ZONING R-2 AND R-4, RESIDENTIAL DISTRICTS.
  - 5) NO NEW PUBLIC ROADS PROPOSED AS PART OF THIS SUBDIVISION. ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
  - 6) A USE EXCEPTION IS REQUESTED ALLOW ATHLETIC FACILITIES WITHIN 40-FEET OF A RESIDENTIAL DISTRICT AND WITHIN 25-FEET OF A PUBLIC RIGHT OF WAY.

LOT SCHEDULE:		
LOT #1	1,428,661.77 SQ.FT.	32,797 AC.
LOT #2	364,446.35 SQ.FT.	8,368 AC.
TOTAL	1,793,108.12 SQ.FT.	41,165 AC.

OWNER:  
SISTERS OF ST. FRANCIS OF MARY IMMACULATE  
1453 ESSINGTON ROAD  
JOLIET, ILLINOIS 60435  
Ph. (815) 725-8648

DEVELOPER/PETITIONER:  
JOLIET CATHOLIC ACADEMY -  
SISTERS OF ST. FRANCIS OF MARY IMMACULATE  
1200 NORTH LARKIN AVENUE  
JOLIET, ILLINOIS 60435  
Ph. (815) 741-0500

ENGINEER:  
WIGHT & COMPANY  
2500 NORTH FRONTAGE ROAD  
DARIEN, ILLINOIS 60515  
Ph. (630) 969-7000

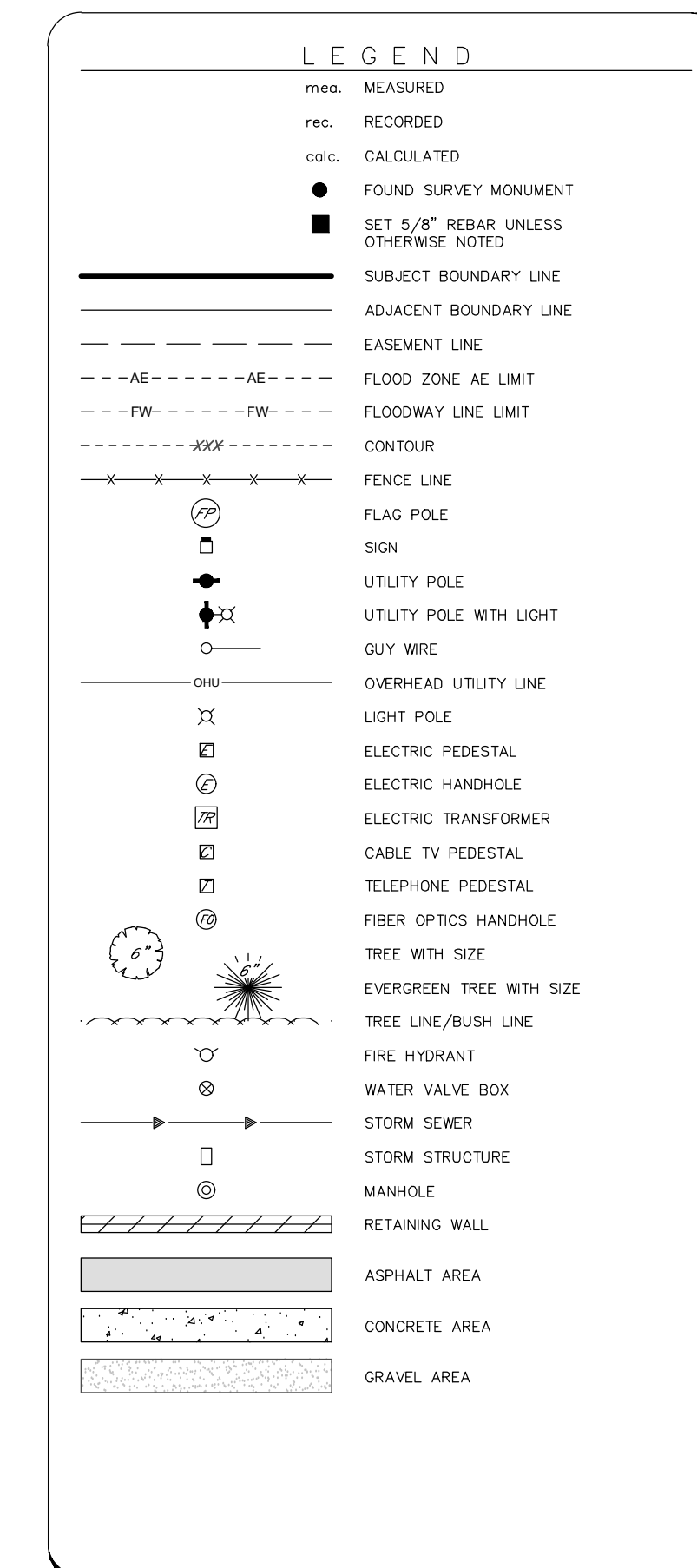
LAND SURVEYOR:  
TWO ENGINEERING  
129 CAPISTA DRIVE  
SHOREWOOD, ILLINOIS 60404  
Ph. (815) 744-6600

STATE OF ILLINOIS )  
COUNTY OF WILL )  
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_, 20\_\_\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF WILL )  
RECOMMENDED FOR APPROVAL BY THE JOLIET CITY PLAN COMMISSION ON \_\_\_\_\_, 20\_\_\_\_.

PLAN COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
PLAN COMMISSION SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

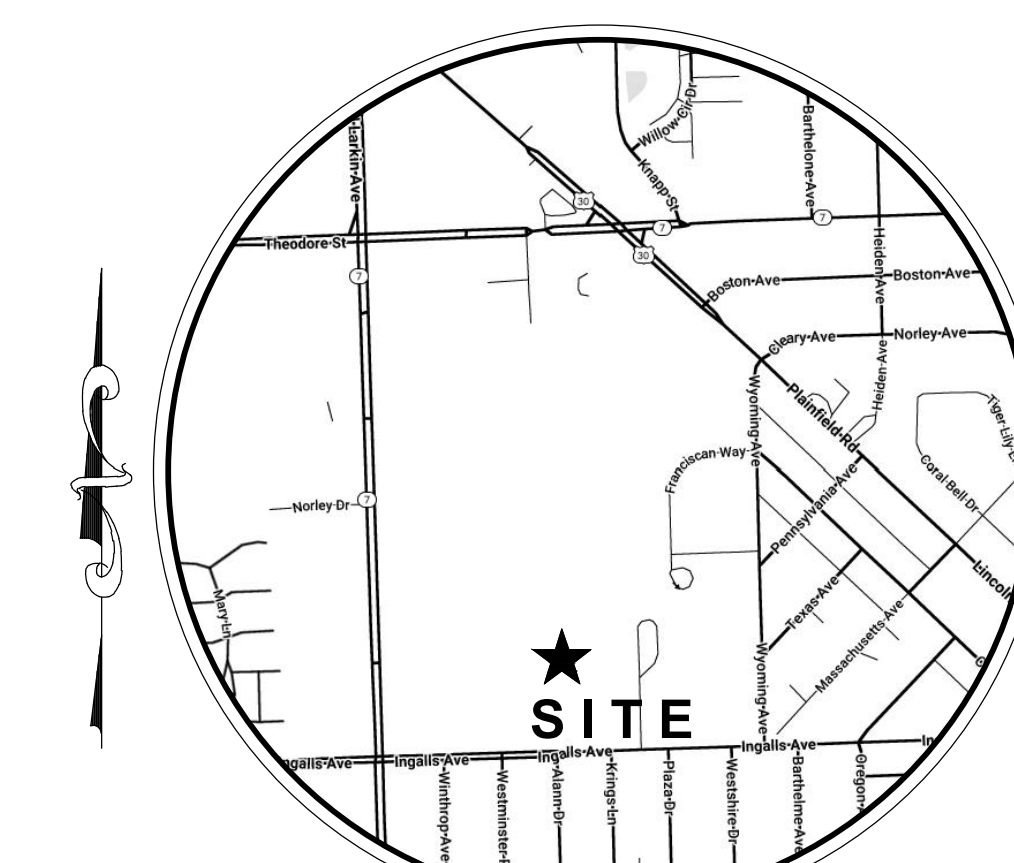


LEGAL DESCRIPTION:  
THAT SOUTH 507.79 FEET OF LOT 5 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART LYING WITHIN SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:  
LOTS 3, 4, 5 AND 6 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED JUNE 12, 2024 AS DOCUMENT NO. R202402853 AND ALSO EXCEPT THAT PART TAKEN BY NORTHBRIDGE PLAZA SUBDIVISION PER R85-41060 AND ALSO EXCEPT THAT PART LYING WITHIN SAID SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PART OF P.I.N. 30-07-05-104-004-0000  
P.I.N. 30-07-06-201-014-0000

BENCHMARKS:
PROJECT BENCHMARK:
WILL COUNTY BENCHMARK STATION 706
ELEVATION: 587.32 (NAVD83)
SITE BENCHMARKS:
SITE BM 1
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.95 (NAVD83)
SITE BM 2
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 664.87 (NAVD83)
SITE BM 3
SOUTH BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 650.78 (NAVD83)
SITE BM 4
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 650.03 (NAVD83)
SITE BM 5
NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.14 (NAVD83)
SITE BM 6
NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.66 (NAVD83)



SITE LOCATION MAP  
NOT TO SCALE

STATE OF ILLINOIS )  
COUNTY OF WILL )  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR (NO LICENSE EXPIRES 11-30-2026)  
TO INDUCE AUTHORITY OF THE DRAWING, IT MUST BEAR THE IMPRINTED SEAL  
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

THIS PLAT IS NOT FOR RECORDING

**THE WILL GROUP**  
ENGINEERING  
Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600  
Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

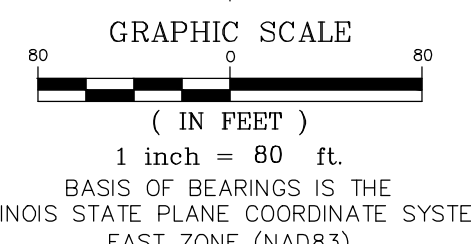
DATE CREATED: 10-23-2024	LATEST: 106 ENGINEERING - ILLINOIS	REV: 106
PAGE: 10-46	DATE: 10-23-2024	DESCRIPTION: 425-0075-P
CREATED BY: JCH	DATE: 10-23-2024	REVIEWED BY: JCH

EXISTING CONDITIONS  
SHEET 1 OF 3



PRELIMINARY PLAT  
of  
**JOLIET CATHOLIC ACADEMY**  
A Planned Unit Development  
A Subdivision of  
Part of the West 1/2 of the Northwest 1/4 of Section 5 and  
the East 1/2 of the Northeast Quarter of Section 6,  
Township 35 North, Range 10 East of the Third Principal Meridian,  
in Will County, Illinois.

P.I.N.: 07-06-201-014-0000  
PART OF P.I.N.: 07-05-104-004-0000



ADJACENT OWNER INFORMATION

(A) WILL COUNTY HABITAT FOR HUMANITY INC 2415 WOODBURN ST JOLIET IL 60435 P.I.N. 30-07-06-205-001-0000 (B-3)	(P) JOSE A LEDEZMA 1134 GLAZIA DR JOLIET IL 60435 P.I.N. 30-07-05-301-001-0000 (B-2)
(B) CREATIVE CIRCLE INC 200 N LARKIN ST SITE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000 (B-1)	(Q) ABEL ALVARADO JR 1137 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-301-013-0000 (B-2)
(C) WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30326 P.I.N. 30-07-06-205-003-0000 (B-1)	(R) RAUL NEGRETTE 1136 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-06-202-001-0000 (B-2)
(D) WILL COUNTY SPECIAL EDUCATION 1116 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (B-1)	(S) MARY E COOPER 1137 BATHURST AVE JOLIET IL 60435 P.I.N. 30-07-05-302-014-0000 (B-2)
(E) QM OF LARKIN LLC WALDRENS CO 3029-300 WILMOT RD WALTON, MA 01905 P.I.N. 30-07-06-205-025-0000 (B-1)	(T) SARAH J FOSTER 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-037-0000 (B-2)
(F) LARKIN PROFESSIONAL PLAZA LLC 1116 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (B-8)	(U) JOSEPH W JENSEN 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-031-0000 (B-2)
(G) VAGAS PROPERTIES LLC 2324 UNIVERSITY ST CREST HILL IL 60433 P.I.N. 30-07-06-401-012-0000 (B-2)	(V) VIRGEN ANDRADE 1202 TEXAS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-017-0000 (B-2)
(H) RICHARD SMAID 480 E 1ST ST JOLIET IL 60435 P.I.N. 30-07-06-402-001-0000 (B-2)	(W) DWAYNE GRIFFIN 1306 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-108-016-0000 (B-2)
(I) ENAK LLC 12137 W 158TH ST HOMER GLEN IL 60481 P.I.N. 30-07-06-402-012-0000 (B-2)	(X) ALYSSA ERICKSON 1306 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-107-012-0000 (B-2)
(J) JASON MC KINNEY 1120 WESTMINSTER RD JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (B-2)	(Y) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-004-0000 (B-4)
(K) NORMA DELGADO 1121 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (B-2)	(Z) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-003-0000 (B-4)
(L) LEE SHANK 1120 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (B-2)	(AA) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-004-0000 (B-4)
(M) DARLENE HARTMAN TR-KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (B-2)	(BB) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-4)
(N) LTP INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (B-2)	(CC) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-4)
(O) JAMES P DIRKER REV TR 1137 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-300-001-0000 (B-2)	(DD) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (B-4)

NOTES:

- THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE MAPPING SYSTEM AS OF NOVEMBER 3, 2021. TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
- THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197CD161G, EFFECTIVE FEBRUARY 15, 2019.
- A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 1. MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
- UNLESS OTHERWISE NOTED, EXISTING LOTS INCLUDED IN JOLIET CATHOLIC ACADEMY SUBDIVISION ARE CITY OF JOLIET ZONING R-2 AND R-4, RESIDENTIAL DISTRICTS.
- NO NEW PUBLIC ROADS PROPOSED AS PART OF THIS SUBDIVISION. ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
- A USE EXCEPTION IS REQUESTED ALLOW ATHLETIC FACILITIES WITHIN 40 FEET OF A RESIDENTIAL DISTRICT AND WITHIN 25 FEET OF A PUBLIC RIGHT OF WAY.

LOT SCHEDULE:

LOT #1:	1,428,661.77 SQ. FT.	32.797 AC.
LOT #2:	364,446.35 SQ. FT.	8.366 AC.
TOTAL:	1,793,108.12 SQ. FT.	41.163 AC.

ZONING: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT									
NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET	15 FEET	
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	20 FEET	20 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET	15 FEET	
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	20 FEET	20 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	7000	3500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET	12 FEET	
2-2 1/2	7000	3500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET	14 FEET	

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT									
NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS	
1-1/2	5000	2500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET	12 FEET	
2-2 1/2	5000	2500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET	14 FEET	

ZONING: R-B RESTRICTED BUSINESS DISTRICT									
MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD	SUM OF SIDE YARDS					
25 FEET	40	15							

OWNER:  
SISTERS OF ST. FRANCIS OF MARY IMMACULATE  
1453 ESSINGTON ROAD  
JOLIET, ILLINOIS 60435  
Ph. (815) 725-8648

ENGINEER:  
WIGHT & COMPANY  
2500 NORTH FRONTAGE ROAD  
DARIEN, ILLINOIS 60515  
Ph. (630) 369-7000

DEVELOPER/PETITIONER:  
JOLIET CATHOLIC ACADEMY -  
SISTERS OF ST. FRANCIS OF MARY IMMACULATE  
1200 NORTH LARKIN AVENUE  
JOLIET, ILLINOIS 60435  
Ph. (815) 741-0500

LAND SURVEYOR:  
TWG ENGINEERING  
129 CAPISTA DRIVE  
SHOREWOOD, ILLINOIS 60404  
Ph. (815) 744-6000

LEGAL DESCRIPTION:  
THAT SOUTH 50.79 FEET OF LOT 5 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART LYING WITHIN SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:  
LOTS 3, 4, 5 AND 6 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED JUNE 12, 2024, AS DOCUMENT NO. R020402653 AND ALSO EXCEPT THAT PART TAKEN BY NORTHBRIDGE PLAZA SUBDIVISION PER R85-41060 AND ALSO EXCEPT THAT PART LYING WITHIN SAID SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

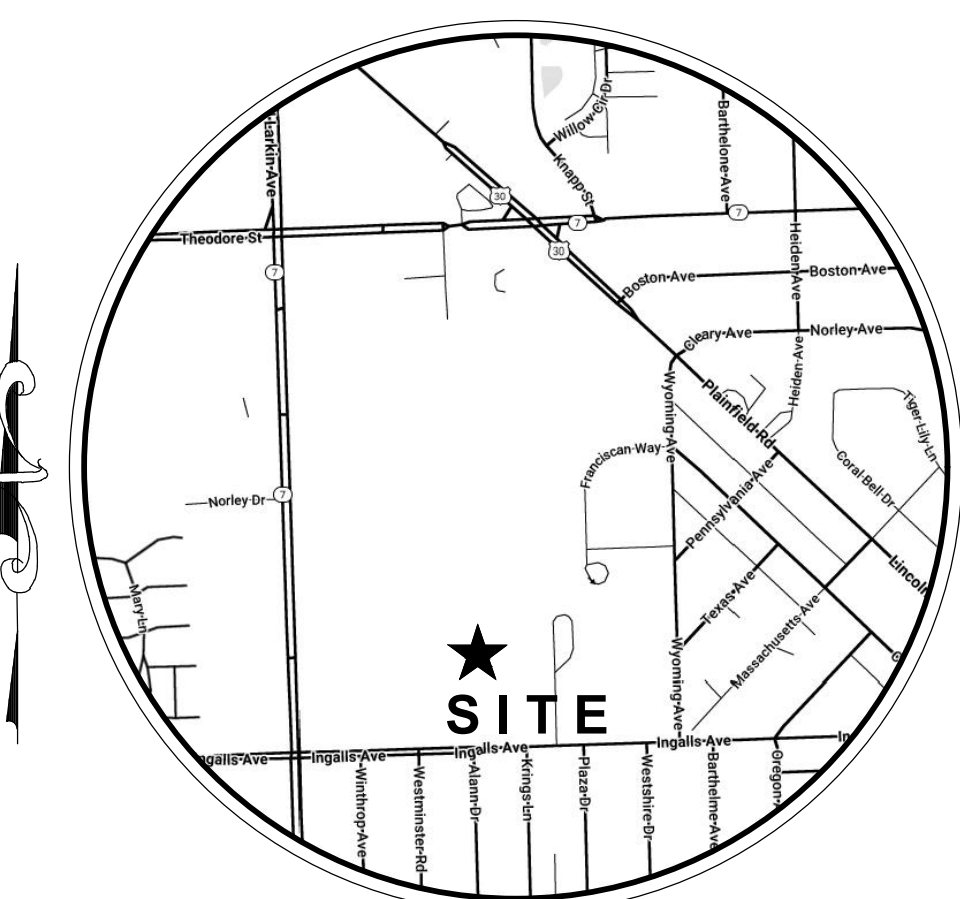
PART OF P.I.N. 30-07-05-104-004-0000  
P.I.N. 30-07-06-201-014-0000

BENCHMARKS:

PROJECT BENCHMARK:  
WILL COUNTY BENCHMARK STATION 706  
ELEVATION: 587.32 (NAVD83)

SITE BENCHMARKS:

SITE BM 1	ARROW BOLT ON FIRE HYDRANT (AS SHOWN)	ELEVATION: 662.95 (NAVD83)
SITE BM 2	ARROW BOLT ON FIRE HYDRANT (AS SHOWN)	ELEVATION: 664.87 (NAVD83)
SITE BM 3	SOUTH BOLT ON FIRE HYDRANT (AS SHOWN)	ELEVATION: 659.78 (NAVD83)
SITE BM 4	ARROW BOLT ON FIRE HYDRANT (AS SHOWN)	ELEVATION: 650.03 (NAVD83)
SITE BM 5	NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)	ELEVATION: 662.14 (NAVD83)
SITE BM 6	NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)	ELEVATION: 662.66 (NAVD83)



SITE LOCATION MAP  
NOT TO SCALE

THIS PLAT IS NOT FOR RECORDING

**THE WILL GROUP**  
ENGINEERING

Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6000  
Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

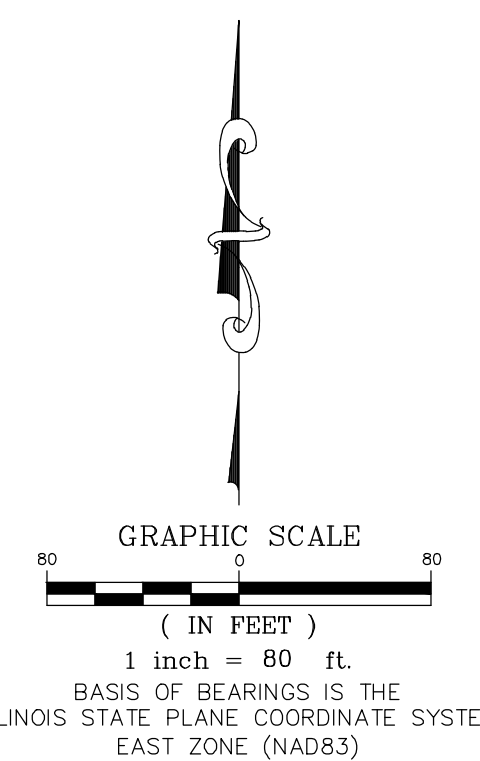
DATE CREATED: 02-23-2024  
DATE OF LAST REVISION: 02-23-2024  
DRAWN BY: JCH  
CHECKED BY: JCH  
SCALE: AS SHOWN  
SHEET: 2 OF 3  
PROJECT: JOLIET CATHOLIC ACADEMY  
SUBDIVISION: JOLIET CATHOLIC ACADEMY  
SHEET: 2 OF 3

PROPOSED CONDITIONS  
SHEET 2 OF 3



PRELIMINARY PLAT  
of  
**JOLIET CATHOLIC ACADEMY**  
A Planned Unit Development  
A Subdivision of  
Part of the West 1/2 of the Northwest 1/4 of Section 5 and  
the East 1/2 of the Northeast Quarter of Section 6,  
Township 35 North, Range 10 East of the Third Principal Meridian,  
in Will County, Illinois.

P.I.N.: 07-06-201-014-0000  
PART OF P.I.N.: 07-05-104-004-0000



ADJACENT OWNER INFORMATION

(A) WILL COUNTY HABITAT FOR HUMANITY INC 2415 MIDCLOUGH ST JOLIET IL 60435 P.I.N. 30-07-06-205-001-0000 (R-3)	(P) JOSE A LEDEZMA 1334 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-301-001-0000 (R-2)
(B) CREATIVE CIRCLE INC 200 N LASALLE ST STE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000 (R-1)	(Q) ABEL ALVARADO JR 1137 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-301-013-0000 (R-2)
(C) WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30308 P.I.N. 30-07-06-205-003-0000 (R-1)	(R) RAUL NEGRETTE 1136 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-302-001-0000 (R-2)
(D) WILL COUNTY SPECIAL EDUCATION 200 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (R-1)	(S) MARY E COOPER 1127 BATHURST AVE JOLIET IL 60435 P.I.N. 30-07-05-302-014-0000 (R-2)
(E) QNI OF LARKIN LLC WILDERNS DR 300-300 WILMOT RD WALSTON 3101 60015 P.I.N. 30-07-06-205-025-0000 (R-1)	(T) SARAH J FOSTER 1235 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-037-0000 (R-2)
(F) LARKIN PROFESSIONAL PLAZA LLC 1118 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (R-8)	(U) JOSEPH W JENSEN 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-031-0000 (R-2)
(G) VAGAS PROPERTIES LLC 2324 UNIVERSITY ST GREAT HILL IL 60403 P.I.N. 30-07-06-401-012-0000 (R-2)	(V) VIRGEN ANDRADE 1212 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-108-017-0000 (R-2)
(H) RICHARD SMAD 480 E 1ST ST CHAL CITY IL 60416 P.I.N. 30-07-06-402-001-0000 (R-2)	(W) DWAYNE GRIFFIN 1300 TEXAS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-016-0000 (R-2)
(I) ENAK LLC 12137 W 158TH ST HOMER GLEN IL 60481 P.I.N. 30-07-06-402-012-0000 (R-2)	(X) AYLSEA ERICKSON 1306 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-107-012-0000 (R-2)
(J) JASON MC KINNEY 1120 WESTMINSTER RD JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (R-2)	(Y) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
(K) NORMA DELGADO 1121 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (R-2)	(Z) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-003-0000 (R-4)
(L) LEE SWANK 1120 ALAN DR JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (R-2)	(AA) THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 PART OF P.I.N. 30-07-05-104-004-0000 (R-4)
(M) DARLENE HARTMAN TR-KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (R-2)	(BB) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
(N) LFP INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (R-2)	(CC) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
(O) JAMES P DRIVER BEV TR 1137 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-300-001-0000 (R-2)	(DD) NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)

- NOTES:
- 1.) THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE MAPPING SYSTEM AS OF NOVEMBER 3, 2021. TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
  - 2.) THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197CD161G, EFFECTIVE FEBRUARY 15, 2019.
  - 3.) A STORMWATER DETENTION EASEMENT WILL BE GRANTED OVER THE DETENTION FACILITIES ON LOTS 1. MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
  - 4.) UNLESS OTHERWISE NOTED, EXISTING LOTS INCLUDED IN JOLIET CATHOLIC ACADEMY SUBDIVISION ARE CITY OF JOLIET ZONING R-2 AND R-4, RESIDENTIAL DISTRICTS.
  - 5.) NO NEW PUBLIC ROADS PROPOSED AS PART OF THIS SUBDIVISION. ALL ROADS DEPICTED HEREON ARE HERETOFORE DEDICATED.
  - 6.) A USE EXCEPTION IS REQUESTED ALLOW ATHLETIC FACILITIES WITHIN 40-FEET OF A RESIDENTIAL DISTRICT AND WITHIN 25-FEET OF A PUBLIC RIGHT OF WAY.

LOT SCHEDULE:

LOT #1.....	1,426,661.77 SQ.FT.	.....	32.797 AC.
LOT #2.....	364,446.35 SQ.FT.	.....	8.366 AC.
TOTAL.....	1,793,108.12 SQ.FT.	.....	41.163 AC.

ZONING: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT

NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	20 FEET

ZONING: R-4 LOW DENSITY MULTI-FAMILY DWELLINGS

NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	15 FEET
2-2 1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET	20 FEET

ZONING: R-4 LOW DENSITY MULTI-FAMILY DWELLINGS

NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1 1/2	7000	3500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET
2-2 1/2	7000	3500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET

ZONING: R-4 LOW DENSITY MULTI-FAMILY DWELLINGS

NO. OF STORIES	MIN. LOT AREA (SQ. FT.)	MIN. LOT AREA PER FAMILY (SQ. FT.)	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	SUM OF SIDE YARDS
1-1 1/2	5000	2500	50 FEET	25 FEET	25 FEET	5 FEET	12 FEET
2-2 1/2	5000	2500	50 FEET	25 FEET	25 FEET	6 FEET	14 FEET

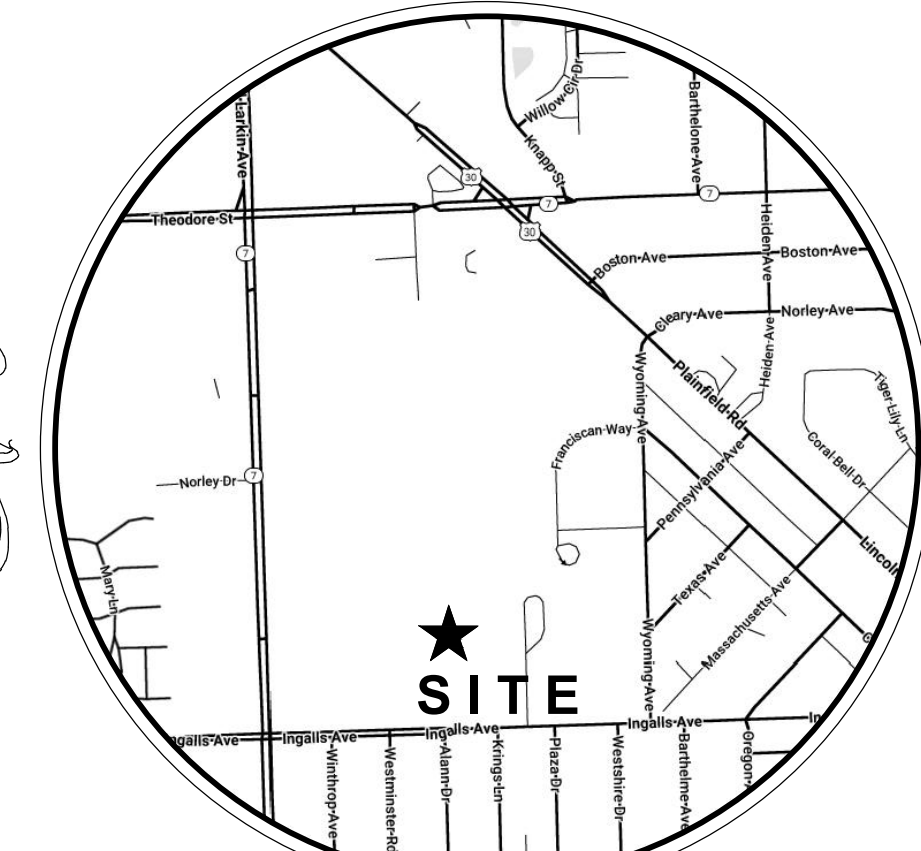
ZONING: R-B RESTRICTED BUSINESS DISTRICT

MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD
25 FEET	40	15

LEGAL DESCRIPTION:  
THAT SOUTH 501.79 FEET OF LOT 5 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART LYING WITHIN SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:  
LOTS 3, 4, 5 AND 6 IN SAINT FRANCIS SUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1955 AS DOCUMENT NO. 774865, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED JUNE 12, 2024, AS DOCUMENT NO. R0204026583 AND ALSO EXCEPT THAT PART TAKEN BY NORTHRIDGE PLAZA SUBDIVISION PER R85-41060 AND ALSO EXCEPT THAT PART LYING WITHIN SAID SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PART OF P.I.N. 30-07-05-104-004-0000  
P.I.N. 30-07-06-201-014-0000



OWNER :  
SISTERS OF ST. FRANCIS OF MARY IMMACULATE  
1453 ESSINGTON ROAD  
JOLIET, ILLINOIS 60435  
Ph. (815) 725-8648

DEVELOPER/PETITIONER:  
JOLIET CATHOLIC ACADEMY -  
SISTERS OF ST. FRANCIS OF MARY IMMACULATE  
1200 NORTH LARKIN AVENUE  
JOLIET, ILLINOIS 60435  
Ph. (815) 744-6500

ENGINEER:  
WIGHT & COMPANY  
2500 NORTH FRONTAGE ROAD  
DARIEN, ILLINOIS 60515  
Ph. (630) 969-7000

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

THIS PLAT IS NOT FOR RECORDING

**THE WILL GROUP**  
ENGINEERING  
Main Address: 129 Capista Drive, Shorewood, IL 60404 | Phone: 815-744-6600  
Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

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BOUNDARY INFORMATION  
SHEET 3 OF 3