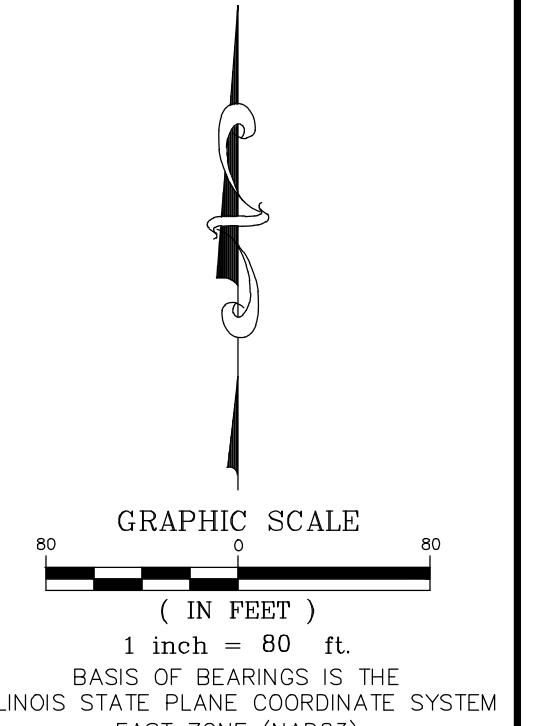


PRELIMINARY PLAT
of
JOLIET CATHOLIC ACADEMY
A Planned Unit Development

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.



ADJACENT OWNER INFORMATION

WILL COUNTY HABITAT FOR HUMANITY INC 2415 MCDONOUGH ST P.I.N. 30-07-06-205-001-0000 (R-2)	JOSE A LEDEZMA 1134 PLAZA DR P.I.N. 30-07-05-301-001-0000 (R-2)
CREATIVE SIMPLE INC 200 N LAKESIDE ST STE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000 (R-2)	ALF ALVARADO JR 1127 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-301-003-0000 (R-2)
WILL FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE STE 250 ATLANTA, GA 30305 P.I.N. 30-07-06-205-003-0000 (B-1)	RAUL NEGRETE 1127 WESTSHIRE DR JOLIET IL 60435 P.I.N. 30-07-05-302-001-0000 (R-2)
WILL COUNTY SPECIAL EDUCATION 120 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (B-1)	MARY E COOPER 1127 WESTSHIRE AVE JOLIET IL 60435 P.I.N. 30-07-05-302-014-0000 (R-2)
GNI OF LARKIN LLC 120 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-025-0000 (B-1)	SARAH J FOSTER 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-037-0000 (R-2)
LAWSON PROFESSIONAL PLAZA LLC 1118 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (R-B)	JOSEPH W JENSEN 1231 MASSACHUSETTS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-031-0000 (R-2)
VARGAS PROPERTIES LLC 2324 UNIVERSITY ST CREST HILL IL 60403 P.I.N. 30-07-06-401-012-0000 (R-2)	VIRGIN ANGARE 1205 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-108-017-0000 (R-2)
RICHARD SMID 4601 COAL CITY DR COAL CITY IL 60416 P.I.N. 30-07-06-402-001-0000 (R-2)	DWAYNE GRIFFIN 1300 TEXAS AVE JOLIET IL 60435 P.I.N. 30-07-05-108-016-0000 (R-2)
ENAK LLC 12137 W 159TH ST ROCKWOOD, IL 60451 P.I.N. 30-07-06-402-012-0000 (R-2)	ALAN L ERICKSON 1205 WYOMING AVE JOLIET IL 60435 P.I.N. 30-07-05-107-012-0000 (R-2)
JASON MC KENNEY 1205 WYOMING AVE RD JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (R-2)	THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-004-0000 (R-4)
NORMA DELGADO 1121 ALANN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (R-2)	THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-003-0000 (R-4)
LEE SWANKE 1121 ALANN DR JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (R-2)	THIRD ORDER OF ST FRANCIS 1433 ESSINGTON RD JOLIET IL 60435 P.I.N. 30-07-05-104-004-0000 (R-4)
DARLEN HARTMAN TR-KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (R-2)	NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK, NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
LEF INVESTMENTS LLC 220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (R-2)	NORTH WINDHAM PROPERTIES LLC 7 THORNTON ST SEABROOK, NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
JAMES P. DIRKER REV TR 1157 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-300-001-0000 (R-2)	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, 2011. TO BE CONFIRMED BY IN-PROGRESS WETLAND DELINEATION.
2. THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197C0161G.
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 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. 8.366 AC.
TOTAL 1,793,108.12 SQ.FT. 41.163 AC.

BENCHMARKS:
PROJECT BENCHMARKS:
WILL COUNTY SURVEY STATION 706
ELEVATION: 587.32 (NAVD88)
SITE BENCHMARKS:
SITE BM 1
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.95 (NAVD88)
SITE BM 2
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 664.87 (NAVD88)
SITE BM 3
SOUTH BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 659.08 (NAVD88)
SITE BM 4
ARROW BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 650.03 (NAVD88)
SITE BM 5
NORTH BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.14 (NAVD88)
SITE BM 6
NORTHWEST BOLT ON FIRE HYDRANT (AS SHOWN)
ELEVATION: 662.06 (NAVD88)



SITE LOCATION MAP
NOT TO SCALE

STATE OF ILLINOIS
COUNTRY OF WILL
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-001251, HEREBY CERTIFIES THAT IT HAS PRELIMINARILY PLATTED THE
PROPERTY DESCRIBED IN THE ABOVE CATION AND AS SHOWN ON THE ANNECD
PLAT.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2008)
TO ENSURE AUTHORITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL
OF THE DESIGN FIRM OR PROFESSIONAL LICENSE WHO PREPARED THIS DRAWING.

THIS PLAT IS NOT FOR RECORDING

THE WILL GROUP
ENGINEERING

Main Address: 229 Capita Drive, Shorewood, IL 60404 | Phone: 815-744-6000
Invoicing: 401 S. Carlton Street, Shorewood, IL 60404 | www.thewillgroup.com

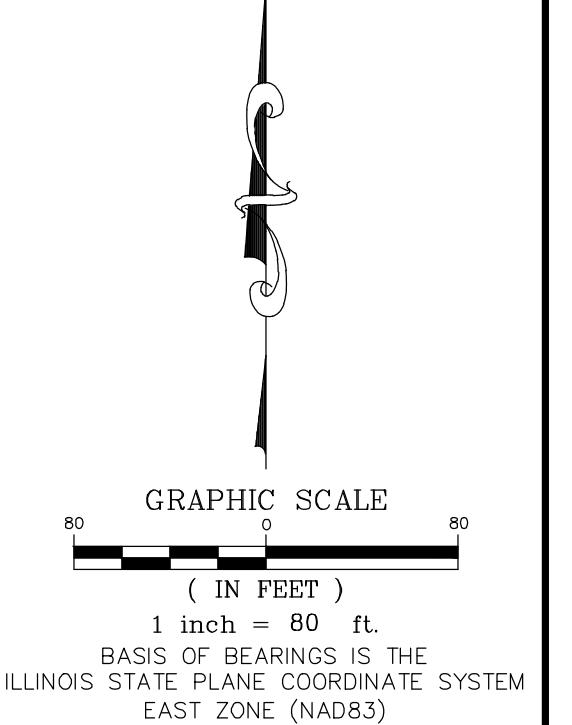
DATE CREATED: 10-12-2023
DATE APPROVED: 10-12-2023
LATEST TMR ENGINEER: REVISION: BY: 425-0075-P

RECEIVED: 10-12-2023
RECEIVED: 10-12-2023
RECEIVED: 10-12-2023
RECEIVED: 10-12-2023

RECEIVED: 10-12-2023
RE

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.



ADJACENT OWNER INFORMATION

WILL COUNTY HABITAT FOR HUMANITY INC	
A	JOSE A LEDEZMA 1134 PLAZA DR JOLIET, IL 60435 P.I.N. 30-07-06-205-001-0000 (R-3)
B	CREATIVE CIRCLE INC 2015 N WILMOT RD STE 2350 CHICAGO, IL 60601 P.I.N. 30-07-06-205-002-0000
C	WM FMB PORTFOLIO OWNER LLC 3414 PEACHTREE RD NE SITE 250 P.I.N. 30-07-06-205-003-0000 (R-1)
D	WILL COUNTY SPECIAL EDUCATION 1201 LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-205-024-0000 (R-3)
E	GNI OF LARKIN LLC WALGREENS CO 3929-300 WILMOT RD P.I.N. 30-07-06-205-025-0000 (R-1)
F	WILL COUNTY PROFESSIONAL PLAZA LLC 1118 N LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-401-028-0000 (R-6)
G	VAGAS PROPERTIES LLC 2324 UNIVERSITY ST CREST HILL IL 60403 P.I.N. 30-07-06-401-012-0000 (R-2)
H	RICHARD SMAD 1201 LARKIN AVE COAL CITY IL 60414 P.I.N. 30-07-06-402-001-0000
I	ENAK LLC 1213 W 159TH ST JOLIET IL 60435 P.I.N. 30-07-06-402-012-0000 (R-2)
J	JASON MC KINNEY 1201 LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-403-001-0000 (R-2)
K	NORMA DELGADO 1121 ALANN DR JOLIET IL 60435 P.I.N. 30-07-06-403-012-0000 (R-2)
L	LEE SWANK 1201 LARKIN AVE JOLIET IL 60435 P.I.N. 30-07-06-404-001-0000 (R-2)
M	DARLENE HARTMAN TR-KRINGS LN 1119 KRINGS LN JOLIET IL 60435 P.I.N. 30-07-06-404-012-0000 (R-2)
N	LIPI INVESTMENTS LLC 1220 N BROADWAY ST JOLIET IL 60435 P.I.N. 30-07-06-405-001-0000 (R-2)
O	JAMES P DIRKER REV TR 1119 PLAZA DR JOLIET IL 60435 P.I.N. 30-07-05-300-001-0000 (R-2)
P	NORTH WINDHAM PROPERTIES LLC 2 THORTON ST NEW HAMPSHIRE 03874 P.I.N. 30-07-06-201-008-0000 (R-4)
Q	NORTH WINDHAM PROPERTIES LLC 7 THORTON ST 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-PROCESS WETLAND DELINEATION.
2. THERE IS NO FLOODPLAIN ON SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL #17197C01B1G, 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 UNCLERDED AS OF JOLIET ZONING ACADMY 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	1,248,661.77 SQ.FT.	32.797 FT.	MIN. LOT AREA PER FAMILY (SQ.FT.)	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARDS
LOT #2	364,446.35 SQ.FT.	8.366 AC.	7500	60 FEET	30 FEET	25 FEET
TOTAL	1,793,108.12 SQ.FT.	41.163 AC.	7500	60 FEET	30 FEET	25 FEET

ZONING: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT						
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH (FT.)	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARDS
1-1/2	7500	7500	60 FEET	30 FEET	25 FEET	6 FEET 15 FEET
2-2/1	7500	7500	7500	30 FEET	25 FEET	8 FEET 20 FEET

ZONING: R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT LOTS IMPROVED WITH SINGLE FAMILY DWELLINGS						
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH (FT.)	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARDS
1-1/2	7500	3600	60 FEET	25 FEET	5 FEET	12 FEET
2-2/1	7500	3600	7500	30 FEET	25 FEET	6 FEET 14 FEET

ZONING: R-4 LOW DENSITY MULTI-FAMILY DWELLINGS						
NO. OF STORES	MIN. LOT AREA (SQ.FT.)	MIN. AREA PER FAMILY (SQ.FT.)	MIN. LOT WIDTH (FT.)	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARDS
1-1/2	5000	2500	50 FEET	25 FEET	5 FEET	12 FEET
2-2/1	5000	2500	60 FEET	30 FEET	25 FEET	6 FEET 14 FEET

ZONING: R-4 RESTRICTED BUSINESS DISTRICT						
MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARDS				
25 FEET	40	15				

OWNER:						
SISTERS OF ST. FRANCIS OF MARY IMMACULATE 1433 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 1209 NORTH FRONTAGE ROAD DARIEN, ILLINOIS 60515 Ph. (630) 969-7000						

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

