

DATE: July 12, 2022
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-5-22: Preliminary Plat of 3501 Industrial - Joliet
FP-4-22: Final Plat of 3501 Industrial - Joliet

GENERAL INFORMATION:

APPLICANT: Flex Capital, LLC
STATUS OF APPLICANT: Owner
REQUESTED ACTION: Approval of a preliminary plat and final plat
PURPOSE: To create a two-lot industrial subdivision
EXISTING ZONING: I-1 (Light Industrial)
LOCATION: 3501 Channahon Road
SIZE: 4.2 acres
EXISTING LAND USE: Vacant commercial and single-family residence

SURROUNDING LAND USE & ZONING:

NORTH: Forest Preserve, County A-1 (Agricultural)
SOUTH: Industrial, I-2 (General Industrial)
EAST: Residential, County R-2 (Single-Family Residence)
WEST: Forest Preserve, County A-1 (Agricultural)

SITE HISTORY: The subject property was annexed and classified to B-3 (General Business) zoning in December 2011 to allow the existing bar and restaurant business (Liquid Therapy) to have access to City fire and police services. The site was not required to connect to City water and sewer at that time. In September 2021, the City Council approved a reclassification to I-1 (Light Industrial) zoning and an amendment to the annexation agreement to allow the site to redevelop as a warehouse or similar I-1 use with accessory truck parking. The site currently contains a vacant commercial building and a vacant single-family house and detached garage.

SPECIAL INFORMATION: The petitioner seeks approval of a preliminary and final plat for a two-lot 4.2-acre industrial subdivision in order to redevelop the site as a warehouse with accessory truck parking. The amendment to the annexation agreement permitted truck and trailer parking at the site as an accessory use to approved warehousing or a similar I-1 use. Lot 1 shows a proposed 18,000 square foot warehouse building with adjacent employee parking, and truck parking along the east side of the site. Stormwater detention is located on Lot 2 along the north and west sides of the site. The owner is subdividing the property in order to separate the flood plain in the site's northwest corner from the developed area to eliminate the need to obtain flood insurance for the building. There are no known users for the site at this time.

The proposed site plan incorporates the provisions of the amended annexation agreement, including the removal of the eastern-most curb cut on Route 6, and installation of a berm and landscaping along the east side of the property adjacent to residential. The owner must also maintain the 6' fence along the east property line. The western-most curb cut on Route 6 is also proposed to be removed. The middle access is the proposed entrance to the site and will be improved per IDOT and City requirements. Per the annexation agreement, the existing land uses must be terminated once construction is begun on the new development. Outdoor storage of cargo containers and chassis will remain prohibited.

The site will be required to connect to City water and sewer at the time of development. Water and sewer connection fees and development impact fees will be required. All public improvements will be required per the Public Works and Utilities Departments and the Subdivision Regulations. The future development must comply with the City of Joliet Zoning Ordinance including the non-residential design standards, landscaping, screening, and paving requirements.

ANALYSIS: Approval of the preliminary plat and final plat of 3501 Industrial – Joliet will allow the development of a warehouse with accessory truck parking on a 4-acre site.

CASE NO. P-5-22, PP-4-22, AP-6-22
DATE FILED: 6/17/22

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Preliminary Plat |
| <input checked="" type="checkbox"/> | Final Plat |
| <input checked="" type="checkbox"/> | Recording Plat |

NAME OF SUBDIVISION: 3501 INDUSTRIAL - JOLIET

NAME OF PETITIONER: FLEX CAPITAL, LLC

CELL #: _____ E-MAIL: pat@patrickcommercial.com

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 106 Stephen Street, Suite 202

CITY, STATE, ZIP: Lemont, Illinois 60436

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Property Owner

NAME OF LOCAL AGENT: Nathaniel P. Washburn (Attorney)

ADDRESS: 111 N. Ottawa Street, Joliet, Illinois 60432 PHONE: 815-727-4511

OWNER: Flex Capital, LLC

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: 106 Stephen Street, Suite 202 PHONE: _____

CITY, STATE, ZIP: Lemont, Illinois 60436

CELL #: _____ E-MAIL: pat@patrickcommercial.com

ENGINEER: Jason Wiesbrock - Spaceco, Inc.

ADDRESS: 224 1/2 N. Liberty St., Morris, IL 60450 PHONE: 815-941-0260

LAND SURVEYOR: Spaceco, Inc.

ADDRESS: 224 1/2 N. Liberty St., Morris, IL 60450 PHONE: 815-941-0260

ATTORNEY: Nathaniel P. Washburn - KGG LLC

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED

COMMON ADDRESS: 3501 Channahon Road

PERMANENT INDEX NUMBER (Tax No.): 05-06-26-400-018-0000

SIZE: Approximately 4.271 Acres

NO. OF LOTS: 2

PRESENT USE: Commercial/Industrial EXISTING ZONING: I-1

USES OF SURROUNDING PROPERTIES: North: Will County Forest Preserve

South: Industrial

East: Residential/Industrial

West: Will County Forest Preserve

Name of Park District: _____

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? N/A

(Acknowledgment by Park District Official) _____

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 _____

If yes, describe: To be determined as a part of Joliet Staff's review

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.

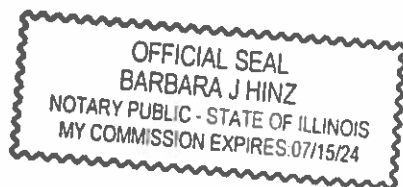
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Nathaniel P. Washburn, Attorney and Agent for Flex Capital LLC, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 6/17/22 Nathaniel P. Washburn
Petitioner's Name

Subscribed and sworn to before me this 17th day of June, 2022

Barbara J. Hinz 7/15/24
Notary Public My Commission Expires:



PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET; THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 01ED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.

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:

3501 Channahon Road, Joliet, Illinois

PIN(s): 05-06-26-400-018-0000

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

Flex Capital, LLC

Patrick Stanton Sr. - 60% Membership Interest

Patrick Stanton Jr. - 20% Membership Interest

Jill Lang - 20% Membership Interest

E-MAIL: pat@patrickcommercial.com

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

E-MAIL: _____ 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: _____

DATE: 06/17/2022

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Nathaniel P. Washburn, Attorney, 815-727-4511

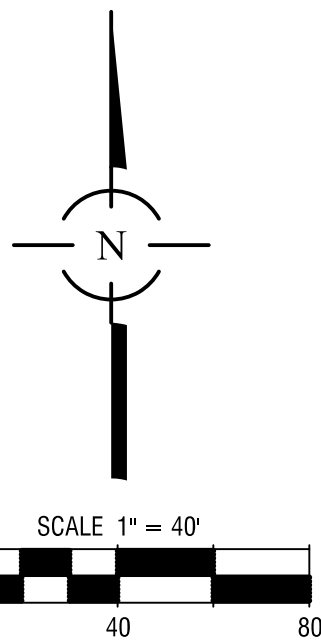
PRINT

BASIS OF BEARINGS

BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEIOD 12B)

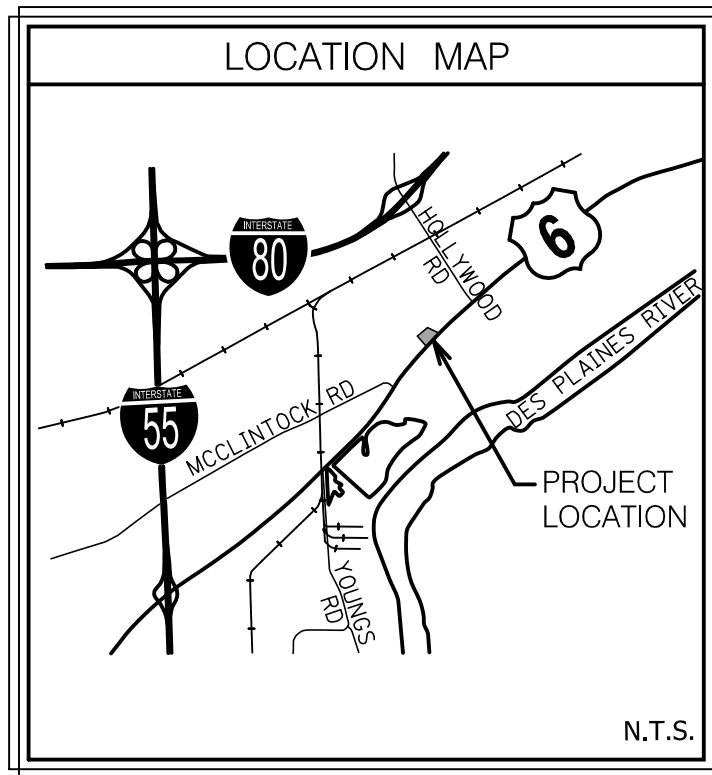
FLOODPLAIN DATA

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0260G MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD; ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH BFE; AND ZONE AE REGULATORY FLOODWAY AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

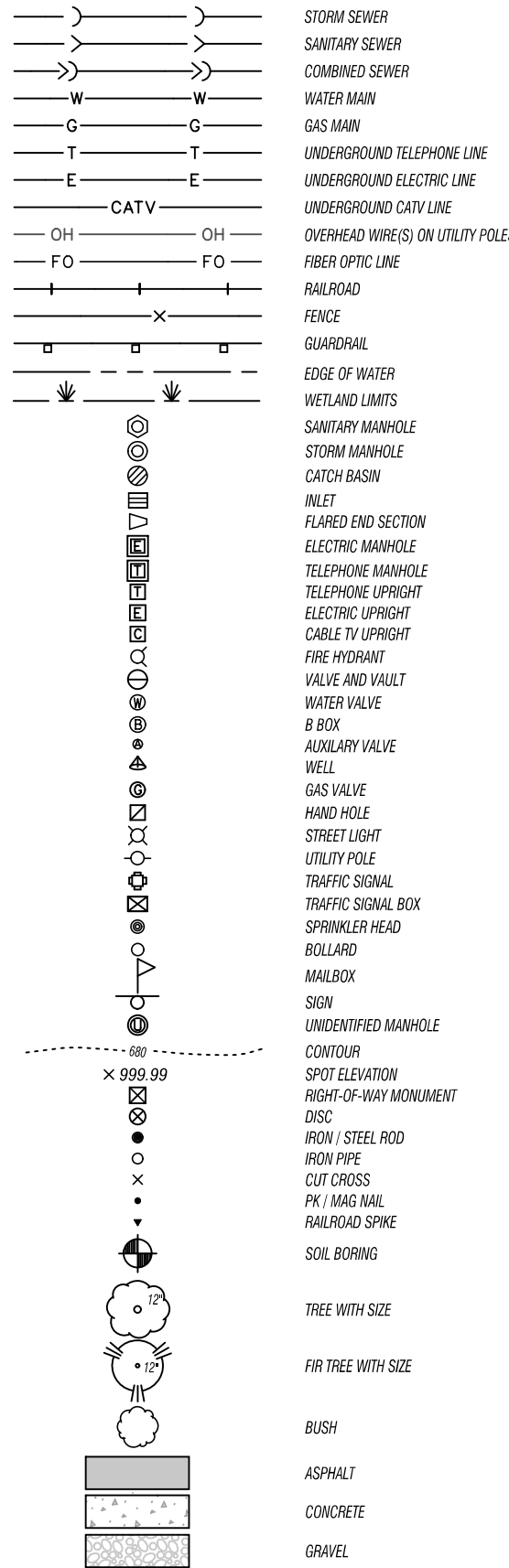


PRELIMINARY PLAT OF SUBDIVISION
FOR
3501 INDUSTRIAL - JOLIET
BEING A SUBDIVISION OF

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



LEGEND



(M) = MEASURED DIMENSIONS
(D) = DEED DIMENSIONS
(I) = IDEOT DIMENSIONS

PROPERTY DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET; THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE 01ED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.

| SITE DATA: LOT 1 | |
|----------------------------|--|
| SITE AREA | |
| SITE AREA | 125,841 SQ.FT. 2.89 ACRES |
| BUILDING AREA | |
| TOTAL BUILDING AREA | 18,000 SQ.FT. |
| PARKING DATA | |
| AUTO PARKING PROVIDED | 18 STALLS (INCLUDES TWO HANDICAPPED STALLS) |
| TRAILER PARKING (12' O.C.) | 17 STALLS |

| SITE DATA: LOT 2 | |
|------------------|-----------------------------|
| SITE AREA | |
| SITE AREA | 60,217 SQ.FT. 1.38 ACRES |

APPROVED BY RESOLUTION OF THE JOLIET PLAN COMMISSION,
THIS _____ DAY OF _____, 20__

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

APPROVED BY ORDINANCE OF THE CITY OF JOLIET COUNCIL,
THIS _____ DAY OF _____, 20__

MAYOR

CITY CLERK

REVISIONS:

| |
|--|
| |
| |
| |
| |
| |



CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 06/09/2022

JOB NO: 11560-M

FILENAME:

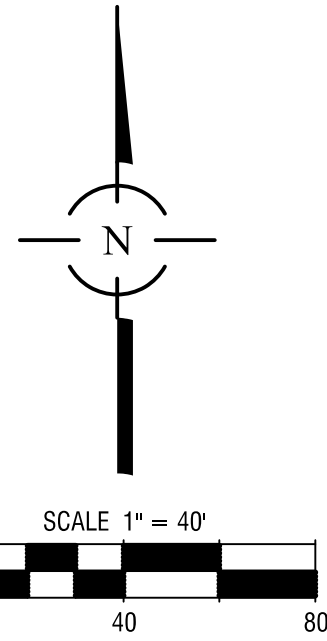
11560PLAT

SHEET

1 OF 1

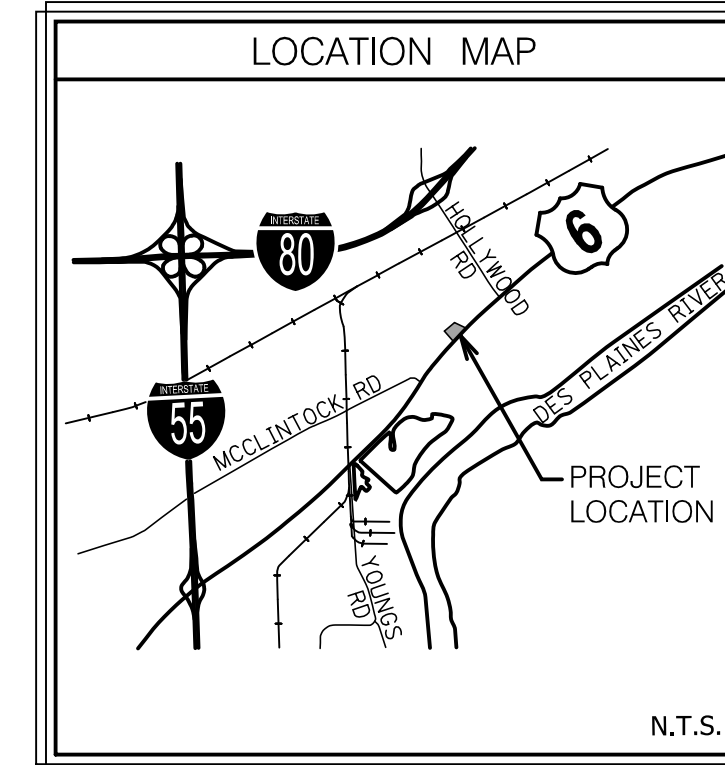
NOT FOR RECORDING

- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE CITY OF JOLIET.
 2. ALL SANITARY SEWERS SHALL BE PVC PIPE SDR 26 ASTM D-3034. PIPE DIAMETER SHALL BE 8" UNLESS NOTED OTHERWISE.
 3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76.
 4. ALL WATER MAINS SHALL BE 12" DUCTILE IRON PIPE.
 5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 6. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 7. CURB RETURNS ARE TO HAVE MINIMUM 20' RADIUS UNLESS NOTED OTHERWISE.
 8. PARKWAYS, AND NEW DITCHES SHALL BE SEEDED UNLESS NOTED OTHERWISE. DETENTION BASINS SHALL HAVE WETLAND PLANTINGS BELOW THE HWL AND NATIVE PRAIRIE PLANTINGS ON THE BANK ABOVE THE HWL.
 9. MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. 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.
 10. STORM WATER DETENTION FACILITIES ALONG ALL ROADS SHALL BE CONSTRUCTED ACCORDING TO SECTION 608.055-9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO PROXIMITY OF THE DETENTION POND TO THE RIGHT-OF-WAY.
 11. STREET SIGNS, PROPERTY MONUMENTS, AND PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE JOLIET SUBDIVISION ORDINANCE.
 12. ADJOINING ZONING SHOWN PER WILL COUNTY INTERACTIVE GIS DATA VIEWER MAP. SITE ZONING SHOWN PER CITY OF JOLIET INTERACTIVE ZONING MAP.
 13. THE RECORDING OF THE FINAL PLAT, ISSUANCE OF PERMITS (CURB CUTS, BUILDING, ETC.), POSTING OF SECURITY IN ACCORDANCE WITH THE CITY OF JOLIET SUBDIVISION ORDINANCES FOR THE COMPLETION OF THOSE SUBDIVISION IMPROVEMENTS REQUIRED IN ACCORDANCE WITH JOLIET SUBDIVISION ORDINANCES SHALL BE UNDERTAKEN, ISSUED AND REQUIRED.



**FINAL PLAT OF SUBDIVISION
FOR
3501 INDUSTRIAL - JOLIET
BEING A SUBDIVISION OF**

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

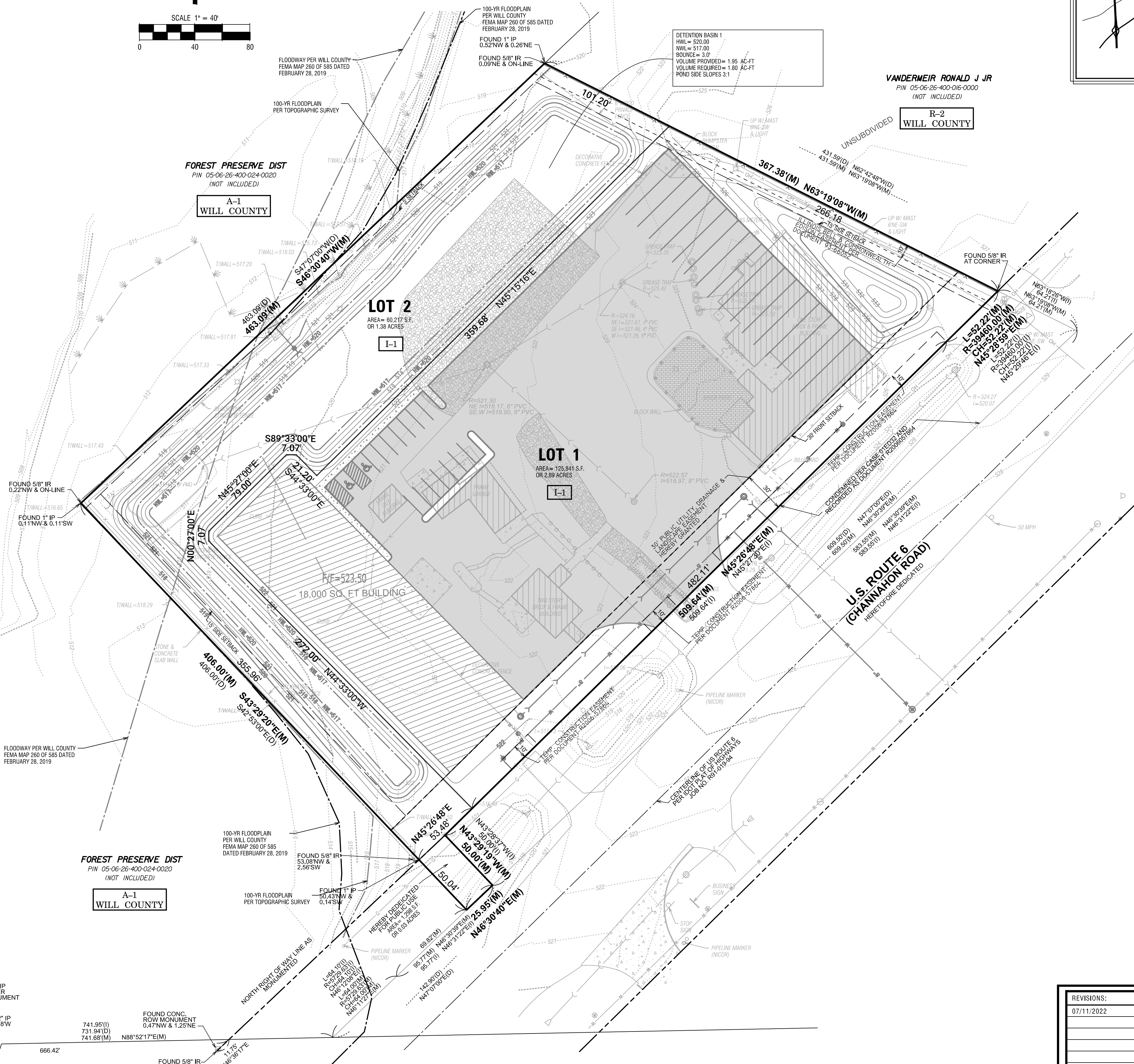


| LEGEND | |
|--------|----------------------------|
| | STORM SEWER |
| | SANITARY SEWER |
| | WATER MAIN |
| | GAS MAIN |
| | UNDERGROUND TELEPHONE LINE |
| | UNDERGROUND ELECTRIC LINE |
| | OVERHEAD GAS LINE |
| | OVERHEAD ELECTRIC LINE |
| | CATV |
| | FIRE HYDRANT |
| | RAILROAD |
| | FENCE |
| | GUARDRAIL |
| | EDGE OF WATER |
| | WETLAND LIMITS |
| | STORM MANHOLE |
| | CATCH BASIN |
| | FLARED END SECTION |
| | ELECTRIC MANHOLE |
| | TELEPHONE MANHOLE |
| | ELECTRIC UPRIGHT |
| | CABLE TV UPRIGHT |
| | FIRE HYDRANT |
| | VALVE AND VAULT |
| | BOREHOLE |
| | AUXILIARY VALVE |
| | GAS VALVE |
| | HAND HOLE |
| | STREET LIGHT |
| | UTILITY POLE |
| | TRAFFIC SIGNAL |
| | TRAFFIC SIGNAL BOX |
| | SPRINKLER HEAD |
| | ROLLUP |
| | MAILBOX |
| | SIGN |
| | UNEXCAVATED MANHOLE |
| | CONTOUR |
| | SPOT ELEVATION |
| | RIGHT-OF-WAY MONUMENT |
| | DITCH |
| | IRON / STEEL ROD |
| | IRON PIPE |
| | CUT / CROSS |
| | PVI / MAG NAIL |
| | RAILROAD SPIKE |
| | SDC BORING |
| | TREE WITH SIZE |
| | FIR TREE WITH SIZE |
| | BUSH |
| | ASPHALT |
| | CONCRETE |
| | GRAVEL |

(M) = MEASURED DIMENSIONS
(D) = DEED DIMENSIONS
(I) = ISOT DIMENSIONS

VANDERWEIR, RONALD J JR
PIN 05-06-26-400-016-0000
(NOT INCLUDED)

R-2
WILL COUNTY



PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 731.94 FEET, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 142.90 FEET, ALONG THE SAID CENTERLINE OF U.S. HIGHWAY ROUTE 6, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47 DEGREES 07 MINUTES 00 SECONDS EAST 609.50 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE NORTH 62 DEGREES 42 MINUTES 48 SECONDS WEST 431.59 FEET, THENCE SOUTH 47 DEGREES 07 MINUTES 00 SECONDS WEST 463.09 FEET, PARALLEL TO THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 6; THENCE SOUTH 42 DEGREES 53 MINUTES 00 SECONDS EAST 406.00 FEET, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART TAKEN BY CONDEMNATION CASE DIED32 IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, 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 JULIE. AT 1-800-892-0123. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEIOD 128) UTILIZING GNSS EQUIPMENT AND TOPOLINE RTK NETWORK.

TAX P.L.N.S. (PER TITLE COMMITMENT):

05-06-26-400-018-0000

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C0260G MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO GREEN) - AREA OF MINIMAL FLOOD HAZARD. ZONE AE - SPECIAL FLOOD HAZARD AREAS WITH BFE, AND ZONE AE REGULATORY FLOODWAY AS IDENTIFIED BY SAID F.I.R.M. MAP.

LAST DATE OF FIELD WORK: DECEMBER 15, 2021

PROPERTY SURVEYED CONTAINS: 186,058 SQUARE FEET, OR 4.271 ACRES, MORE OR LESS.

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN
COMMISSION ON :

THIS _____ DAY OF _____, 2022.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF JOLIET ON:

THIS _____ DAY OF _____, 2022.

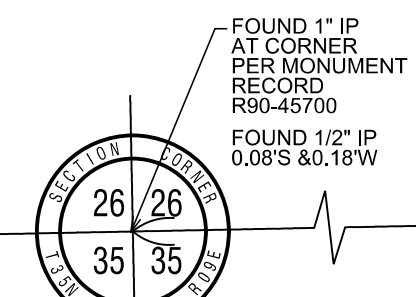
MAYOR

CITY CLERK

PREPARED FOR

DEVELOPER & OWNER:

FLEX CAPITAL, INC
106 STEPHEN STREET, SUITE 202
LEMONT, ILLINOIS 60436



FOREST PRESERVE DIST
PIN 05-06-26-400-024-0020
(NOT INCLUDED)
A-1
WILL COUNTY

| REVISIONS: |
|------------|
| 07/11/2022 |
| |
| |
| |
| |



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

| |
|--------------------------|
| DATE: 06/09/2022 |
| JOB NO: 11560-M |
| FILENAME: 11560SUB-FINAL |
| SHEET 1 OF 1 |

Figure 1: 3501 Channahon Road, view of site looking west along Route 6



Figure 2: Site access and west side of property, view northwest from Route 6

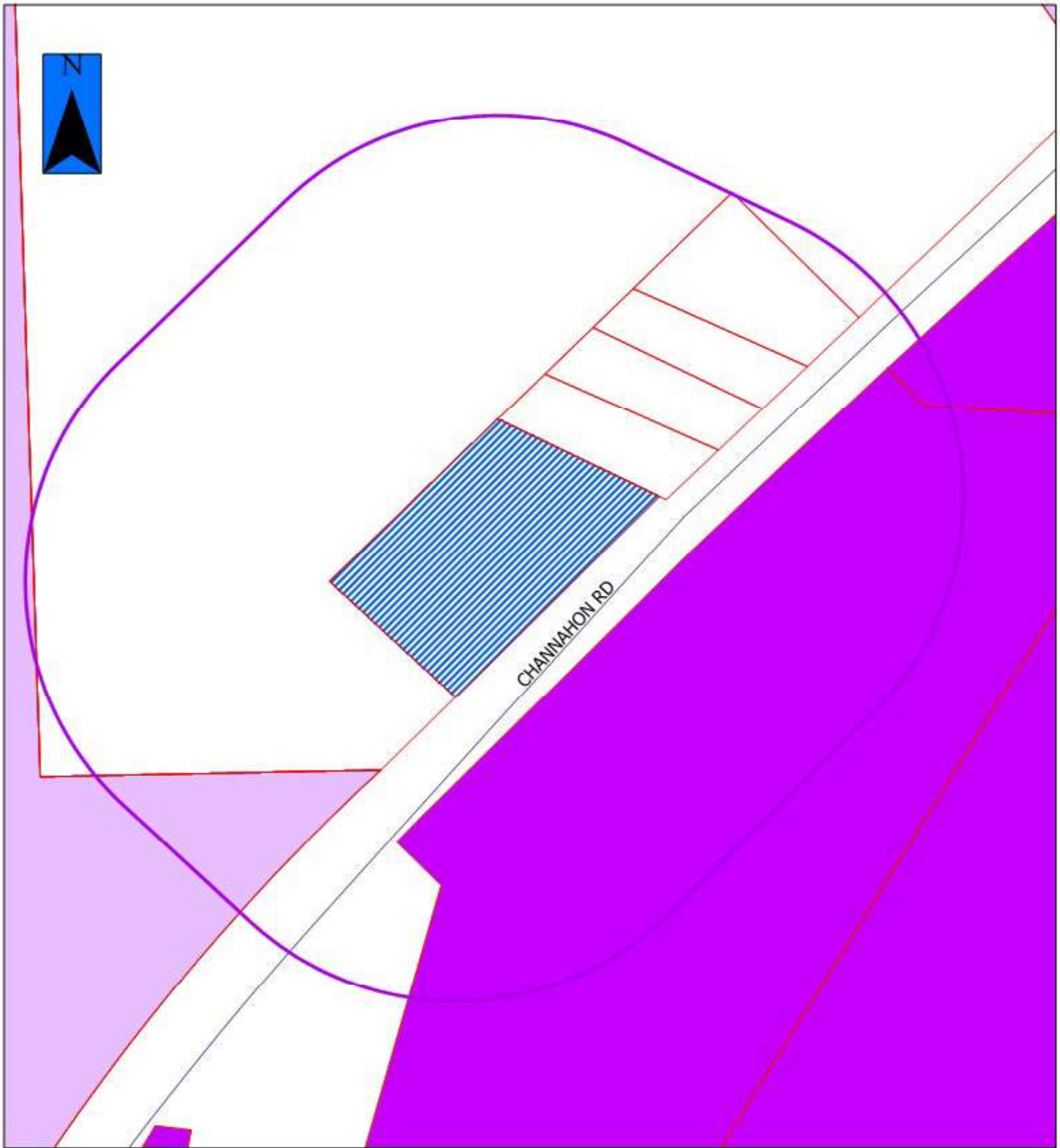


Figure 3: West side of site containing vacant residence, view north from Route 6





Figure 4: East side of site adjacent to residential, view north from Route 6



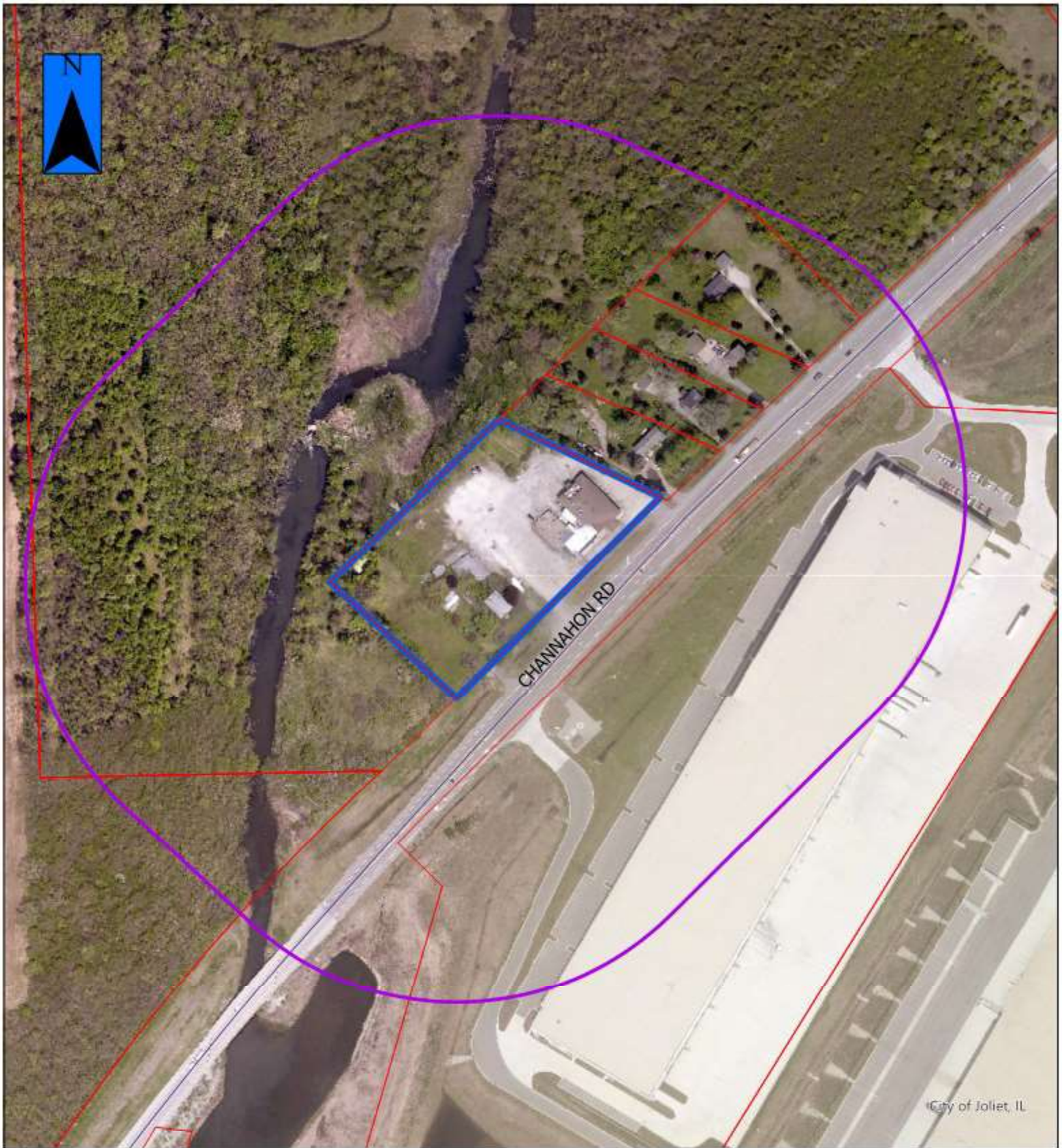


P-5-22



-  = 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 |



City of Joliet, IL

P-5-22a



= Property in Question



= 600' Public Notification Boundary