

STAFF REPORT

DATE: September 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-5-21: Annexation of 6.651 Acres Located at Vetter Road, Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning.
A-6-21: Annexation of 1.9 Acres (Part of 23525 and 23551 S. Vetter Road), Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning.

GENERAL INFORMATION:

APPLICANT: City of Joliet

STATUS OF APPLICANT: Property owner

REQUESTED ACTION: Approval of Annexation and Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning

PURPOSE: To incorporate into the City of Joliet for right-of-way use

EXISTING ZONING: Unincorporated Will County A-1 Agricultural

PROPOSED ZONING: I-TC (Intermodal Terminal-Industrial Park)

LOCATION: North of Millsdale Road, south of Schweitzer Road

SIZE: 8.551 Acres (approximately ½ mile in length)

EXISTING LAND USE: Undeveloped Right-of-Way

SURROUNDING LAND USE & ZONING:

NORTH: Agricultural, I-TC
SOUTH: Industrial, I-TC
EAST: Agricultural, A-1 (Unincorp. Will County)
WEST: Agricultural, A-1 (Unincorp. Will County)

SITE HISTORY: No previous cases

SPECIAL INFORMATION: In anticipation of the Houbolt Road improvements and bridge over the DesPlaines River, Vetter Road, which runs south of Schweitzer Road will also be widened and improved. CenterPoint acquired property along existing Vetter Road and dedicated it to the City in June 2021. The subject site property is currently in Unincorporated Will County and needs to be annexed and zoned in Joliet to complete the widening project. The I-TC (intermodal Terminal – Industrial Park) zoning district category most closely resembles potential uses of the surrounding area. There are no known development plans that are currently submitted for this surrounding area. CenterPoint is prepared to make the improvements to Vetter Road and will likely seek recapture from adjacent developers for some improvement costs.

ANALYSIS: The approval of the requested Annexation and Classification to the I-TC zoning district will allow the widening and improvements to Vetter Road and the continued development of the CenterPoint Intermodal Terminal and Industrial Park.

STATE OF ILLINOIS)

) SS.

COUNTY OF WILL)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS**PETITION FOR ANNEXATION TO THE CITY OF JOLIET**

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 8/13/21

 PETITIONER

Subscribed and Sworn to before me
 this 20th day of August, 2021.

Karen A. Mackley
 NOTARY PUBLIC



CHRISTA M. DESIDERIO
 CITY CLERK
 JOLIET, ILLINOIS

21 AUG 20 AM 11:54

FILED

CASE NO. A-5-21
DATE FILED 8/20/21

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

CITY OF JOLIET (MI) (LN) (Suffix)

____ (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

150 W. JEFFERSON ST JOLIET IL 60432
BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL ()

E-MAIL ADDRESS: _____

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.)

CITY OF JOLIET (MI) (LN) (Suffix)

____ (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL ()

E-MAIL ADDRESS: _____

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

III. Agent Authorization:

FILED
21 AUG 20 AM 11:54
JOLIET ILLINOIS
CITY CLERK
CHRISTINA M. DESJARDIN

Please check one of the following:

_____ *I will represent my petition before the Plan Commission and the City Council of the City of Joliet.*

_____ *I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.*

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

_____ Agent's
Name Company Name (If Applicable)

_____ Agent's
Mailing Address City/State/Zip

() _____ () _____ () _____
Agent's Phone Area Code Mobile Area code Fax

Email address: _____

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):

Date: _____ Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME _____	ADDRESS _____	() _____ Area Code Phone
NAME _____	ADDRESS _____	() _____ Area Code Phone
NAME _____	ADDRESS _____	() _____ Area Code Phone

v. Property information:

PROPERTY ADDRESS:

CHRISTA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

21 AUG 20 AM 11:54

FILED

SEE EXHIBIT A
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): SEE EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

LOT SIZE: WIDTH DEPTH AREA

PRESENT LAND USE: ROAD RIGHT-OF-WAY

EXISTING ZONING: COUNTY AG (A-1)

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: RECONSTRUCTION OF VETERAN ROAD Z

ANNEXATION CLASSIFICATION REQUESTED: I-TC

USES OF SURROUNDING PROPERTIES:

NORTH PUBLIC UTILITY; AG/ITC EAST COUNTY AG (A-1)
SOUTH COUNTY AG (A-1) ITC WEST " " "

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and belief.

[Signature]
PETITIONER

8/13/21
DATE

PETITIONER

DATE

Subscribed and Sworn to before me
this 20th day of August, 2021.

Karen A. Mackley
NOTARY PUBLIC



CHRISTA M. DESIDERIO
CITY CLERK
ILLINOIS

21 AUG 20 AM 11:54

FILED

STATE OF ILLINOIS)

) SS.

COUNTY OF WILL)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOISPETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE:

4/16/21


 PETITIONER

Subscribed and Sworn to before me
this 20th day of April, 2021.


 NOTARY PUBLIC


FILED
21 APR 20 AM 10:10
CHRISTA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

CASE NO. A-6-21
DATE FILED 4/16/21

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

City of Joliet

FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
150 W. Jefferson Street	Joliet	IL	60432
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL ()

E-MAIL ADDRESS: _____

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.)

City of Joliet

FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
150 W. Jefferson Street	Joliet	IL	60432
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL ()

E-MAIL ADDRESS: _____

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

FILED
21 APR 20 AM 10:10
CHRISTINA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

III. Agent Authorization:

Please check one of the following:

_____ *I will represent my petition before the Plan Commission and the City Council of the City of Joliet.*

_____ *I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.*

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

Agent's Name Company Name *(If Applicable)*

Agent's Mailing Address City/State/Zip

(_____) (_____) (_____) _____
Agent's Phone Area Code Mobile Area code Fax

Email address: _____

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):

Date: _____

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME ADDRESS (_____) _____
Area Code Phone

NAME ADDRESS (_____) _____
Area Code Phone

NAME ADDRESS (_____) _____
Area Code Phone

FILED
21 APR 20 AM 10:10
CHRISTA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS

v. Property information:

PROPERTY ADDRESS:

Formerly Part of 23525 and 23551 S. Vetter Rd Elwood IL 60421
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): Formerly part of
04-10-01-400-011-0000 and 04-10-01-400-009-0000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

See Exhibit "A"

LOT SIZE: WIDTH DEPTH AREA

PRESENT LAND USE: Future road right-of-way

EXISTING ZONING: County Ag (A-1)

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Reconstruction of Vetter Road
pursuant to an Agreement between Petitioner and CenterPoint Joliet Terminal Railroad, LLC

ZONING CLASSIFICATION REQUESTED: I-TC

USES OF SURROUNDING PROPERTIES:

NORTH Public Utility/County Ag (A-1) and I-TC EAST County Ag (A-1)

SOUTH County Ag (A-1) WEST County Ag (A-1)

IMPORTANT

You must attach a list of all land owners located within 300-feet of the property to be annexed. You must also appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

[Signature]
PETITIONER

4/16/21
DATE

PETITIONER

DATE

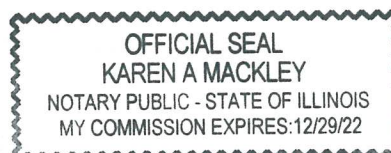
Subscribed and Sworn to before me
this 20th day of April, 2021.

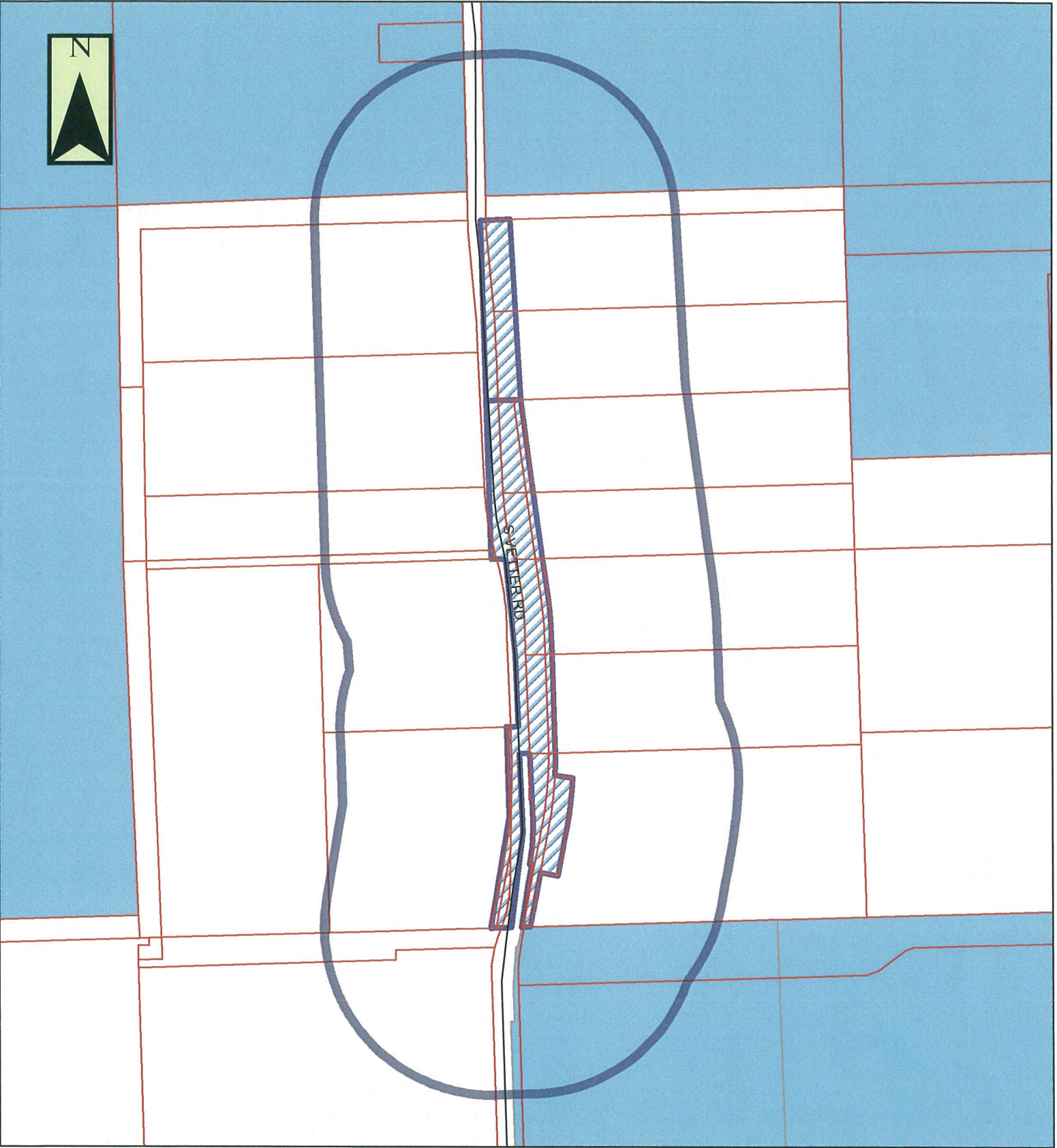
Karen A. Mackley
NOTARY PUBLIC

CHRISTA M. DESIDERIO
CITY CLERK
JOLIET, ILLINOIS



21 APR 20 AM 10:10

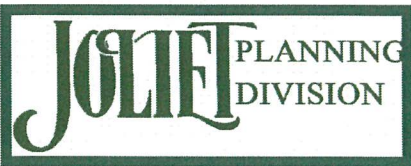
FILED



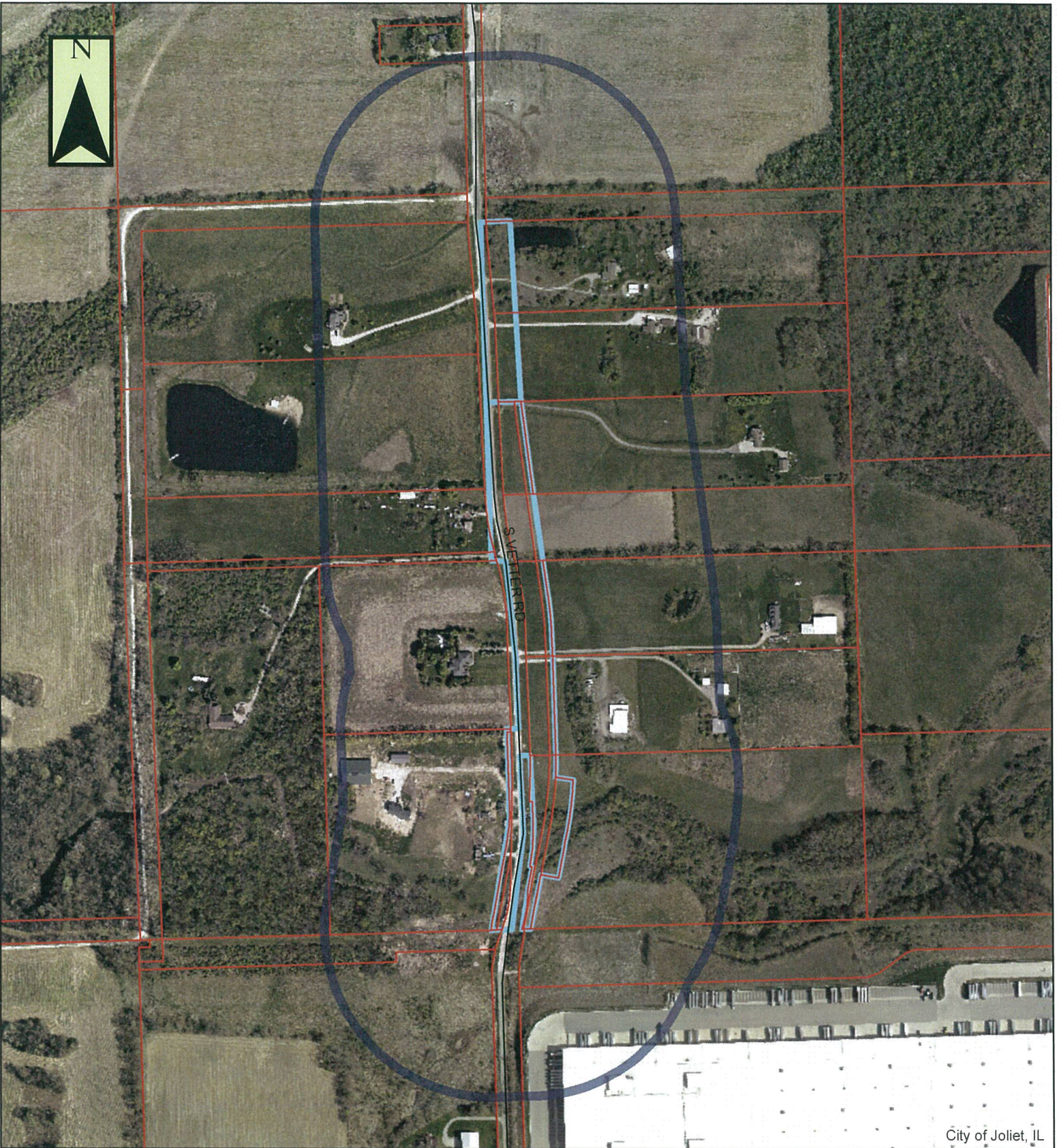


A-5-21 & A-6-21

 = Property in Question
 = 600' Public Notification Boundary





Zoning		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

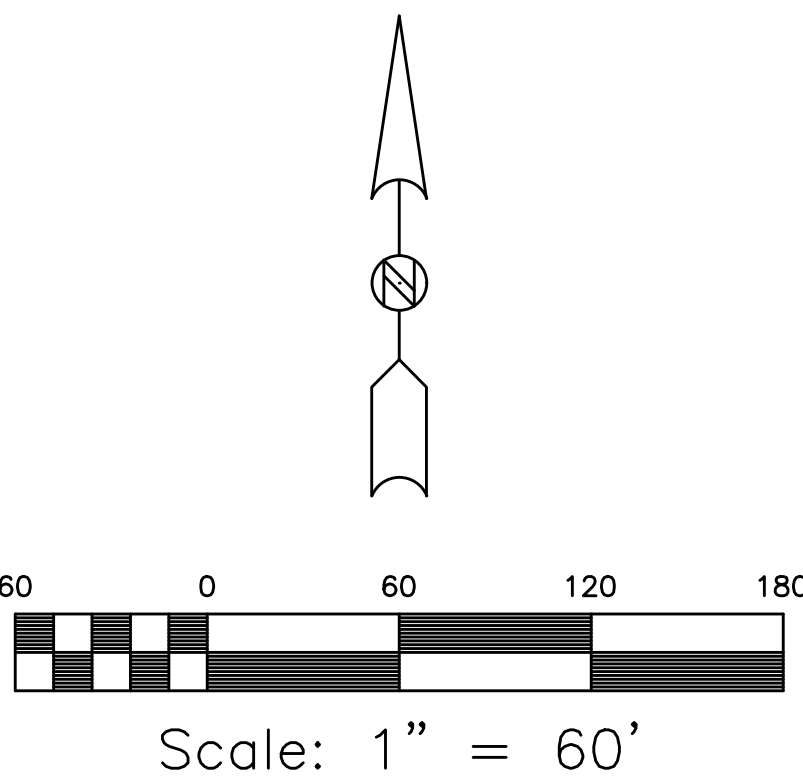
A-5-21 & A-6-21a



-  = Property in Question
-  = 600' Public Notification Boundary

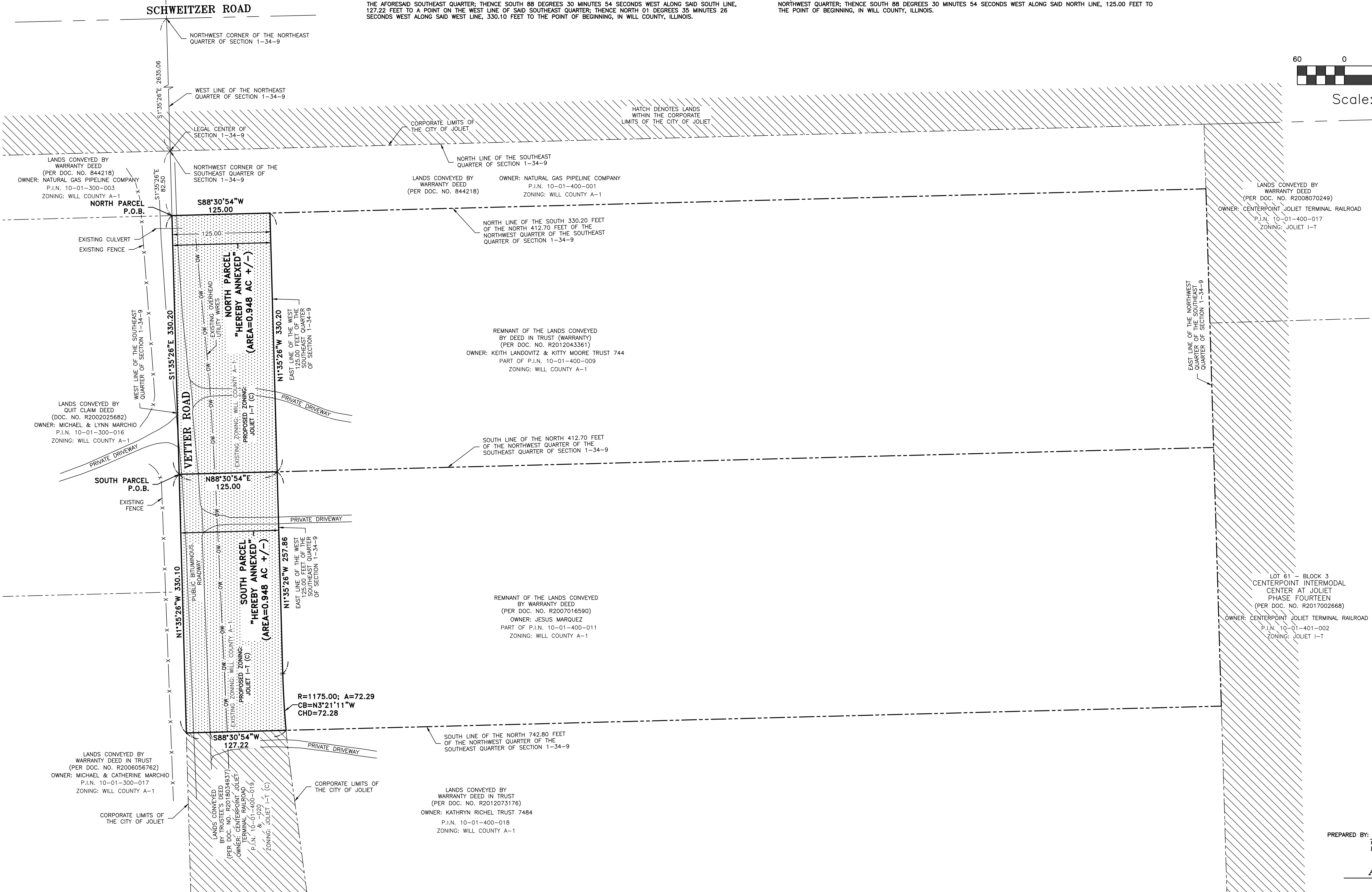
ANNEXATION AND ZONING EXHIBIT
[CITY OF JOLIET – ZONING I-T(C)]

PART OF P.I.N. 10-01-400-009 & -011
COMMON ADDRESS: FRONTAGES OF 23525 S. VETTER RD
AND 23551 S. VETTER RD
ELWOOD, IL 60421
OWNER: CITY OF JOLIET
150 W JEFFERSON ST
JOLIET, IL 60432



SOUTH PARCEL:
THAT PART OF THE SOUTH 330.10 FEET OF THE NORTH 742.80 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1 IN TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 2635.06 FEET TO THE NORTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 412.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330.10 FEET OF THE NORTH 742.80 FEET OF THE AFORESAID NORTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID NORTH LINE, 125.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 125.00 FEET OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG SAID EAST LINE, 257.86 FEET TO THE START OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1175.00 FEET, THENCE SOUTHERLY 72.29 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 03 DEGREES 21 MINUTES 11 SECONDS EAST 72.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 742.80 FEET OF THE NORTHWEST QUARTER OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 30 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE, 127.22 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 35 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, 330.10 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

NORTH PARCEL:
THE WEST 125.00 FEET OF THE SOUTH 330.20 FEET OF THE NORTH 412.70 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 2635.06 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 82.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330.20 FEET OF THE NORTH 412.70 FEET OF SAID NORTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE, 330.20 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 412.70 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE, 125.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 125.00 FEET OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 35 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE, 330.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330.20 FEET OF THE NORTH 412.70 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 30 MINUTES 54 SECONDS WEST ALONG SAID NORTH LINE, 125.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



ANNEXATION & ZONING
(CITY OF JOLIET)

DRAWN BY: CJT
CHECKED BY: CMP

JOB # GJN17565
DATE: 04/13/2021

GEOTECH INC.

CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
815/730-1010

ANNEXATION & ZONING
(CITY OF JOLIET)

DRAWN BY: CJT
CHECKED BY: CMP

JOB # GJN17565
DATE: 04/13/2021

VETTER ROAD
PART OF SECTION 1-34-9

PREPARED BY:
CHRISTOPHER M. PAPESH, L.P.L.S., NO. 3369
LICENSE EXPIRATION DATE: 11/30/2022

April 13, 2021

GJN17565

ANNEXATION AND ZONING

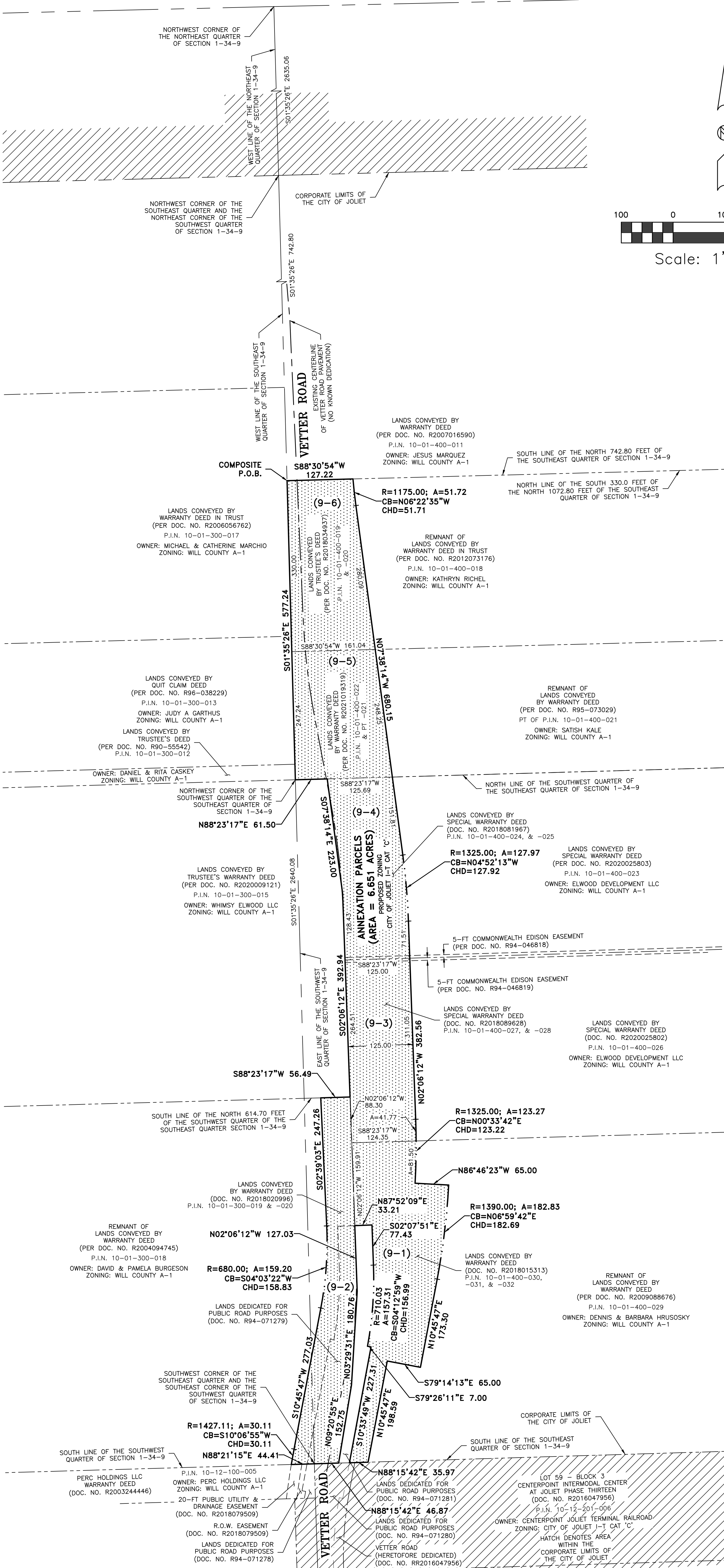
[CITY OF JOLIET – ZONING I-T(C)]

PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 1 IN TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 10-01-300-019 &
10-01-300-020,
AND
10-01-400-019, -020,
-021 (PT. OF), -022,
-024, -025, -027,
-028, -030, -031,
& -032

COMMON ADDRESS: FRONTAGES OF 23645 S. VETTER RD
THROUGH 23828 S. VETTER RD
ELWOOD, IL 60421

OWNER: CENTERPOINT JOLIET TERMINAL RAILROAD LLC
1808 SWIFT DRIVE
OAK BROOK, IL 60523-1501



LANDS HEREBY ANNEXED TO THE CITY OF JOLIET:

- (9-1) LANDS CONVEYED TO CENTERPOINT JOLIET TERMINAL RAILROAD LLC BY WARRANTY DEED RECORDED MARCH 6, 2018, AS DOCUMENT NUMBER R2018015313.
- (9-2) LANDS CONVEYED TO CENTERPOINT JOLIET TERMINAL RAILROAD LLC BY WARRANTY DEED RECORDED MARCH 29, 2018, AS DOCUMENT NUMBER R2018020996.
- (9-3) LANDS CONVEYED TO CENTERPOINT JOLIET TERMINAL RAILROAD LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 27, 2018, AS DOCUMENT NUMBER R2018089628.
- (9-4) LANDS CONVEYED TO CENTERPOINT JOLIET TERMINAL RAILROAD LLC BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 26, 2018, AS DOCUMENT NUMBER R2018081967.
- (9-5) LANDS CONVEYED TO CENTERPOINT JOLIET TERMINAL RAILROAD LLC BY WARRANTY DEED RECORDED JULY 17, 2018, AS DOCUMENT NUMBER R2018049040, AND RE-RECORDED FEBRUARY 18, 2021, AS DOCUMENT NUMBER R2021019319.
- (9-6) LANDS CONVEYED TO CENTERPOINT JOLIET TERMINAL RAILROAD LLC BY TRUSTEE'S DEED RECORDED MAY 24, 2018, AS DOCUMENT NUMBER R2018034937.

COMPOSITE METES AND BOUNDS DESCRIPTION OF SAID LANDS HEREBY ANNEXED: THAT PART OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1 IN TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 2635.06 FEET TO THE NORTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 742.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330.0 FEET OF THE NORTH 1072.80 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 35 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE, 577.24 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 1; THENCE NORTH 88 DEGREES 23 DEGREES 17 MINUTES EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, 61.50 FEET TO A POINT ON THE CENTERLINE OF VETTER ROAD, AS DESCRIBED IN TRUSTEE'S WARRANTY DEED ACCORDING TO THE DOCUMENT RECORDED DECEMBER 31, 2020, AS DOCUMENT NUMBER R202009121; THENCE SOUTH 07 DEGREES 38 MINUTES 14 SECONDS EAST ALONG SAID CENTERLINE, 223.00 FEET; THENCE SOUTH 02 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID CENTERLINE, 392.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 614.70 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 1; THENCE SOUTH 88 DEGREES 23 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, 56.49 FEET; THENCE SOUTH 02 DEGREES 39 MINUTES 03 SECONDS EAST 247.26 FEET TO THE START OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 680.00 FEET, THENCE SOUTHERLY 159.20 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 04 DEGREES 03 MINUTES 22 SECONDS WEST 158.83 FEET; THENCE SOUTH 10 DEGREES 45 MINUTES 47 SECONDS WEST 277.03 FEET TO THE START OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1427.11 FEET, THENCE SOUTHERLY 30.11 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 10 DEGREES 06 MINUTES 55 SECONDS WEST 30.11 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 1; THENCE NORTH 88 DEGREES 21 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE, 44.41 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 46.87 FEET TO THE PROPAGATED CENTERLINE OF VETTER ROAD, AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 29, 2018, AS DOCUMENT NUMBER R2018020996; THENCE NORTH 09 DEGREES 20 MINUTES 55 SECONDS EAST ALONG SAID CENTERLINE, 152.75 FEET; THENCE NORTH 03 DEGREES 29 MINUTES 31 SECONDS EAST ALONG SAID CENTERLINE, 180.76 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 12 SECONDS WEST ALONG SAID CENTERLINE, 127.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID DEDICATION; THENCE SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 77.43 FEET TO THE START OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 710.03 FEET, THENCE SOUTHERLY 157.31 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 04 DEGREES 12 MINUTES 59 SECONDS WEST 156.99 FEET; THENCE SOUTH 79 DEGREES 26 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 7.00 FEET; THENCE SOUTH 10 DEGREES 33 MINUTES 49 SECONDS WEST ALONG SAID EASTERLY BOUNDARY, 227.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 1; THENCE NORTH 88 DEGREES 15 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE, 35.97 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 47 SECONDS EAST 198.59 FEET; THENCE SOUTH 79 DEGREES 14 MINUTES 13 SECONDS EAST 65.00 FEET; THENCE NORTH 10 DEGREES 45 MINUTES 47 SECONDS EAST 173.30 FEET TO THE START OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1390.00 FEET, THENCE NORTHERLY 182.83 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 06 DEGREES 59 MINUTES 42 SECONDS EAST 182.69 FEET; THENCE NORTH 86 DEGREES 46 MINUTES 23 SECONDS WEST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, 65.00 FEET TO A POINT ON A CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 1325.00 FEET, THENCE NORTHERLY 123.27 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 00 DEGREES 33 MINUTES 42 SECONDS EAST 123.22 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 12 SECONDS WEST 382.56 FEET TO THE START OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1325.00 FEET, THENCE NORTHERLY 127.97 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 04 DEGREES 52 MINUTES 13 SECONDS WEST 127.92 FEET; THENCE NORTH 07 DEGREES 38 MINUTES 14 SECONDS WEST 680.15 FEET TO THE START OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1175.00 FEET, THENCE NORTHERLY 51.72 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 06 DEGREES 22 MINUTES 35 SECONDS WEST 51.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 742.80 FEET OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE, 127.22 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PREPARED BY:
CHRISTOPHER M. PAPERSE, I.P.L.S. NO. 3369
LICENSE EXPIRATION DATE: 11/30/2022

April 13, 2021