

DATE: July 8, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-5-21: Preliminary Plat of Cherry Hill Business Park West Unit 6  
Subdivision  
FP-4-21: Final Plat of Cherry Hill Business Park West Unit 6  
Subdivision, Phase 1

GENERAL INFORMATION:

APPLICANT: Northern Builders

STATUS OF APPLICANT: Owner/Developer

REQUESTED ACTION: Preliminary Plat: Approval of a 5-lot subdivision  
Final Plat: Approval of a 1 lot subdivision

PURPOSE: To allow construction an industrial warehouse

EXISTING ZONING: I-1 (light industrial)

LOCATION: East of Cherry Hill Road and South of Ellis Rd.

SIZE: 102 acres

EXISTING LAND USE: Undeveloped Industrial

SURROUNDING LAND  
USE & ZONING: North: Industrial, I-1  
South: Undeveloped, Unincorp. Will County  
East: Undeveloped Industrial, Village of New  
Lenox  
West: Industrial, I-1

SITE HISTORY: The subject property was annexed, zoned to I-1, along with an annexation agreement in April 2005. The Preliminary/Final and Recording Plats for Unit 1 were approved in February 2006. Recording Plats for Units 2 thru 5 were previously approved from 2006 to 2018.

SPECIAL INFORMATION: The preliminary plat is proposing to divide a single parcel into five lots to allow for the continued development of the Cherry Hill Business Park West industrial park. Lot 1 includes 12 acres and is also the sole

lot included on the Final Plat. A 260,00 sq. ft. industrial warehouse is proposed to be located on it in the near future. Lots 2 thru 4 are buildable lots that range in size from 11.3 acres to 24.2 acres. There are no known users identified for these lots at this time. Approval of future final plats will be required to allow for the development of lots 2 thru 4. Outlot A currently contains the existing stormwater and detention area for the subdivision. As part of this proposal, an off-site easement will be recorded to insure its continued future use and maintenance for the park.

All public improvements, sewer and water connection fees, the developer's impact fee and landscaping will be required per the approved annexation agreement and city ordinance.

ANALYSIS: The approval of the Preliminary Plat for Cherry Hill Business Park West Unit 6 Subdivision, and the Final Plat for Cherry Hill Business Park West Unit 6, Phase 1 Subdivision will allow the construction of an industrial warehouse building and is consistent with the surrounding and proposed land use in the project area.

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

\_\_\_\_\_ **Preliminary Plat**  
\_\_\_\_\_ **Final Plat**  
\_\_\_\_\_ **Recording Plat**

NAME OF SUBDIVISION: \_\_\_\_\_

NAME OF PETITIONER: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS PHONE: \_\_\_\_\_

INTEREST OF PETITIONER: \_\_\_\_\_

NAME OF LOCAL AGENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

OWNER: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LAND SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**ATTORNEY:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMON ADDRESS: \_\_\_\_\_

PERMANENT INDEX NUMBER (Tax No.): \_\_\_\_\_

SIZE: \_\_\_\_\_

NO. OF LOTS: \_\_\_\_\_

PRESENT USE: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_

USES OF SURROUNDING PROPERTIES: North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

Name of Park District: \_\_\_\_\_

Date Contacted Park District: \_\_\_\_\_

Is any open space/park site being offered as part of a preliminary plat? \_\_\_\_\_

If yes, what amount? \_\_\_\_\_

(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: \_\_\_\_\_

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: \_\_\_\_\_

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, \_\_\_\_\_, 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: \_\_\_\_\_  
Petitioner's Name

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

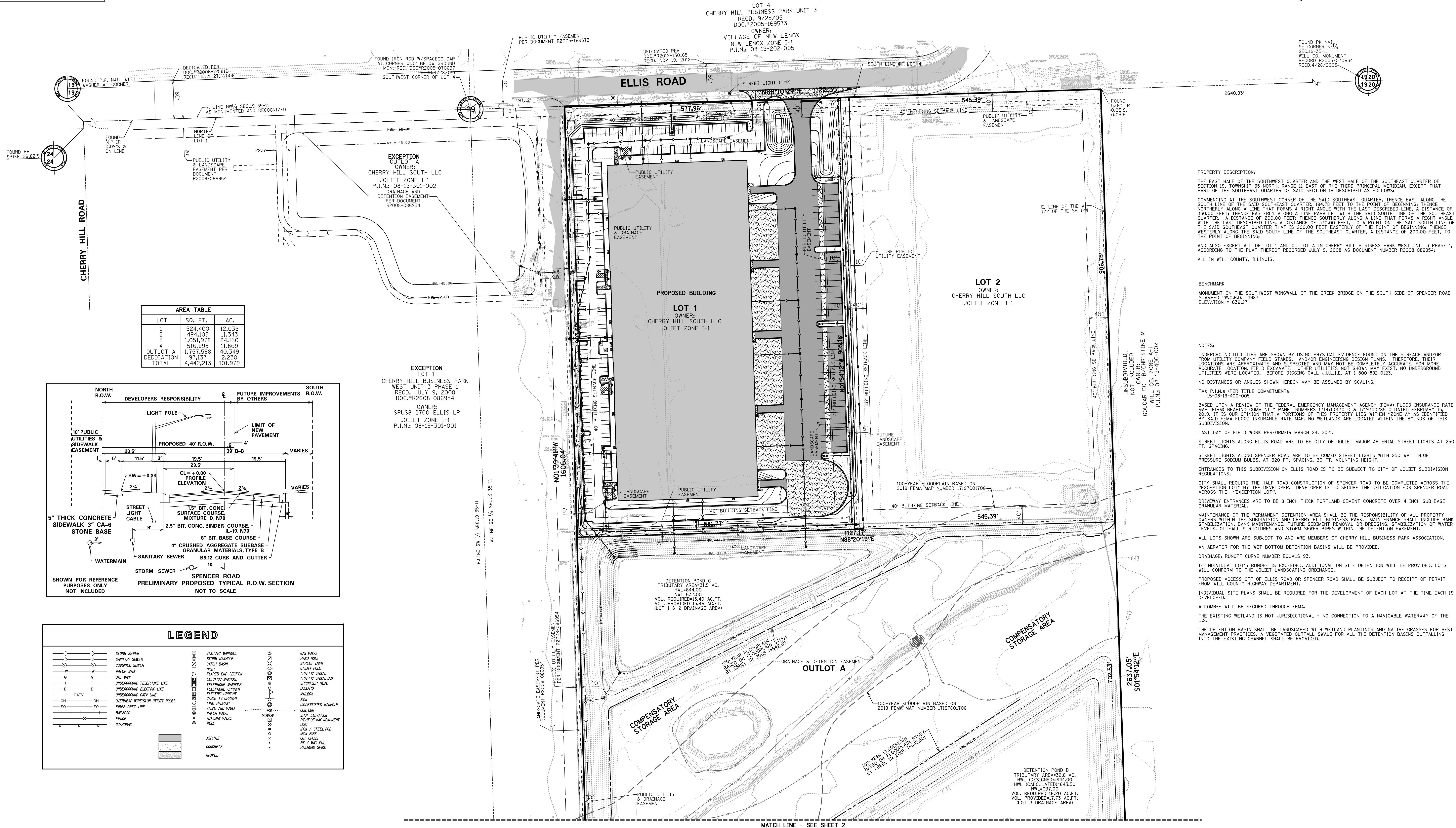
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires:



BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**NOT FOR RECORDING**



PROPERTY DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY, TOWNSHIP 3 NORTH, RANGE 12 EAST OF THE TUDOR PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE WEST LINE OF SAID QUARTER, 194.75 FEET TO THE POINT OF BEGINNING, THENCE NORTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 200.00 FEET, THENCE EASTERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 200.00 FEET, THENCE SOUTHERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 200.00 FEET, THENCE EASTERLY ALONG A LINE THAT FORMS A RIGHT ANGLE WITH THE LAST DESCRIBED LINE, A DISTANCE OF 200.00 FEET, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG A LINE THAT IS 200.00 FEET EASTERLY OF THE POINT OF BEGINNING, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

ALL IN WILL COUNTY, ILLINOIS.

BENCHMARK  
MONUMENT ON THE SOUTHWEST WINGWALL OF THE CREEK BRIDGE ON THE SOUTH SIDE OF SPENCER ROAD  
STAMPED "W.C.H.D., 1987  
ELEVATION = 636.27

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.

TAX P.I.N.s (PER TITLE COMMITMENT):  
15-08-19-400-005

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) BEARING COMMUNITY PANEL NUMBERS 17197C0170 G & 17197C0285 G DATED FEBRUARY 15, 2019, IT IS OUR OPINION THAT A PORTIONS OF THIS PROPERTY LIES WITHIN "ZONE A" AS IDENTIFIED BY SAID FEMA FLOOD INSURANCE RATE MAP. NO WETLANDS ARE LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION.

LAST DAY OF FIELD WORK PERFORMED: MARCH 24, 2021.

STREET LIGHTS ALONG ELLIS ROAD ARE TO BE CITY OF JOLIET MAJOR ARTERIAL STREET LIGHTS AT 250 FT. SPACING.

STREET LIGHTS ALONG SPENCER ROAD ARE TO BE COMED STREET LIGHTS WITH 250 WATT HIGH PRESSURE SODIUM BULBS. AT 320 FT. SPACING, 30 FT. MOUNTING HEIGHT.

CITY SHALL REQUIRE THE HALF ROAD CONSTRUCTION OF SPENCER ROAD TO BE COMPLETED ACROSS THE "EXCEPTION LOT" BY THE DEVELOPER. DEVELOPER IS TO SECURE THE DEDICATION FOR SPENCER ROAD ACROSS THE "EXCEPTION LOT".

DRIVEWAY ENTRANCES ARE TO BE 8 INCH THICK PORTLAND CEMENT CONCRETE OVER 4 INCH SUB-BASE GRANULAR MATERIAL.

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION AND ADJACENT 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.

ALL LOTS SHOWN ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.  
AN AERATOR FOR THE WET BOTTOM DETENTION BASINS WILL BE PROVIDED.  
DRAINAGE: RUNOFF CURVE NUMBER EQUALS 93.  
IF INDIVIDUAL LOT'S RUNOFF IS EXCEEDED, ADDITIONAL ON SITE DETENTION WILL BE PROVIDED. LOTS

PROPOSED ACCESS OFF OF ELLIS ROAD OR SPENCER ROAD SHALL BE SUBJECT TO RECEIPT OF PERMIT FROM WILL COUNTY HIGHWAY DEPARTMENT.

INDIVIDUAL SITE PLANS SHALL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT AT THE TIME EACH IS DEVELOPED.

A LOMB-F WILL BE SECURED THROUGH FEMA.

THE DETENTION BASIN SHALL BE LANDSCAPED WITH WETLAND PLANTINGS AND NATIVE GRASSES FOR BEST MANAGEMENT PRACTICES. A VEGETATED OUTFALL SWALE FOR ALL THE DETENTION BASINS OUTFALLING INTO THE EXISTING CHANNEL SHALL BE PROVIDED.

**NOT FOR RECORDING**


PREPARED FOR:  
OWNER/DEVELOPER

***northern***

NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, IL 60176

FOR REVIEW  
PURPOSES ONLY

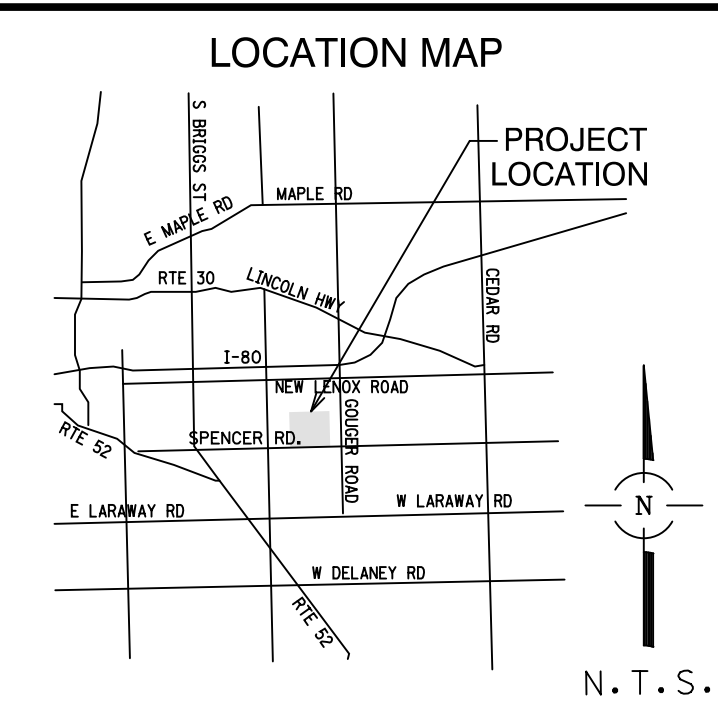
PRELIMINARY PLAT  
OF SUBDIVISION OF  
CHERRY HILL BUSINESS  
PARK WEST UNIT 6

REVISIONS:	 <b>SPACECO INC.</b>	<b>CONSULTING ENGINEERS</b> <b>SITE DEVELOPMENT ENGINEERS</b> <b>LAND SURVEYORS</b>	DATE: 06/11/2021
06/30/2021			JOB NO: 3943
07/06/2021			FILENAME: 3943 - 21PRESUB

9575 W. Higgins Road, Suite 700 Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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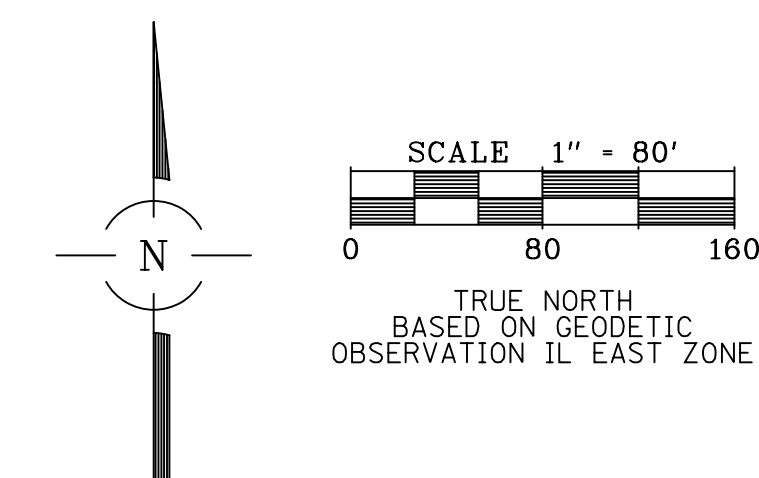




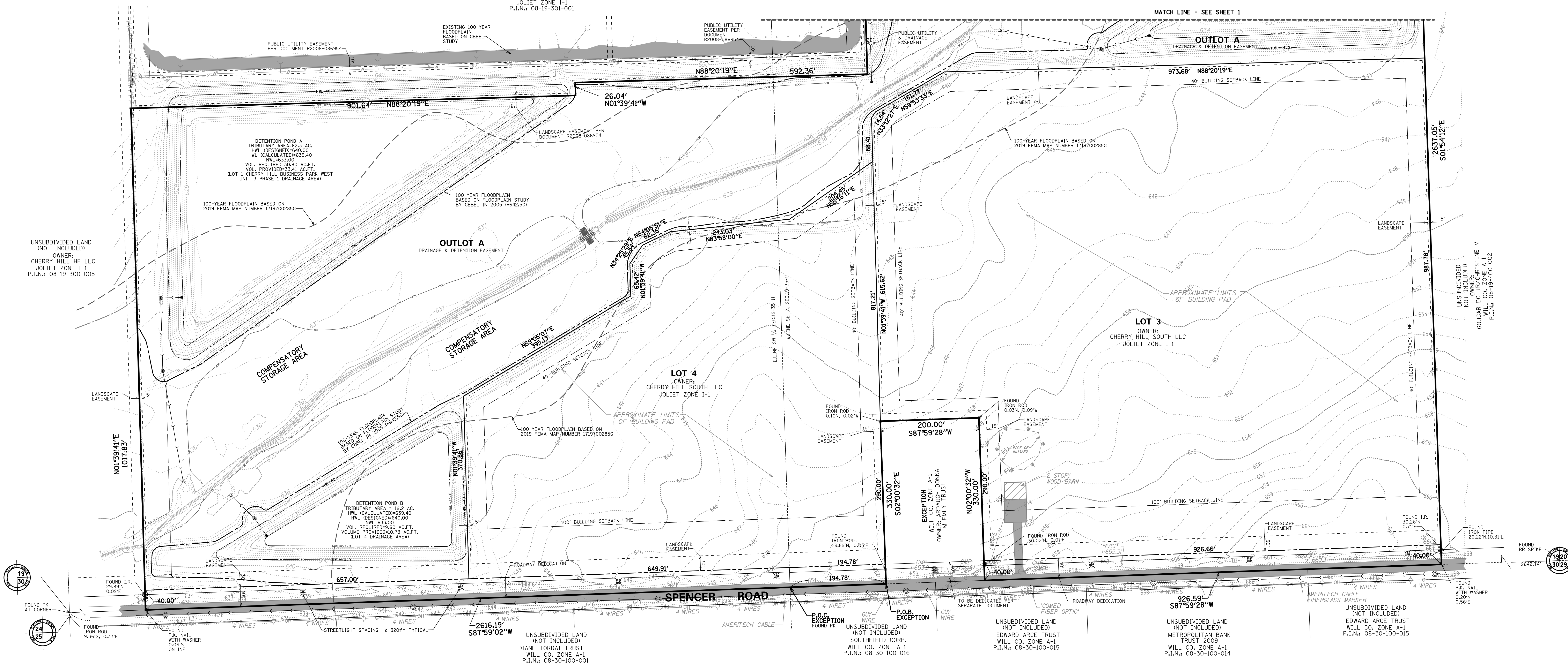
PRELIMINARY PLAT OF SUBDIVISION OF  
CHERRY HILL BUSINESS PARK WEST UNIT 6

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

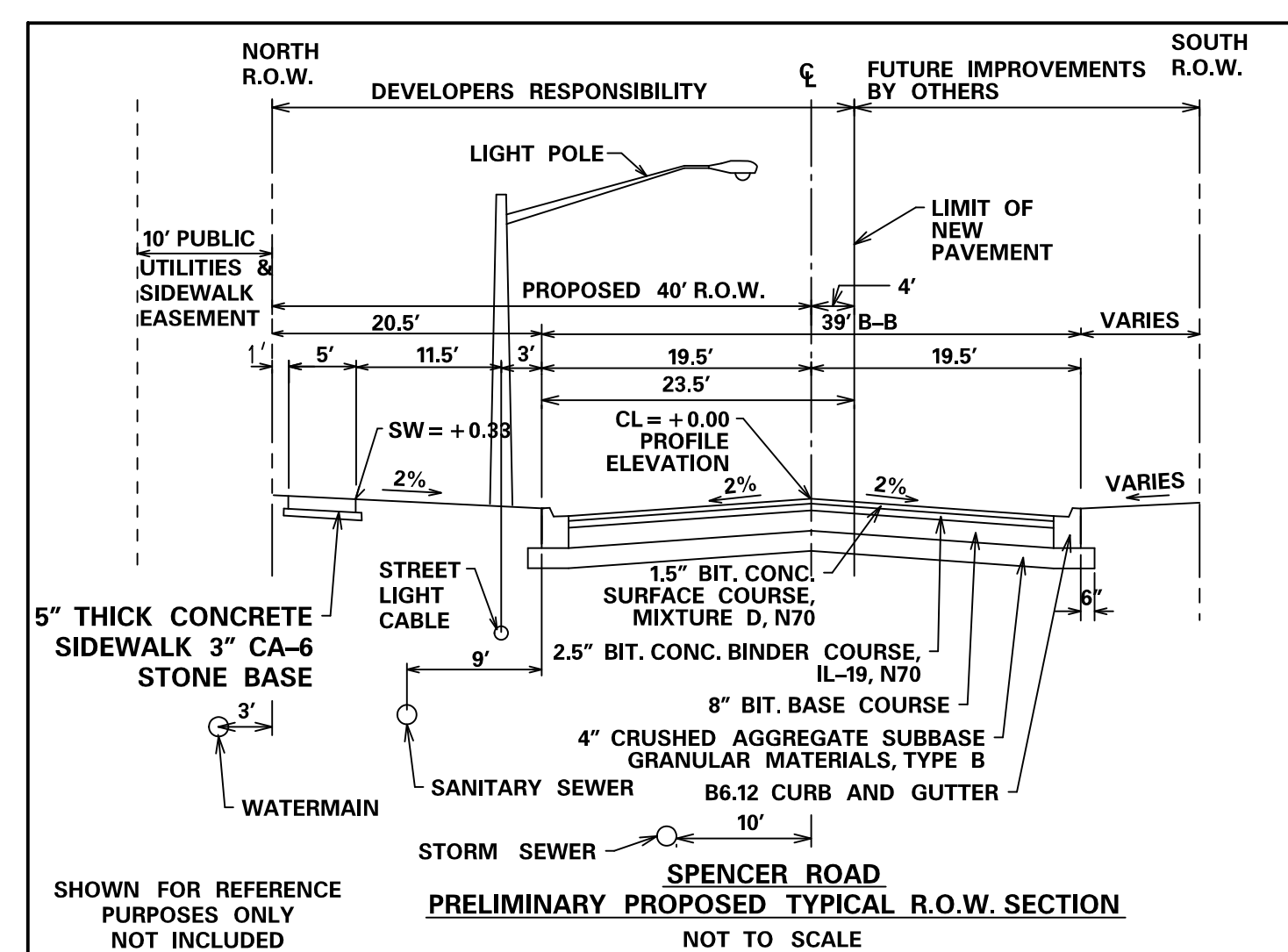
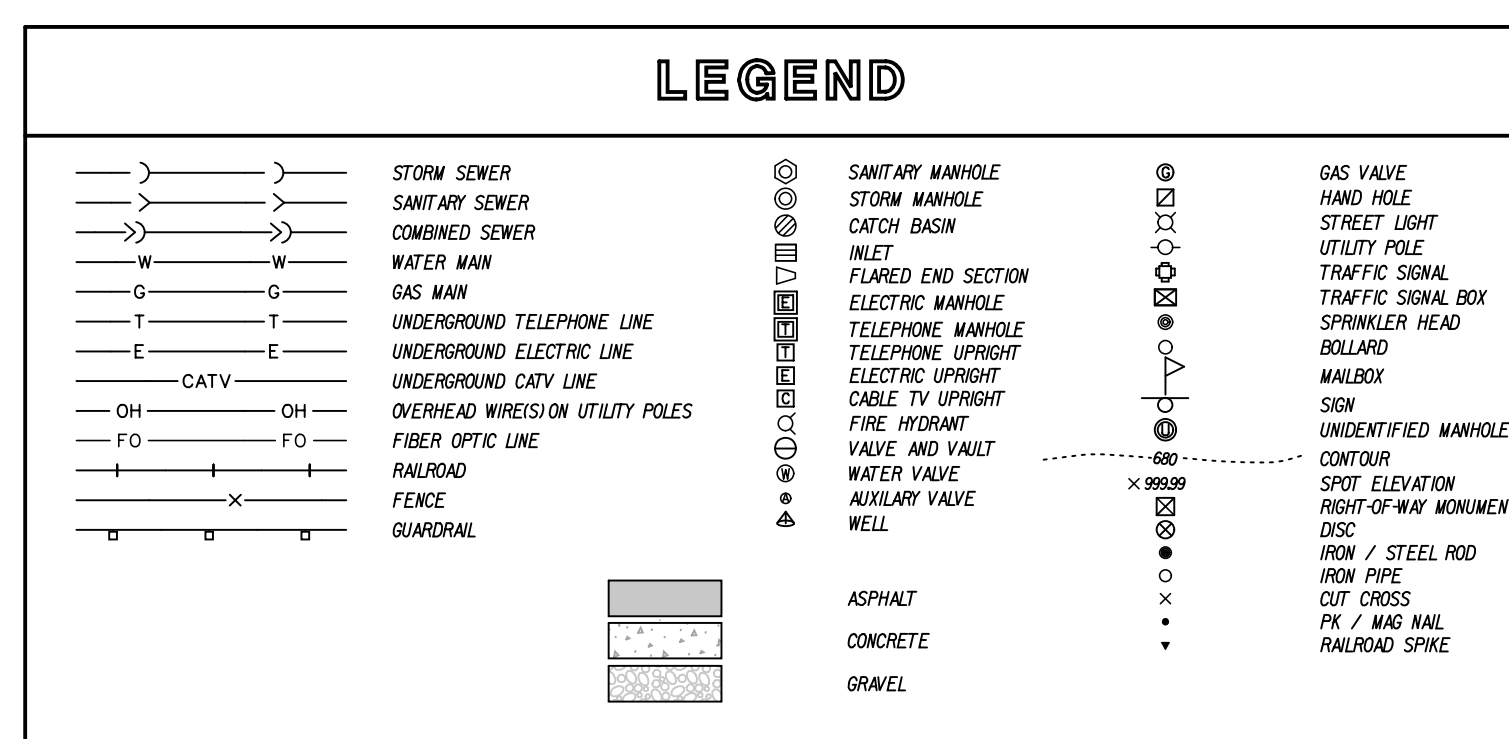
**NOT FOR RECORDING**



**EXCEPTION**  
LOT 1  
CHERRY HILL BUSINESS PARK  
WEST UNIT 3 PHASE 1  
REC'D. JULY 9, 2008  
DOC.#R2008-086954  
  
OWNER:  
SPUS8 2700 ELLIS LP  
JOLIET ZONE I-1  
P.I.N.: 08-19-301-001



AREA TABLE		
LOT	SQ. FT.	AC.
1	524,400	12.039
2	494,105	11.343
3	1,051,978	24.150
4	516,995	11.869
OUTLOT A	1,757,598	40.349
DEDICATION	97,137	2.230
TOTAL	4,442,213	101.979



**NOT FOR RECORDING**

PREPARED FOR:  
OWNER/DEVELOPER

***northern***

NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, IL 60176

PRELIMINARY PLAT  
OF SUBDIVISION OF  
CHERRY HILL BUSINESS  
PARK WEST UNIT 6

<b>CONSULTING ENGINEERS</b>	DATE: 06/11/2022
<b>SITE DEVELOPMENT ENGINEERS</b>	JOB NO: 3943
<b>LAND SURVEYORS</b>	FILENAME: 3943.21PRESUB
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 (847) 696-4060 Fax: (847) 696-4065	SHEET 2 OF 2

FOR REVIEW  
PURPOSES ONLY

REVISIONS:
06/30/2021
07/06/2021



**SPACECO INC.**

<b>CONSULTING ENGINEERS</b>	DATE: 06/11/202
<b>SITE DEVELOPMENT ENGINEERS</b>	JOB NO: 3943
<b>LAND SURVEYORS</b>	FILENAME: 3943.21PRESUB
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	SHEET 2 OF 2



NOT FOR RECORDING

# FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

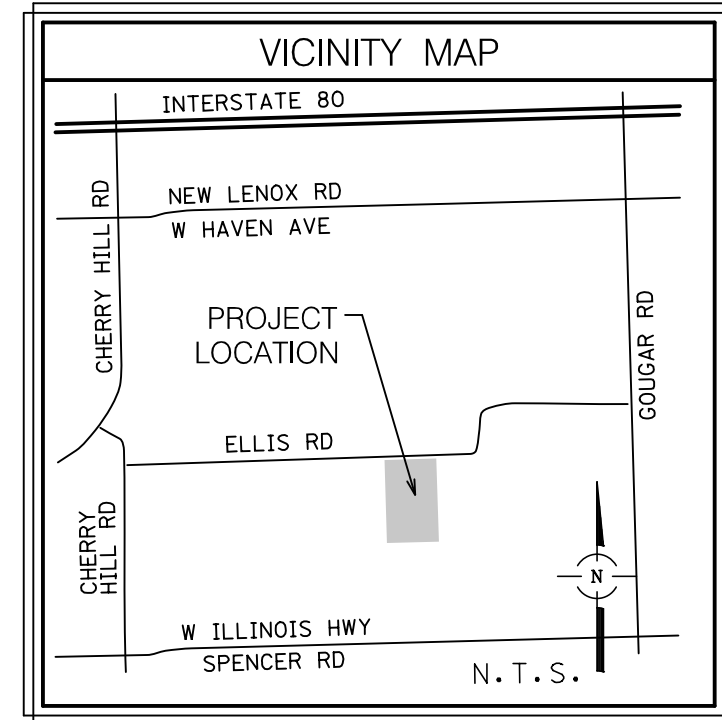
LOT 4  
CHERRY HILL BUSINESS PARK UNIT 3  
RECORDED NOVEMBER 25, 2005  
AS DOCUMENT 2005-169573

OWNER:  
VILLAGE OF NEW LENOX  
NEW LENOX ZONE I-1  
P.I.N.: 08-19-202-005

SCALE 1" = 60'  
0 60 120

BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

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



## PROPERTY DESCRIPTION:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19 (PER MONUMENT RECORDED R2005-070637) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4 IN CHERRY HILL BUSINESS PARK UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER R2005-169573 AND THE SOUTHWEST CORNER OF ELLIS ROAD AS DEDICATED NOVEMBER 19, 2012 AS DOCUMENT R2012-130165; THENCE NORTH 88 DEGREES 10 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE NORTH LINE OF LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, A DISTANCE OF 1123.35 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 01 DEGREES 54 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE 906.75 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1 IN CHERRY HILL BUSINESS PARK WEST UNIT 3 PHASE 1, A DISTANCE OF 1127.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE 903.52 FEET, TO THE POINT OF BEGINNING, (EXCEPT THE EAST 545.39 FEET AS MEASURED AT RIGHT ANGLE, 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.

TAX P.I.N.S:  
08-19-400-005 (PART OF)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17197C070C MAP WITH AN EFFECTIVE DATE/MAP REVISED OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

NO WETLANDS ARE LOCATED WITHIN THE BOUNDS OF THIS SUBDIVISION.

LAST DAY OF FIELD WORK PERFORMED WAS ON MARCH 26, 2021.

STREET LIGHTS ALONG ELLIS ROAD ARE TO BE COMED STREET LIGHTS AT 250 FT. SPACING, 30 FT. MOUNTING HEIGHT AND L.E.D. EQUIVALENT OF A 250 WATT HIGH PRESSURE SODIUM BULB.

ENTRANCES TO THIS SUBDIVISION ON ELLIS ROAD IS SUBJECT TO CITY OF JOLIET SUBDIVISION REGULATIONS.

DRIVEWAY ENTRANCES ARE TO BE 8-INCH-THICK PORTLAND CEMENT CONCRETE OVER 4 INCH SUB-BASE GRANULAR MATERIAL.

ALL LOTS SHOWN ARE SUBJECT TO AND ARE MEMBERS OF CHERRY HILL BUSINESS PARK ASSOCIATION.

MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN UNIT 6-PHASE 1

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.

AN AERATOR FOR THE WET BOTTOM DETENTION BASINS WILL BE PROVIDED.

DRAINAGE:  
RUNOFF CURVE NUMBER FOR LOT 1 EQUALS 93.  
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.

ELLIS ROAD HAS BEEN RECONSTRUCTED ADJACENT TO THIS DEVELOPMENT AND NO FURTHER IMPROVEMENTS ARE REQUIRED UNLESS SPECIFICALLY STATED ABOVE.

NOT FOR RECORDING

## FINAL PLAT OF SUBDIVISION OF CHERRY HILL BUSINESS PARK WEST UNIT 6 PHASE 1

REVISIONS:  
06/30/2021  
07/06/2021



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

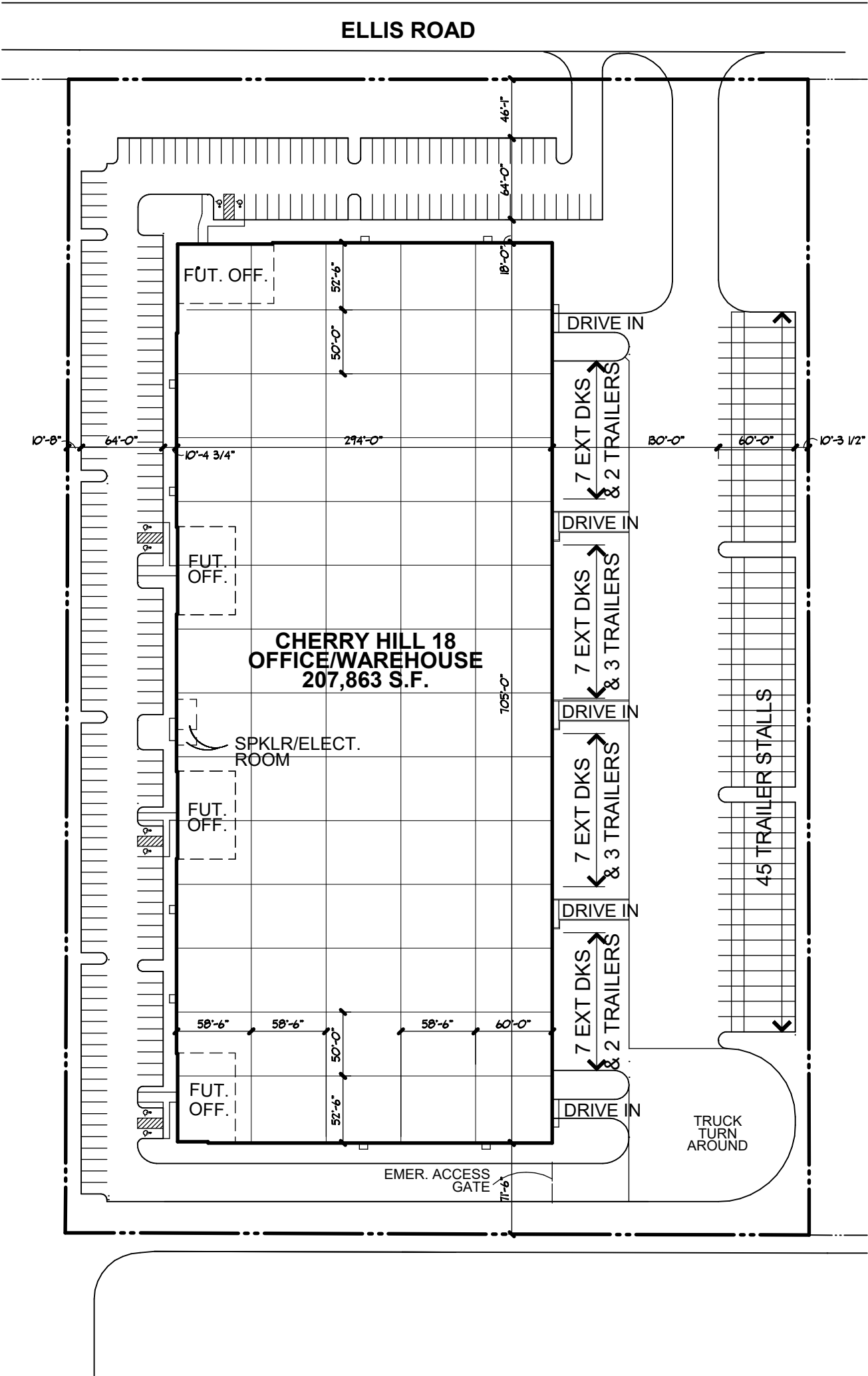
DATE: 06/11/2021  
JOB NO: 3943  
FILENAME:  
21FINALPRESUB-01  
SHEET  
1 OF 1

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

FOR REVIEW  
PURPOSES ONLY

LEGEND			
	STORM SEWER		SANITARY MANHOLE
	STORM MANHOLE		CATCH BASIN
	COMBINED SEWER		WATER MAIN
	GAS MAIN		FLARED END SECTION
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE
	TELEPHONE UPRIGHT		ELECTRIC UPRIGHT
	UNDERGROUND CITY LINE		CABLE TV UPRIGHT
	OVERHEAD WIRE(S) ON UTILITY POLES		FIRE HYDRANT
	CATV		VALVE AND VAULT
	FIBER OPTIC LINE		WATER VALVE
	FENCE		B BOX
	GUARDRAIL		AUXILIARY VALVE
	EDGE OF WATER		WELL
	WETLAND LIMITS		GAS VALVE
	HAND HOLE		STREET LIGHT
	UTILITY POLE		TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX		SPRINKLER HEAD
	BOLLARD		MAILBOX
	SIGN		UNDEVELOPED MANHOLE
	SPOT ELEVATION		RIGHT-OF-WAY MONUMENT
	DITCH		IRON / STEEL ROD
	IRON PIPE		CUT CROSS
	PK / ROAD MARK		RAILROAD SPIKE
	SOIL BORING		TREE WITH SIZE
	TREE WITHOUT SIZE		BUSH
	ASPHALT		CONCRETE
	GRAVEL		





SITE AREA (±12.03 AC.)	±524,400 S.F.
DETENTION	OFFSITE
BUILDING AREA	207,863 S.F.
DRIVE IN OVERHEAD DOORS	5 DOORS
TOTAL EXTERIOR DOCKS	28 DOCKS
TOTAL TRAILER STALLS	55 STALLS
PARKING PROVIDED	220 STALLS
CLEAR HEIGHT	36'-0"

CONCEPTUAL NEW FACILITY FOR:  
**CHERRY HILL 18**  
JOLIET, ILLINOIS

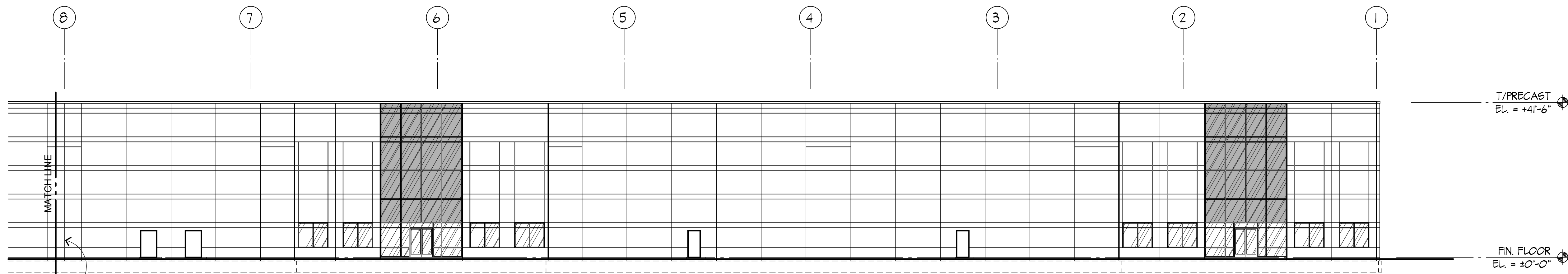
**SITE PLAN**

220118 KJB 6-14-2021

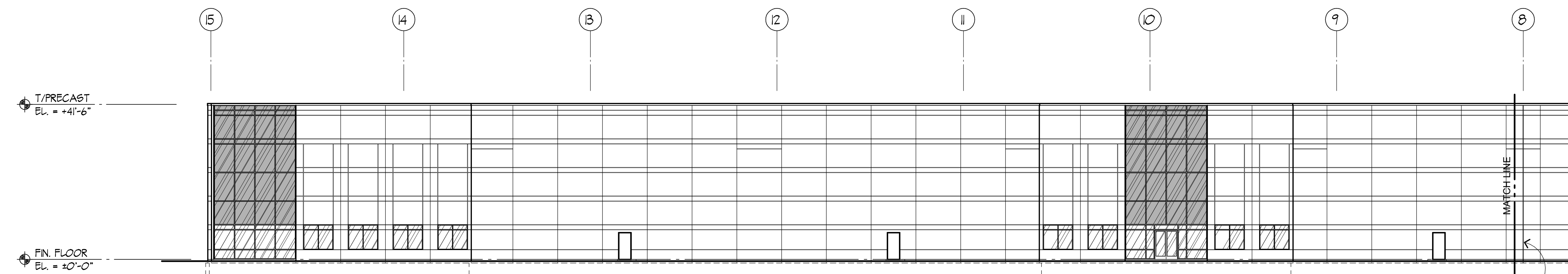




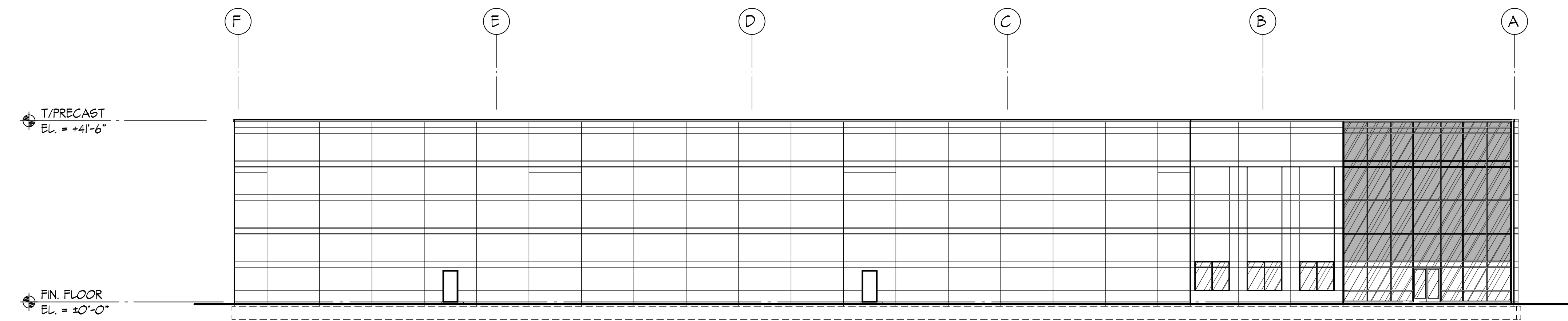




**PARTIAL WEST ELEVATION**  
SCALE: 1/16"=1'-0"

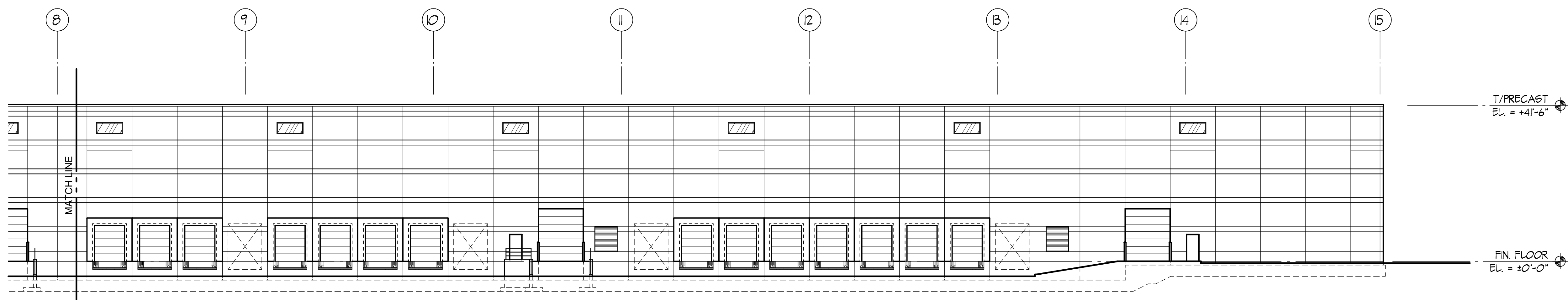


**PARTIAL WEST ELEVATION**  
SCALE: 1/16"=1'-0"

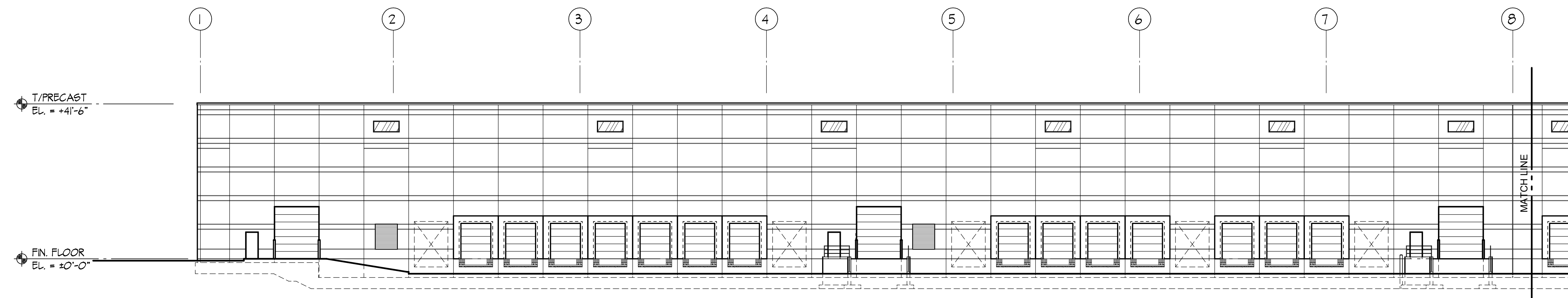


**NORTH ELEVATION**  
SCALE: 1/16"=1'-0"

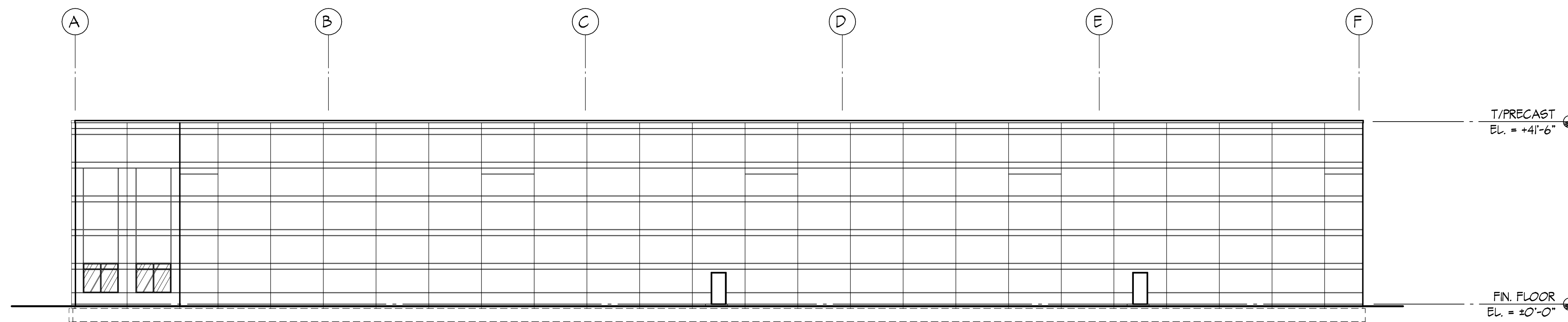




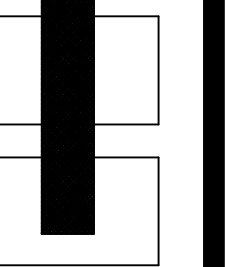
PARTIAL EAST ELEVATION  
SCALE: 1/16"=1'-0"

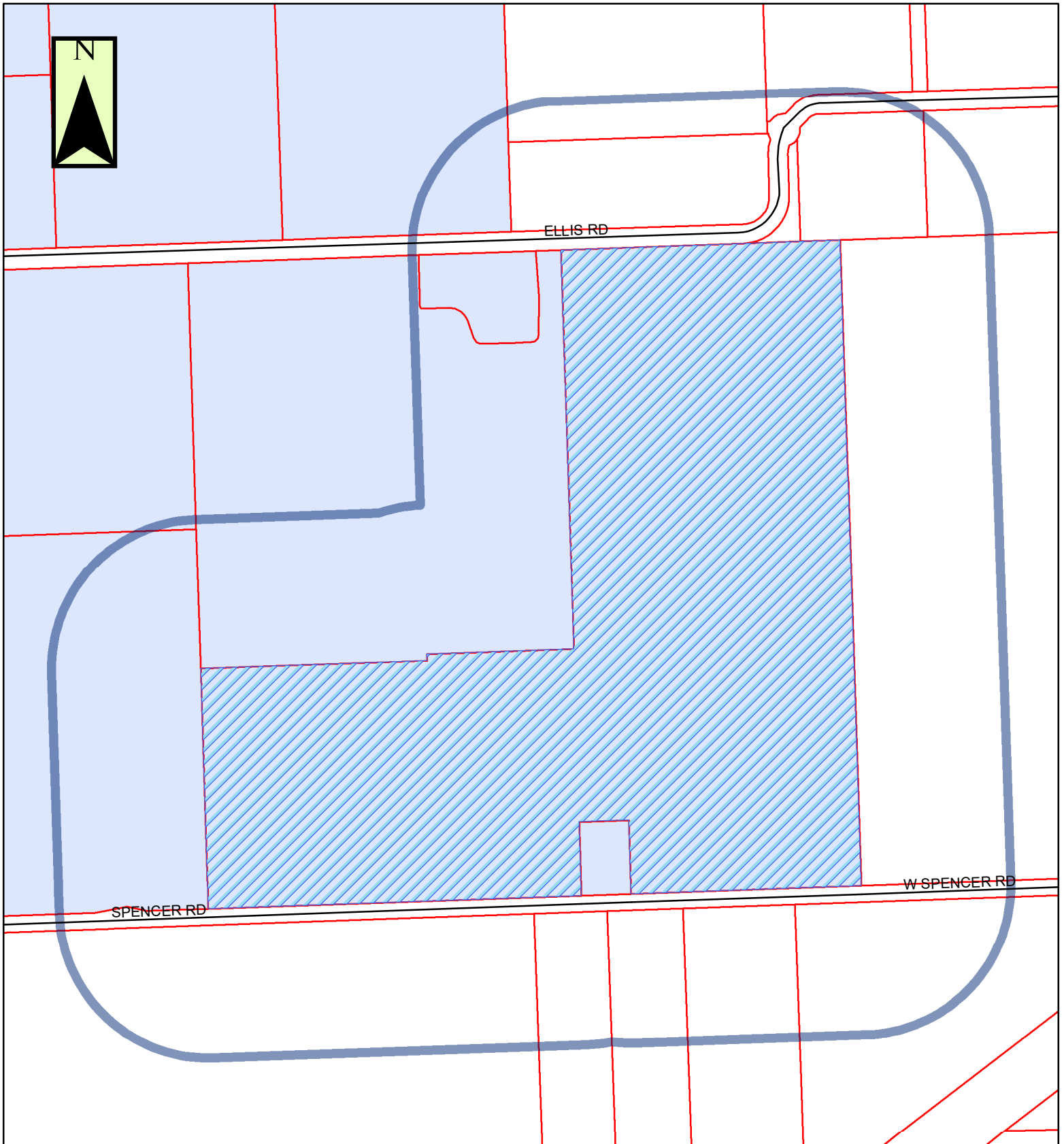


PARTIAL EAST ELEVATION  
SCALE: 1/16"=1'-0"





SOUTH ELEVATION  
SCALE: 1/16"=1'-0"





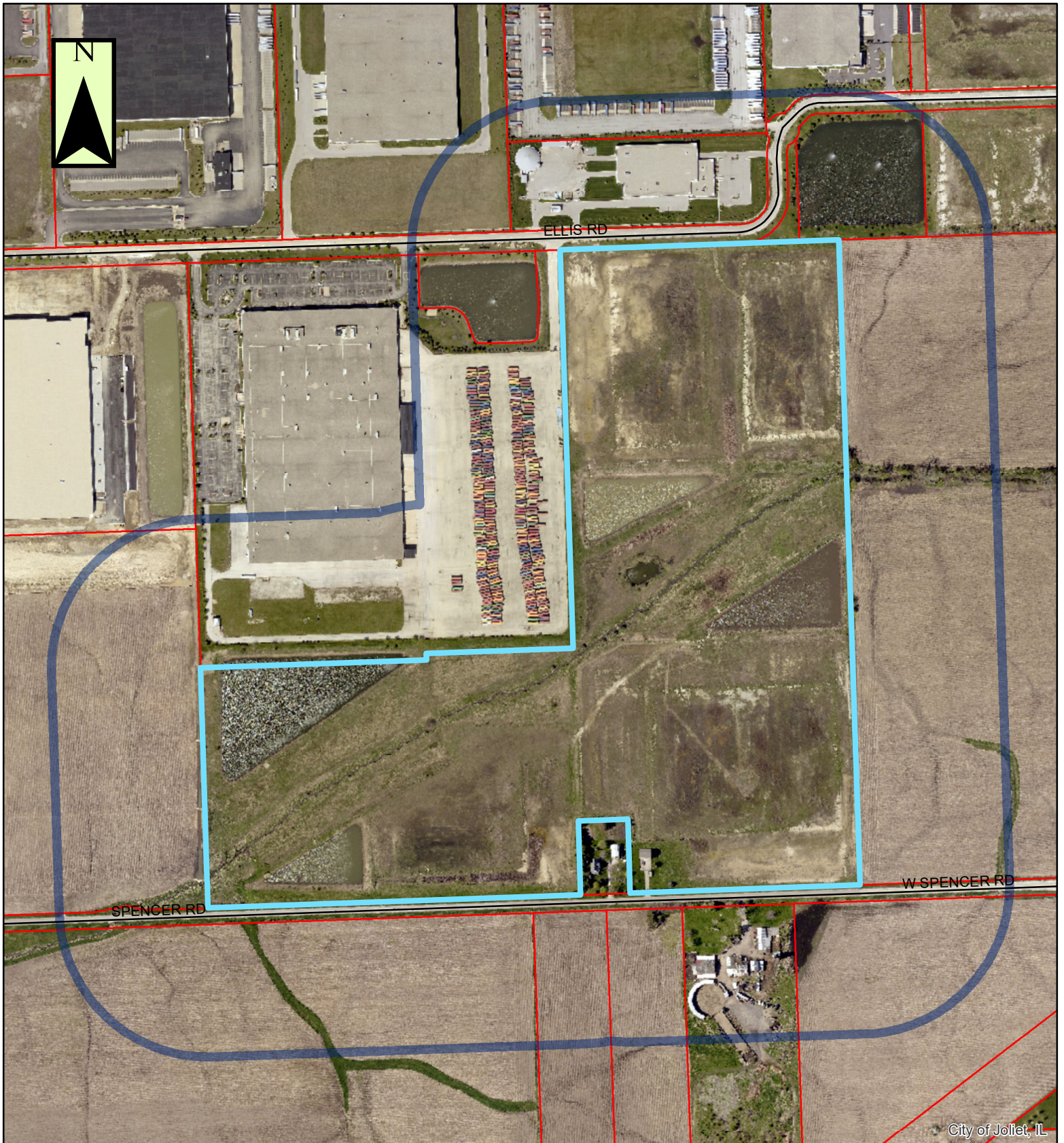
**P-5-21**



 = Property in Question  
 = 600' Public Notification Boundary



Legend			
Zoning		I-TA	R-2
B-1	I-TB	R-2A	
B-2	I-TC	R-3	
B-3	R-1	R-4	
I-1	R-1A	R-5	
I-2	R-1B	R-B	
I-T			



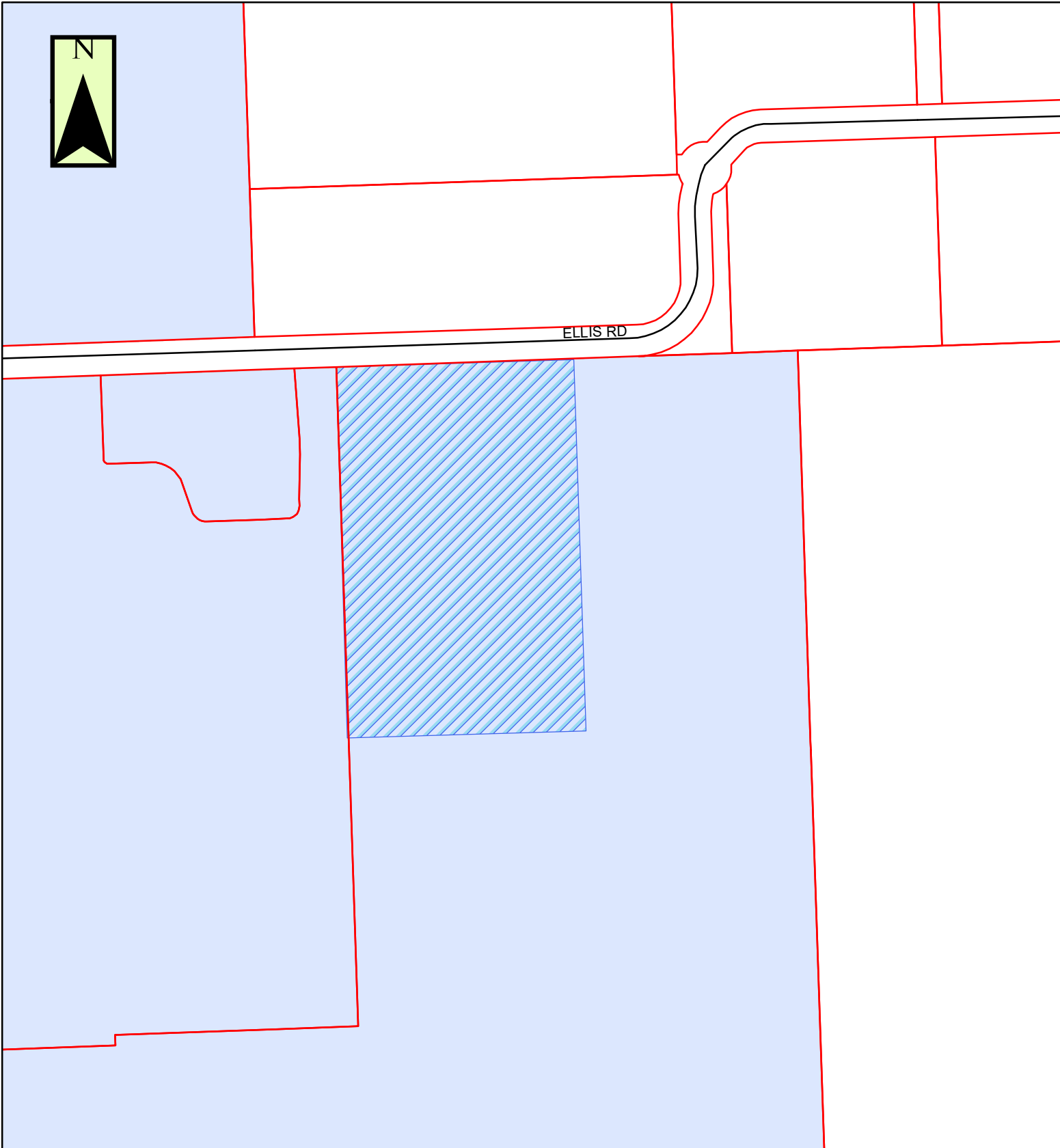


**P-5-21a**



 = Property in Question  
 = 600' Public Notification Boundary



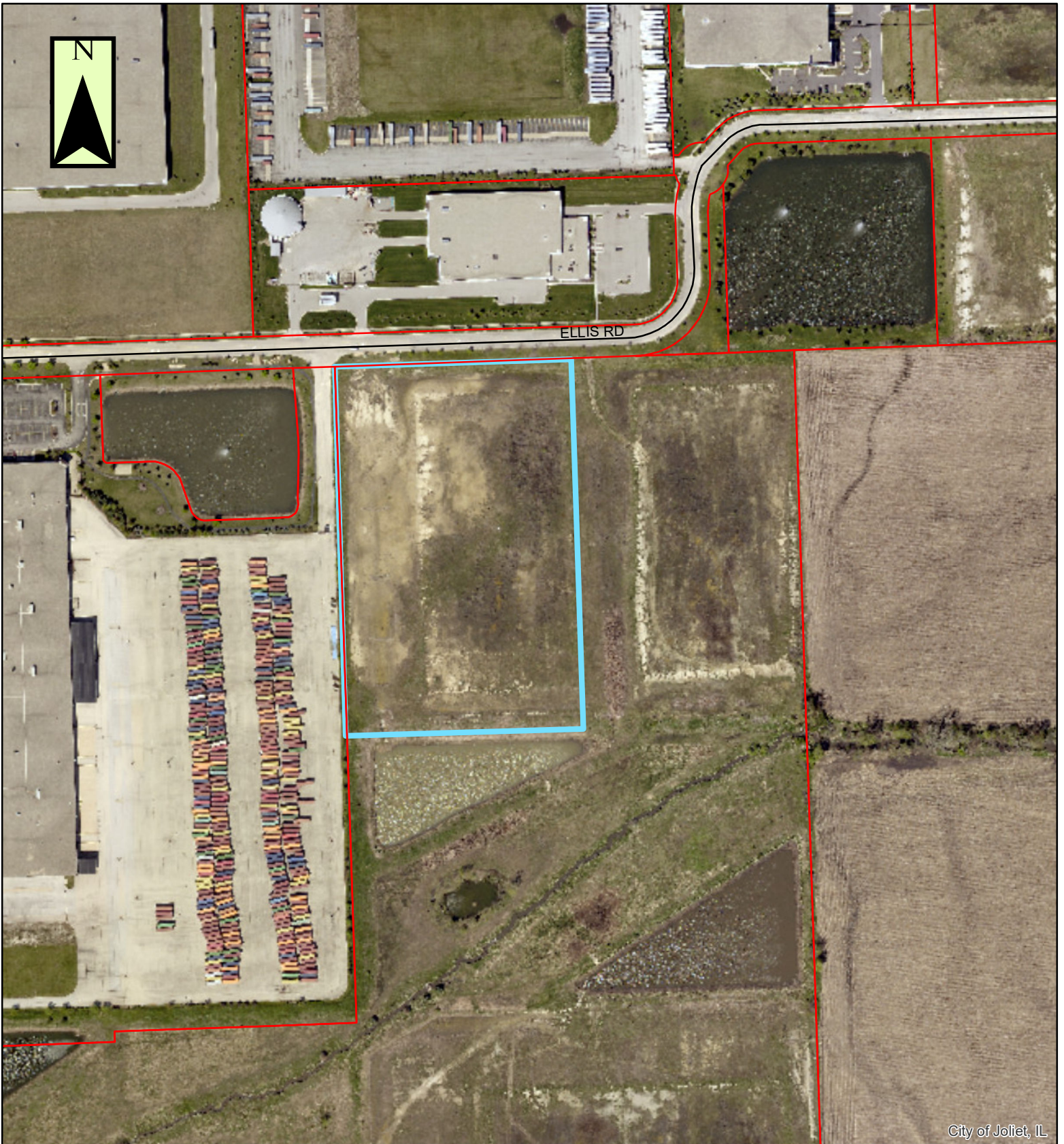


**FP-4-21**



 = Property in Question

Legend			
Zoning		I-TA	R-2
B-1	I-TB	R-2A	
B-2	I-TC	R-3	
B-3	R-1	R-4	
I-1	R-1A	R-5	
I-2	R-1B	R-B	
I-T			



**FP-4-21a**



 = Property in Question