

DATE: August 5, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-7-21: 1<sup>st</sup> Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking.  
Z-3-21: Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning.

GENERAL INFORMATION:

APPLICANT: Flex Capital, LLC

STATUS OF APPLICANT: Contract Purchaser/Developer

OWNERS: Three Rivers Properties, LLC (John Macarek and James A. Daniels)

REQUESTED ACTION: Approval of an Amendment to an Annexation Agreement and Zoning Reclassification

PURPOSE: To allow accessory truck parking as part of a future development

EXISTING ZONING: B-3 (General Business)

PROPOSED ZONING: I-1 (Light Industrial)

LOCATION: 3501 Channahon Road, West of Houbolt Road

SIZE: 4.27 acres

EXISTING LAND USE: Vacant Restaurant/bar and separate single-family residence

SURROUNDING LAND USE & ZONING: North: Forest Preserve, Unincorporated Will Co.  
South: Industrial, I-2  
East: Residential, Unincorporated Will Co.  
West: Forest Preserve, Unincorporated Will Co.

SITE HISTORY: The Annexation, Classification to B-3 (General Business) zoning district and an Annexation Agreement was approved by the City Council in December 2011 for the subject site in question.

SPECIAL INFORMATION: Approval of the proposed Annexation Agreement Amendment and Zoning Reclassification will allow the existing vacant mixed-use site to redevelop as a warehouse use or similar I-1 permitted use that can utilize accessory truck and trailer parking. A condition in the original agreement prohibited truck parking on the site for the restaurant/bar use. If approved, the amendment will only allow trucks to be parked on site as part of a fully redeveloped project (see proposed site plan). The existing site in its current condition will still not be permitted to have truck parking.

The attached concept plan for the current proposal includes at 22,875 sq. ft. warehouse and office building. An employee parking area and additional space within the parking area for truck or trailer parking is also being shown. The eastern most access to the site will be removed and additional berming, landscaping and screening will be installed to buffer the adjacent residential as a condition of the amended annexation agreement. A retention pond is being proposed in the northwest corner of the property. It should be noted that the subject site cannot be used for a truck terminal or a truck parking lot only. Cargo containers and trailer chassis will still be prohibited on site.

The subject site is the former site of the Liquid Therapy bar and restaurant, which could remain until redeveloped. The site currently contains a large commercial building and a single-family house with a detached garage and shed. A large partially paved shared parking lot surrounds these uses. The property currently utilizes a well and septic system. The future development would require a connection to city water and sewer. In addition, public improvements, landscaping, screening, paving, curbing, site lighting and adherence to the City's Non-Residential Design Standards will be required as per City Ordinances. Sewer and water connection fees and developer impact fees will also be required for the future development.

ANALYSIS: The approval of the Annexation Agreement Amendment and Zoning Reclassification to I-1 will allow the future redevelopment of the site that could allow truck and trailer parking as an accessory use.

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF WILL )

BEFORE THE MAYOR AND CITY COUNCIL  
 OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR AMENDMENT TO 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: 6/11/21

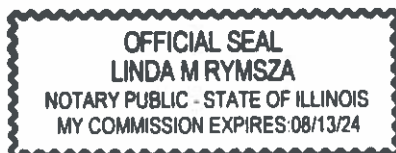
*Flex Capital LLC*

*[Signature]*  
 PETITIONER

By: *Nathaniel P Wasilburn, Agent*

Subscribed and Sworn to before me this  
11<sup>th</sup> day of June, 2021.

*[Signature]*  
 NOTARY PUBLIC



CHRISTA M. DESIDERIO  
 CITY CLERK  
 JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

CASE NO. A-721  
DATE FILED 6/11/21

AMENDMENT TO ANNEXATION INFORMATION SHEET (PLEASE PRINT CLEARLY)

**NAME OF APPLICANT(S):**

Flex Capital LLC

FN

(MI)

(LN)

(Suffix)

FN

(MI)

(LN)

(Suffix)

HOME ADDRESS (include Suite, Apt. No.)

CITY

STATE

ZIP CODE

106 Stephen Street, Suite 202

Lemont

Illinois

60439

BUSINESS ADDRESS

CITY

STATE

ZIP CODE

CONTACT NUMBERS:

(H) ( ) (W) (815) 727-4511 CELL ( )

E-MAIL ADDRESS: nwashburn@kggllc.com

**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.)

Three Rivers Properties LLC

FN

(MI)

(LN)

(Suffix)

FN

(MI)

(LN)

(Suffix)

HOME ADDRESS (include Suite, Apt. No.)

CITY

STATE

ZIP CODE

3501 Channahon Road

Joliet

IL

60436

BUSINESS ADDRESS

CITY

STATE

ZIP CODE

CONTACT NUMBERS:

(H) ( ) (W) (815) 725-7665 CELL ( )

E-MAIL ADDRESS: don@dongouldlaw.com

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

CHRISTINA M. DESJARDIS  
CITY CLERK  
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

### 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)

Nathaniel P Washburn

Kavanagh Grumley & Gorbold LLC

Agent's Name

Company Name (If Applicable)

111 N. Ottawa Street, Joliet, Illinois 60432

Agent's Mailing Address City/State/Zip

(815) 727-4511

( )

Agent's Phone

Area Code Mobile

(815) 727-1586

Area code

Fax

Email address: nwashburn@kggllc.com

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):

[Signature]

[Signature]

Date: 06-09-2021

Date: 06-09-2021

### IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

N/A

NAME

ADDRESS

( )

Area Code

Phone

NAME

ADDRESS

( )

Area Code

Phone

NAME

ADDRESS

( )

Area Code

Phone

CHRISTA M. DESIDERIO  
CITY CLERK  
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

**v. Property information:**

**PROPERTY ADDRESS:**

3501 Channahon Road Joliet Illinois Troy 60436  
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 05-06-26-400-018-0000

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

SEE ATTACHED

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA Approx: 4.27 Acres

PRESENT LAND USE: Bar / Restaurant

EXISTING ZONING: B-3

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: \_\_\_\_\_

SEE ATTACHED

ZONING CLASSIFICATION REQUESTED: B-3

**USES OF SURROUNDING PROPERTIES:**

NORTH Lower Rock Run Preserve EAST Residential

SOUTH Warehousing WEST Lower Rock Run Preserve

**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 behalf.

Flex Capital LLC

[Signature]  
PETITIONER

6/11/21

DATE

By Nathaniel P Washburn, Agent  
PETITIONER

DATE

Subscribed and Sworn to before me this  
11th day of June, 2021.

[Signature]  
NOTARY PUBLIC



CHRISTA M. DESIDERIO  
CITY CLERK  
JOLIET, ILLINOIS

21 JUN 15 AM 10:22

FILED

## AMENDMENT REQUESTS

1. Amend Section 3(c)(3) by deleting and removing the restriction prohibiting the Outdoor Storage of Cargo Containers, Semi-Trailers, and Vehicle Chassis.
- 

CHRISTA M. DESIDERIO  
CITY CLERK  
JOLIET, ILLINOIS  
21 JUN 15 AM 10:22

FILED

CASE NO.

2-3-21

DATE FILED:

7/16/21

CITY PLAN COMMISSION  
JOLIET, ILLINOIS

**PETITION FOR RECLASSIFICATION**

PETITIONER'S NAME: Flex Capital LLC

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

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

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

CELL #:

E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 106 Stephen Street, Suite 202

CITY, STATE, ZIP: Lemont, Illinois 60436

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

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

SEE ATTACHED

COMMON ADDRESS: 3501 Channahon Road

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

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA Approximately 4.27 Acres

PRESENT USE: Bar / Restaurant ZONING: B-3

USES OF SURROUNDING PROPERTIES:

NORTH Lower Rock Run Preserve

SOUTH Warehousing

EAST: Residential (County)

WEST Lower Rock Run Preserve

ZONING CLASSIFICATION REQUESTED: I-1

REASON FOR REQUEST: Redevelopment of the Property

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Three Rivers Properties LLC

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

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

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

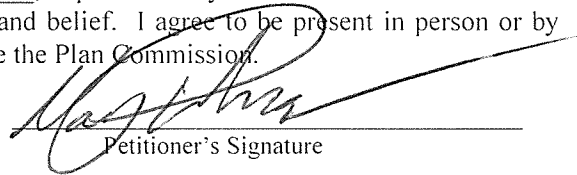


CELL: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
BUSINESS ADDRESS: 3501 Channahon Road  
CITY, STATE, ZIP: Joliet, Illinois 60436  
BUSINESS PHONE: 815-725-7665

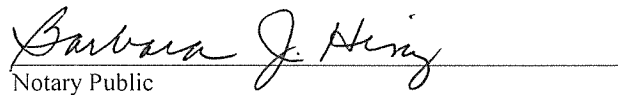
The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

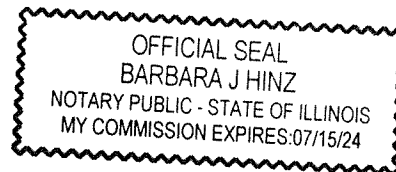
STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Nathaniel P. Washburn, Attorney & Agent, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

  
Petitioner's Signature

Subscribed and sworn to before me this 14th day of July, 2021

  
Notary Public



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, IL 60436

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

James A. Daniels, 26843 Westwood, Channahon, IL 60410 815-684-0422

John Macarek, 266613 W. Highland Dr., Channahon, IL 60410 708-774-9980

Each member holds a 50% ownership interest.

E-MAIL: Don@dongouldlaw.com

FAX: (815) 725-7329

#### 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:** 06/10/2021

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

Donald J. Gould, Attorney at Law, 815-725-7665

**PRINT**

## 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

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E-MAIL: \_\_\_\_\_ 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

Flex Capital, LLC

Patrick Stanton Sr. - 60% Membership Interest

Patrick Stanton Jr. - 20% Membership Interest

Jill Lang - 20% Membership Interest

E-MAIL: nwashburn@kggllc.com FAX: (815) 727-1586

**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:** 06/10/2021

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

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

**PRINT**

[illegible]

04.07.2019 15:00  
 01.08.2019 15:00  
 02.08.2019 15:00  
 03.08.2019 15:00  
 04.08.2019 15:00

FOR REVIEW  
PURPOSES ONLY

<b>TIME CHOICES</b> 1. 15 minutes 2. 30 minutes 3. 45 minutes 4. 60 minutes 5. 75 minutes 6. 90 minutes 7. 105 minutes 8. 120 minutes 9. 135 minutes 10. 150 minutes 11. 165 minutes 12. 180 minutes 13. 195 minutes 14. 210 minutes 15. 225 minutes 16. 240 minutes 17. 255 minutes 18. 270 minutes 19. 285 minutes 20. 300 minutes 21. 315 minutes 22. 330 minutes 23. 345 minutes 24. 360 minutes 25. 375 minutes 26. 390 minutes 27. 405 minutes 28. 420 minutes 29. 435 minutes 30. 450 minutes 31. 465 minutes 32. 480 minutes 33. 495 minutes 34. 510 minutes 35. 525 minutes 36. 540 minutes 37. 555 minutes 38. 570 minutes 39. 585 minutes 40. 600 minutes 41. 615 minutes 42. 630 minutes 43. 645 minutes 44. 660 minutes 45. 675 minutes 46. 690 minutes 47. 705 minutes 48. 720 minutes 49. 735 minutes 50. 750 minutes 51. 765 minutes 52. 780 minutes 53. 795 minutes 54. 810 minutes 55. 825 minutes 56. 840 minutes 57. 855 minutes 58. 870 minutes 59. 885 minutes 60. 900 minutes 61. 915 minutes 62. 930 minutes 63. 945 minutes 64. 960 minutes 65. 975 minutes 66. 990 minutes 67. 1005 minutes 68. 1020 minutes 69. 1035 minutes 70. 1050 minutes 71. 1065 minutes 72. 1080 minutes 73. 1095 minutes 74. 1110 minutes 75. 1125 minutes 76. 1140 minutes 77. 1155 minutes 78. 1170 minutes 79. 1185 minutes 80. 1200 minutes 81. 1215 minutes 82. 1230 minutes 83. 1245 minutes 84. 1260 minutes 85. 1275 minutes 86. 1290 minutes 87. 1305 minutes 88. 1320 minutes 89. 1335 minutes 90. 1350 minutes 91. 1365 minutes 92. 1380 minutes 93. 1395 minutes 94. 1410 minutes 95. 1425 minutes 96. 1440 minutes 97. 1455 minutes 98. 1470 minutes 99. 1485 minutes 100. 1500 minutes 101. 1515 minutes 102. 1530 minutes 103. 1545 minutes 104. 1560 minutes 105. 1575 minutes 106. 1590 minutes 107. 1605 minutes 108. 1620 minutes 109. 1635 minutes 110. 1650 minutes 111. 1665 minutes 112. 1680 minutes 113. 1695 minutes 114. 1710 minutes 115. 1725 minutes 116. 1740 minutes 117. 1755 minutes 118. 1770 minutes 119. 1785 minutes 120. 1800 minutes 121. 1815 minutes 122. 1830 minutes 123. 1845 minutes 124. 1860 minutes 125. 1875 minutes 126. 1890 minutes 127. 1905 minutes 128. 1920 minutes 129. 1935 minutes 130. 1950 minutes 131. 1965 minutes 132. 1980 minutes 133. 1995 minutes 134. 2010 minutes 135. 2025 minutes 136. 2040 minutes 137. 2055 minutes 138. 2070 minutes 139. 2085 minutes 140. 2100 minutes 141. 2115 minutes 142. 2130 minutes 143. 2145 minutes 144. 2160 minutes 145. 2175 minutes 146. 2190 minutes 147. 2205 minutes 148. 2220 minutes 149. 2235 minutes 150. 2250 minutes 151. 2265 minutes 152. 2280 minutes 153. 2295 minutes 154. 2310 minutes 155. 2325 minutes 156. 2340 minutes 157. 2355 minutes 158. 2370 minutes 159. 2385 minutes 160. 2400 minutes 161. 2415 minutes 162. 2430 minutes 163. 2445 minutes 164. 2460 minutes 165. 2475 minutes 166. 2490 minutes 167. 2505 minutes 168. 2520 minutes 169. 2535 minutes 170. 2550 minutes 171. 2565 minutes 172. 2580 minutes 173. 2595 minutes 174. 2610 minutes 175. 2625 minutes 176. 2640 minutes 177. 2655 minutes 178. 2670 minutes 179. 2685 minutes 180. 2700 minutes 181. 2715 minutes 182. 2730 minutes 183. 2745 minutes 184. 2760 minutes 185. 2775 minutes 186. 2790 minutes 187. 2805 minutes 188. 2820 minutes 189. 2835 minutes 190. 2850 minutes 191. 2865 minutes 192. 2880 minutes 193. 2895 minutes 194. 2910 minutes 195. 2925 minutes 196. 2940 minutes 197. 2955 minutes 198. 2970 minutes 199. 2985 minutes 200. 3000 minutes 201. 3015 minutes 202. 3030 minutes 203. 3045 minutes 204. 3060 minutes 205. 3075 minutes 206. 3090 minutes 207. 3105 minutes 208. 3120 minutes 209. 3135 minutes 210. 3150 minutes 211. 3165 minutes 212. 3180 minutes 213. 3195 minutes 214. 3210 minutes 215. 3225 minutes 216. 3240 minutes 217. 3255 minutes 218. 3270 minutes 219. 3285 minutes 220. 3300 minutes 221. 3315 minutes 222. 3330 minutes 223. 3345 minutes 224. 3360 minutes 225. 3375 minutes 226. 3390 minutes 227. 3405 minutes 228. 3420 minutes 229. 3435 minutes 230. 3450 minutes 231. 3465 minutes 232. 3480 minutes 233. 3495 minutes 234. 3510 minutes 235. 3525 minutes 236. 3540 minutes 237. 3555 minutes 238. 3570 minutes 239. 3585 minutes 240. 3600 minutes 241. 3615 minutes 242. 3630 minutes 243. 3645 minutes 244. 3660 minutes 245. 3675 minutes 246. 3690 minutes 247. 3705 minutes 248. 3720 minutes 249. 3735 minutes 250. 3750 minutes 251. 3765 minutes 252. 3780 minutes 253. 3795 minutes 254. 3810 minutes 255. 3825 minutes 256. 3840 minutes 257. 3855 minutes 258. 3870 minutes 259. 3885 minutes 260. 3900 minutes 261. 3915 minutes 262. 3930 minutes 263. 3945 minutes 264. 3960 minutes 265. 3975 minutes 266. 3990 minutes 267. 4005 minutes 268. 4020 minutes 269. 4035 minutes 270. 4050 minutes 271. 4065 minutes 272. 4080 minutes 273. 4095 minutes 274. 4110 minutes 275. 4125 minutes 276. 4140 minutes 277. 4155 minutes 278. 4170 minutes 279. 4185 minutes 280. 4200 minutes 281. 4215 minutes 282.
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THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER, THENCE "SOUTH 90°00'00" EAST 73.94 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, TO THE CENTER LINE OF U.S. HIGHWAY ROUTE 4; THENCE "SOUTH 89°00'00" EAST 120.00 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 4, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 47°00'00" EAST 80.92 FEET, ALONG SAID CENTER LINE OF U.S. HIGHWAY ROUTE 4; THENCE NORTH 2°30'00" EAST 40.00 FEET, ALONG THE SAID CENTER LINE OF U.S. HIGHWAY ROUTE 4; THENCE "SOUTH 89°00'00" EAST 40.00 FEET, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART TAKEN BY CONCENTRATION CASE 010822 IN THE CASE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN WILL COUNTY, ILLINOIS.



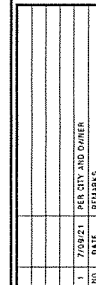
5. PARKING:
    - STANDARD AUTO PARKING: 16 SPACES
    - HANDICAPPED PARKING: 2 SPACES
    - TRAILER PARKING: 17 SPACES
  6. 14% OF OVERALL SITE AREA TO BE GREEN SPACE
  7. NEW BUILDING:
    - TOTAL BUILDING AREA: 19,130 SQ. FT.
  8. EXISTING STRUCTURES AND PAVEMENT TO BE REMOVED
- LAST DATE OF FIELD WORK: MAY 11, 2021

PREPARED FOR:  
PATRICK COMMERCIAL, INC.

**FOR REVIEW  
PURPOSES ONLY**

**LEGEND**

	TRANSITION		STARTING MATERIAL		END PRODUCT
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	TRANSITION		STARTING MATERIAL		END



**SITE PLAN**

**33501 CHANNAHON ROAD**  
**JOLIET, IL**

**CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS** *Professional Surveyors*



FILENAME:  
11560EXH

DATE:  
5/10/2021

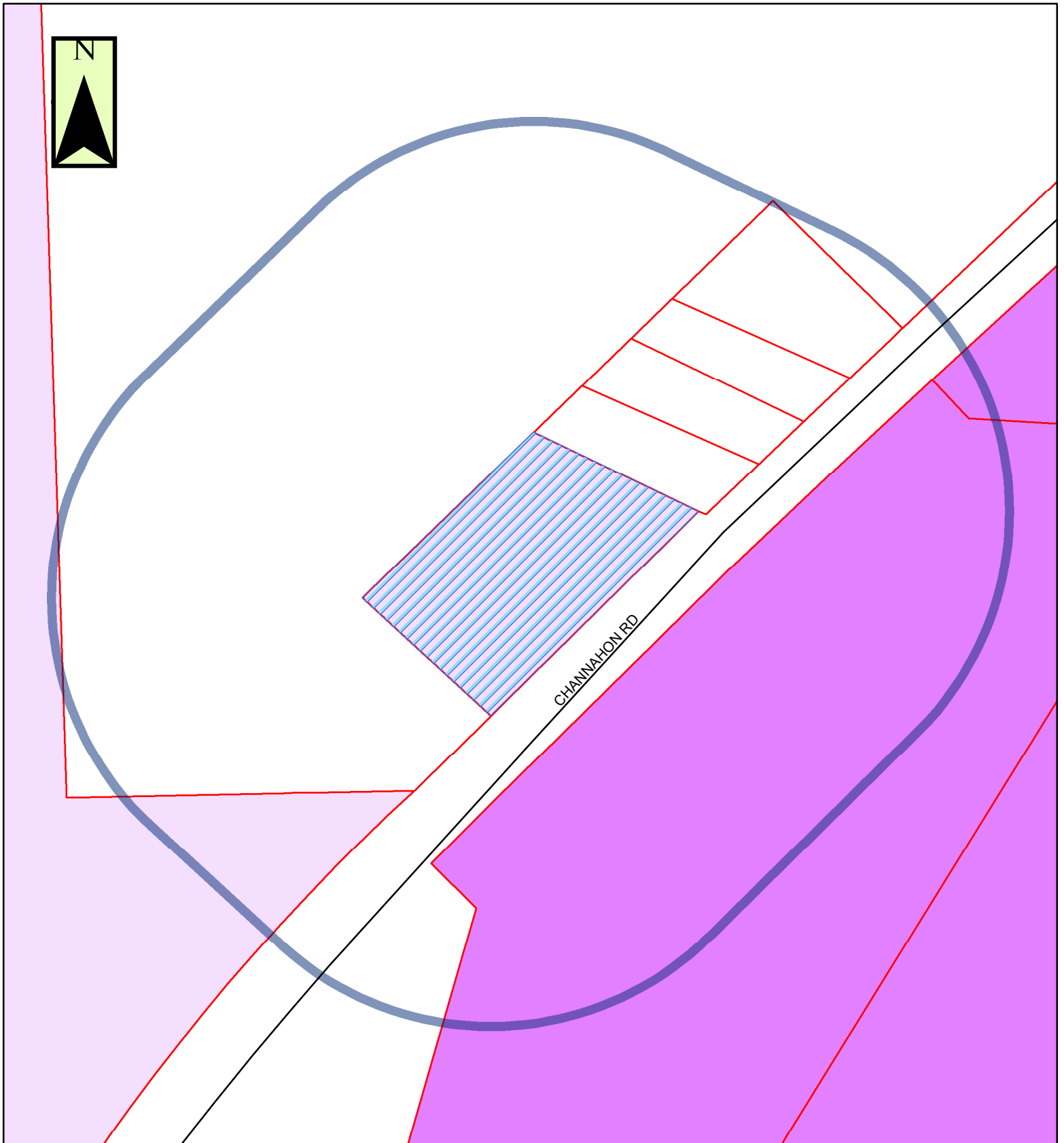
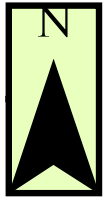
JOB NO.  
11560-M

SHEET

EXH









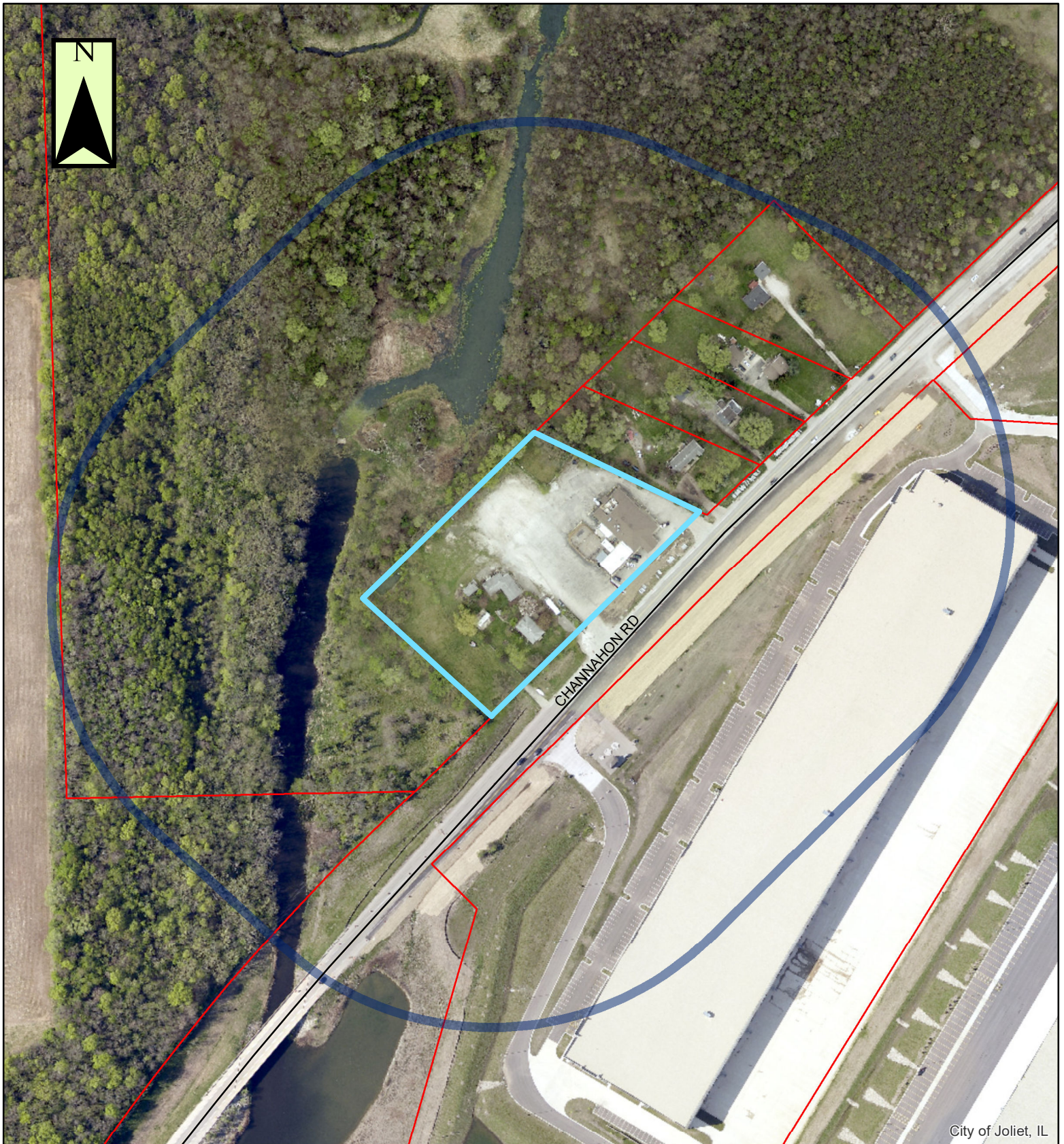
**A-7-21**



 = Property in Question  
 = 600' Public Notification Boundary

Legend		
Zoning		
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





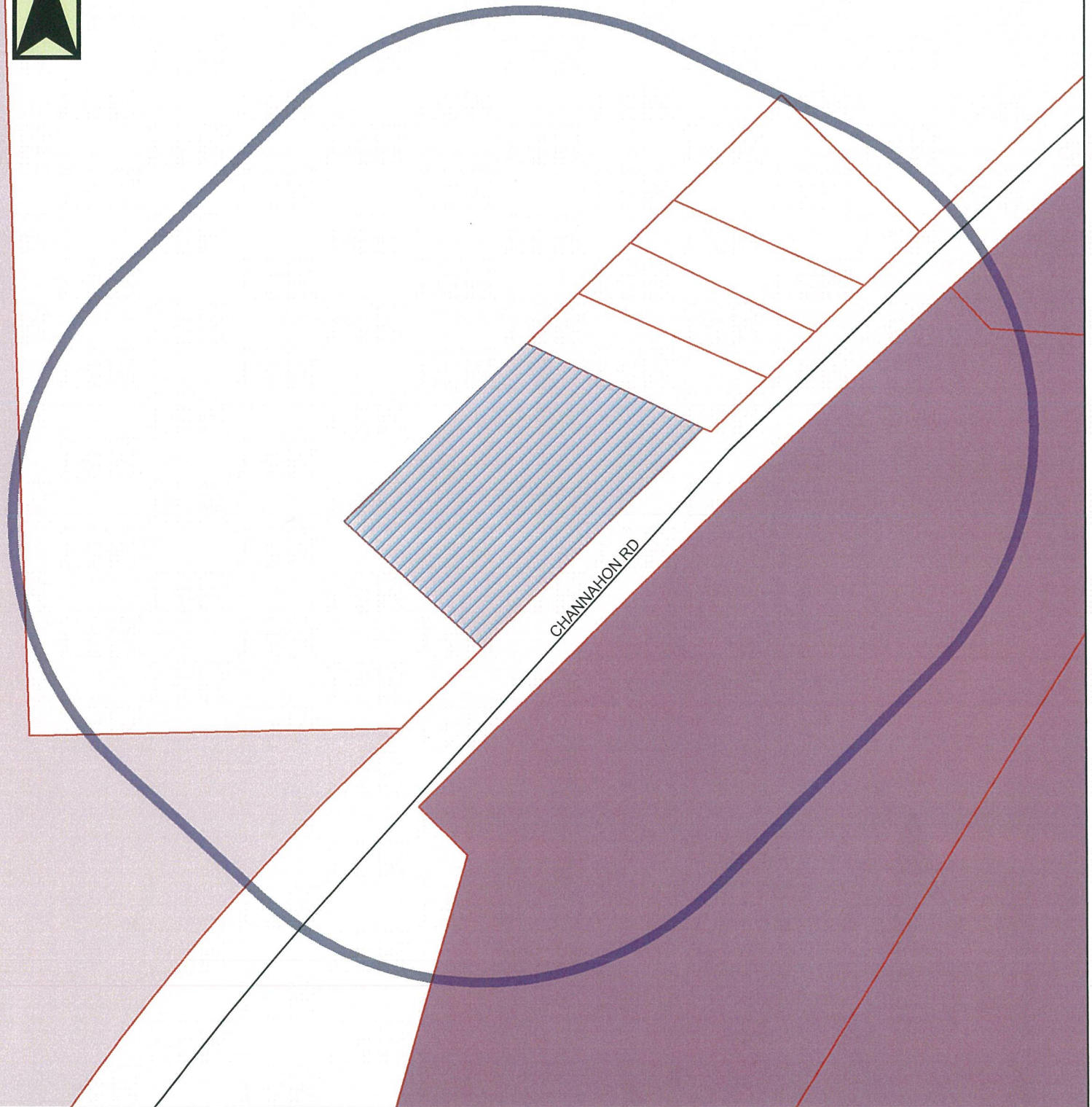
**A-7-21a**



= Property in Question



= 600' Public Notification Boundary























**Z-3-21**



 = Property in Question  
 = 600' Public Notification Boundary

**Legend**



Zoning			
 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	





**Z-3-21a**



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