

**Braidwood Planning and Zoning Agenda**  
**City Hall Council Chambers**  
**141 W. Main St. Braidwood, IL 60408**  
**Wednesday, May 27, 2026**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
  
- IV. **Public Comment:** State your name and spell your last name. Section 2-34 of the Braidwood Code of Ordinances imposes a three (3) minutes limit for each person during public comment.
  
- V. **Approval of Minutes:** Approve the minutes of 2/4/2026
  
- VI. **Old Business:**
  
- VII. **New Business:**
  - 1. Public Hearing: Variance Request and Final Plat Approval PINs: 02-24-06-200-003-0000, 02-24-06-200-004-0000, 02-24-06-200-011-0000, 02-24-06-200-012-010, 02-24-06-200-012-0020, located at the corner of Division Street and Coal City Road, commonly referred to as Mastodon Travel Center. The request is for sign variances to allow an increase in both height and size for a pole sign, and for approval of the Final Plat of Subdivision in the B-2 Zoning District.
  - 2. Discussion and Recommendation to Approve or Deny the Sign Variances and Final Plat of Subdivision in the B-2 Zoning District.
  - 3. Public Hearing: Variance Request PIN: 02-24-17-103-018-0000, commonly known as 435 Enterprise Drive. The request is for a variance to permit a 6' fence within the required front yard of the I-2 Zoning District.
  - 4. Discussion and Recommendation to Approve or Deny the variance to permit a 6' fence withing the required front yard in the I-2 Zoning District.
  
- VIII. **Next Planning and Zoning:** TBA
  
- IX. **Adjournment**

# Minutes of the Regular Meeting of the Planning and Zoning Board

Wednesday, February 4, 2026

Braidwood City Hall 141 W. Main St. Braidwood, ILL 60408

**Call to Order:** The Regular meeting of the Braidwood Planning and Zoning Board was called to order at 7:00 pm by Chairman George Kocek in the Council Chambers of the Braidwood City Hall.

**Pledge of Allegiance:** George Kocek requested all to rise for the Pledge of Allegiance.

**Roll Call:** Upon Roll Call, the following officials answered "Here" or "Present" Tyler Geiss, Nick Stewart, Raymond McShane, Wayne Kancler, George Kocek

**Absent:** Ray Doogan, Dave Slager. (Dave Slager arrived 7:04)

**Quorum:** George Kocek announced that a quorum was present, so the meeting was in order.

**Also Present were:** City Management Consultant Steve Gluden, and Maura Rigoni from Robinson Engineering

**Public Comment:** George Kocek opened a public hearing for comments at 7:02. Kocek said that there will be a place for public comments during the items on the agenda later. This is for any comments for items not on the agenda. There were no public comments.

**Approval of Minutes:** The officials were asked to review the minutes of Planning and Zoning Board meeting of May 5, 2025. There being no issues on the minutes, Kocek asked for a motion to approve. Geiss made a motion to approve, 2<sup>nd</sup> by Stewart. Upon roll call, Geiss, Stewart, McShane, Kancler, Slager and Kocek stated "aye", 0 "nays" Minutes approved at 7:04.

**Old Business** None

**Public Hearing :**At 7:03, Kocek opened the public hearing on the proposed Text Amendment to section 23-51 and 23-56 regarding Planned Unit Developments. Kocek said these sections are already in place, but we are looking at making additions and deletions. He asked the commissioners to look at the paperwork they were given.

At the beginning of the section under Definitions, the city would like to add; **Development: Any constructed change to real estate including construction of a building or a relocation of an existing building: substantial improvements to a building or other structure: subdivision or consolidation of land: or the use of open land for a new use. Routine repair and maintenance activities and the construction of a single family unit, not otherwise in conjunction with a subdivision are exempt.**

Kocek asked the commissioners to look at section 23-51. The city is proposing to add subsection **(c) Any development that meets the following conditions only shall be permitted if approved as a planned unit development in accordance with this chapter.**

Kocek then said to look at the top of your second page under subsection (c), the city proposes to add (1) Any development of one (1) acre or greater. Development of this size and scale can have a greater impact on the community and the city's infrastructure than small developments, and must be developed in an integrated manner that can be accommodated through planned unit development regulations.

7:07 Rigoni took the floor to speak in detail about what Kocek had stated. Gluden also explained the proposal by the city. Slager questioned the one acre development and Rigoni answered him.

Kocek then went into the proposed changes to section 23-56. The city would like to delete a portion of subsection (b) that states: "and be not less than five acres in area"

Kocek then stated the city would like to add subsection (k) "Conflicting Standards. In the event that the regulates set forth in this section conflict with standards set forth in this Code, the more restrictive regulations shall control."

Kocek asked for any public comment on this proposal, and there was none.

7:12- the commissioners were asked if they had any questions or comments. Slager has a question that was answered by Rogoni. Kancler questioned the 5 acre change. Gluden explained it has been shown that the city will have better control over a larger acreage. The city will be prepared to handle the development specifics, one acre or greater.

7:14 Kocek asked for a motion to approve or deny the proposed text amendments to section 23-52 and 23-56 regarding Planned Unit Developments. Geiss made a motion to approve, 2<sup>nd</sup> by Slager. Upon roll call, Geiss, Stewart, McShane, Kancler, Slager, and Kocek stated "aye", 0 "nays". Motion approved.

Kocek started to go into the public hearing on a variance request, but Gluden mentioned he should address the two items on the agenda that have been cancelled and we will not be discussing tonight. One is a text amendment to create a chapter 25, regarding data centers, along with other updates to definitions, table of permitted use, and off street parking. The second cancelled item on the agenda was a discussion to approve or deny the proposed section 25 addition, along with the updates concerning Data Centers. Kocek said both these items are off the table tonight.

Kocek opened the public hearing on a variance request for PIN# 02-24-07-117-001-0000, commonly known as 225 N. Hickory St. The variance request is for the required building setback from 50' to 30' for the I-1 zoning district and a plan site approval. Kocek said that this property was re-zoned to I-1 in 2024. This property is behind Ignite Christian Church. Second St to the north is not developed, and Walker St. to the East is not developed. It is about 3.5 acres. The Building of the planned unit development that faces Hickory already has a 50' setback, so we are just looking at the north, east, and south portions of the property for the 30' variance. The buildings themselves will be 30' from the property line, with no driveways, parking, or other activities in the setback other than landscaping. The building only, will be seen from the neighboring properties. Looking at the design, it appears to be very nicely laid out. Because of

the I-1 zoning, a metal sided building is allowed, but they will have masonry on the exposed part of the building that faces Hickory St. The final design, concrete, pavement, electric and plumbing, all has to be in line with the city's code ordinances.

7:21- public comment was opened. Bob Ellis, 245 N. Hickory asked why the variances were needed. Gluden and Rigoni explained the undeveloped second and Walker St. Right of Way. There will be a fence at the property line. Kocek and Slager showed Bob the drawings and gave him one. He understands better now after seeing the diagrams. Kocek said there will be no driveways on the perimeter, all driveways will be between the buildings. Kocek showed Bob the bushes and trees that will be around the perimeter of the buildings. There will be nine buildings. Bob asked if the builder was present ad Kocek pointed out Bernie D'Orazio who was present. Slager mentioned about trucks coming in. He said they cannot come into the storage units in Kennedy Rd. Large trucks would not fit here either.

At 7:33, there was no more public comment and it was closed. The commissioners were asked if they have any questions or comments. The east side Right of Way was brought up and Kocek said it is 66'. Gluden and Rigoni explained how right of ways worked and there are no plans in the future for any development on Second St. or Walker St. No more comments.

7:40- Kock asked for a motion to approve or deny the variance to 30'. Geiss made a motion to approve, 2<sup>nd</sup> by Stewart. Upon roll call, all present stated "aye", 0 "nays". Geiss made a motion to approve the Site Plan, 2<sup>nd</sup> by Slager. Upon roll call, all present stated "aye", 0 "nays".

Kocek explained to D'Orazio that he will approach the city council with our decision and the council makes the final decision.

Next Planning and Zoning meeting TBA.

**Adjournment** At 7:43 a motion to adjourn was made by Geiss, 2<sup>nd</sup> by Slager. Upon roll call, all members present stated "aye", 0 "nays"

**PUBLIC HEARING NOTICE**

A PUBLIC HEARING WILL BE HELD AT A SPECIAL MEETING OF THE CITY OF BRAIDWOOD PLAN COMMISSION HELD ON WEDNESDAY, MAY 27, 2026, AT 7:00 P.M. AT CITY HALL OF BRAIDWOOD, 141 W. MAIN STREET, BRAIDWOOD, ILLINOIS 60408.

A PUBLIC HEARING WILL BE HELD ON THE FOLLOWING MATTERS:

1. MASTODON TRAVEL CENTERRIDGEWAY PETROLEUM INC., THE OWNER OF PROPERTY, DESCRIBED BELOW, REQUESTS THE CITY OF BRAIDWOOD TO APPROVE A VARIANCE TO VARY THE REGULATIONS FOR MAXIMUM SIGN HEIGHT AND MAXIMUM SIGN AREA FOR A POLE SIGN AND APPROVAL OF A PLAT OF SUBDIVISION. COMMON ADDRESS: 515 W COAL CITY ROAD, BRAIDWOOD, IL 60408; PIN NOS. 0 2-24-06-200-003-0000, 02-24-06-200-004-0000, 02-24-06-200-011-0000, 02-24-06-200-012-0010, 02-24-06-200-012-0020 LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 N, AND THEN RANGE 9 EASTER THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, IN TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 39. 08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN AN EASTERLY DIRECTION ALONG SAID LINE LAST MENTIONED TO THE WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S, TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, AND TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE 3RD PRINCIPLE MERIDIAN, THENCE DUE WEST ALONG THE NORTH LINE OF SAID SECTION 5, AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 39. 08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF SERVICE ROAD FOR UNITED STATES ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S, TO

THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF UNITED STATES ROUTE 66 FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES EAST FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S, THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES WEST FOR A DISTANCE OF 477.27 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF A SERVICE ROAD FOR UNITED STATES 66, WHICH POINT IS THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3:

A TRACT OF LAND IN THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EASTERLY LINE OF U.S. ROUTE 66 (F.A.I. ROUTE 55), EXCEPT THAT PART CONVEYED BY DEEDS RECORDED AS DOCUMENT NOS. 907447 AND 918050, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6; THENCE SOUTH 01 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 366.19 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST 58.32 FEET TO THE WEST RIGHT OF WAY OF LINE OF IL-113 PER DEDICATION RECORDED AS DOCUMENT NUMBER 466967 AND TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND PER WARRANTY DEED RECORDED DECEMBER 6, 1960 AS DOCUMENT NUMBER 918050; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER 918050 A DISTANCE OF 200.00 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 38 SECONDS EAST ALONG THE MOST WESTERLY EAST LINE, AS MONUMENTED, OF SAID DOCUMENT NUMBER 918050, AND SAID LINE EXTENDED SOUTHERLY, A DISTANCE OF 220.25 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 03 SECONDS EAST 234.74 FEET TO SAID WEST RIGHT OF WAY LINE OF IL-113, THENCE NORTH 01 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 341.48 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST, WHICH LIES EAST OF THE EASTERLY LINE OF ROUTE 66, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTIONS 5 & 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, FOR A DISTANCE OF 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113 FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED

COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE IN AN EASTERLY DIRECTION ALONG SAID LAST MENTIONED LINE TO THE WEST RIGHT OF WAY LINE OF ROUTE 113; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SAID RIGHT OF WAY LINE OF ROUTE 113 TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF ROUTE 113 TO THE POINT OF BEGINNING PER DOC #907447;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 & 6, 5594.45 FEET; THENCE DUE SOUTH 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY & WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF ROUTE 66, FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF ROUTE 113, FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 477.27 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 WHICH IS THE POINT OF BEGINNING PER DOC #918050;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE SOUTH 01 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 366.19 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST, 58.32 FEET TO THE WEST RIGHT OF WAY LINE OF ROUTE 113 AND TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DOC #918050; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID DOC #918050, A DISTANCE OF 200 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 38 SECONDS EAST ALONG THE MOST WESTERLY EAST LINE AS MONUMENTED, OF SAID DOC #918050, AND SAID LINE EXTENDED SOUTHERLY, A DISTANCE OF 220.25 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 03 SECONDS EAST, 234.74 FEET TO SAID RIGHT OF WAY LINE OF ROUTE 113; THENCE NORTH 01 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 341.48 FEET TO THE POINT OF BEGINNING).

2. SECURE TRUCK LINE INC-IGOR COJOCARU, THE OWNER OF PROPERTY, DESCRIBED BELOW, REQUESTS THE CITY OF BRAIDWOOD APPROVE A VARIANCE TO PERMIT A FENCE WITHIN THE FRONT YARD SETBACK. COMMON ADDRESS: 435 ENTERPRISE DRIVE, BRAIDWOOD, IL 60408; PIN NO. 02-24-17-103-018-0000; LEGAL DESCRIPTION: LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN ROUTE 66 BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2011 AS DOCUMENT R2011035347, IN WILL COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART OF LOTS 5 AND 6, AFORESAID, CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED JUNE 23, 2016 AS DOCUMENT R2016046682, IN WILL COUNTY, ILLINOIS.

ALL PERSONS INTERESTED IN ATTENDING ARE INVITED TO DO SO AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ADDITIONAL INFORMATION ON SUCH A REQUEST CAN BE OBTAINED FROM THE CITY OF BRAIDWOOD AT 141 W. MAIN STREET, BRAIDWOOD, ILLINOIS 60408 1-815-458-2341.

SARAH WEAVER  
CITY CLERK  
CITY OF BRAIDWOOD

PUBLISHED IN THE BRAIDWOOD WEDNESDAY, MAY 6, 2026



**City of  
BRAIDWOOD**

141 West Main Street, Braidwood, IL 60408 • PHONE (815) 458-2333 • FAX (815) 458-6074 • www.braidwood.us

**Project:** Mastodon

**Meeting:** Public Hearing

**Request:** Variance Sign Size and Height and Final Plat Approval

**Location:** Division Street and Coal City Road

**Prepared by:** Maura A Rigoni, AICP Planning Consultant

**Site Details**

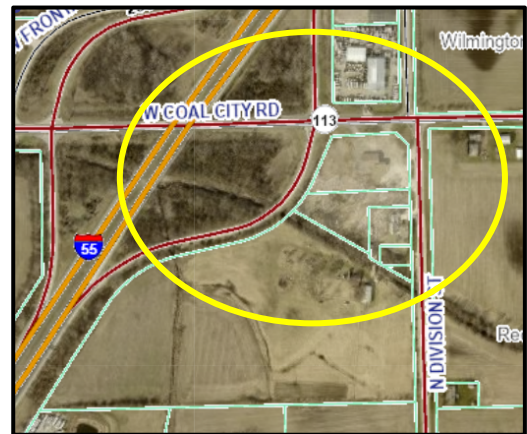
Lot Size: 7.74 Acres

Existing Zoning: B2

**Adjacent Land Uses**

**Aerial**

	<i>Land Use</i>	<i>Comp Plan</i>	<i>Zoning</i>
Subject Parcel	Fuel Station	Outlying Business	B2
North	Commercial	Outlying Business	B2
South	Vacant	Industrial	B2
West		I-55	
East	County	N/A	



**Attachments:** Aerial, zoning map, comprehensive plan, sign plans, and Final Plat

**Project Summary:**

Dave Smith, of Ridgway XI Mastodon, is currently constructing a fuel station at the corner of Division Street and Coal City Road. The applicant is before the Plan Commission/Zoning Board of Appeals requesting consideration of a sign variance for the height and size of a pole sign, and approval of the Final Plat of Subdivision.

**Analysis**

Considering the request, the following information is provided for review and discussion.

- In 2024, the City annexed and rezoned the property located at the corner of Division Street and Coal City Road for the construction of a Mastodon fueling station. In conjunction with the annexation, the City approved variations for the signage as follows:
  - A variance to permit a pole-mounted sign not to exceed 125 feet above the adjoining ground level with a collective sign façade not to exceed an area of 1,414 square feet, and

- A variance to permit a main identification sign on Coal City Road not to exceed 24 feet in height above the adjoining ground level.
- As part of the development, the applicant requests approval of the Final Plat of Subdivision, which reconfigures four parcels and consolidates them into two lots.

**Variance Request**

- The applicant has submitted a sign package that complies with the regulations in Article IX-Signs of the Zoning Ordinance and is consistent with the approved variance, except for the allowable sign area and height for the proposed identification sign on Coal City Road.
- Per Section 23-121(d) of the Zoning Ordinance, pole signs are limited to a height of 20’ and an area of 100 square feet.
- The proposed identification sign on Coal City Road has a height of 28’-4.4” and a total sign area of 150.6 square feet, both of which exceed the ordinance and the allowable height granted through the original variance.
- The applicant has noted the need for additional height and area to accommodate the additional signage associated with gas stations, i.e., pricing.
- To maintain consistent City records regarding signage for this proposed development, staff and legal recommend that the Planning Zoning Board of Appeals include the original approved variance for the pole sign (height and size) on Coal City Road near the interchange as part of this review.

**FINAL PLAT**

- Per Chapter 74-Subdivision Ordinance, all final plats must be reviewed by the Plan Commission and forwarded to the City Council for final consideration.
- The proposed Final Plat, entitled Ridgeway Subdivision, combines four parcels into two lots, with Lot 1 encompassing the fueling station.
- The Final Plat also includes dedication of right-of-way to IDOT and associated easements for public utilities and drainage.
- The Final Plat also includes an 80 SF easement at the corner of Coal City Road and Division Street. This easement is a “City Sign Easement,” which will allow the City to place a “Welcome to Braidwood” sign at the corner. The City and the property owners are currently working out the details of the easement provision and agreement. It is recommended that the Plan Commission consider conditioning any recommendation on the finalization of the “City Sign Easement” provision.

**Standards for Variance**

*Standards.* The planning commission/zoning board of appeals shall not vary the provisions of this chapter, as authorized in this section, unless it shall have made findings based upon the evidence presented to it in each specific case. The planning commission/zoning board of appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out

- (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
- (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property;
- (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

### **Discussion**

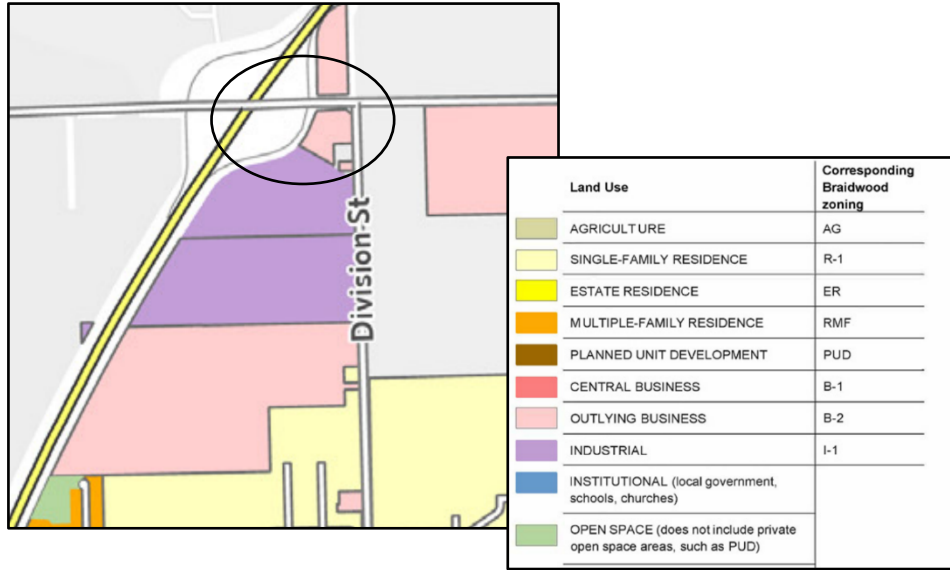
The following are items for discussion by the Plan Commission:

- Sign Variance
- Final Plat

### **Motions for your consideration**

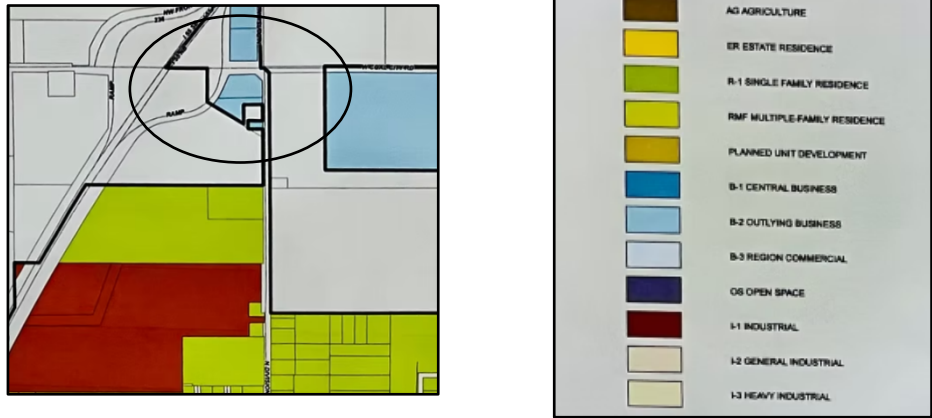
- *Recommend the City Council (approve/deny) the variance request to permit a pole-mounted sign height of 28'-4.4" and a total sign area of 150.6 square feet for the property located at the corner of Division Street and Coal City Road.*
- *Recommend the City Council (approve/deny) the variance request to permit a pole-mounted sign not to exceed 125 feet above the adjoining ground level with a collective sign façade not to exceed an area of 1,414 square feet, as outlined in the annexation agreement located at the corner of Division Street and Coal City Road.*
- *Recommend the City Council (approve/deny) the Ridgeway Subdivision-Final Plat, dated April 29, 2026, prepared by M. Gingerich Gereaux and Associated, conditioned upon technical revisions prior to recordation, and finalization of the "City Sign Easement" provision.*

### Expected Future Land Use



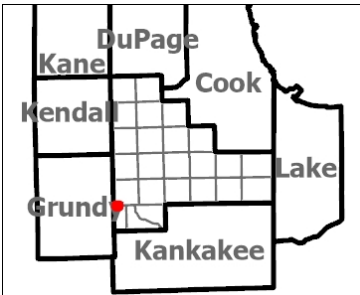
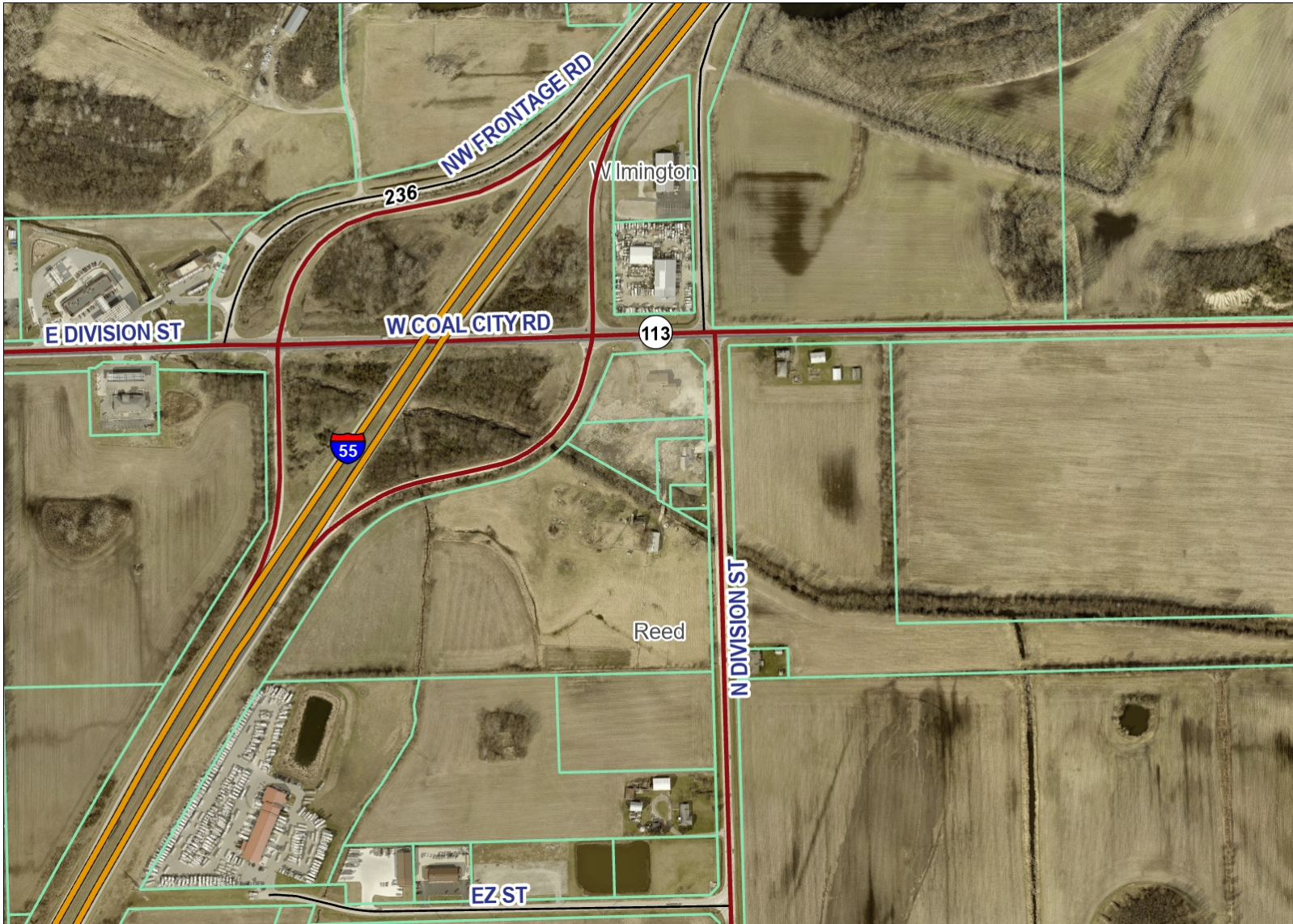
### Zoning Map

***Note: Property Rezoned to I-2 in 2019***





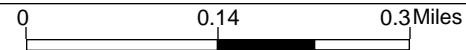
# Mastodon



### Legend

- Roadways**
  - Federal
  - State
  - County
  - Local and Private
- Parcels
- Townships

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



1:9,028

**Disclaimer of Warranties and Accuracy of Data:** Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to [gis@willcountyillinois.com](mailto:gis@willcountyillinois.com).

### Notes

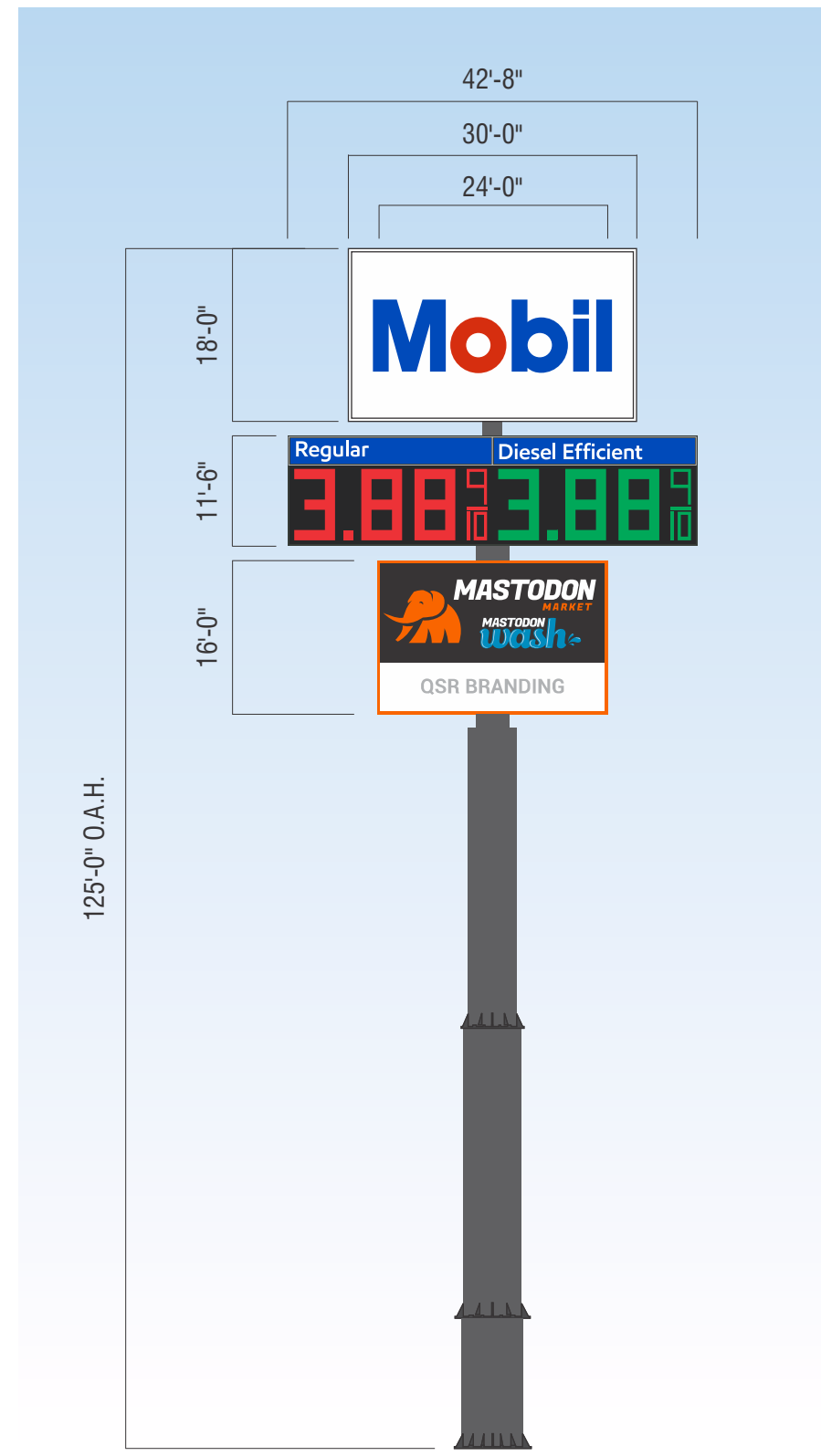
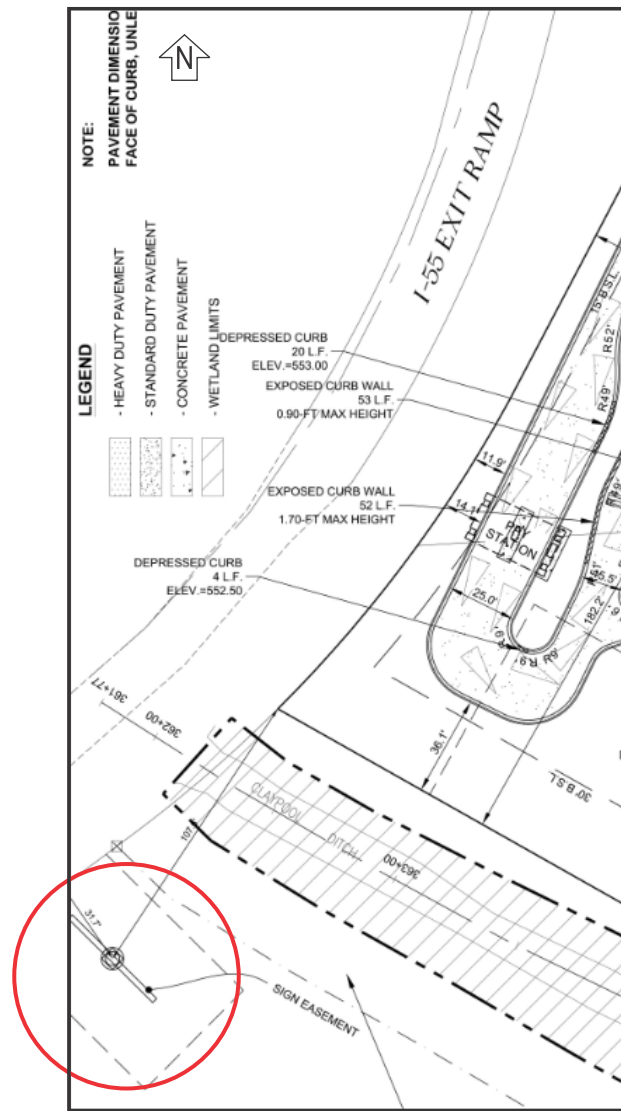
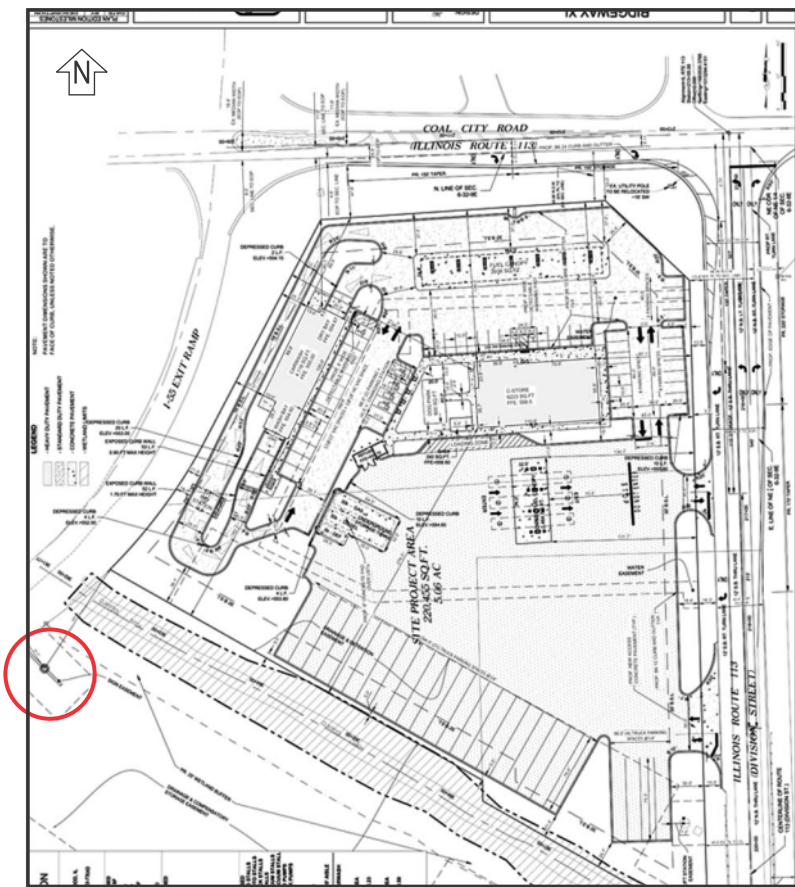
# Sign Approved with Annexation

## HR RECEIVE / INSPECT / INSTALL - HIGH RISE

Quantity: **ONE (1x)**  
 O.A.H.: **125'-0"**  
 O.A.W.: **42'-8"**  
 Total Sq.Ft.: **23.25 ea**

Qty (1) D/F pylon sign 125 x 42'-8  
 To Include:

- Qty (1) 18' x 30'-0" Mobil flex face LED illuminated
- Qty (1) 11'6" x 42'-8" price changers
- Qty (1) 16' x 24' pan formed mastodon signs
- Pole will be included for anchor bolt install.



**OMEGA**  
 Sign & Lighting Inc.  
**630.237.4397**  
 OMEGASIGNCHICAGO.COM

**Mastodon**  
**Braidwood IL**  
 515 W. Coal City Road  
 Braidwood, IL 60408

Date	06/16/25
Acct. Executive	James Krumin
Sheet #	009
△ Revision Number	Date
1	06/30/25
2	10/07/25
3	11/04/25
4	03/05/26
5	
6	

Drawn By **D. Townson**

**\*\*For Design Intent Only\*\***  
**SQC # 250957-04**

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Signature	mm/dd/yy
<b>Cust. Approval</b>	<b>Date</b>
Signature	mm/dd/yy
<b>Landlord Approval</b>	<b>Date</b>

This Document, and the information contained, is the property of Omega Sign & Lighting Inc. (the Company). By receipt of this Document, the holder agrees not to distribute to any other entities, nor reproduce this Document and the information contained, without the prior written approval by the Company. The Customer agrees that Omega Sign & Lighting Inc. will fabricate signs as per the above rendering(s) and Customer agrees to all charges to fabricate sign(s) including permit & procurement fees & storage fees. The colors depicted in the rendering(s) are not an exact color match that will appear in the sign(s) construction, and exact color swatches can be provided only at the Customer's request.

**630.237.4397**  
**OMEGASIGNCHICAGO.COM**



**ELECTRICAL NOTES**  
 Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

- Each Sign Must Have:**
1. A minimum of One(1) dedicated 120V 20A circuit.
  2. Junction box installed within Six(6) feet of Sign.
  3. Three Wire: Line, Ground, and Neutral.

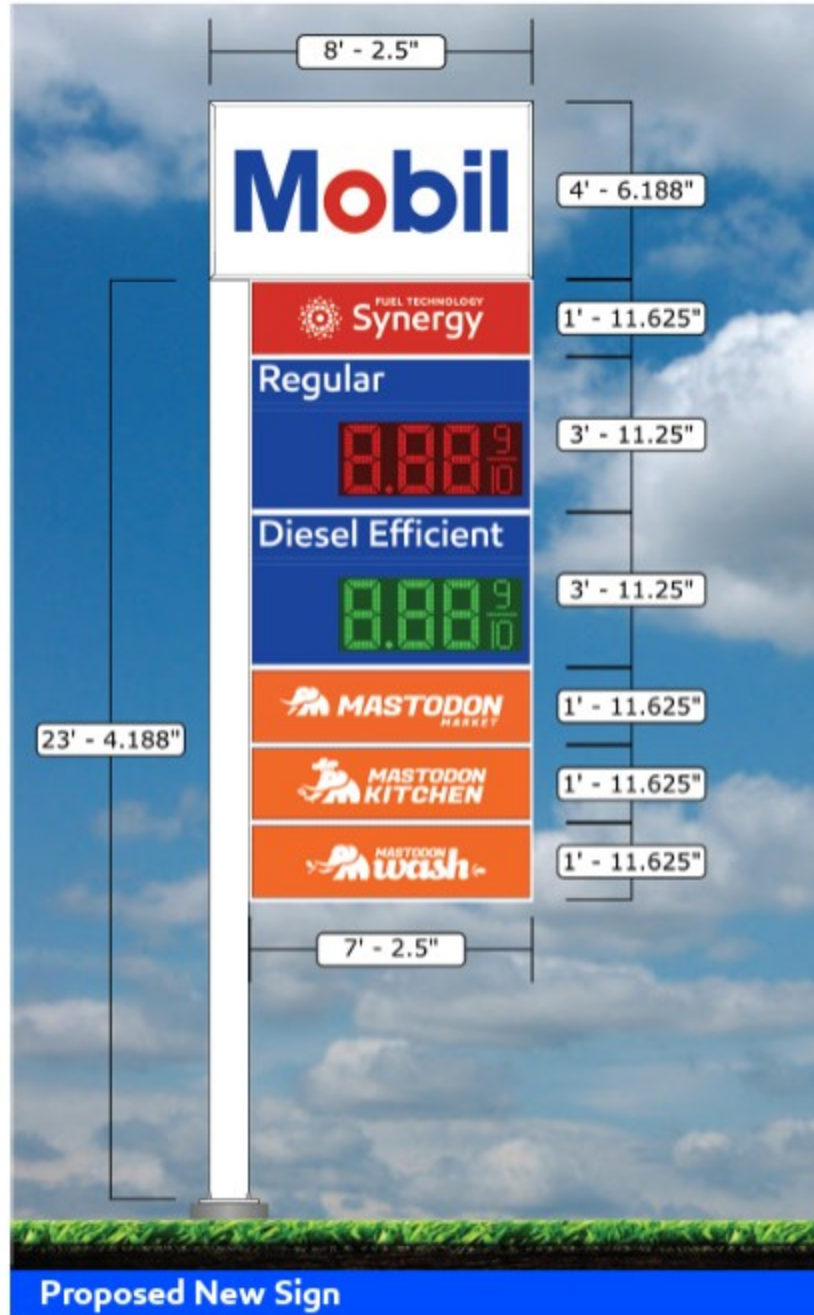
# Sign Variance is being requested

^^ THIS BRAND BOOK IS NOT AN INSTALLATION GUIDE ^^

## A MAIN ID VISUALS



Site Map: A Main ID B Forecourt



Customer: Mobil

Header Cabinet: E031532

Sign System: A Model

System Color: Egg Shell White

Overall Height: 28'-4.4"

Pole Height: 23'-4.2"

Ground Clearance: 8'-1.2"

Total Square Feet: 150.6 SQ FT

8 Line Aux Cab Height: 15'-9"

Wind Load: 35 psf

Digit Type: Lumidigit 4

Digit Size: 21", 21"

LED Illum. Draw: 8.9 Amps@120V

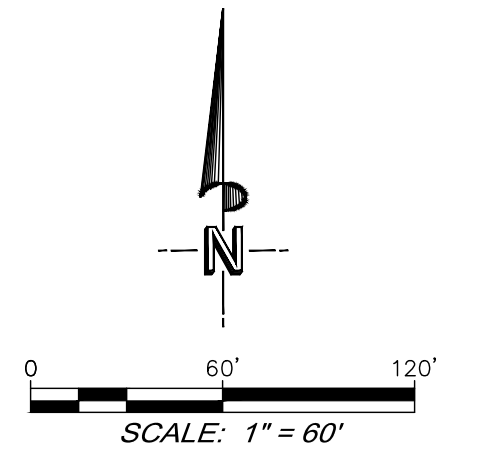
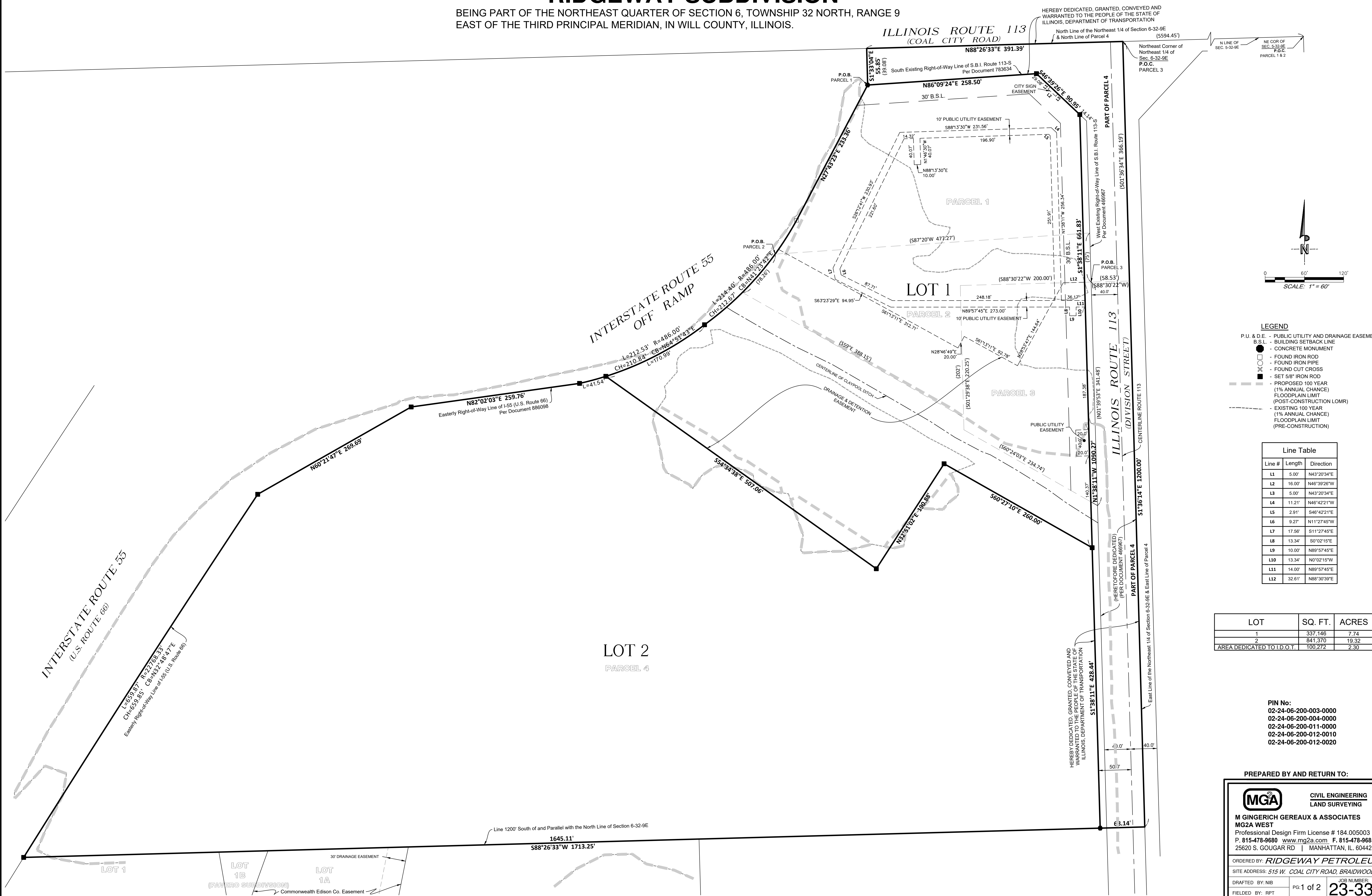
LED(Pricers/EMC) Draw: 2 Amps@120V

Total Circuits Rec. : 4 - 20 Amp Circuits @120V

# RIDGEWAY SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

HEREBY DEDICATED, GRANTED, CONVEYED AND  
WARRANTED TO THE PEOPLE OF THE STATE OF  
ILLINOIS, DEPARTMENT OF TRANSPORTATION



- LEGEND**
- P.U. & D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
  - B.S.L. - BUILDING SETBACK LINE
  - - CONCRETE MONUMENT
  - - FOUND IRON ROD
  - - FOUND IRON PIPE
  - - FOUND CUT CROSS
  - - SET 5/8" IRON ROD
  - - - PROPOSED 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN LIMIT (POST-CONSTRUCTION LOMR)
  - - - EXISTING 100 YEAR (1% ANNUAL CHANCE) FLOODPLAIN LIMIT (PRE-CONSTRUCTION)

**Line Table**

Line #	Length	Direction
L1	5.00'	N43°20'34"E
L2	16.00'	N46°39'26"W
L3	5.00'	N43°20'34"E
L4	11.21'	N46°42'21"W
L5	2.91'	S46°42'21"E
L6	9.27'	N11°27'45"W
L7	17.56'	S11°27'45"E
L8	13.34'	S0°02'15"E
L9	10.00'	N89°57'45"E
L10	13.34'	N0°02'15"W
L11	14.00'	N89°57'45"E
L12	32.61'	N88°30'39"E

LOT	SQ. FT.	ACRES
1	337,146	7.74
2	841,370	19.32
AREA DEDICATED TO I.D.O.T.		2.30

PIN No:  
02-24-06-200-003-0000  
02-24-06-200-004-0000  
02-24-06-200-011-0000  
02-24-06-200-012-0010  
02-24-06-200-012-0020

PREPARED BY AND RETURN TO:

**MGA** CIVIL ENGINEERING  
LAND SURVEYING

**M GINGERICH GEREAX & ASSOCIATES**  
MG2A WEST  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: **RIDGEWAY PETROLEUM**  
SITE ADDRESS: 515 W. COAL CITY ROAD, BRAIDWOOD, IL  
DRAFTED BY: NIB JOB NUMBER: 23-335  
FIELD BY: RPT PG. 1 of 2

OWNERSHIP & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF )SS

THIS IS TO CERTIFY THAT RIDGEWAY PETROLEUM INC. IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSE AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO 765 ILCS 205/1, THE UNDERSIGNED STATES THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE ABOVE DESCRIBED SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE REED-CUSTER COMMUNITY SCHOOL DISTRICT 255-U OF WILL COUNTY, ILLINOIS.

DATED THIS DAY OF 2026

By: OWNER: RIDGEWAY PETROLEUM 2701 BERNICE ROAD LANSING, IL 60438

NOTARY PUBLIC

STATE OF ILLINOIS )
COUNTY OF )SS

I, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES AS APPEAR IN THE "OWNERSHIP PERSONALLY KNOWN TO ME TO BE THE SAID PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN WILL COUNTY, ILLINOIS THIS DAY OF A.D., 20

NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF )
COUNTY OF )SS

PEOPLES BANK, AS MORTGAGEE UNDER MORTGAGES RECORDED AS DOCUMENT NUMBER R2025053931, DATED SEPTEMBER 26, 2025, AND DOCUMENT NUMBER R2025054688, DATED SEPTEMBER 30, 2025, DO HEREBY CONSENTS TO THE RECORDING OF THE SUBDIVISION AS SHOWN HEREON.

PEOPLES BANK

DATED AT MUNSTER, INDIANA, THIS DAY OF A.D. 2026.

BY: ATTEST:
TITLE: TITLE:

NOTARY PUBLIC

STATE OF )
COUNTY OF )SS

I, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

AND OF THE (PEOPLE'S BANK) ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT, AS MORTGAGEE, FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN COUNTY, ILLINOIS

THIS DAY OF A.D. 2026.

(NOTARY PUBLIC)

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

I, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP PAGE 24-06B-E AND 24-06B-W AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN)

02-24-06-200-003-0000, 02-24-06-200-004-0000, 02-24-06-200-012-0010, 02-24-06-200-012-0020, 02-24-06-200-011-0000

DATED THIS DAY OF A.D., 20

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRAIDWOOD, WILL COUNTY, ILLINOIS

THIS DAY OF 20

BY: MAYOR

ATTEST: CITY CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

I, CHAIRMAN OF THE CITY OF BRAIDWOOD PLANNING COMMISSION, DO CERTIFY THAT ON THIS

DAY OF 20 THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BRAIDWOOD.

BY: CHAIRMAN

ATTEST: ZONING CLERK

RIDGEWAY SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

I, COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES

GIVEN UNDER MY HAND AND SEAL AT ILLINOIS, THIS DAY OF 20 A.D.

WILL COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

THIS INSTRUMENT NO. WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF WILL COUNTY AFORESAID THIS DAY OF A.D.,

20 AT O'CLOCK M AND MICROFILMED.

WILL COUNTY RECORDER

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO CITY OF BRAIDWOOD STANDARDS AND REQUIREMENTS, WORKING DRAWINGS AND SPECIFICATIONS FOR "RIDGEWAY SUBDIVISION" HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH CITY OF BRAIDWOOD STANDARDS AND REQUIREMENTS.

ENGINEER:

DATE: 20

DRAINAGE CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF WILL )SS

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS SUBDIVISION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS DAY OF 20

ENGINEER ILLINOIS LICENSE #

I.D.O.T CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL, BE REQUIRED BY THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

ILLINOIS ROUTE 113 (DIVISION STREET)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83(2011 ADJ) DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1200.00 FEET OF SAID NORTHEAST QUARTER WITH THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 88 DEGREES 26 MINUTES 33 SECONDS WEST 68.14 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREE 38 MINUTES 11 SECONDS WEST 1090.27 FEET ALONG A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE WEST EXISTING RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S PER DOCUMENT NUMBER 466967; THENCE NORTH 46 DEGREES 39 MINUTES 26 SECONDS WEST 90.96 FEET ALONG SAID WEST EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 09 MINUTES 24 SECONDS WEST 259.50 FEET ALONG THE SOUTH EXISTING RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S PER DOCUMENT NO. 783634; THENCE NORTH 01 DEGREES 33 MINUTES 04 SECONDS WEST 55.85 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 26 MINUTES 33 SECONDS EAST 391.39 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 36 MINUTES 14 SECONDS EAST 1200.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE SATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

REGION ONE ENGINEER DATE: 2026

CITY SIGN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MAINTENANCE OF SIGNAGE AND ENTRYWAY LANDSCAPING AS DESIGNATED AND SHOWN ON THIS PLAT IS HEREBY GRANTED, CREATED AND RESERVED BY THE UNDERSIGNED FOR THE USE BY ITSELF AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AGENTS AND EMPLOYEES, TO PROVIDE REASONABLE ACCESS TO THE AREAS SHOWN FOR INSTALLATION, REPAIR AND MAINTENANCE OF THE SIGNS AND LANDSCAPING.

EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF BRAIDWOOD AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND TO THEIR SUCCESSORS AND ASSIGNS, UPON ACROSS, OVER, UNDER AND THROUGH SAID EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, REPLACING, REVIEWING, ALTERING AND ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO THE ATTACHED AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY AND/OR DEPARTMENT MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE ON THIS PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND DEPARTMENT TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON OR ACROSS, UNDER OR THROUGH, SAID EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO PRIOR APPROVAL OF THE SAID CITY OF BRAIDWOOD AND/OR THE ILLINOIS DEPARTMENT OF TRANSPORTATION SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

ALL EASEMENTS INDICATED AS DETENTION OR DRAINAGE EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF BRAIDWOOD AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND TO THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASERS SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE EASEMENT AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL OF THE CITY AND DEPARTMENT. IN THE EVENT ANY SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE EASEMENT, THE CITY OF BRAIDWOOD AND/OR THE ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE EASEMENT REASONABLY NECESSARY TO ENSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE EASEMENT AREA.

IN THE EVENT THE CITY OF BRAIDWOOD AND/OR THE ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN PERCENT OF SAID COST OF COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST ANY LOT OR LOTS CREATED BY THIS PLAT WHICH MAY REQUIRE MAINTENANCE. THE LIEN MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF BRAIDWOOD AND/OR THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

COMMONWEALTH EDISON COMPANY, COMCAST, A.T.&T. AND THOSE UTILITIES OPERATING UNDER FRANCHISE AGREEMENT WITH THE CITY OF BRAIDWOOD, ILLINOIS.

Their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.D." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "Outlots", "Common Elements", "Open Space", "Open Area", "Common Ground", "Parking", and "Common Area". The term "Common Area or Areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF KANKAKEE )SS

THIS IS TO CERTIFY THAT I, MARK J. SCHIERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 N, AND THEN RANGE 9 EASTER THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, IN TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 39. 08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN AN EASTERLY DIRECTION ALONG SAID LINE LAST MENTIONED TO THE WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S, TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, AND TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE 3RD PRINCIPLE MERIDIAN, THENCE DUE WEST ALONG THE NORTH LINE OF SAID SECTION 5, AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 39. 08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF SERVICE ROAD FOR UNITED STATES ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTHWESTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF UNITED STATES ROUTE 66 FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES EAST FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S, THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES WEST FOR A DISTANCE OF 477.27 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF A SERVICE ROAD FOR UNITED STATES 66, WHICH POINT IS THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3: A TRACT OF LAND IN THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EASTERLY LINE OF U.S. ROUTE 66 (F.A.I. ROUTE 55), EXCEPT THAT PART CONVEYED BY DEEDS RECORDED AS DOCUMENT NOS. 907447 AND 918050, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6; THENCE SOUTH 01 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 366.19 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST 58.32 FEET TO THE WEST RIGHT OF WAY OF LINE OF IL-113 PER DEDICATION RECORDED AS DOCUMENT NUMBER 466967 AND TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND PER WARRANTY DEED RECORDED DECEMBER 6, 1960 AS DOCUMENT NUMBER 918050; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER 918050 A DISTANCE OF 200.00 FEET; THENCE SOUTH 01 DEGREES 29 MINUTES 38 SECONDS EAST ALONG THE MOST WESTERLY EAST LINE, AS MONUMENTED, OF SAID DOCUMENT NUMBER 918050, AND SAID LINE EXTENDED SOUTHERLY, A DISTANCE OF 220.25 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 03 SECONDS EAST 234.74 FEET TO SAID WEST RIGHT OF WAY LINE OF IL-113, THENCE NORTH 01 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 341.48 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS

PARCEL 4: THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST, WHICH LIES EAST OF THE EASTERLY LINE OF ROUTE 66, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTIONS 5 & 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, FOR A DISTANCE OF 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113 FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE IN AN EASTERLY DIRECTION ALONG SAID LAST MENTIONED LINE TO THE WEST RIGHT OF WAY LINE OF ROUTE 113; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SAID RIGHT OF WAY LINE OF ROUTE 113 TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF ROUTE 113 TO THE POINT OF BEGINNING PER DOC #907447;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 & 6, 5594.45 FEET; THENCE DUE SOUTH 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY & WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF ROUTE 66, FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF ROUTE 113, FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 477.27 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 WHICH IS THE POINT OF BEGINNING PER DOC #918050;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE SOUTH 01 DEGREES 36 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 366.19 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST, 58.32 FEET TO THE WEST RIGHT OF WAY LINE OF ROUTE 113 AND TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DOC #918050; THENCE CONTINUING SOUTH 88 DEGREES 30 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID DOC #918050, A DISTANCE OF 200 FEET; THENCE SOUTH 01 DEGREE 29 MINUTES 38 SECONDS EAST ALONG THE MOST WESTERLY EAST LINE AS MONUMENTED, OF SAID DOC #918050, AND SAID LINE EXTENDED SOUTHERLY, A DISTANCE OF 220.25 FEET; THENCE SOUTH 60 DEGREES 24 MINUTES 03 SECONDS EAST, 234.74 FEET TO SAID RIGHT OF WAY LINE OF ROUTE 113; THENCE NORTH 01 DEGREES 39 MINUTES 53 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 341.48 FEET TO THE POINT OF BEGINNING.)

I DO FURTHER CERTIFY THAT:

- 1. PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C0415G, EFFECTIVE DATE FEBRUARY 15, 2019.
2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
3. ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 24 INCH IRON RODS OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
4. THIS SUBDIVISION CONTAINS 29.36 ACRES.
5. THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE CITY OF BRAIDWOOD

Dated this day of 2026.

FOR REVIEW PURPOSES ONLY.

Mark J. Schierholz
Illinois Professional Land Surveyor #035.003105
License Expires November 30, 2026



NOTE: MEASURED BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT) "GRID". AREAS SHOWN ON THIS PLAT ARE BASED ON GROUND DISTANCES.

THIS PLAT WAS PREPARED WITH THE BENEFIT OF INFORMATION CONTAINED IN TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED NOVEMBER 1, 2023

REVISIONS

Table with 3 columns: DATE, BY, DESCRIPTION. Contains revision history for the plat.

Professional information for M GINGERICH GEREAX & ASSOCIATES, including contact details, license information, and a 'MAIL TO:' section.

**PUBLIC HEARING NOTICE**

A PUBLIC HEARING WILL BE HELD AT A SPECIAL MEETING OF THE CITY OF BRAIDWOOD PLAN COMMISSION HELD ON WEDNESDAY, MAY 27, 2026, AT 7:00 P.M. AT CITY HALL OF BRAIDWOOD, 141 W. MAIN STREET, BRAIDWOOD, ILLINOIS 60408.

A PUBLIC HEARING WILL BE HELD ON THE FOLLOWING MATTERS:

1. MASTODON TRAVEL CENTERRIDGEWAY PETROLEUM INC., THE OWNER OF PROPERTY, DESCRIBED BELOW, REQUESTS THE CITY OF BRAIDWOOD TO APPROVE A VARIANCE TO VARY THE REGULATIONS FOR MAXIMUM SIGN HEIGHT AND MAXIMUM SIGN AREA FOR A POLE SIGN AND APPROVAL OF A PLAT OF SUBDIVISION. COMMON ADDRESS: 515 W COAL CITY ROAD, BRAIDWOOD, IL 60408; PIN NOS. 0 2-24-06-200-003-0000, 02-24-06-200-004-0000, 02-24-06-200-011-0000, 02-24-06-200-012-0010, 02-24-06-200-012-0020 LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, AND TOWNSHIP 32 N, AND THEN RANGE 9 EASTER THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, IN TOWNSHIP 32 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 AND SECTION 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 39. 08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S FOR A POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN AN EASTERLY DIRECTION ALONG SAID LINE LAST MENTIONED TO THE WEST RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S; THENCE IN A NORTHERLY AND NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 113-S; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 113-S, TO THE POINT OF BEGINNING.

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PARCEL 4:

THAT PART OF THE NORTH 1200 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 32 NORTH RANGE 9 EAST, WHICH LIES EAST OF THE EASTERLY LINE OF ROUTE 66, EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTIONS 5 & 6, FOR A DISTANCE OF 5594.45 FEET TO A POINT; THENCE SOUTH ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, FOR A DISTANCE OF 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113 FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE THAT FORMS AN ANGLE OF 29 DEGREES 20 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED

COURSE AT THE LAST DESCRIBED POINT TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE IN AN EASTERLY DIRECTION ALONG SAID LAST MENTIONED LINE TO THE WEST RIGHT OF WAY LINE OF ROUTE 113; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SAID RIGHT OF WAY LINE OF ROUTE 113 TO THE SAID SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE OF ROUTE 113 TO THE POINT OF BEGINNING PER DOC #907447;

AND EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 32 NORTH RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 5 & 6, 5594.45 FEET; THENCE DUE SOUTH 39.08 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF ROUTE 113; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 TO A POINT IN A LINE WHICH RUNS IN AN EASTERLY & WESTERLY DIRECTION PARALLEL TO AND AT A DISTANCE OF 250 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID ROUTE 113 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID SERVICE ROAD OF ROUTE 66, FOR A DISTANCE OF 78.26 FEET; THENCE SOUTH 59 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 388.15 FEET; THENCE DUE NORTH FOR A DISTANCE OF 202 FEET; THENCE DUE EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID ROUTE 113; THENCE DUE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF ROUTE 113, FOR A DISTANCE OF 75 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 477.27 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF A SERVICE ROAD FOR ROUTE 66 WHICH IS THE POINT OF BEGINNING PER DOC #918050;

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2. SECURE TRUCK LINE INC-IGOR COJOCARU, THE OWNER OF PROPERTY, DESCRIBED BELOW, REQUESTS THE CITY OF BRAIDWOOD APPROVE A VARIANCE TO PERMIT A FENCE WITHIN THE FRONT YARD SETBACK. COMMON ADDRESS: 435 ENTERPRISE DRIVE, BRAIDWOOD, IL 60408; PIN NO. 02-24-17-103-018-0000; LEGAL DESCRIPTION: LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN ROUTE 66 BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 32 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2011 AS DOCUMENT R2011035347, IN WILL COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART OF LOTS 5 AND 6, AFORESAID, CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED JUNE 23, 2016 AS DOCUMENT R2016046682, IN WILL COUNTY, ILLINOIS.

ALL PERSONS INTERESTED IN ATTENDING ARE INVITED TO DO SO AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ADDITIONAL INFORMATION ON SUCH A REQUEST CAN BE OBTAINED FROM THE CITY OF BRAIDWOOD AT 141 W. MAIN STREET, BRAIDWOOD, ILLINOIS 60408 1-815-458-2341.

SARAH WEAVER  
CITY CLERK  
CITY OF BRAIDWOOD

PUBLISHED IN THE BRAIDWOOD WEDNESDAY, MAY 6, 2026



**City of  
BRAIDWOOD**

141 West Main Street, Braidwood, IL 60408 • PHONE (815) 458-2333 • FAX (815) 458-6074 • www.braidwood.us

**Project:** Secure Truck Lines  
**Meeting:** Public Hearing  
**Request:** Variance for Fence Height in Front Yard  
**Location:** 435 Enterprise Drive  
**Prepared by:** Maura A Rigoni, AICP Planning Consultant

**Site Details**

Lot Size: 17.177 Acres

Existing Zoning: I1

**Adjacent Land Uses**

**Aerial**

	<i>Land Use</i>	<i>Comp Plan</i>	<i>Zoning</i>
Subject Parcel	Vacant	Outlying Business	I2
North	Residential	Residential	R1
South	Vacant	N/A	
West	Generating Station		
East	County	N/A	A1



**Attachments:** Aerial, zoning map, comprehensive plan, fence detail

**Project Summary:**

Igor Cogocaru currently owns and operates Secure Truck Lines on the property located at 435 Enterprise Drive. The applicant proposes various improvements to the property, including installing a 6’ fence along the front property line. The applicant is before the Plan Commission/Zoning Board of Appeals, as 6’ fences are prohibited in the front yard.

**Analysis**

Considering the request, the following information is provided for review and discussion.

- Over several years, this subject parcel has been before the City Council for consideration of various requests under different owners. Those requests and approvals are as follows:
  - In 2009, the current structure was constructed.
  - In 2011, the property was subdivided into twelve lots, but remained undeveloped.

- In 2019, the City Council approved the rezoning of the property from B-2 to I-2 and the plat of subdivision and vacation to eliminate the 12 individual lots and Enterprise Drive, and to revert the property to one lot.
- In 2022, the current applicant appeared before the City Council for review of the current use, which includes truck storage on the property. At that time, various improvements were required and have not been completed to date.
- The applicant has been working with the City to complete the improvements which will occur in phases. Such improvements include paving the parking areas around the building, replacing the existing wall along Route 53, installing landscaping along Route 53, utility improvements, and future paving of the truck parking areas.
- As part of the first phase of improvements, the City is permitting the parking of trucks approximately 375' west of the centerline of the driveway entrance and extending to the east property line. To ensure adequate screening and security, a 6' fence is proposed along the front property line. As previously noted, 6' fences are not permitted in the front yard.

**Variance Request**

- Per Section 23-11 of the Zoning Ordinance, fences that do not exceed three (3) feet in height are a permitted obstruction in the required front yard. The proposed fence in the front yard is six (6) feet; therefore, it exceeds the ordinance.
- The proposed fence along Route 53 will span the length of the truck parking area, approximately 375' west of the centerline of the driveway entrance, and extend to the east property line.
- The required front yard within the I-1 District is 50'. The proposed fence has a proposed setback of +/- 25' from Route 53.
- Please see the attached document for the fence design.
- The increase in fence height is to provide screening.
- As a point of reference, the City recently reviewed and approved a variance for a fence in the front yard at 225 S Hickory Street, the self-storage facility.

**Standards for Variance**

*Standards.* The planning commission/zoning board of appeals shall not vary the provisions of this chapter, as authorized in this section, unless it shall have made findings based upon the evidence presented to it in each specific case. The planning commission/zoning board of appeals shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence:

- (1) The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out
- (2) The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;
- (3) The purpose of the variance is not based exclusively upon a desire to increase return on investment of the property;
- (4) The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- (5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

- (6) The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**Discussion**

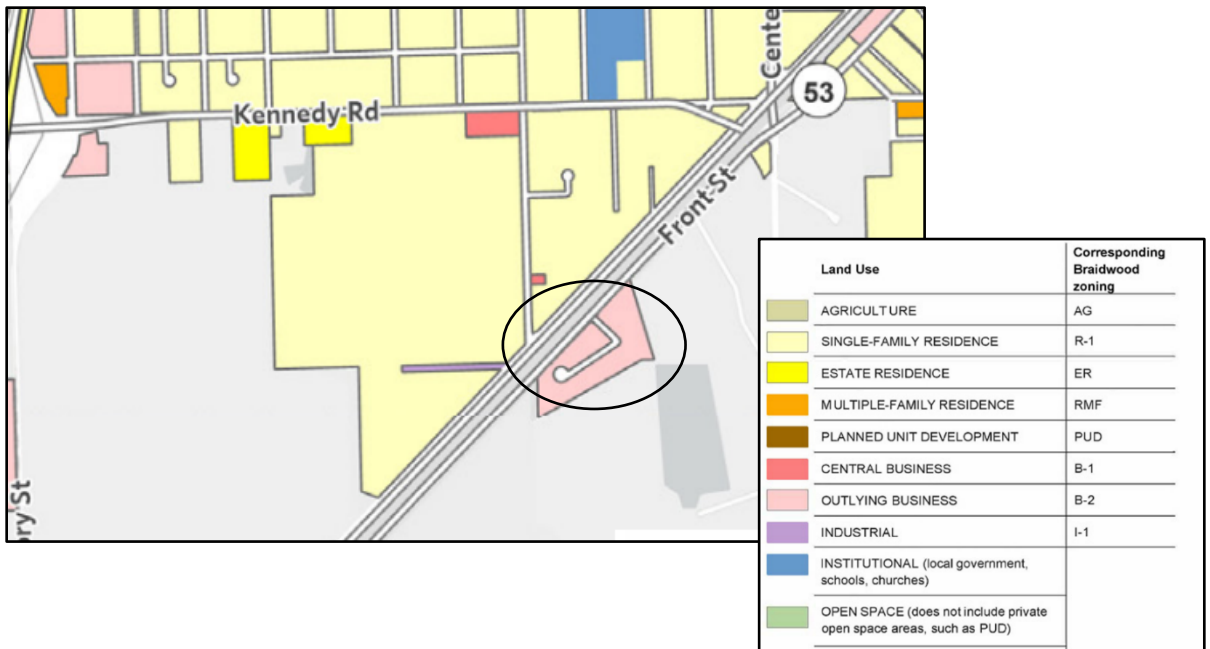
The following are items for discussion by the Plan Commission:

- Fence Variance

**Motions for your consideration**

*Recommend the City Council (approve/deny) the variance request to permit a 6' in the required front yard for the property at 435 Enterprise Drive in accordance with the reviewed plans, public testimony, and findings of fact.*

**Expected Future Land Use**



**Zoning Map**

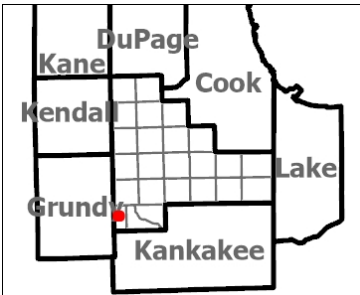
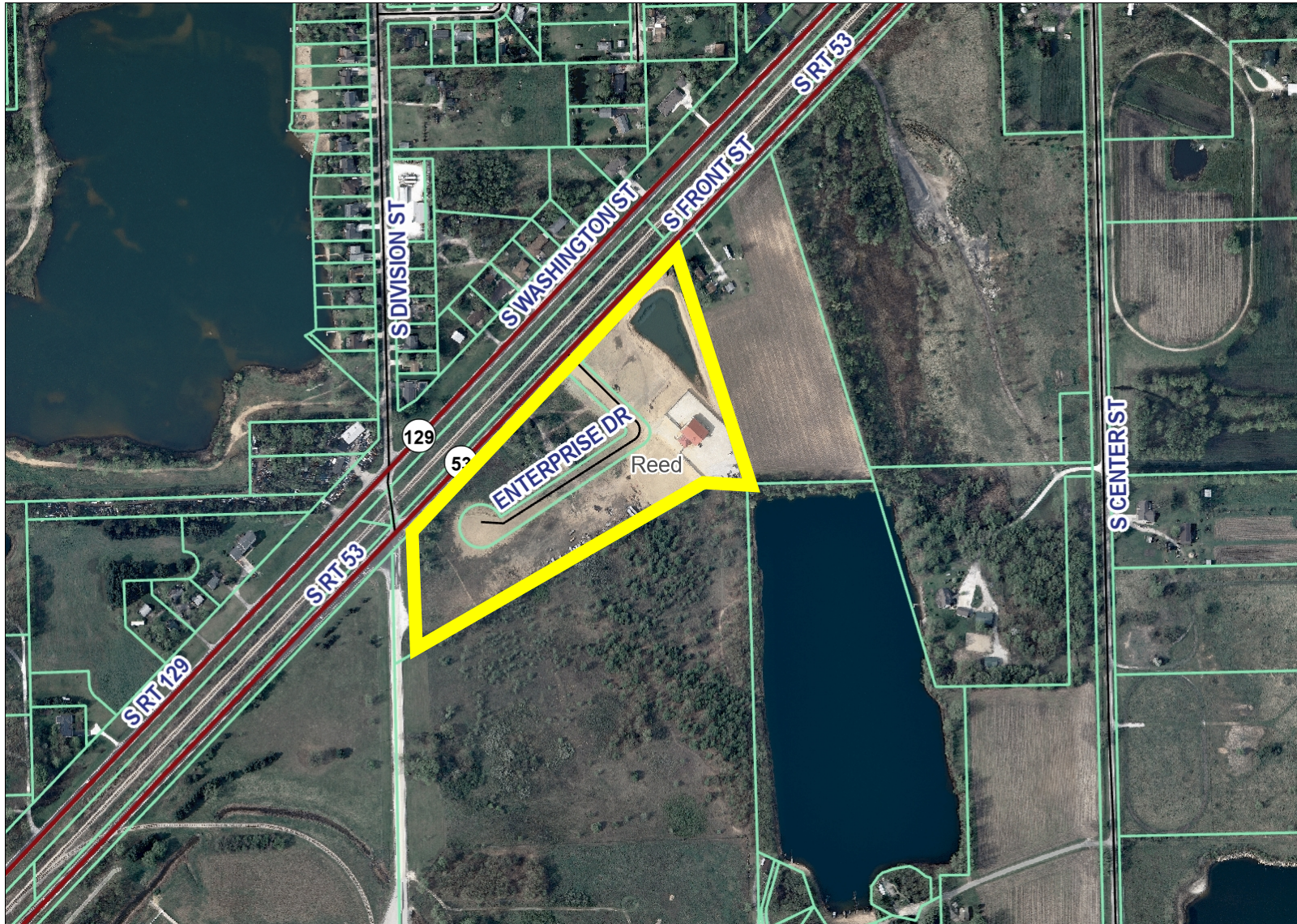
***Note: Property Rezoned to I-2 in 2019***



***Proposed Fence***

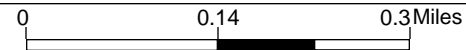


# Secure Truck Lines



- Legend**
- Roadways
    - Federal
    - State
    - County
    - Local and Private
  - Parcels □
  - Townships

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



1: 9,028

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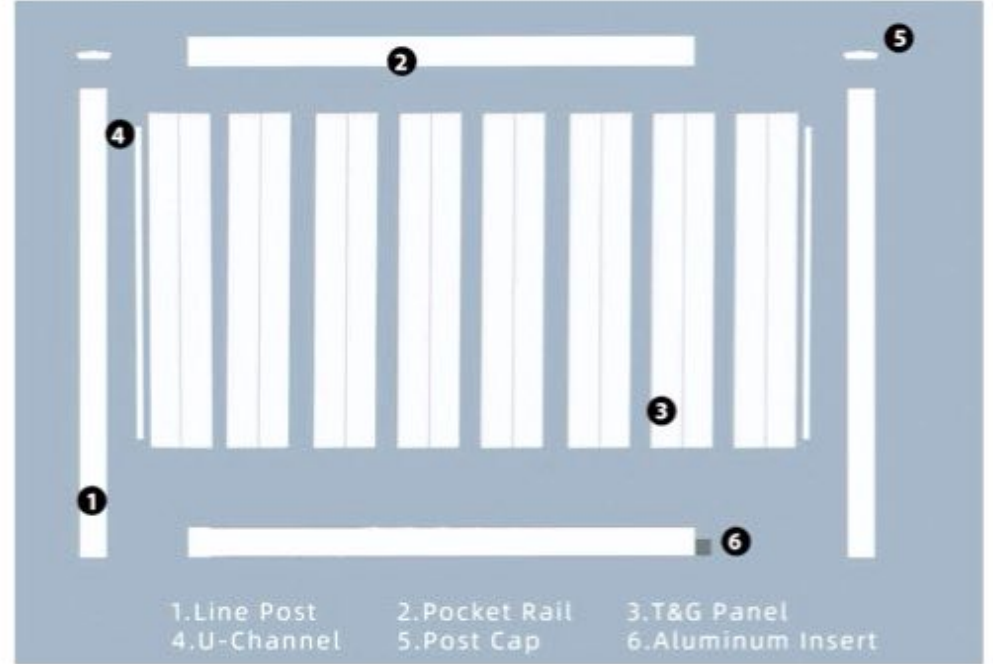
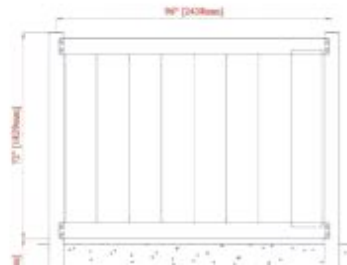
**Notes**



## PRODUCT INFORMATION

\* HY001 - FULL PRIVACY FENCE  
 RECOMMENDED SIZE: 6' HIGH X 8' WIDE

### AVAILABLE COLOR



PROFILE	QUANTITY	SIZE	LENGTH
Line Post	1	5"X5"	102"
Pocket Rail	2	1.5"X5.5"	94"
T&G Panel	8	7/8"X11.3"	62"
U-Channel	2	/	59"
Post cap	1	5"X5"	/
Aluminum insert	1	/	94"

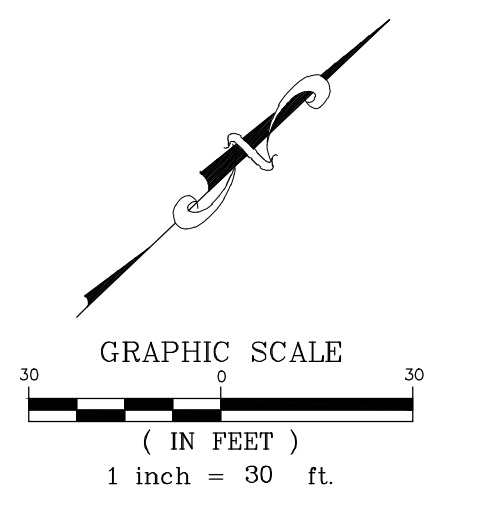
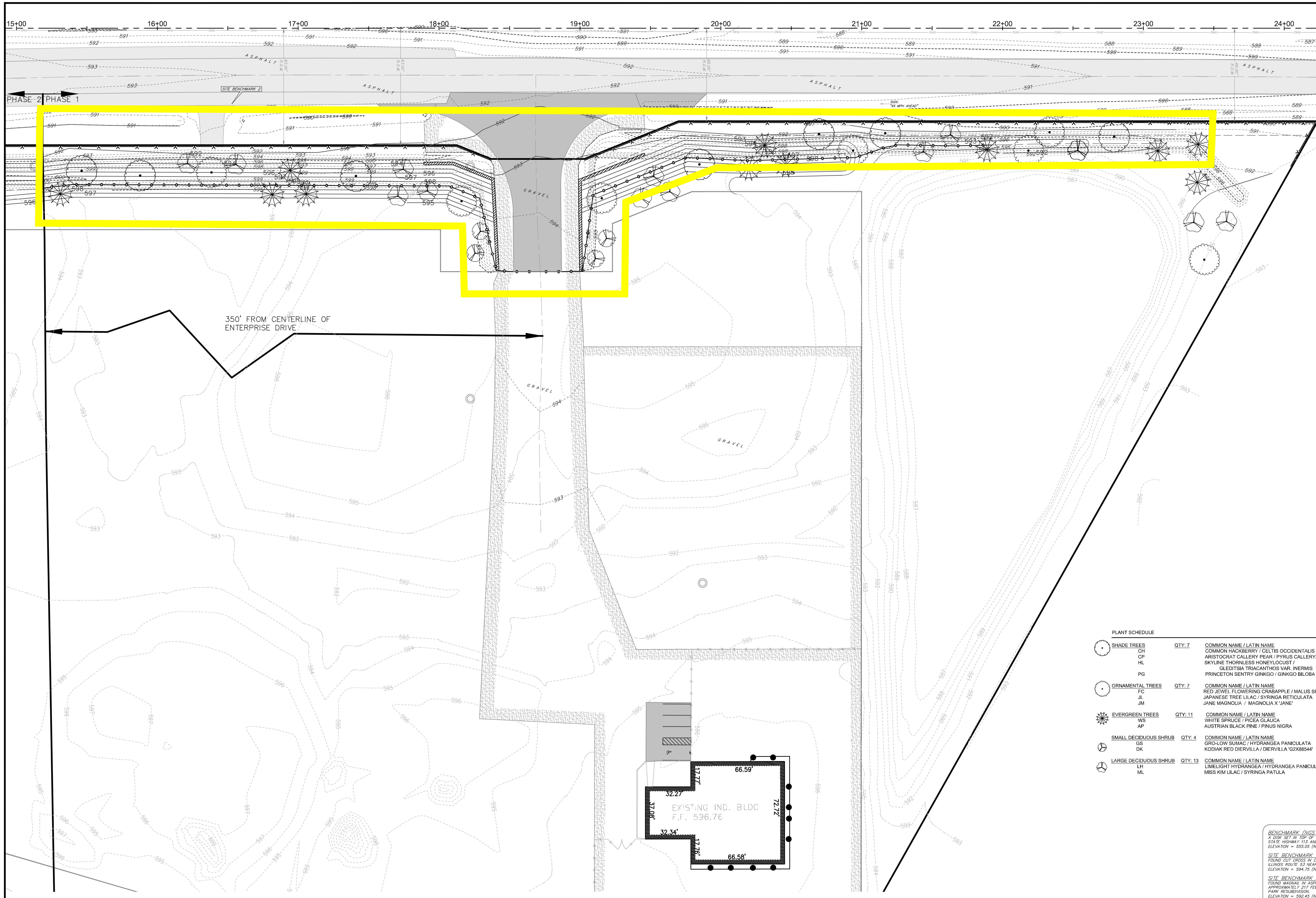
# \* HY103

## SEMI-PRIVACY FENCE

RECOMMENDED SIZE: **6' HIGH X 8' WIDE**



PROFILE	QUANTITY	SIZE	LENGTH
Line Post	1	5" X 5"	102"
Top Rail	2	2" X 6"	94"
Middle Rail	1	2" X 5.5"	94"
Picket	13	7/8" X 6"	60.5"
Post cap	1	5" X 5"	/
Aluminum insert	1	/	94"



PLANT SCHEDULE					
●	SHADE TREES	QTY: 7	COMMON NAME / LATIN NAME	SIZE	
	CH		COMMON HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL. BB	
	CP		ARISTOCRAT CALLERY PEAR / PYRUS CALLERYANA 'ARISTOCRAT'	2.5" CAL. BB	
	HL		SKYLINE THORNLESS HONEYLOCUST /	2.5" CAL. BB	
	PG		GLEDITSIA TRIACANTHOS VAR. INERMIS PRINCETON SENTRY GINKGO / GINKGO BILOBA 'PNI 2720'	2.5" CAL. BB	
●	ORNAMENTAL TREES	QTY: 7	COMMON NAME / LATIN NAME	SIZE	
	FC		RED JEWEL FLOWERING GRABAPPLE / MALUS SPECIES	2.5" CAL. BB	
	JL JM		JAPANESE TREE LILAC / SYRINGA RETICULATA JANE MAGNOLIA / MAGNOLIA X 'JANE'	2.5" CAL. BB	
●	EVERGREEN TREES	QTY: 11	COMMON NAME / LATIN NAME	SIZE	
	WS AP		WHITE SPRUCE / PICEA GLAUCA AUSTRIAN BLACK PINE / PINUS NIGRA	6-8' HT. BB 6-8' HT. BB	
	●	SMALL DECIDUOUS SHRUB	QTY: 4	COMMON NAME / LATIN NAME	SIZE
GS DK			GRO-LOW SUMAC / HYDRANGEA PANICULATA KODIAK RED DIERVILLA / DIERVILLA 'G2X88544'	24" SPR. BB 30" HT. BB	3' O.C. 3' O.C.
●	LARGE DECIDUOUS SHRUB	QTY: 13	COMMON NAME / LATIN NAME	SIZE	SPACING
	LH ML		LIMELIGHT HYDRANGEA / HYDRANGEA PANICULATA MISS KIM LILAC / SYRINGA PATULA	4' HT. BB 4' HT. BB	4.5' O.C. 4.5' O.C.

**BENCHMARK (NCS PID-MFO323):**  
A DISK SET IN TOP OF CONCRETE MONUMENT LOCATED 1.31 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 113 AND 34.5 FEET SOUTH OF THE CENTERLINE OF WEST COAL CITY ROAD. ELEVATION = 555.05 (NAVD88)

**SITE BENCHMARK 1:**  
FOUND CUT CROSS IN CONCRETE LOW FLOW CHANNEL LOCATED ON THE SOUTHERLY SIDE OF ILLINOIS ROUTE 53 NEAR THE NORTHWEST CORNER OF THE SITE AS SHOWN ON THE PLANS. ELEVATION = 594.75 (NAVD88)

**SITE BENCHMARK 2:**  
FOUND MARGINAL IN ASPHALT ROADWAY ON THE SOUTHERLY SIDE OF ILLINOIS ROUTE 53 AND APPROXIMATELY 217 FEET SOUTHWESTERLY OF ENTERPRISE DRIVE AT ROUTE 66 BUSINESS PARK RESUBDIVISION. ELEVATION = 592.45 (NAVD88)

REVISIONS			DOCUMENTATION:				
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
0	8-25-2025	SUBMITTED FOR REVIEW	R.P.				
1	3-13-2026	REVISED PER CITY COMMENTS	K.R.				

PROJECT No.: 20220288.00  
 DATE OF ORIGIN: 8-20-2025  
 FIELD BOOK: 24-11 Reed  
 PAGE NUMBER: 29-30  
 DRAWN BY: R.P./K.R.  
 CHECKED BY: J.H.

**THE WILL GROUP**  
 ENGINEERING

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 Invoicing: 401 S. Carlton Avenue, Wheaton, IL 60187 | www.thewillgroup.com

PROJECT TITLE:  
**SECURE TRUCK LINES  
 PHASE I IMPROVEMENTS**  
 CITY OF BRAIDWOOD  
 WILL COUNTY, ILLINOIS

DRAWING TITLE:  
**PROPOSED LANDSCAPE PLAN**

DRAWING No.  
**322-0288-C3**

SCALE:  
 AS NOTED

SHEET **C6.00**