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Minooka Light Industrial Lot

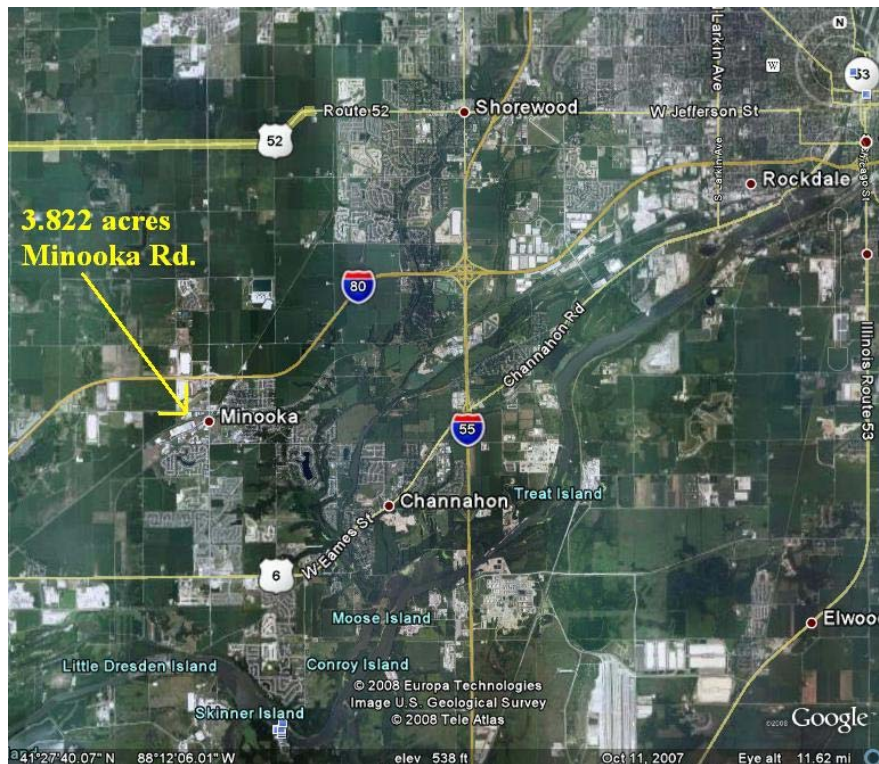
Acres: 3.822 acres

Zoning: Property is annexed into the Village of Minooka
Property is zoned as M-1 (light industrial)

Price: \$6.25 per s/f or \$1,040,540

Improvements:

- Fully improved lot with sewer & water surrounding site
- All Stormwater Detention is located offsite and accounted for
- Common entrance to site from Minooka Rd. is shared with 84 Lumber and completely installed
- Site is pad ready with black dirt stripped and compacted
- All impact & road improvement fees have been paid



Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450

Macy's



Pilot
Travel

Ottawa Dr

AMB
Dev.

BP

McD's

E Minooka Rd

W Mondamin St

W Church St

West St

Massasoit St

Oseola St

Wabasha Ave

W Wapella

84

Lumber

Minooka

Twin Rail Dr

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Google

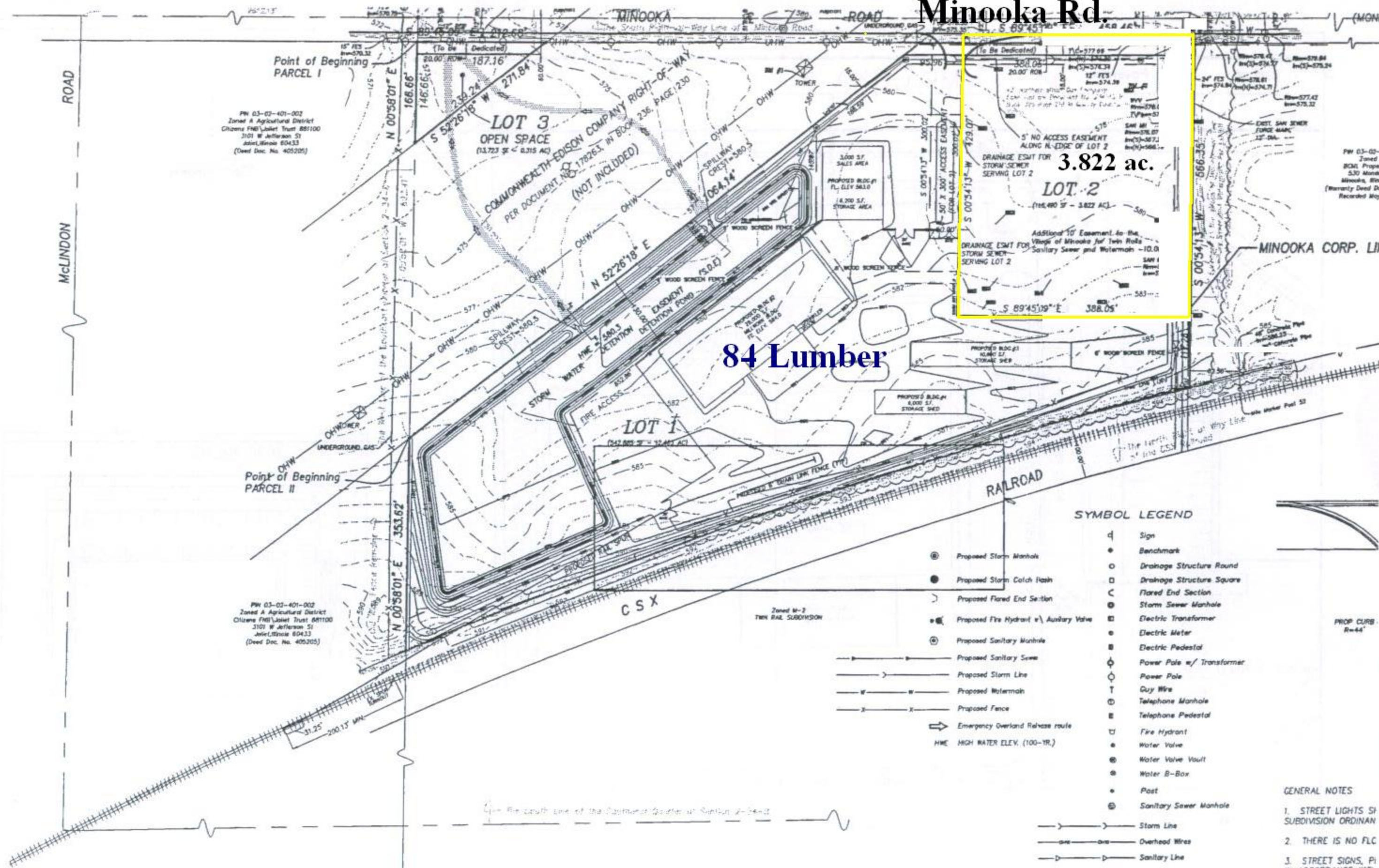
41°27'23.23" N 88°16'29.96" W

elev 580 ft

Oct 11, 2007

Eye alt 6839 ft

Minooka Rd.



84 Lumber

SYMBOL LEGEND

- ⊕ Proposed Storm Manhole
- ⊙ Proposed Storm Catch Basin
- ⌋ Proposed Flared End Section
- ⊕ Proposed Fire Hydrant w/ Auxiliary Valve
- ⊙ Proposed Sanitary Manhole
- Proposed Sanitary Sewer
- Proposed Storm Line
- Proposed Watermain
- Proposed Fence
- ⇨ Emergency Overland Release route
- HME HIGH WATER ELEV. (100-YR.)
- ⊕ Sign
- ⊙ Benchmark
- Drainage Structure Round
- Drainage Structure Square
- ⌋ Flared End Section
- ⊕ Storm Sewer Manhole
- ⊕ Electric Transformer
- ⊕ Electric Meter
- ⊕ Electric Pedestal
- ⊕ Power Pole w/ Transformer
- ⊕ Power Pole
- ⊕ Guy Wire
- ⊕ Telephone Manhole
- ⊕ Telephone Pedestal
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Water Valve Vault
- ⊕ Water B-Box
- ⊕ Post
- ⊕ Sanitary Sewer Manhole
- Storm Line
- Overhead Wires
- Sanitary Line
- Fence Line
- Underground Gas Main

GENERAL NOTES

1. STREET LIGHTS SH SUBDIVISION ORDINANCE
2. THERE IS NO FLD
3. STREET SIGNS, PI IN ACCORDANCE WITH
4. THERE ARE NO E THIS PARCEL.
5. THERE ARE NO E
6. A FINAL GRADING PROVIDED TO THE VI
7. UNLESS OTHERWISE AND ALL PROPOSED
8. SCREENING WILL AND 7 IN ACCORDANCE
9. STORM SEWER LC DESIGN.
10. THE FINAL PLAT IMPROVEMENTS.



OWNERS/DEVELOPERS:
 Citizens First National Bank, as Trustee
 Under the Provisions of a Trust
 Agreement Dated April 24, 2003 and
 Known as Trust No. 88110
 3101 W Jefferson St
 Joliet, Illinois 60433

ENGINEER:
 84 Lumber Company - Development
 1019 Route 519
 Eighty Four, PA 15330

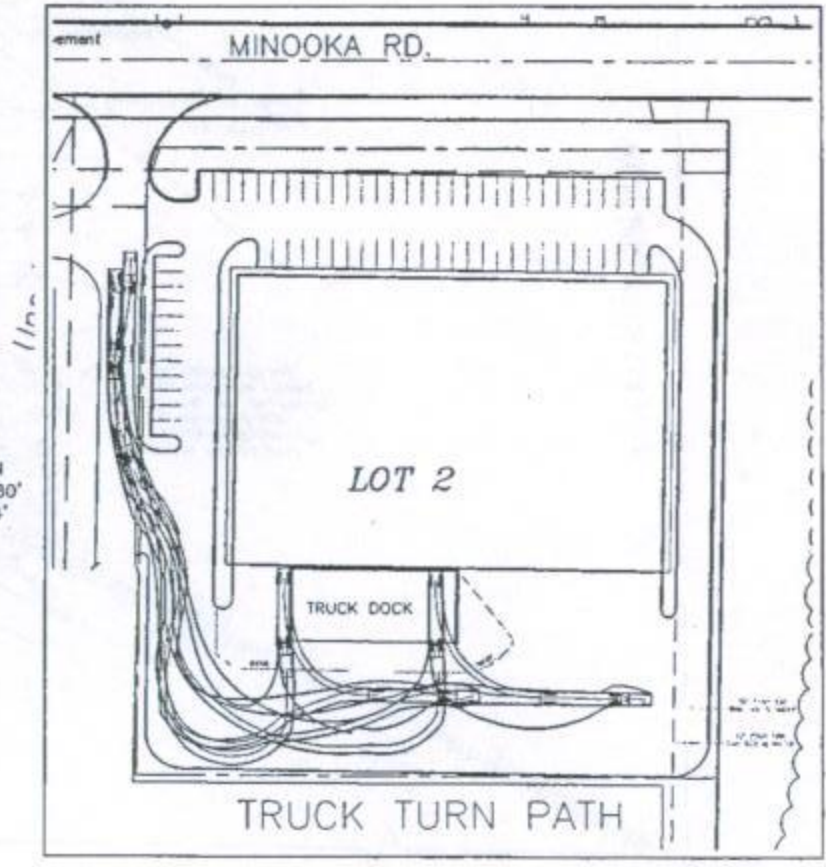
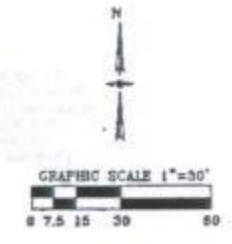
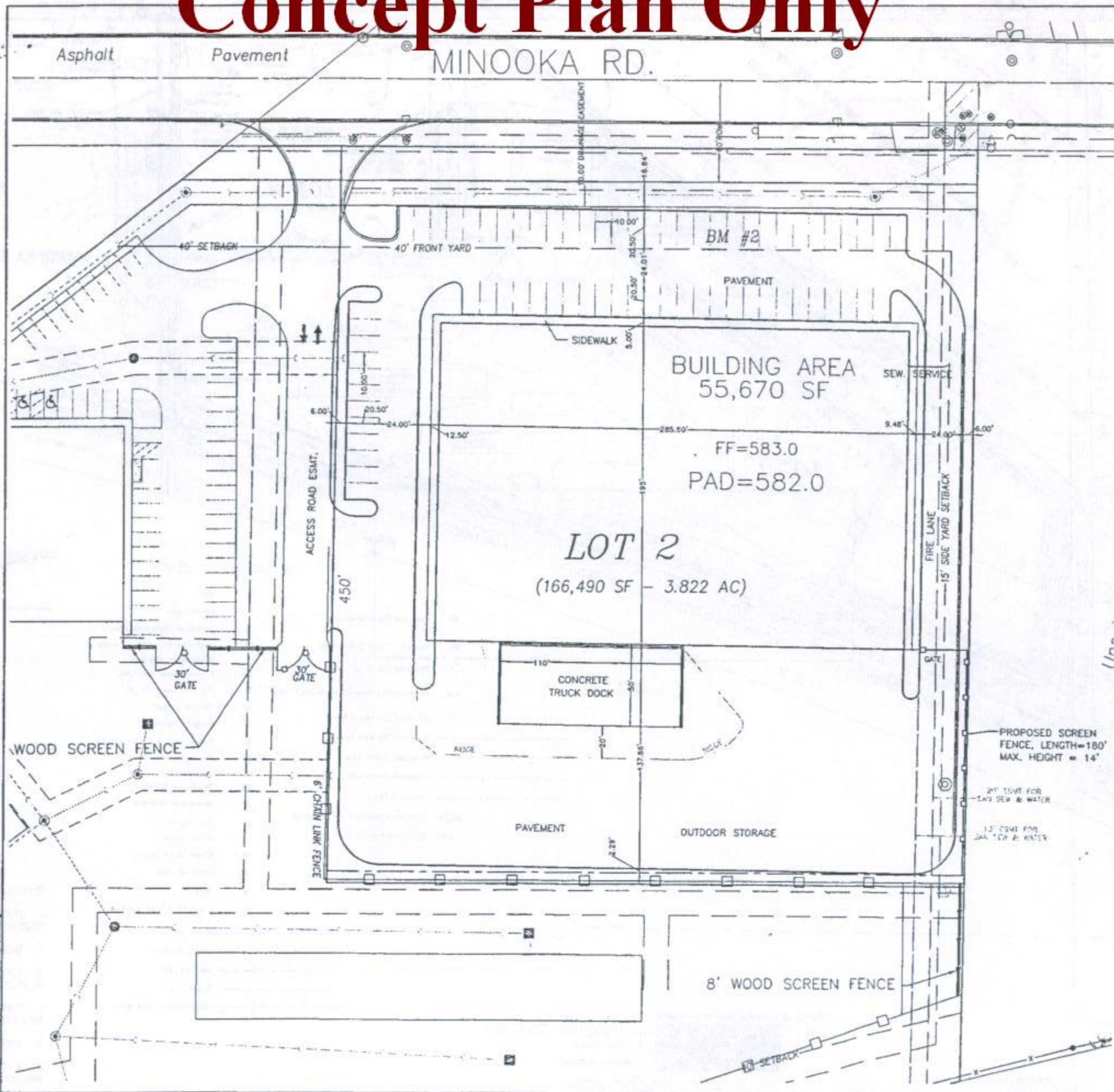
SURVEYOR:
 Jacob and Hefner, Associates, P.C.
 815 Campus Drive
 Joliet, Illinois 60435

LIC #184-003073 Professional Design
 Firm, Land Surveying and Professional
 Engineering Corporation

JACOB & HEFNER ASSOCIATES, P.C.
 ENGINEERS & SURVEYORS
 815 Campus Drive
 Joliet, Illinois 60435
 (815)730-6080 FAX (815)730-8369

Exhibit "E"

Concept Plan Only



REVIEW SET
NOT FOR CONSTRUCTION

CONCEPT SITE PLAN	
LOT 2 - 84 LUMBER SUBDIVISION	
MINOOKA ROAD	
MINOOKA, IL	
JACOB & HEFNER ASSOCIATES, P.C. ENGINEERS - SURVEYORS IL PROFESSIONAL DESIGN FIRM NO. 184-003073 815 CAMDEN DRIVE JOLIET, ILLINOIS 60435 PHONE: (815) 738-8866 FAX: (815) 738-8810	
DEVELOPER: SHARP HOMES 3101 W. JEFFERSON JOLIET, IL 60435	
1"=30'	C983
	C1