

# FUTURE RESIDENTIAL DEVELOPMENT

## *Deer Creek Estates*



looking northeast, 4.27.23



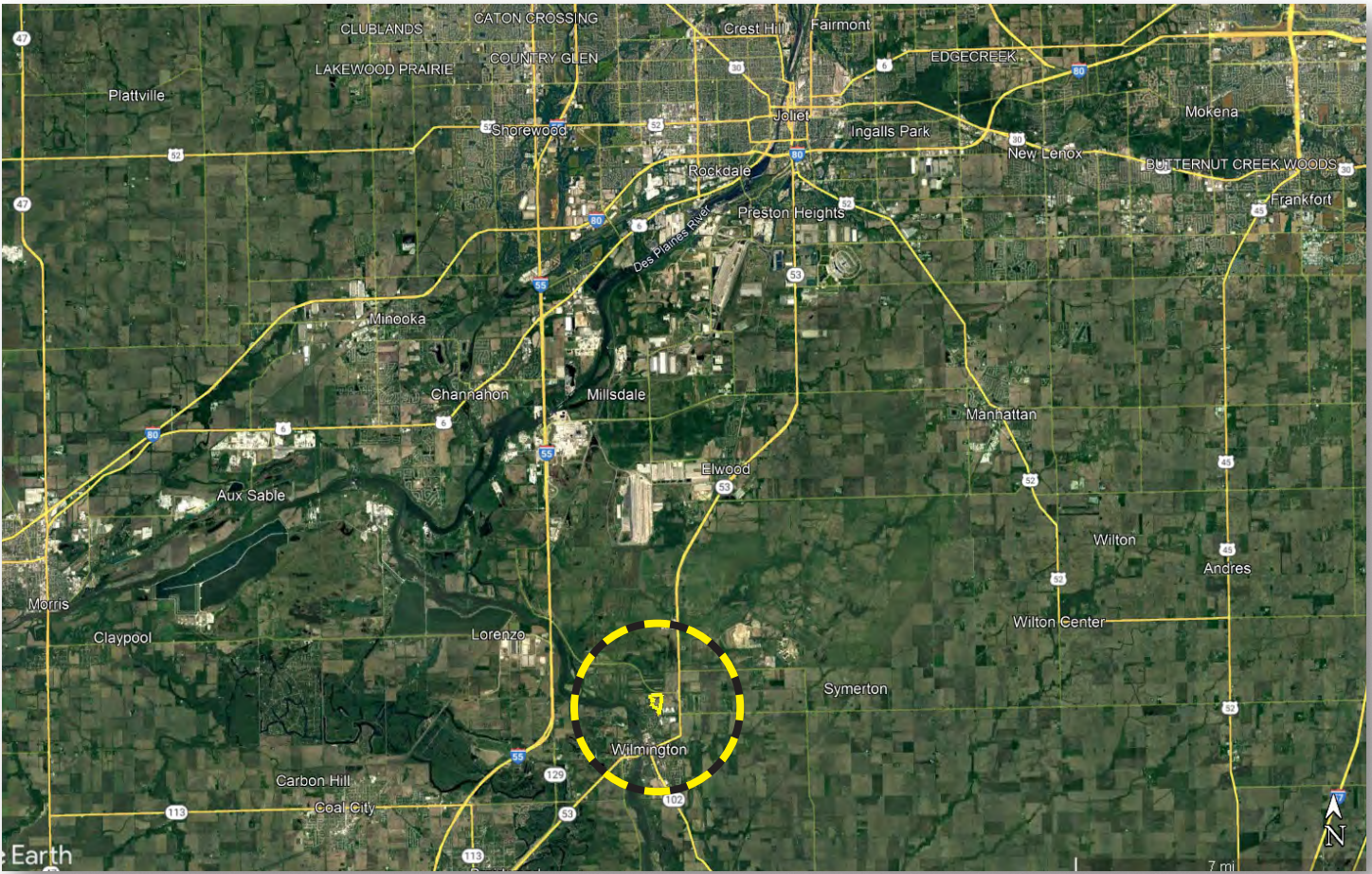
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# Deer Creek Estates

47.1724± surveyed acres (46.56± tillable acres) | Section 24 | Wilmington Township | T.33N.-R.9E. | Will County IL

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Boundaries and acreages are approximate.

Deer Creek Estates	
acres	47.1724± surveyed acres (46.56± tillable)
2023 farm lease	Custom farmed
productivity index	132.6 (Dunham, Grundelein, Waupecan soil types)
description	Part of the SW¼ of Section 24, Wilmington Township, T.33N.-R.9E., Will County, IL
price	\$827,925.00 (\$17,500/ac)
taxes (2022)	\$1,679.98 (\$35.61/ac)
zoning	Residential and Residential Townhomes
PIN	03.1724.302.008.0000
improvements	Utilities on site
buildings	none
FSA	Farm 434, Tract 3481
frontage	Kankakee River Road
GPS	41.32014, -88.14234

# DEER CREEK

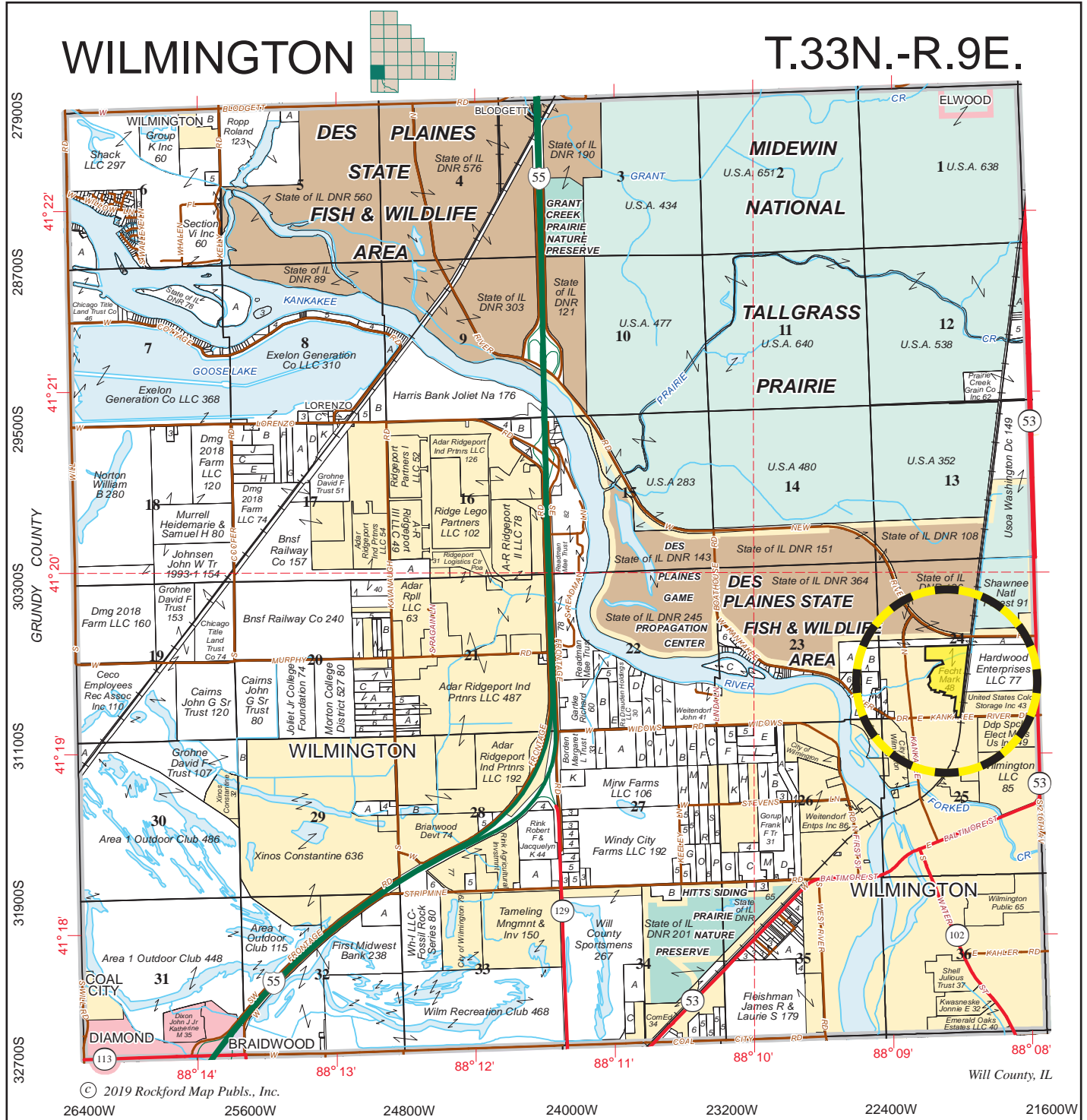
## Wilmington Demographics

school district	Wilmington Community Unit School District 209U
college	Illinois Community College District 525
fire	Wilmington Fire District
population	5,624 (2021)
household income	\$57,679 (2017-2021 - in 2021 dollars)
home value	\$171,700 (2017-2021 - median value, owner occupied)

source: City of Wilmington, U.S. Census Bureau

annexed into Wilmington IL  
 16.6± mi SW of Joliet IL  
 22.4± mi NW of Kankakee IL  
 58.5± mi SE of Chicago IL  
 122.0± mi SE of Rockford IL  
 143.0± mi NE of Moline IL  
 150.0± mi NE of Springfield IL  
 GPS 41.32014, -88.14234  
 (points are to center of the city)



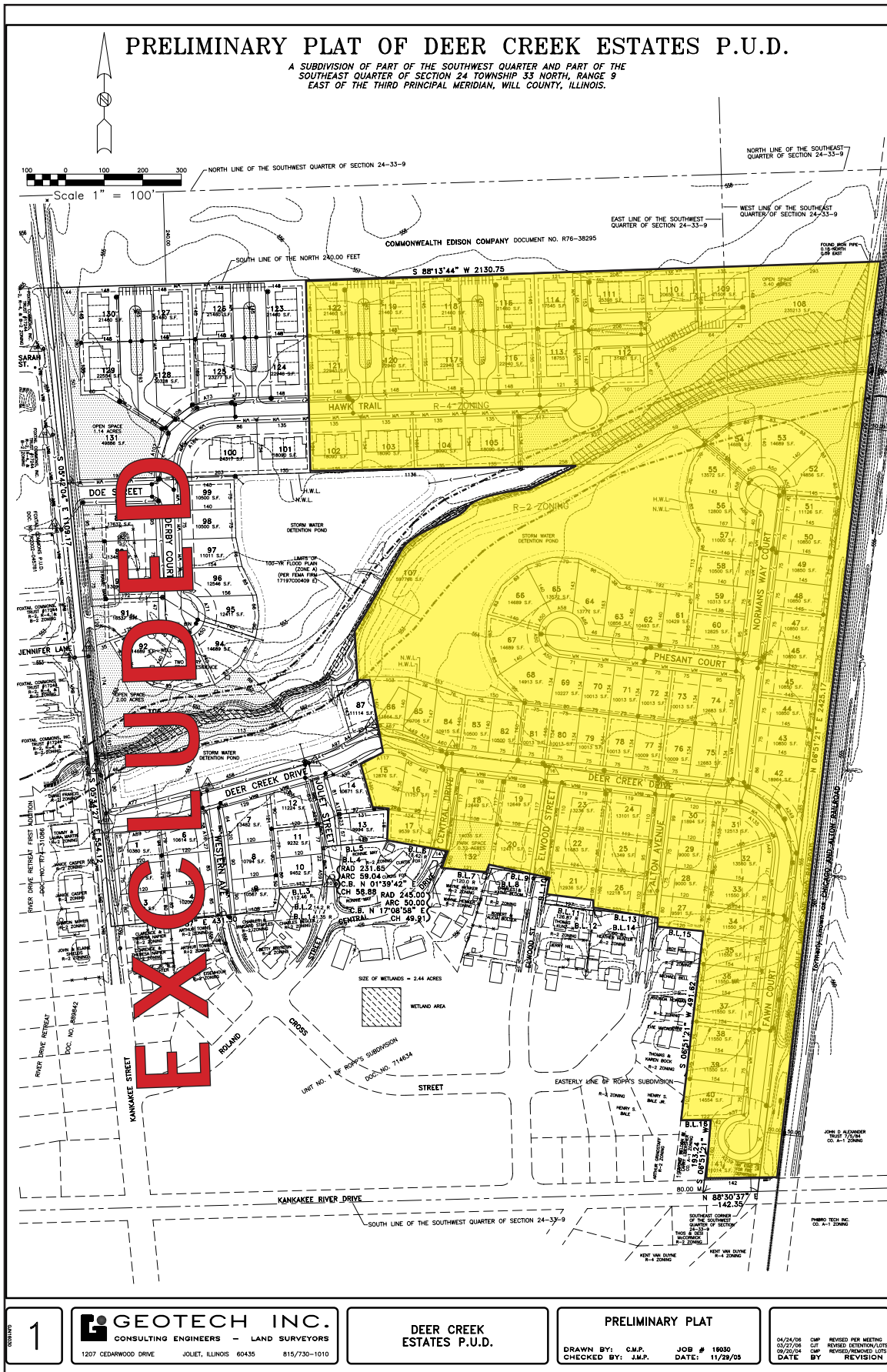


Wilmington, Illinois is located in Will County, which is ranked second on the fastest growing Illinois counties list. (based on population change from 2010-2020 <https://stacker.com/illinois/fastest-growing-counties-illinois>)

Wilmington is 16.6± miles south of Joliet, which ranks seventh on the fastest growing Illinois cities list. (9.23.22 <https://www.redfin.com/blog/fastest-growing-cities-in-illinois/>)



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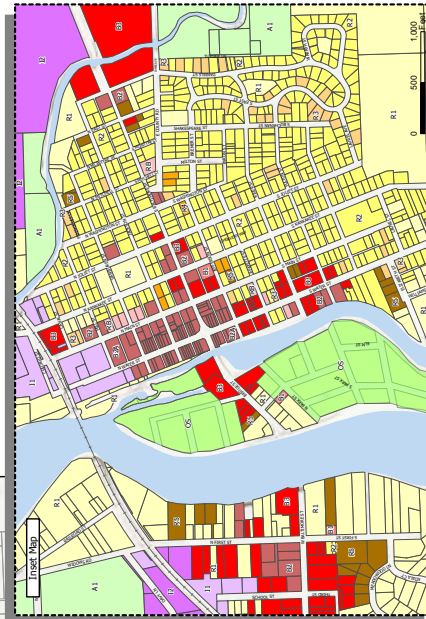




# CITY OF WILMINGTON 2023 ZONING MAP

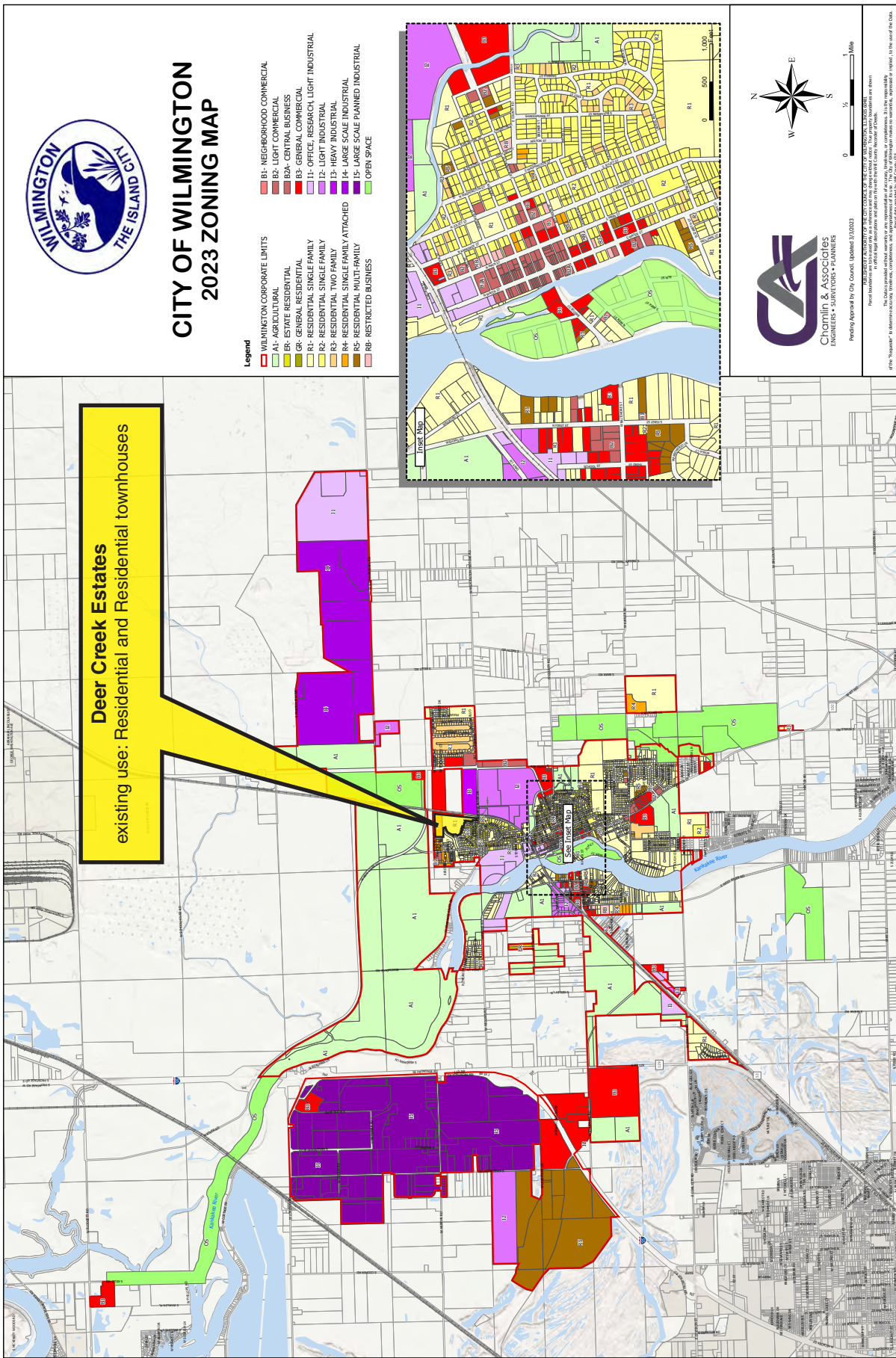
- Legend**
- WILMINGTON CORPORATE LIMITS
  - A1- AGRICULTURAL
  - ER- ESTATE RESIDENTIAL
  - GR- GENERAL RESIDENTIAL
  - R1- RESIDENTIAL SINGLE FAMILY
  - R2- RESIDENTIAL TWO FAMILY
  - R3- RESIDENTIAL SINGLE FAMILY ATTACHED
  - R4- RESTRICTED BUSINESS
  - B1- NEIGHBORHOOD COMMERCIAL
  - B2- LIGHT COMMERCIAL
  - B2A- CENTRAL BUSINESS
  - B3- GENERAL COMMERCIAL
  - O1- OFFICE, RESEARCH, LIGHT INDUSTRIAL
  - I1- LIGHT INDUSTRIAL
  - I2- HEAVY INDUSTRIAL
  - I3- LARGE SCALE INDUSTRIAL
  - I4- LARGE SCALE PLANNED INDUSTRIAL
  - OS- OPEN SPACE

**Deer Creek Estates**  
existing use: Residential and Residential townhouses



Chamlin & Associates  
INTERIOR - SURVEYOR - PLANNERS  
Pending Approval by City Council, Updated 5/10/2023

THIS ZONING MAP IS A PUBLIC ACT OF THE CITY OF WILMINGTON, DE. IT IS HEREBY ORDERED THAT THE CITY OF WILMINGTON, DE. SHALL ENFORCE THE PROVISIONS OF THIS ZONING MAP. THE CITY OF WILMINGTON, DE. SHALL ENFORCE THE PROVISIONS OF THIS ZONING MAP. THE CITY OF WILMINGTON, DE. SHALL ENFORCE THE PROVISIONS OF THIS ZONING MAP.

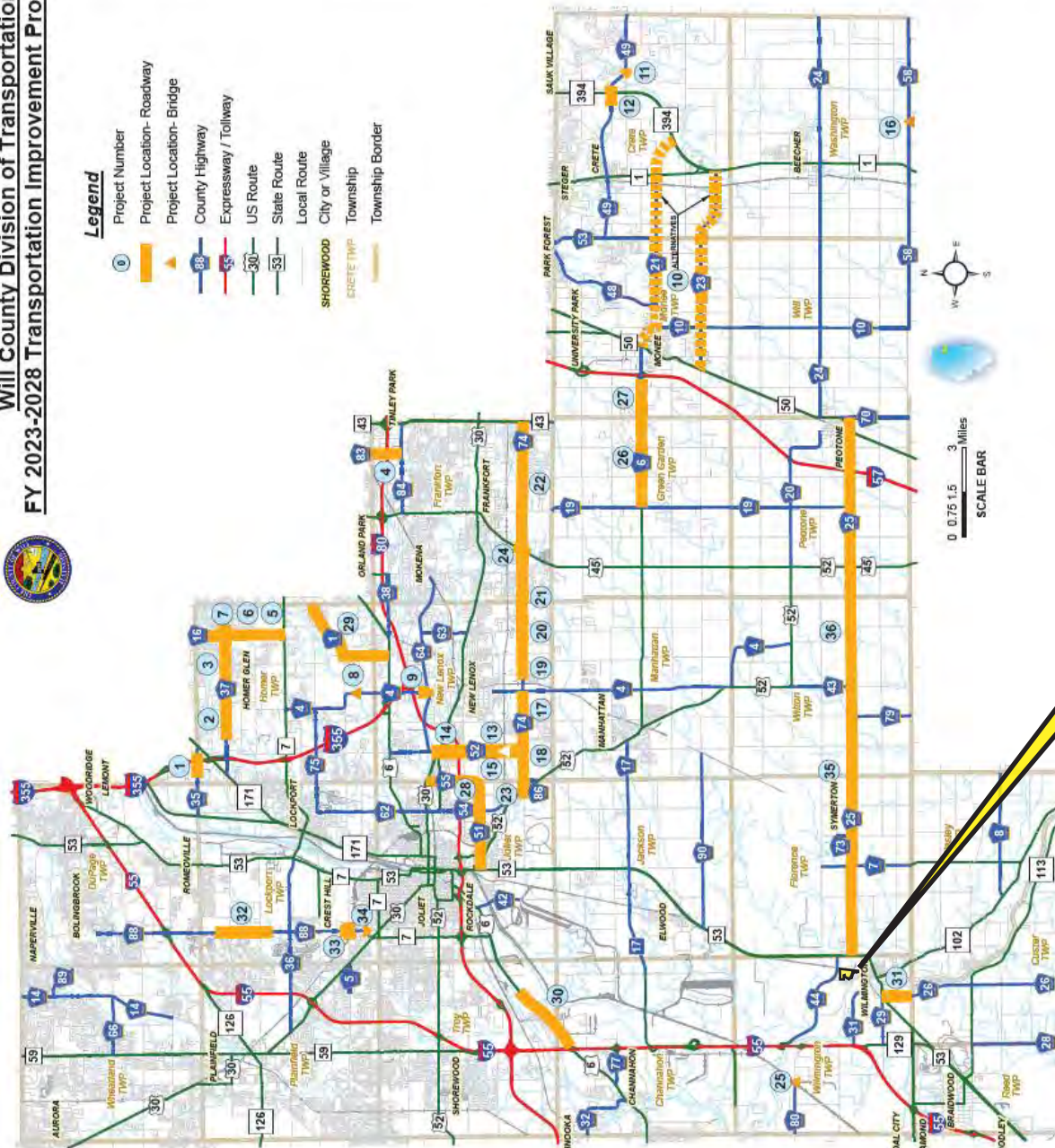


Boundaries and acreages are approximate.

**Will County Division of Transportation  
FY 2023-2028 Transportation Improvement Program (TIP)**



- Legend**
- Project Number
  - ▬ Project Location- Roadway
  - ▬ Project Location- Bridge
  - ▬ County Highway
  - ▬ Expressway / Tollway
  - ▬ US Route
  - ▬ State Route
  - ▬ Local Route
  - ▬ City or Village
  - ▬ Township
  - ▬ Township Border

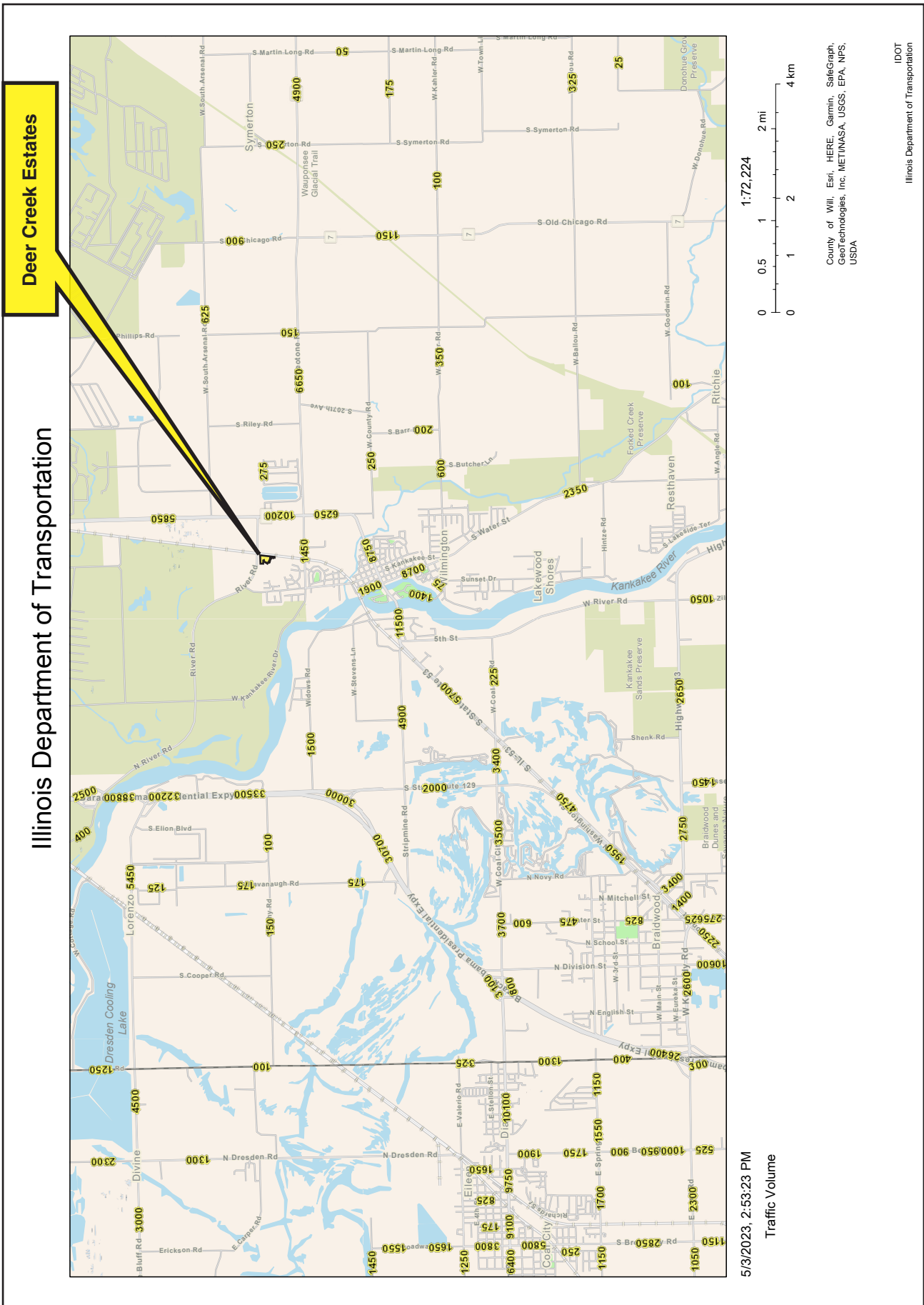


**Deer Creek Estates**

Project #	County Highway	Roadway	Limits / Location
1	35	126th Street	IL 171 (Anchor Ave) to Smith Rd
2	37	148th Street	Lansport Road/State Street to Collins Road
3	37	148th Street	Collins Road to Bell Road
4	85	80th Avenue	191st Street to 185th Street
5	16	Bell Road	199th Street to 154th Street
6	16	Bell Road	151st Street to 149th Street
7	31/37	Bell Road	149th Street
8	4	Cedar Road	Spring Creek
9	4/4	Cedar Road	Francis Road
10	21/23	Eastern Will Truck Route	IL 90 to IL 94/IL 1
11	49	Exchange Street	Rawville Road
12	49	Exchange Street	IL Route 394
13	52	Goslar Road	Lansport Road to Hobart Road
14	52	Goslar Road	Hobart Road to Francis Road
15	52	Goslar Road	CN Railroad
16	58	Kankakee County Line Road	Pine Creek
17	74	Lansport Road	Nelson Road to Cedar Road
18	74	Lansport Road	Cherry Hill Road to Nelson Road
19	74	Lansport Road	Callington to Spencer Road
20	74	Lansport Road	Spencer Road to Schear Road
21	74	Lansport Road	Scheer Road to Wolf Road
22	74	Lansport Road	US 45 to Barkin Avenue
23	74	Lansport Road	US Route 52
24	74	Lansport Road	US Route 45 (Landscape Road)
25	80	Lansport Road	BNP Railroad
26	6	Manhattan-Monroe Road	Center Road to Stadeland Road
27	6	Manhattan-Monroe Road	Budland Avenue
28	51/45	Mills Road/Cherry Hill Road	IL 52 to US Route 30
29	1	Parker Road / Bailey Road	US R. 6 to Cook County Line
30	N/A	US Route 6	1-35 to Hobart Road
31	26	W. River Road	IL 53 to W. Coal City Road
33	88	Weber Road	Alpert Road to 185th Street
33	88	Weber Road	Custom Farm Road
34	88	Weber Road	Knapa Road
35	25	Wilmington-Peotone Road	IL Route 53 to Wilton-Center Road
36	25	Wilmington-Peotone Road	Wilton-Center Road to Deerfield Road

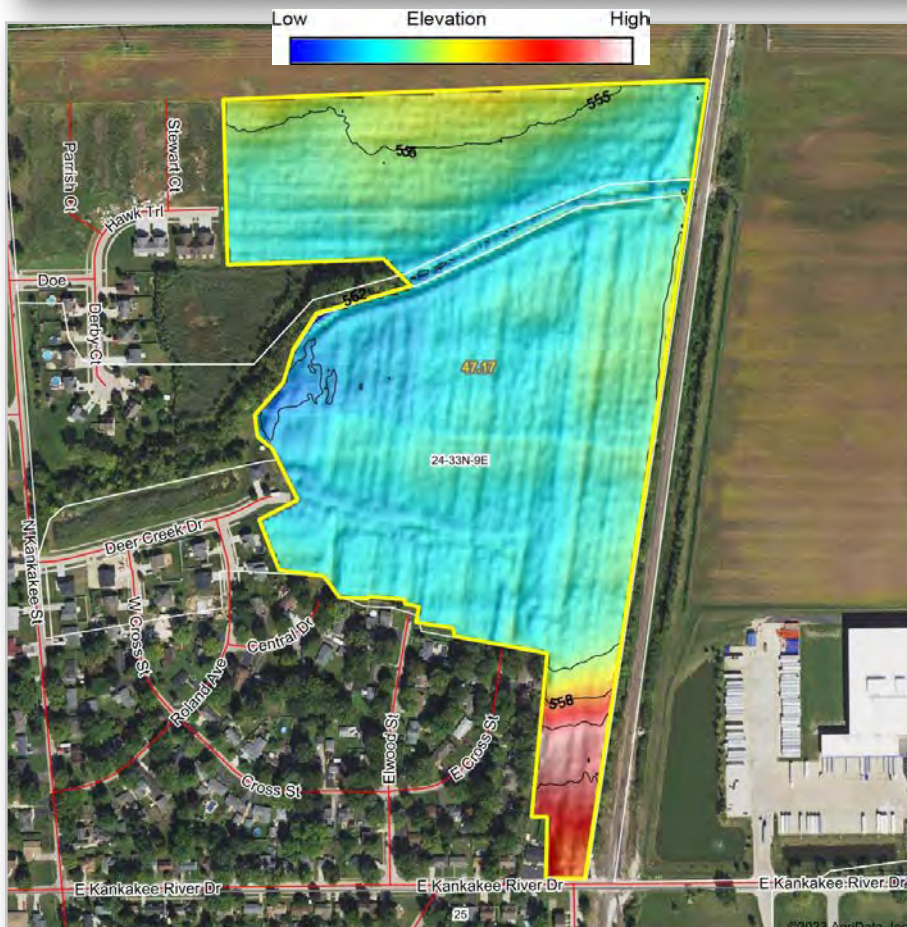
Date: 5/17/2022

Boundaries and acreages are approximate.



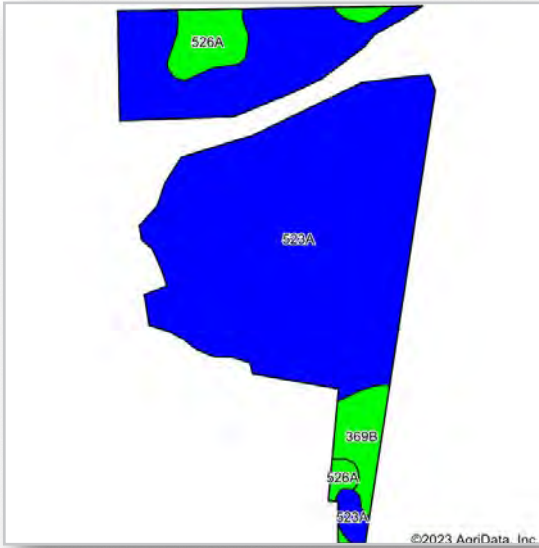
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Boundaries and acreages are approximate.





Area Symbol: IL197, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> e hay, T/A	Crop productivity index for optimum management
523A	Dunham silty clay loam, 0 to 2 percent slopes	38.56	89.3%		FAV	177	58	69	0.00	5.27	132
526A	Grundelein silt loam, 0 to 2 percent slopes	2.75	6.4%		FAV	186	61	71	0.00	5.27	138
**369B	Waupacan silt loam, 2 to 4 percent slopes	1.89	4.4%		FAV	**187	**58	**73	**6.83	0.00	**138
<b>Weighted Average</b>						<b>178</b>	<b>58.2</b>	<b>69.3</b>	<b>0.30</b>	<b>5.04</b>	<b>132.6</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

<sup>a</sup> UNF = unfavorable; FAV = favorable

<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



looking north, 4.27.23

Boundaries and acreages are approximate.





Will County, Illinois

**FSA Information**  
Farm 434 | Tract 3481  
ARC-CO

Commodity	Base Acres (estimated)	County Yield
Corn	45.60	103



**Common Land Unit**

- Non-Cropland
- Cropland
- Conservation Reserve Program
- Tract Boundary

clu\_classification\_code

street100k\_1\_iil\_utm

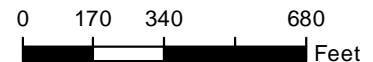
**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 56.32 acres

2023 Program Year  
Map Created February 21, 2023

**Farm 434**  
**Tract 3481**



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# *Professional Land Specialists*

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Land Brokerage | Farm Management  
Land Auctions | Land Consulting

