



City of Joliet

Plan Commission

Meeting Agenda

Commission Members

Jason Cox
Jeff Crompton
John Kella
Wendell Martin
Dominic Orlando
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

Thursday, May 15, 2025

4:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 3-20-25

Attachments: [Plan Commission Meeting Minutes 3-20-25.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

OLD BUSINESS

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

P-2-25: Preliminary Plat of City's Edge South, a Minor Subdivision. (2631 City's Edge Drive) (PIN #'s 05-06-35-113-006-0000, 05-06-35-113-008-0000, and 05-06-35-113-011-0000) (COUNCIL DISTRICT #5)

V-3-25: Vacation of 5-foot Landscape Easements and 15-foot Public Utility and Drainage Easements on Lots 3, 4, and 5 in City's Edge Subdivision. (2631 City's Edge Drive) (PIN #'s 05-06-35-113-006-0000, 05-06-35-113-008-0000, and 05-06-35-113-011-0000) (COUNCIL DISTRICT #5)

Attachments: [P-2-25 V-3-25 \(City's Edge South\) Staff Report Packet.pdf](#)

A-1-25: Annexation of 0.26 Acres Located at 824 Gael Drive, Classification to R-2 (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (824 Gael Drive) (PIN # 05-06-01-405-013-0000) (COUNCIL DISTRICT #2) - WITHDRAWN

Attachments: [A-1-25 withdrawn.docx](#)

NEW BUSINESS

SN-1-25: Street Name Change for Adamic Lane to Walter Adamic Lane. (Between Ruth Fitzgerald Drive and Frank Turk Drive) (PIN #'s 06-03-30-203-002-0000, 06-03-30-215-001-0000, 06-03-30-201-021-0000, 06-03-30-201-001-0000, 06-03-30-201-020-0000, 06-03-30-201-022-0000, 06-03-30-201-024-0000, 06-03-30-203-014-0000, 06-03-30-215-008-0000, 06-03-30-215-007-0000, 06-03-30-215-005-0000, 06-03-30-201-028-0000, 06-03-30-201-026-0000, 06-03-30-201-025-0000, 06-03-30-201-027-0000, 06-03-30-203-001-0000, 06-03-30-203-011-0000, 06-03-30-201-029-0000, 06-03-30-201-030-0000, 06-03-30-203-013-0000, 06-03-30-201-019-0000, 06-03-30-201-023-0000, 06-03-30-215-006-0000) (COUNCIL DISTRICT #1)

Attachments: [SN-1-25 \(Walter Adamic Lane\) Staff Report Packet.pdf](#)

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Downtown Joliet Equitable Transit Oriented Development Plan – Overview and Status Update

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8500

Agenda Date:5/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 20, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Kella

Wendell Martin

Dominic Orlando

Roberto Perez

Debbie Radakovich

Brigette Roehr

Michael Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present John Kella, Jason Cox, Jeff Crompton, Brigitte Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

Absent Roberto Perez

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 2-20-25

[TMP-8367](#)

Attachments: [Plan Commission Meeting Minutes 2-20-25.pdf](#)

A motion was made by Brigitte Roehr, seconded by Dominic Orlando, to approve Plan Commission Meeting Minutes 2-20-25. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

Maria Lech, a member of the public, Allen Cruz, David Simeone, and Mary Simeone spoke in opposition to PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision.

OLD BUSINESS: PUBLIC HEARING

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

[TMP-8390](#)

Attachments: [PUD-13-24 \(Final PUD Prairie Landing\) Staff Report Packet](#)

Planner Raymond Heitner read the staff report into the record. Attorney and Entitlements Manager Steve Bauer with D.R. Horton, Inc. appeared on behalf of the petition and discussed storm water management and tree preservation.

Commissioner Turk inquired about storm water retention. Mr. Heitner and Deputy Director of Engineering Sean Mikos responded. In response to the Commission's questions, Mr. Bauer discussed tree location, storm water infrastructure, grant of easement, and storm water flow. At the request of Commissioner Martin, Mr. Mikos discussed storm water flow.

Allen Cruz, Mary Simeone, David Simeone, and Sarah Rojas spoke in opposition to the petition. Mr. Bauer responded to the public comments and

Commissioner Roehr's questions about retention ponds. Mr. Mikos responded to Chairman Kella's questions about retention ponds.

Maria Lech spoke in opposition to the petition. Mr. Bauer responded to Ms. Lech's comment and the Commission's questions about tree location and property boundaries.

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Radakovich, Turk and Martin

Nay: Orlando

Absent: Perez

Mr. Bauer inquired about the Pre-Council and City Council meeting dates. Mr. Heitner responded.

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

V-2-25: Vacation of a Sanitary Sewer Easement on Greywall Boulevard, Panorama Drive, and Spring View Lane in the Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 and 00-06-26-400-003-0000). (COUNCIL DISTRICT #3)

[TMP-8372](#)

Attachments: [V-2-25 \(Vista Ridge Sanitary Sewer Easement\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. John Barry with McNaughton Development, Inc. appeared on behalf of the petition. There were no questions or comments from the Commission. No one spoke in favor of or in opposition to the petition.

A motion was made by Brigitte Roehr, seconded by Debbie Radakovich, to approve V-2-25: Vacation of a Sanitary Sewer Easement on Greywall Boulevard, Panorama Drive, and Spring View Lane in the Vista Ridge Subdivision. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 and 00-06-26-400-003-0000). (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Wendell Martin, seconded by Dominic Orlando, to approve adjournment. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Perez

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8493

Agenda Date: 5/15/2025

DATE: May 8, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-2-25: Preliminary Plat of City's Edge South, a Minor Subdivision

V-3-25: Vacation of 5-foot Landscape Easements and 15-foot Public Utility and Drainage Easements on Lots 3, 4, and 5 in City's Edge Subdivision

GENERAL INFORMATION:

APPLICANT: Tobro LTD

STATUS OF APPLICANT: Owner / Developer

OWNER: Tobro LTD

REQUESTED ACTION: Approval of a minor commercial resubdivision and associated easement vacations

PURPOSE: To create two lots from three existing lots

EXISTING ZONING: B-3 (general business)

LOCATION: 2631 City's Edge Drive (05-06-35-113-006-0000; 05-06-35-113-008-0000; 05-06-35-113-011-0000)

SUBDIVISION SIZE: 4 acres

EASEMENT SIZE: 15-foot-wide public utility and drainage easements and 5-foot-wide landscape easements on the shared lot lines of Lots 3 and 4 and Lots 4 and 5

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Forest preserve, B-3 (general business)

SOUTH: Forest preserve, I-2 (general industrial)

EAST: Forest preserve, I-2 (general industrial)

WEST: Residential, Village of Channahon R-2 (single family residence)

SITE HISTORY: The subject site is Lots 3, 4, and 5 in City's Edge Subdivision, which was recorded in 2005 as a ten-lot business park. Lots 3, 4, and 5 are buildable lots, ranging from 1.1 to 1.5 acres, that are currently undeveloped. Two other lots in the existing subdivision have already been developed with multi-tenant commercial buildings for contractors and other general business uses. Storm detention for the subdivision is existing in Outlot A at the south end of the development.

SPECIAL INFORMATION: The preliminary plat of City's Edge South, a resubdivision of Lots 3, 4, and 5 in City's Edge Subdivision, will create two lots from three existing lots. Lot 1 will be 2.4 acres and Lot 2 will be 1.7 acres. The new lot configuration will create larger lots that allow more site plan flexibility for the proposed developments. Both lots will be developed with commercial buildings for small contractor shops, similar to what already exists in the subdivision. The preliminary plat shows a conceptual site plan for Lot 1. There are no new roads created with this subdivision and no public improvements required.

City's Edge Subdivision has existing landscape easements and public utility and drainage easements along all shared lot lines. As part of the resubdivision, the easements on the shared lot lines of Lots 3 and 4 and Lots 4 and 5 need to be vacated. The existing landscape and public utility and drainage easements around the perimeter of the lots (adjacent to the residential neighborhood to the west, Outlot A, and City's Edge Drive) will remain. Nicor has responded that they do not object to the easement vacation. ComEd has responded that they have equipment in the easement area. As of the writing of this report, the developer's engineering team is working with ComEd to determine if any part of the utility easement to be vacated needs to remain. If needed, the plat of vacation will be revised accordingly. The developer will provide easements over any existing utilities within the subject site.

ANALYSIS: Approval of the preliminary plat of City's Edge South, a minor subdivision, will allow two commercial lots to be created from three existing commercial lots.

Figure 1: Lots 3, 4, and 5 in City's Edge Subdivision, recorded in 2005 (2024)

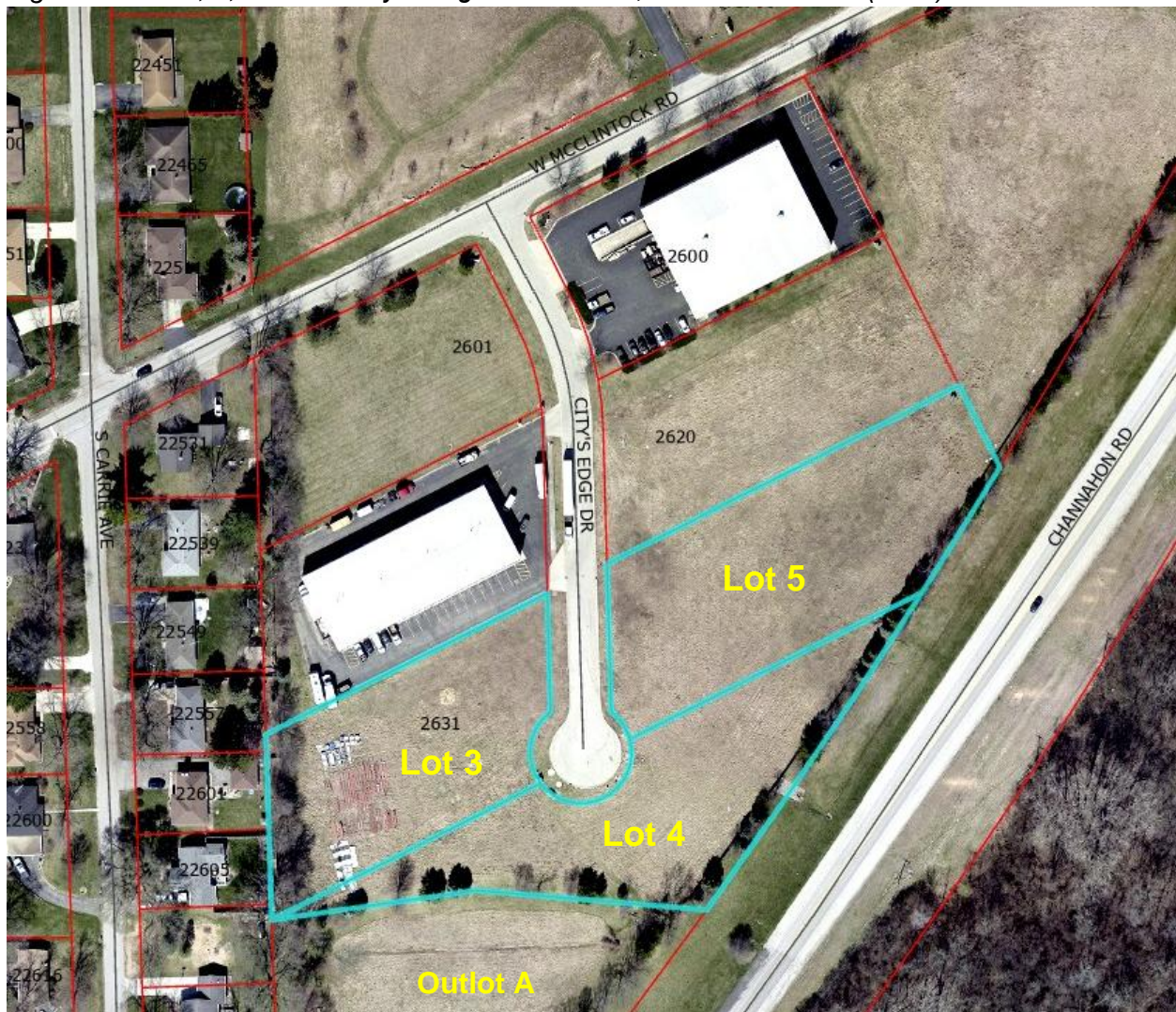
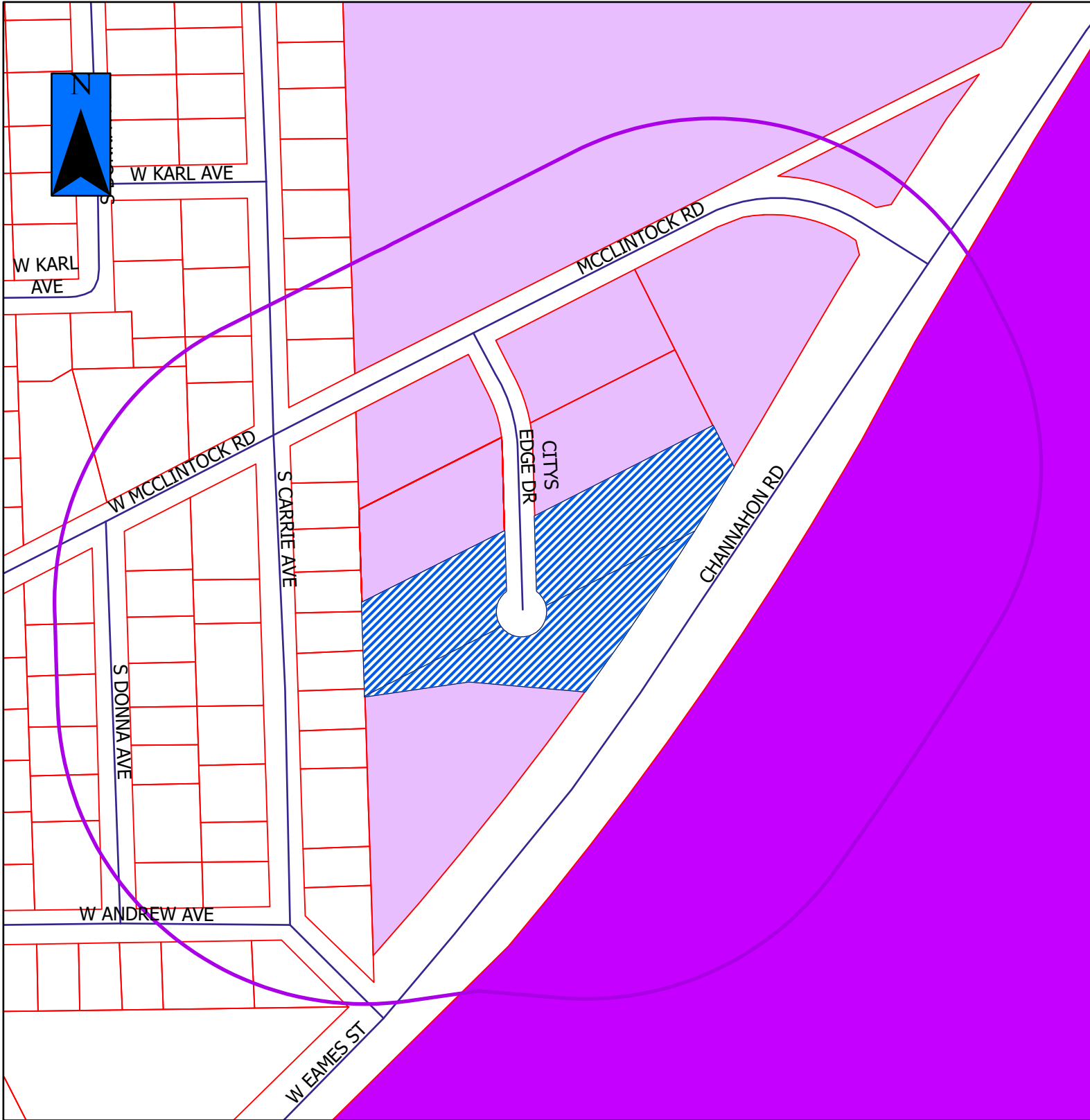


Figure 2: City's Edge Subdivision, view south from McClintock Road (May 2023)





Figure 3: Lots 3, 4, and 5 at the south end of City's Edge Drive (May 2023)



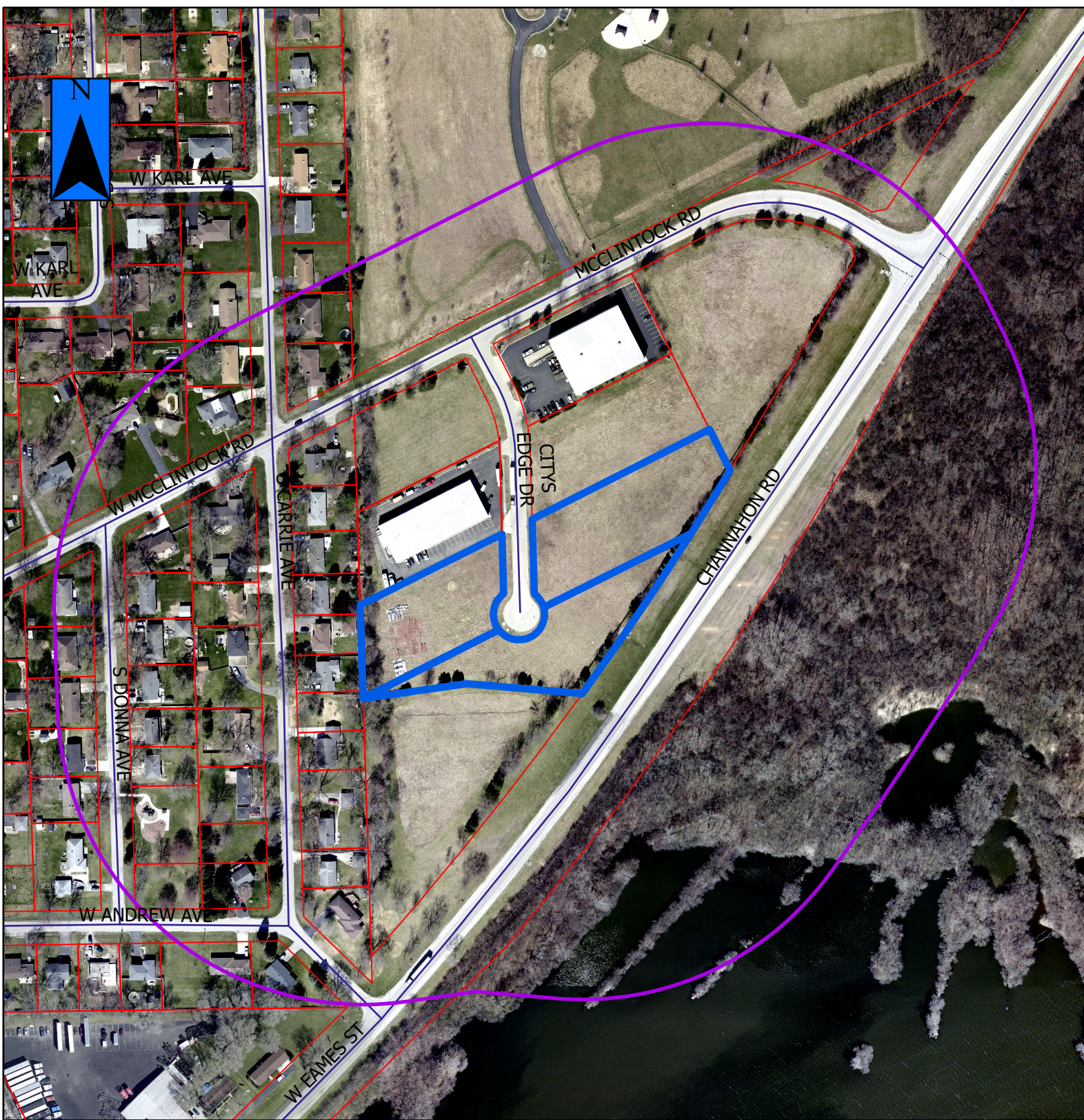


P-2-25 & V-3-25



 = Property in Question
 = 600' Public Notification Boundary

Legend					
	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



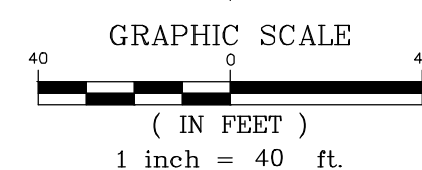
P-2-25a & V-3-25a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

CITY'S EDGE SOUTH SUBDIVISION

A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARING IS THE ILLINOIS STATE
PLANE COORDINATE SYSTEM EAST ZONE
(NAD83)

STATE OF ILLINOIS)
COUNTY OF WILL)SS

RECOMMENDED FOR APPROVAL BY THE JOLIET CITY PLAN COMMISSION ON

RECOMMENDED FOR APPROVAL BY THE JOLIET CITY PLAN COMMISSION ON

PLAN COMMISSION CHAIRMAN
DATE

PLAN COMMISSION SECRETARY	DATE
---------------------------	------

STATE OF ILLINOIS)
COUNTY OF WILL)SS

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOULET ON

APPROVED BY ORDER OF THE CITY BOARD OF THE CITY OF SEATTLE

MAYOR

DATE

BENCHMARKS:

SITE BENCHMARK #1:
CUT CROSS IN TOP OF CONCRETE CURB OPPOSITE FIRE
HYDRANT ON THE EAST SIDE OF CITY'S EDGE DRIVE AT
LOTS 5-6 IN CITY'S EDGE SUBDIVISION.
ELEVATION = 537.67 (NAVD 88)

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER

STATE OF ILLINOIS)
COUNTY OF WILL)SS

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS
PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY
CERTIFIES THAT IT HAS SURVEYED THE PROPERTY
DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON
THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT
REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED 03-07-2025

GIVEN UNDER MY HAND AND SEAL THIS ____th DAY OF ____

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2024)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL

I, JOSEPH P. HAMMER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS DETAILED GRADING PLAN HAS BEEN PREPARED UNDER MY SUPERVISION
BY RUETTIGER, TONELLI & ASSOCIATES, INC.,
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251.

DATED THIS ____th DAY OF _____ MAY _____, 2025

JOSEPH P. HAMMER IL P.E. No. 062-053186 (EXPIRES 11-
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOS

THIS PLAT IS NOT FOR RECORDING

RT & TWiG

Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies

Surveyors - Engineers - Planners - G.I.S. Consultants

129 Canista Drive - Shorewood, Illinois 60404

DATE CREATED: 04-01-2025		Ph: (815) 744-6600 Website: www.ruettigertonnelli.com	
FIELD BK: *	LATEST RT & A REVISION		RT & A Dwg. No.

FIELD BK: *	LATEST R. T. & A. REVISION			R. T. & A. Dwg. No.:
PAGE: *	No.	DATE	DESCRIPTION	BY
DRAWN BY: esm	1.	04-28-2025	REVISED PER REVIEW COMMENTS	ESM

324-1422-P

[illegible]

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

_____ Preliminary Plat
X _____ Final Plat
X _____ Recording Plat

NAME OF SUBDIVISION: City's Edge Subdivision Unit 2

NAME OF PETITIONER: Tobro LTD

CELL #: (815) 725-9205 E-MAIL: ken@kwmgutterman.com

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 789 S. Larkin Avenue

CITY, STATE, ZIP: Rockdale, Illinois 60436

BUSINESS PHONE: (815) 725-9205

INTEREST OF PETITIONER: Owner / Developer

NAME OF LOCAL AGENT: N/A

ADDRESS: _____ PHONE: _____

OWNER: Tobro LTD

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: 789 S. Larkin Avenue PHONE: (815) 725-9205

CITY, STATE, ZIP: Rockdale, Illinois 60436

CELL #: _____ E-MAIL: ken@kwmgutterman.com

ENGINEER: Joseph Hammer

ADDRESS: 129 Capista Dr. Shorewood IL PHONE: 815 744 6600

LAND SURVEYOR: Kenneth Pesavento

ADDRESS: 129 Capista Dr. Shorewood IL PHONE: 815 744 6600

ATTORNEY: N/A

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See Attached

COMMON ADDRESS: Lots 3, 4, and 5 in City's Edge Subdivision

PERMANENT INDEX NUMBER (Tax No.): 06-35-113-006, 06-35-113-008, 05-06-35-113-011

SIZE: 4.04

NO. OF LOTS: 3

PRESENT USE: Vacant EXISTING ZONING: Joliet B-3

USES OF SURROUNDING PROPERTIES: North: Joliet B-3

South: Joliet B-3, Joliet I-2

East: Joliet B-3, Joliet I-2

West: Channahon R-2

Name of Park District: Joliet

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? N/A

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No _____ If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes _____ No _____

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by

permanent index numbers: 05-06-35-113-010-0000, 05-06-35-113-009-0000

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Kenneth W Minor Sr., hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 0/14/2025

Kenneth W Minor Sr.
Petitioner's Name

Subscribed and sworn to before me this

14

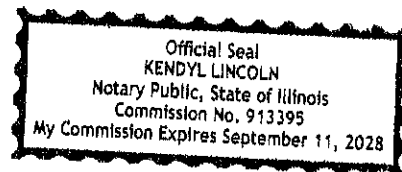
day of

April

, 20 25

[Signature]
Notary Public

September 11, 2028
My Commission Expires:



CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Tobro LTD, Ken Minor

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL # 815-725-9205 E-MAIL: ken@kwmgutterman.com

BUSINESS ADDRESS: 789 S. Larkin Avenue

CITY, STATE, ZIP: Rockdale, Illinois, 60436

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE
SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYONG SOUTH
OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6,
EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY,
ILLINOIS. COMMON

ADDRESS: Vacant

PERMANENT INDEX NO. (Tax No.): 05-06-35-113-006-0000, 05-06-35-113-008-0000,
05-06-35-113-011-0000

ROW/EASEMENT SIZE: Width 15'/15' Depth 271'/288' Area 4,002 SF /4,247 SF

PROPOSED USE AFTER VACATION: B-3

USES OF SURROUNDING PROPERTIES: North: Joliet B-3

South: Joliet B-3, Joliet I-2

East: Joliet B-3, Joliet I-2

West: Channahon R-2

REASON FOR REQUEST: Modifying lots

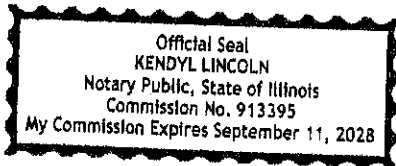
Is the Property owned by the City of Joliet? YES _____ NO X _____

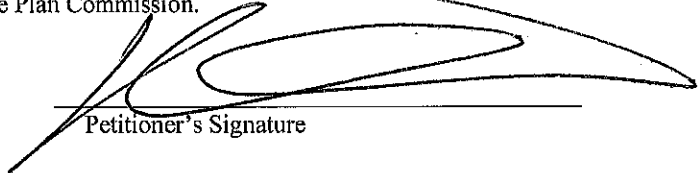
What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? The 15' PUDE and 5' Landscaping Easement between Lot 3 and Lot 4 as well as the 15' PUDE and 5' Landscaping Easement between Lot 4 and Lot 5

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

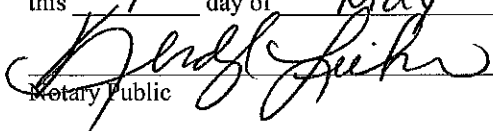
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Kenneth W. Minor SR depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.




Petitioner's Signature

Subscribed and sworn to before me
this 7 day of May, 20 25


Notary Public

My Commission Expires: 9/11/2028

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:

Lots 3, 4, and 5 in City's Edge Subdivision

PIN(s): 06-35-113-006, 06-35-113-008, 05-06-35-113-011

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

Kenneth W. Minor Sr. 23110 South Terrappin Court Minooka Il. 60447 50%

Keith W. Minor 23222 W. McClintock Road Channahon Il 60410 50%

E-MAIL: ken@kwmgutterman.com

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

Kenneth W. Minor Sr 23110 S. Terrapin Court Mlnooka Il. 60447 50%

Keith W. Minor 23222 W. McClintock Road Channahon Il 60410 50%

E-MAIL: ken@kwmguttermann.com 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: 4/14/25

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

Kenneth W. Minor President 815-405-1731



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8494

Agenda Date: 5/15/2025

DATE: May 15, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-1-25: Annexation of 0.26 Acres Located at 824 Gael Drive,
Classification to R-2 (Single-Family Residential) Zoning, and
Approval of an Annexation Agreement. (824 Gael Drive) (PIN #
05-06-01-405-013-0000) (COUNCIL DISTRICT #2) -
WITHDRAWN

SPECIAL INFORMATION: The above petition has been withdrawn at this time.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8495

Agenda Date: 5/15/2025

DATE: May 7, 2025
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: SN-1-25: Street Name Change for Adamic Lane to Walter Adamic Lane
(between Ruth Fitzgerald Drive and Frank Turk Drive)

GENERAL INFORMATION:

APPLICANT: City of Joliet
STATUS OF APPLICANT: Owner
REQUESTED ACTION: Street name change
PURPOSE: To officially change the name to the street name many entities already use for consistency
EXISTING ZONING: Adjacent zoning is R-2 (single-family residential)
LOCATION: Between Ruth Fitzgerald Drive and Frank Turk Drive
R.O.W. SIZE: Approximately 1,049 linear feet
EXISTING LAND USE: Local street

SURROUNDING LAND USE & ZONING:

NORTH: Residential (Mayfair subdivision), R-2 (single-family residential)
SOUTH: Residential (Mayfair subdivision), R-2 (single-family residential)
EAST: Residential (Mayfair subdivision), R-2 (single-family residential)
WEST: Residential (Mayfair subdivision), R-2 (single-family residential)

SITE HISTORY: Adamic Lane is in the Mayfair Subdivision, which received preliminary plat approval in 1992 and was built out over the next few years. Adamic Lane is part of Unit 3 (recorded in 1993), Unit 8-B (recorded in 1997), and Unit 19 (recorded in 1997). There are 20 residential properties with addresses on Adamic Lane.

SPECIAL INFORMATION: The street name in question was recorded as “Adamic Lane” on the plats recorded with Will County in the 1990s. However, many entities presently refer to the street as “Walter Adamic Lane.” The City received feedback from Adamic Lane residents that they are having issues when voting or doing similar activities that


require their IDs to match the official record. In response, the City is proposing to officially rename the street as “Walter Adamic Lane.” The change will affect the 20 properties with addresses on Adamic Lane.


If approved, the City will notify certain agencies of the street name change, such as the City of Joliet Police and Fire Departments, the City of Joliet Customer Service / Utility Billing Division, and the United States Postal Service. Property owners and residents will be responsible for notifying any private service providers (e.g. utility companies, banks, credit card companies, mailed subscription services) and applicable federal and state service providers (e.g. the U.S. Social Security Administration, the Illinois Department of Revenue). The street name change will not affect house numbers.

ANALYSIS: Approval of the requested street name change will align the formal street name with the name already used by many agencies.

SN-1-25: Street Name Change for Adamic Lane to Walter Adamic Lane (Between Ruth Fitzgerald Drive and Frank Turk Drive)





 = affected properties



 = street section to be renamed

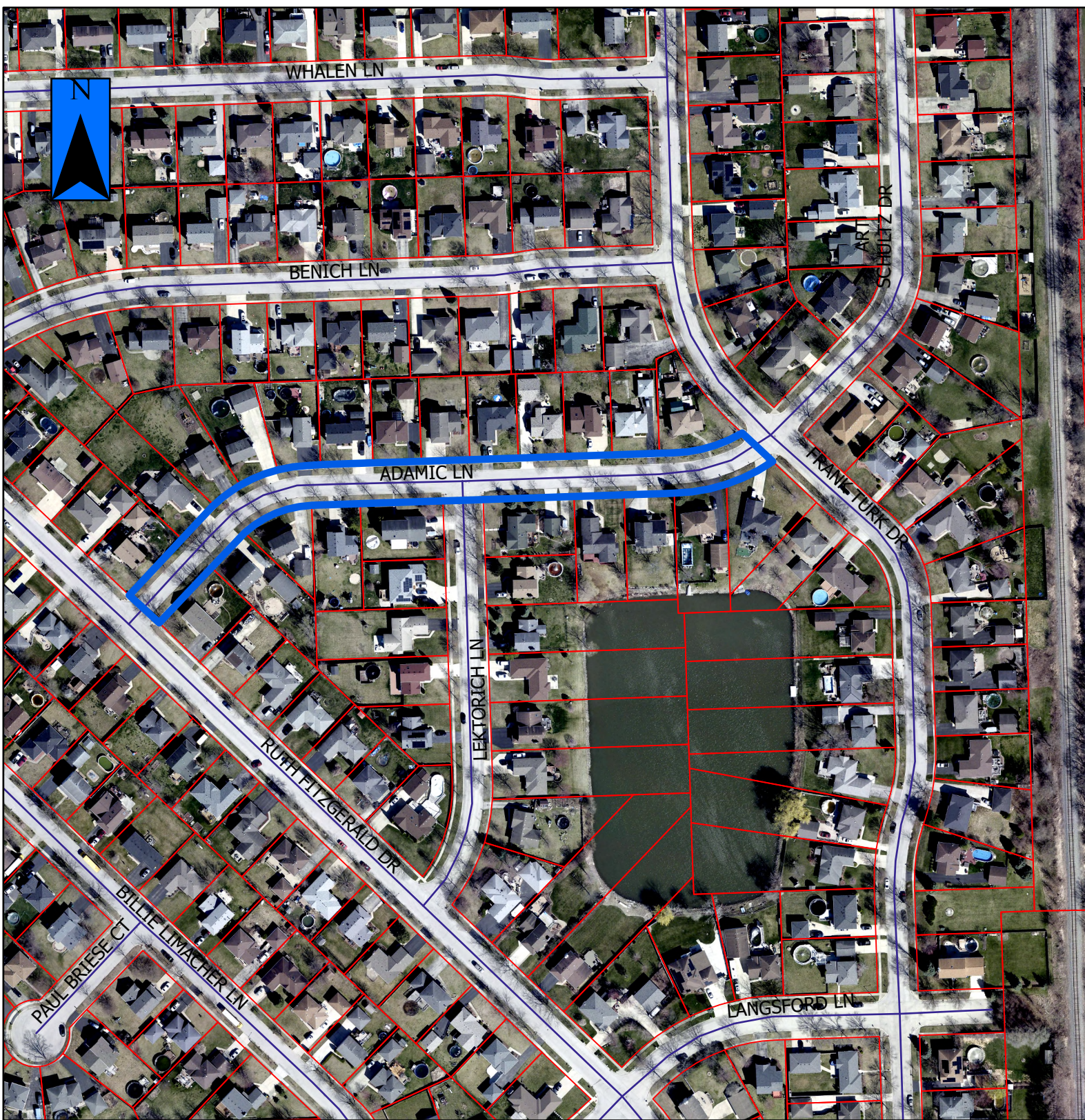


SN-1-25



 = Property in Question
 = 600' Public Notification Boundary

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



SN-1-25a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

CASE NO: _____
DATE FILED: 3/5/25

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION TO CHANGE A STREET NAME

PETITIONER'S NAME: City of Joliet
HOME ADDRESS: _____
CITY, STATE, ZIP: _____
HOME PHONE: _____
CELL #: _____ **E-MAIL:** _____
BUSINESS ADDRESS: 150 W. Jefferson Street
CITY, STATE, ZIP: Joliet IL 60432
BUSINESS PHONE: 815-724-4050

LEGAL DESCRIPTION OF PROPERTY (location of street): _____

COMMON ADDRESS: Adamic Lane (between Ruth Fitzgerald Drive and Frank Turk Drive)
LOT SIZE: WIDTH: 60 ft wide DEPTH 1,049 ft long AREA _____
PRESENT STREET NAME: Adamic Lane
PROPOSED STREET NAME: Walter Adamic Lane
USES OF SURROUNDING PROPERTIES: North: residential (Mayfair Sub.); R-2 zoning
South: residential (Mayfair Sub.); R-2 zoning
East: residential (Mayfair Sub.); R-2 zoning
West: residential (Mayfair Sub.); R-2 zoning

REASON FOR REQUEST: the proposed name is used by most entities but is not the official
name; the name change will make it consistent and reduce confusion

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Helen Miller, depose and say that the foregoing
statements are true and correct to the best of my knowledge and belief. I further state that I agree to be
present in person or by representation when this petition is heard by the Plan Commission.

Helen Miller

Petitioner's Signature

Subscribed and sworn to before me
this _____ day of _____, 20 _____

Notary Public

My Commission Expires:



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8499

Agenda Date:5/15/2025
