



# 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

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**Thursday, May 15, 2025**

**4:00 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto: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 (824 Gael Drive) (PIN # 05-06-01-405-013-0000) (COUNCIL DISTRICT #2) - WITHDRAWN

**Attachments:** [A-1-25 withdrawn.docx](#)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

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**File #:** TMP-8500

**Agenda Date:** 5/15/2025

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# 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](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present** John Kella, Jason Cox, Jeff Crompton, Brigette 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 Brigette 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

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**File #:** TMP-8493

**Agenda Date:** 5/15/2025

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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)

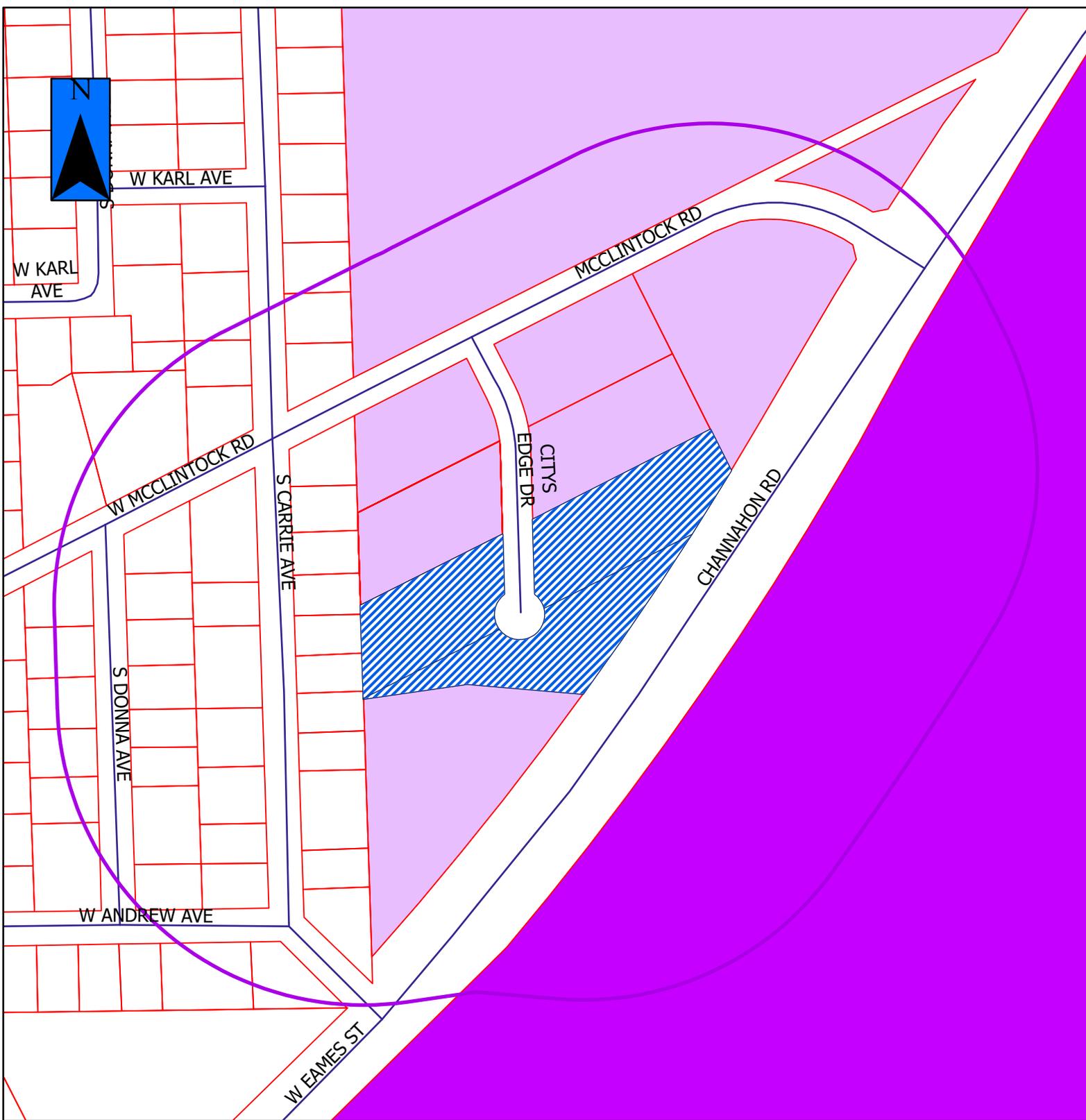


Figure 2: City's Edge Subdivision, view south from McClintock Road (May 2023)



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



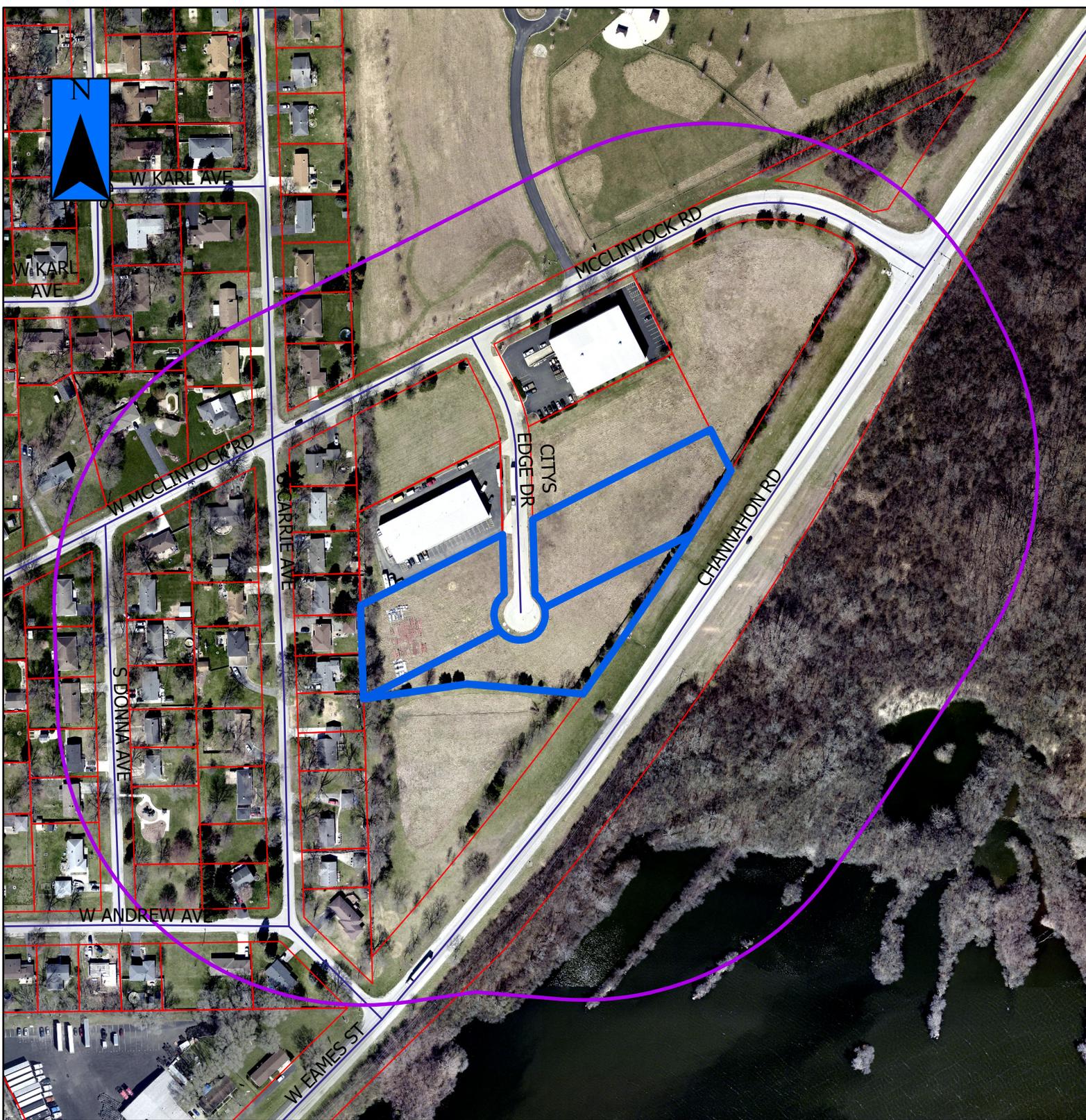


## P-2-25 & V-3-25

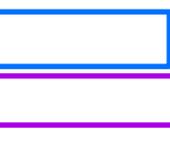


= Property in Question  
 = 600' Public Notification Boundary

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)

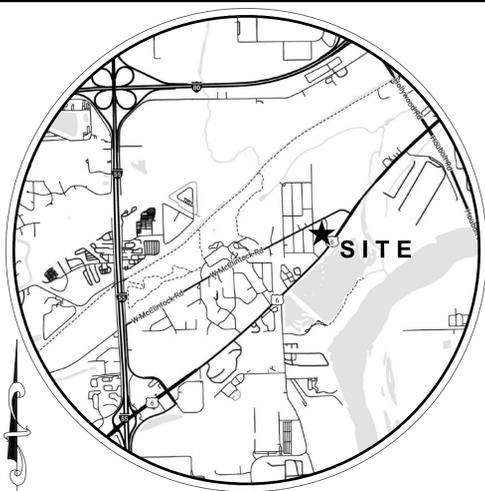
P-2-25

PRELIMINARY PLAT  
of

# CITY'S EDGE SOUTH SUBDIVISION

P.I.N.: 05-06-35-113-006-0000  
P.I.N.: 05-06-35-113-008-0000  
P.I.N.: 05-06-35-113-011-0000

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.

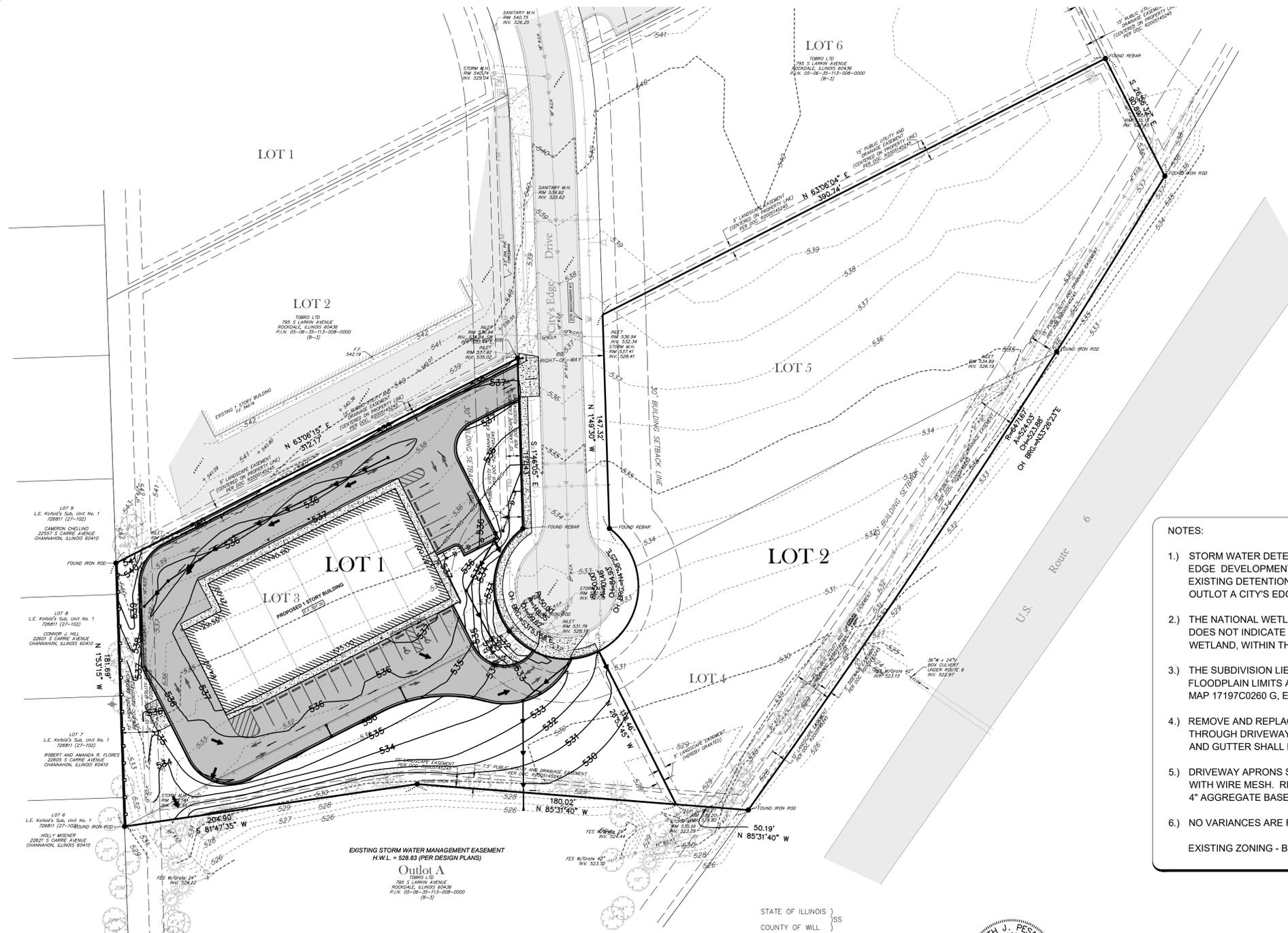


SITE LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE  
1 inch = 40 ft.

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



LEGEND	
XXXXXX	EXISTING ELEVATION
---	EXISTING CONTOURS
---	EXISTING STORM SEWER
⊙	EXISTING MANHOLE (TYPE NOTED)
□	EXISTING STORM INLET
---	EXISTING FLARED END SECTION (F.E.S.)
---	EXISTING WATERMAIN (SIZE NOTED)
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE BOX
---	EXISTING WATER SERVICE BUFFALO BOX
---	EXISTING SANITARY SEWER (SIZE NOTED)
FM	EXISTING SANITARY SEWER FORCEMAIN (2.5" DIA.)
---	EXISTING SANITARY SEWER SERVICE
---	EXISTING ELECTRICAL TRANSFORMER BOX
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING FENCE
---	EXISTING CONCRETE CURB AND GUTTER
---	EXISTING AREA OF ASPHALT
---	EXISTING AREA OF P.C.C. PAVEMENT/SIDEWALK
---	PROPOSED AREA OF ASPHALT
---	PROPOSED AREA OF P.C.C. PAVEMENT/SIDEWALK
---	PROPOSED CONCRETE CURB AND GUTTER
XXXXXX	PROPOSED ELEVATION
---	PROPOSED TOP OF CURB ELEVATION
---	PROPOSED FLOW LINE ELEVATION
XXX	PROPOSED CONTOUR
---	PROPOSED DIRECTION OF OVERLAND FLOW
---	PROPOSED STORM SEWER
⊙	PROPOSED MANHOLE (TYPE NOTED)
□	PROPOSED CATCHBASIN
---	PROPOSED STORM INLET
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED CLEANOUT (AS NOTED)
---	PROPOSED WATER SERVICE

- NOTES:
- 1.) STORM WATER DETENTION FOR THE CITY'S EDGE DEVELOPMENT IS PROVIDED IN THE EXISTING DETENTION FACILITY LOCATED IN OUTLOT A CITY'S EDGE SUBDIVISION.
  - 2.) THE NATIONAL WETLAND INVENTORY DOES NOT INDICATE THE PRESENCE OF WETLAND, WITHIN THE SUBDIVISION.
  - 3.) THE SUBDIVISION LIES OUTSIDE OF ANY FLOODPLAIN LIMITS ACCORDING TO FIRM MAP 17197C0260 G, EFFECTIVE 2-15-2019.
  - 4.) REMOVE AND REPLACE CURB AND GUTTER THROUGH DRIVEWAY APRONS. NEW CURB AND GUTTER SHALL BE DEPRESSED B-6.12.
  - 5.) DRIVEWAY APRONS SHALL BE 8" P.C.C. WITH WIRE MESH. REINFORCEMENT OVER 4" AGGREGATE BASE COURSE.
  - 6.) NO VARIANCES ARE REQUESTED
- EXISTING ZONING - B3 GENERAL BUSINESS

LOT AREA SUMMARY	
LOT 1	= 103,498.6 S.F.
LOT 2	= 72,413.43 S.F.

OWNERS:

TOBRO LTD  
798 S. LARKIN AVENUE  
ROCKDALE, ILLINOIS 60436  
Ph. (815) 725-9205

STATE OF ILLINOIS )  
COUNTY OF WILL )  
RECOMMENDED FOR APPROVAL BY THE JOUET CITY PLAN COMMISSION ON \_\_\_\_\_, 20\_\_\_\_

PLAN COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLAN COMMISSION SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF WILL )  
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOUET ON \_\_\_\_\_, 20\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ 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 3-6 IN CITY'S EDGE SUBDIVISION. ELEVATION = 527.67 (MVG 88)

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

STATE OF ILLINOIS )  
COUNTY OF WILL )

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 MAY, 2025.

BY \_\_\_\_\_ ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026) 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.

BY \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER (MY LICENSE EXPIRES 11-30-2025) TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL.



THIS PLAT IS NOT FOR RECORDING

**RT & TWiG**  
Ruettinger, Tonelli & Associates, Inc. & TWiG Technologies  
Surveyors - Engineers - Planners - G.I.S. Consultants  
129 Capita Drive - Shorewood, Illinois 60404  
Ph. (815) 744-6600 Website: www.ruettingertonelli.com

DATE CREATED: 04-01-2025	DATE: 04-28-2025	DESCRIPTION: REVISED PER REVIEW COMMENTS	BY: ESM
FIELD BK: *	NO.:	DATE:	REVISION:
			324-1422-P

N:\184\2024\1422\Surveying\Preliminary\Plat\34-1422-P.dwg, Sheet: 1, 5/7/2025, 9:27:44, ems@rttwig.com

# PLAT OF VACATION

OF PART 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.

### OWNERS CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF WILL )  
  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT HE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.  
  
DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF WILL )  
  
I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AN COUNTY  
  
AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_  
  
\_\_\_\_\_ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.  
  
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
  
NOTARY PUBLIC \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

### VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT

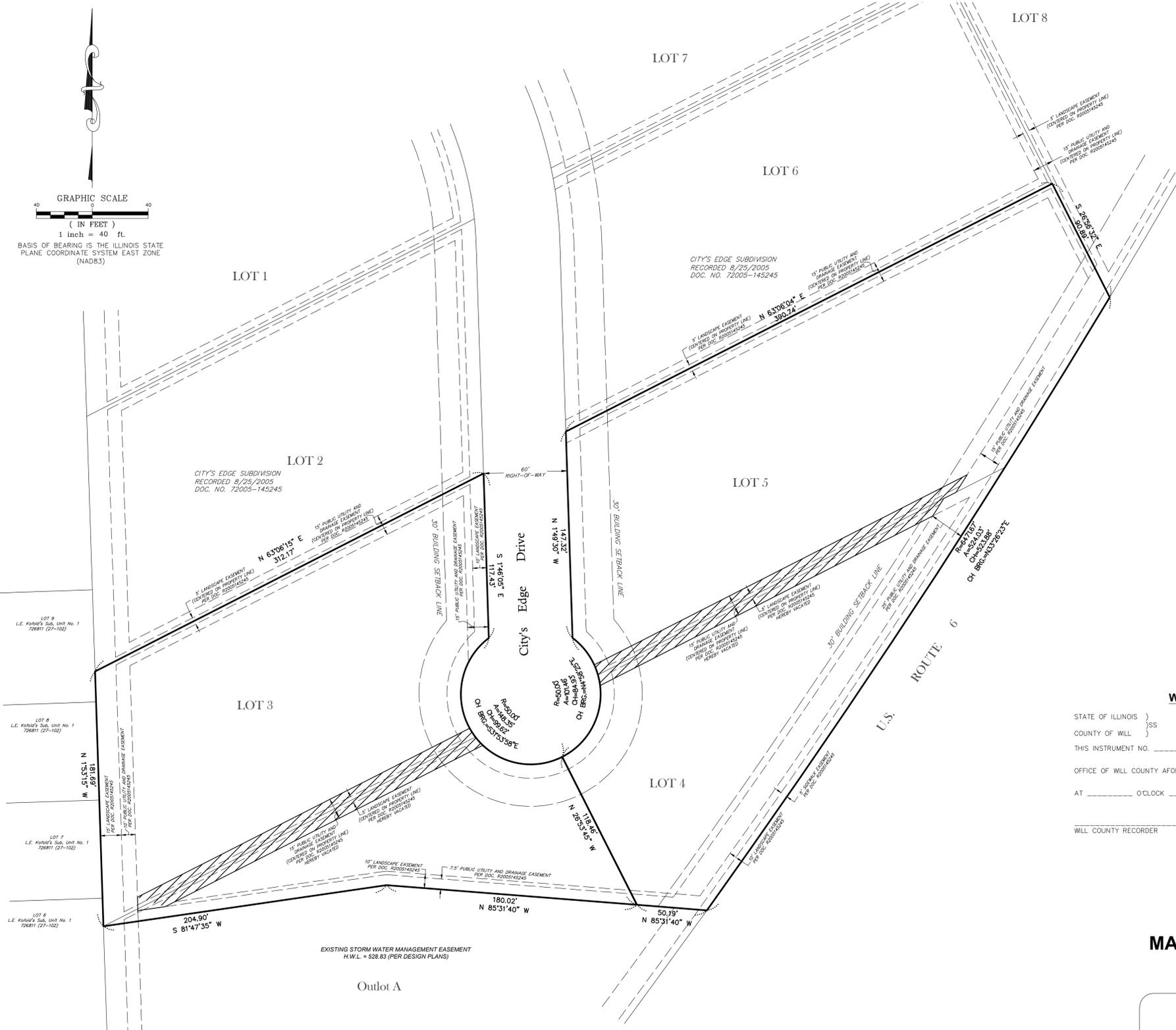
THERE ARE NO PUBLIC UTILITIES WITHIN THE EASEMENTS TO BE VACATED AS INDICATED HEREON AS "HEREBY VACATED" ACCEPTED AND APPROVED

COMMONWEALTH EDISON COMPANY REPRESENTATIVE	DATE
NICOR GAS COMPANY REPRESENTATIVE	DATE
AT&T CABLE COMPANY REPRESENTATIVE	DATE
COMCAST COMPANY REPRESENTATIVE	DATE
CITY OF JOLIET	DATE

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF WILL )  
  
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.  
  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2026)  
TO ENSURE AUTHORITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.



**LEGEND**

- meas. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- ~ ~ ~ CURVE CHORD LINE
- BUILDING LINE
- - - EASEMENT LINE
- PLU/AD/E PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT NO. R20403627
- PLU/AD/E PUBLIC UTILITY EASEMENT HEREBY VACATED
- LANDSCAPE EASEMENT HEREBY VACATED

### WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF WILL )  
  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDERS  
  
OFFICE OF WILL COUNTY AFORESAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_  
  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
  
WILL COUNTY RECORDER \_\_\_\_\_

**MAIL TO: TWG ENGINEERING**  
129 CAPISTA DRIVE  
SHOREWOOD, ILLINOIS 60404

**RT & TWiG**  
Ruettinger, Tonelli & Associates, Inc. & TWiG Technologies  
Surveyors - Engineers - Planners - G.I.S. Consultants  
129 Capista Drive - Shorewood, Illinois 60404  
Ph: (815) 744-6600 Website: www.ruettingertonelli.com

DATE CREATED: 01-30-2025	FIELD BK: *	DATE	DESCRIPTION	BY	R. T. & A. Desg. No.:
1	1	04-28-2025	REVISED PER REVIEW COMMENTS	ESM	324-1422-VAC

N:\184\001251\184001251\Surveying\Plat of Vacation\03-14-2025\PLAT.dwg, Sheet11, 5/17/2025, 08:28:16, ems\mrmcdon

# CITY'S EDGE SUBDIVISION

THAT 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.

Laurie McPhillips 2P R 2005145245  
Will County Recorder Page 1 of 2  
LWR Date 08/25/2005 Time 08:55:46  
Recording Fees: 57.00

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.  
DATED THIS 27th DAY OF August, A.D., 2005.  
Laurie McPhillips  
Will County Recorder

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, Rhonda R. Duvak, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # 2-3-30-00-00 AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) 05-04-35-11-203-0000

DATED THIS 23rd DAY OF August, A.D., 2005.  
Rhonda R. Duvak (s/w)  
DIRECTOR

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS IS TO CERTIFY THAT FIRST AMERICAN BANK AN ILLINOIS BANKING CORPORATION AS TRUSTEE UNDER THE TERMS OF TRUST AGREEMENT NO. 1-03-102 DATED FEBRUARY 14, 2003 IS THE HOLDER OF RECORD OF THE REQUIRED TITLE OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE THEREIN TO UNDERSTAND HEREBY DEVOTES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY AND THE COMMERCIAL EDISON COMPANY, AND THE CITY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

Dated this 2nd day of February, 2005.  
FIRST AMERICAN BANK OF ILLINOIS, Not personally but solely as Trustee  
Signature: Rachel Brower  
Title: Vice President  
Address: 218 West Main St. Dundee, IL 60118

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, Judith Halter, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT William Mouton & Rachel Brower PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF February, A.D., 2005.  
Judith Halter  
NOTARY PUBLIC

OFFICIAL SEAL  
JUDITH HALTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09-24-06

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS IS TO CERTIFY THAT I, ROBERT A. ROGINA, A REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT 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. 01ED31, IN WILL COUNTY, ILLINOIS, CONTAINING 15.684 ACRES, MORE OR LESS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF JOLIET AND WILL COUNTY, RELATIVE TO PLATS AND SUBDIVISIONS, HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I CERTIFY THAT NO PARTS OF ANY LOTS OF THIS SUBDIVISION ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. I CERTIFY THAT THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS THIS 27th DAY OF August, 2005.

ROBERT A. ROGINA  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017  
LICENSE EXPIRES 11/30/2006  
Professional Seal of Robert A. Rogina, State of Illinois, Joliet, IL

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

APPROVED BY THE JOLIET CITY COUNCIL  
DATED AT JOLIET, ILLINOIS THIS 10th DAY OF December, A.D., 2004.

Signature: Judith Halter  
Title: City Clerk

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

APPROVED BY THE CITY OF JOLIET PLAN COMMISSION  
AFORESAID, THIS 16th DAY OF September, A.D., 2004.

Signature: Mark J. Pustian  
Title: Chairman of the Plan Commission  
Signature: James M. Hall  
Title: Secretary

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, Rita F. Fabek, JOLIET CITY COLLECTOR, CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES OR SPECIAL ASSESSMENTS AGAINST THIS PROPERTY.

DATED AT JOLIET, ILLINOIS THIS 16th DAY OF February, A.D., 2005.  
Rita F. Fabek  
CITY COLLECTOR

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

THIS INSTRUMENT NO. R05-145245 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY ON THIS DAY OF August, A.D., 2005, AT 4:53 O'CLOCK P.M.

Signature: Laurie McPhillips  
Title: Will County Recorder  
Professional Seal of Laurie McPhillips, Will County Recorder, Joliet, IL

EASEMENT PROVISIONS  
An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to COMMERCIAL EDISON COMPANY.

ILLINOIS BELL TELEPHONE (AMERITECH) COMPANY, GRANTEE, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement".

The term "Common Elements" shall have that meaning set forth for such terms in Section 2(a) of "an act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), 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 appurtenances 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 "courtyards", "common elements", "open space", "open area", "common grounds", "parking and common area".

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDING OR OTHER STRUCTURE SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HERETO.

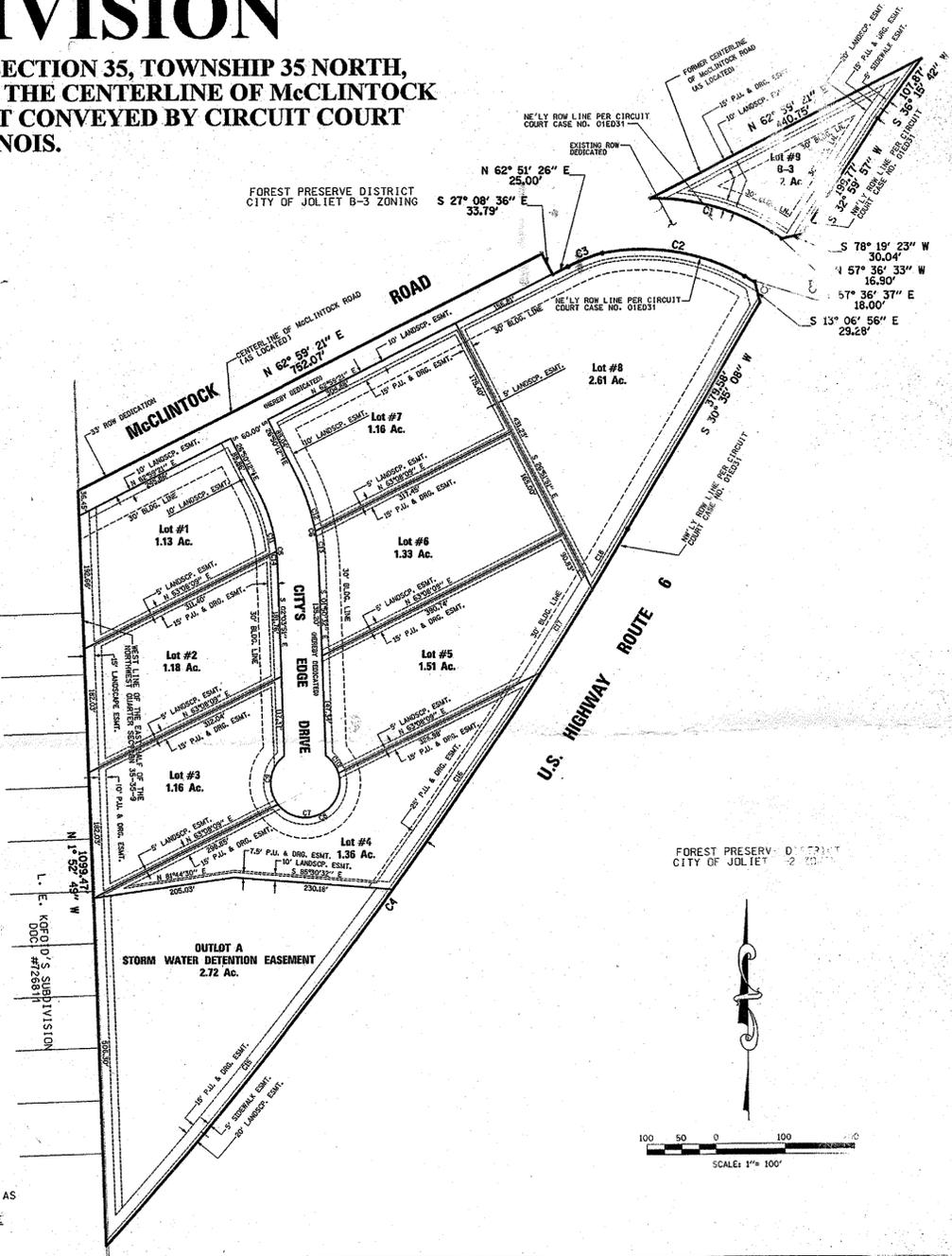
EASEMENT PROVISIONS ALSO APPLY TO THE VARIOUS CABLE COMPANIES APPROVED BY THE CITY OF JOLIET.

THIS IS A COMMERCIAL SUBDIVISION.

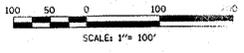
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT. NO ACCESS WILL BE PERMITTED TO U.S. HIGHWAY ROUTE 6.

Signature: Diana M. O'Keefe/W.C.  
Title: District Engineer  
Date: 8-22-05

1/2" x 30" IRON RODS SET AT ALL LOT CORNERS AND CHANGE OF DIRECTION.



CURVE NO.	CURVE BEARING	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	DELTA
C1	N 62° 51' 26" E	N 62° 51' 26" W	250.00	250.00	117.20°
C2	S 78° 19' 23" W	S 78° 19' 23" E	30.04	30.04	101.56°
C3	S 13° 06' 56" E	S 13° 06' 56" W	29.28	29.28	168.36°
C4	S 30° 30' 00" W	S 30° 30' 00" E	100.00	100.00	119.47°
C5	N 62° 51' 26" E	N 62° 51' 26" W	250.00	250.00	117.20°
C6	S 78° 19' 23" W	S 78° 19' 23" E	30.04	30.04	101.56°
C7	S 13° 06' 56" E	S 13° 06' 56" W	29.28	29.28	168.36°
C8	S 30° 30' 00" W	S 30° 30' 00" E	100.00	100.00	119.47°
C9	N 62° 51' 26" E	N 62° 51' 26" W	250.00	250.00	117.20°
C10	S 78° 19' 23" W	S 78° 19' 23" E	30.04	30.04	101.56°
C11	S 13° 06' 56" E	S 13° 06' 56" W	29.28	29.28	168.36°
C12	S 30° 30' 00" W	S 30° 30' 00" E	100.00	100.00	119.47°



ROGINA & ASSOCIATES, L.T.D.  
83 Caterpillar Drive Joliet, IL 61708 815/728-0177 FAX 815/728-0782

R228.03

SHEET 1 OF 1

R2005145245

R2005145245

54294100028

R2005145245

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

Preliminary Plat  
 Final Plat  
 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.

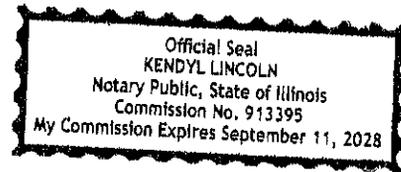
Date: 01/14/2025

Kenneth W Minor Sr.  
Petitioner's Name

Subscribed and sworn to before me this 14 day of April, 2025

[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

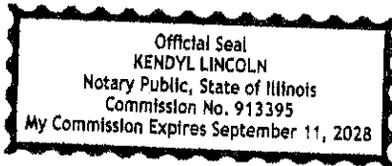
Is the Property owned by the City of Joliet? YES \_\_\_\_\_ NO X \_\_\_\_\_

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.



[Handwritten Signature]  
Petitioner's Signature

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

[Handwritten Signature]  
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@kwmgutterman.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

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**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

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**File #:** TMP-8495

**Agenda Date:** 5/15/2025

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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

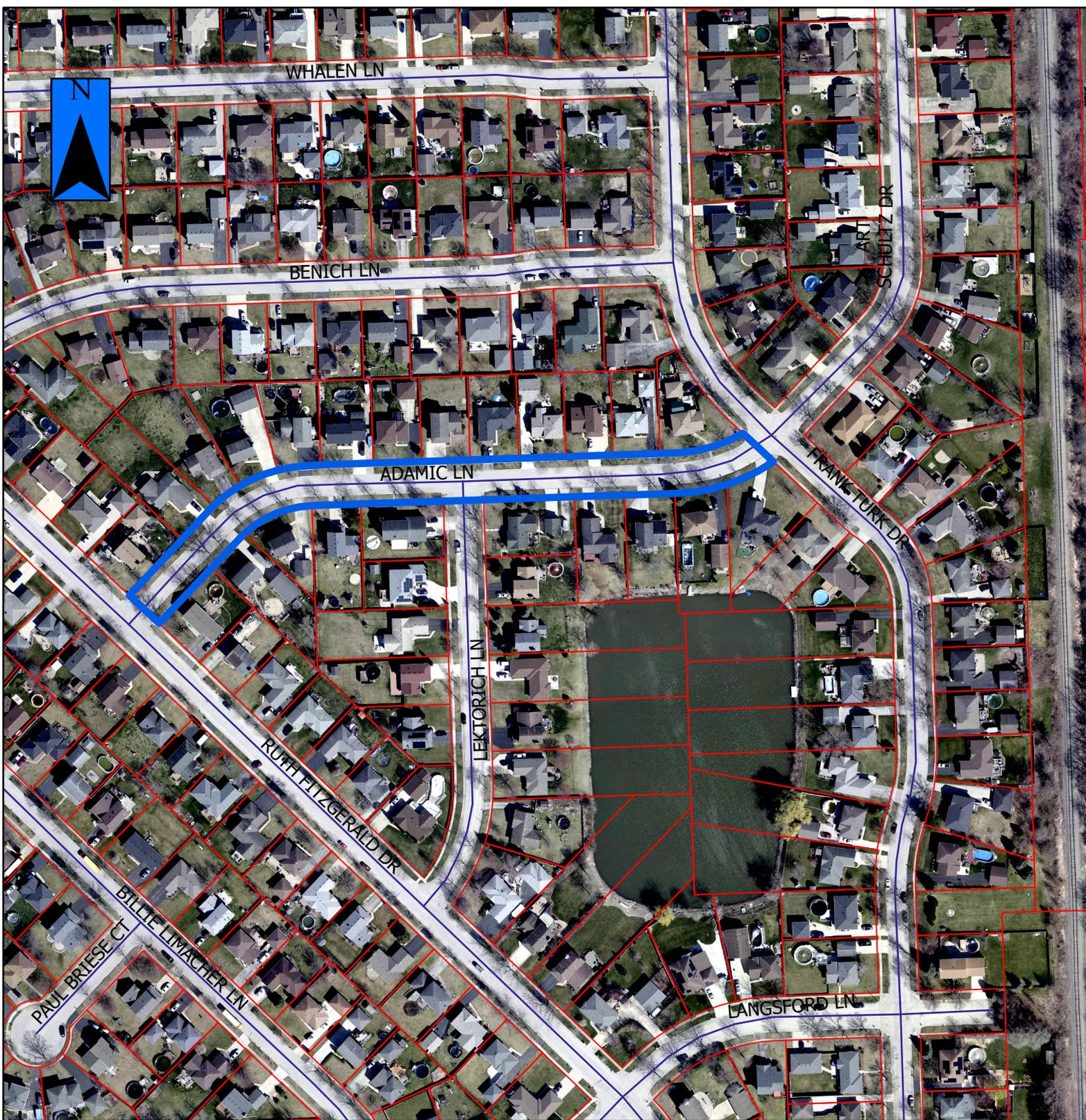


## SN-1-25



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

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



**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.



\_\_\_\_\_  
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

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**File #:** TMP-8499

**Agenda Date:** 5/15/2025

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