

DATE: July 8, 2024
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: A-4-24: Annexation of 12.01 Acres at 710 - 718 S. Raynor Avenue,
Classification to I-1 (Light Industrial) Zoning

GENERAL INFORMATION:

APPLICANT: City of Joliet
STATUS OF APPLICANT: Contract Purchaser
OWNER: Glosky Enterprises, Inc.
REQUESTED ACTION: Approval of annexation of 12.01 acres at 710 –
718 S. Raynor Avenue
PURPOSE: To allow development of a new Public Utilities
Water and Sewer Field Operations Garage and
Administration building
EXISTING ZONING: Village of Rockdale I-1 (Heavy Commercial
and Light Industry) and Rockdale R-1 (One
Family Residential)
REQUESTED ZONING: I-1 (Light Industrial)
LOCATION: 710 – 718 S. Raynor Avenue
SIZE: 12.01 acres
EXISTING LAND USE: Undeveloped
SURROUNDING LAND USE & ZONING:
NORTH: Undeveloped, Joliet I-1
SOUTH: Industrial and commercial, Rockdale I-1
EAST: Railroad right-of-way, Rockdale R-1
WEST: Residential, Rockdale R-1 and B (Business)

SITE HISTORY: In May 2024, the City Council approved a resolution authorizing the approval and execution of a real estate sales agreement for the purchase of 710 – 718 S. Raynor Avenue. The property, located south of Interstate 80 between South Raynor

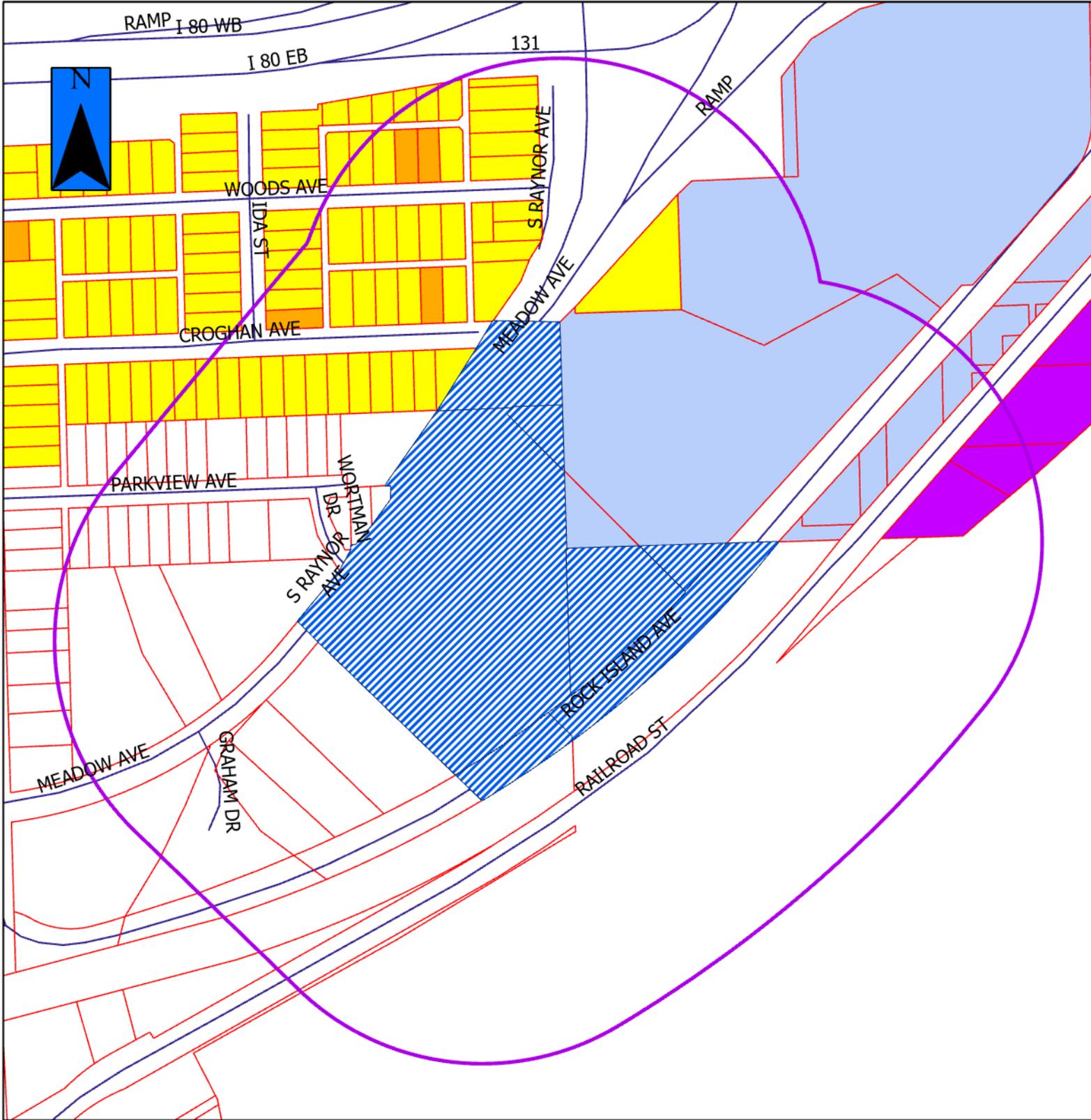
Avenue and Rock Island Avenue, is for the development of a new Public Utilities Water and Sewer Field Operations Garage and Administration building. Part of the site, the subject of this annexation request, is within the Village of Rockdale and needs to be disconnected from Rockdale and annexed into the City of Joliet. As part of the Interim Water Supply Agreement between Rockdale and Joliet, approved in December 2023, Rockdale agreed to disconnect the subject site along with the adjacent roads (see attached Exhibit B from the Interim Water Supply Agreement). The Village of Rockdale recently approved the disconnection of this property at their Village Board meeting on July 2, 2024.

An additional 7.2 acres of the land to be purchased is already within Joliet City limits and is zoned I-1 (light industrial).

SPECIAL INFORMATION: The City of Joliet is planning the development of a new facility for the Public Utilities sewer and water field operations to replace the existing facility at 921 E. Washington Street. The chosen site is partially in the corporate limits of the Village of Rockdale and needs to be disconnected from Rockdale and annexed to the City. The proposed zoning classification is I-1 (light industrial), which is the zoning designation for the portion of the site already within Joliet City limits. The annexation includes the roadways adjacent to the site.

Once the disconnection and annexation processes are approved, the City can complete the purchase of the property as outlined in the Real Estate Sales Agreement.

ANALYSIS: Approval of the annexation of 12.01 acres at 710 – 718 S. Raynor Avenue will allow the City of Joliet to proceed with the acquisition and development of the overall site that is planned for the future Public Utilities facility.



A-4-24



 = Property in Question
 = 600' Public Notification Boundary

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



City of Joliet, IL

A-4-24a



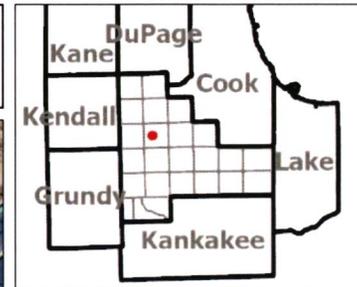
= Property in Question / Propiedad en cuestión



= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



Exhibit B to Interim Water Supply Agreement



Legend

- Parcels
- Townships

Pin Numbers to be Disconnected by Rockdale and Annexed by Joliet

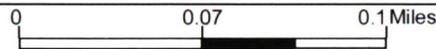
- 3007202100180020
- 3007163280030020
- 3007202100180030
- 3007163280030030
- 3007211000030000
- 3007202100060000
- 3007174240010000

Pin Numbers currently within Joliet

- 3007163280030010
- 3007202100180010

Notes

WGS_1984_Web_Mercator_Auxiliary_Sphere



1:4,514

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INTERSTATE 80
INTERSTATE 80
RAMP

JOLIET

JOLIET

I-1 parcels
to be
purchased

Parcels to be
annexed

ROCKDALE

EDWARD ST

LAWTON
AVE

MCKINLEY AVE

City of Joliet, IL

WEST PARK AVE

COCHRANE AVE

MILLBORG PL

S RAYNOR AVE

5 CENTER ST

131

ROCK ST

ILLINOIS ST

SHELBY ST

MARKET ST

CHERRY ST

WOODS AVE

CROGHAN AVE

PARKVIEW ST

WORMTAN DR

S RAYNOR AVE

MEADOW AVE

GRAHAM DR

ROCK ISLAND AVE

RAILROAD ST

ILLINOIS ST

STATE OF ILLINOIS)

) SS.

COUNTY OF WILL)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-24 of the Illinois Municipal Code, 65 ILCS 5/7-1-24, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is at least one-half of the owners of record of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference. The Territory does not exceed an area of 160 acres.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any. On information and belief, there are no electors residing within the Territory.
4. The Territory is located within the Village of Rockdale and contiguous to the corporate limits of the City of Joliet.
5. The undersigned has requested that the Territory, together with that portion of any highway adjoining the Territory, be disconnected from the Village of Rockdale for the purpose of annexation to the City of Joliet.
6. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, following consent of the Village of Rockdale to the disconnection of the Territory, together with that portion of any highway adjoining the Territory, from the Village of Rockdale

PETITIONER: Glosky Enterprises, Inc.

Frank Glosky

Frank Glosky, President

Subscribed and Sworn to before me
this 13th day of June, 2024.

[Signature]

NOTARY PUBLIC



2024 JUN 18 AM 09:15:47
CHRISTA M. DESTEFANO
CITY CLERK
JOLIET, ILLINOIS
RECEIVED

CASE NO. A-4-24
DATE FILED 6/14/24

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

City of Joliet
FN (MI) (LN) (Suffix)
FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE
150 West Jefferson Street Joliet IL 60432
BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) () (W) (815) 724-4222 CELL (815) 953-8352

E-MAIL ADDRESS: aswisher@joliet.gov

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.)

Glosky Enterprises, Inc.
FN (MI) (LN) (Suffix)
Frank Glosky
FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE
465 Delaware Circle Bolingbrook IL 60440
BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL (312) 607-1378

E-MAIL ADDRESS: mgardner@robbins-schwartz.com (Matthew Gardner, attorney)

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

2024 JUN 18 AM 09:16:04
CHRISTA M. DESIDERIO
City Clerk
Joliet, Illinois
RECEIVED

III. Agent Authorization:

Please check one of the following:

I will represent my petition before the Plan Commission and the City Council of the City of Joliet.

I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

Barbara A. Adams Donahue & Rose, P.C.
Agent's Name Company Name (If Applicable)

9501 West Devon Avenue, Suite 702, Rosemont, IL 60018
Agent's Mailing Address City/State/Zip

(312) 541-1077 (312) 451-6563 ()
Agent's Phone Area Code Mobile Area code Fax

Email address: badams@drlawpc.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Applicant's Signature(s):

[Signature]

Date: 06/05/24 Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NONE	_____	()
NAME	ADDRESS	Area Code Phone
_____	_____	()
NAME	ADDRESS	Area Code Phone
_____	_____	()
NAME	ADDRESS	Area Code Phone

2024 JUN 05 AM 09:16:04
CHRISTAN DESIDERIO
City Clerk
Joliet, Illinois
RECEIVED

v. Property information:

PROPERTY ADDRESS:

710-718 South Raynor Rockdale/Joliet IL Joliet 60436
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 30-07-20-210-018-0020, 30-07-16-328-003-0020
0-07-20-210-018-0030; 30-07-16-328-003-0030; 30-07-21-100-003-0000; 30-07-20-210-006-0000, 30-07-17-424-001-0000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

See attached plat

LOT SIZE: WIDTH _____ DEPTH _____ AREA 12.01 acres

PRESENT LAND USE: Vacant

EXISTING ZONING: Village of Rockdale I-1 and R-1

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Public Utilities Department
Administrative offices and garage

ZONING CLASSIFICATION REQUESTED: I-1 Light Industrial

USES OF SURROUNDING PROPERTIES:

NORTH Vacant zoned I-1 EAST Railroad and River
SOUTH Trucking zoned I-1 Rockdale WEST Residential

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

[Signature]
PETITIONER

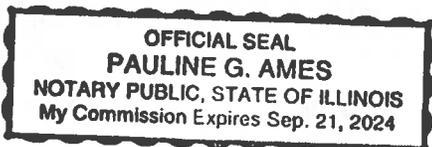
06/05/24
DATE

PETITIONER

DATE

Subscribed and Sworn to before me
this 5th day of June, 2024

[Signature]
NOTARY PUBLIC



2024 JUN 05 AM 9:16:20
CHRISTA M. DESTEFANO
City Clerk
Joliet, Illinois

RECEIVED

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:

710-718 South Raynor Avenue, Rockdale and Joliet, IL

PIN(s): 30-07-20-210-018-0020; 30-07-16-328-003-0020; 30-07-20-210-018-0030; 30-07-16-328-003-0030; 30-07-21-100-003-0000; 30-07-20-210-008-0000; 30-07-17-424-001-0000

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

City of Joliet is Contract Purchaser

Glosky Enterprises, Inc. is current owner.

100% of shares: Frank Glosky, 465 Delaware Circle, Bolingbrook, IL 60440

Attorney is Matthew J. Gardner (312) 607-1378

E-MAIL: mgardner@robblins-schwartz.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:

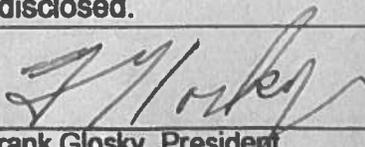
Select the type of business owner associated with this application and fill in the contact information below.

- 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

E-MAIL: _____ 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: 

Frank Glosky, President

DATE: 6/13/2024

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

Barbara A. Adams, Special Legal Counsel to City of Joliet (312) 541-1077

PRINT