

DATE: March 20, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: V-2-25: Vacation of a Sanitary Sewer Easement on Greywall Boulevard, Panorama Drive, and Spring View Lane in the Vista Ridge Subdivision

GENERAL INFORMATION:

APPLICANT: Vista Ridge Development, LLC

STATUS OF APPLICANT: Owner and Developer

REQUESTED ACTION: Vacation of a sanitary sewer easement on Greywall Boulevard, Panorama Drive, and Spring View Lane in the Vista Ridge Subdivision

PURPOSE: To remove the existing easement, which conflicts with proposed right-of-way for the Vista Ridge Subdivision

EXISTING ZONING: R-2 (Single-Family Residential) and R-4 (Low Density Multi-Family Residential) zoning

LOCATION: 8301 Caton Farm Road

EASEMENT SIZE: 2.34 Acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Single-Family Residential; R-2 (Single-Family Residential)

SOUTH: One and Two-Family Residential; R-3 (One and Two-Family Residential)

EAST: Single-Family Residential; R-1B (Single-Family Residential)

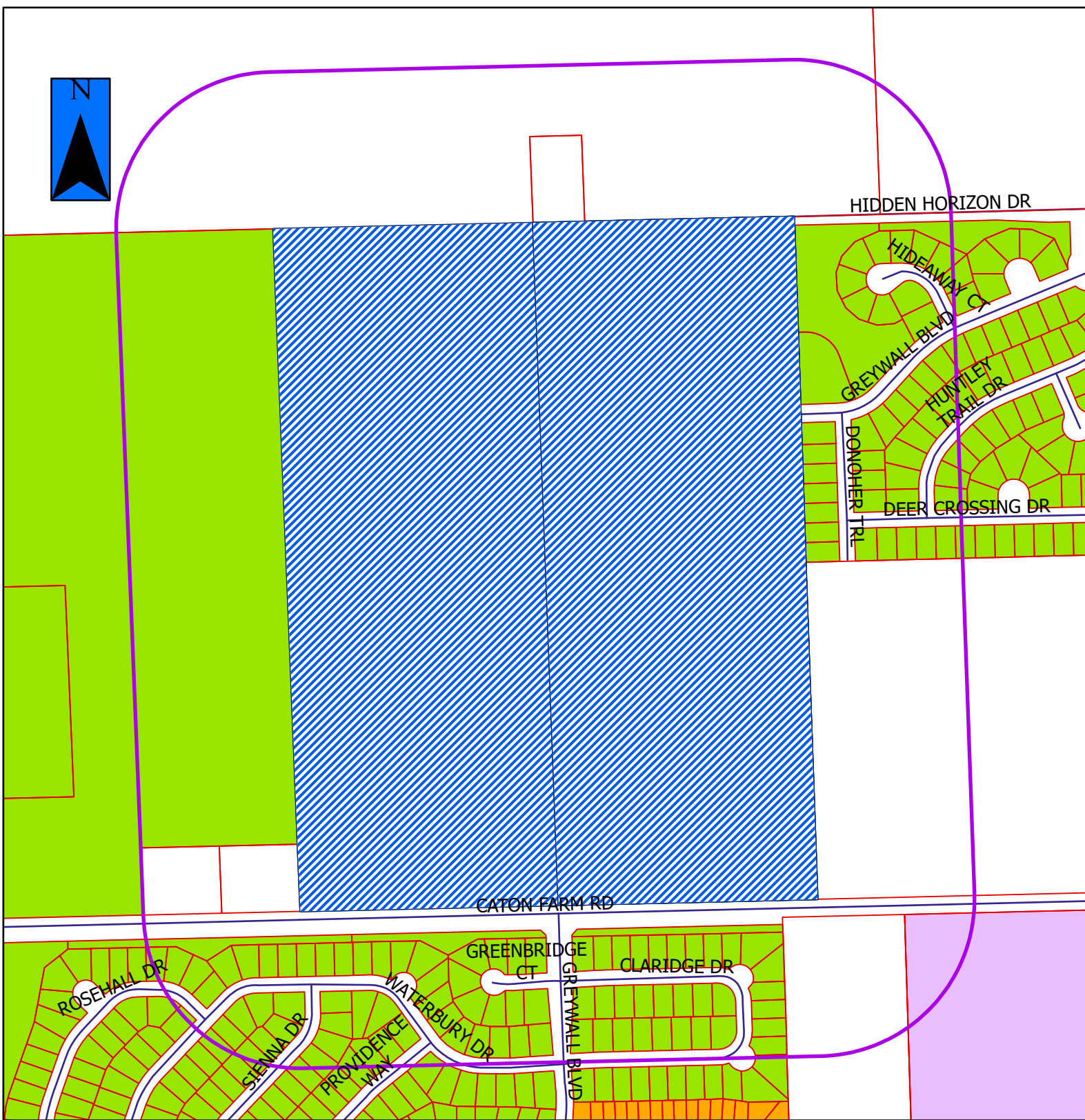
WEST: Single-Family Residential; R-1B (Single-Family Residential)

SITE HISTORY: The subject sanitary sewer easement is located within the proposed Vista Ridge Subdivision. The easement was dedicated as a part of the initial attempt to plat the subdivision in 2007, to allow for extension of a sanitary sewer main from the Deer Crossing Subdivision to the northeast, south to Caton Farm Road. With the proposed platting of the Vista Ridge Subdivision, sanitary sewer facilities will be located within

**SPECIAL INFORMATION:** As shown below in Figure 1, the path for the extension of Greywall Boulevard has been adjusted slightly from the geometry of the previously approved, existing, sanitary sewer easement. The developer wishes to remove the easement that would overlap into several lots along Greywall Boulevard and Panorama Drive, since the proposed sanitary sewer main line infrastructure would be located within the right-of-way. Public Utility and Drainage easements will be provided within the front 7.5 feet of newly platted lots to allow for additional room for utilities beyond the proposed right-of-way. Additional public utility and drainage easements on the Phase 1 Final and Recording Plats have been incorporated to allow for easement coverage over the sanitary sewer path that extends from Spring View Lane and Caton Farm Road.

[illegible]

**ANALYSIS:** Approval of the subject vacation will reduce redundancy with the proposed right-of-way within the Vista Ridge Subdivision and allow development to occur over the portions of the existing easement that overlap the proposed subdivision lots.



**V-2-25**

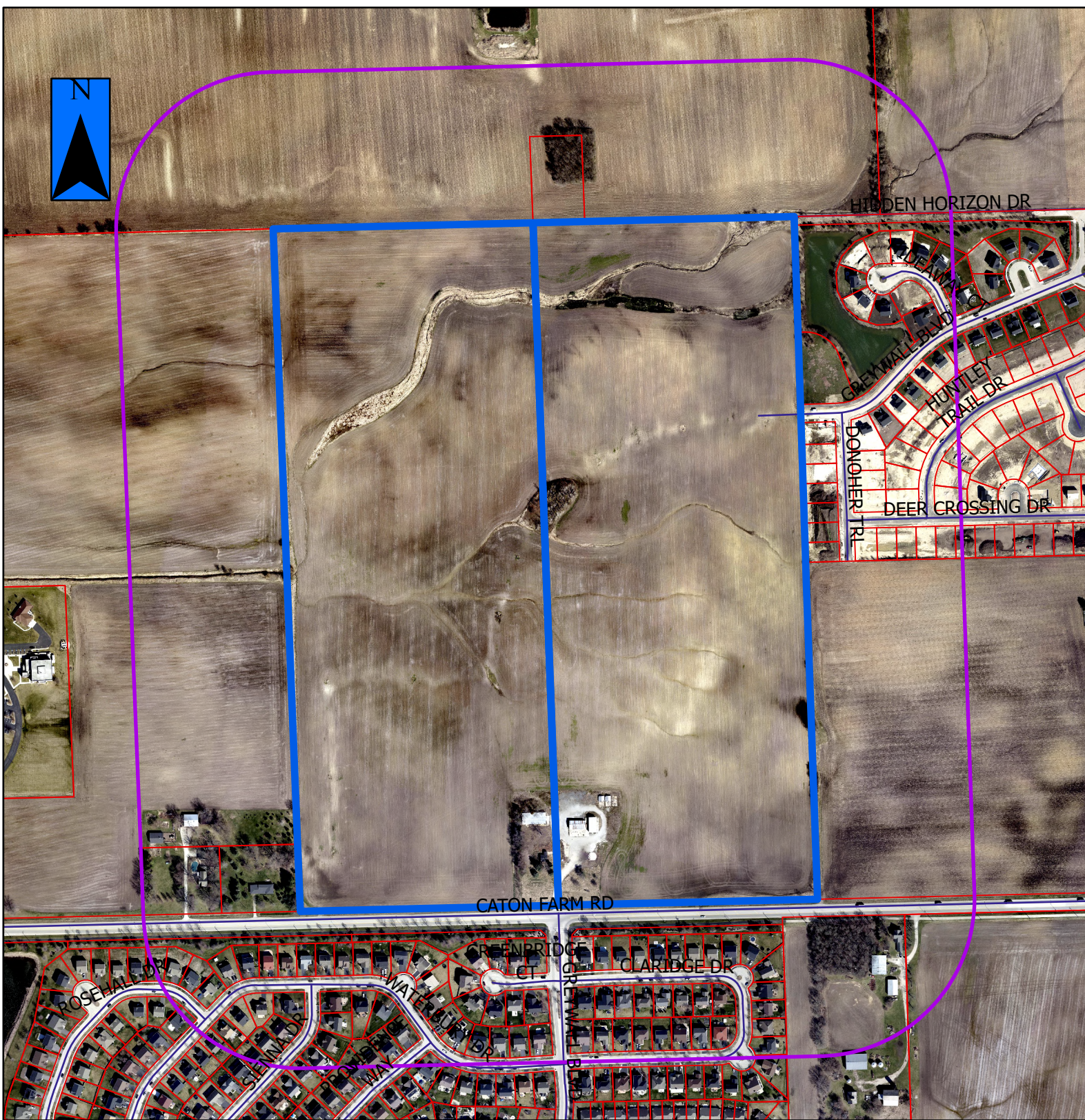


= Property in Question  
= 600' Public Notification Boundary

## 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



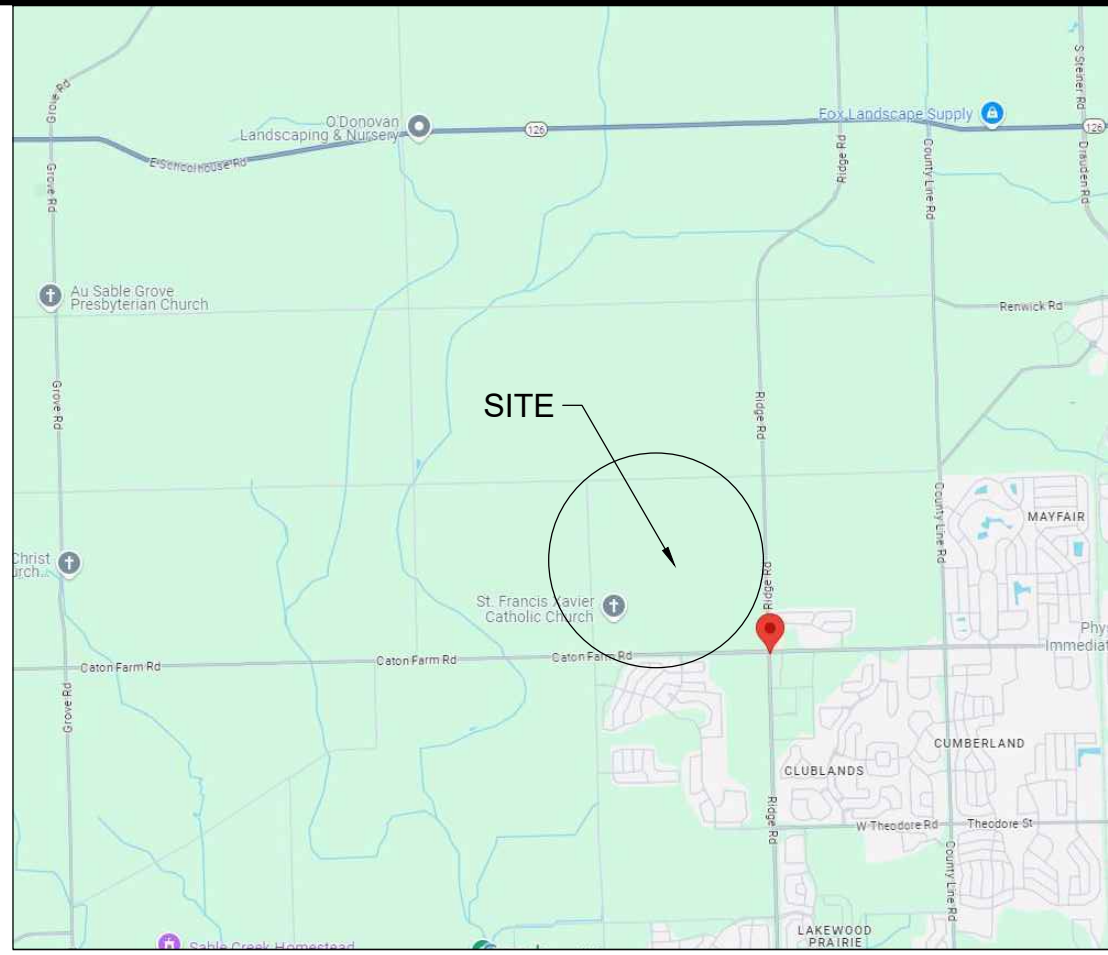


**V-2-25a**



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





VICINITY MAP  
NOT TO SCALE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS  
APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_  
APPROVED BY ORDINANCE NO. \_\_\_\_\_

MAYOR  
CITY CLERK

OWNER'S CERTIFICATE

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

OWNER NAME (PRINT) OWNER NAME (SIGNATURE)  
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS  
I, \_\_\_\_\_, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.  
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COUNTY CLERK

JOLIET PUBLIC UTILITIES CERTIFICATE

STATE OF ILLINOIS )  
CITY OF JOLIET ) SS  
I, \_\_\_\_\_, THE DIRECTOR OF JOLIET PUBLIC UTILITIES, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND AUTHORIZE THIS UTILITY EASEMENT VACATION.  
DATED THIS DAY OF \_\_\_\_\_, 20\_\_

DIRECTOR OF JOLIET PUBLIC UTILITIES

CITY ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS )  
CITY OF JOLIET ) SS  
I, \_\_\_\_\_, THE CITY ADMINISTRATOR OF JOLIET, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND AUTHORIZE THIS UTILITY EASEMENT VACATION.  
DATED THIS DAY OF \_\_\_\_\_, 20\_\_

CITY ADMINISTRATOR OF JOLIET

RECORDER'S CERTIFICATE

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

PLAT OF VACATION  
OF  
VISTA RIDGE

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



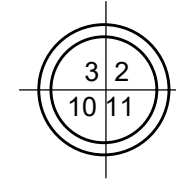
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-33-52.32432 N LONGITUDE: 88-17-04.93388 W ELLIPSOIDAL HEIGHT: 549.261 SFT GROUND SCALE FACTOR: 1.0000510085 GEOID 18US ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE



LEGEND



SECTION CORNER

- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- SET CONCRETE MONUMENT
- B.S.L. BUILDING SETBACK LINE
- FIP FOUND IRON PIPE W/SIZE
- EXISTING SANITARY SEWER EASEMENT HERETOFORE GRANTED TO THE CITY OF JOLIET PER DOC. NO. 2007-14070 IS HEREBY VACATED.

OWNER / DEVELOPER

McNaughton Development  
11S220 S. Jackson, St.  
Burr Ridge, IL 60527-6818  
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.  
7325 Janes Avenue, Suite 100  
Woodridge, Illinois 60517  
630.724.9200

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF DECEMBER, A.D., 2024.

Christopher D. Bartosz

CHRISTOPHER D. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189  
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.  
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.  
cdbartosz@v3co.com



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
NAME: CITY OF JOLIET CITY CLERK  
ADDRESS: 150 W. JEFFERSON STREET  
JOLIET, IL 60432

PREPARED FOR:  
McNaughton Development  
11S220 S. Jackson, St. 101  
Burr Ridge, IL 60527-6818  
630.325.3400

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	1-20-25	REVISED PER CITY COMMENTS			

PLAT OF VACATION

VISTA RIDGE

DRAFTING COMPLETED: 12/02/2024  
FIELD WORK COMPLETED: N/A  
DRAWN BY: CDB  
CHECKED BY: CDB  
PROJECT MANAGER: CDB  
SCALE: 1" = 150'

Project No: 241015  
Group No: VP10.1  
SHEET NO. 1 of 1



CASE NO. V-2-25

DATE FILED : 2/10/2025

CITY PLAN COMMISSION  
JOLIET, ILLINOIS  
PETITION TO VACATE

PETITIONER'S NAME: Vista Ridge Development, LLC

HOME ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois, 60527

HOME PHONE: 630-325-3400

CELL # 708-767-1222 E-MAIL: johnb@mcnaughtondevelopment.com

BUSINESS ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS PHONE: 630-325-3400

LEGAL DESCRIPTION OF PROPERTY: PARCEL 1: THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDAL COUNTY, ILLINOIS. PARCEL 2: THE WEST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDAL COUNTY, ILLINOIS.

COMMON ADDRESS: 8301 Caton Farm Road, Plainfield, Illinois 60586

PERMANENT INDEX NO. (Tax No.): 06-26-300-005 & 06-26-400-003

ROW/EASEMENT SIZE: Width 60 Depth 1.700 Area 2.34 Acre

PROPOSED USE AFTER VACATION: Right-of-Way

USES OF SURROUNDING PROPERTIES: North: Farm

South: Residential

East: Residential & Farm

West: Farm

REASON FOR REQUEST: Vacation of a sanitary sewer easement which will become city right-of-way and PUD easement

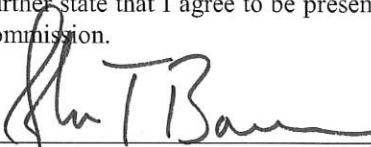
Is the Property owned by the City of Joliet? YES \_\_\_\_\_ NO X

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? Proposal is to vacate the entire easement

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, John Barry, 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 11 day of FEBRUARY, 20 25

  
Notary Public

My Commission Expires: 11-18-2028



**ROW vacations only** – The undersigned owners of adjacent property do not object to the vacation of the following described property:

N/A.

OWNER'S NAME

ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## 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:

8301 Caton Farm Road, Plainfield, Illinois 60586

PIN(s): 06-26-300-005 & 06-26-400-003

### 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

Paul McNaughton - 11S220 Jackson Street, Burr Ridge, Illinois 60527

630-325-3400 / Share 50%

Brian Flanagan - 150 Harvester Drive, Burr Ridge, Illinois 60527

630-230-2000 / Share 50%

E-MAIL: \_\_\_\_\_ 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

Paul McNaughton - 11S220 Jackson Street, Burr Ridge, Illinois 60527  
630-325-3400 / Share 50%

Brian Flanagan - 150 Harvester Drive, Burr Ridge, Illinois 60527  
630-230-2000 / Share 50%

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:** 

**DATE:** February 11, 2025

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

John Barry, Project Manager

630-325-3400