

DATE: June 11, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: V-5-26: Vacation of an Approximately 20-Foot by 55-Foot Portion of Public Alley West of 359 Whitney Avenue

GENERAL INFORMATION:

APPLICANT: Anthony DeMichael
STATUS OF APPLICANT: Adjacent Property Owner
REQUESTED ACTION: Vacation of public right-of-way for an alley portion adjacent to the applicant's property
PURPOSE: To combine the alley portion with the adjacent private property for private ownership and maintenance
EXISTING ZONING: R-2 (single-family residential)
LOCATION: Adjacent to 359 Whitney Avenue
(Adjacent to 30-07-09-302-009-0000)
(Council District #4)
RIGHT-OF-WAY SIZE: Approximately 1,090 square feet
EXISTING LAND USE: Public alley

SURROUNDING LAND USE & ZONING:

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

SITE HISTORY: The public alley in question is located south of Glenwood Avenue between Wilcox Street and Whitney Avenue. The alley provides access to the adjacent residential properties that front Glenwood Avenue, Whitney Avenue, and Buell Avenue. The L-shaped alley runs east off Wilcox Street and then turns north and dead-ends before Glenwood Avenue between 654 Glenwood Avenue and the petitioner's property at 359 Whitney Avenue. The alley does not continue through to Glenwood Avenue due to a steep grade change from the end of the alley down to the street curb.

SPECIAL INFORMATION: The petitioner, Anthony DeMichael, owns the property at 359 Whitney Avenue and wishes to vacate the public alley portion adjacent to their property. The end portion of alley provides access to the detached garage at the rear of the petitioner's property. The alley is currently in disrepair, and established trees are growing in the subject portion. The City does not routinely pave alleys and there is no timeline for the City to patch or repair this portion of the alley. Therefore, the petitioner wishes to own this part of the alley so that they can pave and maintain it themselves.

The owner of 654 Glenwood Avenue has signed off on the vacation petition and does not wish to own the half of the alley adjacent to their property. There are no other properties adjacent to the alley portion. The driveway access points for 654 Glenwood Avenue and the neighboring Whitney Avenue properties are located south of the alley portion and would not be affected by the vacation.

There will be a public utility easement reserved over the entire alley portion, due to existing overhead ComEd electric lines in the area. Nicor has responded that they are not opposed to the vacation request. No other notified utility companies have submitted a response regarding this request as of the writing of this staff report. The Public Utilities and Public Works Departments are not opposed to this request provided that the public utility easement is reserved. No permanent structures could be constructed in the alley portion.

RECOMMENDED ACTION: Approval of the requested vacation of the approximately 20-foot by 55-foot alley portion will allow the adjacent owner to own and maintain this property as part of their private residential property. Staff supports this request because the alley portion is located at the dead-end of an alley and does not serve any other properties. The public utility easement will allow future access for public and private utility companies as needed.

Figure 3: Dead-end of alley, view looking north from alley west of 357 Whitney Avenue (June 2026)

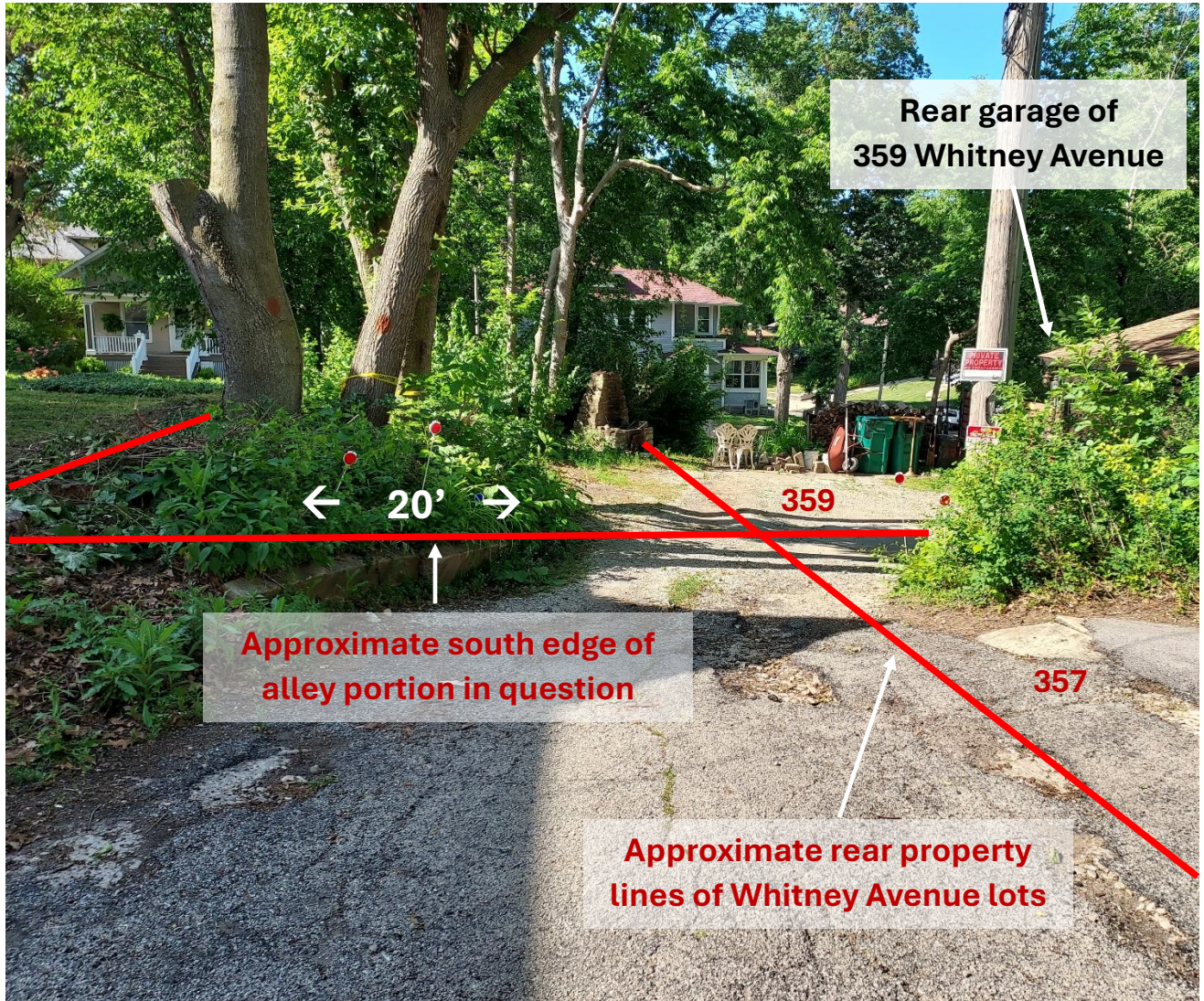


Figure 4: Alley end between 359 Whitney Avenue (left) and 654 Glenwood Avenue (right), view south from Glenwood Avenue (June 2026)

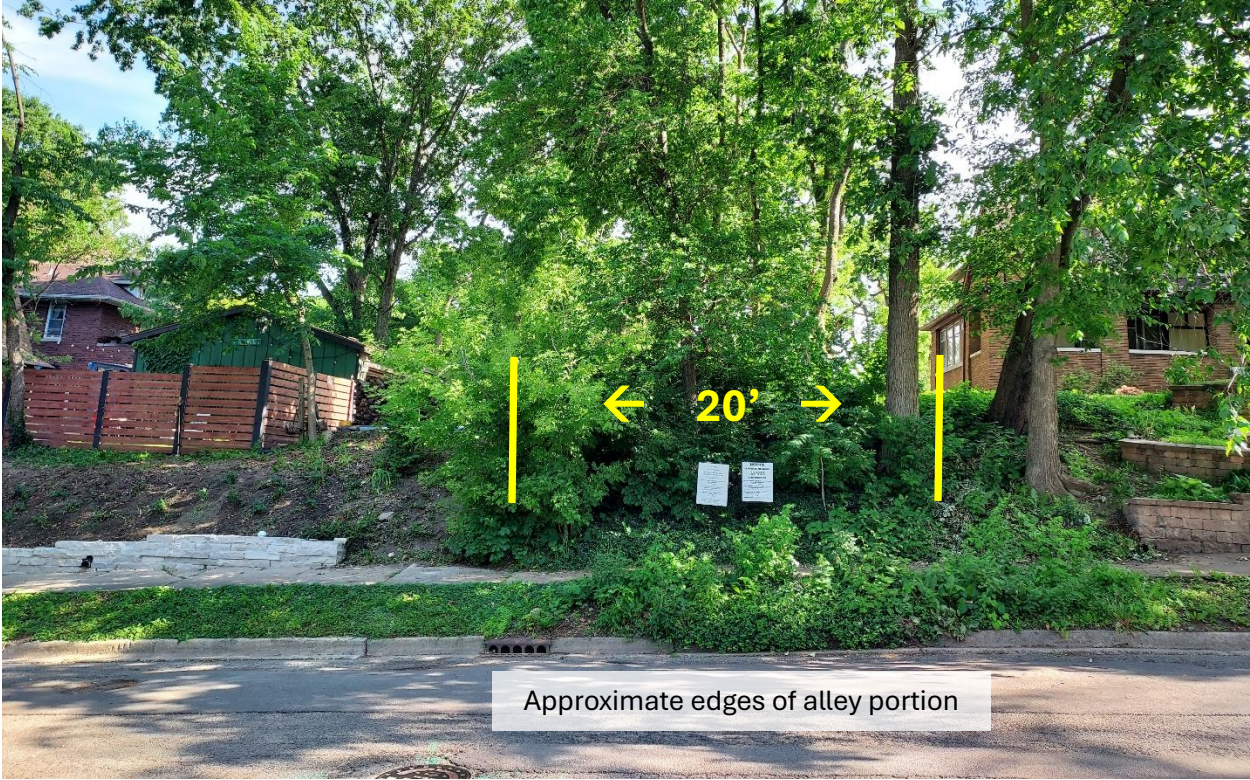
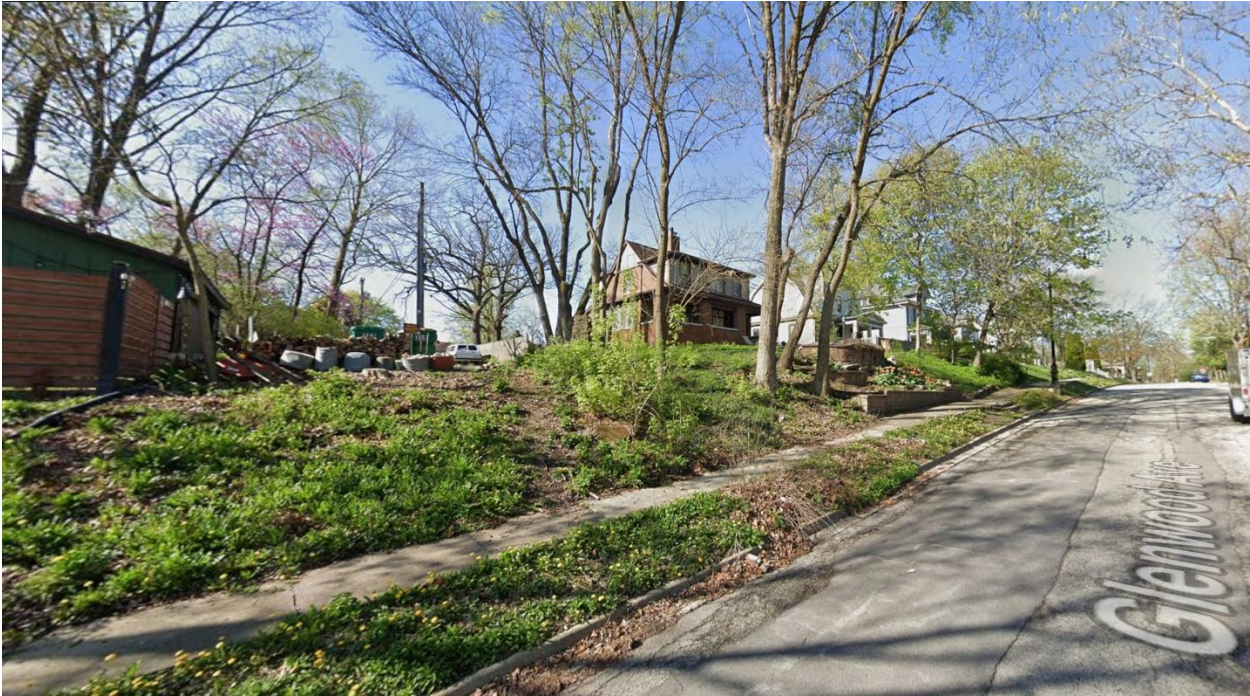
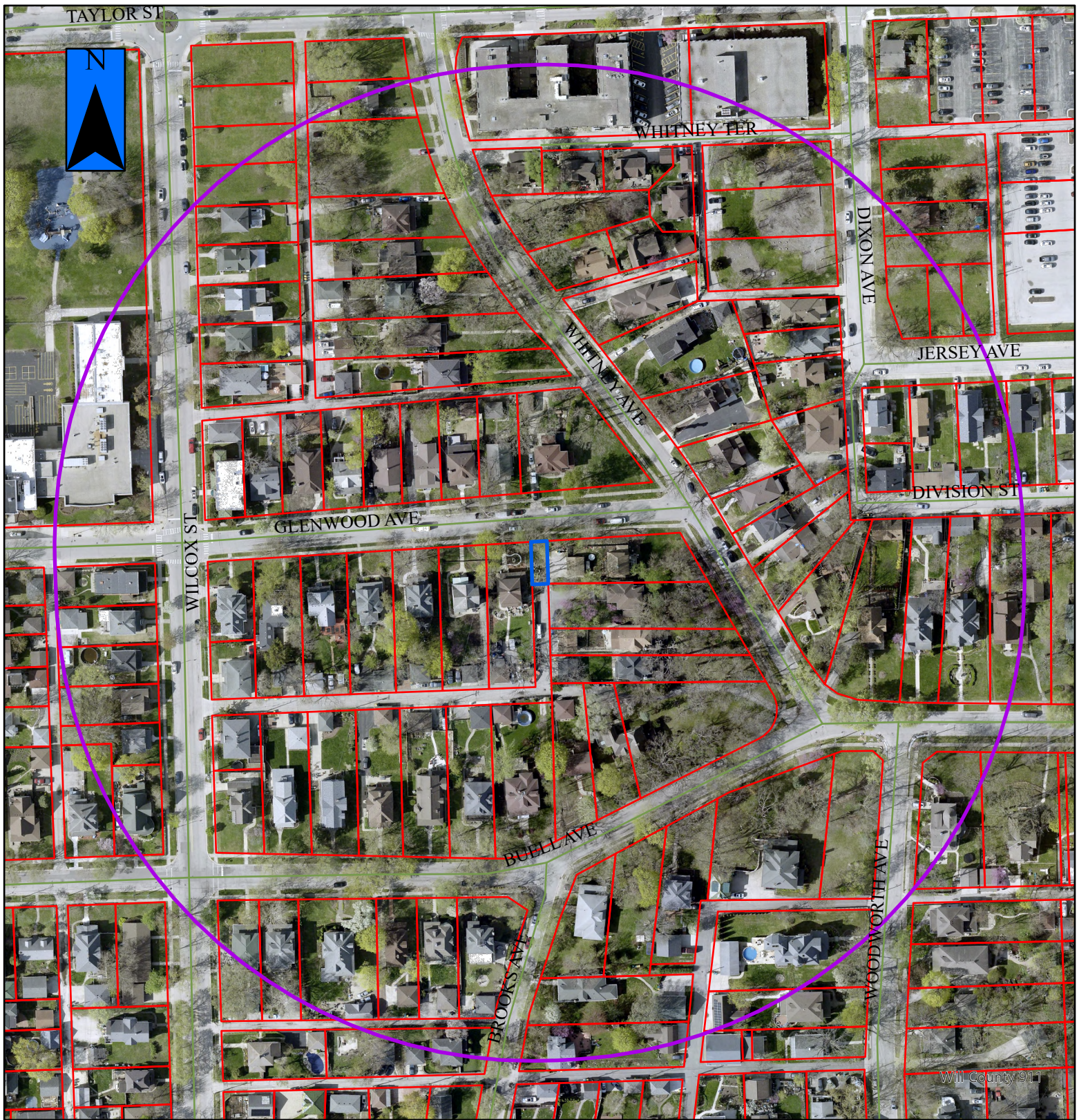


Figure 5: South side of Glenwood Avenue where alley ends, view looking southwest from Glenwood Avenue (April 2025)





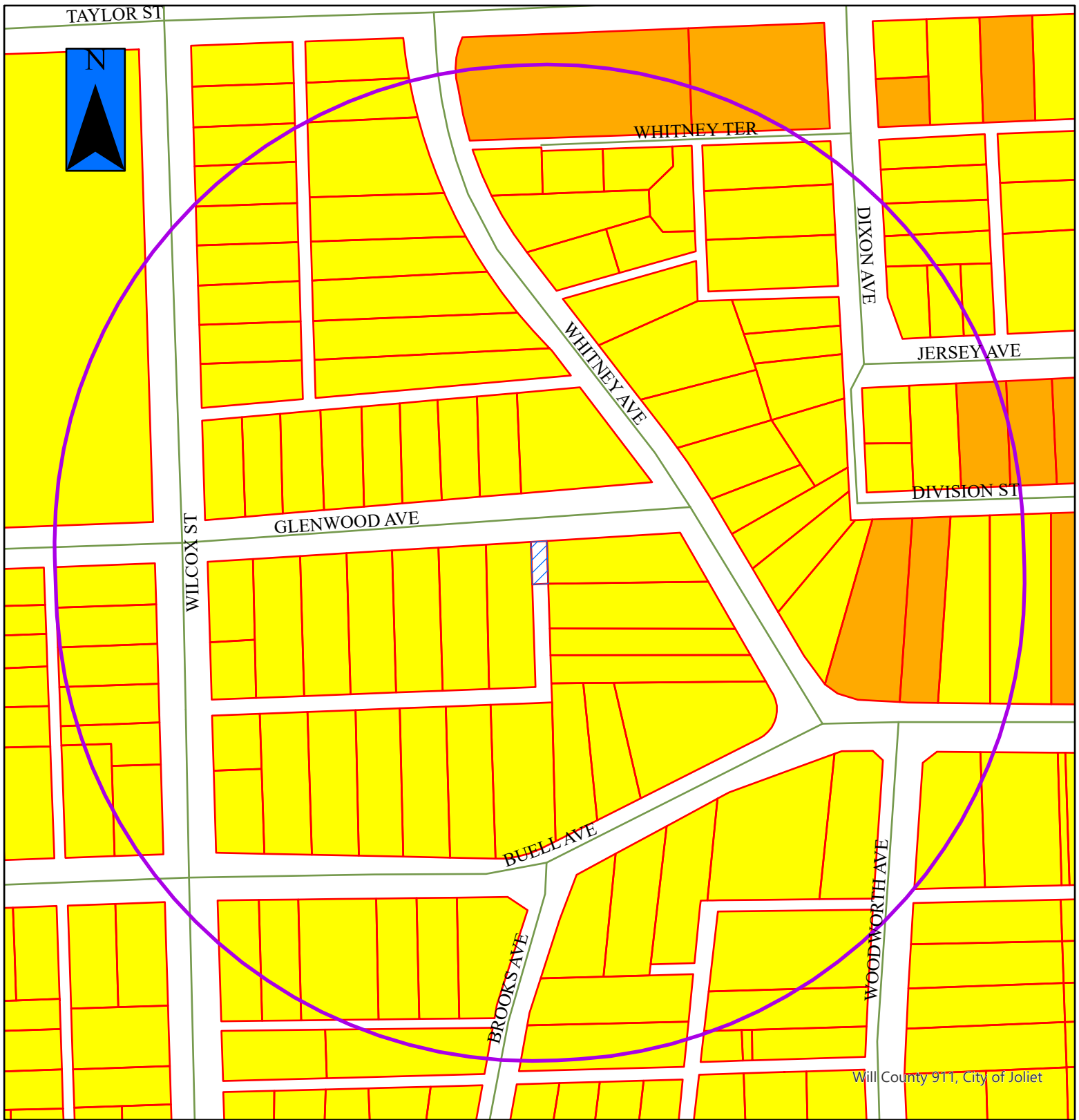
V-5-26a



= Property in Question / Propiedad en cuestión




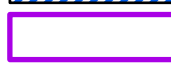
= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



Will County 911, City of Joliet

V-5-26



 = 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

PLAT OF VACATION

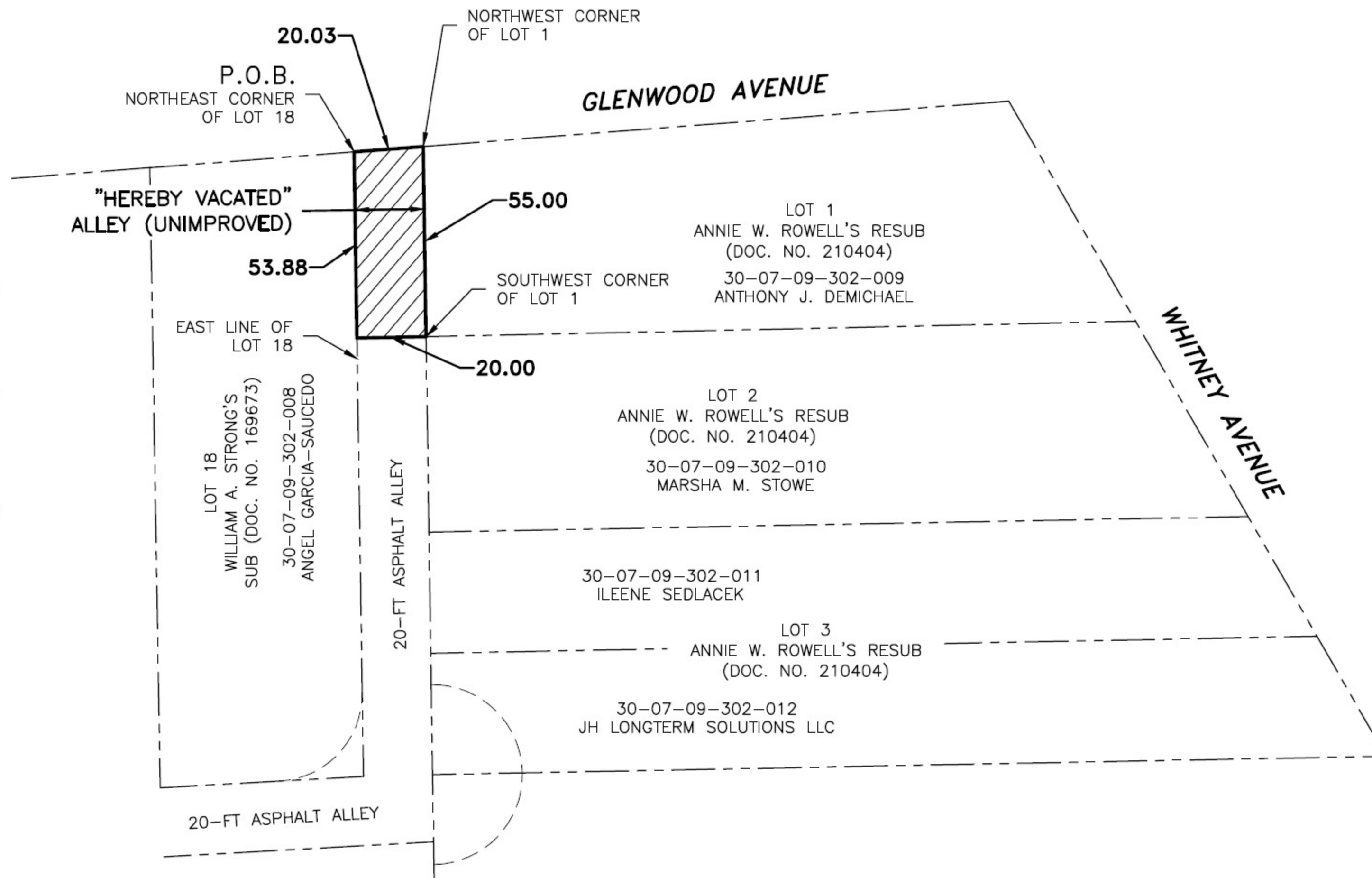
ADJACENT P.I.N.
30-07-09-302-009-0000
ADJACENT ADDRESS
359 WHITNEY AVENUE
JOLIET, IL 60435



SCALE 1" = 40'

LEGAL DESCRIPTION

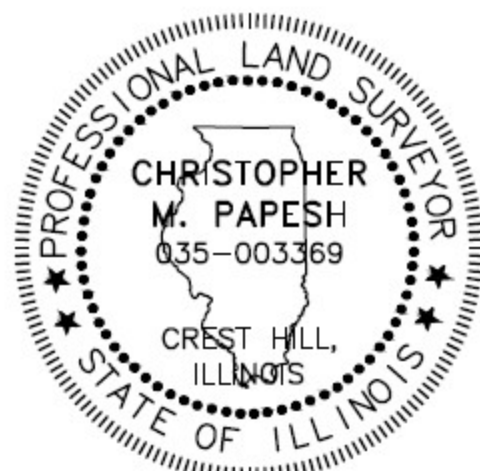
THAT PART OF THE NORTH/SOUTH ALLEY WITHIN PART OF W.A. STRONG'S SUBDIVISION OF BLOCK 8 IN THE WEST HALF OF AFORESAID SECTION 9, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1892 AS DOCUMENT NO. 169673, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18 IN SAID W.A. STRONG'S SUBDIVISION, SAID CORNER BEING ON THE SOUTH RIGHT OF WAY LINE OF GLENWOOD AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, 20.03 FEET TO THE NORTHWEST CORNER OF LOT 1 IN ANNIE W. ROWELL'S RESUBDIVISION OF LOTS 1, 2, AND 3 AND BARN LOTS 1, 2, AND 3 IN BLOCK 8 OF GLENWOOD, IN THE WEST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1900, IN PLAT BOOK 10, PAGE 35, AS DOCUMENT NO. 210404; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST ALONG THE WEST PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET TO THE EAST LINE OF AFORESAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 53.88 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.025 acres more or less.



STATE OF ILLINOIS)
COUNTY OF WILL)^{SS}

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS,

THIS 20th DAY OF April, 2026, A.D.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
CPAPESH@GEOTECHINCORP.COM

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: TONY DEMICHAEL	FIELD BOOK #:
DRAWN BY: CP	DATE: 04.17.26
SCALE: 1"=40'	JOB NO. GJN22090

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

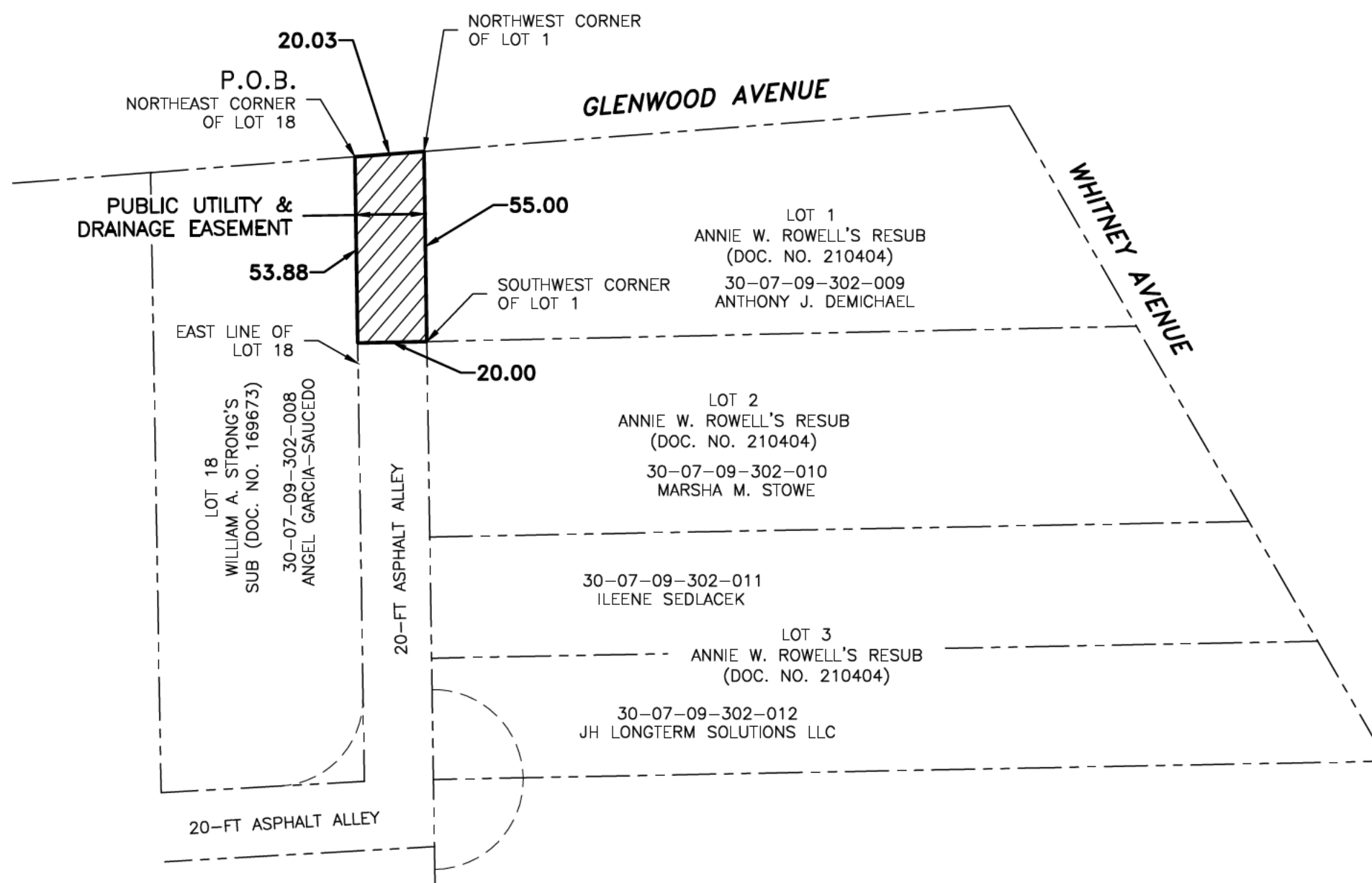
PLAT OF EASEMENT

ADJACENT P.I.N.
30-07-09-302-009-0000
ADJACENT ADDRESS
359 WHITNEY AVENUE
JOLIET, IL 60435

LEGAL DESCRIPTION

THAT PART OF THE NORTH/SOUTH ALLEY WITHIN PART OF W.A. STRONG'S SUBDIVISION OF BLOCK 8 IN THE WEST HALF OF AFORESAID SECTION 9, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1892 AS DOCUMENT NO. 169673, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 18 IN SAID W.A. STRONG'S SUBDIVISION, SAID CORNER BEING ON THE SOUTH RIGHT OF WAY LINE OF GLENWOOD AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, 20.03 FEET TO THE NORTHWEST CORNER OF LOT 1 IN ANNIE W. ROWELL'S RESUBDIVISION OF LOTS 1, 2, AND 3 AND BARN LOTS 1, 2, AND 3 IN BLOCK 8 OF GLENWOOD, IN THE WEST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1900, IN PLAT BOOK 10, PAGE 35, AS DOCUMENT NO. 210404; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST ALONG THE WEST PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET TO THE EAST LINE OF AFORESAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 53.88 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.025 acres more or less.

SCALE 1" = 40'



CITY OF JOLIET PUBLIC UTILITIES EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES EASEMENT" OR "P.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

NOTES:

1. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS ASSUMED.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

COMMONWEALTH EDISON COMPANY,
AMERITECH TELEPHONE COMPANY,
APPLICABLE CABLE TELEVISION COMPANY, GRANTEES

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 signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(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 as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by other terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NI-Gas") to install, operate, maintain, repair and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Gas' facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Gas. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

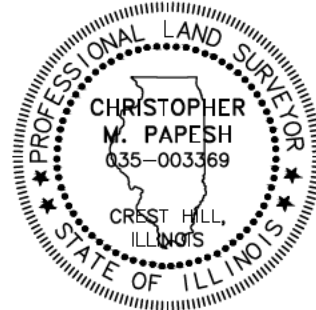
STATE OF ILLINOIS
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF EASEMENT OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS,

THIS 20th DAY OF April, 2026, A.D.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026
cpapesch@geotechincorp.com



GEOTECH INC.			
CONSULTING ENGINEERS - LAND SURVEYORS			
1207 CEDARWOOD DRIVE	CREST HILL, ILLINOIS 60403	815/730-1010	
PROJECT: TONY DEMICHAEL	FIELD BOOK #:		
DRAWN BY: CP	DATE: 04.17.26	SCALE: 1"=40'	JOB NO. GJN22090
COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES			

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Anthony J. DeMichael

HOME ADDRESS: 359 Whitney Ave

CITY, STATE, ZIP: Joliet, IL 60435

HOME PHONE: [REDACTED]

CELL # SAME E-MAIL: [REDACTED]

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: 20' x 55' of "alley" adjacent to 359 Whitney Ave to the West. This alley does not go through to Glenwood as the hill is too steep.

COMMON ADDRESS: Area between 359 Whitney and 654 Glenwood

PERMANENT INDEX NO. (Tax No.): _____

ROW/EASEMENT SIZE: Width 20' Depth 55' Area 1100 sf

PROPOSED USE AFTER VACATION: Create usable access to property from alley

USES OF SURROUNDING PROPERTIES: North: Glenwood Ave

South: Public alley

East: Petitioner's residence

West: 654 Glenwood residence

REASON FOR REQUEST: Need safe and usable access to my property. City will not do the work, so I will. Also will help the neighborhood aesthetic.

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

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? Wish to own the whole described property. 20' x 55' "alley"



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, Anthony DeMichael, 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 1 day of June, 20 20


Notary Public 

My Commission Expires: 8/19/2026



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

OWNER'S NAME

Angel Garcia Saucedo

ADDRESS

654 Glenwood Ave. Solis, N.M.

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:

359 Whitney Avenue, Joliet IL

PIN(s): 30-07-09-302-009-0000

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

Anthony DeMichael

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

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: 6/1/26

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