DATE: November 21, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-7-24: Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street, Classification to R-2 (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (Southwest Corner of Woodruff Road and McKay Street) (PIN #'s 30-07-02-411-007-0000, 30-07-02-411-008-0000, & 30-07-02-411-009-0000) (COUNCIL DISTRICT #4)

GENERAL INFORMATION:

APPLICANT:	James V. Foster
OWNER:	James V. Foster
REQUESTED ACTION:	Approval of an Annexation of 0.43 acres, Classification to R-2 (Single-Family Residential) Zoning District, and Approval of an Annexation Agreement.
PURPOSE:	To allow for annexation of three lots for development of a future contractor's shop and single-family residence.
EXISTING ZONING:	Unincorporated Will County A-1 (Agricultural)
LOCATION:	Southwest Corner of Woodruff Road and McKay Street (PIN #'s 30-07-02-411-007-0000, 30-07-02-411-008-0000, & 30-07-02-411-009-0000)
SIZE OF PARCEL:	0.43 Acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

North:	Single-Family Residential; R-2 (Single-Family Residential)
South:	Residential and Woodlands; County A-1 (Agricultural)
East:	Residential and Woodlands; County A-1 (Agricultural)
West:	Single-Family Residential; R-2 (Single-Family Residential)

SITE HISTORY: The subject properties were platted with the Antram's Subdivision in the 1960's. The two adjoining properties to the west were annexed into the City and zoned for R-2 (Single-Family Residential) zoning in 1979. The subject properties have remained undeveloped and in unincorporated

Will County. The three subject unincorporated lots and adjoining incorporated lots all contain lot sizes of about 6,500 square feet in size and were originally platted for single-family residential use.

SPECIAL INFORMATION: The petitioner wishes to annex the three unincorporated lots for future development of a contractor's shop for his electrical contracting business. He also plans to develop a 1.5-story single family residence on the portion of property that is currently within the city limits. To avoid a spot zone for the contractor's shop, the annexing properties would contain R-2 (Single-Family Residential) zoning. The petitioner is also applying for a Variation of Use from the Zoning Board of Appeals to allow the contractor's shop use on the subject property, within the R-2 (Single-Family Residential) zoning district. The Variation of Use petition will also require City Council approval.

Water and sanitary sewer mains are located within the Woodruff Road right-of-way. The petitioner would be required to connect each future building to these infrastructure lines upon annexation. Public improvements along the Woodruff Road and McKay street frontages will be required. Sewer and water connection fees, and the developer's impact fee will also be required. Detachments fees have been paid for the East Joliet Fire Protection District.

ANALYSIS: Approval of the annexation, zoning classification to R-2 (Single-Family Residential), and annexation agreement, will incorporate the three subject properties. If the corresponding Variation of Use petition is approved by the City Council, the petitioner will develop a contractor's shop and single-family residential home on the five-lot property assemblage, including the two westernmost lots that are already incorporated into the city limits. Properties to the north, west, and south are already incorporated, and sufficient water and sewer access is in place on Woodruff Road. Provided this context, annexation of the subject property is appropriate.

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT is made and entered into this 14th day of November, 2024, by and between the City of Joliet, an Illinois home rule municipal corporation ("City") and James V. Foster ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of 3 lots totaling approximately 0.437 Acres Lots 2, 3, and 4 in Block 30 in Antram's Greenwood Subdivision of Block 23, 27, 28, 30, 31, and 32 in the East Half of the Southwest Quarter of Section 2, Township 35 North, Range 10 East of the Third Principal Meridian, According to the Plat Thereof Recorded October 20,1916 as Document Number 299032, in Will County Illinois, which property is referred toherein as "Lots" 2, 3, & 4 and is described in this agreement.

WHEREAS, the Parcel is not within the corporate limits of any municipality but is or shall be contiguous to the City prior to its annexation by the City in accordance with the applicable provisions of the *Illinois Municipal Code*; and

WHEREAS, the City and the Owner desire that the City annex the Parcel and approve the development of the Parcel in accordance with this Agreement and the ordinances and regulations of the City; and

WHEREAS, a public hearing has been held in the manner provided by law regarding the annexation and zoning classification of the Parcel and the adoption and approval of this Agreement; and

WHEREAS, by a favorable vote of at least two-thirds of its corporate authorities then holding office, the City has passed a resolution approving this Agreement and authorizing its execution by the Mayor and City Clerk.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the City and the Owner agree as follows:

1. ***INCORPORATION OF RECITALS***

The foregoing recitals are hereby incorporated into the body of this Agreement. Similarly, any exhibit referred to in this Agreement is hereby incorporated by reference as if fully set forth and repeated.

2. ***ANNEXATION OF THE PARCEL***

Concurrently with the approval of this Agreement, the City shall, by ordinance, annex the Parcel in accordance with applicable law

3. ***ZONING OF THE PARCEL***

Concurrently with the passage of an ordinance annexing the Parcel by the City, the City shall enact an ordinance classifying the Parcel as R-1 (Single-Family Residential) zoning. The Zoning Ordinance of the City of Joliet (Ordinance No. 5285, as re-adopted pursuant to home rule authority by Ordinance No. 8730, as amended from time to time) ("Zoning Ordinance"), shall apply in all respects to the Parcel, except as may be expressly and specifically provided for herein. The City shall be permitted to amend the Zoning Ordinance or reclassify the Parcel during the effective term of this Agreement and thereafter in the manner set forth in the Zoning Ordinance or under law. Any ambiguity or omission shall be resolved in favor of the applicability of the Zoning Ordinance.

In addition to the prohibitions and requirements of the Zoning Ordinance, the following uses shall be prohibited on the Parcel:

*CONTRACTOR SHOP

4. ***SUBDIVISION OF THE PARCELS***

The Subdivision Regulations of the City of Joliet (Ordinance No. 7208, as amended), shall apply in all respects to the Parcel. Any ambiguity or omission shall be resolved in favor of the applicability of the Subdivision Regulations.

5. ***MUNICIPAL AND PUBLIC UTILITIES***

Article 31 of the Code of Ordinances, as amended, re-codified or succeeded from time to time, including, but not limited to the payment of water and sewer connection charges, shall apply in all respects to the Parcels and to the provision of water and sanitary sewer collection and treatment services to the Owner by the City, except as may be expressly and specifically provided for herein. Any ambiguity or omission shall be resolved in favor of the applicability of Article 31, as amended.

(a) *Water Supply*

Upon annexation of the Parcel to the City, and the issuance of required permits and approvals by the City, and any other agency having jurisdiction thereof, the Owner shall be permitted to construct a shop.

(b) *Sanitary Sewer Service*

Upon annexation of the Parcel to the City and the issuance of required permits and approvals by the City and any other agency having jurisdiction thereof, the Owner shall be permitted to connect the Parcels to the City sanitary sewer utility system. The

Parcel shall connect to the City sewer system no later than sixty days after completion of construction. The Owner shall be responsible for extending the sewer lines to the Parcel.

6. ***DEVELOPMENT FEES***

(a) *General*

In consideration of the approval of this Agreement by the City and the provision of municipal services to the Parcel, the Owner hereby agrees, for itself and its Successors, to timely pay in full the following items ("Development Fees") in accordance with the applicable ordinances, as such ordinances may be presently constituted or as may hereafter be amended.

(1) Water Connection Charge, Section 31-54 of the Code of Ordinances;

(2) Sanitary Sewer Connection Charge, Section 31-54 of the Code of Ordinances;

(3) Fire Protection District Disconnection Fee, Section 23-43 of the Code of Ordinances;

(4) Development Impact Fee, Section 23-60 of the Code of Ordinances; and

(5) Assurances for Public Improvements, Section IV of the Subdivision Regulations, including, but not limited to, sub-section 4.5(B) thereof.

(b) *Waiver of Right to Contest Public Improvement Requirements or Development Fees*

The Owner, for itself and its Successors, hereby waives and disclaims any and all right or claim it may have or hereafter acquire under which Owner or its Successors may seek to avoid, reduce, condition or delay the payment of Development Fees or seek a refund or rebate thereof, or that would have the effect of invalidating such fees or impairing the collection thereof. In addition, the Owner, for itself and its Successors,

hereby waives and disclaims any and all right or claim it may have or hereafter acquire under which Owner or its Successors may seek to avoid, reduce, condition or delay the provision of the roadway improvements and other public improvements required by this Agreement or the Subdivision Regulations at the Owner's sole cost and expense and without the right of recapture.

(c) *Covenant Not to Sue*

In addition to the foregoing, Owner warrants and covenants with the City that it shall not bring suit, not shall it join or become included in any proceeding, including, but not limited to, a class action proceeding, that:

(1) seeks to enjoin, restrain, condition or impair the enforcement of ordinances imposing, implementing or amending Development Fees or the provision of public improvements;

(2) seeks a declaration regarding the validity, constitutionality or enforceability of such ordinances;

(3) seeks the mandatory approval or execution of subdivision plats or construction permits without the full and prompt payment of Development Fees or the provision of public improvements by a writ of mandamus or injunction; or

(4) seeks to enjoin, restrain, condition or impair the payment or collection of money or the transfer or improvement of property pursuant to ordinances imposing, implementing or amending Development Fees or requiring the provision of public improvements at the expense of the Owner;

(5) claims that the enforcement of ordinances imposing Development Fees or requiring the provision of public improvements at the expense of the Owner constitute a taking;

(6) claims the ordinances establishing, implementing or amending the Development Fees, the Zoning Ordinance or the Subdivision Regulations were not validly enacted.

(d) *Reliance by City*

The parties acknowledge that the City has agreed to annex the Parcel and provide municipal services in strict reliance upon the Owner's agreement to pay Development Fees and to provide public improvements as set forth in this Agreement and the Subdivision Regulations.

(e) *Other Taxes and Fees*

The payment of Development Fees and the provision of public improvements shall be in addition to any other tax, fee, charge, assessment or requirement levied or imposed by the City.

7. ***APPLICABILITY OF CITY CODES AND ORDINANCES***

Unless otherwise specifically and expressly exempted by this Agreement, the Parcel and any use made of the Parcel shall be subject to, and shall comply with, all City Codes and Ordinances including, but not limited to, the Code of Ordinances, the Zoning Ordinance and the Subdivision Regulations. In addition, the reference herein to any City code, ordinance or regulation shall not be construed to waive, modify, limit or otherwise affect the applicability of any other City code, ordinance.

8. ***NOTICES***

All notices required by this Agreement shall be in writing. The mailing of a notice by registered or certified mail, return receipt required, shall be sufficient service. Such notice shall be deemed served on the fourth day (excluding Sundays and legal holidays) after its deposit with the postal authorities.

Notice to City shall be addressed as follows:

City Manager
City of Joliet
150 West Jefferson Street
Joliet, Illinois 60432

with a copy to:

Corporation Counsel
City of Joliet
150 West Jefferson Street
Joliet, Illinois 60434

The parties may hereafter agree in writing to accept service of notice in any other manner.

9. ***AMENDMENTS***

This Agreement, including the attached exhibits, may be amended only with the mutual consent of the parties by a duly executed written Agreement.

Notwithstanding the foregoing, all or any portion of the Parcel may be rezoned upon the mutual Agreement of the City and the owner of record of the affected territory without such reclassification constituting an amendment to this Agreement. In such event, notice and hearing shall be provided as may be required by ordinance with respect to zoning reclassifications. Notice and hearing that may be required by law for amendments to annexation Agreements shall not be required. Furthermore, approval of

the zoning reclassification shall not require a supermajority as may be required by law for the amendment of an annexation Agreement.

Neither the City nor the Owner shall be obligated to amend this Agreement during its term and no action shall lie to compel such action or to compensate a party for an election not to amend this Agreement. Similarly, the City may elect not to rezone the Parcels during the term of this Agreement and such election shall not be justiciable.

10. ***FINAL AGREEMENT AND CONSTRUCTION***

This Agreement supersedes all prior Agreements, negotiations and exhibits and is a full and complete integration of the matters of assent existing between the parties. The express reference in this Agreement to a specific ordinance, resolution or other requirement of the City shall not be construed so as to waive any other such ordinance, resolution or requirement. It is the understanding of the parties that all ordinances and regulations of the City shall apply to the Parcel in all respects unless otherwise expressly and specifically provided for herein. For purposes of construction, both the City and the Owner shall be deemed the authors of this Agreement.

11. ***ENFORCEMENT***

This Agreement shall be enforceable by actions in law and at equity, including actions for specific performance and injunctive relief, provided however, that an action for money damages shall not lie against the City or its officials. The laws of the State of Illinois shall control the construction and enforcement of this Agreement. The parties agree that all actions instituted on this Agreement shall be commenced and heard in the Circuit Court of Will County, Illinois, and not in any other county, and hereby waive venue in any other court of competent jurisdiction.

Before any failure of any party to perform any obligation arising from this Agreement shall be deemed to constitute a breach, the party claiming the breach shall

notify the defaulting party and demand performance. No breach of this Agreement shall have been found to have occurred if performance is commenced to the satisfaction of the complaining party within thirty business days of the receipt of such notice.

12. ***SUCCESSORS***

This Agreement shall bind and inure to the benefit of each party and their successors in interest, including, but not limited to, their respective corporate authorities, heirs, successors, assigns, lessees, transferees, and licensees ("Successors"). The Owner may assign this Annexation Agreement to any of its related entities at any time without objection or approval of the City of Joliet and shall then be relieved of any duties or responsibilities under the Annexation Agreement.

13. ***AGREEMENT AS COVENANT***

The terms and conditions of this Agreement shall constitute restrictive covenants or equitable servitudes running with the land. The City shall record this Agreement with the Recorder of Deeds.

14. ***SEVERABILITY***

If any provision, covenant, Agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provision, covenant, Agreement or portion of this Agreement, and to that end, every provisions, covenants, Agreements or portions of this Agreement is declared to be severable.

15. ***DURATION***

This Agreement shall take effect on the date hereinabove written and shall remain in effect for a term of 20 years. ***IN WITNESS WHEREOF,*** the parties have caused this Agreement to be executed on the date hereinabove first written.

CITY OF JOLIET

_____
By: Mayor, City of Joliet

_____
Attest: City Clerk

OWNER

James V. Foster
By:

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:

_____

PIN(s): _____

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

_____

_____

_____

_____

E-MAIL: NEWFRONTIERPOWER@MSN.COM **FAX:** N/A

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: James V. Foster

DATE: 10/18/24

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

JAMES V FOSTER PRESIDENT (815) 260-9473

_____

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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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:

3 VACANT LOTS WOODRUFF RD & MCKAY STREETS

PIN(s): 07-211-411-005, 006, 007

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

JAMES V FOSTER 1107 GARVIN ST. JOLIET, IL. 60432 (815) 260-9473

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: James V. Foster

DATE: 10/18/2024

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

JAMES V FOSTER PRESIDENT (815) 260-9473

PRINT

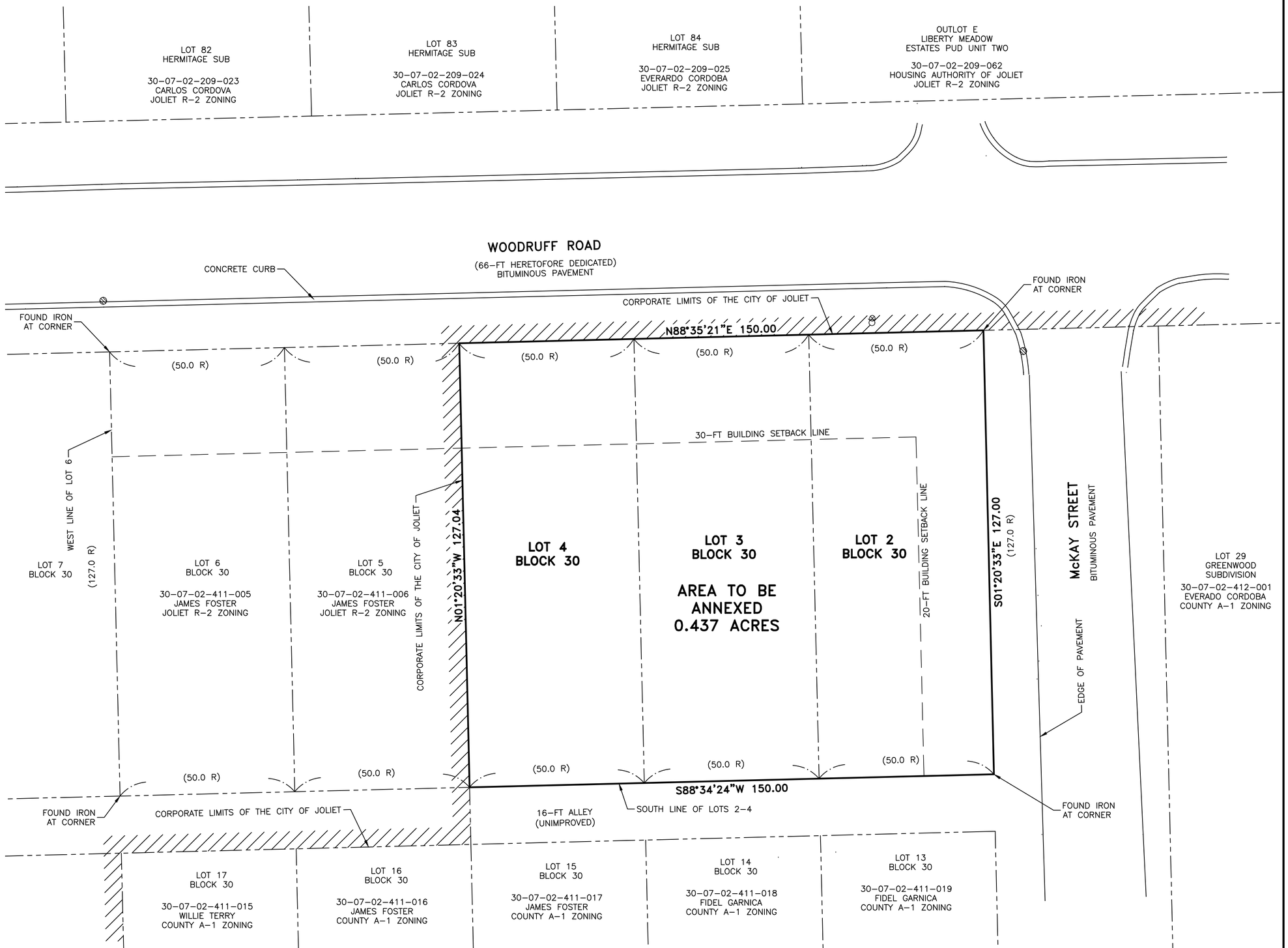
PLAT OF ANNEXATION

P.I.N. 07-02-411-007
07-02-411-008
07-02-411-009

SCALE 1" = 20'

LEGAL DESCRIPTION

LOTS 2, 3, AND 4 IN BLOCK 30 IN ANTRAM'S GREENWOOD SUBDIVISION OF BLOCK 23, 27, 28, 30, 31 AND 32 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1916, AS DOCUMENT NUMBER 299032, IN WILL COUNTY, ILLINOIS.



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 ANNEXATION OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS.

THIS 28th DAY OF October, 2024, A.D.

Christopher M Papesh

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

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER M. PAPESH
035-003369
CREST HILL, ILLINOIS

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: JAMES FOSTER		FIELD BOOK #: BI 35-10 PG 79	
DRAWN BY: CMP	DATE: 10.28.24	SCALE: 1"=20'	JOB NO. 21511

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

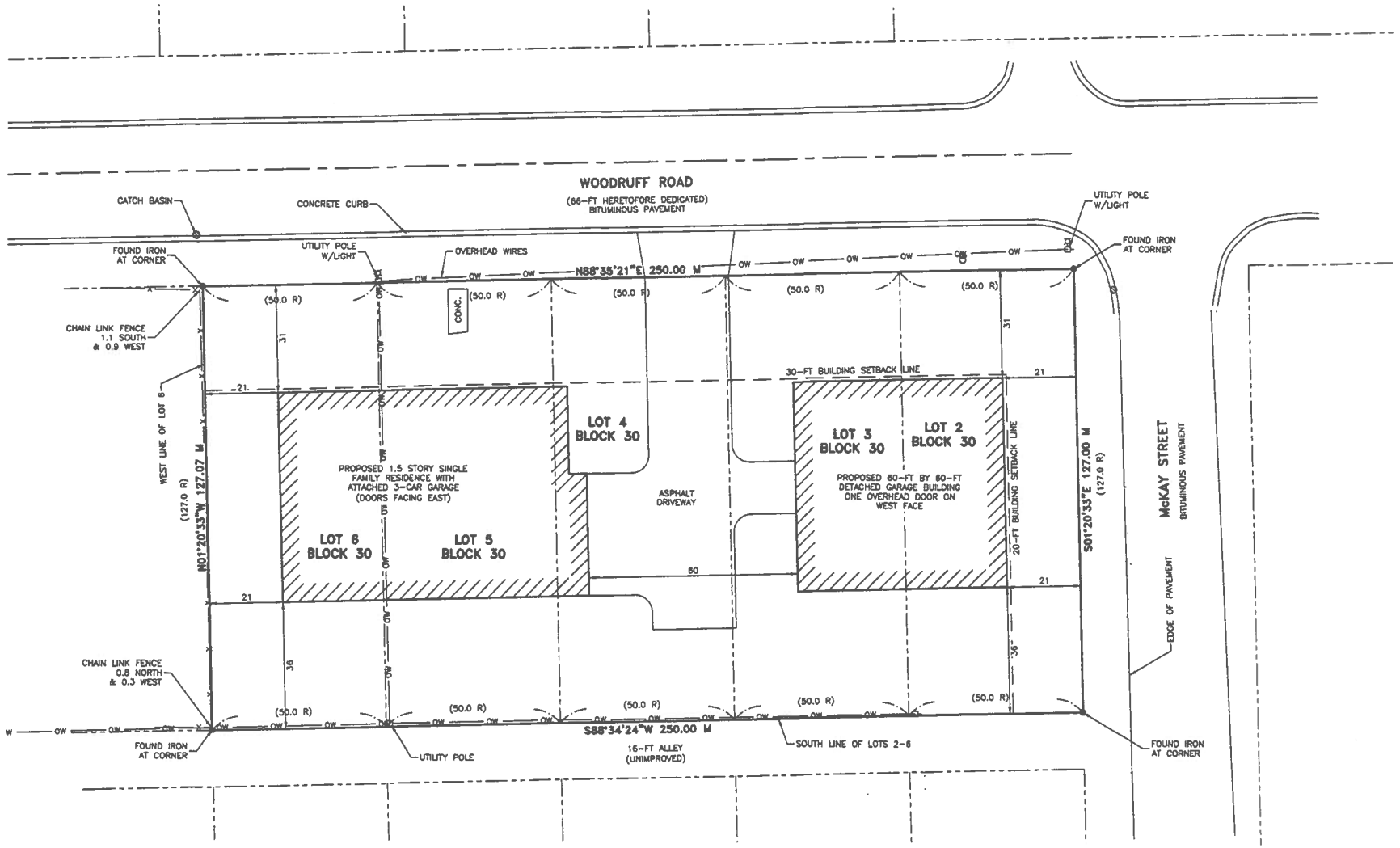
CONCEPTUAL SITE PLAN

LOTS 2, 3, 4, 5 AND 6 IN BLOCK 30 IN ANTRAM'S GREENWOOD SUBDIVISION OF BLOCK 23, 27, 28, 30, 31 AND 32 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1916, AS DOCUMENT NUMBER 299032, IN WILL COUNTY, ILLINOIS.

P.I.N. 30-07-02-411-005
30-07-02-411-006
30-07-02-411-007
30-07-02-411-008
30-07-02-411-009

SCALE 1" = 20'

C OR CALC = CALCULATED
D = DEED
M OR MEAS = MEASURED
R OR REC = RECORD
-O- =UTILITY POLE
⊗ =STORM SEWER CATCH BASIN



NOTES:
1. THE BOUNDARY SURVEY FOR THESE FIVE LOTS WAS COMPLETED BY GEOTECH, INC. ON JUNE 23, 2023 FOR MR. JAMES FOSTER..
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
4. THE LEGAL DESCRIPTION OF THESE PARCELS ARE BASED ON THE QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER R2014043985.
5. THE BASIS OF BEARING FOR THE CONCEPT PLAN, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83 (2011)), BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
6. THE AREA OF THE SURVEYED PARCEL IS 0.729 ACRE.
7. LOTS 5 AND 6 ARE LOCATED WITHIN THE CITY OF JOLIET AND ARE CURRENTLY ZONED R-2. LOTS 2, 3, AND 4 ARE PROPOSED TO BE ANNEXED TO THE CITY OF JOLIET AND ZONED R-2 AS WELL.
8. THE OVERHEAD WIRE RUNNING FROM THE SOUTH TO THE NORTH ALONG THE COMMON LOT LINE OF 5 AND 6 WILL BE RELOCATED.
9. THE OUTLINE OF THE HOUSE IS ONLY SHOWN FOR REFERENCE, AS IT MATCHES THE OVERALL WIDTH AND DEPTH FOR THE HOME. THE ACTUAL SHAPE OF THE HOUSE WILL BE BASED UPON THE ARCHITECTURAL PLANS FOR THE HOUSE AND WILL BE SHOWN ON THE DETAILED SITE PLAN PRIOR TO BUILDING PERMIT.
10. THE DETACHED GARAGE WILL BE 40 FEET BY 80 FEET IN SIZE AND IS CORRECTLY REPRESENTED ON THIS CONCEPTUAL SITE PLAN.

PREPARED BY: Christopher M Papesh
CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3588
EXPIRATION DATE 11/30/2024

DATE: September 4, 2024

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER M. PAPESH
035-003588
CREST HILL, ILLINOIS
STATE OF ILLINOIS

GEOTECH INC.
CONSULTING ENGINEERS – LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT: JAMES FOSTER		FIELD BOOK #: BI 35-10 PG 79	
DRAWN BY: CP	DATE: 08.04.24	SCALE: 1"=20'	JOB NO. 21738

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

McKay st

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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- ☐ 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:

_____

PIN(s): _____

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

_____

_____

_____

_____

E-MAIL: NEWFRONTIERPOWER@MSN.COM **FAX:** N/A

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: James V. Foster

DATE: 10/18/24

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

JAMES V FOSTER PRESIDENT (815) 260-9473

_____

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:

3 VACANT LOTS WOODRUFF RD & MCKAY STREETS

PIN(s): 07-211-411-005, 006, 007

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

JAMES V FOSTER 1107 GARVIN ST. JOLIET, IL. 60432 (815) 260-9473

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: James V. Foster

DATE: 10/18/2024

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

JAMES V FOSTER PRESIDENT (815) 260-9473

PRINT

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 7-1-8 of the Illinois Municipal Code, 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 the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.

3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.

4. The Territory is not within the corporate limits of any municipality.

5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 10/18/24

James V. Foster
PETITIONER

Subscribed and Sworn to before me
this 18 day of October, 2024.

Nicole Hughes
NOTARY PUBLIC

OFFICIAL SEAL
NICOLE HUGHES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 19, 2026

CASE NO._____
DATE FILED_____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARYLY)

I. Applicant's information:

NAME OF APPLICANT(S):

JAMES	V	FOSTER	
FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
1107 GARVIN ST	JOLIET	IL	60432
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (815) 260-9473

E-MAIL ADDRESS: NEWFRONTIERPOWER@MSN.COM

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.**

JAMES	V	FOSTER	
FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
1107 GARVIN ST	JOLIET	IL	60432
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (815) 260-9473

E-MAIL ADDRESS: NEWFRONTIERPOWER@MSN.COM

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

III. Agent Authorization:

Please check one of the following:

X *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)

Agent's Name _____ Company Name *(If Applicable)*

Agent's Mailing Address City/State/Zip

(_____)_____ (_____)_____ (_____)_____

Agent's Phone Area Code Mobile Area code Fax

Email address: _____

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:

Owner's Signature (s):

_____ _____

Date: 10/18/24 Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME	ADDRESS	Area Code Phone
JAMES FOSTER	1107 GARVIN ST	(815) 260-9473
EDNA FOSTER	1107 GARVIN ST	(815) 685-1490
JAMISON FOSTER	1107 GARVIN ST	(779) 703-6207

v. Property information:

PROPERTY ADDRESS:

3 LOTS WOODRUFF & MCKAY STREETS	JOLIET	IL	JOLIET	60432
PROPERTY ADDRESS	CITY	STATE	TOWNSHIP	ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)):_____

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

SEE PLAT OF SURVEY LOTS 2,3,& 4

LOT SIZE: WIDTH 150' DEPTH 127' AREA 19,050 SF

PRESENT LAND USE: VACANT

EXISTING ZONING:_____

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: GARAGE/SHOP FOR ELECTRICAL CONTRACTOR

ZONING CLASSIFICATION REQUESTED: R2

USES OF SURROUNDING PROPERTIES:

NORTH SINGLE FAMILY HOME EAST DEAD END STREET

SOUTH VACANT LOT WEST VACANT LOT

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.

James V. Foster
PETITIONER

10/18/24
DATE

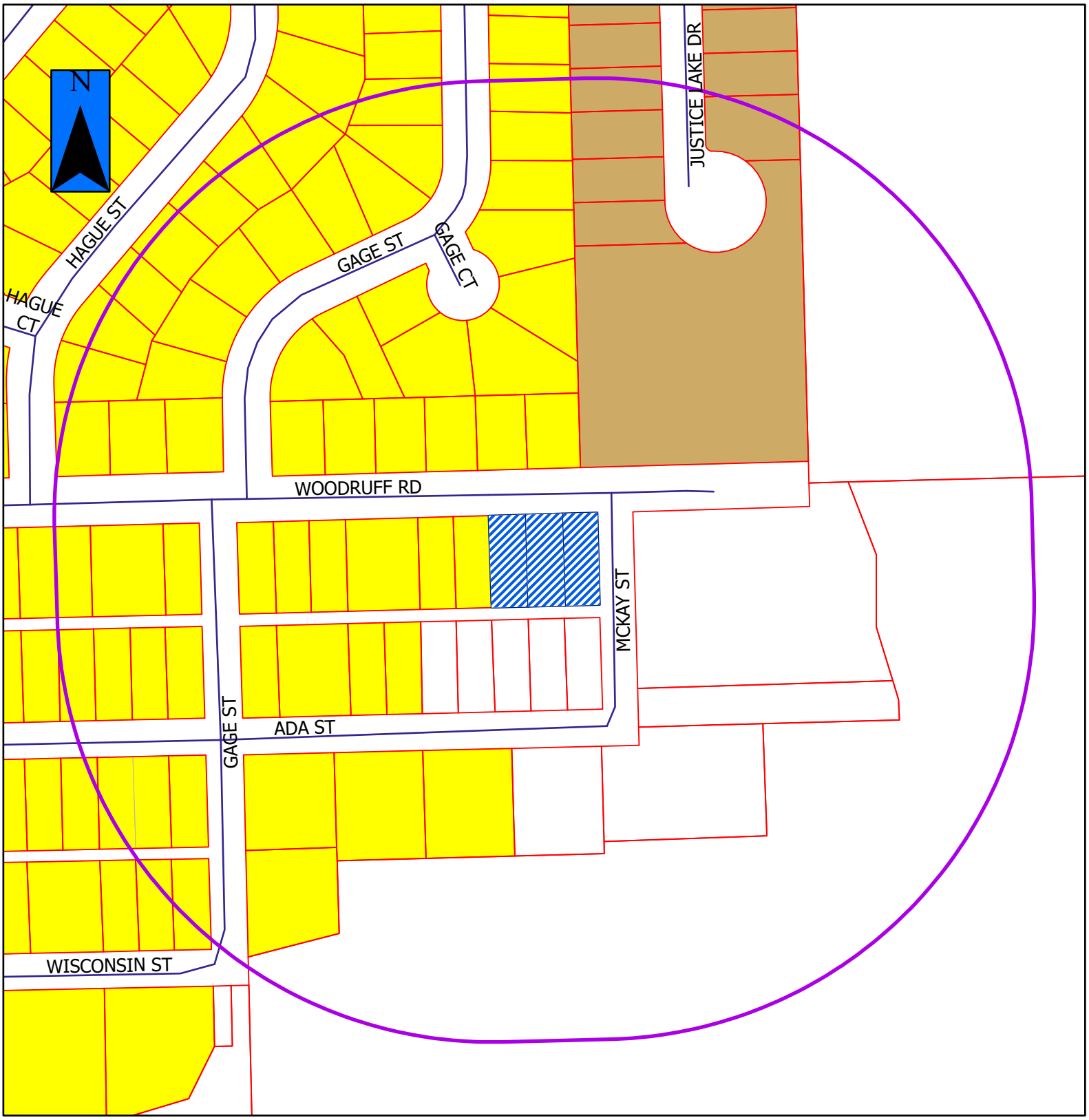
_____
PETITIONER

_____
DATE

Subscribed and Sworn to before me
this 18 day of October, 2024.

Nicole Hughes
NOTARY PUBLIC

OFFICIAL SEAL
NICOLE HUGHES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 19, 2026



A-7-24

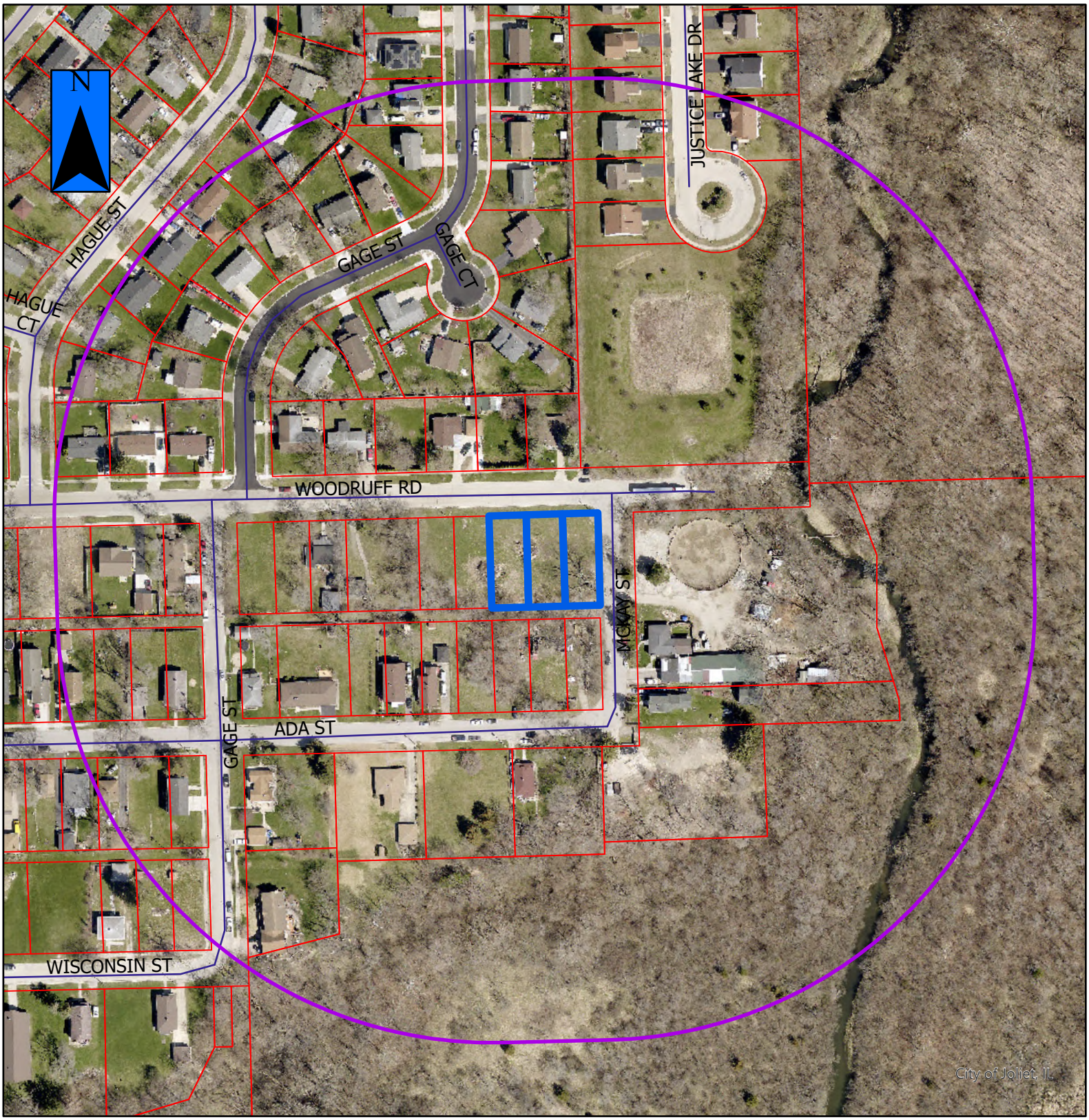
JOLIET PLANNING DIVISION

= 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



A-7-24a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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