

DATE: February 13, 2025
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: V-1-25: Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way

GENERAL INFORMATION:

APPLICANT: Juan Guzman
STATUS OF APPLICANT: Adjacent property owner
REQUESTED ACTION: Vacation of unused right-of-way
PURPOSE: To combine the ROW with the adjacent private property
EXISTING ZONING: Adjacent to I-1 (Light Industrial) and R-2 (Single-Family Residential)
LOCATION: Adjacent to 700 Florence Avenue
ROW SIZE: Approx. 66 feet x 134 feet
EXISTING LAND USE: Driveways for adjacent residential properties

SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-2 (Single-Family Residential)
SOUTH: Industrial (recycling center), County I-1 (Limited Industrial) and County R-5 (Single-Family Residence)
EAST: Residential, I-1 (Light Industrial)
WEST: Residential, R-2 (Single-Family Residential)

SITE HISTORY: Hobbs Avenue is a north-south public street that begins south of Washington Avenue and terminates at Florence Avenue. Hobbs Avenue was originally platted to continue south of Florence Avenue down to Linden Avenue, but this part of the street was never constructed. The right-of-way in question is the 66-foot by 134-foot portion directly south of Florence Avenue between 622 and 700 Florence Avenue. It has served as the driveway access for both adjacent properties for at least 30 years, with a separate concrete apron and driveway for each property. It is the only remaining right-of-

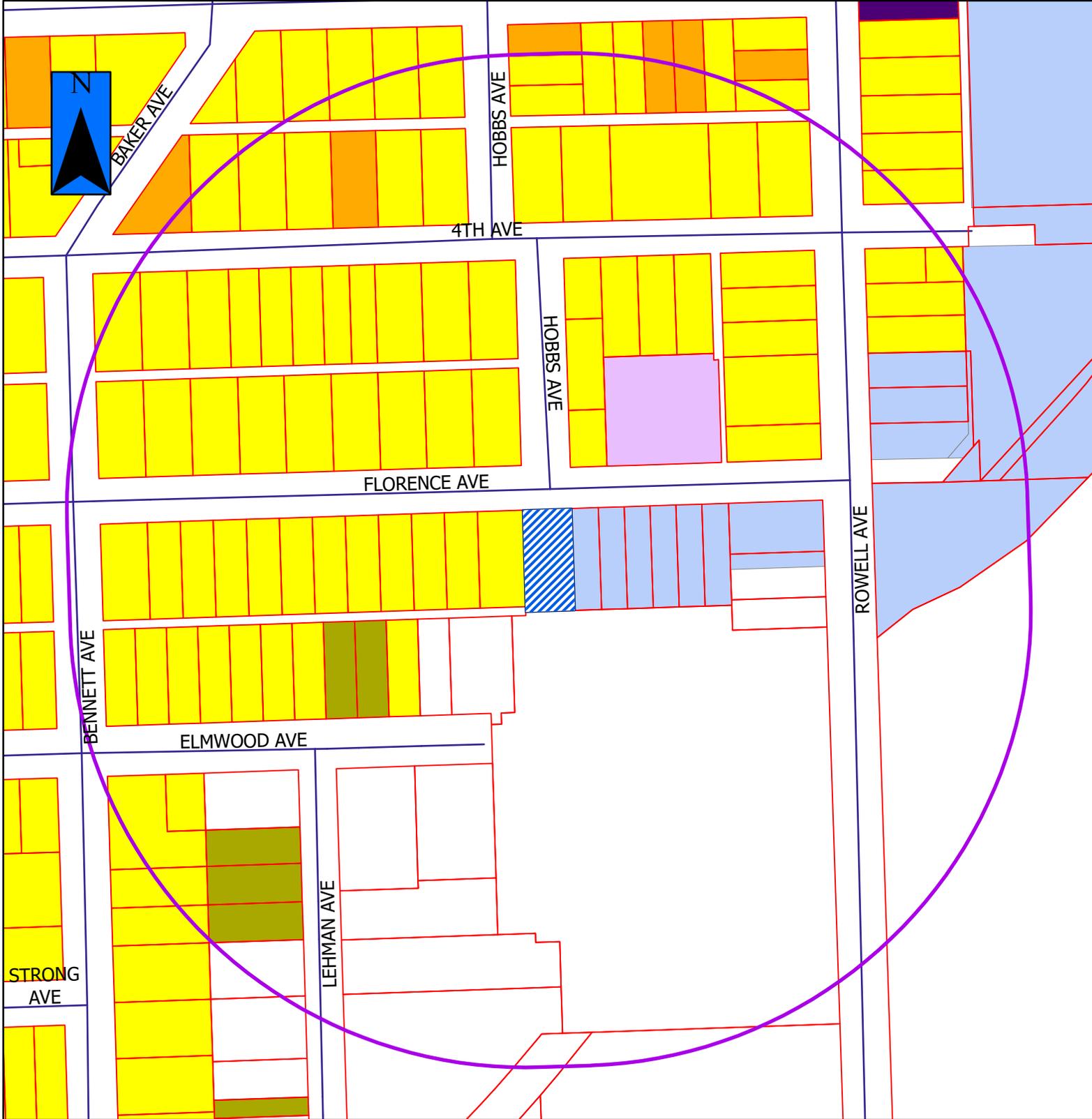
way section south of Florence Avenue that has not been incorporated into adjacent private property.

SPECIAL INFORMATION: The petitioner, the owner of 700 Florence Avenue, is requesting to vacate the 0.2-acre unused portion of Hobbs Avenue so that they may include it with their property. The lot at 700 Florence Avenue contains a one-and-a-half story residence built around 1930 and does not have an enclosed or covered garage. The only off-street parking for the property is located on the right-of-way portion in question. The petitioner would like to own the right-of-way area so they can someday build a garage for 700 Florence Avenue. A Plat of Vacation for Hobbs Avenue and a Plat of Survey for 700 Florence Avenue are attached.

The owner of 622 Florence Avenue has signed off on the vacation petition and does not wish to own the half of the right-of-way adjacent to their property. The detached garage at 622 Florence Avenue is currently accessed via an angled driveway on the west side of the right-of-way. An access easement over the 0.07-acre portion containing the 622 driveway will be provided to allow this access to continue (see attached Plat of Access Easement).

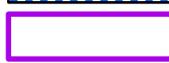
The Public Utilities and Public Works Departments are not opposed to this request. Nicor has responded that they do not require any easements to be retained over the subject area. No other notified utility companies have submitted a response regarding this request as of the writing of this staff report. A public utility easement will be retained over the south 10 feet of the right-of-way portion due to the power lines in that area.

ANALYSIS: Approval of the vacation of the 0.2-acre portion of Hobbs Avenue right-of-way will allow the adjacent owner to own and maintain this property as part of their private holdings.

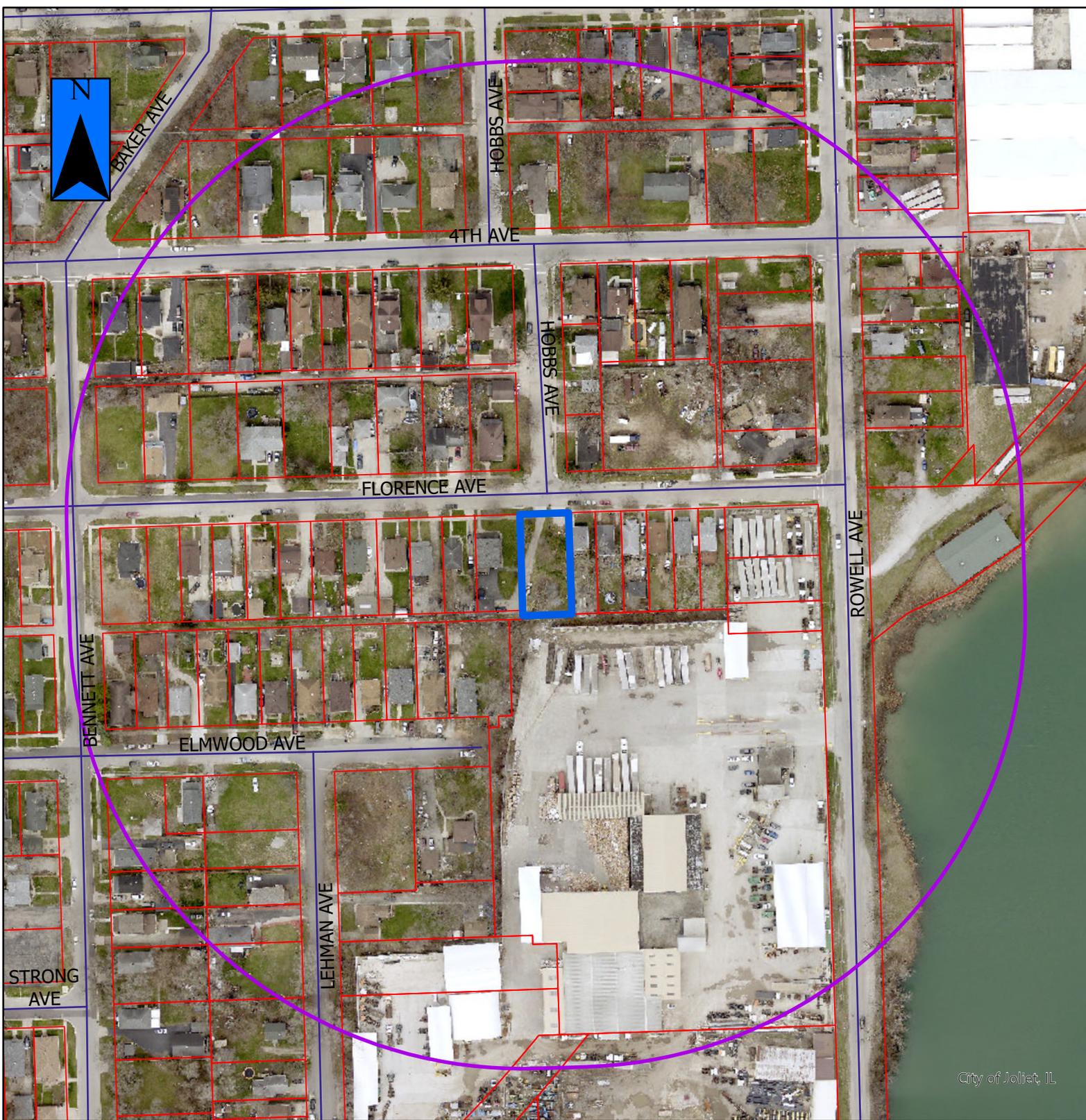


V-1-25



 = Property in Question
 = 600' Public Notification Boundary

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



V-1-25a



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

Figure 1: Aerial of unused Hobbs Avenue ROW adjacent to 622 and 700 Florence Avenue (2024)



Figure 2: Right-of-way in question (center), with 700 Florence Avenue on the left and 622 Florence Avenue on the right (February 2025)



Figure 3: 700 Florence Avenue (left) and driveway aprons for 700 and 622 Florence Avenue (February 2025)

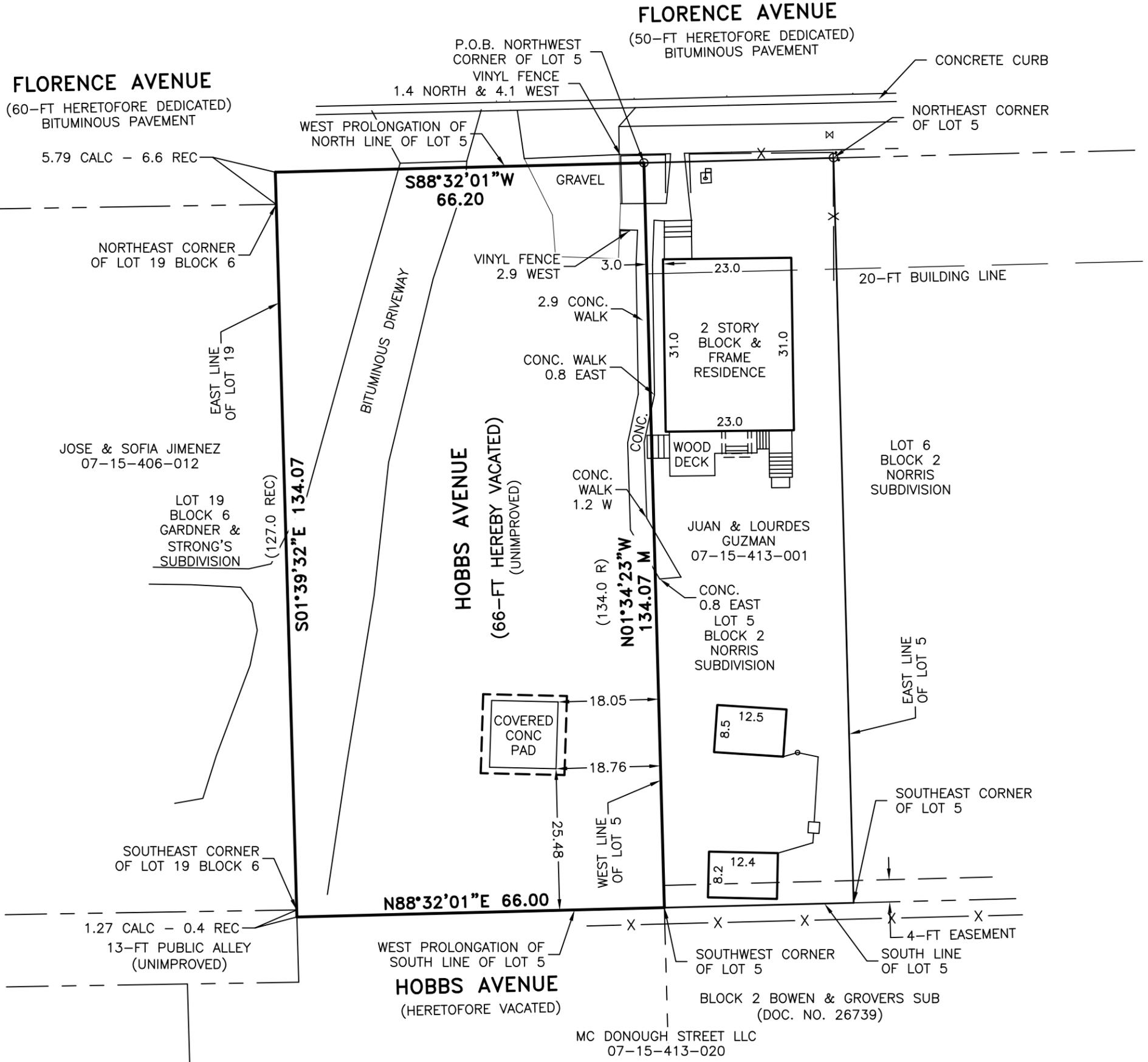


PLAT OF VACATION

PARCEL WEST OF:
P.I.N. 07-15-413-001
700 FLORENCE AVENUE
JOLIET, IL 60433
PARCEL EAST OF:
P.I.N. 07-15-406-012
622 FLORENCE AVENUE
JOLIET, IL 60433

THAT PART OF HOBBS AVENUE, LOCATED WEST OF LOT 5 IN NORRIS SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1928 IN PLAT BOOK 16, PAGE 71, AS DOCUMENT NO. 408163, AND THAT PART OF HOBBS AVENUE LOCATED EAST OF LOT 19 IN BLOCK 6 OF GARDNER & STRONG'S SUBDIVISION, IN PART OF THE NORTH HALF OF THE AFORESAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1887, IN PLAT BOOK 2, PAGE 54, AS DOCUMENT NO. 144360; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 5; THENCE SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG THE WEST PROLONGATION OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 66.20 FEET TO THE NORTH PROLONGATION OF THE EAST LINE OF SAID LOT 19; THENCE SOUTH 01 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID NORTH PROLONGATION, ALONG THE EAST LINE OF SAID LOT 19, AND ALONG THE SOUTH PROLONGATION OF SAID LOT 19, A DISTANCE OF 134.07 FEET TO A POINT ON THE WEST PROLONGATION OF THE SOUTH LINE OF AFORESAID LOT 5; THENCE NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST ALONG SAID WEST PROLONGATION, 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 01 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 134.07 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.20 acres more or less.

SCALE 1" = 20'

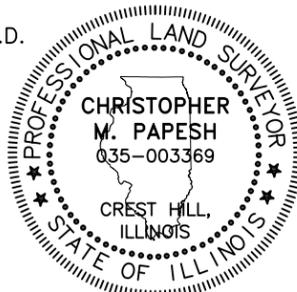


STATE OF ILLINOIS)
COUNTY OF WILL) SS

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 18th DAY OF December, 2024, A.D.

Christopher M. Papesh



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026

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 THE ILLINOIS COORDINATE SYSTEM OF 1983 (ICS83), ZONE JOLIET, BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: JUAN GUZMAN	FIELD BOOK #: BJ 35-10 PG 43
DRAWN BY: MC	DATE: 12.18.24
SCALE: 1"=20'	JOB NO. 21661

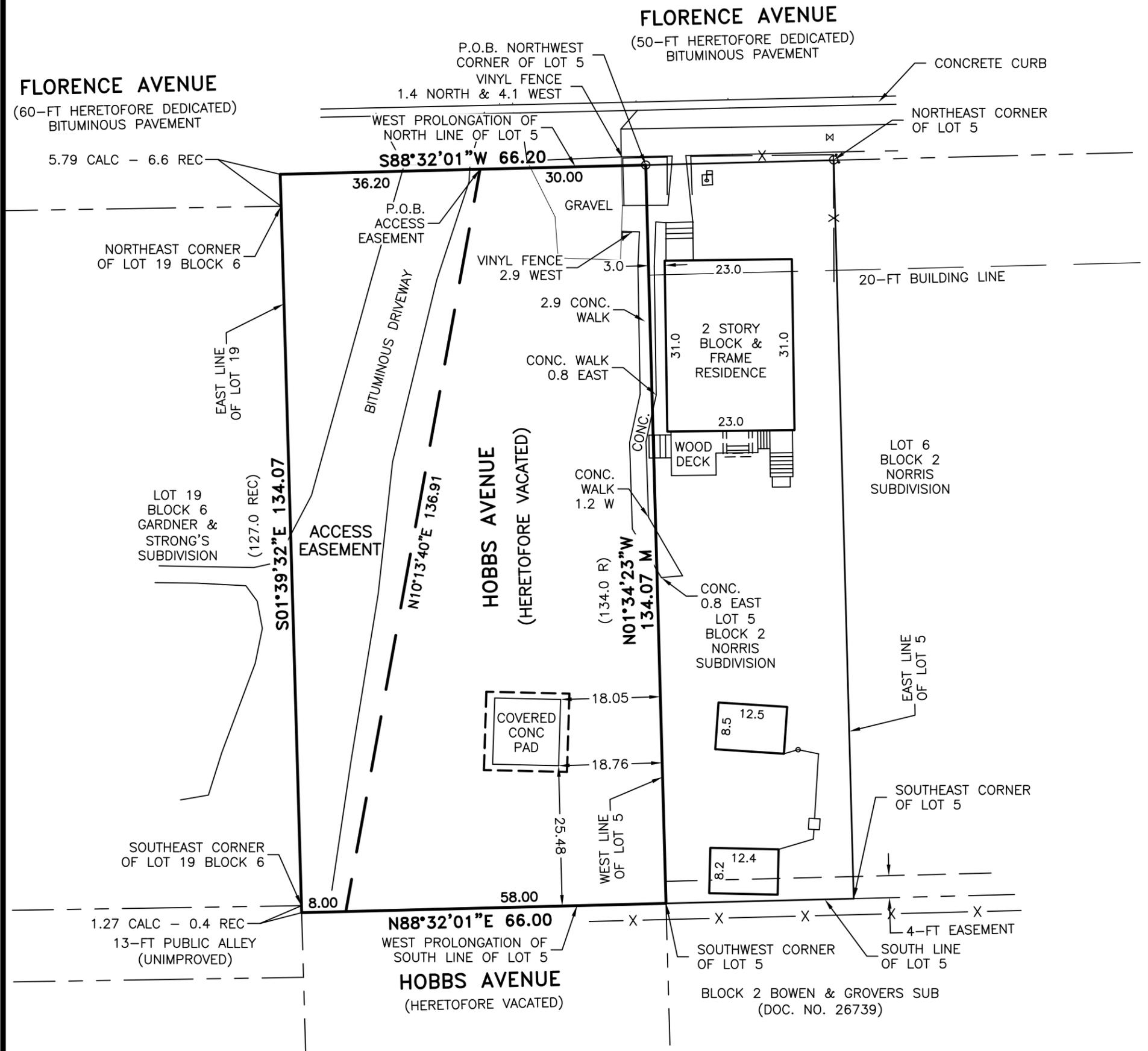
COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

PLAT OF ACCESS EASEMENT

THAT PART OF VACATED HOBBS AVENUE, LOCATED WEST OF LOT 5 IN NORRIS SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1928 IN PLAT BOOK 16, PAGE 71, AS DOCUMENT NO. 408163, AND THAT PART OF HOBBS AVENUE LOCATED EAST OF LOT 19 IN BLOCK 6 OF GARDNER & STRONG'S SUBDIVISION, IN PART OF THE NORTH HALF OF THE AFORESAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1887, IN PLAT BOOK 2, PAGE 54, AS DOCUMENT NO. 144360; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 5; THENCE SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG THE WEST PROLONGATION OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST ALONG SAID WEST PROLONGATION, 36.20 FEET TO THE NORTH PROLONGATION OF THE EAST LINE OF SAID LOT 19; THENCE SOUTH 01 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID NORTH PROLONGATION, ALONG THE EAST LINE OF SAID LOT 19, AND ALONG THE SOUTH PROLONGATION OF SAID LOT 19, A DISTANCE OF 134.07 FEET TO A POINT ON THE WEST PROLONGATION OF THE SOUTH LINE OF AFORESAID LOT 5; THENCE NORTH 88 DEGREES 32 MINUTES 01 SECONDS EAST ALONG SAID WEST PROLONGATION, 8.00 FEET; THENCE NORTH 10 DEGREES 13 MINUTES 40 SECONDS EAST 136.91 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 0.07 acres more or less.

PARCEL WEST OF:
P.I.N. 07-15-413-001
700 FLORENCE AVENUE
JOLIET, IL 60433
PARCEL EAST OF:
P.I.N. 07-15-406-012
622 FLORENCE AVENUE
JOLIET, IL 60433

SCALE 1" = 20'

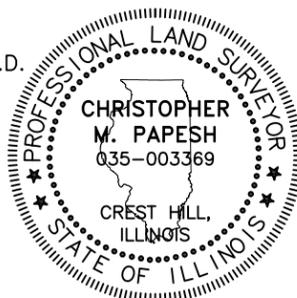


STATE OF ILLINOIS)
COUNTY OF WILL) SS

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 18th DAY OF December, 2024, A.D.

Christopher M. Papesh



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2026

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 THE ILLINOIS COORDINATE SYSTEM OF 1983 (ICS83), ZONE JOLIET, BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.

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

PROJECT: JUAN GUZMAN	FIELD BOOK #: BJ 35-10 PG 43
DRAWN BY: MC	DATE: 12.18.24
SCALE: 1"=20'	JOB NO. 21661

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

PLAT OF SURVEY

P.I.N. 07-15-413-001
700 FLORENCE AVENUE
JOLIET, IL

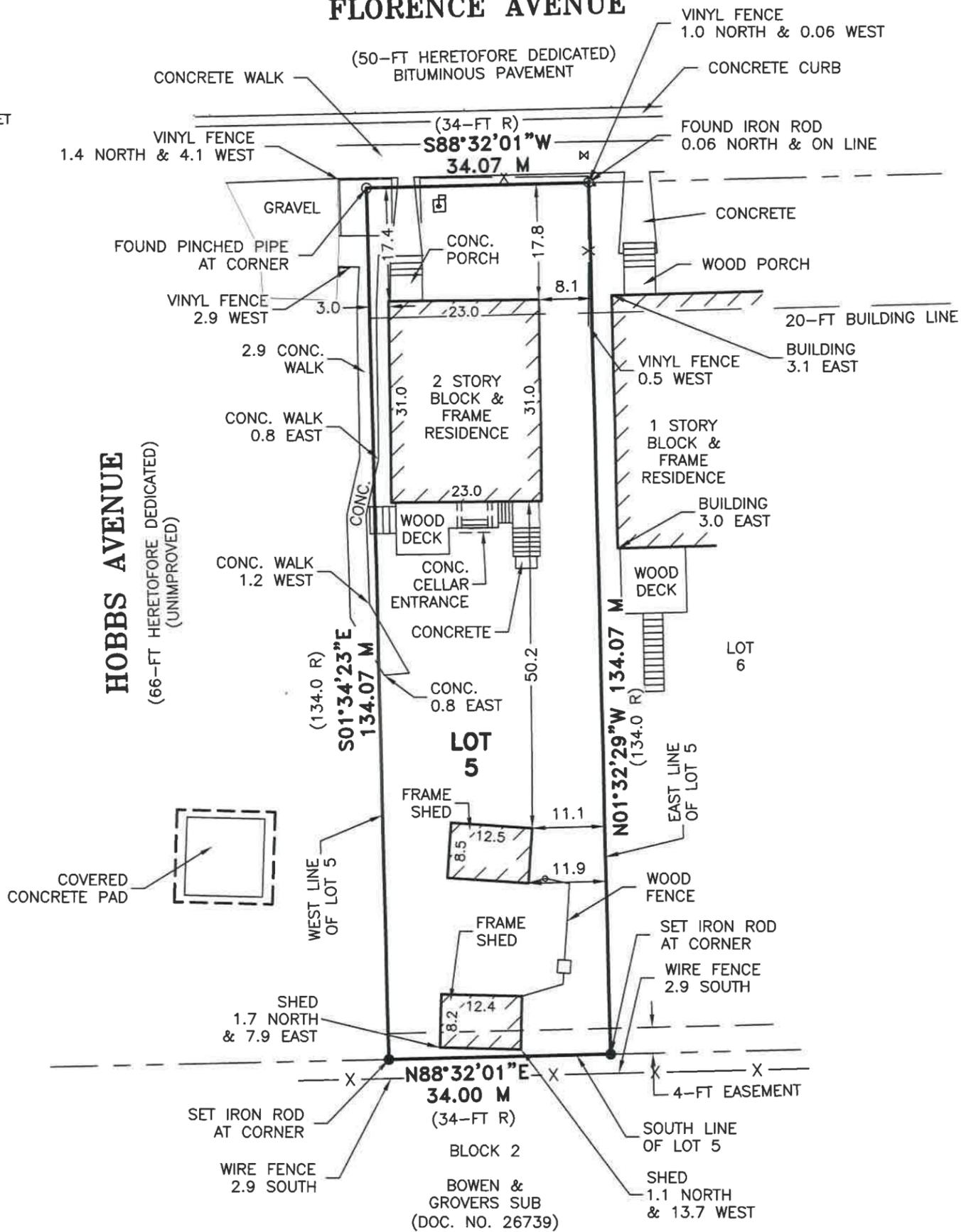
LOT 5 IN NORRIS SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1928 IN PLAT BOOK 16, PAGE 71, AS DOCUMENT NO. 408163, IN WILL COUNTY, ILLINOIS.

FLORENCE AVENUE

SCALE 1" = 20'

"O" INDICATES SURVEY MONUMENT FOUND
"●" INDICATES 9/16" X 30" IRON ROD SET

C OR CALC = CALCULATED
D = DEED
M OR MEAS = MEASURED
R OR REC = RECORD
W=WATER B=BOX
F=FLAG POLE



NOTES:

1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. UNLESS OTHERWISE NOTED ON THE DRAWING, ALL PROPERTY CORNERS SET ARE 9/16-IN X 30-IN GALVANIZED IRON STEEL RODS.
6. THIS PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE LEGAL DESCRIPTION OF THE SURVEYED PROPERTY IS BASED ON THE INDEPENDENT EXECUTOR'S DEED RECORDED AS DOCUMENT NUMBER R2017010582.
7. THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE ILLINOIS COORDINATE SYSTEM OF 1983 (ICRS83), ZONE JOLIET, BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
8. THE AREA OF THE SURVEYED PARCEL IS 0.105 ACRE.
9. FIELD WORK COMPLETED ON MAY 13, 2024.

STATE OF ILLINOIS) SS
COUNTY OF WILL)

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED, STAKED, AND LOCATED THE IMPROVEMENTS ON, AND PLATTED THE LAND DESCRIBED IN THE FOREGOING CAPTION AND SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS.

THIS 16th DAY OF May, 2024, A.D.

Christopher M. Papesh
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369

LICENSE EXPIRATION DATE: 11/30/2024

cpapesh@geotechincorp.com

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: JUAN GUZMAN FIELD BOOK #: BJ 35-10 PG 43

DRAWN BY: MC DATE: 5/16/24 SCALE: 1"=20' JOB NO. 21661

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

CASE NO. V-1-25

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Juan Guzman

HOME ADDRESS: 319 Meadow Avenue

CITY, STATE, ZIP: Rockdale, IL 60436

HOME PHONE: _____

CELL # 779-435-9684 E-MAIL: crisguzman54@gmail.com

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached

COMMON ADDRESS: West of 700 Florence Avenue, Joliet, IL 60433

PERMANENT INDEX NO. (Tax No.): West of 30-07-15-413-001

ROW/EASEMENT SIZE: Width Varies Depth 134.07 Area 0.101 acres

PROPOSED USE AFTER VACATION: Residential

USES OF SURROUNDING PROPERTIES: North: Residential

South: Industrial

East: Residential

West: Residential

REASON FOR REQUEST: ROW is unimproved and the residence's driveway is situated on the eastern portion of Hobbs Avenue. The property owner may wish to build a garage.

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? We wish to own the portion contained in the legal description and as shown on the Plat of Vacation

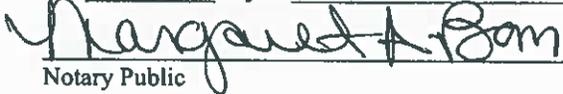
I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

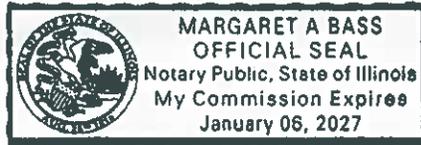
I, Juan Guzman, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.


Petitioner's Signature

Subscribed and sworn to before me
this 23rd day of October, 2024


Notary Public

My Commission Expires: 1/6/2027



PRINT

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

OWNER'S NAME

Jose Jimenez

ADDRESS

622 Florence ave Joliet IL
60433

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:

700 Florence Ave Joliet, IL 60433

PIN(s): West of 30-07-15-413-001

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

Juan Guzman

E-MAIL: crisguzman54@gmail.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: Juan Guzman

DATE: 01/14/2025

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

Juan Guzman 779-435-9684

PRINT