

DATE: May 8, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-2-25: Preliminary Plat of City's Edge South, a Minor Subdivision

V-3-25: Vacation of 5-foot Landscape Easements and 15-foot Public Utility and Drainage Easements on Lots 3, 4, and 5 in City's Edge Subdivision

GENERAL INFORMATION:

APPLICANT: Tobro LTD

STATUS OF APPLICANT: Owner / Developer

OWNER: Tobro LTD

REQUESTED ACTION: Approval of a minor commercial resubdivision and associated easement vacations

PURPOSE: To create two lots from three existing lots

EXISTING ZONING: B-3 (general business)

LOCATION: 2631 City's Edge Drive (05-06-35-113-006-0000; 05-06-35-113-008-0000; 05-06-35-113-011-0000)

SUBDIVISION SIZE: 4 acres

EASEMENT SIZE: 15-foot-wide public utility and drainage easements and 5-foot-wide landscape easements on the shared lot lines of Lots 3 and 4 and Lots 4 and 5

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Forest preserve, B-3 (general business)

SOUTH: Forest preserve, I-2 (general industrial)

EAST: Forest preserve, I-2 (general industrial)

WEST: Residential, Village of Channahon R-2 (single family residence)

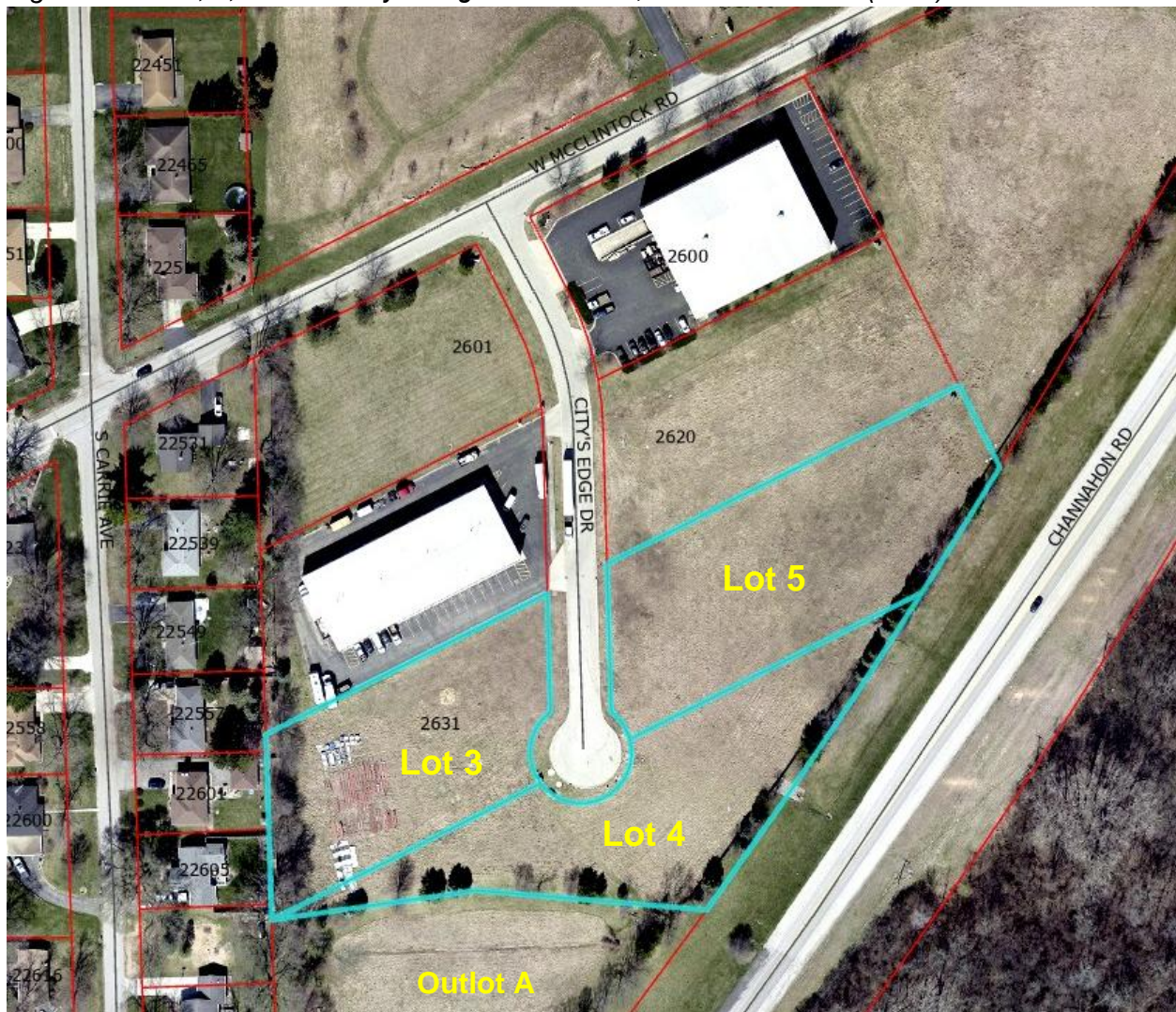
SITE HISTORY: The subject site is Lots 3, 4, and 5 in City's Edge Subdivision, which was recorded in 2005 as a ten-lot business park. Lots 3, 4, and 5 are buildable lots, ranging from 1.1 to 1.5 acres, that are currently undeveloped. Two other lots in the existing subdivision have already been developed with multi-tenant commercial buildings for contractors and other general business uses. Storm detention for the subdivision is existing in Outlot A at the south end of the development.

SPECIAL INFORMATION: The preliminary plat of City's Edge South, a resubdivision of Lots 3, 4, and 5 in City's Edge Subdivision, will create two lots from three existing lots. Lot 1 will be 2.4 acres and Lot 2 will be 1.7 acres. The new lot configuration will create larger lots that allow more site plan flexibility for the proposed developments. Both lots will be developed with commercial buildings for small contractor shops, similar to what already exists in the subdivision. The preliminary plat shows a conceptual site plan for Lot 1. There are no new roads created with this subdivision and no public improvements required.

City's Edge Subdivision has existing landscape easements and public utility and drainage easements along all shared lot lines. As part of the resubdivision, the easements on the shared lot lines of Lots 3 and 4 and Lots 4 and 5 need to be vacated. The existing landscape and public utility and drainage easements around the perimeter of the lots (adjacent to the residential neighborhood to the west, Outlot A, and City's Edge Drive) will remain. Nicor has responded that they do not object to the easement vacation. ComEd has responded that they have equipment in the easement area. As of the writing of this report, the developer's engineering team is working with ComEd to determine if any part of the utility easement to be vacated needs to remain. If needed, the plat of vacation will be revised accordingly. The developer will provide easements over any existing utilities within the subject site.

ANALYSIS: Approval of the preliminary plat of City's Edge South, a minor subdivision, will allow two commercial lots to be created from three existing commercial lots.

Figure 1: Lots 3, 4, and 5 in City's Edge Subdivision, recorded in 2005 (2024)



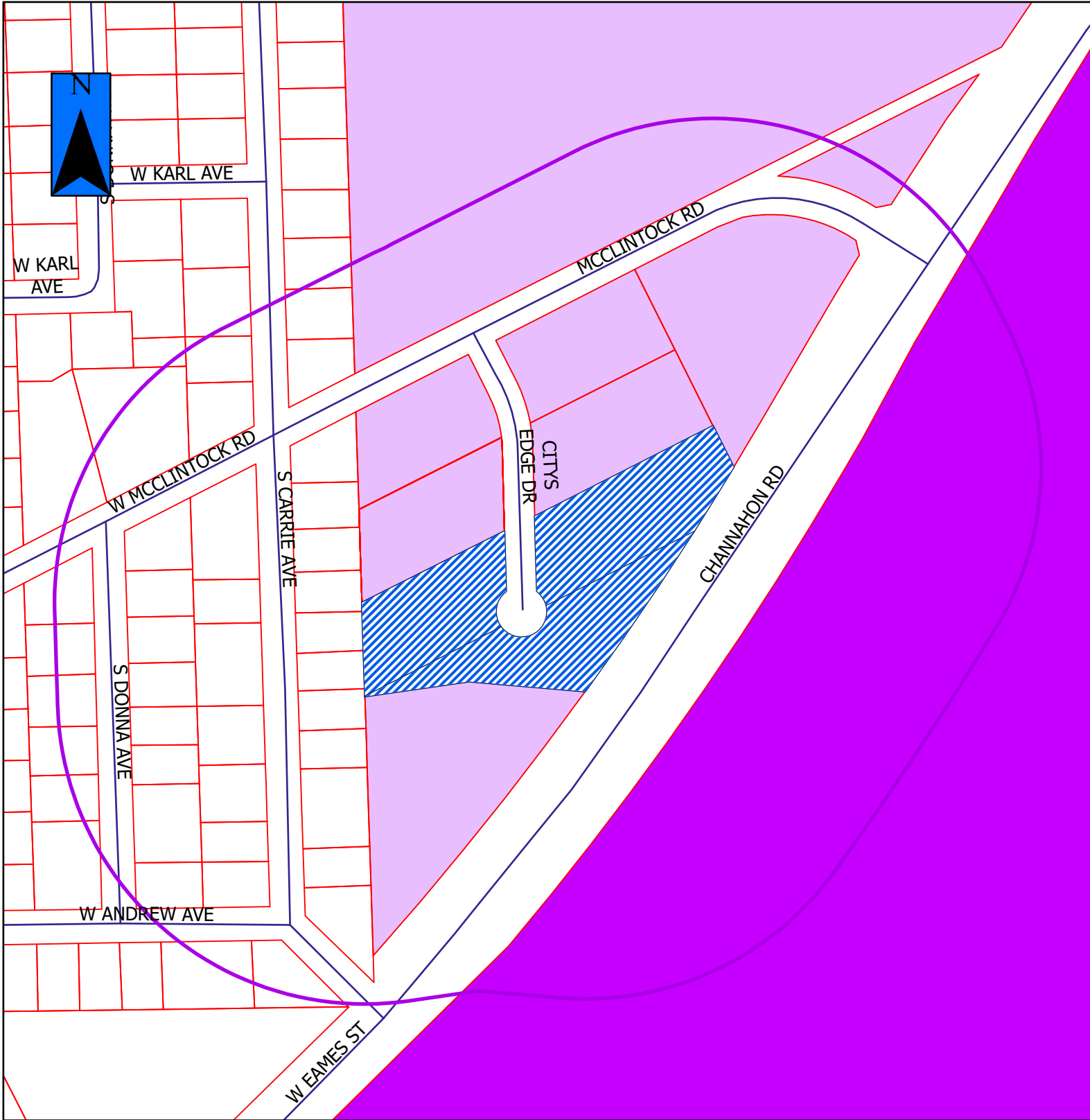
*Figure 2: City's Edge Subdivision, view south from McClintock Road (May 2023)*



*Figure 3: Lots 3, 4, and 5 at the south end of City's Edge Drive (May 2023)*










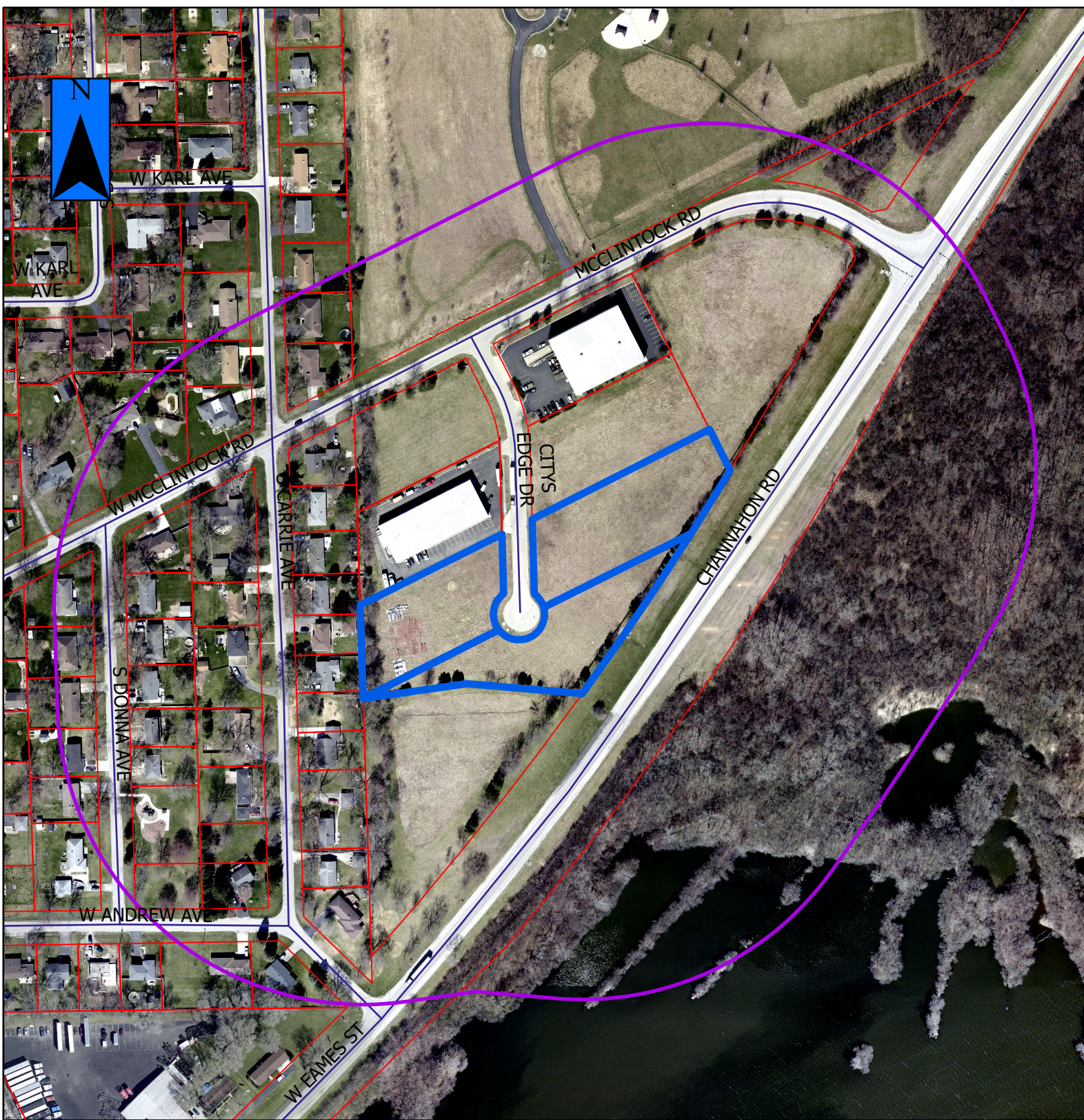
**P-2-25 & V-3-25**



 = 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





**P-2-25a & V-3-25a**



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



P-2-25

PRELIMINARY PLAT  
of

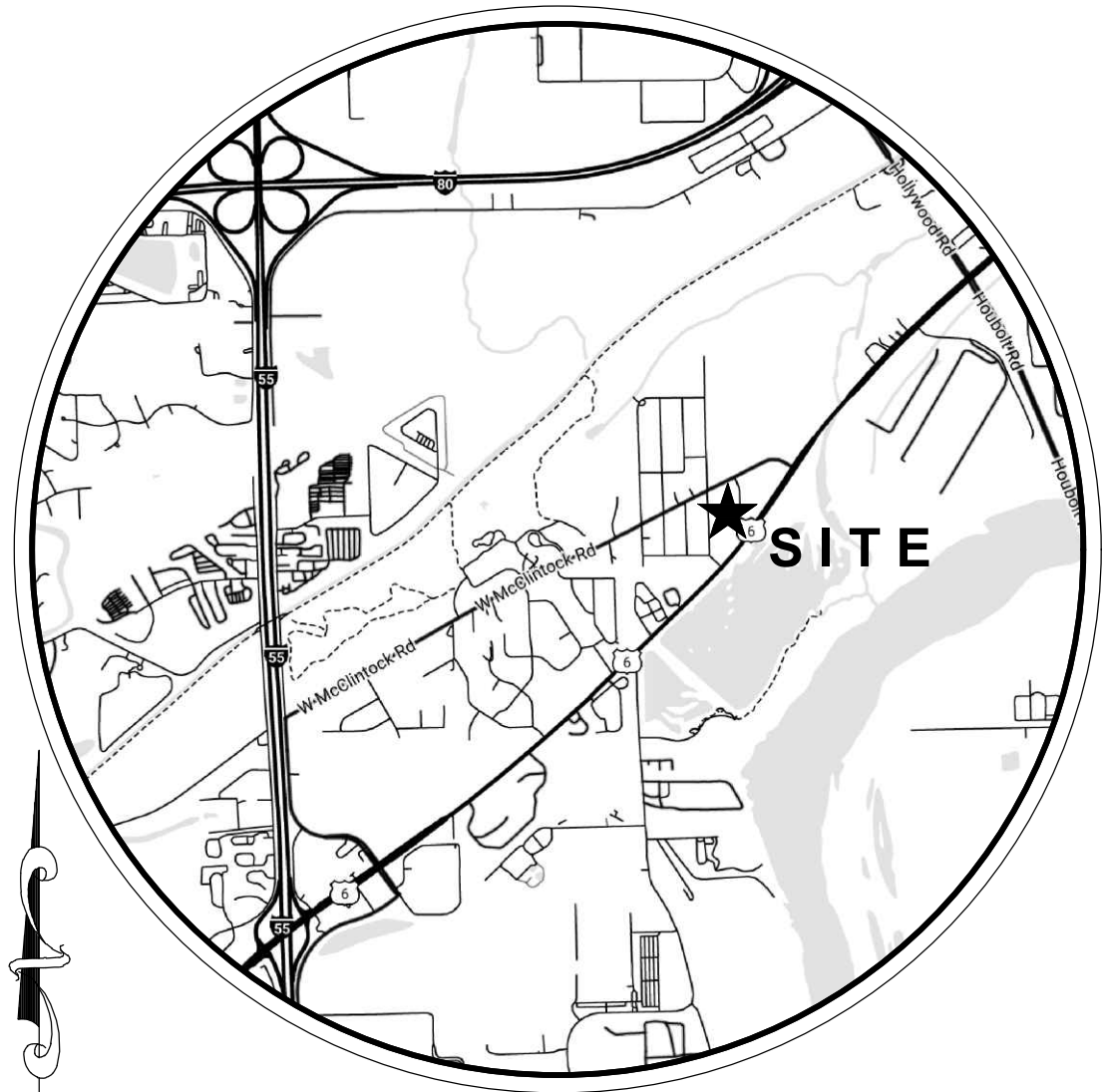
CITY'S EDGE SOUTH SUBDIVISION

A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY, ILLINOIS.

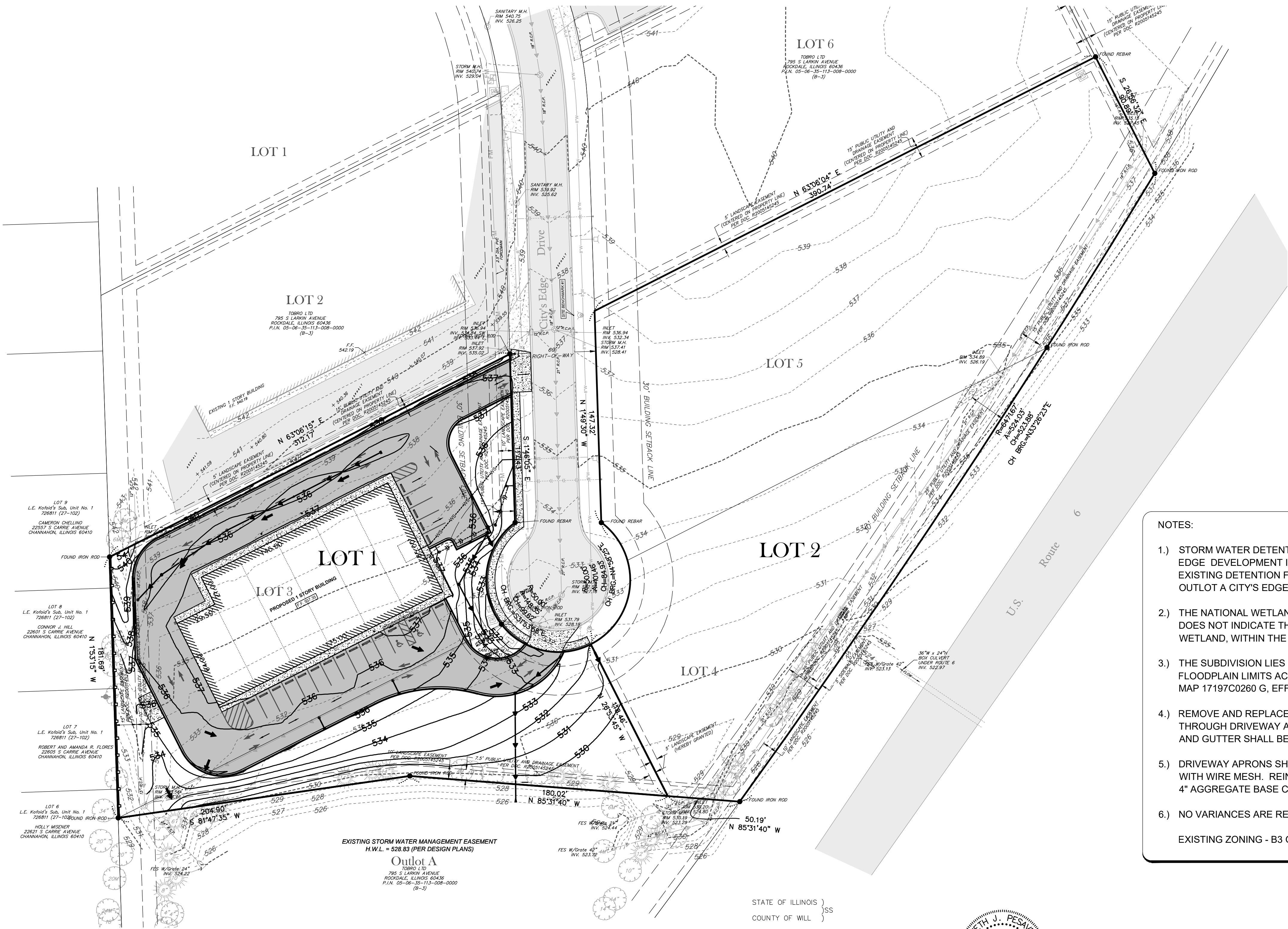
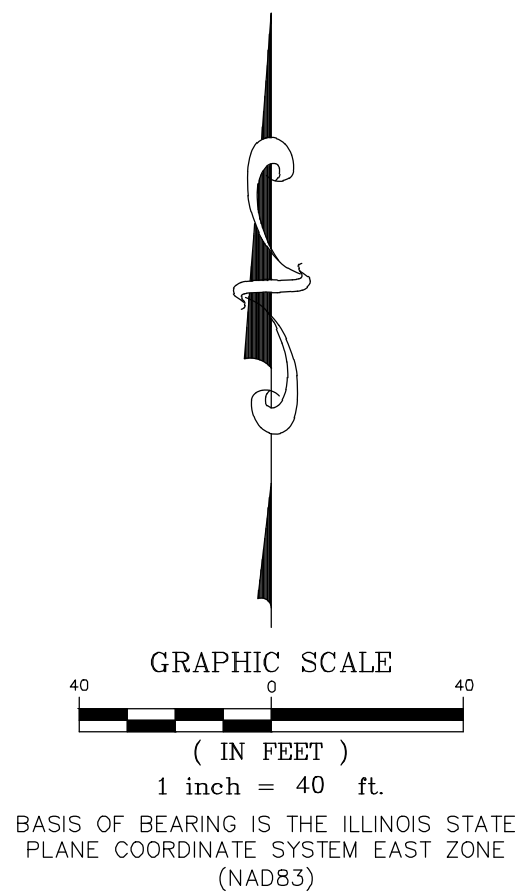
P.I.N.: 05-06-35-113-006-0000

P.I.N.: 05-06-35-113-008-0000

P.I.N.: 05-06-35-113-011-0000



SITE LOCATION MAP  
NOT TO SCALE



LEGEND	
	EXISTING ELEVATION
	EXISTING CONTOURS
	EXISTING STORM SEWER
	EXISTING MANHOLE (TYPE NOTED)
	EXISTING STORM INLET
	EXISTING FLARED END SECTION (F.E.S.)
	EXISTING WATERMAIN (SIZE NOTED)
	EXISTING WATER SERVICE (SUSPECTED LOCATION)
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE BOX
	EXISTING WATER SERVICE BUFFALO BOX
	EXISTING SANITARY SEWER (SIZE NOTED)
	EXISTING SANITARY SEWER FORCE MAIN (2.5' DIA.)
	EXISTING SANITARY SEWER SERVICE
	EXISTING ELECTRICAL TRANSFORMER BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING FENCE
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING AREA OF ASPHALT
	EXISTING AREA OF P.C.C. PAVEMENT/SIDEWALK
	PROPOSED AREA OF ASPHALT
	PROPOSED AREA OF P.C.C. PAVEMENT/SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLOW LINE ELEVATION
	PROPOSED CONTOUR
	PROPOSED DIRECTION OF OVERLAND FLOW
	PROPOSED STORM SEWER
	PROPOSED MANHOLE (TYPE NOTED)
	PROPOSED CATCH BASIN
	PROPOSED STORM INLET
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED CLEANOUT (AS NOTED)
	PROPOSED WATER SERVICE

NOTES:

- STORM WATER DETENTION FOR THE CITY'S EDGE DEVELOPMENT IS PROVIDED IN THE EXISTING DETENTION FACILITY LOCATED IN OUTLOT A CITY'S EDGE SUBDIVISION.
  - THE NATIONAL WETLAND INVENTORY DOES NOT INDICATE THE PRESENCE OF WETLAND, WITHIN THE SUBDIVISION.
  - THE SUBDIVISION LIES OUTSIDE OF ANY FLOODPLAIN LIMITS ACCORDING TO FIRM MAP 17197C0260 G, EFFECTIVE 2-15-2019.
  - REMOVE AND REPLACE CURB AND GUTTER THROUGH DRIVEWAY APRONS. NEW CURB AND GUTTER SHALL BE DEPRESSED B-6.12.
  - DRIVEWAY APRONS SHALL BE 8" P.C.C. WITH WIRE MESH. REINFORCEMENT OVER 4" AGGREGATE BASE COURSE.
  - NO VARIANCES ARE REQUESTED
- EXISTING ZONING - B3 GENERAL BUSINESS

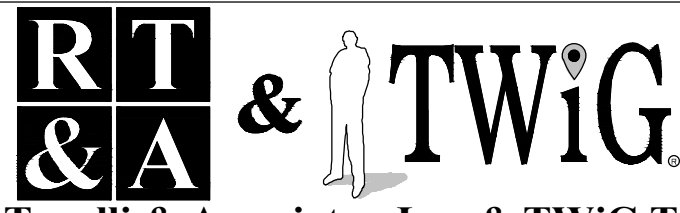
LOT AREA SUMMARY

LOT 1 = 103,498.6 S.F.  
LOT 2 = 72,413.43 S.F.

OWNERS:

TOBRO LTD  
798 S. LARKIN AVENUE  
ROCKDALE, ILLINOIS 60436  
Ph. (815) 725-9205

THIS PLAT IS NOT FOR RECORDING



Ruettiger, Tonelli & Associates, Inc. & TWiG Technologies

Surveyors - Engineers - Planners - G.I.S. Consultants

129 Capita Drive - Shorewood, Illinois 60404

Ph: (815) 744-6600 Website: www.ruettiger-tonelli.com

DATE CREATED: 04-01-2025	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
FIELD BK: *	NO.	DATE	DATE	DATE	DATE	DATE
1	04-28-2025	REVISED PER REVIEW COMMENTS	ESM	324-1422-P		

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER

BENCHMARKS.

SITE BENCHMARK #1:

CUT CROSS IN TOP OF CONCRETE CURB OPPOSITE FIRE HYDRANT ON THE EAST SIDE OF CITY'S EDGE DRIVE AT LOTS 5 & 6 IN CITY'S EDGE SUBDIVISION. ELEVATION = 537.67 (NAVD 88)

STATE OF ILLINOIS }  
COUNTY OF WILL }

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED 03-07-2025

GIVEN UNDER MY HAND AND SEAL THIS 03th DAY OF MAY, 2025.

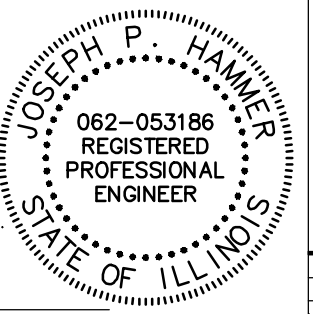
BY: ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2025)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL



I, JOSEPH P. HAMMER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS DETAILED GRADING PLAN HAS BEEN PREPARED UNDER MY SUPERVISION BY RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251.

DATED THIS 03th DAY OF MAY, 2025.

JOSEPH P. HAMMER IL P.E. No. 062-053186 (EXPIRES 11-30-2025)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL









R2005145245

R2005145245

# CITY'S EDGE SUBDIVISION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY, ILLINOIS.

Laurie McPhillips 2P R 2005145245  
Will County Recorder Page 1 of 2

LR Date 08/25/2005 Time 08:55:46  
Recording Fees: 57.00

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

DATED THIS 27 DAY OF August, A.D., 2005.

*Theresa Schultzy, Notary*  
Will County Clerk

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, Rhonda R. Duvak, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # 2-35-06, AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) 05-06-36-118-203-0000.

DATED THIS 23rd DAY OF August, A.D., 2005.

*Rhonda R. Duvak (s)*  
DIRECTOR

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT FIRST AMERICAN BANK, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER THE TRUST AGREEMENT NO. 1-03-102 DATED FEBRUARY 14, 2003, IS THE HOLDER OF RECORD OF THE RECORDED TITLE OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE THEREON THE UNDERSIGNED HEREBY DEVOTES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR 1/2 AMERITECH (FORMERLY ILLINOIS BELL TELEPHONE COMPANY) AND THE COMMERCIAL EDISON COMPANY, AND THE CITY, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

DATED THIS 2nd DAY OF February, 2005.

FIRST AMERICAN BANK OF ILLINOIS, Not personally, but solely as Trustee  
Signature: *Rachel Brower* ATTEST: *Rachel Brower*  
Vice President TITLE: *RVP*  
218 West Main St. Dundee, IL 60118  
Address:

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, Judith Haler, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 2 DAY OF February, A.D., 2005.

*Judith Haler*  
NOTARY PUBLIC

OFFICIAL SEAL  
JUDITH HALER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09-24-06

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT I, ROBERT A. ROGINA, A REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6, EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED31, IN WILL COUNTY, ILLINOIS, CONTAINING 15.684 ACRES, MORE OR LESS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF JOLIET AND WILL COUNTY, RELATIVE TO PLATS AND SUBDIVISIONS, HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I CERTIFY THAT NO PARTS OF ANY LOTS OF THIS SUBDIVISION ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. I CERTIFY THAT THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS THIS 23rd DAY OF August, 2005.

ROBERT A. ROGINA  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017  
LICENSE EXPIRES 11/30/2006

STATE OF ILLINOIS )  
COUNTY OF WILL )

APPROVED BY THE JOLIET CITY COUNCIL  
DATED AT JOLIET, ILLINOIS THIS 10th DAY OF December, A.D., 2004.

*John J. Stucke*  
CITY CLERK

STATE OF ILLINOIS )  
COUNTY OF WILL )

APPROVED BY THE CITY OF JOLIET PLAN COMMISSION  
AFORESAID, THIS 16th DAY OF September, A.D., 2004.

*Mark J. Pustian*  
CHAIRMAN OF THE PLAN COMMISSION  
*Diana M. O'Keeffe*  
SECRETARY

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, Rita F. Fabek, JOLIET CITY COLLECTOR, CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES OR SPECIAL ASSESSMENTS AGAINST THIS PROPERTY.

DATED AT JOLIET, ILLINOIS THIS 16th DAY OF February, A.D., 2005.

*Rita F. Fabek*  
CITY COLLECTOR

STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS INSTRUMENT NO. R05-145245 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY ON THIS DAY OF August, A.D., 2005, AT 4:55 O'CLOCK P.M.

*Laurie McPhillips*  
WILL COUNTY RECORDER

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

ILLINOIS BELL TELEPHONE (AMERITECH) COMPANY, GRANTEEES, 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, 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 Areas" 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.

The term "Common Elements" shall have that meaning set forth for such terms in Section 2(e) of "an act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(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 or as appurtenances to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "courtyard", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but exclude 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 Granteees 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, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THEREON, NO BUILDING OR OTHER STRUCTURE SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

EASEMENT PROVISIONS ALSO APPLY TO THE VARIOUS CABLE COMPANIES APPROVED BY THE CITY OF JOLIET.

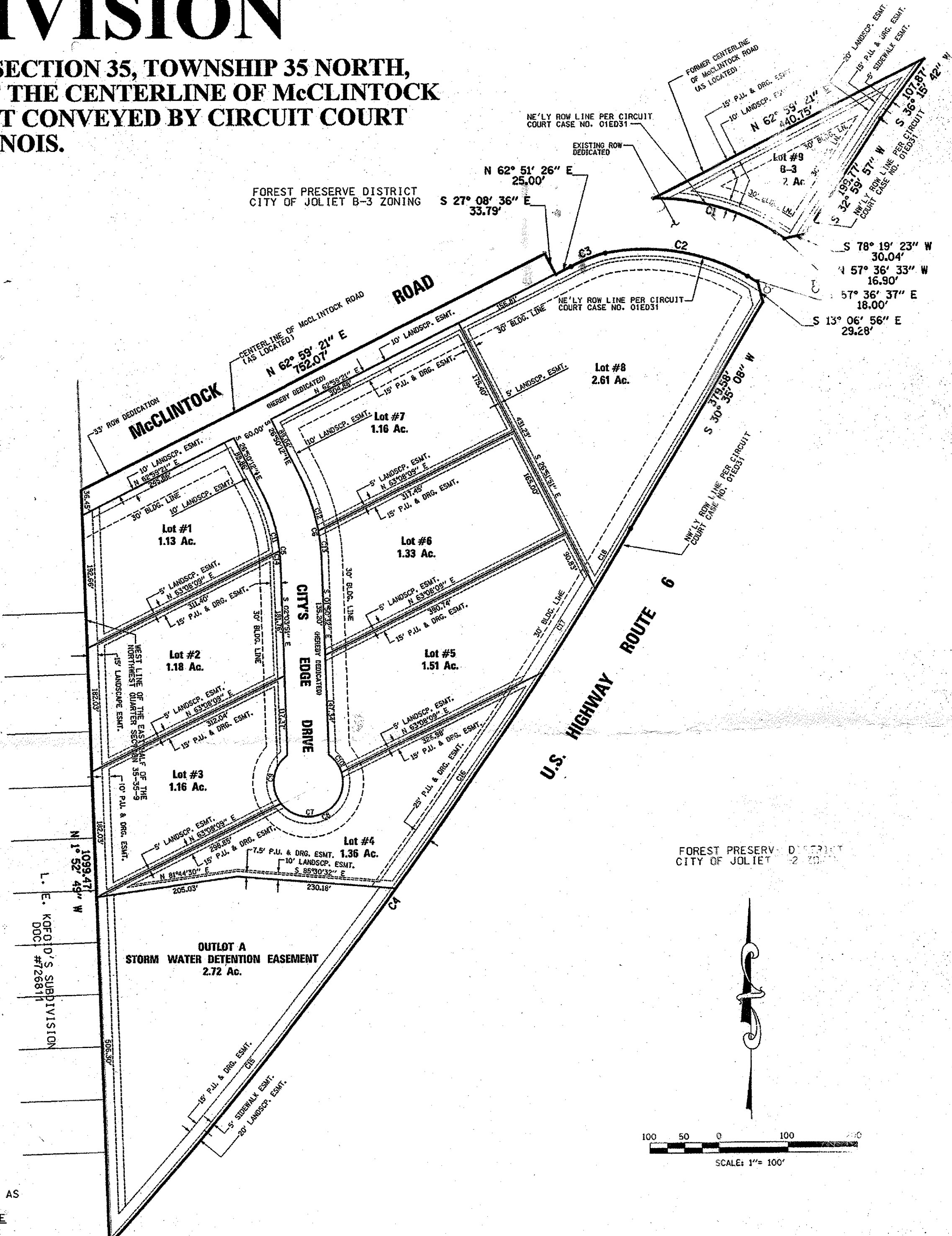
THIS IS A COMMERCIAL SUBDIVISION.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT. NO ACCESS WILL BE PERMITTED TO U.S. HIGHWAY ROUTE 6.

*Diana M. O'Keeffe* / W.C.  
DISTRICT ENGINEER

8-22-05  
DATE

1/2" x 30" IRON RODS SET AT ALL LOT CORNERS AND CHANGE OF DIRECTION.



CURVE NO.	CURVE BEARING	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	DELTA	ADJUST
C1	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C2	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C3	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C4	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C5	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C6	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C7	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C8	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C9	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C10	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C11	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C12	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C13	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C14	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C15	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C16	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C17	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C18	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00
C19	N 62° 51' 26" E	N 62° 51' 26" E	25.00	25.00	0° 00' 00"	0.00
C20	S 27° 08' 36" E	S 27° 08' 36" E	33.79	33.79	0° 00' 00"	0.00

ROGINA & ASSOCIATES, L.T.D.

R228.03 83 Caterpillar Drive Joliet, Illinois 61728-0777 FAX 815/728-0782



CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

\_\_\_\_\_ Preliminary Plat  
X \_\_\_\_\_ Final Plat  
X \_\_\_\_\_ Recording Plat

NAME OF SUBDIVISION: City's Edge Subdivision Unit 2

NAME OF PETITIONER: Tobro LTD

CELL #: (815) 725-9205 E-MAIL: ken@kwmgutterman.com

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

BUSINESS ADDRESS: 789 S. Larkin Avenue

CITY, STATE, ZIP: Rockdale, Illinois 60436

BUSINESS PHONE: (815) 725-9205

INTEREST OF PETITIONER: Owner / Developer

NAME OF LOCAL AGENT: N/A

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

OWNER: Tobro LTD

HOME ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS ADDRESS: 789 S. Larkin Avenue PHONE: (815) 725-9205

CITY, STATE, ZIP: Rockdale, Illinois 60436

CELL #: \_\_\_\_\_ E-MAIL: ken@kwmgutterman.com

ENGINEER: Joseph Hammer

ADDRESS: 129 Capista Dr. Shorewood IL PHONE: 815 744 6600

LAND SURVEYOR: Kenneth Pesavento



ADDRESS: 129 Capista Dr. Shorewood IL PHONE: 815 744 6600

ATTORNEY: N/A

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: See Attached

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

COMMON ADDRESS: Lots 3, 4, and 5 in City's Edge Subdivision

PERMANENT INDEX NUMBER (Tax No.): 06-35-113-006, 06-35-113-008, 05-06-35-113-011

SIZE: 4.04

NO. OF LOTS: 3

PRESENT USE: Vacant EXISTING ZONING: Joliet B-3

USES OF SURROUNDING PROPERTIES: North: Joliet B-3

South: Joliet B-3, Joliet I-2

East: Joliet B-3, Joliet I-2

West: Channahon R-2

Name of Park District: Joliet

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? N/A

(Acknowledgment by Park District Official) \_\_\_\_\_

\_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, list the Case number and name: \_\_\_\_\_

\_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, describe: \_\_\_\_\_



Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 05-06-35-113-010-0000, 05-06-35-113-009-0000

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Kenneth W Minor Sr., hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

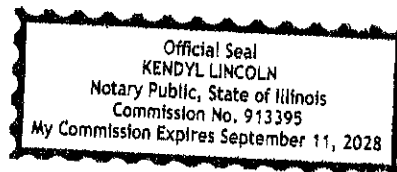
Date: 0/14/2025

Kenneth W Minor Sr.  
Petitioner's Name

Subscribed and sworn to before me this 14 day of April, 20 25

[Signature]  
Notary Public

September 11, 2028  
My Commission Expires:



CASE NO. \_\_\_\_\_

DATE FILED : \_\_\_\_\_

CITY PLAN COMMISSION  
JOLIET, ILLINOIS  
PETITION TO VACATE

PETITIONER'S NAME: Tobro LTD, Ken Minor

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL # 815-725-9205 E-MAIL: ken@kwmgutterman.com

BUSINESS ADDRESS: 789 S. Larkin Avenue

CITY, STATE, ZIP: Rockdale, Illinois, 60436

BUSINESS PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: A RESUBDIVISION OF LOTS 3, 4, & 5 IN CITY'S EDGE  
SUBDIVISION. PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYONG SOUTH  
OF THE CENTERLINE OF McCLINTOCK ROAD AND LYING NORTHWEST OF U.S. ROUTE 6,  
EXCEPT THAT PART CONVEYED BY CIRCUIT COURT CASE NO. 01ED3, IN WILL COUNTY,  
ILLINOIS. COMMON

ADDRESS: Vacant

PERMANENT INDEX NO. (Tax No.): 05-06-35-113-006-0000, 05-06-35-113-008-0000,  
05-06-35-113-011-0000

ROW/EASEMENT SIZE: Width 15'/15' Depth 271'/288' Area 4,002 SF /4,247 SF

PROPOSED USE AFTER VACATION: B-3

USES OF SURROUNDING PROPERTIES: North: Joliet B-3

South: Joliet B-3, Joliet I-2

East: Joliet B-3, Joliet I-2

West: Channahon R-2

REASON FOR REQUEST: Modifying lots

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

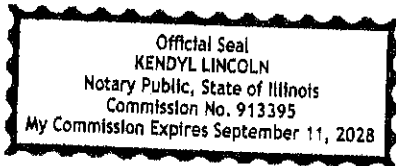
What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? The 15' PUDE and 5' Landscaping Easement between Lot 3 and Lot 4 as well as the 15' PUDE and 5' Landscaping Easement between Lot 4 and Lot 5

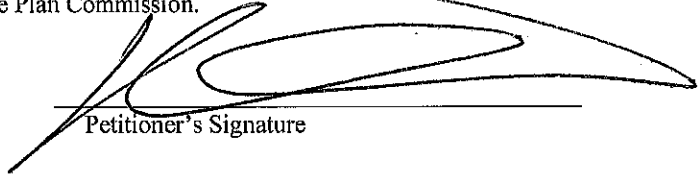


I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

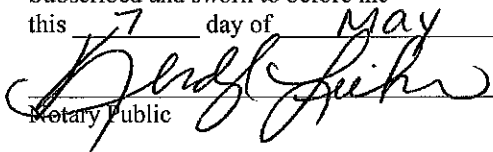
STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Kenneth W. Minor SR 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 7 day of May, 20 25

  
Notary Public

My Commission Expires: 9/11/2028

## 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:

Lots 3, 4, and 5 in City's Edge Subdivision

PIN(s): 06-35-113-006, 06-35-113-008, 05-06-35-113-011

### 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

Kenneth W. Minor Sr. 23110 South Terrappin Court Minooka Il. 60447      50%

Keith W. Minor 23222 W. McClintock Road Channahon Il 60410      50%

E-MAIL: ken@kwmgutterman.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

Kenneth W. Minor Sr 23110 S. Terrapin Court Mlnooka Il. 60447 50%

Keith W. Minor 23222 W. McClintock Road Channahon Il 60410 50%

E-MAIL: ken@kwmguttermann.com 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:** 4/14/25

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

Kenneth W. Minor President 815-405-1731