

CASE NO. P-6-22, FP 5-22, LP-7-22  
DATE FILED: 6/17/22

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

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

☒ Preliminary Plat  
☒ Final Plat  
☒ Recording Plat

NAME OF SUBDIVISION: Kingsmen Industrial Park

NAME OF PETITIONER: Patriot Capital Ventures, LLC

CELL #: \_\_\_\_\_ E-MAIL: ryan@patriotcapital.llc

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

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

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

BUSINESS ADDRESS: 21464 S. Redwood Lane

CITY, STATE, ZIP: Shorewood, Illinois 60404

BUSINESS PHONE: 708-259-0009

INTEREST OF PETITIONER: Property Owner

NAME OF LOCAL AGENT: Ryan Hill

ADDRESS: 21464 S. Redwood Lane, Shorewood, IL 60404 PHONE: 708-259-0009

OWNER: Patriot Capital Ventures, LLC

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

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

BUSINESS ADDRESS: 21464 S. Redwood Lane PHONE: 708-259-0009

CITY, STATE, ZIP: Shorewood, Illinois 60404

CELL #: \_\_\_\_\_ E-MAIL: ryan@patriotcpaital.llc

ENGINEER: Ruettiger, Tonelli & Associates

ADDRESS: 129 Capista Drive, Shorewood, IL 60404 PHONE: 815-744-6600

LAND SURVEYOR: Ruettiger, Tonelli & Associates

ADDRESS: 129 Capista Drive, Shorewood, IL 60404 PHONE: 815-744-6600

ATTORNEY: Nathaniel P. Washburn - KGG LLC

ADDRESS: 111 N. Ottawa St., Joliet, IL 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

SEE ATTACHED

COMMON ADDRESS: Part of 1101 Mills Road, Joliet, Illinois 60433

PERMANENT INDEX NUMBER (Tax No.): Part of 30-07-23-108-007-0000

SIZE: 59.891 Acres Preliminary / Final & Record 25.428 Acres

NO. OF LOTS: 8

PRESENT USE: Unimproved / Vacant EXISTING ZONING: R-2

USES OF SURROUNDING PROPERTIES: North: Residential

South: Former Golf Course / Residential

East: Joliet Job Corps Site

West: School / Residential / Commercial / Industrial

Name of Park District: Joliet Park District

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: N/A

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.

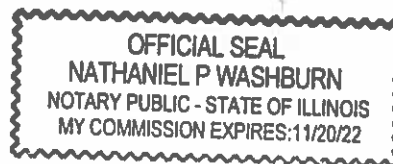
In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Ryan Hill, Manager of Patriot Capital Ventures, LLC, 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: 6/17/22 [Signature]  
Petitioner's Name

Subscribed and sworn to before me this 17<sup>th</sup> day of June, 20 22  
[Signature] 11/20/22  
Notary Public My Commission Expires:



**LEGAL DESCRIPTION**

**THE EAST 60 ACRES OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.**

## LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 06 MINUTES 03 SECONDS EAST, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 637.91 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. R2002-005204, AND TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 28 MINUTES 24 SECONDS WEST, ON SAID SOUTHERLY EXTENSION AND ON THE EAST LINE OF SAID PARCEL OF LAND, AND ON THE NORTHERLY EXTENSION THEREOF, 1315.82 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 09 MINUTES 44 SECONDS EAST, ON SAID NORTH LINE, 842.09 FEET TO THE EAST LINE OF THE WEST 1480.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 28 MINUTES 30 SECONDS EAST, ON SAID EAST LINE, 1314.91 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 03 SECONDS WEST, ON SAID SOUTH LINE, 842.13 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 25.428 ACRES, MORE OR LESS.