

CASE NO. 2-3-19

DATE FILED: 9/13/19

CITY PLAN COMMISSION  
JOLIET, ILLINOIS

**PETITION FOR RECLASSIFICATION**

PETITIONER'S NAME: NorthPoint Development, LLC

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

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

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

CELL #: \_\_\_\_\_ E-MAIL: tgeorge@northpointkc.com

BUSINESS ADDRESS: 3010 Highland Parkway, Suite 440

CITY, STATE, ZIP: Downers Grove, Illinois, 60515

BUSINESS PHONE: 331-481-6962

LEGAL DESCRIPTION OF PROPERTY: See Attached

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COMMON ADDRESS: Southwest quadrant of Breen and Ridge Roads

PERMANENT INDEX NUMBER (Tax No. PIN): 10-11-11-400-002, 10-11-11-400-003, 10-11-11-400-007

LOT SIZE: WIDTH +/-2600' DEPTH +/- 2600' AREA +/- 103 acres

PRESENT USE: Ag. ZONING: R-1B

USES OF SURROUNDING PROPERTIES: NORTH Ag. Plus 18ac Home/Ag. Parcel

SOUTH Ag. Plus Residential

EAST: Ag. Plus 10ac Home/Ag. Parcel

WEST Ag.

ZONING CLASSIFICATION REQUESTED: 1-2-1 with Development Agreement

REASON FOR REQUEST: Industrial Development

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Dan Light and Leah Light

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

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

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

CELL: \_\_\_\_\_ E-MAIL: wade@lbandersen.com  
BUSINESS ADDRESS: 104 S. Wynstone Park Drive  
CITY, STATE, ZIP: North Barrington, Illinois, 60010  
BUSINESS PHONE: (847) 304-4848

Attach a listing of all adjacent or opposite land owners within 300 feet.

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Tom George, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

1 - Private Info

Petitioner's Signature

Subscribed and sworn to before me this 13 day of September, 2019

1 - Private Info

Notary Public



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THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 11 (EXCEPT THE NORTH 208.7 FEET OF THE EAST 313.05 FEET THEREOF) IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 10-11-11-400-002-0000 & 10-11-11-400-003-0000

THE WEST 753.50 FEET OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 170.50 FEET OF THE WEST 924.00 FEET OF THE NORTH 660.00 FEET OF THE NORTH ½ OF SAID SOUTHEAST ¼ EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 10-11-11-400-007-0000

## 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:

Southwest quadrant of Breen and Ridge Roads.

PIN(s): 10-11-11-400-002, 10-11-11-400-003, 10-11-11-400-007

### 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

Dan and Leah Light

1 - Private Info

E-MAIL: wade@lbandersen.com

FAX: 847-381-9089

**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

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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:** 1 - Private Info \_\_\_\_\_

**DATE:** 9/13/19

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
Wade Light, Attorney for Owners, (847) 304-4848



**Proposed Annexation - Parcel Proximity List**

Property: **Breen and Ridge  
Joliet, Illinois**

JHA Project #: F345

Date: 9/12/2019

PIN Recorder	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address
10-11-11-100-008-0000	N/A	S	ROWELL AVE	ELWOOD	60421		
10-11-11-200-008-0000	24120	S	RIDGE RD	ELWOOD	60421		
10-11-11-300-003-0000	18141	W	BREEN RD	ELWOOD	60421		
10-11-11-400-002-0000	N/A	W	BREEN RD	ELWOOD	60421		
10-11-11-400-003-0000	N/A	S	RIDGE RD	ELWOOD	60421		
10-11-11-400-004-0000	UTILITY	S	RIDGE RD	ELWOOD	60421		
10-11-11-400-005-0000	24430	S	RIDGE RD	ELWOOD	60421		
10-11-11-400-008-0000	17805	W	BREEN RD	ELWOOD	60421		
10-11-11-400-007-0000	N/A	W	BREEN RD	ELWOOD	60421		
10-11-11-400-008-0000	N/A	W	BREEN RD	ELWOOD	60421		
10-11-12-300-001-0000	N/A	S	RIDGE RD	ELWOOD	60421		
10-11-13-101-009-0000	17555	W	SPANGLER RD	ELWOOD	60421		
10-11-13-101-010-0000	17539	W	SPANGLER RD	ELWOOD	60421		
10-11-14-100-004-0000	N/A	W	MANHATTAN RD	ELWOOD	60421		
10-11-14-200-005-0000	N/A	W	MANHATTAN RD	ELWOOD	60421		
10-11-14-200-013-0000	N/A	W	MANHATTAN RD	ELWOOD	60421		
10-11-14-201-001-0000	24720	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-201-002-0000	24708	S	CLAIR CT	ELWOOD	60421		
10-11-14-201-003-0000	24710	S	CLAIR CT	ELWOOD	60421		
10-11-14-201-005-0000	24709	S	CLAIR CT	ELWOOD	60421		
10-11-14-201-008-0000	24784	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-201-007-0000	24758	S	HEMPHILL DR	ELWOOD	60421		

1 - Private Info



**Proposed Annexation - Parcel Proximity List**

**Property:** Breen and Ridge  
Joliet, Illinois

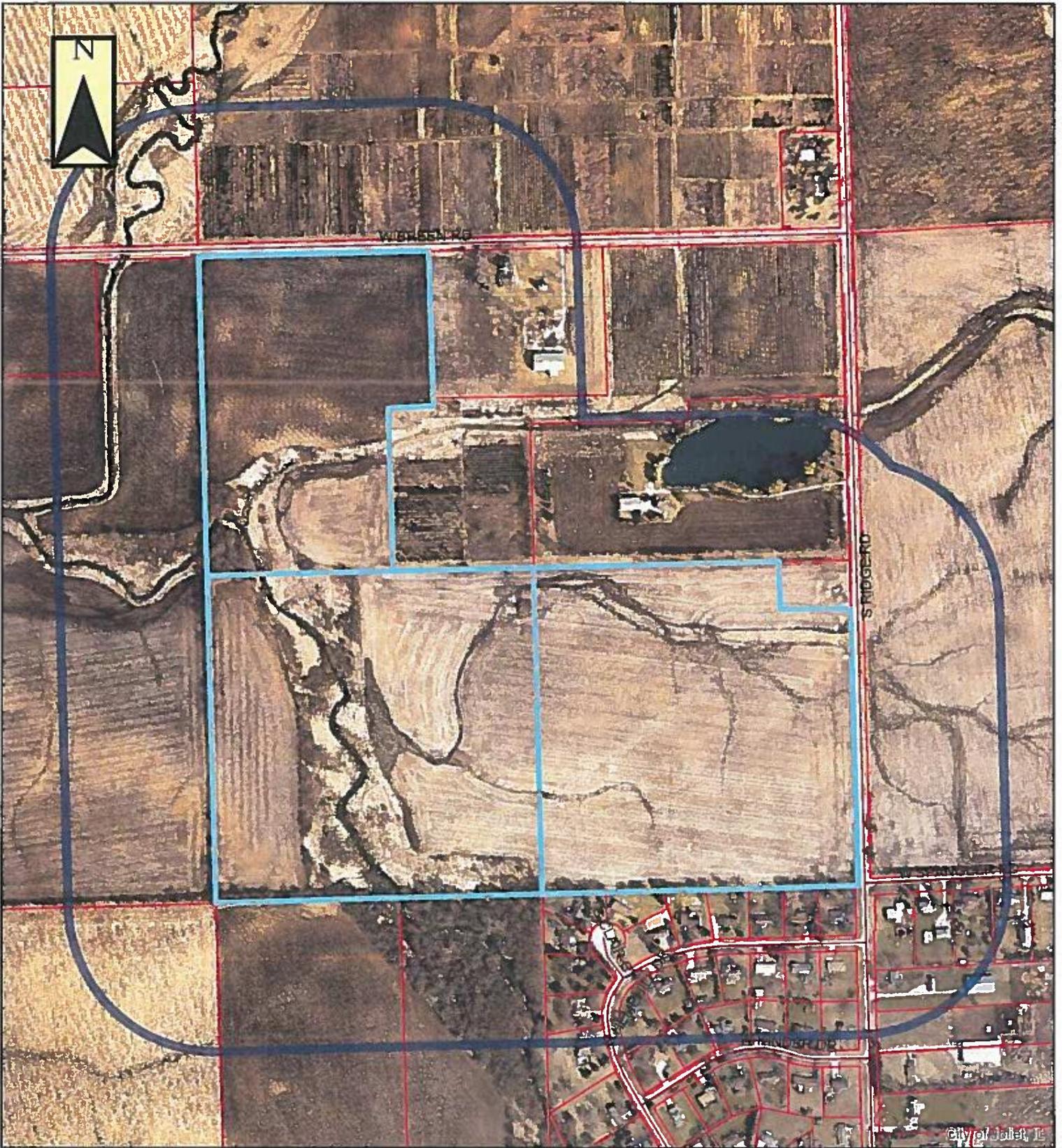
JHA Project #: F345

Date: 9/12/2019

PIN Recorder	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address
10-11-14-201-008-0000	24746	S	HEMPHILL DR	ELWOOD	60421	1 - Private Info	
10-11-14-201-009-0000	24738	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-201-010-0000	24728	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-201-018-0000	24714	S	CLAIR CT	ELWOOD	60421		
10-11-14-202-001-0000	24721	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-202-003-0000	24811	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-202-004-0000	24765	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-202-005-0000	24757	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-202-008-0000	24747	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-202-007-0000	24739	S	HEMPHILL DR	ELWOOD	60421		
10-11-14-202-008-0000	24729	S	HEMPHILL DR	ELWOOD	60421		

**Notes:**

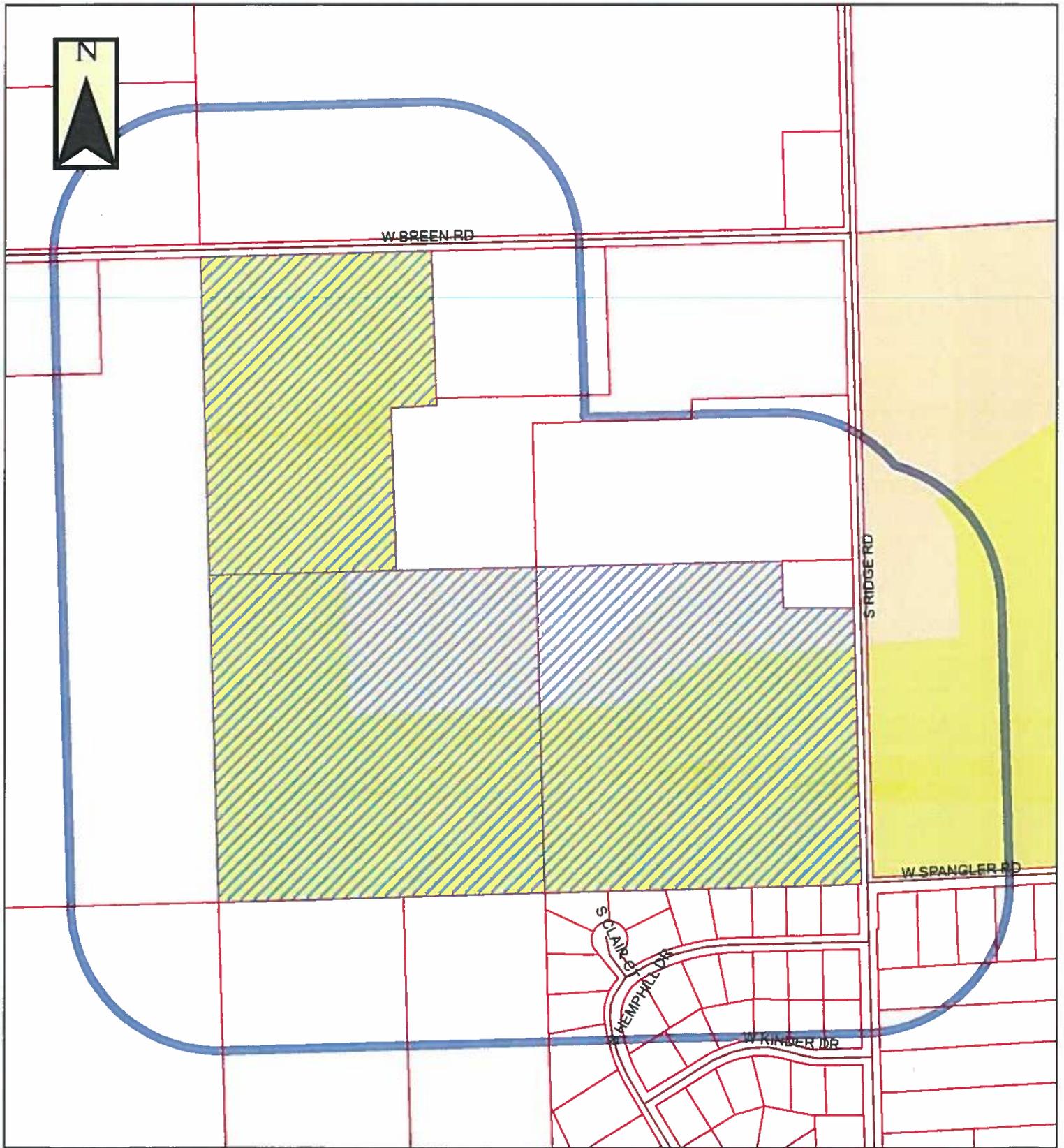
1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 12, 2019.
2. Owner name and address information has been obtained from the 2018 Levy Real Estate Tax Information available from the Will County Treasurer.



## Z-3-19a



-  = Area in Question
-  = 600' Public Notification Boundary



# Z-3-19



 = Area in Question  
 = 600' Public Notification Boundary

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