

DATE: June 12, 2025  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: PUD-4-25: Preliminary Planned Unit Development of Luna Estates  
PUD-5-25: Final Planned Unit Development of Luna Estates

GENERAL INFORMATION:

APPLICANT: Marciano Luna  
STATUS OF APPLICANT: Owner  
REQUESTED ACTION: Approval of a preliminary and final Planned Unit Development  
PURPOSE: To create three residential lots  
EXISTING ZONING: R-1B (single-family residential)  
LOCATION: 1924 Mills Road (30-07-24-300-042-0000)  
SIZE: 10 acres  
EXISTING LAND USE: Single-family residence with horse stables

SURROUNDING LAND USE & ZONING:

NORTH: Residential, County R-2 (single-family residence)  
SOUTH: Agricultural, City R-1B (single-family residential)  
EAST: Residential, City R-1B (single-family residential)  
WEST: Rural residential, County A-1 (agricultural)

SITE HISTORY: The subject site was annexed and zoned R-1B (single-family residential) in 2005. At that time, the site contained horse stables and associated agricultural uses, which were permitted to continue as outlined in the annexation agreement, which expired in April 2025. The owner constructed a single-family home on the property around 2021. The home is not connected to City water and sewer services. There is currently a City water main along Mills Road but public sewer is not available in the area.

The subject site was annexed in 2005 at the same time as numerous other properties in what became the far southeast area of the City, with these properties classified to either

I-1 (light industrial) or R-1B (single-family residential) zoning. At the time of annexation, there were no plans to develop the subject site with anything but a single-family residence. The site has remained residential and agricultural; adjacent parcels have similar residential and agricultural uses.

SPECIAL INFORMATION: The Preliminary and Final Planned Unit Development of Luna Estates will create three residential lots on the 10-acre parcel. The purpose of the subdivision is to create two additional lots so that family members of the property owner can build and reside on the property. The existing house and stables would remain on proposed Lot 1, which would be 5 acres. Lots 2 and 3 would each be approximately 2.2 acres and could each be developed with a single-family residence. Lots 2 and 3 would have access off of Marigold Drive. The existing driveway access to Lot 1 off Mills Road would remain. The plats also include a 60-foot roadway dedication for Mills Road.

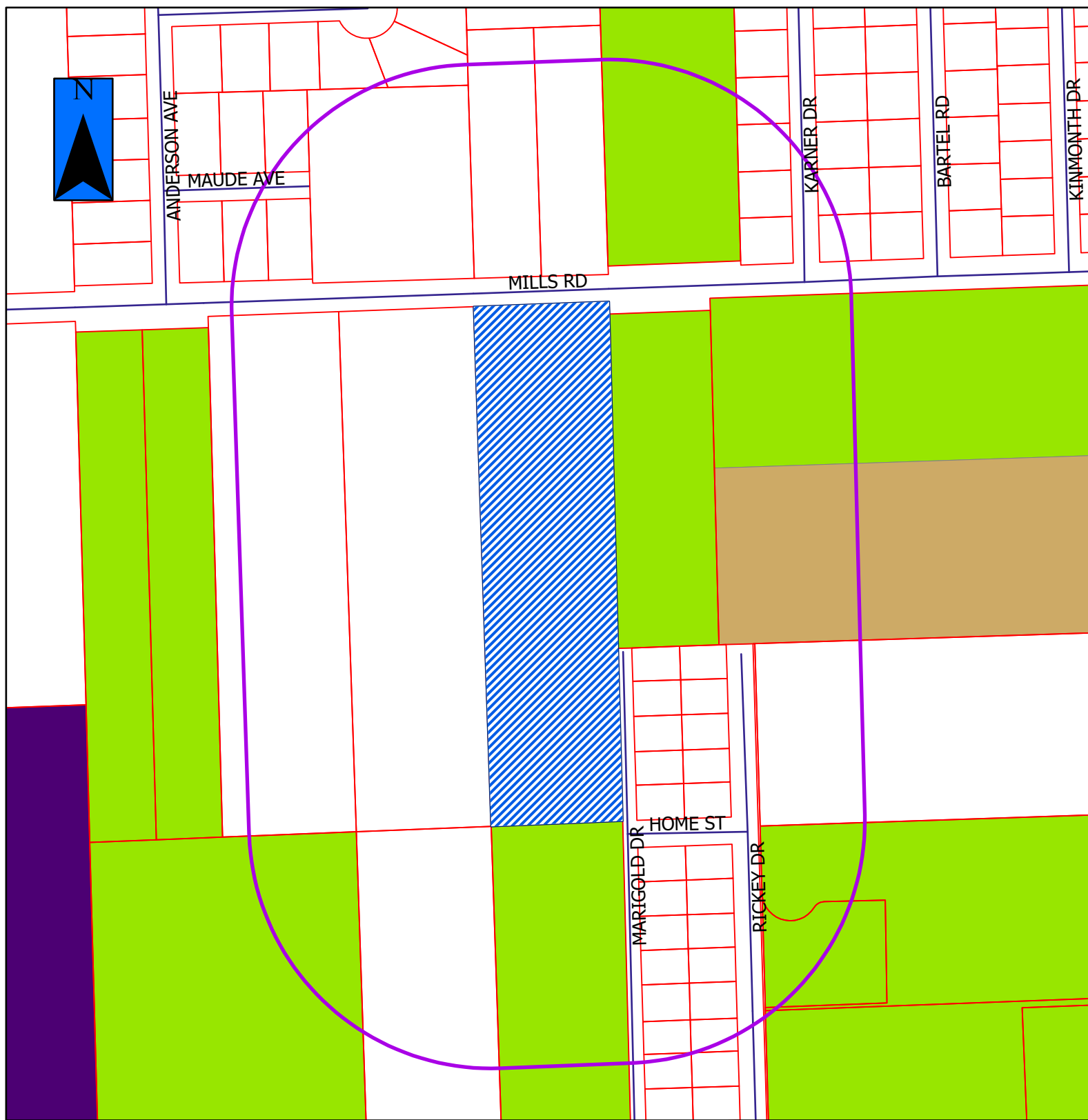
The use on Lot 1 includes the stabling of horses and a riding ring, as well as the growing of hay, for use by the owner for their personal horses. This use was permitted through the annexation agreement that was approved in 2005. The PUD will include a variance from the Zoning Ordinance to continue to allow the stabling of horses on this property as long as the PUD remains in effect.

There is no public sewer available near the site, while public water is available along Mills Road. At this time, the City is not requiring the existing house nor the proposed residences on Lots 2 and 3 to connect to City water. The PUD includes a variation from the requirement to extend water main along the property. If public water and sewer utilities were to be extended along the property line in the future, City ordinance does allow the City to require connection at that time. The plats include a 30-foot public utility and drainage easement along the east side of the property for any future utility extensions.

Due to the nature and location of the site, the petitioner is requesting additional variations as part of the PUD from the requirements for storm water detention, roadway improvements, public sidewalk, and street lighting. The petitioner and City staff are still finalizing details related to these variation requests.



School donation fees and development impact fees will be required for this development. The petitioner has reached out to the Joliet Park District to see if a cash contribution in lieu of land dedication will be required for this subdivision proposal, but has not received a response as of the writing of this staff report.



ANALYSIS: Approval of the Preliminary and Final Planned Unit Development of Luna Estates will allow two additional residential lots, for two future single-family homes, on the 10-acre parcel.



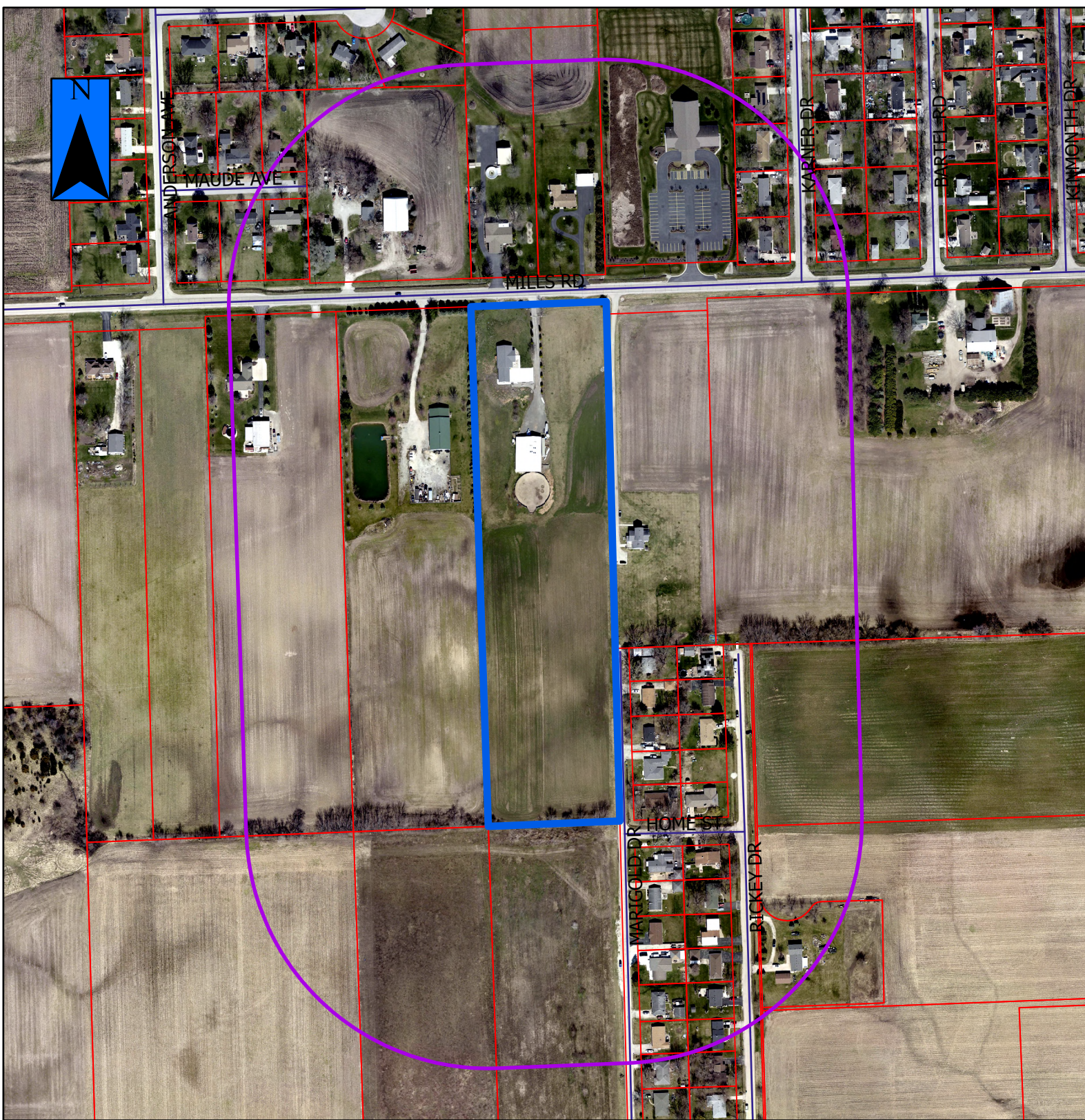
## PUD-4-25 & PUD-5-25



 = 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





## PUD-4-25 & PUD-5-25



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



*Figure 1: Existing house and stables at 1924 Mills Road, view southwest from Mills Road (April 2025)*



*Figure 2: View of 1924 Mills Road looking north from Marigold Drive, near south property line of subject site (May 2023)*



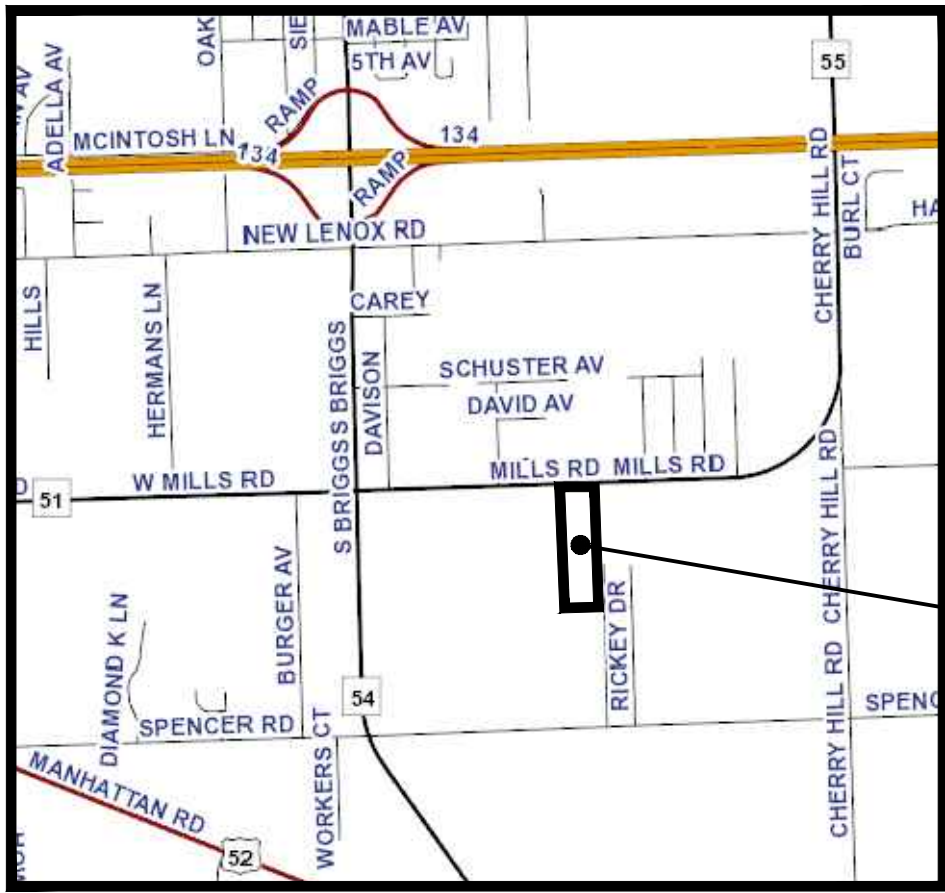
*Figure 3: View of 1924 Mills Road looking north from Marigold Drive near proposed lot line between Lots 2 and 3 (May 2023). Lots 2 and 3 would have driveway access from Marigold Drive.*





PRELIMINARY PLAT OF LUNA ESTATES,  
A PLANNED UNIT DEVELOPMENT

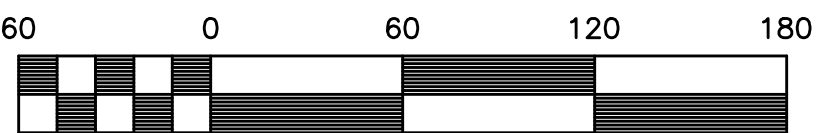
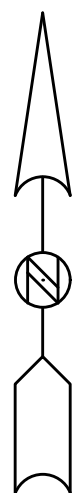
P.I.N.  
30-07-24-300-042-0000  
COMMON ADDRESS  
1924 MILLS ROAD  
JOLIET, IL 60433



VICINITY MAP

LEGAL DESCRIPTION

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



Scale: 1" = 60'

EXISTING SYMBOLS LEGEND

- FOUND SURVEY MONUMENT
- SURVEY MONUMENT - R.O.W. MARKER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL - MAST ARM
- UTILITY CONTROL CABINET
- UTILITY POLE GUY WIRE
- UTILITY POLE
- STREET LIGHT
- SIGN
- UTILITY HAND HOLE
- UTILITY DOUBLE HAND HOLE
- UTILITY HEAVY DUTY HAND HOLE
- UTILITY JUNCTION BOX
- UTILITY SPLICER BOX - GENERAL
- UTILITY SPLICER BOX - TELEPHONE
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION (FES)
- STORM SEWER MANHOLE
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- SANITARY SEWER MANHOLE
- WATER - POST INDICATOR VALVE (PIV)
- WATER - FIRE HYDRANT
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- WATER - VALVE VAULT
- WATER - SIAMESE FIRE CONNECTION
- RAILROAD SIGNAL
- RAILROAD SIGNAL WITH STOP GATE
- VEGETATION - TREE STUMP
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- VEGETATION - SHRUB/HEDGEROW
- CONCRETE BOLLARD
- FLAG POLE
- MAIL BOX
- AIR CONDITIONER UNIT
- GENERATOR UNIT
- ELECTRICAL TRANSFORMER
- AUTOMATED TELLER MACHINE (ATM)

GENERAL NOTES

- PROPERTY IS ANNEXED TO THE CITY OF JOLIET WITH A CURRENT ZONING DISTRICT OF R-1B.
- THE BOUNDARY SURVEY WAS COMPLETED BY GEOTECH, INC. IN APRIL OF 2021 AND THE TOPOGRAPHIC SURVEY WAS COMPLETED BY GEOTECH, INC. IN APRIL OF 2025.
- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, EAST DATUM [NAD83 (2011)], BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
- NO PART OF THIS PROPERTY IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NUMBER 17197C0170G, DATED FEBRUARY 15, 2019.
- NO PART OF THIS PROPERTY IS SITUATED WITHIN A WETLANDS AREA, AS DESIGNATED ON THE US FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY MAPS.
- ACCESS FOR LOTS 2 AND 3 WILL BE VIA MARIGOLD DRIVE, EXTENDING NORTHWARD FROM SPENCER ROAD TO THE SOUTH. ACCESS TO LOT 1 IS EXISTING AND WILL NOT BE REVISED OR RELOCATED IN ANY WAY.
- NO WELL HEAD WAS FOUND WHILE CONDUCTING THE ONSITE FIELD WORK FOR THE PRIVATE WATER SYSTEM BEING UTILIZED FOR THE EXISTING BUILDINGS ON LOT 1.
- ALL LOTS WILL BE SERVED BY PRIVATE WATER WELLS AND INDIVIDUAL PRIVATE SEPTIC SEWER SYSTEMS. PERMITS WILL BE OBTAINED BY THE WILL COUNTY HEALTH DEPARTMENT, AT THE TIME OF CONSTRUCTION FOR LOTS 2 AND 3.
- ALTHOUGH WATER AND SEWER EXTENSIONS WILL NOT BE REQUIRED AT THIS TIME, THE CITY ORDINANCE DOES ALLOW THE CITY TO REQUIRE FUTURE OWNERS TO CONNECT TO PUBLIC WATER AND SEWER IF THEY ARE EXTENDED ALONG THE PROPERTY LIMITS IN THE FUTURE.
- PURSUANT TO THE ANNEXATION AGREEMENT, THE LAND OWNER WILL RETAIN HIS HORSE STABLES AND RIDING RING FOR HIS PERSONAL HORSES AND USES.
- IF ANY FIELD TILES ARE DISCOVERED DURING ONSITE CONSTRUCTION, THEY MUST BE REROUTED AROUND THE LIMITS OF CONSTRUCTION.

REQUESTED VARIANCES

- A VARIANCE FOR NOT PROVIDING ANY WIDENING OR REALIGNMENT OF ANY EXISTING ROADWAYS, INCLUDED BUT NOT LIMITED TO ALL ITEMS FOUND IN ZONING ORDINANCE, SECTION 5.4.C.2.
- A VARIANCE FOR NOT PROVIDING ANY STREET LIGHTING, AS INDICATED IN SECTION 5.4.A.8.
- A VARIANCE FOR NOT PROVIDING SITE RUNOFF STORAGE FOR THIS DEVELOPMENT OF THREE RESIDENTIAL LOTS WITH AN AVERAGE LOT SIZE OF 3.1 ACRES OR ANY OTHER PROVISION FOUND IN ZONING ORDINANCE, SECTION 31-205(a)(1).
- A VARIANCE FOR NOT PROVIDING ANY DRAINAGE AND STORM SEWERS ONSITE, AS INDICATED IN THE ZONING ORDINANCE, SECTION 5.5.
- A VARIANCE FOR NOT INSTALLING ANY EXTENSION OF WATER MAINS FROM MILLS ROAD ON THE NORTH, SOUTHWARD TO THE TOWNSHIP ROAD, KNOWN AS MARIGOLD DRIVE, AS INDICATED IN THE ZONING ORDINANCE, SECTION 5.6.A.2.
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- A VARIANCE FOR NOT CONFORMING TO THE LANDSCAPE REQUIREMENTS, AS INDICATED IN THE ZONING ORDINANCE, SECTION 47-15E.
- A VARIANCE TO ALLOW THE STABLING OF HORSES IN THE R1-B ZONING DISTRICT (A VARIATION FROM PERMITTED USES IN SECTION 47-5B.1)

SCOPE OF DEVELOPMENT

EXIST. ZONING = R-1B (JOLIET)  
TOTAL AREA = 9.931 ACRES  
R.O.W. AREA = 0.453 ACRES  
NET AREA = 9.478 ACRES  
TOTAL LOTS = 3 LOTS  
MIN. LOT WIDTH = 294.62 FEET  
MIN. LOT SIZE = 2.234 ACRES  
AVG. LOT SIZE = 3.159 Acres  
GROSS DENSITY = 0.302 Lots/Acre

LINE LEGEND

- PRIMARY SURVEYED PARCEL
- ADDITIONALLY INSURED PARCEL (LOT)
- ADDITIONALLY INSURED PARCEL (EASEMENT)
- SECTION LINE
- OFF-SITE PARCEL LINE
- EASEMENT LINE
- ZONING ORDINANCE LIMITS
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND UTILITY LINE
- UNDERGROUND TELECOM LINE
- UNDERGROUND FIBER OPTIC LINE
- WATERMAIN
- UNDERGROUND PIPELINE
- UNDERGROUND GAS LINE
- SANITARY SEWER
- STORM SEWER
- FENCE LINE
- GUARDRAIL

LOT #	LOT SIZE
1	5.001 ACRES
2	2.241 ACRES
3	2.234 ACRES
R.O.W.	0.455 ACRES

REFERENCE BENCHMARK:  
WILL COUNTY CONTROL MONUMENT 713 IN THE NORTHWEST CORNER OF THE INTERSECTION OF CHERRY HILL ROAD AND NEW LENOX ROAD.  
ELEVATION = 660.45 (NAVD 88)

SITE BENCHMARK:  
"OPEN" FLANGE BOLT OF FIRE HYDRANT NORTH SIDE OF MILLS ROAD, NORTH OF THE NORTHEAST CORNER OF SURVEYED PROPERTY.  
ELEVATION 659.79 (NAVD 88)

SURVEYOR & ENGINEER:  
GEOTECH, INC.  
1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403  
(815) 730-1010

OWNER & DEVELOPER:  
MARCIANO LUNA  
C/O JESUS (JESSIE) LUNA  
1924 MILLS ROAD  
JOLIET, ILLINOIS 60433  
(815) 919-4992

STATE OF ILLINOIS ss  
COUNTY OF WILL ss  
APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLANNING COMMISSION ON \_\_\_\_\_, 2025.

CHAIRPERSON

SECRETARY

STATE OF ILLINOIS ss  
COUNTY OF WILL ss  
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_, 2025.

MAYOR

CITY CLERK

PREPARED BY:

CHRISTOPHER M. PAPER, I.P.L.S. NO. 3369  
LICENSE EXPIRATION DATE 11/30/2026  
cpaper@geotechincorp.com

DATE: May 8, 2025

THIS PLAT IS NOT FOR RECORDING

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

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

LUNA ESTATES, A PLANNED  
UNIT DEVELOPMENT

PRELIMINARY PLAT

DRAWN BY: CP  
CHECKED BY: CP/TC  
JOB # 20910  
DATE: 05/07/2025

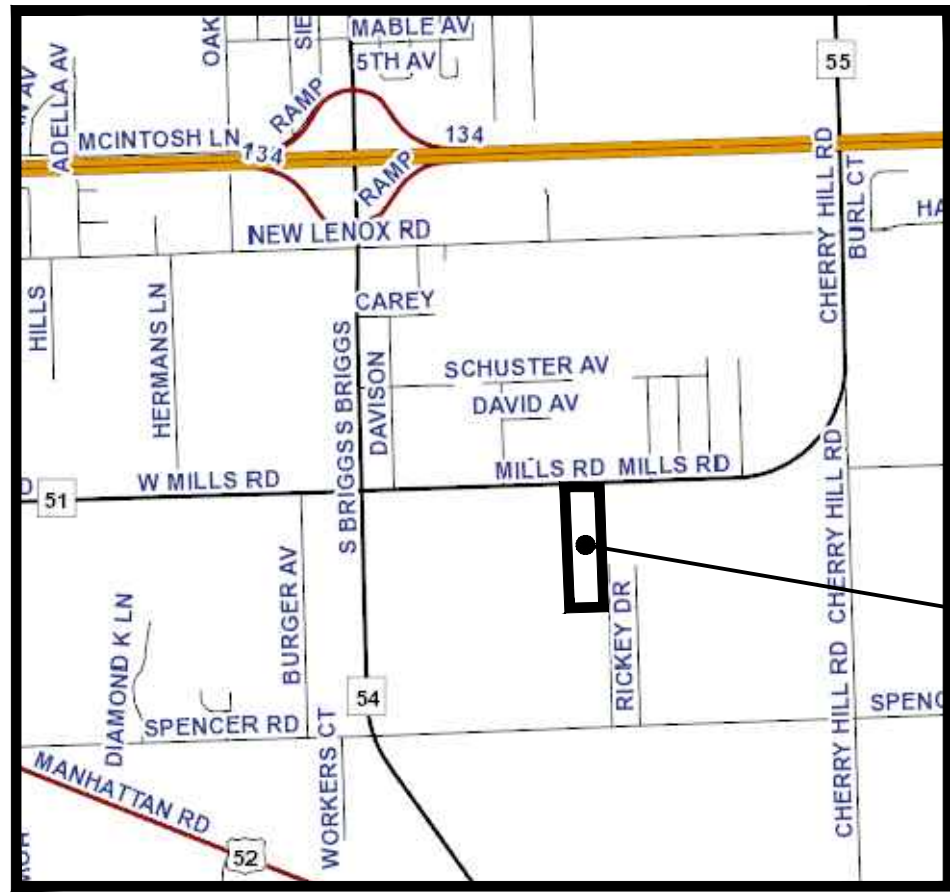
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FINAL PLAT OF LUNA ESTATES,  
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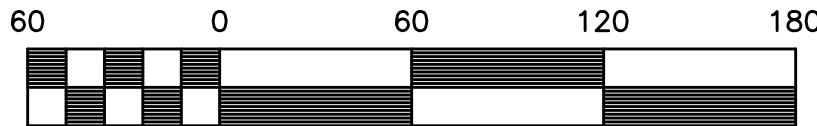
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STATE OF ILLINOIS ) ss  
COUNTY OF WILL ) ss  
APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN  
COMMISSION ON \_\_\_\_\_, 2025.

CHAIRPERSON \_\_\_\_\_  
SECRETARY \_\_\_\_\_

STATE OF ILLINOIS ) ss  
COUNTY OF WILL ) ss  
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF JOLIET ON \_\_\_\_\_, 2025.

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

PREPARED BY:  
CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369  
LICENSE EXPIRATION DATE 11/30/2026  
cpapesh@geotechincorp.com

DATE: May 8, 2025

THIS PLAT IS NOT FOR RECORDING

**GEOTECH INC.**  
CONSULTING ENGINEERS — LAND SURVEYORS

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

LUNA ESTATES, A PLANNED  
UNIT DEVELOPMENT

FINAL PLAT

DRAWN BY: CP  
CHECKED BY: CP/TC  
JOB # 20910  
DATE: 05/07/2025

06.09.25 CP REVISED-CITY REVIEW 1  
05.28.25 CP REVISED TO PUD  
DATE BY REVISION



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

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

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT  
(Check One)**

    X     Preliminary  
         Final

NAME OF PUD: Luna Estates PUD

NAME OF PETITIONER: Marciano Luna

HOME ADDRESS: 1924 Mills Road

CITY, STATE, ZIP: Joliet, IL 60432

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

CELL #: 815-919-4992 E-MAIL: lunagtomex@sbcglobal.net

BUSINESS ADDRESS: \_\_\_\_\_

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

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

INTEREST OF PETITIONER: owner

NAME OF LOCAL AGENT: Jessie Luna

ADDRESS: 1924 Mills Road, Joliet, IL 60432 PHONE: 815-919-4992

OWNER: Marciano Luna

HOME ADDRESS: 1924 Mills Road

CITY, STATE, ZIP: Joliet, IL 60433

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

CELL #: 815-919-4992 E-MAIL: lunagtomex@sbcglobal.net

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

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

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



ENGINEER: Geotech Incorporate - Tom Carroll

ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010

LAND SURVEYOR: Geotech Incorporated - Chris Papesh

ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010

ATTORNEY: \_\_\_\_\_

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

LEGAL DESCRIPTION OF PROPERTY: The east half of the east half of the northeast quarter of the southwest quarter of Section 24, Township 35 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois

COMMON ADDRESS: 1924 Mills Road, Joliet, IL 60433

PERMANENT INDEX NUMBER (Tax No.): 30-07-24-300-042

SIZE: 10 acres

NO. OF LOTS: 3 - 2 lots for new homes, 1 lot with existing home

PRESENT USE: residential EXISTING ZONING: R-1B

USES OF SURROUNDING PROPERTIES: North: Will County R-1 & R-2

South: Joliet R-1B

East: Joliet R-1B & Will County R-3

West: County A-1

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 PUD? no

If yes, what amount? \_\_\_\_\_

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

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

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

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

If yes, describe: street lights, ex. road widening, drainage, utilities, trees, sidewalks, site runoff

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: 30-07-24-300-042

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 )

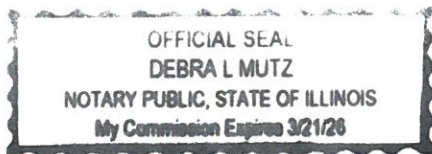
I, Marciano D. Luna, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 5/12/25 Marciano D. Luna  
Petitioner's Name

Subscribed and sworn to before me this 12th day of May, 2025

Debra L. Mutz  
Notary Public

3-21-26  
My Commission Expires:





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

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

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT  
(Check One)**

\_\_\_\_ Preliminary  
☒ Final

NAME OF PUD: Luna Estates PUD

NAME OF PETITIONER: Marciano Luna

HOME ADDRESS: 1924 Mills Road

CITY, STATE, ZIP: Joliet, IL 60432

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

CELL #: 815-919-4992 E-MAIL: lunagtomex@sbcglobal.net

BUSINESS ADDRESS: \_\_\_\_\_

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

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

INTEREST OF PETITIONER: owner

NAME OF LOCAL AGENT: Jessie Luna

ADDRESS: 1924 Mills Road, Joliet, IL 60432 PHONE: 815-919-4992

OWNER: Marciano Luna

HOME ADDRESS: 1924 Mills Road

CITY, STATE, ZIP: Joliet, IL 60433

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

CELL #: 815-919-4992 E-MAIL: lunagtomex@sbcglobal.net

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

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

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

ENGINEER: Geotech Incorporate - Tom Carroll

ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010

LAND SURVEYOR: Geotech Incorporated - Chris Papesh

ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010

ATTORNEY: \_\_\_\_\_

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

LEGAL DESCRIPTION OF PROPERTY: The east half of the east half of the northeast quarter of the southwest quarter of Section 24, Township 35 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois

COMMON ADDRESS: 1924 Mills Road, Joliet, IL 60433

PERMANENT INDEX NUMBER (Tax No.): 30-07-24-300-042

SIZE: 10 acres

NO. OF LOTS: 3 - 2 lots for new homes, 1 lot with existing home

PRESENT USE: residential EXISTING ZONING: R-1B

USES OF SURROUNDING PROPERTIES: North: Will County R-1 & R-2

South: Joliet R-1B

East: Joliet R-1B & Will County R-3

West: County A-1

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 PUD? no

If yes, what amount? \_\_\_\_\_

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

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

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

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STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Marciano D. Luno, 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: 5-12-25 Marciano D. Luno  
Petitioner's Name

Subscribed and sworn to before me this 12th day of May, 2025  
Debra L. Mutz 3-21-26  
Notary Public My Commission Expires:



## 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:

1924 Mills Road, Joliet, IL 60433

PIN(s): 30-07-24-300-042

### 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

Marciano Luna

1924 Mills Road

Joliet, IL 60433

E-MAIL: lunagtomex@sbcglobal.net

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: lunagtomex@sbcglobal.net 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:** Marciano d Luna

**DATE:** 5-12-25

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

Marciano Luna

815-919-4992