

DATE: November 14, 2024
TO: Joliet Land Use and Economic Development Committee
FROM: Planning Staff
SUBJECT: Prairie Landing Residential Subdivision

GENERAL INFORMATION:

APPLICANT: DR Horton, developer
OWNER: Westside Joliet RE LLC
PURPOSE: Residential subdivision proposal: Planned Unit Development of approximately 120 single-family homes
EXISTING ZONING: R-2 (single-family residential) and R-4 (multi-family residential)
PROPOSED ZONING: R-2 (single-family residential)
LOCATION: East of Essington Road, 2200 block (PIN 06-03-36-100-033-0000)
COUNCIL DISTRICT: 1
SIZE OF PARCEL(S): 44 Acres
EXISTING LAND USE: Undeveloped
SURROUNDING LAND USE & ZONING:
North: Residential (Picardy subdivision); R-2 (single-family residential)
South: Commercial; B-3 (general business)
Residential (Warwick Five subdivision); R-2
East: Agricultural / undeveloped; County A-1 (agricultural)
West: Commercial; B-3

SPECIAL INFORMATION:

- The proposal requires a preliminary and final planned unit development, a recording plat, and a reclassification of the existing R-4 zoning to R-2 through Plan Commission and City Council.
- The proposal is for single-family homes only.
- The site was reclassified to its current R-4 and R-2 zoning in the 1990s when a single- and multi-family residential subdivision was proposed (but never recorded or built).