

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).