

DATE: November 13, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-7-25: Preliminary Planned Unit Development of Cumberland South
Forty Unit Five

GENERAL INFORMATION:

APPLICANT: Leach Homes Inc.

STATUS OF APPLICANT: Owner

SPECIAL INFORMATION: The applicant has petitioned for approval of the preliminary Planned Unit Development of Unit Five in the Cumberland South Forty subdivision. The property is zoned R-1A (single-family residential). The proposal consists of 48 single-family residential lots on the remaining undeveloped property east of Cumberland Drive at Truman Drive. The layout and use are consistent with the previous preliminary plat approvals for Cumberland South Forty, the first of which was approved in 2002.

At their meeting on October 16, 2025, the Plan Commission voted to defer this petition to the November 20, 2025 meeting to provide more time for the petitioner to finalize details about maintenance and ownership of common areas including the existing detention ponds. Since this information has still not been finalized, staff is now requesting that this petition be deferred indefinitely.