

DATE: October 9, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

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

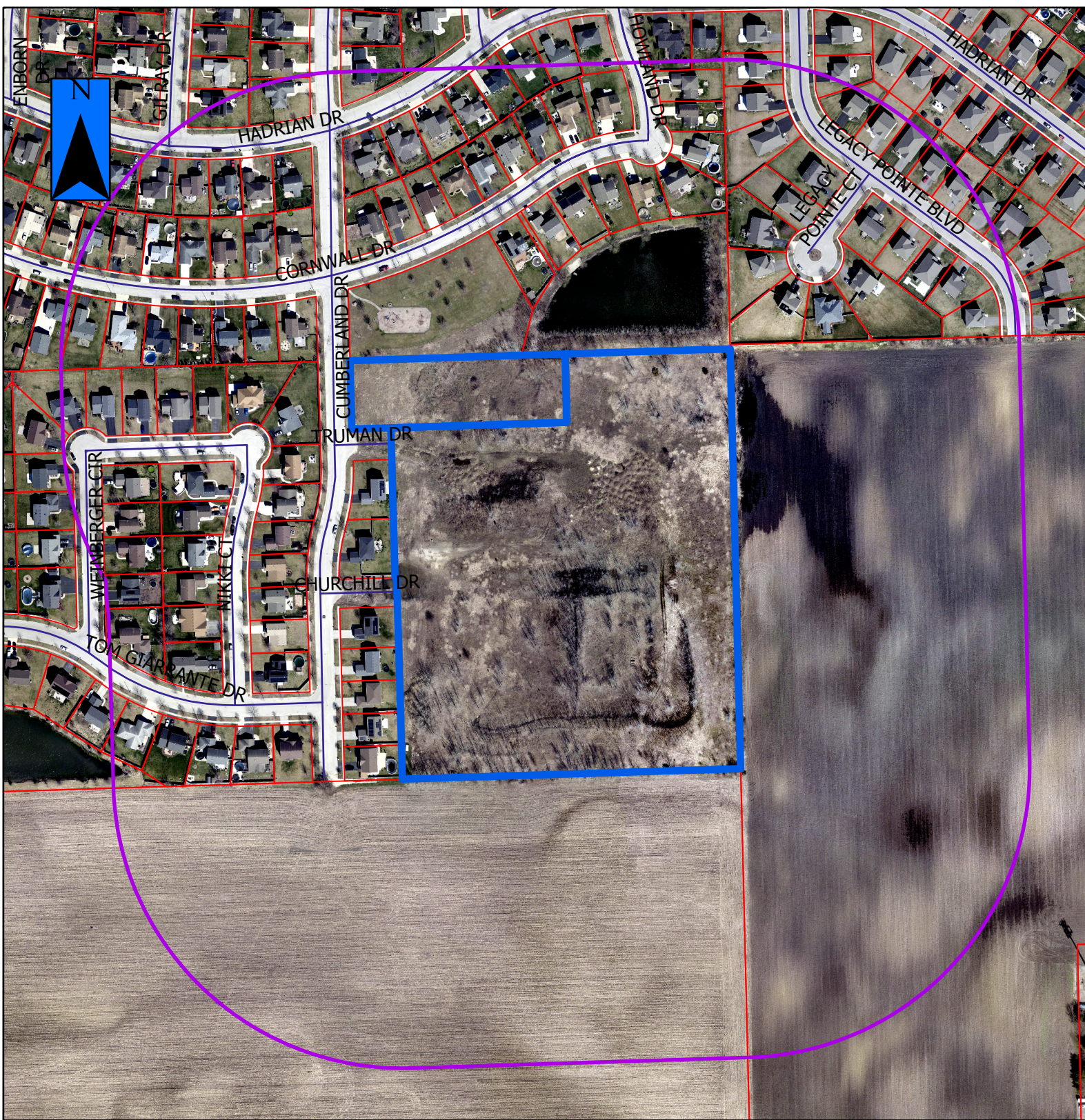
GENERAL INFORMATION:

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.

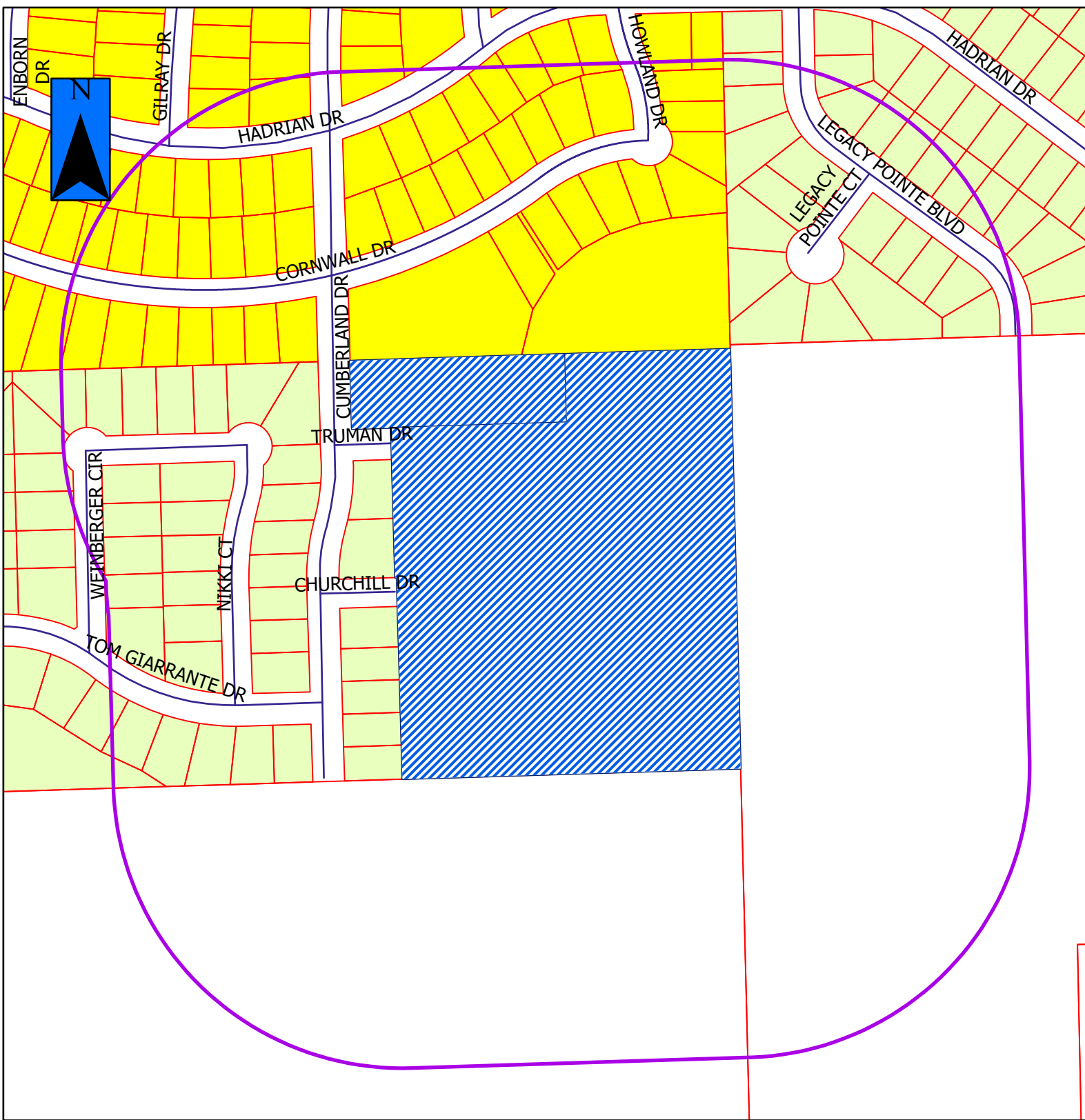
The applicant is requesting that this petition be deferred to the November 20, 2025 Plan Commission meeting to provide more time to finalize details about maintenance and ownership of common areas including the existing detention ponds.



PUD-7-25a



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



PUD-7-25



 = 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