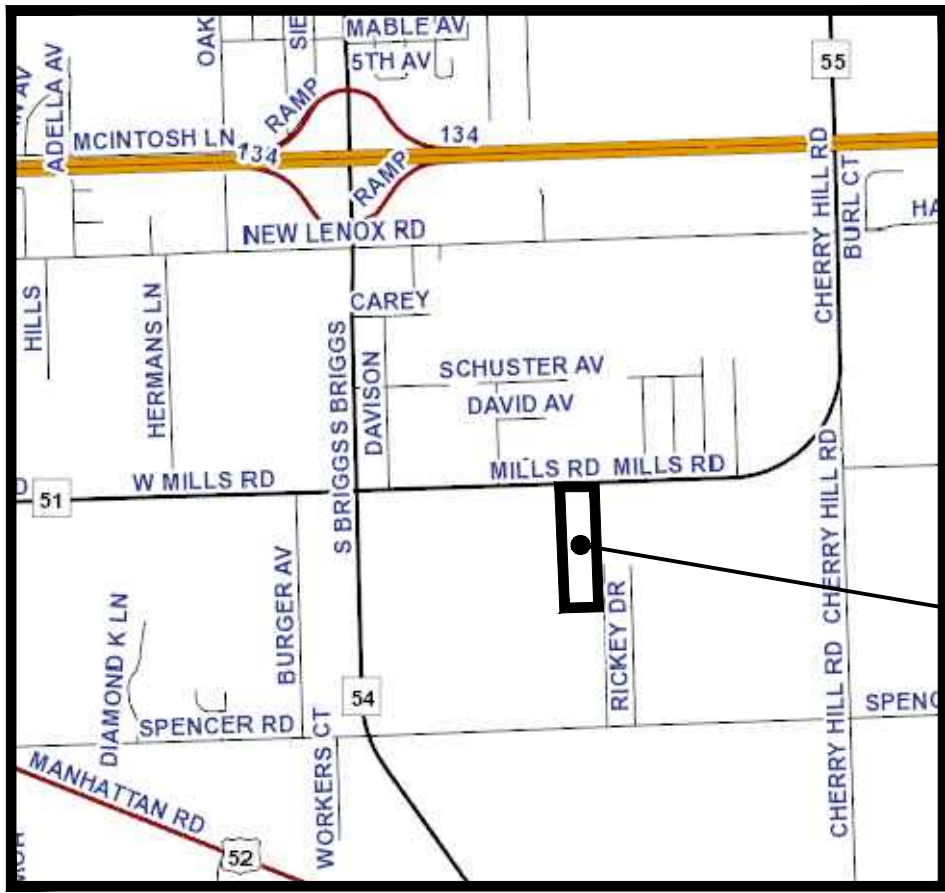


PRELIMINARY PLAT OF LUNA ESTATES,  
A PLANNED UNIT DEVELOPMENT

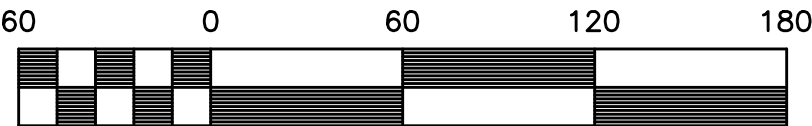
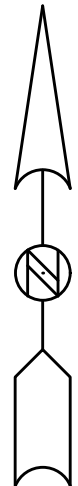
P.I.N.  
30-07-24-300-042-0000  
COMMON ADDRESS  
1924 MILLS ROAD  
JOLIET, IL 60433



VICINITY MAP

LEGAL DESCRIPTION

THE EAST HALF OF THE EAST HALF OF THE NORTHEAST 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'

GENERAL NOTES

1. PROPERTY IS ANNEXED TO THE CITY OF JOLIET WITH A CURRENT ZONING DISTRICT OF R-1B.
2. 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.
3. 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.
4. 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.
5. NO PART OF THIS PROPERTY IS SITUATED WITHIN A WETLANDS AREA, AS DESIGNATED ON THE US FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY MAPS.
6. ACCESS FOR LOTS 2 AND 3 WILL BE VIA MARGOLD 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.
7. 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.
8. 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.
9. 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.
10. PURSUANT TO THE ANNEXATION AGREEMENT, THE LAND OWNER WILL RETAIN HIS HORSE STABLES AND RIDING RING FOR HIS PERSONAL HORSES AND USES.
11. IF ANY FIELD TILES ARE DISCOVERED DURING ONSITE CONSTRUCTION, THEY MUST BE REROUTED AROUND THE LIMITS OF CONSTRUCTION.

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 SPLICE BOX - GENERAL
- ⊠ UTILITY SPLICE BOX - TELEPHONE
- ⊕ STORM SEWER CATCH BASIN
- ⊕ STORM SEWER FLARED END SECTION (FES)
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM SEWER INLET
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER - POST INDICATOR VALVE (PIV)
- ⊕ WATER - FIRE HYDRANT
- ⊕ WATER - VALVE BUFFALO BOX
- ⊕ WATER - VALVE BOX
- ⊕ WATER - VALVE VAULT
- ⊕ WATER - SIAMESE FIRE CONNECTION
- ⊕ RAILROAD SIGNAL
- ⊕ RAILROAD SIGNAL WITH STOP GATE
- ⊕ VEGETATION - TREE STUMP
- ⊕ VEGETATION - DECIDUOUS TREE
- ⊕ VEGETATION - EVERGREEN TREE
- ⊕ VEGETATION - SHRUB/HEDGEROW
- ⊕ CONCRETE BOLLARD
- ⊕ FLAG POLE
- ⊕ MAIL BOX
- ⊕ AIR CONDITIONER UNIT
- ⊕ GENERATOR UNIT
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ AUTOMATED TELLER MACHINE (ATM)

REQUESTED VARIANCES

1. A VARIANCE FOR NOT PROVIDING ANY WIDENING OR REALIGNMENT OF ANY EXISTING ROADWAYS, INCLUDED BUT NOT LIMITED TO ALL ITEMS FOUND IN SUBDIVISION REGULATIONS, SECTION 5.4.C.2.
2. A VARIANCE FOR NOT PROVIDING ANY STREET LIGHTING, AS INDICATED IN SECTION 5.4.A.8.
3. 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 CODE OF ORDINANCES, SECTION 51-2050.1.
4. A VARIANCE FOR NOT PROVIDING ANY DRAINAGE AND STORM SEWERS ONSITE, AS INDICATED IN THE SUBDIVISION REGULATIONS, SECTION 5.5.
5. A VARIANCE FOR NOT INSTALLING ANY EXTENSION OF WATER MAINS FROM MILLS ROAD ON THE NORTH, SOUTHWARD TO THE TOWNSHIP ROAD, KNOWN AS MARGOLD DRIVE, AS INDICATED IN THE SUBDIVISION REGULATIONS, SECTION 5.6.A.2.
6. A VARIANCE FOR NOT INSTALLING PUBLIC SIDEWALKS ALONG EITHER MILLS ROAD OR MARGOLD DRIVE, AS INDICATED IN THE SUBDIVISION REGULATIONS, SECTION 5.8.
7. A VARIANCE FOR NOT CONFORMING TO THE LANDSCAPE REQUIREMENTS FOR REQUIRED PARKWAY TREES, AS INDICATED IN THE ZONING ORDINANCE, SECTION 47-15E.
8. 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 = 0.710 ACRES  
NET AREA = 9.221 ACRES  
TOTAL LOTS = 3 LOTS  
MIN. LOT WIDTH = 294.62 FEET  
MIN. LOT SIZE = 2.058 ACRES  
AVG. LOT SIZE = 3.073 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
- OW — OVERHEAD UTILITY LINE(S)
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELECOM LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- WM — WATERMAIN
- PL — UNDERGROUND PIPELINE
- GAS — UNDERGROUND GAS LINE
- ) — SANITARY SEWER
- > — STORM SEWER
- X — FENCE LINE
- — GUARDRAIL

LOT #	LOT SIZE
1	5.001 ACRES
2	2.162 ACRES
3	2.058 ACRES
R.O.W.	0.710 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  
cpapesh@geotechnicorp.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

07.11.25 CP REVISED-CITY REVIEW 2  
06.09.25 CP REVISED-CITY REVIEW 1  
05.28.25 CP REVISED TO PUD  
DATE BY REVISION