

DATE: August 14, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement

PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision

GENERAL INFORMATION:

APPLICANT: Vilma Kraus

STATUS OF APPLICANT: Owner

REQUESTED ACTION: Approval of annexation of 8.1 acres and classification to R-1B zoning; and approval of the preliminary planned unit development of DeLeon Subdivision

PURPOSE: To allow a six-lot residential subdivision

EXISTING ZONING: Will County A-1 (Agricultural)

LOCATION: East of Thoroughbred Lane, South of Old Renwick Road (06-03-24-200-036-0000) (Council District #1)

SIZE: 8.1 acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-2 (single-family residential), Will County R-1 (single-family residence), and Will County A-1 (agricultural)

SOUTH: Residential (Cambridge Run), R-3 (one- and two-family residential)

EAST: Residential (Cambridge Run), R-1A (single-family residential)

WEST: Residential (Cambridge Run), R-2 (single-family residential)

SITE HISTORY: The 8.1-acre site is located within unincorporated Will County and is currently undeveloped. The site is surrounded on the west, south, and east by the Cambridge Run subdivision, which was annexed in 2002 and 2003 and then built out over

the next several years. The subject site has existing landscaped areas along the west and south perimeter adjacent to Cambridge Run. Based on aerial imagery, this landscaping was installed in 2004 and 2005 at the same time that the adjacent lots were developed.

The petitioner and current owner purchased the property in 2021.

SPECIAL INFORMATION: The preliminary Planned Unit Development of DeLeon Subdivision consists of six residential lots and one outlot on approximately 8.1 acres. The request includes the annexation of the property and classification to the R-1B (single-family residential) zoning district, which has a minimum lot area of 9,100 square feet and a minimum lot width of 75 feet. The lots would be accessed from a private road off Thoroughbred Lane, which is an existing street through the Cambridge Run subdivision that connects to Old Renwick Road at its north end.

The proposed lots range in size from approximately 25,000 to 65,000 square feet and would each contain a single-family residence. The houses would be around 2,000 to 2,500 square feet and would each have an attached garage. One home would be a one-story ranch and the rest would have two stories. The petitioner expects that the houses would be constructed over the next two to three years. The proposed homes would need to meet the Zoning Ordinance's requirement for the use of brick in exterior elevations, which requires that at least half of the homes have 50 percent brick on their front elevations. The homes would also need to comply with the anti-monotony ordinance in section 47-17.30 of the Zoning Ordinance. Conceptual elevations will be required as part of the final Planned Unit Development petition.

There is existing perimeter landscaping along the west and south sides of the subject site that serve as a buffer from the adjacent residential subdivision. The existing landscaping will be preserved and a 60-foot landscape easement will be reserved over this area. A tree survey, which is required as part of the landscaping plan, is in progress and will need to be completed prior to Council review of the preliminary Planned Unit Development. Storm water detention is proposed on the south side of the property. Maintenance of the landscape easement, the stormwater area, and the private road will be the collective responsibility of the owners of the six buildable lots. As part of the final Planned Unit Development, the petitioner will be required to record covenants that address the responsibility of all lot owners for the maintenance of these shared elements of the development.

The proposed private road extends from an existing stub off the east side of Thoroughbred Lane. It is the only point of access to the property. The private road has a

proposed right-of-way width of 60 feet to match the width of the existing stub. The Public Works construction ordinance requires local streets to have a right-of-way width of 66 feet. The petitioner requests a variance to reduce the required width from 66 to 60 feet due to the existing width of the road stub.

The proposed residences will be required to connect to City water and sewer, which are available in the area. Engineering details would be addressed as part of the final Planned Unit Development. The proposed subdivision is subject to the park district contribution requirements of the Subdivision Regulations. The petitioner is working with the Plainfield Park District to determine if they will accept a cash contribution in lieu of land dedication.

CONCLUSION: Approval of the annexation of 8.1 acres and the preliminary Planned Unit Development of DeLeon Subdivision will allow the owner to proceed with finalizing plans to subdivide the land into six large single-family residential lots. Future approval of the final Planned Unit Development is still required.

Figure 1: Subject site (2025), located east of Thoroughbred Lane and south of Old Renwick Road; Cambridge Run subdivision within City of Joliet on west, south, and east sides



Figure 2: Subject site and existing road stub, view east from Thoroughbred Lane (August 2025)

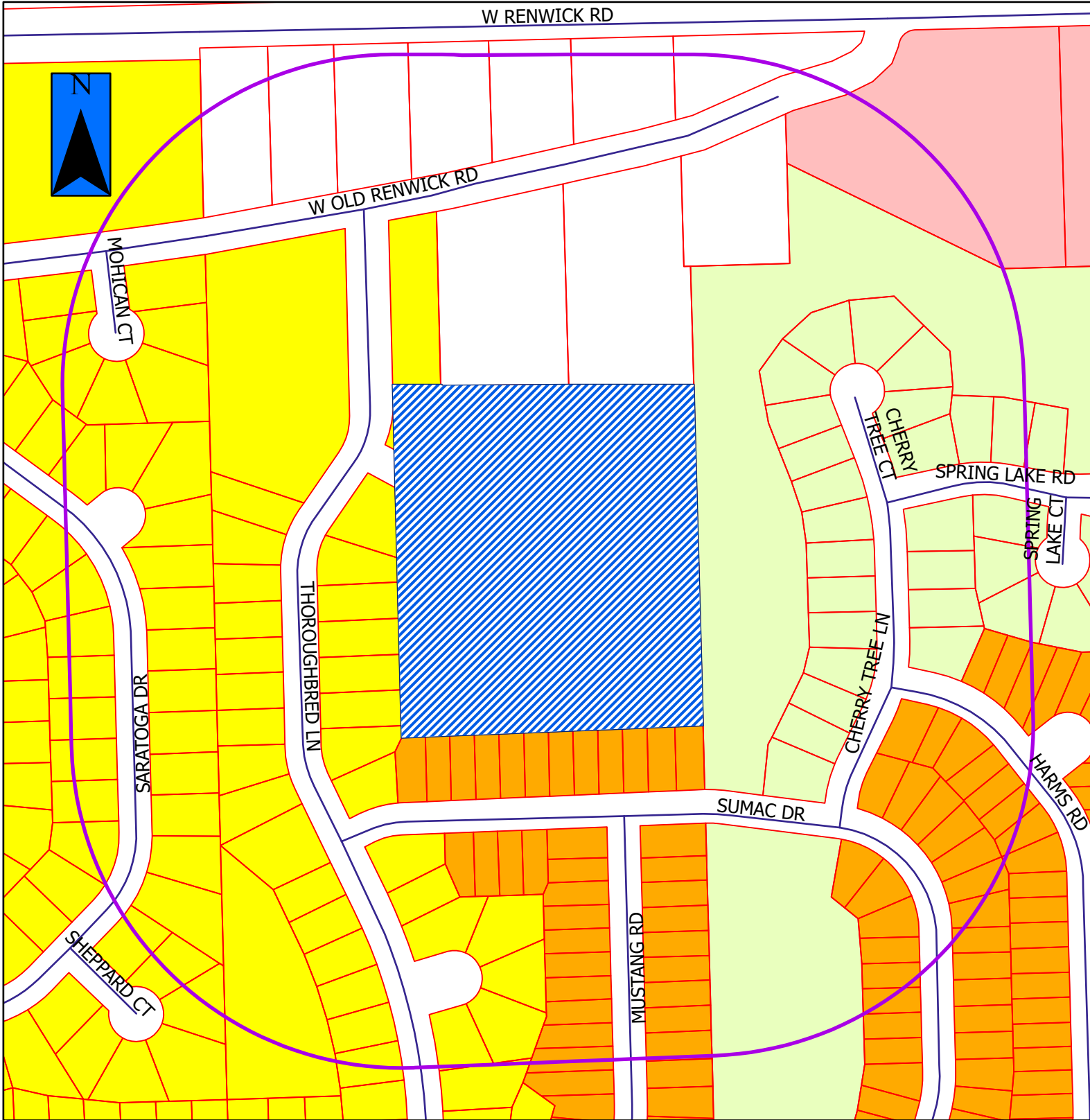


Figure 3: Subject site, including existing landscaping on west perimeter adjacent to Cambridge Run lots, view south from road stub off Thoroughbred Lane (August 2025)



Figure 4: Subject site and existing landscaping at northwest perimeter, view east from Thoroughbred Lane (May 2025)





A-3-25 & PUD-6-25



-  = 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

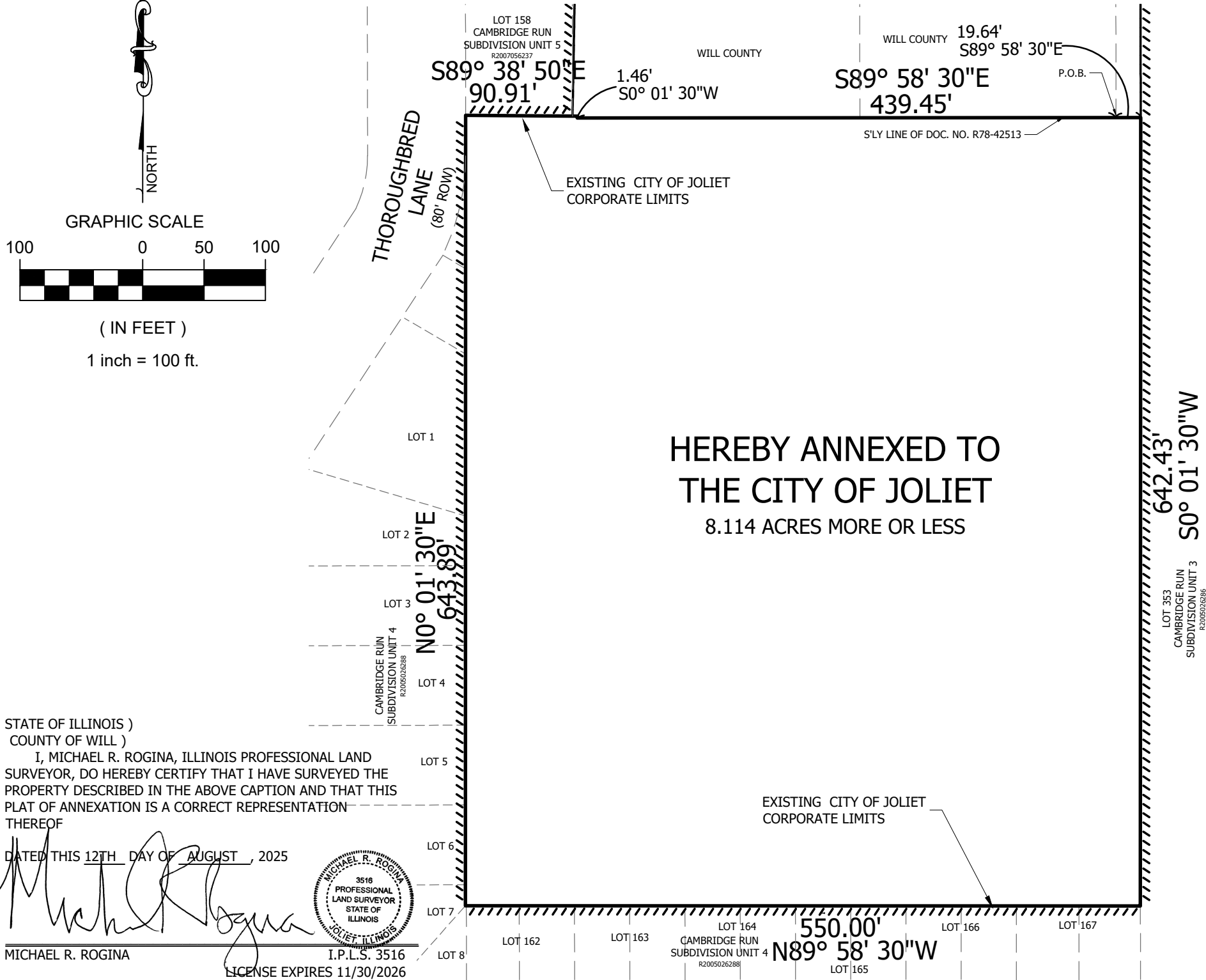
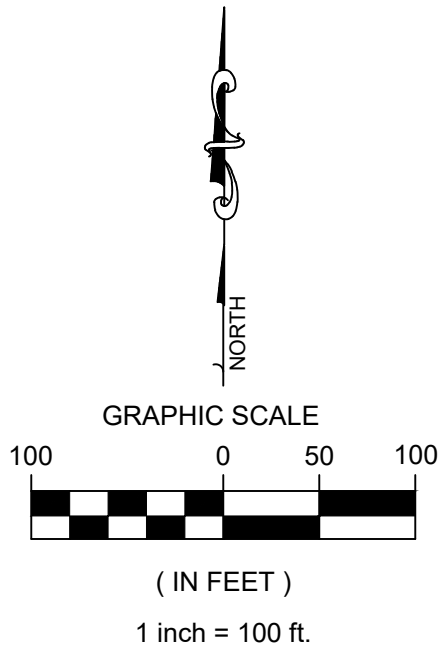


A-3-25a & PUD-6-25a



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

PLAT OF ANNEXATION



STATE OF ILLINOIS)
COUNTY OF WILL)
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE
PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS
PLAT OF ANNEXATION IS A CORRECT REPRESENTATION
THEREOF
DATED THIS 12TH DAY OF AUGUST, 2025
MICHAEL R. ROGINA I.P.L.S. 3516
LICENSE EXPIRES 11/30/2026

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND
REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING
LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF
ANNEXATION.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR
THE SURVEYOR'S IMPRESSED SEAL.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST
OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24;
THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID
NORTHEAST QUARTER, A DISTANCE OF 899.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30
SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A
DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD RENWICK ROAD PER LAND
CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL
LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE
SOUTHEAST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT
OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH
LINE OF SAID DOCUMENT NUMBER R78-42513 AND THE SOUTH LINE OF THE LAND CONVEYED BY
DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF
SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS
EAST ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46
FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE
SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART
OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT
NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS
WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST
CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST,
ALONG THE EAST LINE OF LOT 189 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN
UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, 643.89 FEET TO THE
NORTHWEST CORNER OF LOT 162-1 IN SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 89
DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE NORTH LINES OF LOTS 162-1 THROUGH
167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST
LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER
AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES
30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE
EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513; THENCE
NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64
FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

NOTES:

- PUDE PUBLIC UTILITY
DRAINAGE EASEMENT
LSE LANDSCAPE EASEMENT
BSL BUILDING SETBACK LINE

PIN 06-03-24-200-036

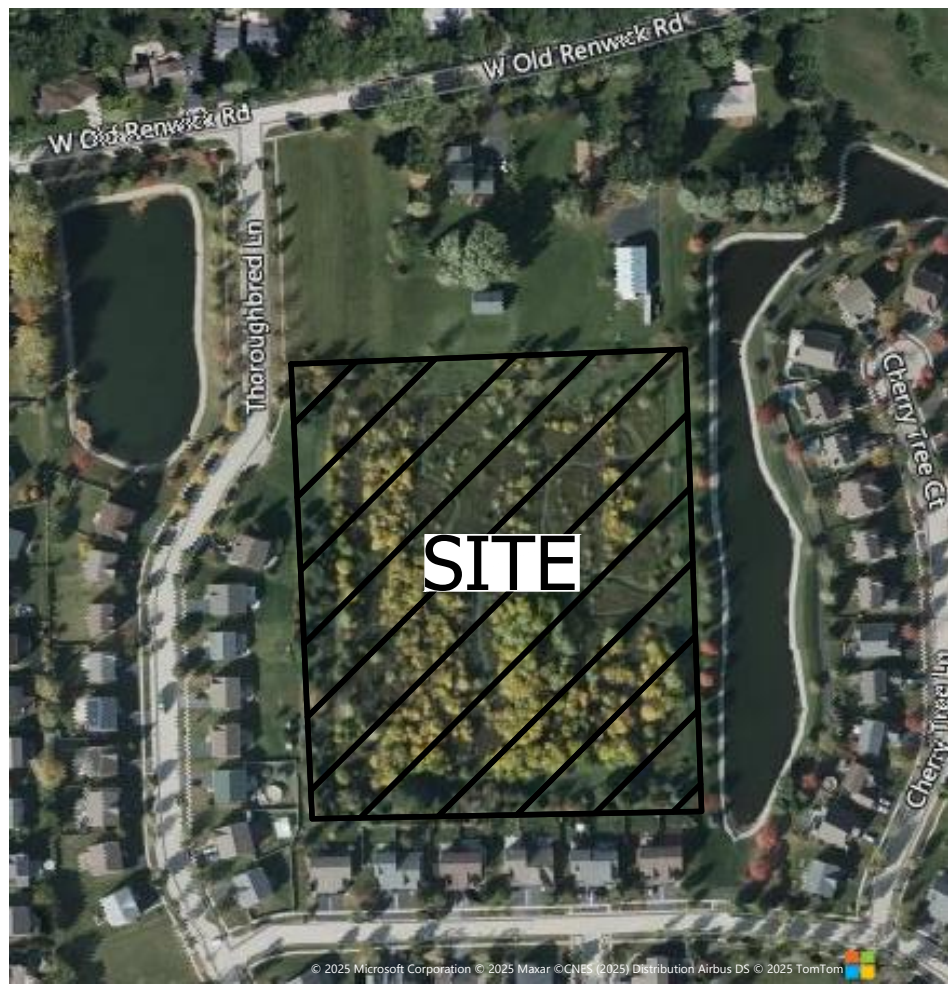
PT. OF NE1/4 OF SEC. 24, T36N-R9E

SCALE: 1" = 80'	FIELDWORK DATE:	REVISED FIELDWORK DATE:	DRAWN BY: CRR
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ENGINEERS & SURVEYORS, L.L.C.
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006843 - Exp. 4/30/2025

VILMA KRAUS	FILE NO: R992.01
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THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



PROPOSED		EXISTING	
			BOUNDARY LINE
			SECTION LINE
			LOT LINE
			EASEMENT LINE
			SETBACK LINE
	MANHOLE USE NOTED		
OR	CATCH BASIN	OR	
OR	INLET	OR	
	FLARED END SECTION		
	WATER VALVE IN BOX		
	WATER VALVE VAULT		
	FIRE HYDRANT		
	SANITARY CLEAN OUT		
	B-BOX		
	STORM SEWER		
	UNDER DRAIN		
	SANITARY SEWER		
	SANITARY SERVICE		
	WATER MAIN		
	GAS MAIN		
	ELECTRIC LINE		
	TELEPHONE LINE		
	CURB		
	CURB & GUTTER		
	DEPRESSED CURB		
	SIDEWALK		

VARIATIONS REQUESTED

1. VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED,
 - ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
 - ALL SIDE YARD SETBACKS SHALL BE 10' FEET.
5. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
7. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
8. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
9. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.

BENCHMARKS

NGS GPS WRI 015(PID DP5470 - STAINLESS STEEL ROD IN SLEEVE
LOCATED NORTH OF RENWICK ROAD AND WEST OF I-55 FRONTAGE
ROAD.

SITE BENCHMARK

EXISTING TOP OF CURB STORM INLET LOCATED ON EAST SIDE OF
THOROUGHbred DRIVE SOUTH OF ENTRANCE ROAD
ELEVATION= 616.27 (NAVD 88)

F.B.
PAGE

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LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 89.95 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD ILLINOIS ROAD PER LAND CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513, A DISTANCE OF 1.46 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LOT 149 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 162.1 FEET TO THE SOUTHWEST CORNER OF SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINES OF LOTS 162-1 THROUGH 167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

OWNER:

VILMA KRAUS
401 Foxborough Trail
Bolingbrook, IL 60440
(708) 612-0799
eunicedeleon17@yahoo.com

ENGINEER & SURVEYOR:

ROGINA Engineers & Surveyors, LLC
1225 Channahon Road
Joliet, IL 60436
(815) 729-0777 phone
(815) 729-0782 fax

PRESENT ZONING: WILL COUNTY A-1
PROPOSED ZONING: CITY OF JOLIET R-1B

SITE DATA:

TOTAL LAND AREA : 8.114 ACRES
TOTAL NO. OF LOTS: 6 & OUTLOT A
AVG. BUILDABLE LOT AREA: 42,985 SF

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE CITY OF JOLIET PLAN COMMISSION
AFORESAID, THIS _____ DAY OF _____, 2025

ATTEST: _____ BY: _____
CHAIRMAN SECRETARY

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE JOLIET CITY COUNCIL
DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 2025, A.D.

ATTEST: _____ BY: _____
MAYOR CITY CLERK (SEAL)

DATED THIS 12th DAY OF AUGUST, 2025

MICHAEL R. ROGINA ILLINOIS PROFESSIONAL ENGINEER NO. 52132
LICENSE EXPIRES 11-30-25

PIN 06-03-24-200-036

NOTE:

PUDE PUBLIC UTILITY &
DRAINAGE EASEMENT
PUE PUBLIC UTILITY EASEMENT
LSE LANDSCAPE EASEMENT
BSL BUILDING SETBACK
LINE
(M) MEASURED
(R) RECORD

PT. OF NE1/4 OF SEC. 24, T36N-R9E

SCALE: 1"=40'	FIELDWORK DATE:	REVISED FIELDWORK DATE:	DRAWN BY: CRR
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ENGINEERS & SURVEYORS, L.L.C.

1225 Channahon Road
Joliet, Illinois 815/729-0777 FAX 815/729-0782

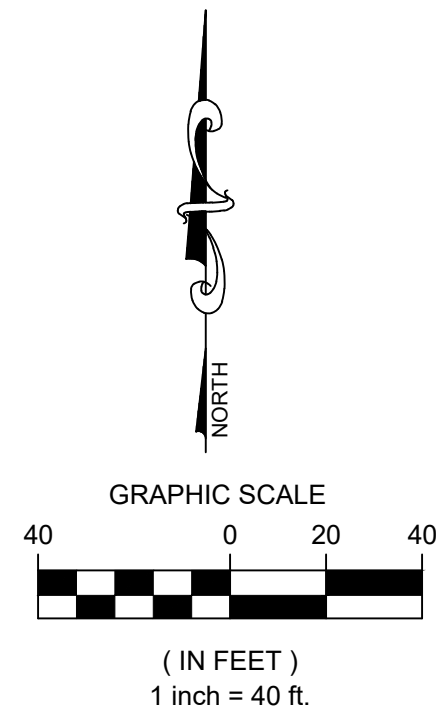
Professional Design Firm License No. 184-006843 - Exp. 4/30/2027

VILMA KRAUS

NO:
R992.01

REV #2 - REVISED PER CITY COMMENTS 8/12/2025
REV #1 - REVISED PER PLANNING PRE-SCREEN 7/17/2025 7/14/2025

THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

VARIATIONS REQUESTED

- GENERAL NOTES:

- PRESENT ZONING: WILL COUNTY A-1
PROPOSED ZONING: CITY OF JOLIET R-1B

SITE DATA:

TOTAL LAND AREA : 8.114 ACRES
TOTAL NO. OF LOTS: 6 & OUTLOT A
AVG. BUILDABLE LOT AREA: 42,985 SF

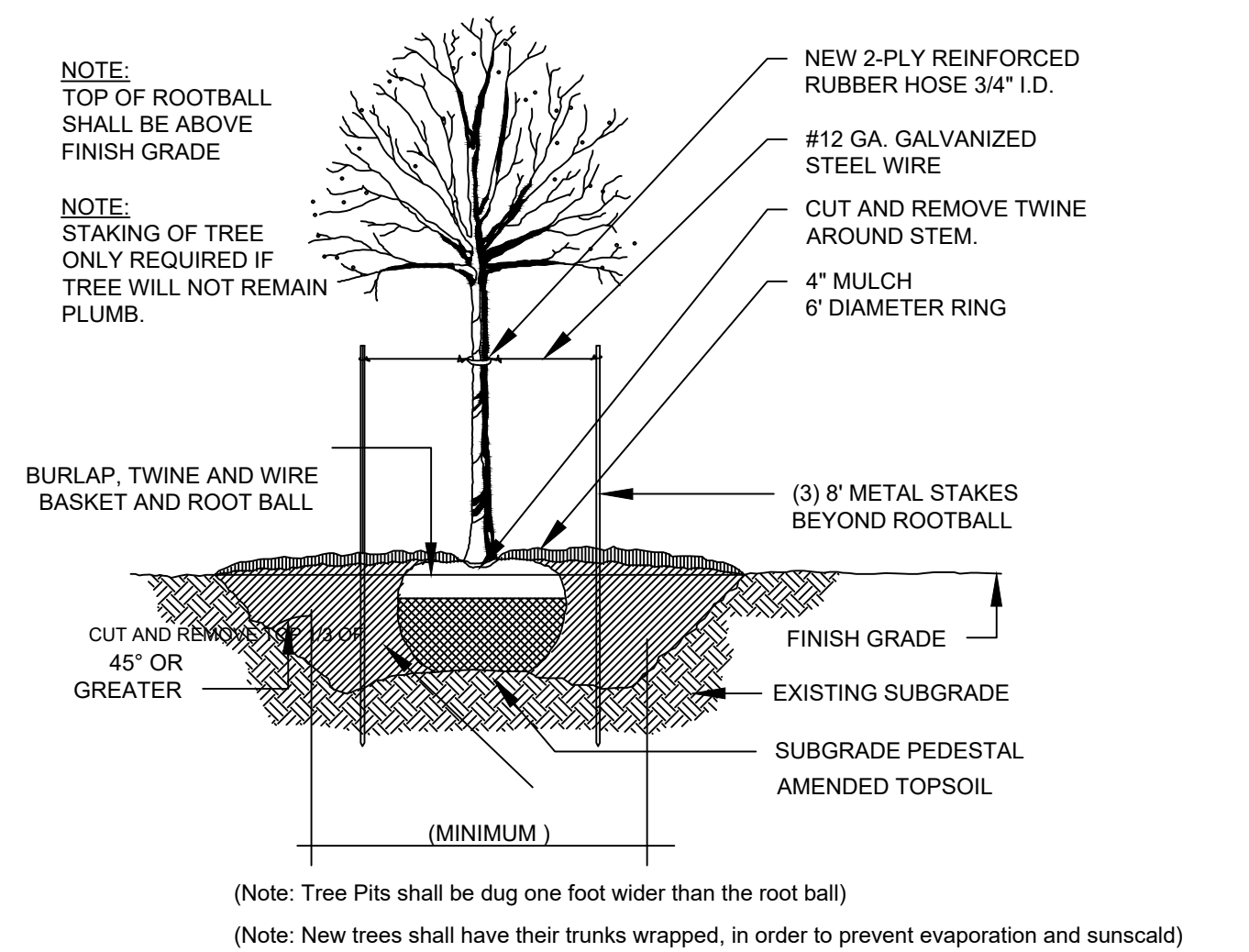
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DRAINAGE EASEMENT
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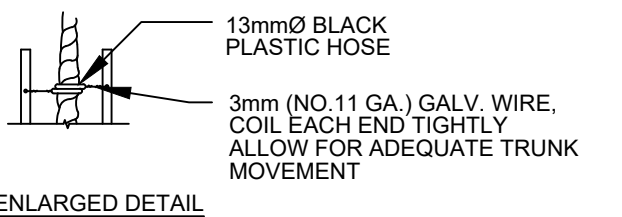
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VILMA KRAUS			FILE NO: R992.01

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



N.T.S.



SHADE TREES
2.5" SHADE TREES @ 40' ON CENTER MAXIMUM.
SHADE TREES SHALL BE SPACED AS SHOWN AS SPACE ALLOWS.
SUBSTITUTION OF SPECIES ONLY UPON APPROVAL BY CITY.

SHADE TREE PLACEMENT GUIDANCE

- 15' MINIMUM SPACING FROM STREET LIGHTS
- 10' MINIMUM SPACING FROM STOP SIGNS AND FIRE HYDRANTS
- 8' MINIMUM SPACING FROM DRIVEWAYS
- 5' MINIMUM SPACING FROM UNDERGROUND UTILITIES

Plant List			
Symbol	Botanical Name	Common Name	Specification
CEH	CELTIS OCCIDENTALIS 2.5" CALIPER	HACKBERRY	2.5" CALIPER
IGTI	GLEDITSIA TRIANCHANTHOS INFERTIS VAR.	THORNLESS HONEYLOCUST	2.5" CALIPER
QRR	QUERCUS RUBRA	RED OR ENGLISH OAK	2.5" CALIPER
TAR	TILIA AMERICANA	AMERICAN LINDEN	2.5" CALIPER
TCR	TILIA EUCHLORA	REDMOND LINDEN	2.5" CALIPER

NOTE:

PUDE PUBLIC UTILITY &
DRAINAGE EASEMENT
PUE PUBLIC UTILITY EASEMENT
LSE LANDSCAPE EASEMENT
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(R) RECORD

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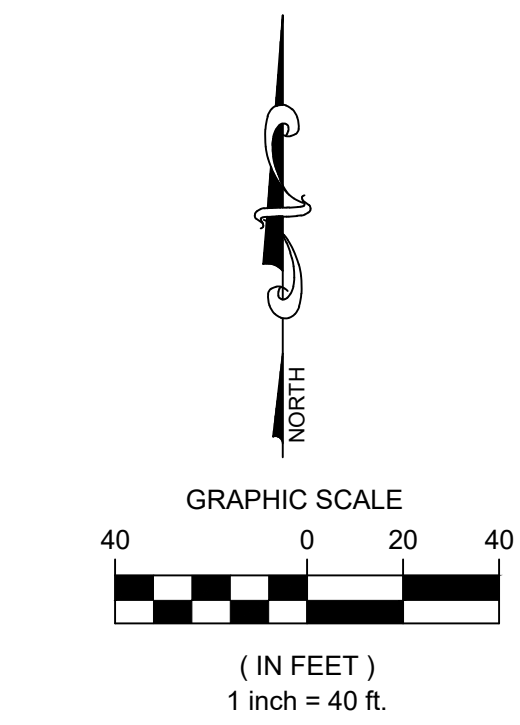


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VILMA KRAUS	FILE NO: R992.01
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IN 06-03-24-200-036

(R) RECORD
REV #2 - REVISED PER CITY COMMENTS 8/12/2025
REV #1 - REVISED PER PLANNING PRE-SCREEN 7/17/2025 7/14/2025



LEGEND

PROPOSED		EXISTING
	BOUNDARY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MANHOLE USE NOTED	
OR	CATCH BASIN	OR
OR	INLET	OR
	FLARED END SECTION	
	WATER VALVE IN BOX	
	WATER VALVE VAULT	
	FIRE HYDRANT	
	SANITARY CLEAN OUT	
	B-BOX	
	STORM SEWER	
	UNDER DRAIN	
	SANITARY SEWER	
	SANITARY SERVICE	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	TELEPHONE LINE	
	CURB	
	CURB & GUTTER	
	DEPRESSED CURB	
	SIDEWALK	

GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY. PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED,
 - ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60' FEET.
 - ALL SIDE YARD SETBACKS SHALL BE 10' FEET
5. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
7. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
8. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
9. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.

F.B.
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STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: July 14 , 2025

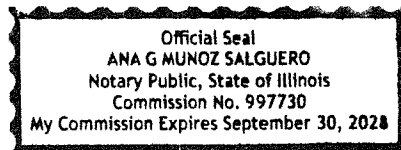
(X)

PETITIONER

Subscribed and Sworn to before me
this 14th day of July , 20 25.

[Redacted Signature]

NOTARY PUBLIC



CASE NO. _____
DATE FILED _____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

Vilma _____ Kraus _____
FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) _____ CITY _____ STATE _____ ZIP CODE _____

BUSINESS ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

CONTACT NUMBERS:

(H) (____) _____ (W) (____) _____ CELL (____) _____

E-MAIL ADDRESS: _____

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.)

Vilma _____ Kraus _____
FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) _____ CITY _____ STATE _____ ZIP CODE _____

BUSINESS ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

CONTACT NUMBERS:

(H) (____) _____ (W) (____) _____ CELL (____) _____

E-MAIL ADDRESS: _____

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

III. Agent Authorization:

Please check one of the following:

☐ I will represent my petition before the Plan Commission and the City Council of the City of Joliet.

☒ I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

David A. Silverman
Agent's Name

Mahoney, Silverman & Cross, LLC
Company Name (If Applicable)

822 Infantry Drive, Suite 100, Joliet, IL 60435
Agent's Mailing Address City/State/Zip

(815) 730-9500
Agent's Phone

()
Area Code Mobile

(815) 730-9598
Area code Fax

Email address: dsilverman@msclawfirm.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):



Date: 7/14/2025

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

N/A
NAME

ADDRESS

()
Area Code Phone

NAME

ADDRESS

()
Area Code Phone

NAME

ADDRESS

()
Area Code Phone

v. Property information:

PROPERTY ADDRESS:

Vacant Property, Thoroughbred Lane
PROPERTY ADDRESS

Joliet
CITY

IL
STATE

Plainfield
TOWNSHIP

60435
ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 06-03-24-200-036

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

-see Annexation Plat -

LOT SIZE: WIDTH _____ DEPTH _____ AREA 8.11 acres

PRESENT LAND USE: Fallow ground

EXISTING ZONING: Will County A-1

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Develop property for Single-Family

ZONING CLASSIFICATION REQUESTED: R-1B

USES OF SURROUNDING PROPERTIES:

NORTH Residential EAST Residential - Stormwater Pond

SOUTH Residential - R-3 WEST Residential - R-2

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

(X)

PETITIONER

PETITIONER

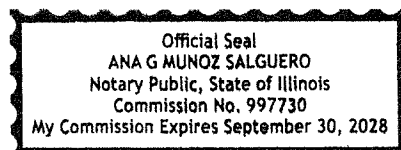
7/14/25

DATE

DATE

Subscribed and Sworn to before me
this 14 day of July, 2025.

NOTARY PUBLIC



CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)**

 X Preliminary
 Final

NAME OF PUD: DeLeon Subdivision

NAME OF PETITIONER: Vilma Kraus

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: _____

CELL #: _____ E-MAIL: [REDACTED]

BUSINESS ADDRESS: N/A

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: David Silverman

ADDRESS: 822 Infantry Drive, Suite 100, Joliet, IL PHONE: 815-730-9500

OWNER: same as above

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: _____

BUSINESS ADDRESS: N/A PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

ENGINEER: ROGINA Engineers & Surveyors, LLC

ADDRESS: 1225 Channahon Road, Joliet, IL PHONE: 815-729-0777

LAND SURVEYOR: same as above

ADDRESS: _____ PHONE: _____

ATTORNEY: same as agent above

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: _____

-see Preliminary Plat-

COMMON ADDRESS: South of Old Renwick Road, East of Thoroughbred Lane

PERMANENT INDEX NUMBER (Tax No.): 06-03-24-200-036

SIZE: 8.11 acres

NO. OF LOTS: 6

PRESENT USE: Fallow Ground EXISTING ZONING: Will County A-1

USES OF SURROUNDING PROPERTIES: North: Residential

South: Residential - R-3

East: Residential - Stormwater Pond - R-2

West: Residential - R-2

Name of Park District: Plainfield Park District

Date Contacted Park District: 7/14/2025

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No x If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes _____ No x

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Vilma Kraus, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 7/14/2025

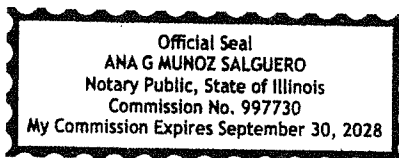
(X)

Petitioner's Name

Subscribed and sworn to before me this 14 day of July, 20 25

Notary Public

September 30, 2028
My Commission Expires:



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☐ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☒ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

PIN(s): 06-03-24-200-036

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☒ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Vilma Kraus

E-MAIL

FAX:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: _____

DATE: July 14, 2025 _____

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Vilma Kraus, Owner, _____