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)

<u>SITE HISTORY</u>: 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.

<u>SPECIAL INFORMATION</u>: 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-feet 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.

<u>CONCLUSION</u>: 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)

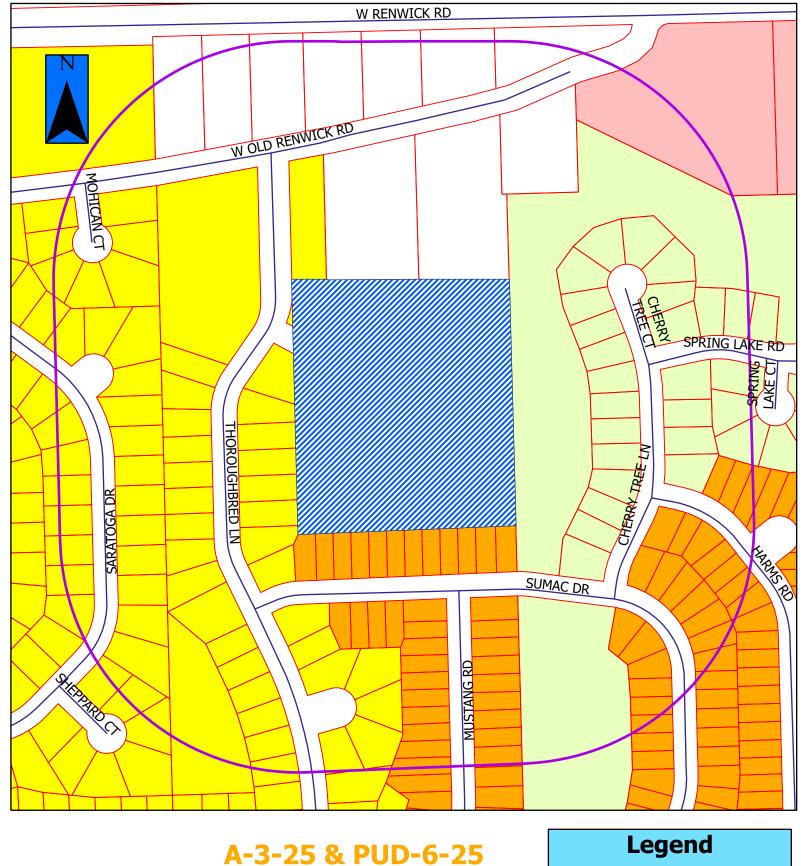


Figure 3: Subject site, including existing landscaping on west perimeter adjacent to Cambridge Run lots, view south from road stub off Thoroughbred Lane (August 2025)

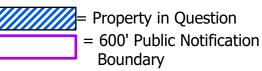


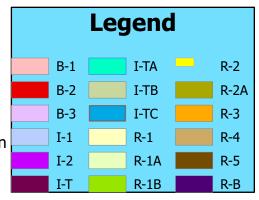
Figure 4: Subject site and existing landscaping at northwest perimeter, view east from Thoroughbred Lane (May 2025)











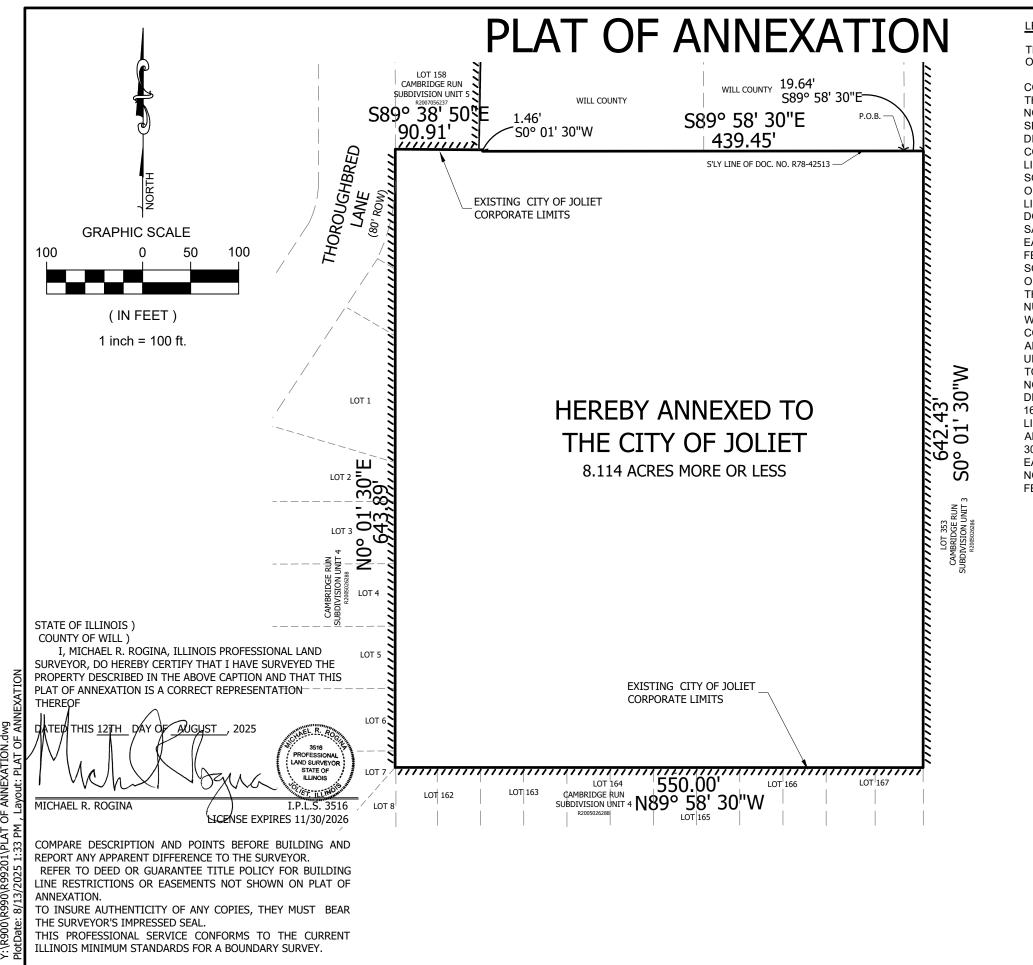


A-3-25a & PUD-6-25a



= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)



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:

PUBLIC UTILITY

DRAINAGE EASEMENT LANDSCAPE EASEMENT **BUILDING SETBACK LINE**

PIN 06-03-24-200-036



VILMA KRAUS

R992.01

LEGEND **EXISTING PROPOSED** BOUNDARY LINE SECTION LINE LOT LINE EASEMENT LINE MANHOLE USE NOTED FLARED END SECTION WATER VALVE IN BOX WATER VALVE VAULT FIRE HYDRANT SANITARY CLEAN OUT B-BOX STORM SEWER UNDER DRAIN SANITARY SEWER --E--ELECTRIC LINE TELEPHONE LINE **CURB & GUTTER**

VARIATIONS REQUESTED

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

GENERAL NOTES:

- THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
- UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.

ALL SIDE YARD SETBACKS SHALL BE 10' FEET

- 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 6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL
- ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD
- ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL OUTLOT A
- 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.

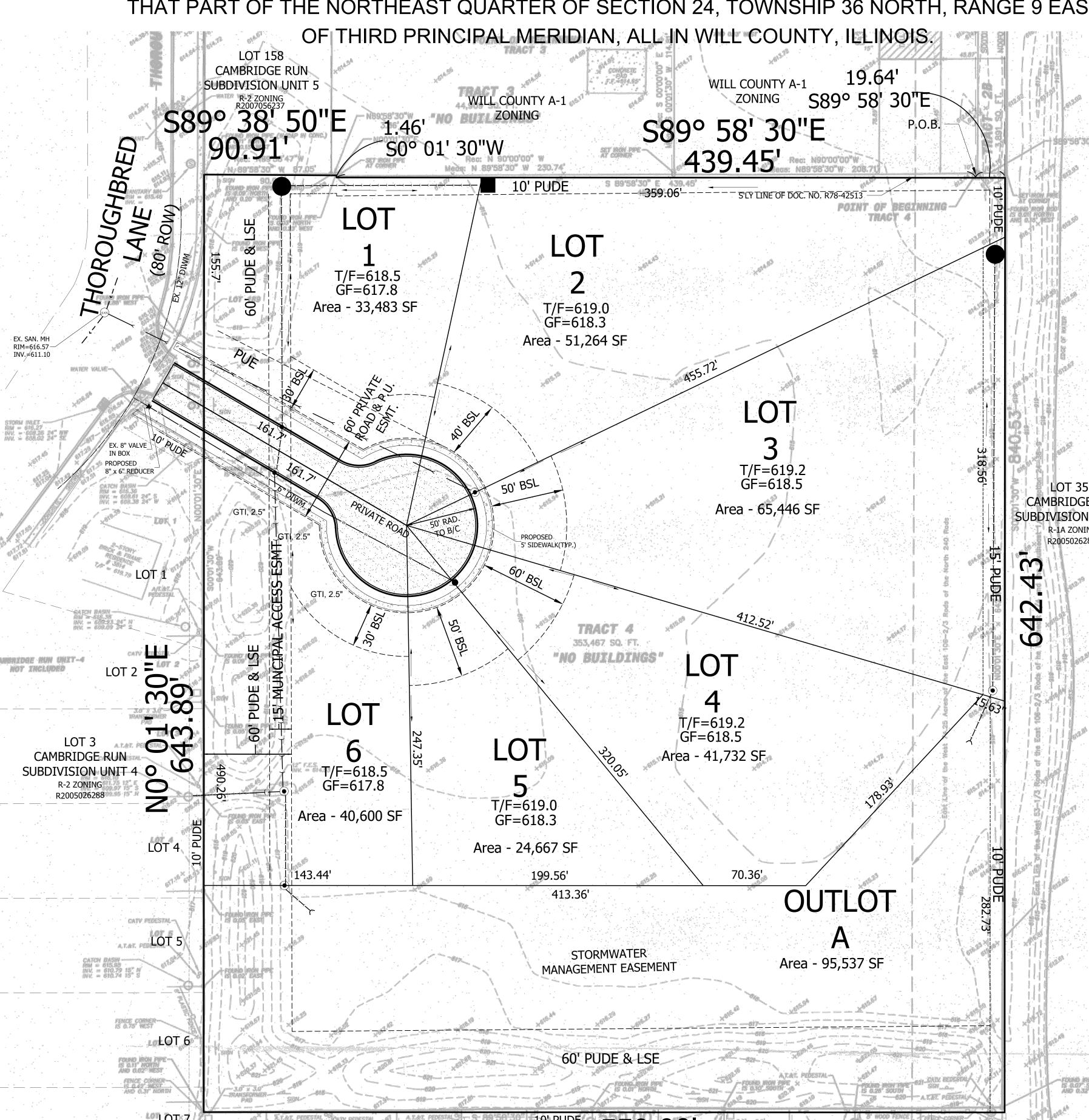
NGS GPS WRI 015(PID DP5470 - STAINLESS STEEL ROD IN SLEEVE LOCATED NORTH OF RENWICK ROAD AND WEST OF I-55 FRONTAGE

ELEVATION= 624.31 (NAVD88)

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

PRELIMINARY PLAT OF DELEON SUBDIVISION A PLANNED UNIT DEVELOPMENT

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST



CAMBRIDGE RUN

SUBDIVISION UNIT 4



THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD

DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19,64 FEET TO THE POINT OF

VILMA KRAUS 401 Foxborough Trail Bolingbrook, IL 60440 (708) 612-0799 èunicedeleon17@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)

COUNTY OF WILL)

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

ATTEST: CHAIRMAN SECRETARY

STATE OF ILLINOIS)

COUNTY OF WILL)

APPROVED BY THE JOLIET CITY COUNCIL DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _

_ , 2025, A.D.

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

(M) MEASURED

PUE PUBLIC UTILITY EASEMENT LSE LANDSCAPE EASEMENT

ROGINA BSL BUILDING SETBACK

1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782 Professional Design Firm License No. 184-006843 - Exp. 4/30/2027

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

VILMA KRAUS

R992.01

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(R) RECORD

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

7/14/2025

PRELIMINARY SITE PLAN THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS. CAMBRIDGE RUN SUBDIVISION UNIT 5 \$89° 38' 50°E (IN FEET) 1 inch = 40 ft. LEGEND **EXISTING** PROPOSED **BOUNDARY LINE** LOT SECTION LINE LOT LINE LOT **EASEMENT LINE** T/F=618.5 GF=617.8 Area - 33,483 SF T/F=619.0 GF=618.3 FLARED END SECTION WATER VALVE IN BOX

EX. 8" VALVE

CAMBRIDGE RUN

SUBDIVISION UNIT 4 O

LOT 4

ARICE CANALITY IS 0.75 NEST

PROPOSED

SINGLE-FAMILY DWELLING

PROPOSED SINGLE-FAMILY

GF=617.8

Area - 40,600 SF

VARIATIONS REQUESTED

--E--

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

WATER VALVE VAULT

FIRE HYDRANT SANITARY CLEAN OUT B-BOX STORM SEWER

UNDER DRAIN

GAS MAIN

ELECTRIC LINE

TELEPHONE LINE

CURB & GUTTER DEPRESSED CURE

SIDEWALK

GENERAL NOTES:

- THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
- UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
- ALL SIDE YARD SETBACKS SHALL BE 10' FEET
- 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
- 6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL
- ALL LOT OWNERS SHALL MAINTAIN THE ROAD
- ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL OUTLOT A
- 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.

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

PIN 06-03-24-200-036

R992.01

PT. OF NE1/4 OF SEC. 24, T36N-R9E PUDE PUBLIC UTILITY & DRAINAGE EASEMENT PUE PUBLIC UTILITY EASEMENT

NOTE:

LSE LANDSCAPE EASEMENT BSL BUILDING SETBACK

7/14/2025

(M) MEASURED

(R) RECORD

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

CAMBRIDGE RUN SUBDIVISION UNIT 4 REV #1 - REVISED PER PLANNING PRE-SCREEN 7/17/2025

WILL COUNTY A-1

LOT

T/F=619.2 GF=618.5

Area - 65,446 SF

LOT

T/F=619.2 GF=618.5

Area - 41,732 SF

S89° 58' 30"E

Area - 51,264 SF

PROPOSED...

T/F=619.0

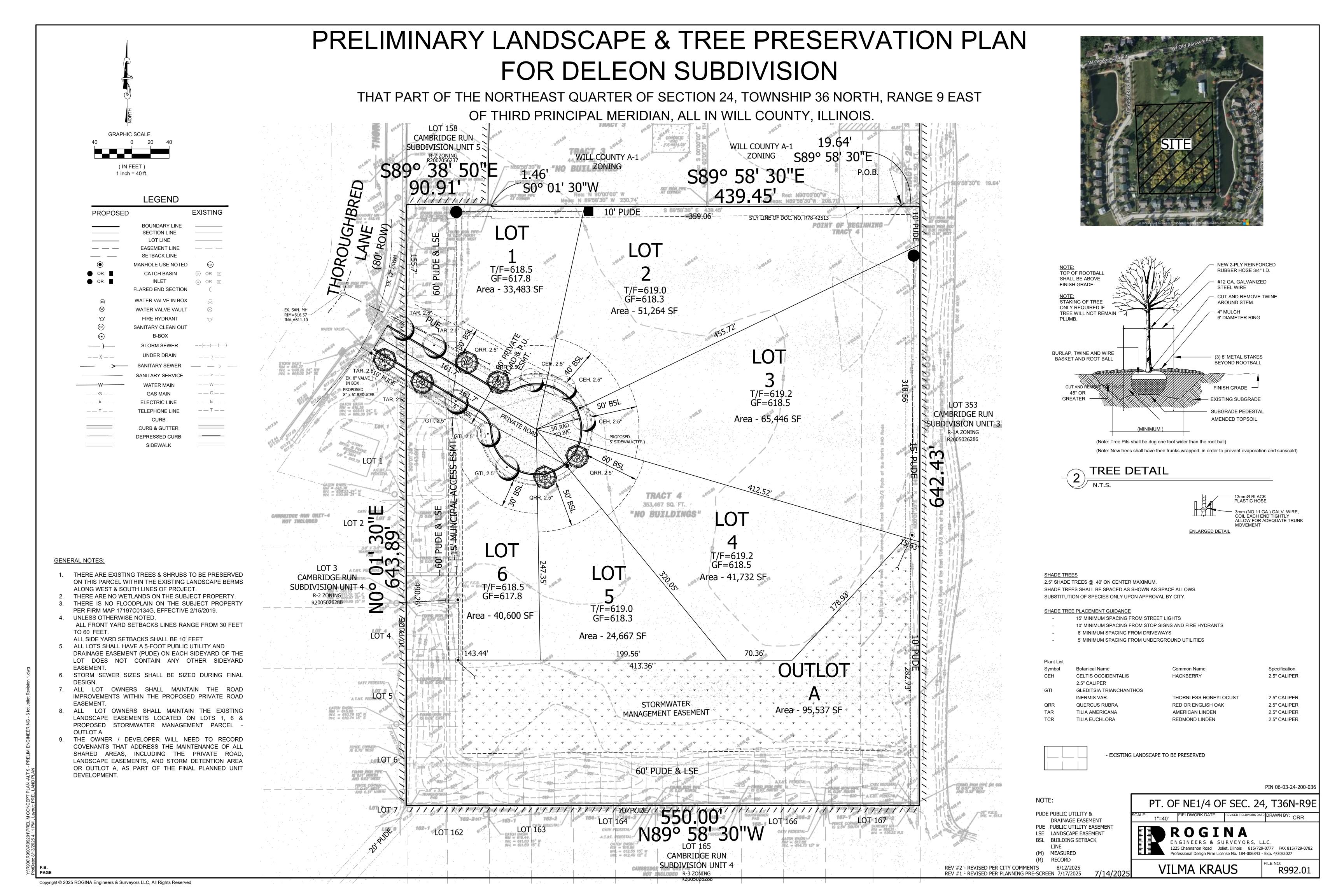
GF=618.3

Area - 24,667 SF

S89° 58' 30"E

LOT 353

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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.

<i>DATE</i> : July 14 , 2025	PETITIONER
Subscribed and Sworn to before me this 14th day of, 20_25.	Official Seal ANA G MUNOZ SALGUERO Notary Public, State of Illinois Commission No. 997730 My Commission Expires September 30, 2028

CASE NO.	
DATE FILED_	

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARYLY)

I. Applicant's information:

NAME OF APPLICANT(S):					
Vilma		Kraus			
FN	(MI)		(LN)		(Suffix)
FN	(MI)	b <u>e</u>	(LN)		(Suffix)
HOME ADDRESS (include Suite, Apt. No.)		CITY -		STATE	Zii CODE
BUSINESS ADDRESS		CITY		STATE	ZIP CODE
CONTACT NUMBERS:					
(H) ((W)			_ CELI		
E-MAIL ADDRESS:					
II. Owner's information:					
NAME OF OWNER(S): (If property of trust or other entity, please list the official Vilma	wnership i name of th	s in the name of a e entity and the n Kraus	partnersh ame of the	ip, corporation, managing powe	joint venture, r.
FN	(MI)		(LN)		(Suffix)
FN	(MI)	_	(LN)		(Suffix)
HOME ADDRESS (include Suite, Apt. No.)		CITY		STATE	Zii CODL
BUSINESS ADDRESS		CITY		STATE	ZIP CODE
CONTACT NUMBERS:				•	
(H) ((W)			CEI	LL (
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.

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) Mahoney, Silverman & Cross, LLC David A. Silverman Company Name (If Applicable) Agent's Name 822 Infantry Drive, Suite 100, Joliet, IL 60435 Agent's Mailing Address City/State/Zip (815)730-9500 Fax Area code Agent's Phone 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): 7/14/2025 Date: Date: REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED: IV. N/A Phone ADDRESS NAME Phone ADDRESS NAME

ADDRESS

NAME

Area Code

Phone

v. Property information:

Vacant Property, PROPERTY ADDR	Thorougbred Lane ESS	Joliet CITY	<u> </u>	<u>-</u> ГАТЕ	Plainfield TOWNSHIP	60435 ZIP CODE
PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s): 06-03-24-200-036						
LEGAL DESC	RIPTION OF PI		R АТТАСН СОРУ			
LOT SIZE:	WIDTH		DEPTH		area <u>8.11</u>	acres
EXISTING ZO	NING: Will Cou	nty A-1			evelop property for Sir	
	SSIFICATION R		R-1B			
NOR	гн Residential	Under the same			idential - Stormwa	ter Pond
You must appolawyer may ap	ear before the Plan pear on your beha	l n Commission llf.	MPORTANT and the City Co	ouncil to	present your annexati	
information ar	nd behalf. IONER	of the above	statements are t	rue and	DATE	my
Subscribed this 14 da	and Sworn to be by of July	, 20 _2	<u>S</u> .	9	Official Seal ANA G MUNOZ SALGUERO otary Public, State of Illinois Commission No. 997730 nission Expires September 30	7

ACUA.

CASE NO	
DATE FILED:	

CITY PLAN COMMISSION JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT (Check One)

Preliminary Final
NAME OF PUD: DeLeon Subdivision
171 - 17
HOME ADDRESS
CITY, STATE, ZIP:
HOME PHONE:
CELL#:E-MAIL:
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, LL ADDRESS: 1225 Channahon Road, Joliet, IL	
	PHONE: 010 120 0111
LAND SURVEYOR: same as above	DHONE.
ADDRESS:	
	DIJONE.
ADDRESS:	
LEGAL DESCRIPTION OF PROPERTY:	
-see Preliminary Plat-	
COMMON ADDRESS: South of Old Renwick Road, Ea	
PERMANENT INDEX NUMBER (Tax No.): 06-03-24-200-0)36
SIZE: 8.11 acres	
NO. OF LOTS: 6	
PRESENT USE: Fallow Ground EXISTING	ZONING: Will County A-1
USES OF SURROUNDING PROPERTIES: North: Residentia	1
South: Residentia	
East: Residential	I - Stormwater Pond - R-2
West: Residential	I - 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 PU	D? No
If yes, what amount?	- Marine Control of the Control of t
(Acknowledgment by Park District Official)	MANUAL CONTRACTOR OF THE PARTY
Has the Zoning Board of Appeals granted any variance, exception, o	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 Nox
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)			
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:			
Subscribed and sworn to before me this 14 day of July ,20 25 Notary Public day of July ,20 25 My Commission Expires:			
Official Seal ANA G MUNOZ SALGUERO Notary Public, State of Illinois Commission No. 997730 My Commission Expires September 30, 2028			

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. <u>INFORMATION ABOUT THE APPLICATION</u>

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)				
The address and PIN(s) of the real	property associated with this application are:			
PIN(s): 06-03-24-200-036	}			
II	I. <u>PROPERTY OWNERSHIP</u>			
Select the type of owner of the recontact information below:	eal property associated with this application and fill in the appropriate			
☑ 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:

Sele	ect the type of business owner a	ssociated 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:
If no pi	ot an individual, then the coperty or business associantly associantly associantly as a second the beneficiary of the later limited liability company ability company is a partner	eneficiary or partner disclosed in Section III or Section IV is individuals holding the legal or equitable title to the real ociated with the application must also be disclosed. For many associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited riship, then the identity of the partners must be disclosed. If poration, then all persons owning 3% or more of the issued
	SIGNED:	
	DATE: July 14, 2025	
٨	lame, Title, and Telephone	Numbers of Person Completing and Submitting This Form:
_	Vilma Kraus, Owner,	