

# City of Joliet Plan Commission Meeting Agenda

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
John Kella
Wendell Martin
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

Thursday, August 21, 2025

4:00 PM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

#### **CALL TO ORDER**

**ROLL CALL** 

### APPROVAL OF MINUTES

Plan Commission Meeting Minutes 7-17-25

Attachments: Plan Commission Meeting Minutes 7-17-25.pdf

#### CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

# During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE TABLED\*\*

Attachments: FP-4-25 Staff Report August 2025 Tabling.pdf

### **OLD BUSINESS**

#### **NEW BUSINESS: PUBLIC HEARING**

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

Attachments: A-2-25 PUD-3-25 (DeLeon Sub) Staff Report Packet.pdf

M-2-25: Amendment to the Subdivision Regulations Regarding Final Plats

Attachments: M-2-25 (Subdivision Regulations) Staff Report

### **NEW BUSINESS**

# NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

#### **PUBLIC COMMENT**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

### **ADJOURNMENT**

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



### City of Joliet

### Memo

File #: TMP-8828 Agenda Date:8/21/2025

### **City of Joliet**

150 West Jefferson Street Joliet, IL 60432



### **Meeting Minutes - Pending Approval**

Thursday, July 17, 2025 4:00 PM

City Hall, Council Chambers

### **Plan Commission**

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
John Kella
Wendell Martin
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

#### **CALL TO ORDER**

#### **ROLL CALL**

Present Jason Cox, Jeff Crompton, Mike Eulitz, John Kella, Debbie

Radakovich, Brigette Roehr and Michael F. Turk

Absent Wendell Martin and Roberto Perez

ALSO PRESENT: Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Media Engagement and Communications Director Rosemaria DiBenedetto, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

#### **APPROVAL OF MINUTES**

#### **Plan Commission Meeting Minutes 6-19-25**

**TMP-8731** 

Attachments: Plan Commission Meeting Minutes 6-19-25.pdf

A motion was made by Brigette Roehr, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 6-19-25. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

#### CITIZENS TO BE HEARD ON AGENDA ITEMS

No one from the public spoke.

Planning Director Jayne Bernhard explained there was a tabling request for Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision.

OLD BUSINESS: PUBLIC HEARING

None

#### OLD BUSINESS

None

**NEW BUSINESS: PUBLIC HEARING** 

P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5) **TMP-8732** 

Attachments: P-3-25 (Ketone Business Center Unit 4) Staff Report

Packet.pdf

Ms. Bernhard read the staff report into the record. Kyle Schuhmacher with Ketone Partners appeared on behalf of the petition. Commissioner Eulitz inquired whether the previously provided public improvements and storm detention covered the subdivided property, to which Mr. Schuhmacher responded yes. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

**TMP-8733** 

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

Attachments: P-4-25 FP-3-25, V-4-25 Rock Run Crossings Drive

Subdivision Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Jim Testin with Cullinan Properties appeared on behalf of the petition. There were no comments or questions from the Commission. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Mike Eulitz, to approve P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of

05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy
Subdivision. (4101 S. Cherry Hill Road) (PIN #
10-11-12-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE
TABLED\*\*

Attachments: FP-4-25 Staff Report July 2025 Tabling.pdf

Ms. Bernhard explained the petitioner requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the August 21, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Jeff Crompton, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE TABLED\*\*. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

#### **NEW BUSINESS**

None

## NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Interstate 80 Des Plaines River Bridge Community Plan - TMP-8736

Overview and Status Update

Ms. Bernhard provided a status update on the Interstate 80 Des Plaines River Bridge Community Plan. Commissioner Roehr inquired if the improvements to the bridge were isolated to the yellow boundary on the map, to which Ms. Bernhard responded yes.

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan.

#### Joliet Comprehensive Plan - Overview and Status Update

**TMP-8737** 

Ms. Bernhard provided a status update on the Joliet Comprehensive Plan.

Commissioner Roehr highlighted the information and historical context within the Existing Conditions Report (ECR) and described it as a helpful resource for current and future Plan Commissioners.

### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

A motion was made by Brigette Roehr, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

**Absent:** Martin and Perez

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



### City of Joliet

### Memo

**File #:** TMP-8825 **Agenda Date:**8/21/2025

DATE: August 21, 2025

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: FP-4-25: Final Plat of Laraway ANR TC Energy Subdivision

**GENERAL INFORMATION:** 

APPLICANT: Andrew D. Black, representative for ANR

Pipeline TC Energy

STATUS OF APPLICANT: Developer

OWNER: ANR Pipeline Company

<u>SPECIAL INFORMATION</u>: Staff is requesting a tabling of the subject Final Plat petition to the September 18, 2025, Plan Commission meeting to allow City staff additional time to review the applicant's engineering plans.



### City of Joliet

150 West Jefferson Street Joliet, IL 60432

Memo

**File #:** TMP-8826 **Agenda Date:**8/21/2025

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)

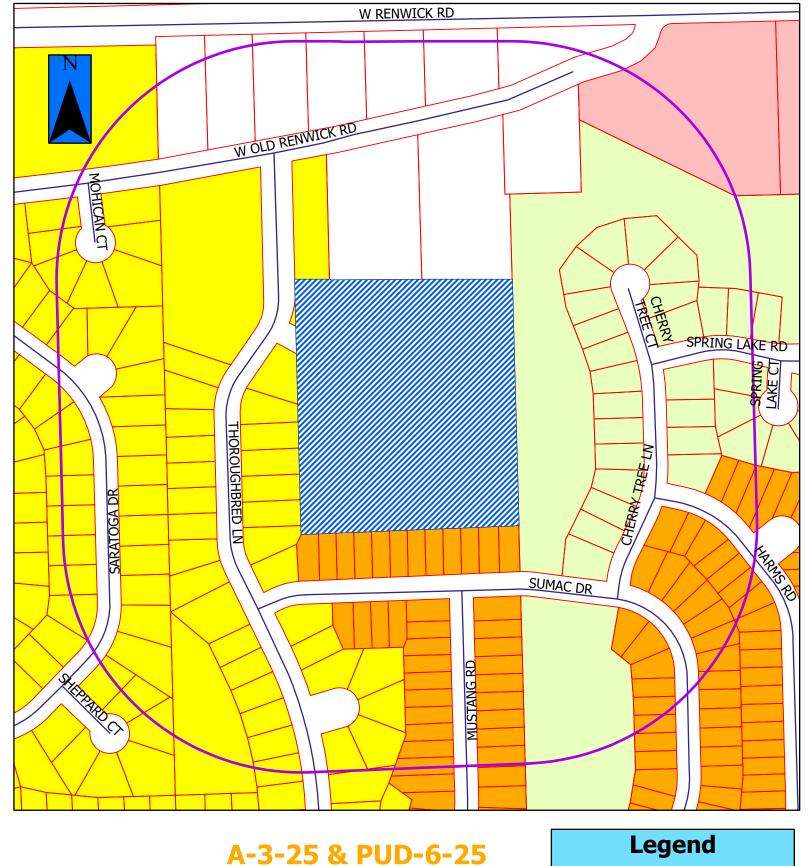


Figure 3: Subject site, including existing landscaping on west perimeter adjacent to Cambridge Run lots, view south from road stub off Thoroughbred Lane (August 2025)

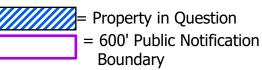


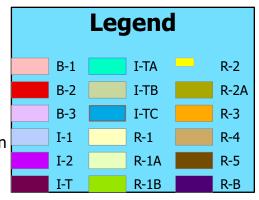
Figure 4: Subject site and existing landscaping at northwest perimeter, view east from Thoroughbred Lane (May 2025)











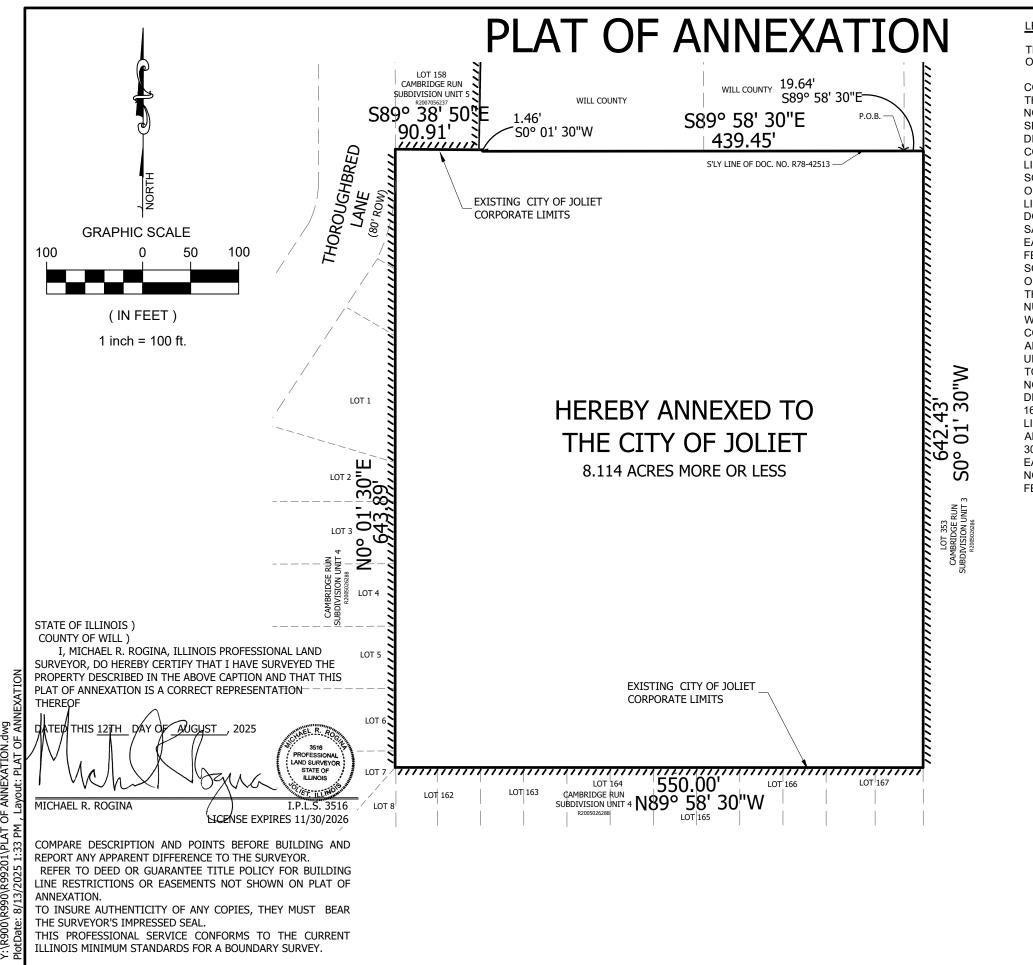


### A-3-25a & PUD-6-25a



= 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 - - - - -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
- 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.

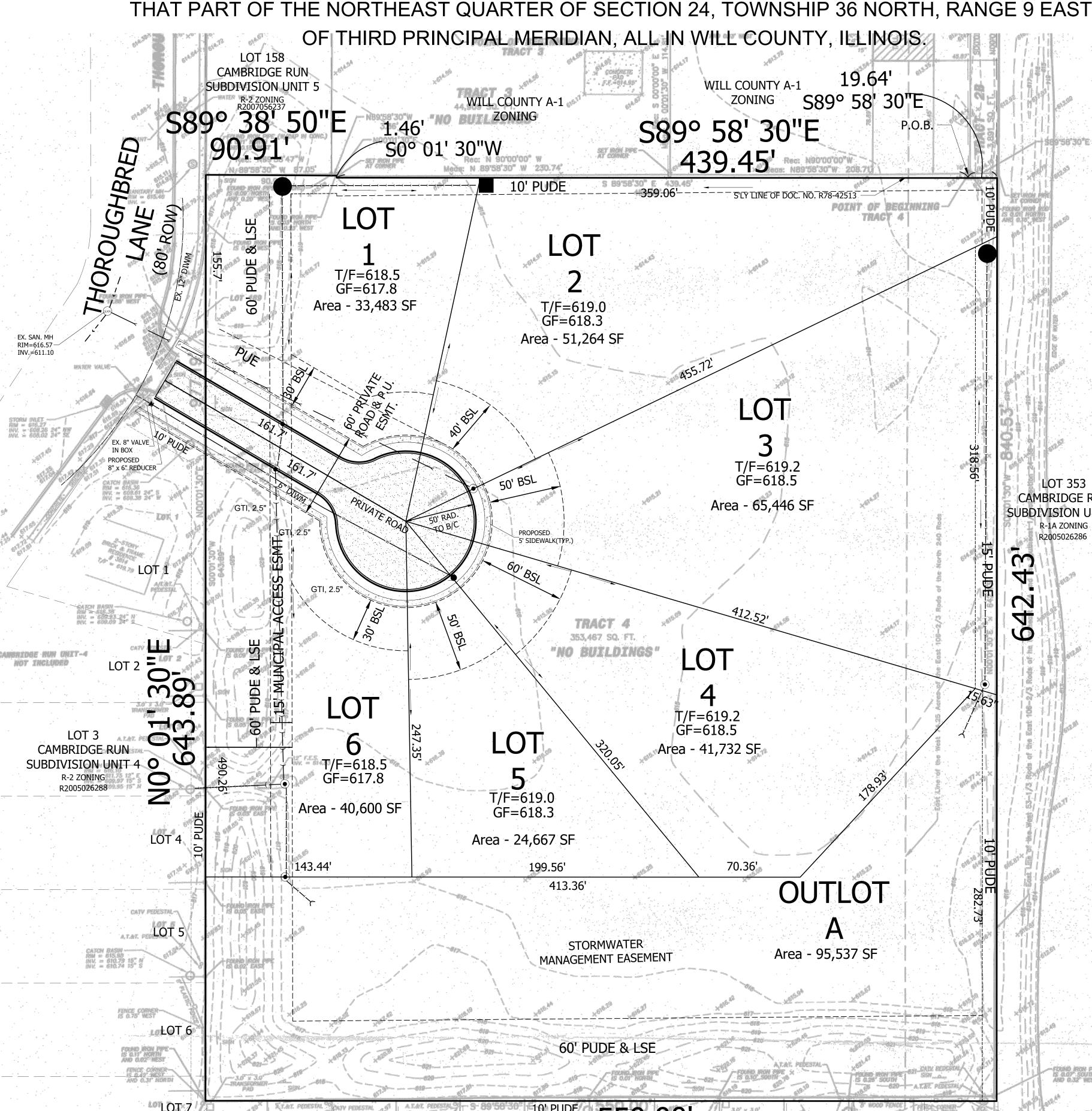
NGS GPS WRI 015(PID DP5470 - STAINLESS STEEL ROD IN SLEEVE LOCATED NORTH OF RENWICK ROAD AND WEST OF I-55 FRONTAGE

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)** 

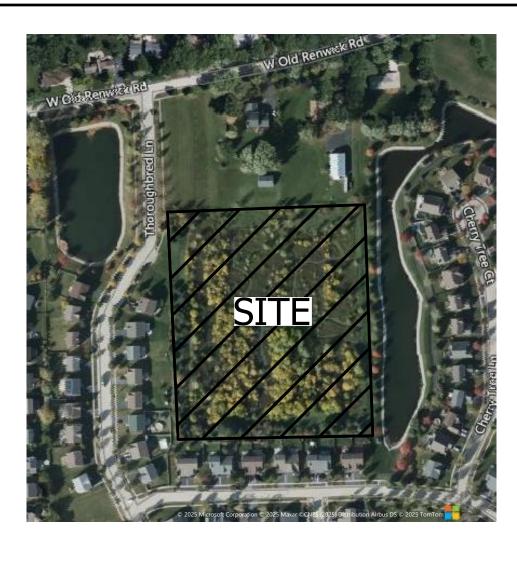
PRELIMINARY PLAT OF DELEON SUBDIVISION A PLANNED UNIT DEVELOPMENT

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

CHAIRMAN SECRETARY

STATE OF ILLINOIS )

COUNTY OF WILL)

APPROVED BY THE JOLIET CITY COUNCIL

DATED AT JOLIET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_ \_ , 2025, A.D.



### NOTE:

PUDE PUBLIC UTILITY & DRAINAGE EASEMENT PUE PUBLIC UTILITY EASEMENT

LSE LANDSCAPE EASEMENT BSL BUILDING SETBACK

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

7/14/2025

ROGINA

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

# 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 **EASEMENT LINE** T/F=618.5 GF=617.8 Area - 33,483 SF FLARED END SECTION

### **VARIATIONS REQUESTED**

--E--

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

WATER VALVE IN BOX

WATER VALVE VAULT

FIRE HYDRANT SANITARY CLEAN OUT B-BOX STORM SEWER

UNDER DRAIN

GAS MAIN

**ELECTRIC LINE** 

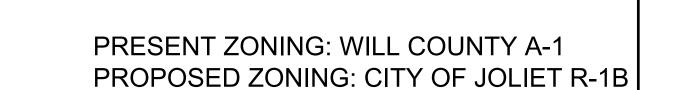
TELEPHONE LINE

**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.



### 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

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

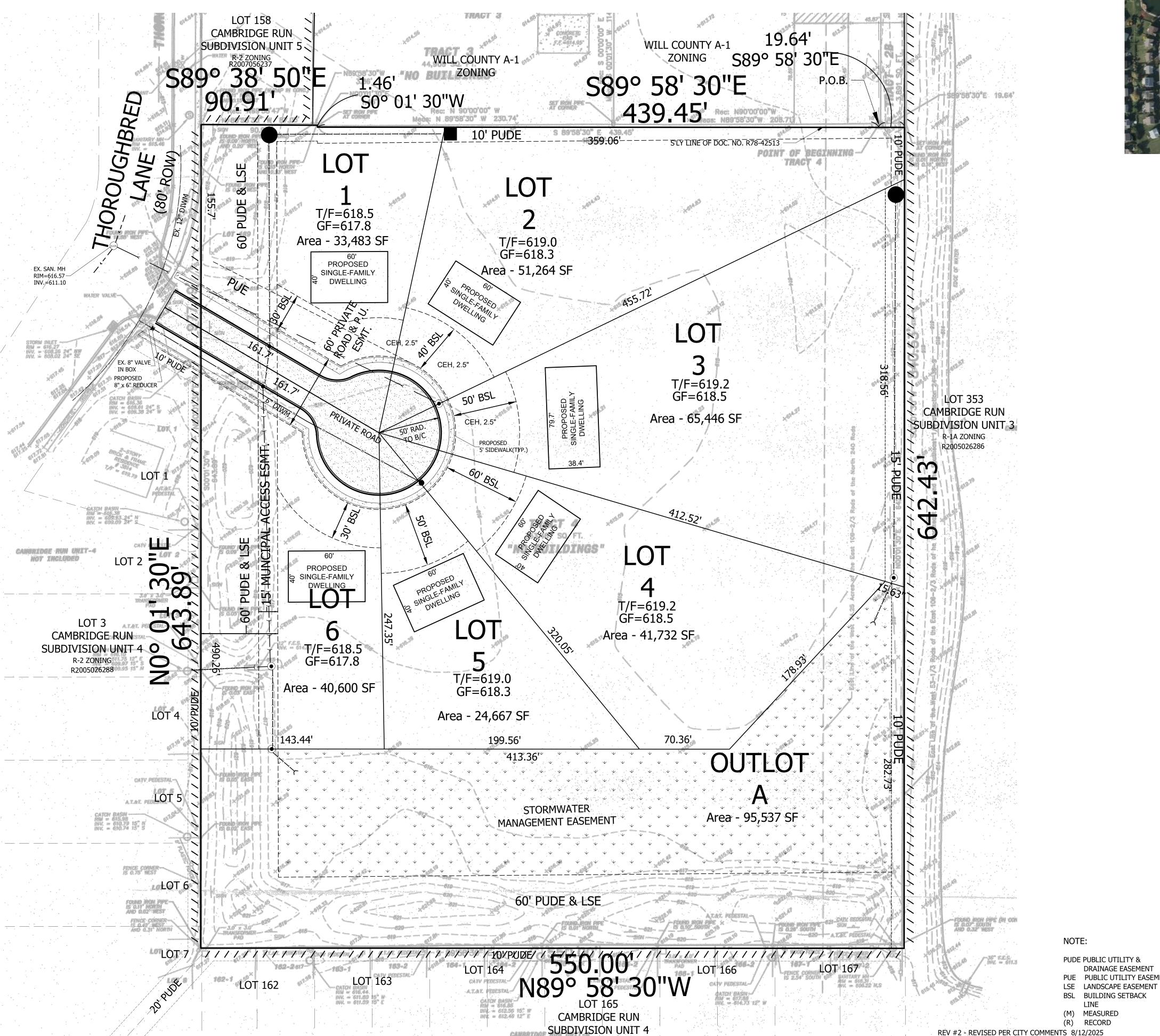
7/14/2025

REV #1 - REVISED PER PLANNING PRE-SCREEN 7/17/2025

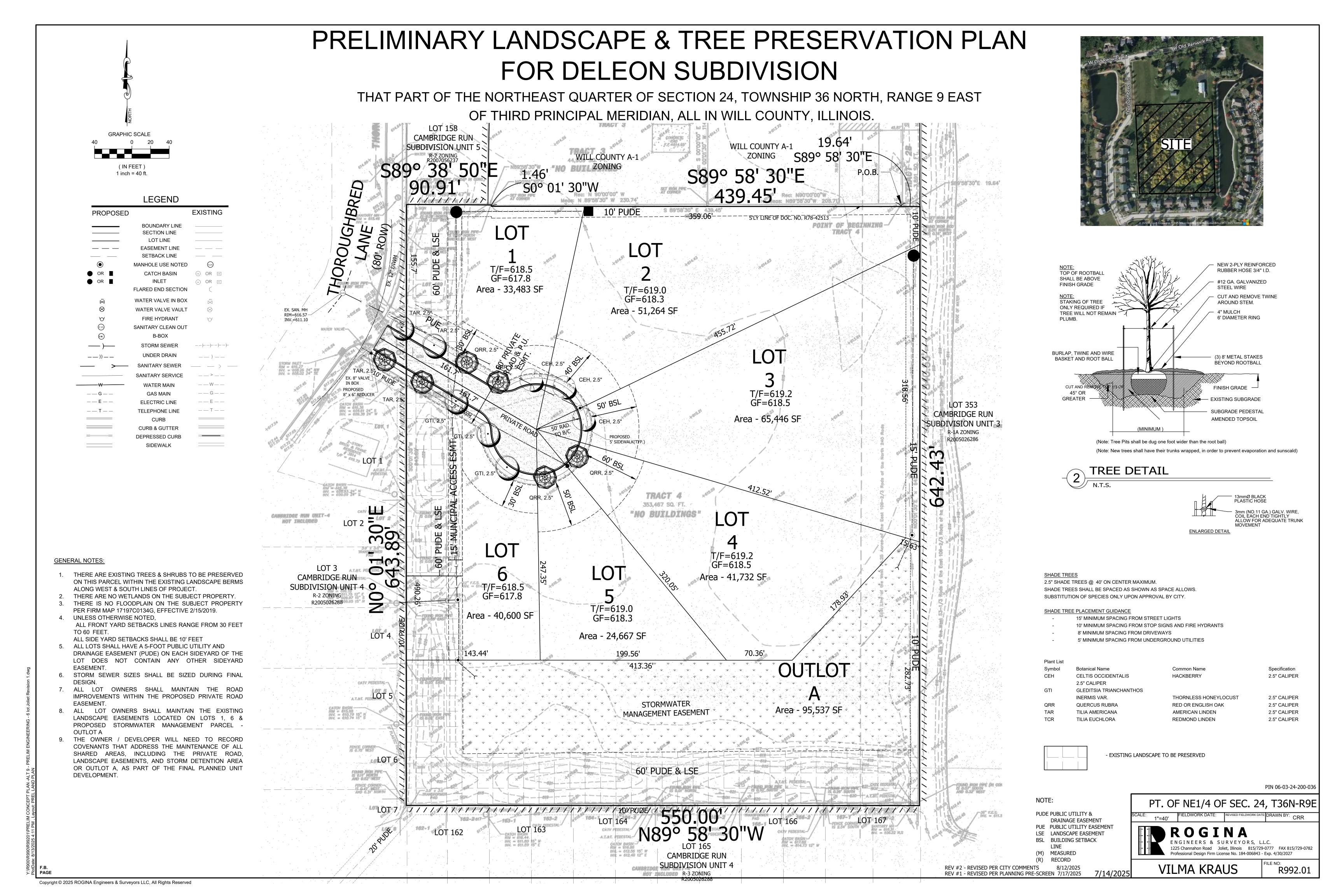
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782 Professional Design Firm License No. 184-006843 - Exp. 4/30/2027

**VILMA KRAUS** 

R992.01



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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.

Musy Solgues
NOTARY PUBLIC

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)

Vilma
401 Foxborough Trail Bolingbrook IL STATE 6044 HOME ADDRESS (include Suite, Apt. No.)  BUSINESS ADDRESS  CITY STATE  ZIP CO  CONTACT NUMBERS:  (H) (W) (CELL
HOME ADDRESS (include Suite, Apt. No.)  BUSINESS ADDRESS  CITY  STATE  ZIP CO.  CONTACT NUMBERS:  (H) (
CONTACT NUMBERS:  (H) (W) CELL  E-MAIL ADDRESS: EUNICEDELEON17@yahoo.com  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.
(H) (
E-MAIL ADDRESS: EUNICEDELEON17@yahoo.com  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.
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trust or other entity, please list the official name of the entity and the name of the managing power.
Vilma Kraus
$\frac{\text{Vilma}}{\text{FN}}$ $\frac{\text{Kraus}}{\text{(MI)}}$ $\frac{\text{(LN)}}{\text{(Suffix)}}$
FN (MI) (LN) (Suffix
401 Foxbourough Trail Bolingbrook IL 604
HOME ADDRESS (include Suite, Apt. No.)  CITY  STATE  ZIP CO
BUSINESS ADDRESS CITY STATE ZIP C
BUSINESS ADDRESS  CITY  STATE  ZIP C  CONTACT NUMBERS:  (H) ( ) CELL ( 30 378 30

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, The		Joliet CITY	<u>IL</u>	ATE	Plainfield TOWNSHIP	60435 ZIP CODE
PROPERTY ADDRESS	<b>&gt;</b>	CILI	512	AIL	10 11101111	
PROPERTY IDEN	TIFICATION	NUMBER (P.I	.N. or tax numbe	er(s): <u>06<b>-</b>0</u>	3-24-200-036	
LEGAL DESCRI -see Annexatio			аттасн сору			
					area <u>8.11</u>	
PRESENT LAND						
EXISTING ZONI		-				
PROPOSED LAN	D USE AND/C	OR PURPOSE (	OF ANNEXATI	ON: Deve	op property for Sir	igie-i airiliy
ZONING CLASS	IFICATION RI	EOUESTED: R	R-1B			
USES OF SURRO						
	Residential		EAST	Reside	ential - Stormwa	ter Pond
•			WES?			
lawyer may appea	ar on your beha understands tha	Commission a			esent your annexat	
I hereby depose a information and b		of the above s	tatements are tru	ue and con	rect to the best of	my
X Z/O	raus NER MA		-	7/14	DATE	
PETITION	NER				DATE	
Subscribed an this 14 day of		efore me , 20 <u>2</u> 2		AN	Official Seal A G MUNOZ SALGUERO	~
(sur ) NOT	Mary ) ARY PUBLI	alguero	_	Co	y Public, State of Illinois mmission No. 997730 on Expires September 30	7

ACT AND

CASE NO	
DATE FILED:	

### CITY PLAN COMMISSION JOLIET, ILLINOIS

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

Χ

Preliminary Final
NAME OF PUD: DeLeon Subdivision
name of petitioner: Vilma Kraus
HOME ADDRESS: 401 Foxborough Trail
CITY, STATE, ZIP: Bolingbrook, IL
HOME PHONE:
CELL#:E-MAIL: eunicedeleon17@yahoo.com
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:
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? <b>No</b>
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.

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.

1.	INFORI	MATION	AB	OUT	TH	E A	APP	LICA	TION	ı

This fo	<ul> <li>□ Rezoning, Special Use P</li> <li>☑ Preliminary Plat, Final Plat</li> <li>□ Building Permit (Complete</li> <li>□ Business License (Complete)</li> </ul>	•
The a	ddress and PIN(s) of the real p	property associated with this application are:
PIN(s	): 06-03-24-200-036	
	Ш.	PROPERTY OWNERSHIP
	et the type of owner of the react information below:	al property associated with this application and fill in the appropriate
X II	ndividual:	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
_ r	imited 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
□ L	and 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-MA	AIL: EUNICEDELEON17	@yahoo.com <sub>FAX:</sub>

### 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 property and the liagon	ot an individual, then the roperty or business associample, if the real propert and the beneficiary of the late limited liability company ability company is a partne	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 y 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 rship, then the identity of the partners must be disclosed. If poration, then all persons owning 3% or more of the issued			
S	SIGNED: Hrus				
L	<b>DATE:</b> July 14, 2025				
٨	lame, Title, and Telephone	Numbers of Person Completing and Submitting This Form:			
\	/ilma Kraus, Owner,				
_					



### City of Joliet

### Memo

**File #:** TMP-8827 **Agenda Date:**8/21/2025

DATE: August 21, 2025

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: M-2-25: Amendment to the Subdivision Regulations Regarding Final Plats

#### **GENERAL INFORMATION:**

APPLICANT: City of Joliet

REQUESTED ACTION: Approval of an Amendments to Section 3.3(A) of the

City's Subdivision Regulations

PURPOSE: To require approval of construction plans prior to the

submission of a final plat

<u>SPECIAL INFORMATION</u>: Construction Plans are documents that are submitted during the subdivision process that allows City staff to verify how the proposed site will be modified with respect to site topography, roadway and sidewalk construction, utility infrastructure, and several other related site design elements. The goal is to ensure that the proposed design of these elements meets the City's required construction standards and specifications.

One proposed amendment to the City's Subdivision Regulations will require subdivision applicants to obtain approval of construction plans from City staff, prior to submitting final plat petitions. Currently, these plans are submitted and reviewed simultaneously with the final plat. Staff believes that the final plat review process will be accelerated if construction plan details are finalized prior to final plat submittal. Changes to a site's construction plans can often result in material changes to the final plat. With construction plans preapproved, these issues should be minimized during staff's final plat review.

Another proposed amendment is to eliminate the requirement for paper copies of the final plat. The City moved to a online submittal process (ProjectDox) and online review process in 2023. The City's Subdivision Regulations currently requires 18 paper copies of the final plat with the final plat application submittal.

The proposed amendments to Section 3.3(A) of the City's Subdivision Regulations are as follows:

<u>Delete Subsection (3) of Section 3.3(A), which states:</u>

• (The final plat application shall) Be accompanied by a minimum of eighteen (18) paper copies of the final plat complying with these regulations and one (1) digitized copy thereof on a medium and in a format specified by the Director of Community Development.

### Delete Subsection (4) of Section 3.3(A), which states:

• (The final plat application shall) Be accompanied by a minimum of three (3) paper copies of construction plans as described in these regulations and one (1) digitized copy thereof on a medium and in a format specified by the Director of Public Works and Utilities.

### Replace Subsection (4) of Section 3.3(A), with:

• (The final plat application shall) Be accompanied by construction plans that have been approved by the City of Joliet.

<u>SUMMARY</u>: Approval of the proposed amendments will require subdivision applicants to acquire approval of construction plans prior to submittal of a petition for a final plat approval.