

DATE: July 14, 2022

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-8-22: Annexation of 2749 Golf Road, Classification to R-1 (Single-Family Residential) Zoning, and Approval of an Annexation Agreement

GENERAL INFORMATION:

APPLICANT: Joan Schaefer

OWNER: BMO Harris Bank, Trust Number 1078

REQUESTED ACTION: Approval of an Annexation of 5 acres, Classification to R-1 (Single-Family Residential) Zoning District and Approval of an Annexation Agreement.

PURPOSE: To allow for annexation of an existing single-family residence.

EXISTING ZONING: Unincorporated Will County A-2 (Rural Residence)

LOCATION: 2749 Golf Road (PIN #15-08-06-400-009-0000)

SIZE OF PARCEL: 5 Acres

EXISTING LAND USE: Rural residence

SURROUNDING LAND
USE & ZONING:

North:	Rural Residential; County A-2 (Rural Residence)
South:	Single-Family Residential; County R-3 (Single-Family Residence)
East:	Rural Residential; County A-2 (Rural Residence)
West:	Single-Family Residential; R1-A (Single-Family Residential)

SITE HISTORY: Aerial photographs show that the subject property has contained a rural, single-family residence since the early 1960's. The property is still surrounded by rural residential uses to the north and east, with County single-family residences along the south side of Golf Road. The Weston Way subdivision is located west of the subject property. The subdivision was platted in 2006, and it contains 24 lots for single-family residential development. Figure 1 shows the subject property with the surrounding land uses.

Figure 1: Subject Property



SPECIAL INFORMATION: The petitioner wishes to annex the existing single-family residence to obtain City water and potentially sanitary sewer service in the future. A City water line is located approximately 50' south of the subject property, along the south side of Golf Road. The nearest sanitary sewer line is located west of the subject property, in the Weston Way Subdivision. If the property is subdivided in the future, or if the existing septic system is deemed inadequate, the petitioner will be required to connect to the City's sanitary sewer system. The petitioner will be responsible for the cost of extending the sanitary sewer line to obtain future sanitary sewer service.

The petitioner has contemplated adding onto the existing structure or building a separate dwelling unit within the subject 5-acre property. Construction of a new dwelling unit would require a future subdivision so that each dwelling unit is located on a separate lot. Any future addition to the existing structure would not be allowed to include a separate dwelling unit within the same building. The requested R-1 (Single-Family Residential) zoning district is appropriate for larger lot sizes that are in excess of 10,000 square feet.

All public improvements, sewer and water connection fees, and the developer's impact fee will be required. Detachment fees have been paid for the New Lenox Fire Protection District and New Lenox Public Library District.

ANALYSIS: The approval of the annexation, zoning classification to R-1 (Single-Family Residential), and annexation agreement, will allow the existing single-family residence to obtain City water and sewer services, in addition to other City services. The Golf Road corridor contains several properties that have already been annexed into the City, including the Weston Way subdivision directly west of the subject property. Provided this context, annexation of the subject property is appropriate.