



Memo

File #: 139-24

Agenda Date: 3/19/2024

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Ordinances Related to Timber Pointe Unit 2 Subdivision:

Ordinance Approving a Final Planned Unit Development of Timber Pointe Unit 2 Subdivision (PUD-5-23)

Ordinance Approving a Recording Plat of Timber Pointe Unit 2 Subdivision (RP-7-23)

BACKGROUND:

The petitioner and developer, Tallgrass Estates, LLC, is requesting approval of a final Planned Unit Development and a recording plat of Timber Pointe Unit 2 Subdivision. The PUD consists of two additional 16-unit townhouse buildings (32 units) within the existing Timber Pointe Subdivision, which is located at the southeast corner of McDonough Street and SE Frontage Road. The preliminary Planned Unit Development of Unit 2 was approved by City Council in April 2023.

The original planned unit development for Timber Pointe Subdivision was approved by City Council in September 2019 and consisted of six 16-unit and two 12-unit rental townhouse buildings (120 total units) with a density of 5.91 units per acre. This development is currently under construction, with five buildings completed and occupied and three buildings under construction. A clubhouse and common area are also part of this development. The subdivision is zoned R-4 (multi-family residential).

The density for the entire 19.33-acre subdivision would be 7.86 units per acre with the approval of the two additional Unit 2 buildings (152 units total). The proposed buildings and additional storm detention will be located on Lot 3 of the original PUD. Lot 3 was left undeveloped for possible future development after the developer and the Joliet Park District agreed on a cash contribution in lieu of land dedication, instead of dedicating the area as a dog park as was initially proposed.

The proposed buildings will have the same design and layout as the previously approved 16-unit buildings. The exterior material is primarily brick, along with fiber cement siding. Each unit will contain two bedrooms. Monthly rental rates start at \$1,950.00. The proposal includes 65 total parking spaces, with 52 surface parking spaces along the access driveways and 13 spaces within the four garages. The off-street parking requirement for 32 multi-family units is 48 spaces, so the proposed parking spaces exceed the requirement. Architectural elevations, floor plans, and landscaping plans are included as attachments.

In addition to creating lots for each building and for the storm detention pond, the proposed recording plat also creates separate lots for the existing private road and for the common area that will contain

the clubhouse. The private road, future clubhouse, and all common areas are the responsibility of the management company. The townhouse units are currently rental units but could potentially be converted to condo ownership by the developer in the future. As with the original PUD approval, the final PUD and recording plat ordinances include conditions related to the maintenance of the development and possible conversion to condo ownership.

A petition to vacate a 30-foot-wide public utility easement is also part of this request. The easement is located along the west side of the original Lot 3. The Public Utilities and Public Works Departments are not opposed to this vacation request.

Public improvement requirements for Timber Pointe Subdivision were previously established with the original recording plat (Ordinance #18198). Water and sewer connection fees, school donation fees, and development impact fees will be required. The Joliet Park District has agreed to an additional cash contribution for each new building per the original agreement.

PLAN COMMISSION PUBLIC HEARING:

The Plan Commission held a public hearing on this matter on March 16, 2023. Joseph Hammer, with TWiG Technologies (formerly Ruettiger, Tonelli and Associates, Inc.), represented the petition. No one appeared or submitted comments in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:

Jeff Crompton moved that the Plan Commission recommend approval of the Final Planned Unit Development of Timber Pointe Unit 2 Subdivision. Jason Cox seconded the motion, which passed with seven (7) aye votes. Voting aye were: Kella, Cox, Crompton, Roehr, Rousonelos, Wunderlich, and Heath. Voting nay were: none. Absent were: Dillon and Perez.

RECOMMENDATION:

The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt the following:

1. Ordinance Approving a Final Planned Unit Development of Timber Pointe Unit 2 Subdivision
2. Ordinance Approving a Recording Plat of Timber Pointe Unit 2 Subdivision