

CASE NO. RP-9-24
DATE FILED: 6/17/24

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☐ Preliminary Plat
☐ Final Plat
☒ Recording Plat

NAME OF SUBDIVISION: Ashford Place Unit 2C

NAME OF PETITIONER: Forestar – Contact: David Hollander
CELL # 847-643-6347 E-MAIL: DavidHollander@forestar.com
BUSINESS ADDRESS: 1750 E. Gold Rd, Suite 925
CITY, STATE, ZIP: Schaumburg, IL 60173
BUSINESS PHONE: 847-643-6347

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: N/A
ADDRESS: N/A PHONE: N/A

OWNER: Same as Petitioner
BUSINESS ADDRESS: PHONE:
CITY, STATE, ZIP:
CELL #: E-MAIL:

ENGINEER: Geotech Incorporated (Thomas Carroll)
ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010

LAND SURVEYOR: Geotech Incorporated (Christopher Papesh)
ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010

ATTORNEY: _____
ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See Attached

COMMON ADDRESS: Legacy Pointe Boulevard, Plainfield, IL 606586
PERMANENT INDEX NUMBER (Tax No.): 06-03-31-200-025
SIZE: approx. 12.86 Acres
NO. OF LOTS: 44
PRESENT USE: Vacant EXISTING ZONING: Joliet R-2
USES OF SURROUNDING PROPERTIES: North: Single Family Residential
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

Name of Park District: Plainfield Park District

Date Contacted Park District:

Is any open space/park site being offered as part of a preliminary plat?

If yes, what amount? no

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property? No If yes, list the Case No. and Name: _____

Is any variance from the Subdivision Regulations being requested? No

If yes, describe: _____

Owners of land 300 feet adjacent or opposite the proposed subdivision: See Attached

Attach eighteen (18) 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: _____

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)

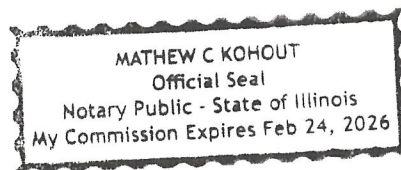
I, DAVID HOUARI, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 05.20.2024 [Signature]

Petitioner's Name

Subscribed and sworn to before me this 20th day of May, 20 24

[Signature] 2/24/26
Notary Public My Commission Expires:



City of Joliet Subdivision Regulations
Process for Compliance with the Dedication of Park Lands or Fees in
Lieu Thereof

- o As a condition of approval of preliminary plat of residential subdivision, or of a preliminary plat of a Planned Unit Development, each subdivider or developer shall dedicate land for park and recreational purposes to serve the immediate and future needs of the residents of the development, or provide a cash contribution in lieu of actual land dedication, or a combination of both.
- o Five and one half acres of land shall be dedicated for park purposes per every 333 lots and/or dwelling units contained in the preliminary plat of subdivision or planned unit development.

What follows is a summary of the key steps in the process. Complete details are outlined in the City of Joliet Ordinance No. 11814.

1. Developers shall meet and discuss open space needs with the park district prior to submittal of a preliminary plat to the City of Joliet.
2. Written notice shall be given to the park district by the developer when a project has been filed for public hearing before the Plan Commission.
3. Within ninety days of written notification from a developer, and prior to City Council review of a preliminary plat, the park district shall notify the City in writing of its desire to accept land, cash or a combination of land and cash, in fulfillment of the developer's obligation.
4. The land to be dedicated for park purposes shall be clearly depicted on the preliminary plat.
5. The developer shall convey all required lands to the park district within two years after the recording plat or planned unit development plat for the unit in which the park site is located is accepted by the Office of the Recorder of Deeds for recording.
6. When a cash contribution is required, the developer shall make the cash contribution for each lot to the park district prior to the issuance of a building permit for the subject lot. Payments shall be made directly to the park district in which the development is located. Evidence of the conveyance of land or receipt from the park district for the payment of a cash contribution.