



City of Joliet

Plan Commission

Meeting Agenda

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

Wednesday, April 8, 2026

4:00 PM

***Special Meeting* 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 2-19-26

Attachments: [Plan Commission Meeting Minutes 02-19-26.pdf](#)

Plan Commission Special Meeting Minutes 3-5-26

Attachments: [Plan Commission Special Meeting Minutes 03-05-26.pdf](#)

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, staff will read each staff report and then applicant will make additional comments on the request. Following the staff report and applicant remarks, a public comment period will be held on each agenda item. Each speaker will be given four minutes to address the Commission, and remarks should be directed to the Commissioners rather than staff, the applicant, or other members of the audience. Property owners within the zoning notice boundary may request additional time for questions. The Commission may set reasonable limits on the length of comments and may limit repetitive statements. Speakers are encouraged to avoid duplicating comments that have already been made; indicating agreement with a prior comment is sufficient for the record. All participants are expected to maintain decorum by keeping comments respectful, refraining from interruptions, and avoiding applause or other reactions so the hearing may proceed in an orderly manner.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, staff will read each staff report and then applicant will make additional comments on the request. Following the staff report and applicant remarks, a public comment period will be held on each agenda item. Each speaker will be given four minutes to address the Commission, and remarks should be directed to the Commissioners rather than staff, the applicant, or other members of the audience. Property owners within the zoning notice boundary may request additional time for questions. The Commission may set reasonable limits on the length of comments and may limit repetitive statements. Speakers are encouraged to avoid duplicating comments that have already been made; indicating agreement with a prior comment is sufficient for the record. All participants are expected to maintain decorum by keeping comments respectful, refraining from interruptions, and avoiding applause or other reactions so the hearing may proceed in an orderly manner.

PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two (North of Van Dyke Road and West of County Line Road) (PIN # 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (COUNCIL DISTRICT #3)

Attachments: [PUD-2-26 \(Neustoneshire Phase Two\) Staff Report Packet.pdf](#)

PUD-3-26: Amendment to the Preliminary and Final PUD of Joliet Junior College Student Housing Subdivision (Ord. 13226) (1524 Richard T Rivera Way) (PIN # 05-06-23-304-004-0000) (COUNCIL DISTRICT #5)

Attachments: [PUD-3-26 \(Amendment to JJC PUD\) Staff Report Packet.pdf](#)
[Ordinance 13226 Redacted.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding non-public hearing 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

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

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-2238-20

Agenda Date:4/8/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, February 19, 2026

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 F. 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, John Kella, Wendell Martin, Debbie Radakovich and Brigette Roehr
Absent Mike Eulitz, Roberto Perez and Michael F. Turk

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Interim Deputy Corporation Counsel Stephanie Silkey, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, Planner Francisco Jimenez, Planner Helen Miller, Economic Development Specialist Emily McGuire, and Records Coordinator Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 1-15-26

[TMP-9439](#)

Attachments: [Zoning Board of Appeals Meeting Minutes 01-15-26.pdf](#)

A motion was made by Brigette Roehr, seconded by Jeff Crompton, to approve Plan Commission Meeting Minutes 1-15-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich and Roehr

Absent: Eulitz, Perez and Turk

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

Z-1-26: Reclassification of 717 Henderson Avenue from R-3 (one- and two-family residential) zoning to R-2 (single-family residential) zoning. (717 Henderson Avenue) (PIN # 30-07-10-209-017-0000) (COUNCIL DISTRICT #4)

[TMP-9440](#)

Attachments: [Z-1-26 \(717 Henderson Ave\) Staff Report Packet.pdf](#)

Planning Director Jayne Bernhard read the staff report into the record. Yoselin Balcazar 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 Wendell Martin, seconded by Debbie Radakovich, to approve Z-1-26: Reclassification of 717 Henderson Avenue from R-3 (one- and two-family residential) zoning to R-2 (single-family residential) zoning. (717 Henderson Avenue) (PIN # 30-07-10-209-017-0000) (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich and Roehr

Absent: Eulitz, Perez and Turk

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Joliet Comprehensive Plan – Status Update

[TMP-9442](#)

Ms. Bernhard reviewed the Comprehensive Plan goals, Phase 3 deliverable, and completed accomplishments to date, including the Existing Conditions Report, community survey, Community Workshop #1, topic area workshops, and community engagement.

She noted that Community Workshop #2 would be held February 26 from 5:00 to 8:00 p.m. at the Joliet Public Library Ottawa Branch to gather input on the Ridge Road Corridor, Louis Joliet Mall Area, Legacy East Side Industrial Area, and the S. Chicago Street and McDonough Street Corridors.

Interstate 80 Des Plaines River Bridge Community Plan – Status Update

[TMP-9443](#)

Ms. Bernhard explained the project was in a research and design phase.

Downtown Joliet Equitable Transit Oriented Development Plan – Status Update

[TMP-9444](#)

Ms. Bernhard reported that the consultant was reviewing the zoning ordinance and the adopted Equitable Transit Oriented Development (ETOD) plan.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich and Roehr

Absent: Eulitz, Perez and Turk

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

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-2239-20

Agenda Date:4/8/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 5, 2026

4:00 PM

Special Meeting 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 F. 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

ALSO PRESENT: City Clerk Lauren O'Hara, Cultural Affairs & Special Events Director Ann Sylvester, Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Interim Deputy Corporation Counsel Stephanie Silkey, Legal Assistant Katy Fyksen, Deputy Director of Engineering Tony Anczer, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Economic Development Specialist Emily McGuire, and Records Coordinator Lauren Helland

Commissioner Brigette Roehr recused herself from participation, discussion, and voting on the agenda item and left the meeting at approximately 4:01 p.m.

Commissioner Wendall Martin arrived at approximately 4:02 p.m.

PUBLIC HEARING

During the Public Hearing, staff will read the staff report and the applicant will first present the proposal. Following the presentation, a public comment period will be held for those who have signed in to speak. Each speaker will be given four minutes to address the Commission, and remarks should be directed to the Commissioners rather than staff, the applicant, or other members of the audience. Property owners within the zoning notice boundary may request additional time for questions. The Commission may set reasonable limits on the length of comments and may limit repetitive statements. Speakers are encouraged to avoid duplicating comments that have already been made; indicating agreement with a prior comment is sufficient for the record. All participants are expected to maintain decorum by keeping comments respectful, refraining from interruptions, and avoiding applause or other reactions so the hearing may proceed in an orderly manner.

Zoning Upon Annexation of Approximately 795 Acres to I-1 (Light Industrial) Zoning and Preliminary Planned Unit Development (PUD) for Property at S. Rowell Road and Bernhard Road (Council District #5)

[TMP-9605](#)

a. A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Zoning Upon Annexation of Approximately 795 Acres to I-1 (Light Industrial) Zoning. (S. Rowell Road and Bernhard Road) (PIN #'s: 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020,

10-11-03-400-001-0000, 10-11-02-300-002-0000,
10-11-02-400-007-0000, 10-11-02-400-008-0000,
10-11-02-400-005-0000, 10-11-02-400-006-0000,
10-11-02-400-003-0000, 10-11-02-200-002-0000,
10-11-02-300-003-0000, 10-11-03-200-002-0000)

b. PUD-8-25: Preliminary Planned Unit Development and Preliminary Plat of Joliet Technology Center Subdivision. (S. Rowell Road and Bernhard Road)

(PIN #'s: 10-11-02-200-007-0010, 10-11-02-200-007-0020,
10-11-02-100-018-0010, 10-11-02-100-018-0020,
10-11-03-400-001-0000, 10-11-02-300-002-0000,
10-11-02-400-007-0000, 10-11-02-400-008-0000,
10-11-02-400-005-0000, 10-11-02-400-006-0000,
10-11-02-400-003-0000, 10-11-02-200-002-0000,
10-11-02-300-003-0000, 10-11-03-200-002-0000)

Attachments: [PUD Site Plan.pdf](#)
 [Staff Report](#)
 [Preliminary Plat](#)
 [Preliminary PUD Engineering Plans](#)
 [Plat of Annexation](#)
 [Scope of Development](#)
 [Annexation Petition](#)
 [Annexation Petition Signature Pages](#)
 [Preliminary PUD Petition](#)
 [Ownership Disclosure](#)
 [Joliet Technology Center Invoice Fees](#)
 [Public Notice March 5 2026 Plan Commission Meeting.pdf](#)
 [Sample Elevations](#)
 [JTC EcoCAT 2607965.pdf](#)
 [2025-TIS Submittal.pdf](#)
 [2025-06-20 Hillwood Joliet TIS.pdf](#)
 [SB Friedman Joliet Technology Center Tax Projection Memo FINAL 2026-02-27.pdf](#)
 [A-4-25 & PUD-8-25.pdf](#)
 [A-4-25a & PUD-8-25a.pdf](#)

Interim Corporation Counsel Todd Lenzie provided a statement with an overview of the meeting's proceedings.

Planner Raymond Heitner opened the public hearing and read the staff report into the record.

David Silverman with Mahoney, Silverman & Cross, Don Schoenheider with Hillwood, Elizabeth Nicholson with PowerHouse Data Centers, Patrick Pline with PowerHouse Data Centers, Tim O'Neill with Langan, Mark Pruitt with The Power Bureau, Todd Czworniak with Syska Hennessy Group, Joseph Horesco with Acentech, Rory Fancier-Splitt with Kimley Horn, David Loomis with Strategic Economic Research provided information about the proposed Joliet Technology Center, including overviews of Hillwood and PowerHouse companies and of data centers, the site plan, electrical system, water usage, sound, and economic impact.

Commission members inquired about potential well construction, zoning classification, completed data centers in the Midwest and associated concerns, long-term building use, building end users, buildout timeline, interior updates, air quality, and community benefit agreements.

Todd Czworniak with Syska Hennessy Group responded to the Commission's questions.

The following individuals provided public comment during the public hearing:

Tom White
Lydia Simrayh
Doc Gregory
David Kump
Andrea Baumhardt
Abbey Vollmer
Rita Renwick
Frederick Dallmeyer
Jeanne Howell
Tim Broderick
Isabel Gloria
Serena Guzman
Lili Martinez
Barry McCue
Patrick Young
Kip Kline
Felix Ortiz
Dan Weksler
Gianna Barone
Griselda Chavez
Kurt Bihler
Sandy Burcenski
Portia Gallegos
Liz Regnier
Thomas Becker
Jeffrey Becker
Amina Brown
Tina McGrath

Jennifer Guest
Kathleen Garthus
Steven Kemnetz
Jeremy Brzycki
Teresa Mullen
Renee Ronzone
Marjorie McNichols
Cassidy Brown
Anthony Galba
Mary Simeone
David Simeone
Jess Gould
Max Battles
Candice Quinnerly
Chris Carlson
James Scarpelli
Luis Jaime
Guillermo Rodriguez
Juno Ludvigson
Clarissa Delrio
Noah Martinez
Catherine Beavers
Lorraya Williams
Andres Grijalva
Timothy Antel
Persephone Carr
Rick Norman
Sean Miller
Rebecca Studer
Keith Lewis
Jim Slowik
Aaron Hernandez
Tim Shanahan
Sean Craven
Connor Larkin
Karen Robertson
Ezekiel
Christine
Tia Quinnerly
Marian Corley
Edgar Aguilar

David Silverman with Mahoney, Silverman & Cross addressed the public comments.

Commissioner Turk asked about grid capacity, and Mark Pruitt with The Power Bureau confirmed existing power plants could support the load.

Community Development Director Dustin Anderson thanked Plan Commission members, City staff, and participants for their engagement. He noted that the City of Joliet created a webpage (joliet.gov) with current documents related to the proposal.

Mr. Heitner closed the public hearing.

After the vote, Commissioner Turk addressed concerns about personal gain, emphasizing that Plan Commissioners serve without compensation and are committed to supporting the best interests of the City of Joliet.

After the vote, Mr. Heitner explained the A-4-25 and PUD-8-25 agenda item would go to the March 16, 2026 City Council meeting with a recommendation for approval.

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Zoning Upon Annexation of Approximately 795 Acres to I-1 (Light Industrial) Zoning and Preliminary Planned Unit Development (PUD) for Property at S. Rowell Road and Bernhard Road (Council District #5)

a. A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Zoning Upon Annexation of Approximately 795 Acres to I-1 (Light Industrial) Zoning. (S. Rowell Road and Bernhard Road)
(PIN #'s: 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, 10-11-03-200-002-0000)

b. PUD-8-25: Preliminary Planned Unit Development and Preliminary Plat of Joliet Technology Center Subdivision. (S. Rowell Road and Bernhard Road)
(PIN #'s: 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, 10-11-03-200-002-0000).

The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Martin, Perez, Radakovich and Turk

Nay: Kella

Absent: Roehr

ADJOURNMENT

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Martin, Perez, Radakovich and Turk

Absent: Roehr

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-2240-20

Agenda Date:4/8/2026

DATE: March 12, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two

GENERAL INFORMATION:

APPLICANT: D.R. Horton, Inc. - Midwest
STATUS OF APPLICANT: Contract Purchaser / Builder
OWNER: Light Real Estate LLC (Trust Number 8002354094)
REQUESTED ACTION: Approval of a preliminary Planned Unit Development for a residential subdivision
PURPOSE: To create 147 residential lots
EXISTING ZONING: R-1B (single-family residential)
LOCATION: North of Van Dyke Road and West of County Line Road (00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000)
(Council District #3)
SUBDIVISION SIZE: 54.2 acres
EXISTING LAND USE: Undeveloped / Agricultural
SURROUNDING LAND USE & ZONING:
NORTH: Residential (NeuStoneshire Phase One subdivision), R-1B (single-family residential)
SOUTH: Undeveloped / agricultural and residential (Kearney Glen subdivision), R-1B (single-family residential)
EAST: Agricultural and farmstead, R-1B (single-family residential)
WEST: Residential (Lakewood Prairie subdivision), R-1B (single-family residential) and R-3 (one- and two-family residential)

SITE HISTORY: The subject site contains 54 acres of land that is zoned R-1B (single-family residential). The subject site was included with the preliminary plat for the original Neustoneshire Subdivision in 2004 but was never developed as a phase of that subdivision. Instead, the land continued to be used for agricultural purposes until the present. Currently, the homebuilder D.R. Horton is under contract to purchase the site to develop it as a residential subdivision.

The preliminary plat for the original Neustoneshire subdivision included the 162 acres located west of County Line Road between Theodore Street and Van Dyke Road. That land was annexed in 2004 and zoned R-1B to become a unified residential subdivision with 411 single-family lots. The subdivision was to be built out in three phases, but only Phase One was recorded and developed. NeuStoneshire Phase One is located directly south of Theodore Street and contains 146 developed single-family lots, as well as two storm detention areas. The 54-acre subject site contains the land that would have been Phase Two, located north of Van Dyke Road and east of Lakewood Prairie Subdivision. Phase Three would have been the property at the northwest corner of County Line Road and Van Dyke Road, which is under separate ownership from the subject site and not part of this petition.

Proposed final plat phases of original Neustoneshire subdivision from 2005



The road network for the original subdivision included a collector street that branched off the Neustoneshire Boulevard roundabout at County Line Road and curved through Phases Two and Three to connect to Van Dyke Road at the south end. While this street was never constructed, a public sanitary sewer main was installed along its intended path

as part of the development of Phase One, to connect Phase One to the City sewer system. Part of this existing sewer main is located on the subject property, and the petitioner has incorporated the sewer location into their proposed plans.

SPECIAL INFORMATION: The preliminary Planned Unit Development of Neustoneshire Phase Two consists of 147 single-family lots on approximately 54 acres. The lots will need to meet the requirements of the R-1B zoning district, which include a minimum lot area of 9,100 square feet and a minimum lot width of 70 feet. Storm detention for the subdivision will be on the south side of the property, adjacent to Van Dyke Road. There will be no park site within the subdivision, as the Joliet Park District has requested a cash contribution in lieu of a park land dedication. While the proposed Planned Unit Development contains Neustoneshire in its name, it is a separate development from NeuStoneshire Phase One that will have its own set of house plans and its own separate homeowners' association.

The proposed subdivision meets the average lot size and width requirements for the R-1B district, with an average lot size of 10,096 square feet and an average lot width of 78 feet. All lots except two meet the minimum lot area; Lots 21 and 24 are slightly under the required area at 8,978 and 8,886 square feet respectively. The depths of these lots were slightly reduced to create space for a wider right-of-way dedication for Van Dyke Road. The City originally requested a 33-foot right-of-way dedication, which the petitioner included in their initial plans. However, the City recently requested a 40-foot dedication to better match the existing 80-foot right-of-way for Van Dyke Road at its west end, where it terminates at Fawnlily Circle within the Lakewood Prairie subdivision. Based on this updated request, the petitioner modified their plans and included a 38-foot right-of-way dedication for Van Dyke Road on the preliminary plat. The preliminary PUD includes a variation to reduce the minimum lot size for Lots 21 and 24, which staff supports due to the need for a greater right-of-way dedication than originally anticipated.

The proposed street layout is generally consistent with the 2004 preliminary plat, with road connections to Kempton Street in NeuStoneshire Phase One at the northwest corner, to the Neustoneshire Boulevard roundabout off County Line Road at the northeast corner, and to Van Dyke Road at the southwest corner. The original plans from 2004 included an extension of Neustoneshire Boulevard off the south side of the roundabout; though the street extension was never constructed, the roundabout contains an existing curb cut on its south side. The proposed plans include a short extension of Neustoneshire Boulevard in this location. Proposed Street D will connect to this extension and then follow the path of the existing sanitary sewer main that was installed with Phase One.

The proposed house plans include five models: three two-story models with ten total elevations, and two one-story models with eight total elevations. The two-story homes will have approximately 2,000 to 2,600 square feet of living area and include four to five bedrooms and two-and-a-half bathrooms. The one-story models will have either 1,500 or 1,700 square feet of living area and contain either three or four bedrooms. All models will include an attached two-car garage. The proposed homes are compatible with the existing homes in the surrounding residential subdivisions. NeuStoneshire Phase One contains mostly two-story homes with two- to three-car garages, as well as some one-story homes. Examples of existing homes in Phase One are shown in Figure 6. The proposed elevations and floor plans for the Planned Unit Development of Neustoneshire Phase Two are included as an attachment in the staff report packet.

As part of the Planned Unit Development, the petitioner is requesting a variation from the residential design standards in the Zoning Ordinance, which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The petitioner proposes that 100 percent of the dwelling units will have at least 25 percent brick or stone on the front elevation. The attached elevations include between 25 percent and 41 percent brick or stone. Staff supports this request as the design of the proposed elevations is consistent with similar developments in the area.

The proposed Planned Unit Development includes a preliminary landscape plan that shows parkway trees, landscape outlots along Van Dyke Road, and landscaping around the stormwater area. The Zoning Ordinance requires new residential developments to provide a 30-foot-wide landscape area adjacent to a main collector street, such as Van Dyke Road. As part of the PUD, the petitioner is requesting a variation to reduce the landscape area adjacent to Van Dyke Road to 18 feet in order to accommodate the proposed lot layout and stormwater area. Staff supports this request because it is consistent with the existing landscaping along Van Dyke Road near County Line Road for the Kearney Glen subdivision, and because it allows the petitioner to dedicate an appropriate amount of right-of-way for Van Dyke Road. The landscape lots 149 and 150, the open area lot 148, and the stormwater lot 151 will be owned and maintained by a homeowners' association, to be established in the future as part of the development of the subdivision.

The attached project narrative outlines the phasing, financial, and marketing plans for the development. According to the petitioner, the development will be completed in one phase with full buildout projected to take approximately three years. Public improvements, water and sewer connection fees, school impact fees, and development impact fees will be required for this subdivision. The developer is currently working with the Joliet Park

District to determine the amount for a cash contribution in lieu of a park land donation. Future approval of the final Planned Unit Development is still required.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the preliminary Planned Unit Development of Neustoneshire Phase Two. The site was intended to be developed as a residential subdivision, and the proposed Planned Unit Development is consistent with the lot requirements for the existing R-1B zoning district. The subdivision includes connections to the existing street network and provides a right-of-way dedication for further development of Van Dyke Road. The proposed house plans are compatible with the adjacent residential subdivisions, and the proposed subdivision will have its own homeowners' association to maintain all common areas.

Figure 1: Proposed Planned Unit Development of Neustoneshire Phase Two (2025)



Figure 2: Subject site, view northwest from Van Dyke Road (May 2025)



Figure 3: Existing stormwater area and landscaping for Kearney Glen (right) adjacent to Van Dyke Road, across from proposed stormwater area for the subject site (left), view east down Van Dyke Road (May 2025)



Figure 4: West end of Van Dyke Road where it terminates at Fawnlily Circle in Lakewood Prairie Subdivision, view east from Fawnlily Circle (May 2025)

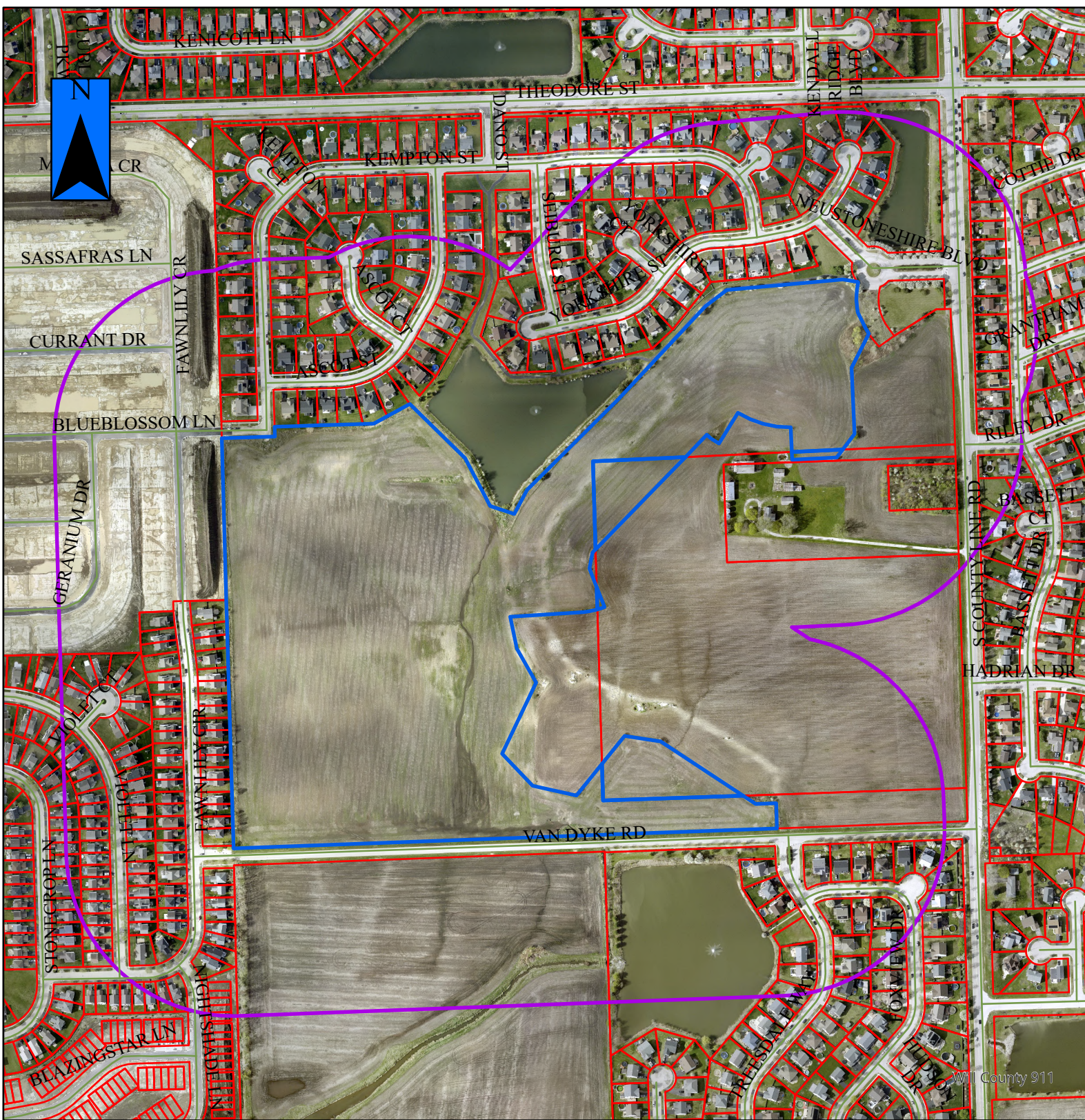


Figure 5: Existing roundabout for Neustoneshire Boulevard off County Line Road, view southwest (April 2025)



Figure 6: Existing residences in NeuStoneshire Phase One (2023, 2025)

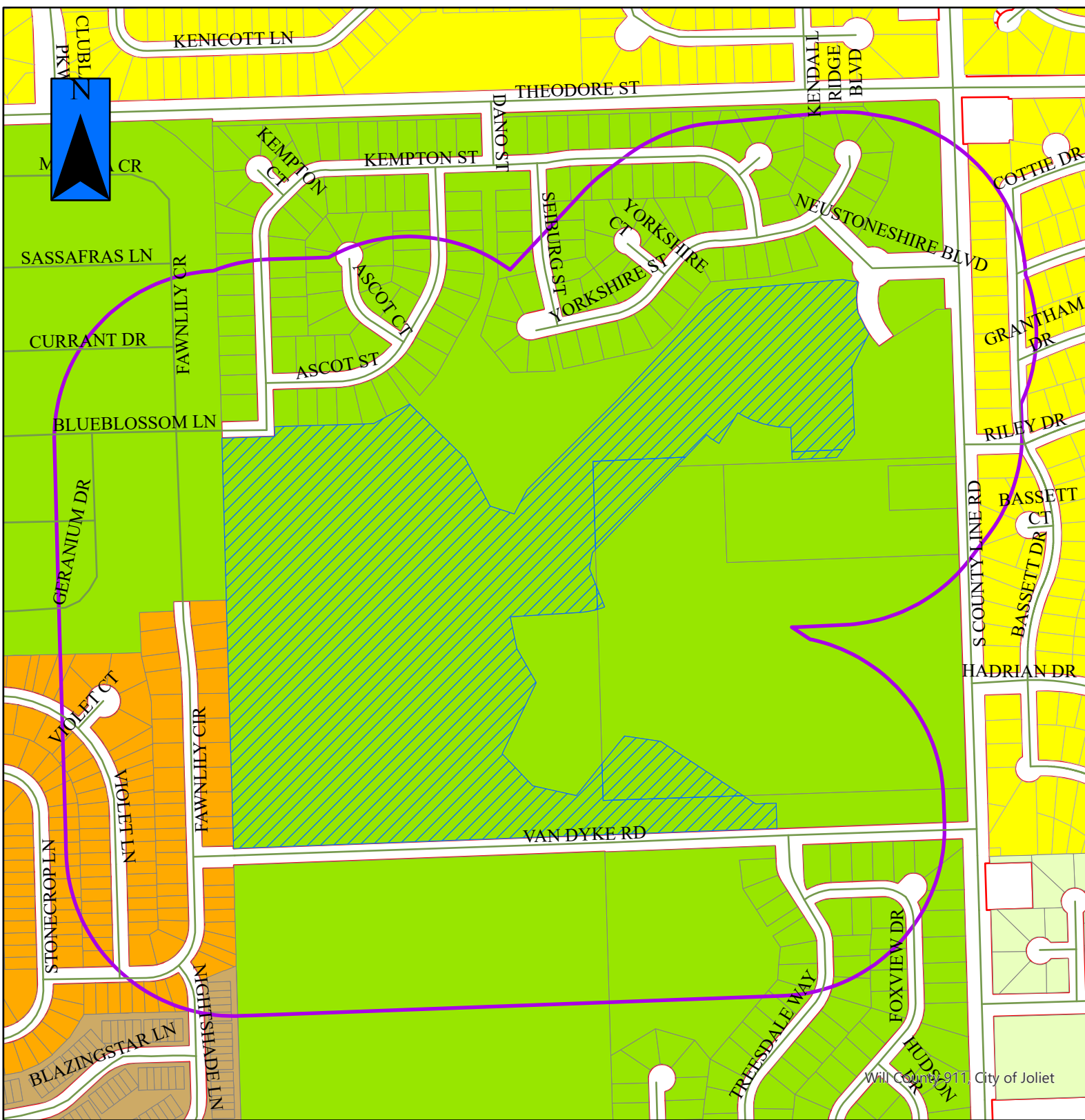




PUD-2-26a





- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)



Will County 911, City of Joliet

PUD-2-26



-  = Property in Question
-  = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 170930145H) EFFECTIVE DATE 1/8/2014.

TOPOGRAPHY
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES. FIELD WORK WAS COMPLETED ON 7/17/2025. DRAFTING WAS COMPLETED ON 07/11/2025.

VARIANCES
1. EXCEPTION FROM THE RESIDENTIAL DESIGN STANDARDS TO ALLOW 2% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPOSED OF BRICK OR STONE.
2. EXCEPTION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS TO ALLOW THE EXISTING SANITARY SEWER TO BE LOCATED UNDER THE ROADWAY PAVEMENT.
3. EXCEPTION FROM THE ZONING ORDINANCE REQUIRING A 30-FOOT LANDSCAPE OUTLET ADJACENT TO MAIN COLLECTOR STREETS TO ALLOW A 18-FOOT LANDSCAPE OUTLET.
4. EXCEPTION FROM THE ZONING ORDINANCE TO ALLOW LOTS 21 AND 24 TO BE LESS THAN THE MINIMUM 9,100 SF.

GENERAL NOTES
1. PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDDED OR SODED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
2. SCHOOL, PARK AND LIBRARY DONATION SHALL BE PROVIDED.
3. STREET SIGNS SHALL BE PROVIDED AT EACH INTERSECTION.
4. AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE ILLINOIS EPA AND THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL WILL BE PROVIDED.
5. THE MAINTENANCE OF ALL COMMON AREAS AND DETENTION POND AREAS ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41.324815888 N
LONGITUDE: 88.155295981 W
ELLIPSOIDAL HEIGHT: 544.043 SFT
GROUND SCALE FACTOR: 1.000006077
ALL MEASUREMENTS ARE ON THE GROUND.

PRELIMINARY PLAT OF NEUTONSHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT

THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 1 DEGREE 39 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1484.04 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST 190.00 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 35.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 36 SECONDS EAST, 355.36 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST, 146.64 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 57 SECONDS EAST, 277.22 FEET; THENCE SOUTH 27 DEGREES 55 MINUTES 19 SECONDS EAST, 193.59 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 34 SECONDS EAST, 30.64 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 11 SECONDS EAST 67.62 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 52 SECONDS EAST, 459.94 FEET; THENCE NORTH 43 DEGREES 13 MINUTES 10 SECONDS EAST, 457.72 FEET; THENCE NORTH 53 DEGREES 03 MINUTES 09 SECONDS EAST, 95.90 FEET; THENCE NORTH 04 DEGREES 56 SECONDS EAST, 416.51 FEET; THENCE SOUTH 79 DEGREES 00 MINUTES 56 SECONDS EAST, 66.49 FEET; THENCE SOUTH 11 DEGREES 20 MINUTES 10 SECONDS WEST, 104.7 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 240.00 FEET, HAVING A CHORD BEARING OF SOUTH 00 DEGREES 22 MINUTES 08 SECONDS EAST, 86.06 FEET TO A NONTANGENT LINE; THENCE SOUTH 25 DEGREES 25 MINUTES 09 SECONDS WEST 135.49 FEET; THENCE SOUTH 55 MINUTES 23 SECONDS WEST, 158.54 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 51 SECONDS WEST, 115.18 FEET TO A NONTANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 348.87 FEET, HAVING A CHORD BEARING OF NORTH 73 DEGREES 54 MINUTES 30 SECONDS WEST, 197.39 FEET TO A NONTANGENT LINE; THENCE SOUTH 32 DEGREES 18 MINUTES 19 SECONDS WEST, 126.62 FEET; THENCE NORTH 07 DEGREES 06 MINUTES 12 SECONDS WEST, 35.33 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 51 SECONDS WEST, 115.18 FEET TO A NONTANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING OF SOUTH 77 DEGREES 25 MINUTES 25 SECONDS WEST, 88.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 24 MINUTES 07 SECONDS WEST, 252.26 FEET; THENCE SOUTH 11 DEGREES 37 MINUTES 08 SECONDS EAST, 116.33 FEET; THENCE SOUTH 29 DEGREES 41 MINUTES 51 SECONDS EAST, 140.24 FEET; THENCE SOUTH 25 DEGREES 25 MINUTES 09 SECONDS WEST, 282.94 FEET; THENCE SOUTH 43 DEGREES 49 MINUTES 12 SECONDS EAST, 158.48 FEET; THENCE SOUTH 77 DEGREES 25 MINUTES 02 SECONDS EAST, 160.31 FEET; THENCE SOUTH 39 DEGREES 01 MINUTES 50 SECONDS EAST, 274.65 FEET; THENCE SOUTH 81 DEGREES 18 MINUTES 39 SECONDS EAST, 130.29 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 04 SECONDS EAST, 400.06 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 11 SECONDS EAST, 73.01 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 44 SECONDS EAST, 119.02 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 01 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE, 1947.37 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

ZONING
EXISTING SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL
PROPOSED SINGLE FAMILY ZONING: R-1B SINGLE FAMILY RESIDENTIAL

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
TO: D.R. HORTON, INC. - MIDWEST;
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 23, 2009 AND KNOWN AS TRUST NUMBER 800234504 BY FILED FOR RECORD DECEMBER 31, 2009 AND RECORDED IN DOCUMENT NUMBER 200900027748 OF THE KENDALL COUNTY RECORDS;
FIDELITY NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALIENS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 11(a), 11(b), 11(d) AND 18 OF TABLE A THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.
THE FIELD WORK WAS COMPLETED ON JULY 7, 2025.

DATED THIS 14TH DAY OF JULY, A.D. 2025.
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-1819
MY LICENSE EXPIRES ON NOVEMBER 30, 2028
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdartos@v3.com

BENCHMARK
SOURCE: ANNA AG HOLDINGS LLC & DCJ FARMS LLC & KAGD FARMS LLC ZONED R-1B
STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-02-25
ELEVATION: 669.40 (MEASURED)
DATA: MAG 5808
DESCRIPTION: W/40 BOLT ON FIRE HYDRANT AT WEST SIDE OF NEUTONSHIRE BLVD., NORTH OF NORTHEAST CORNER OF SITE.

SITE DATA - FULL SITE
SITE AREA = 54.20 AC.
STORMWATER MANAGEMENT AREA = 5.76 AC.
OPEN AREAS = 0.73 AC.
R.O.W. DEDICATION = 13.64 AC.
GROSS LAND USE (LOTS + ROW) = 47.71 AC.
NET LAND USE (LOTS W/OUT ROW) = 34.07 AC.
SINGLE FAMILY DENSITY (1/47.54.20) = 2.71 DU/AC
MINIMUM LOT SIZE = 8,886 SF
MAXIMUM LOT SIZE = 18,845 SF
AVERAGE LOT SIZE = 10,096 SF
AVERAGE LOT WIDTH = 78.0'
MIN. LOT WIDTH = 70.0'

LEGEND
EXISTING: SANITARY SEWER, SANITARY FORCE MAIN, STORM SEWER, COMBINED SEWER, WATER MAIN, OVERHEAD ELECTRIC POLE, UTILITY STRUCTURE WITH CLOSED LID, CURB INLET, DRAINAGE STRUCTURE WITH OPEN LID, FIRE HYDRANT, VALVE IN VALVE BOX, GATE VALVE IN VALVE VAULT, FLOOR FINISH (F.F.S.), RIGHT-OF-WAY LINE, PROPERTY LINE (EXTERIOR), LOT LINE (INTERIOR), EASEMENT LINE, CENTERLINE, 8-12 CURB & GUTTER, LIGHT POLE.
PROPOSED: SANITARY SEWER, SANITARY FORCE MAIN, STORM SEWER, COMBINED SEWER, WATER MAIN, OVERHEAD ELECTRIC POLE, UTILITY STRUCTURE WITH CLOSED LID, CURB INLET, DRAINAGE STRUCTURE WITH OPEN LID, FIRE HYDRANT, VALVE IN VALVE BOX, GATE VALVE IN VALVE VAULT, FLOOR FINISH (F.F.S.), RIGHT-OF-WAY LINE, PROPERTY LINE (EXTERIOR), LOT LINE (INTERIOR), EASEMENT LINE, CENTERLINE, 8-12 CURB & GUTTER, LIGHT POLE.

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WILL) SS
APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ___ DAY OF ___, A.D. 2025.
APPROVED BY ORDINANCE NO. _____
MAYOR
CITY CLERK

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WILL) SS
APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS
THIS ___ DAY OF ___, A.D. 2025.
CHAIRMAN OF THE PLAN COMMISSION
SECRETARY

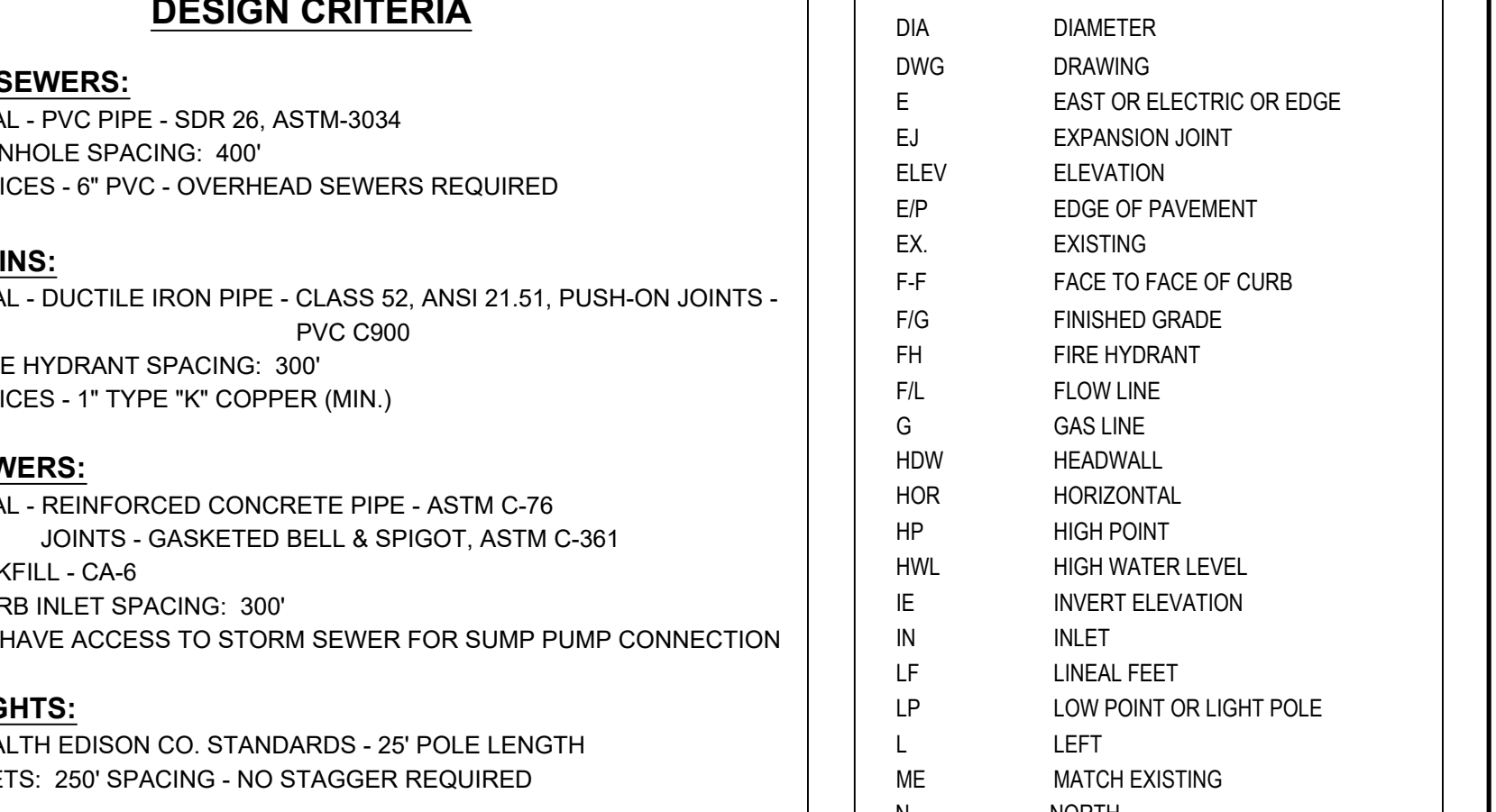
PROJECT TEAM
OWNER/DEVELOPER: D.R. Horton, 1750 E. Golf Road, Suite 925 Schaumburg, Illinois 60173 847 944 4420
ENGINEER: V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60171 630 724 9200
SURVEYOR: V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60171 630 724 9200

VICINITY MAP

TYPICAL LOT DETAIL
11' (TYP.) P.U. & D.E.
30' FRONT B.S.L.
5' (TYP.) P.U. & D.E.
7.5' (TYP.) P.U. & D.E.
25' REAR B.S.L.
EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

ABBREVIATIONS
BLDG: BUILDING
BM: BENCHMARK
DIA: DIAMETER
DWC: DRAWING
E: EAST OR ELECTRIC OR EDGE
EJ: EXPANSION JOINT
ELEV: ELEVATION
EOP: EDGE OF PAVEMENT
EK: EXISTING
F.F: FACE TO FACE OF CURB
FG: FINISHED GRADE
FH: FIRE HYDRANT
FL: FLOWLINE
G: GAS LINE
HDW: HEADWALL
HOR: HORIZONTAL
HP: HIGH POINT
HML: HIGH WATER LEVEL
IE: INVERT ELEVATION
IN: INLET
LF: LINEAL FEET
LP: LOW POINT OR LIGHT POLE
L: LEFT
M: MATCH EXISTING
N: NORTH
NIC: NOT IN CONTRACT / NOT INCLUDED
NWL: NORMAL WATER LEVEL
OC: ON CENTER
PC: POINT OF CURVATURE
PCC: PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PI: POINT OF INTERSECTION
PL: PROPERTY LINE
POT: POINT OF TANGENCY CURVATURE
PT: POINT OF TANGENCY
PUE: PUBLIC UTILITY EASEMENT
PVC: POLYVINYL CHLORIDE PIPE
R: RADIUS OR RIGHT
ROW: RIGHT OF WAY
S: SLOPE OR SOUTH
SAN: SANITARY
SFM: SANITARY FORCE MAIN
SHT: SHEET
SHW: SUBMERGED HEADWALL
SMH: SANITARY MANHOLE
STA: STATION
T: TANGENT LENGTH OR TELEPHONE
TIC: TOP OF CURB
TW: TOP OF WALL
TYP: TYPICAL
W: WEST

DESIGN CRITERIA
SANITARY SEWERS:
PIPE MATERIAL - PVC PIPE - SDR 35, ASTM-3034
MAXIMUM MANHOLE SPACING: 400'
SEWER SERVICES - 6" PVC - OVERHEAD SEWERS REQUIRED
WATER MAINS:
PIPE MATERIAL - DUCTILE IRON PIPE - CLASS 52, ANSI 21.51, PUSH-ON JOINTS - PVC C900
MAXIMUM FIRE HYDRANT SPACING: 300'
WATER SERVICES - 1" TYPE "K" COPPER (MIN.)
STORM SEWERS:
PIPE MATERIAL - REINFORCED CONCRETE PIPE - ASTM C-78
JOINTS - GASKETED BELL & SPIGOT, ASTM C-361
TRENCH BACKFILL - CA-4
MAXIMUM CURB INLET SPACING: 300'
ALL LOTS TO HAVE ACCESS TO STORM SEWER FOR SLUMP PUMP CONNECTION
STREET LIGHTS:
COMMONWEALTH EDISON CO. STANDARDS - 25' POLE LENGTH
LOCAL STREETS: 25' SPACING - NO STAGGER REQUIRED
STORMWATER MANAGEMENT DESIGN CRITERIA:
STORM SEWER DESIGN PERIOD - 10 YEARS (PIPE-FULL CONDITION - NO SURCHARGE) 4" RAINFALL
DETENTION BASIN DESIGN PERIOD - 100 YEAR, 24-HOUR 1.5" RAINFALL, 0.15 CFS/ACRE RELEASE
2-YEAR, 24-HOUR 3.0" RAINFALL, 0.40 CFS/ACRE RELEASE



PAVEMENT LEGEND
① Hot-Mix Asphalt, Surface Course, L-9.5, Mix "D", N50, 1.5"
② Hot-Mix Asphalt, Binder Course, L-19.0, N50, 2.5"
③ Hot-Mix Asphalt, Binder Course, L-19.0, N50, 4"
④ Sub-Base Granular Material, Type B, CA-06, 10"
⑤ Sub-Base Granular Material, Type B, CA-06, 6"
⑥ Sub-Base Granular Material, Type B, CA-06, 4"
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12
⑧ Portland Cement Concrete Sidewalk, 5" Thick
⑨ Bituminous Material Prime Coat
⑩ Aggregate Prime Coat
⑪ Strip Reflective Crack Control Treatment (as required)
⑫ Longitudinal Joint Sealant (LJS)

PAVEMENT NOTES
THE WEIGHT USED TO CALCULATE ALL HMA MIXTURE QUANTITIES IS 148.5 LB/CY.
THE WEIGHT USED TO CALCULATE ALL PORTLAND CEMENT CONCRETE QUANTITIES IS 144 LB/CY.
THE WEIGHT USED TO CALCULATE ALL BITUMINOUS MIXTURE QUANTITIES IS 148.5 LB/CY.
ALL HMA MIXTURES SHALL BE PLACED AND COMPACTED BY METHOD ONE.
PROVIDE PROVISIONS FOR PERCENT OF RAMP SEE OUT DISTRICT ONE SPECIAL PROVISIONS.



GRAPHIC SCALE: 1" = 100'
DRAWING NO. 1.0

REVISIONS
NO. DATE DESCRIPTION
1 07/11/25
2 07/11/25
3 07/11/25
4 07/11/25
5 07/11/25
6 07/11/25
7 07/11/25
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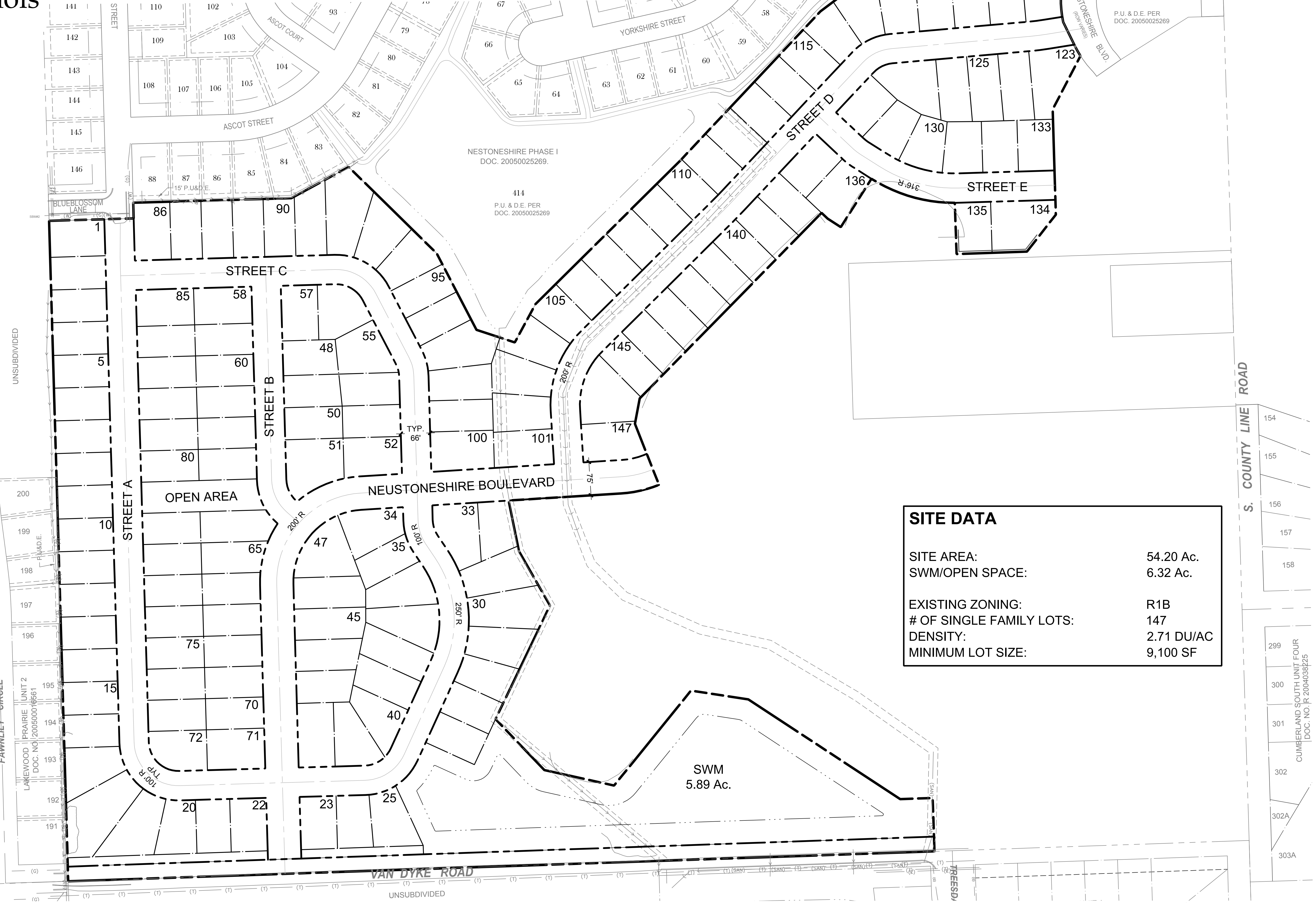
PRELIMINARY PLANNED UNIT DEVELOPMENT
NEUTONSHIRE PHASE 2 A PLANNED UNIT DEVELOPMENT
JOLIET

1750 Janes Avenue
Woodridge, IL 60171
630.724.9200
www.v3.com

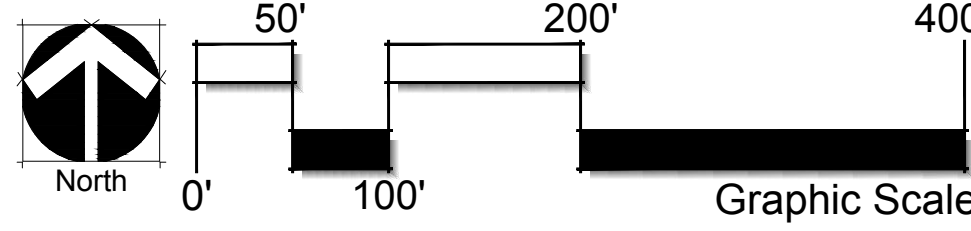
DRAWING NO. 1.0

NEUSTONESHIRE PHASE 2

Joliet, Illinois



SITE DATA	
SITE AREA:	54.20 Ac.
SWM/OPEN SPACE:	6.32 Ac.
EXISTING ZONING:	R1B
# OF SINGLE FAMILY LOTS:	147
DENSITY:	2.71 DU/AC
MINIMUM LOT SIZE:	9,100 SF



Date: Jan. 22, 2026
Scale: 1" = 100'

SITE PLAN

Prepared For: **D-R HORTON**
America's Builder

Prepared By: **sda**
Schoppe Design Associates, Inc.
138 S. Main Street
Chicago, IL 60611
P: 630.574.3355
F: 630.574.3039
schoppe.com

DIR: P:\346 DR. HORTON\346.004\DWGS4. FINAL PLANS\FDP\DWG\346.004 FDP_001.dwg

LANDSCAPE PLANS

Planned Unit Development of Neustoneshire Phase Two

LEGEND

- 15 EXISTING DECIDUOUS TREE AND CALIPER INCHES
- 10 EXISTING TREE NUMBER
- X TREE TO BE REMOVED
- TREE TO BE PROTECTED



TREE INVENTORY

Tree	Caliper Inches	Species	Condition	(X) To Be Removed	Replacements Trees Required
1	12	Bradford Pear	Fair	X	5
2	6	Siberian Elm	Not Approved Tree List: Fair-Size Note: 6" x 2	X	0
3	10	Buckthorn	Invasive: Fair	X	0
4	8	Buckthorn	Invasive: Poor	X	0
5	8	Buckthorn	Invasive: Poor	X	0
6	12	Elm	Fair	X	5
7	6	Box Elder	Not Approved Tree List: Fair	X	0
8	6	Box Elder	Not Approved Tree List: Fair-Size Note: 6" x 4	X	0
9	8	Buckthorn	Invasive: Fair	X	0
10	8	Buckthorn	Invasive: Poor Size Note: 8" x 2	X	0
11	6	Buckthorn	Invasive: Poor	X	0
12	6	Elm	Fair: Tree Close to Property Line		
13	6	Box Elder	Fair: Tree Close to Property Line		
14	6	Buckthorn	Invasive: Poor	X	0
15	12	Cottonwood	Fair: Near Property Limits of PH1 lot. Size Note: 12" x 2		
16	12	Pine	Fair: Near Property Limits- PH1 Basin		
17	16	Cottonwood	Fair: Near Property Limits- PH1 Basin		
18	7	Box Elder	Fair: Near Property Limits- PH1 Basin		
19	7	Box Elder	Fair: Near Property Limits- PH1 Basin		
20	8	Pine	Fair: Near Property Limits- PH1 Basin		
21	7	Pine	Fair: Near Property Limits- PH1 Basin		
22	7	Cottonwood	Fair: Near Property Limits- PH1 Basin		
23	6	Box Elder	Fair: Near Property Limits- PH1 Basin		
24	12	Bradford Pear	Fair		
25	12	Bradford Pear	Fair		
26	12	Bradford Pear	Fair		
27	8	Box Elder	Invasive: Fair Size Note: 8" x 3	X	0
28	8	Box Elder	Invasive: Poor Size Note: 8" x 4	X	0
29	8	Box Elder	Invasive: Poor Size Note: 8" x 2	X	0
30	8	Box Elder	Invasive: Fair Size Note: 8" x 3	X	0
31	12	Maple	Fair	X	5
32	6	Little Leaf Linden	Good	X	3
33	10	Little Leaf Linden	Good	X	5
34	8	Box Elder	Fair	X	0
35	6	Box Elder	Fair	X	0
36	6	Box Elder	Fair	X	0

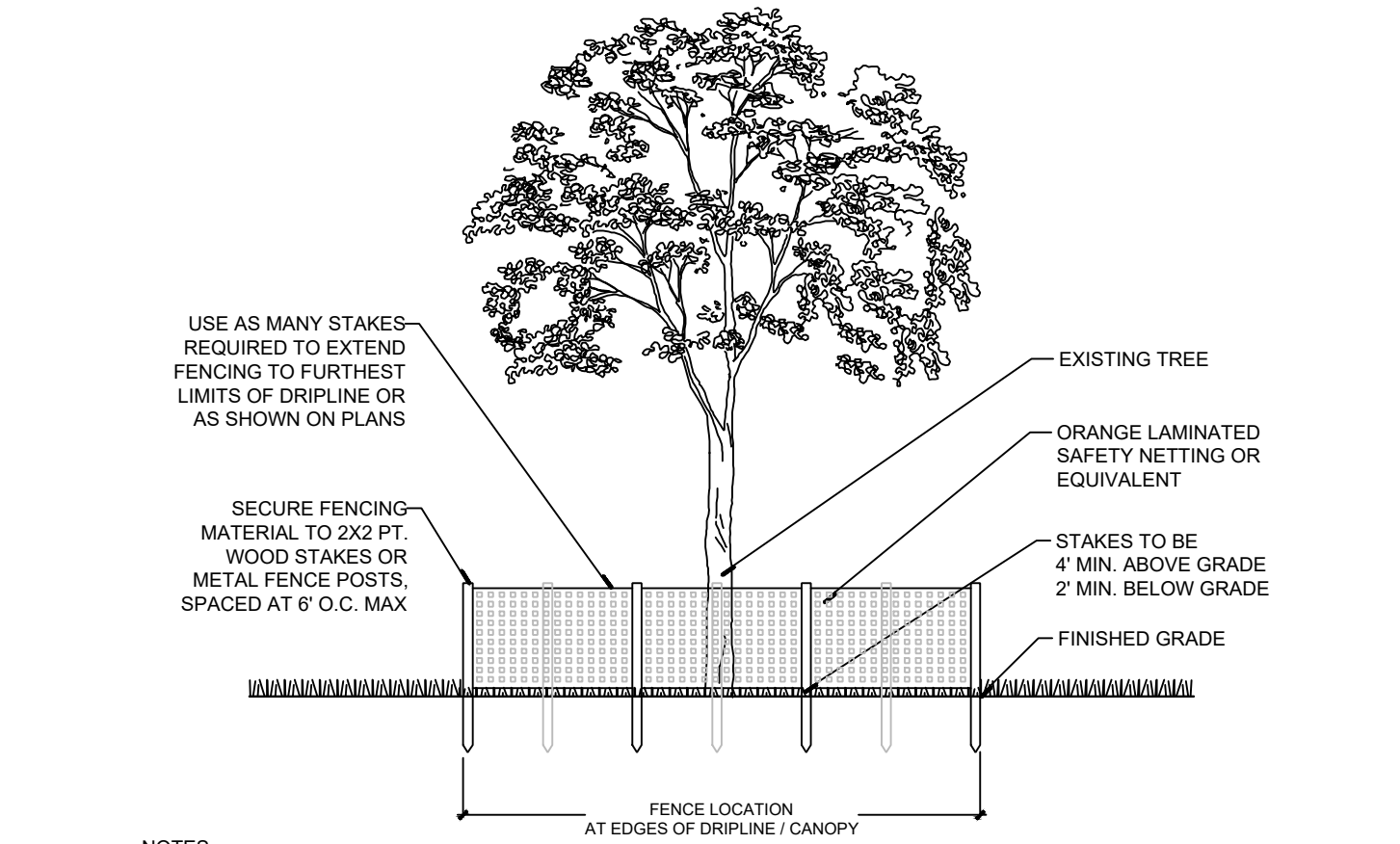
REQUIREMENTS

City of Joliet Code of Ordinances
Sec. 26-128h Tree Replacement

Removal Tree DBH (inches)	# of Replacement Trees Required
4 - 9	3
10 - 15	5
16 - 21	7
22 - 27	9
28 - 33	11
34 or greater	13

REMOVALS & REPLACEMENT

Total Existing Trees	36
Trees to be Removed (Tree 1-11, 14, 21-36)	22
Replacement Trees Required (2.0" Cal. min.)	23



TREE PROTECTION FENCE DETAIL

SCALE: NTS

811 Know what's below. Call before you dig.

1 TREE PRESERVATION & REMOVALS PLAN

SCALE: 1" = 100'-0"

Prepared By: Schoppe Design Associates, Inc. LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street, Joliet, IL 60435
P: 815.551.3335 F: 815.551.3639 schoppe@sdainc.com

Prepared For: D.R. HORTON America's Builder
1750 E. Golf Road, Schaumburg, IL 60173

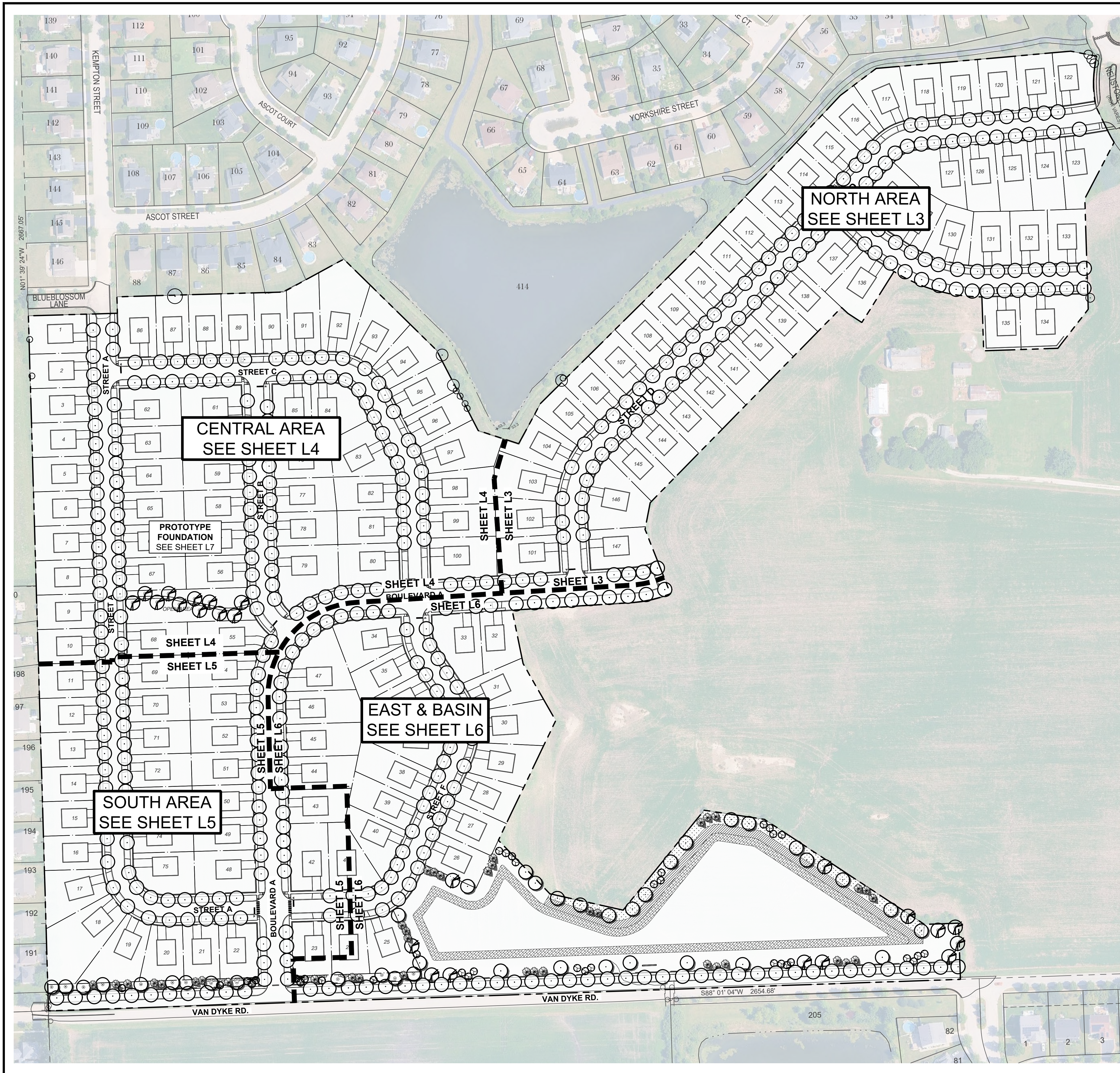
Project Name: **NEUSTONESHIRE PHASE 2**
Joliet, Illinois

Sheet Name: **PRELIMINARY LANDSCAPE PLAN PRESERVATION & REMOVALS**

Revisions:

4. 02-16-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-25-25 ADD EMERGENCY SEED 0. 11-10-25 ISSUED FOR CITY REVIEW

Date: 2025-11-10
Scale: 1" = 100'-0"
Job #: 346.003.02a
Drawn: FSIP00
SHEET: **L1**



SITE DATA

Neustoneshire - Phase 2 Lot Size = 54.20 AC.

CALCULATIONS & COMPLIANCE

SECTION 47-15E LANDSCAPE AND SCREENING REGULATIONS

Section 47-15E.3 MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS

Requirement: Lots improved with single-family dwellings shall also provide parkway landscaping, sodded or seeded turf grass or an approved pervious vegetative ground cover (or a combination of both); and

1. An approved shade tree with a minimum trunk size of two inches (2") in diameter as measured six inches above the ground planted within the required front yard setback; and,
2. Nine (9) evergreen or deciduous shrubs at a minimum of twenty-four inches (24") in height, planted within the required front yard setback; and,
3. Parkway landscaping including sodded or seeded turf grass, as specified above, and one approved shade tree with a minimum trunk size of two inches (2") measured six inches above the ground, evenly spaced not more than forty feet (40') apart. The total number of trees required in the parkway is the equivalent of the length of the street frontage divided by forty (40); or,
4. A landscape package approved by the City Manager or their designee provided by the developer or builder.

Compliance: On-Lot requirements 1 canopy and 9 shrubs shown on Sheet L7 Prototype, typ. Parkway landscape calculations below and proposed on preliminary landscape plan.

Section 47-15E.4 PARKWAY LANDSCAPING

Requirement: 1 Canopy per 40 linear feet (LF) of street frontage. Trees shall be 2" Cal. size, and no more than 5 same species trees planted adjacently.

Calculation: Total 16,112 LF / 40 LF of Street Frontage = 403 Parkway Trees Required

Compliance: 403 Parkway Trees Provided.

Note: Parkway trees shall be spaced ten feet (10') from driveways, ten feet (10') from fire hydrants, twenty feet (20') from street lights, and thirty feet (30') from stop signs and traffic signals.

Section 47-15E.7 LANDSCAPING OF DETENTION AND RETENTION BASINS

Requirement: 1 Canopy, 1 Evergreen, and 1 Ornamental tree per 100 LF of High Water Line (HWL) length.

Calculation: HWL 2600 LF / 100 LF = 26 26 x 1 Canopy, 1 Evergreen, 1 Ornamental

Compliance: 26 Canopy, 26 Evergreen, and 26 Ornamental Trees Required

Compliance: 26 Canopy, 26 Evergreen, and 26 Ornamental Trees Provided

Note:

1. Native vegetation shall be required for all wet-bottom retention basins. A naturalized planting plan that documents the planting and maintenance of the native vegetation is required. Only plants adapted to temporary flooding may be planted below the high water line. Naturalized plantings are allowed to exceed heights over eight inches (8") high.
2. Aerator fountains shall be required for all wet-bottom retention basins in accordance with the standards approved by the Department of Public Works and Utilities.**
3. Only wrought-iron type fencing is allowed to surround the detention/retention basins (the use of chain-link fencing is prohibited). Installation of a decorative wood fence may be allowed if determined necessary by the City Manager or their designee.**

** Ordinance #15718, 11/21/06

Section 47-15E.8.B LANDSCAPING OF RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENTS ADJACENT TO MAJOR AND MINOR ARTERIAL STREETS AND MAIN SUBDIVISION COLLECTOR STREETS

Requirement: 5 Evergreen or Ornamental trees, 3 Shade trees and 10 shrubs per 100 LF of Perimeter.

Calculation: 719 LF / 100 LF = 7.19 7.19 x 5 Evergreen or Ornamental, x 3 Shade, x 10 Shrubs

Compliance: 36 Evergreen or Ornamental Trees, 22 Shade Trees, 72 Shrubs Required

Note: Variance requested for a 40% reduction of the required landscape easement from 30 feet to 18 feet. Required material amounts reduced by the same percentage as the width.

Reduced Calculation: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Required

Compliance: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Provided

Section 47-15E.14 TREE PRESERVATION

Compliance: Sheet L1 outlines Phase 2 tree preservation and removals plan based on existing trees surveyed.

Note:

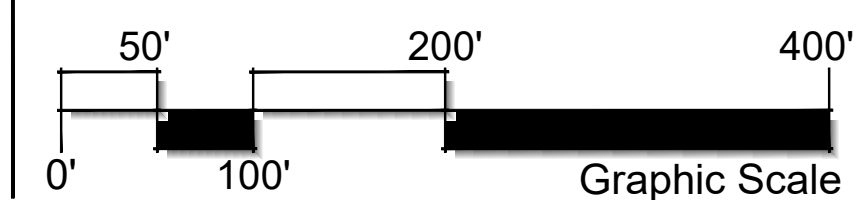
1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
2. Crushed limestone or any other material harmful to trees, shall not be deposited within the drip line of any tree.
3. No materials or vehicles shall be stored, driven, or parked within the drip line of any tree to be preserved.
4. Snow fencing, or an alternative temporary barrier, shall be installed at the drip line of each tree to be preserved.
5. Trees to be preserved which may be adversely affected by construction activity shall be pruned or otherwise treated by a qualified arborist to compensate for expected root loss during construction.

NOTES

1. See engineer's plans for grading, drainage and utility information.
2. Plant species selection per Section 47-15E.15 Recommended Trees, Shrubs, and Groundcover, or comparable alternative for site.

LEGEND

	EMERGENT SEED
	WET TO MESIC SEED
	LOW PROFILE PRAIRIE SEED

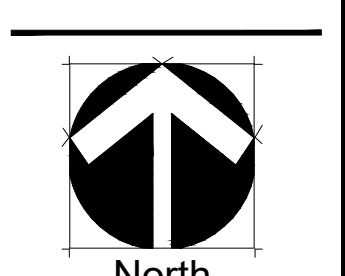


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Project Name:
 NEUSTONESHIRE
 PHASE 2
 Joliet, Illinois

Sheet Name:
 PRELIMINARY
 LANDSCAPE PLAN
 OVERALL PLAN
 LANDSCAPE REQUIREMENTS



Revisions	
4. 02-17-26	VAN DYKE WIDENING
3. 02-03-26	RESPONSE TO CITY COMMENTS
2. 01-23-26	REVISED SITE PLAN
1. 12-25-25	ADD EMERGENT SEED
0. 11-10-25	ISSUED FOR CITY REVIEW
Date:	2025-11-10
Scale:	1" = 100'-0"
Job #:	346.003.02a
Drawn:	PSI/PO
File #:	PSI/PO
SHEET:	L2

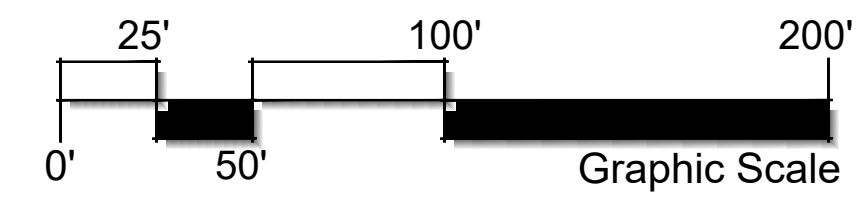


NEUSTONESHIRE
PHASE 1
414
P.U. & D.E. PER
DOC. 20050025269

EXISTING TREE TO REMAIN, TYP.

PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			109			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	12	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	15	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	13	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	11	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	8	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	18	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	20	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

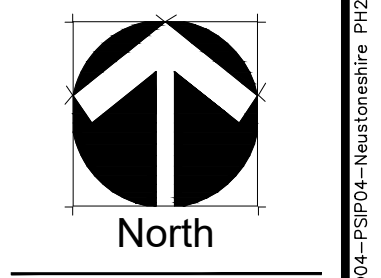


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Project Name:
 NEUSTONESHIRE
 PHASE 2
 Joliet, Illinois

Sheet Name:
 PRELIMINARY
 LANDSCAPE PLAN
 NORTH AREA



Revisions
 4. 02-17-26 VAN DYKE
 WIDENING
 3. 02-03-26 RESPONSE
 TO CITY COMMENTS
 2. 01-23-26 REVISED
 SITE PLAN
 1. 12-29-25 ADD
 EMERGENT SEED
 0. 11-10-25 ISSUED FOR
 CITY REVIEW

Date: 2025-11-10
 Scale: 1" = 50'-0"
 Job #: 346.003.02a
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 File # PSIP00

SHEET:
L3



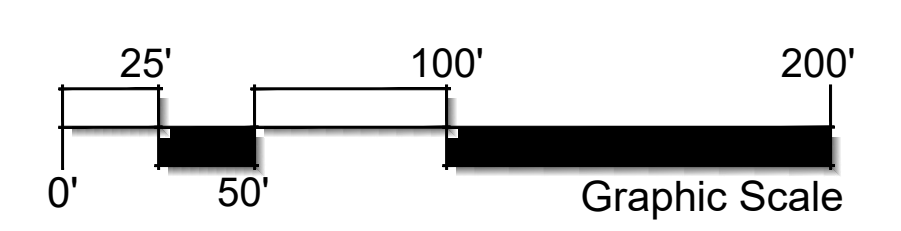
NEUSTONESHIRE
PHASE 1
P.U. & D.E. PER
DOC. 20050025269

PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			114			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	19	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	21	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	15	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	18	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	9	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	13	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	7	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			11		
QMA	Quercus macrocarpa	Bur Oak	5	Each	2.0" cal.
LTI	Liriodendron tulipifera	Tulip Tree	6	Each	2.0" cal.

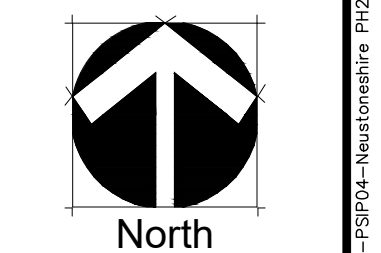


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Project Name:
**NEUSTONESHIRE
PHASE 2**
Joliet, Illinois

Sheet Name:
**PRELIMINARY
LANDSCAPE PLAN
CENTRAL AREA**



Revisions
4. 02-17-26 VAN DYKE
WIDENING
3. 02-03-26 RESPONSE
TO CITY COMMENTS
2. 01-23-26 REVISED
SITE PLAN
1. 12-29-25 ADD
EMERGENT SEED
0. 11-10-25 ISSUED FOR
CITY REVIEW

Date: 2025-11-10
Scale: 1" = 50'-0"
Job #: 346.003.02a
Drawn:
File #: PSIP00

SHEET:
L4

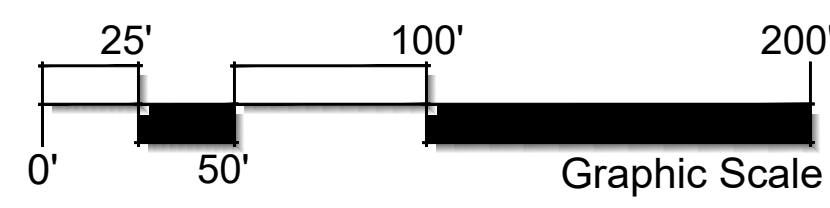


PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			81			
A.	<i>Acer miyabei</i> 'Morton'	State Street Miyabe Maple	13	Each	2.0" cal.	40'
B.	<i>Celtis occidentalis</i>	Common Hackberry	6	Each	2.0" cal.	40'
C.	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	12	Each	2.0" cal.	40'
D.	<i>Liriodendron tulipifera</i>	Tulip Tree	10	Each	2.0" cal.	40'
E.	<i>Quercus macrocarpa</i>	Bur Oak	12	Each	2.0" cal.	40'
F.	<i>Quercus muehlenbergii</i>	Chinkapin Oak	7	Each	2.0" cal.	40'
G.	<i>Tilia cordata</i>	Little Leaf Linden	5	Each	2.0" cal.	40'
H.	<i>Ulmus</i> 'Morton'	Accolade Elm	7	Each	2.0" cal.	40'
I.	<i>Tilia americana</i> 'Redmond'	Redmond Linden	5	Each	2.0" cal.	40'
J.	<i>Gleditsia triacanthos</i> v. <i>inermis</i> 'Skyline'	Skyline Honeylocust	4	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			9		
LTI	<i>Liriodendron tulipifera</i>	Tulip Tree	4	Each	2.0" cal.
TAR	<i>Tilia cordata</i>	Little Leaf Linden	5	Each	2.0" cal.
Evergreen Trees			7		
PAB	<i>Picea abies</i>	Norway Spruce	4	Each	6' ht.
PGL	<i>Picea glauca</i>	White Spruce	3	Each	6' ht.
Ornamental Trees			5		
CCI	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	1	Each	6' ht.
CCR	<i>Cercis canadensis</i>	Eastern Redbud	4	Each	6' ht.
Evergreen Shrubs			5		
TMD	<i>Taxus media</i> 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			18		
CSI	<i>Cornus sericea</i> 'Isanti'	Isanti Redosier Dogwood	10	Each	24" ht.
SPA	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	8	Each	24" ht.



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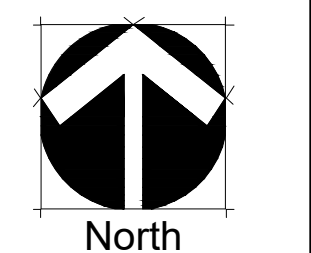
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 schoppe@sdainc.com

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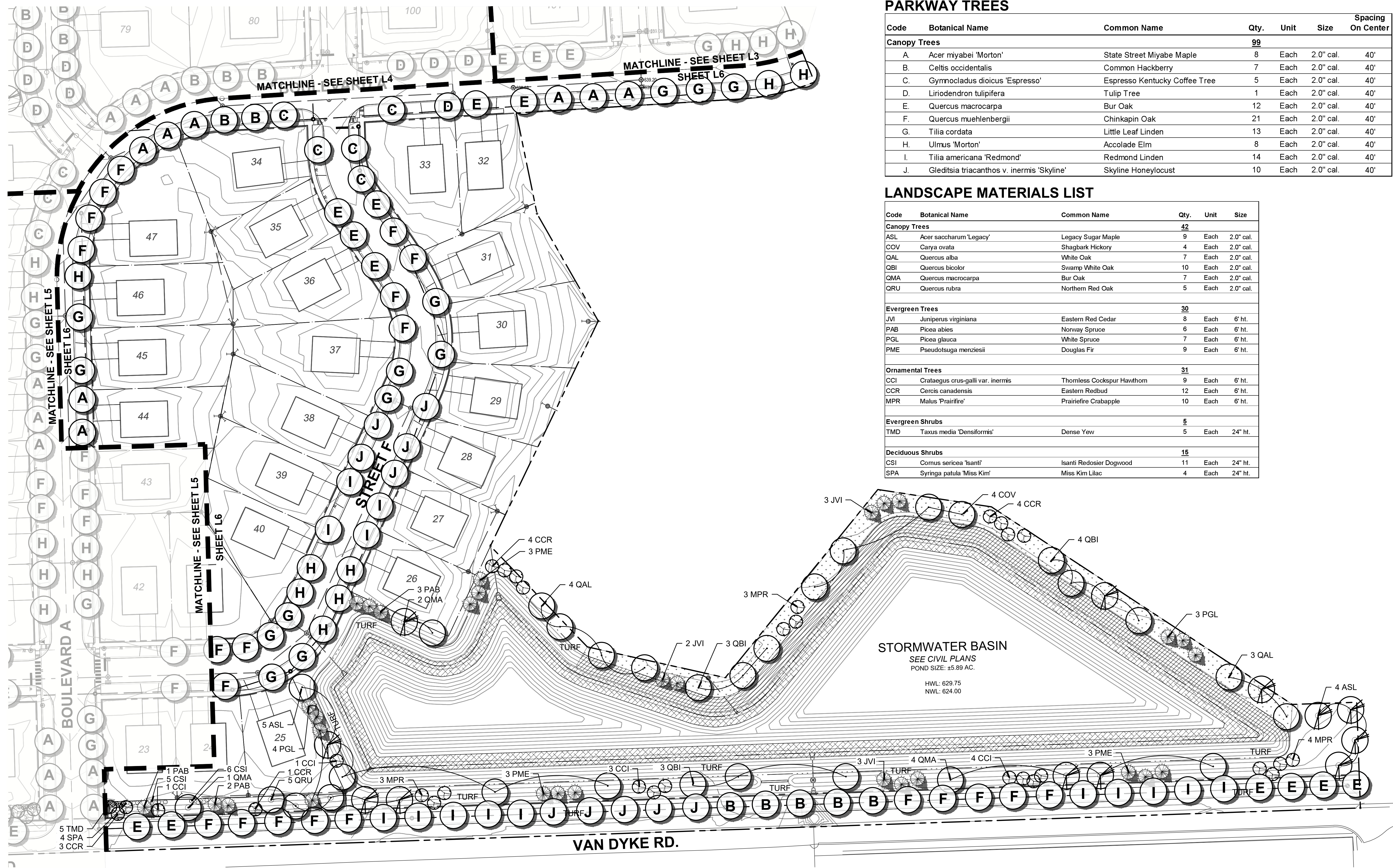
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 Suite 925
 Schaumburg, IL 60173

Project Name:
NEUSTONESHIRE PHASE 2
 Joliet, Illinois

Sheet Name:
PRELIMINARY LANDSCAPE PLAN SOUTH AREA



Revisions
 4. 02-17-26 VAN DYKE WIDENING
 3. 02-03-26 RESPONSE TO CITY COMMENTS
 2. 01-23-26 REVISED SITE PLAN
 1. 12-29-25 ADD EMERGENT SEED
 0. 11-10-25 ISSUED FOR CITY REVIEW
 Date: 2025-11-10
 Scale: 1" = 50'-0"
 Job #: 346.003.02a
 Drawn:
 File #: PSIP00
 SHEET:
L5

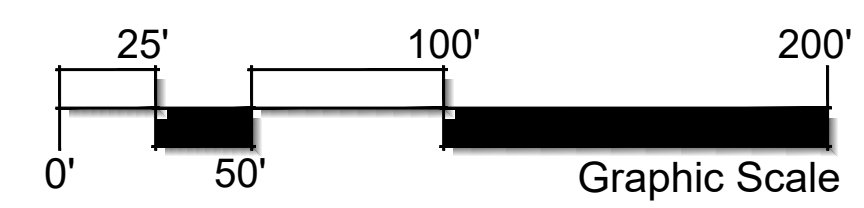
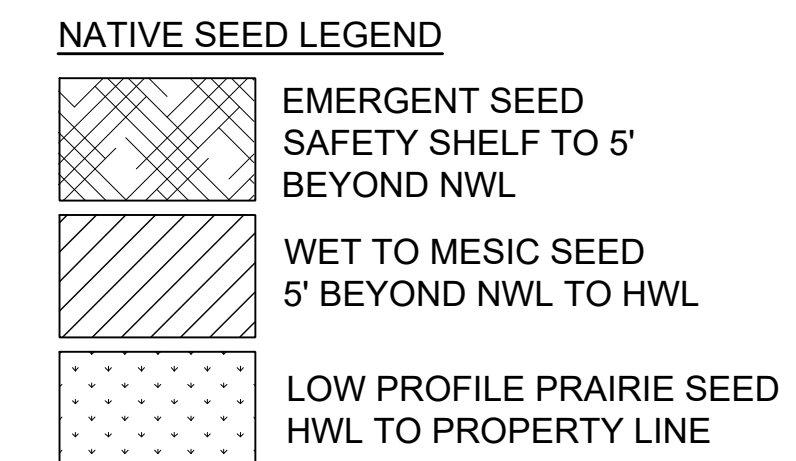


PARKWAY TREES

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			99			
A	<i>Acer miyabei</i> 'Morton'	State Street Miyabe Maple	8	Each	2.0" cal.	40'
B	<i>Celtis occidentalis</i>	Common Hackberry	7	Each	2.0" cal.	40'
C	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	5	Each	2.0" cal.	40'
D	<i>Liriodendron tulipifera</i>	Tulip Tree	1	Each	2.0" cal.	40'
E	<i>Quercus macrocarpa</i>	Bur Oak	12	Each	2.0" cal.	40'
F	<i>Quercus muehlenbergii</i>	Chinkapin Oak	21	Each	2.0" cal.	40'
G	<i>Tilia cordata</i>	Little Leaf Linden	13	Each	2.0" cal.	40'
H	<i>Ulmus</i> 'Morton'	Accolade Elm	8	Each	2.0" cal.	40'
I	<i>Tilia americana</i> 'Redmond'	Redmond Linden	14	Each	2.0" cal.	40'
J	<i>Gleditsia triacanthos</i> v. <i>inermis</i> 'Skyline'	Skyline Honeylocust	10	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			42		
ASL	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	9	Each	2.0" cal.
COV	<i>Carya ovata</i>	Shagbark Hickory	4	Each	2.0" cal.
QAL	<i>Quercus alba</i>	White Oak	7	Each	2.0" cal.
QBI	<i>Quercus bicolor</i>	Swamp White Oak	10	Each	2.0" cal.
QMA	<i>Quercus macrocarpa</i>	Bur Oak	7	Each	2.0" cal.
QRU	<i>Quercus rubra</i>	Northern Red Oak	5	Each	2.0" cal.
Evergreen Trees			30		
JVI	<i>Juniperus virginiana</i>	Eastern Red Cedar	8	Each	6' ht.
PAB	<i>Picea abies</i>	Norway Spruce	6	Each	6' ht.
PGL	<i>Picea glauca</i>	White Spruce	7	Each	6' ht.
PME	<i>Pseudotsuga menziesii</i>	Douglas Fir	9	Each	6' ht.
Ornamental Trees			31		
CCI	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	9	Each	6' ht.
CCR	<i>Cercis canadensis</i>	Eastern Redbud	12	Each	6' ht.
MPR	<i>Malus</i> 'Prairifire'	Prairifire Crabapple	10	Each	6' ht.
Evergreen Shrubs			5		
TMD	<i>Taxus media</i> 'Densiflora'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			15		
CSI	<i>Cornus sericea</i> 'Isanti'	Isanti Redosier Dogwood	11	Each	24" ht.
SPA	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	4	Each	24" ht.



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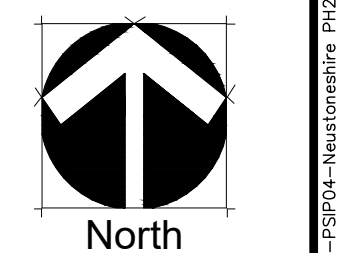
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Project Name:
NEUSTONESHIRE PHASE 2
 Joliet, Illinois

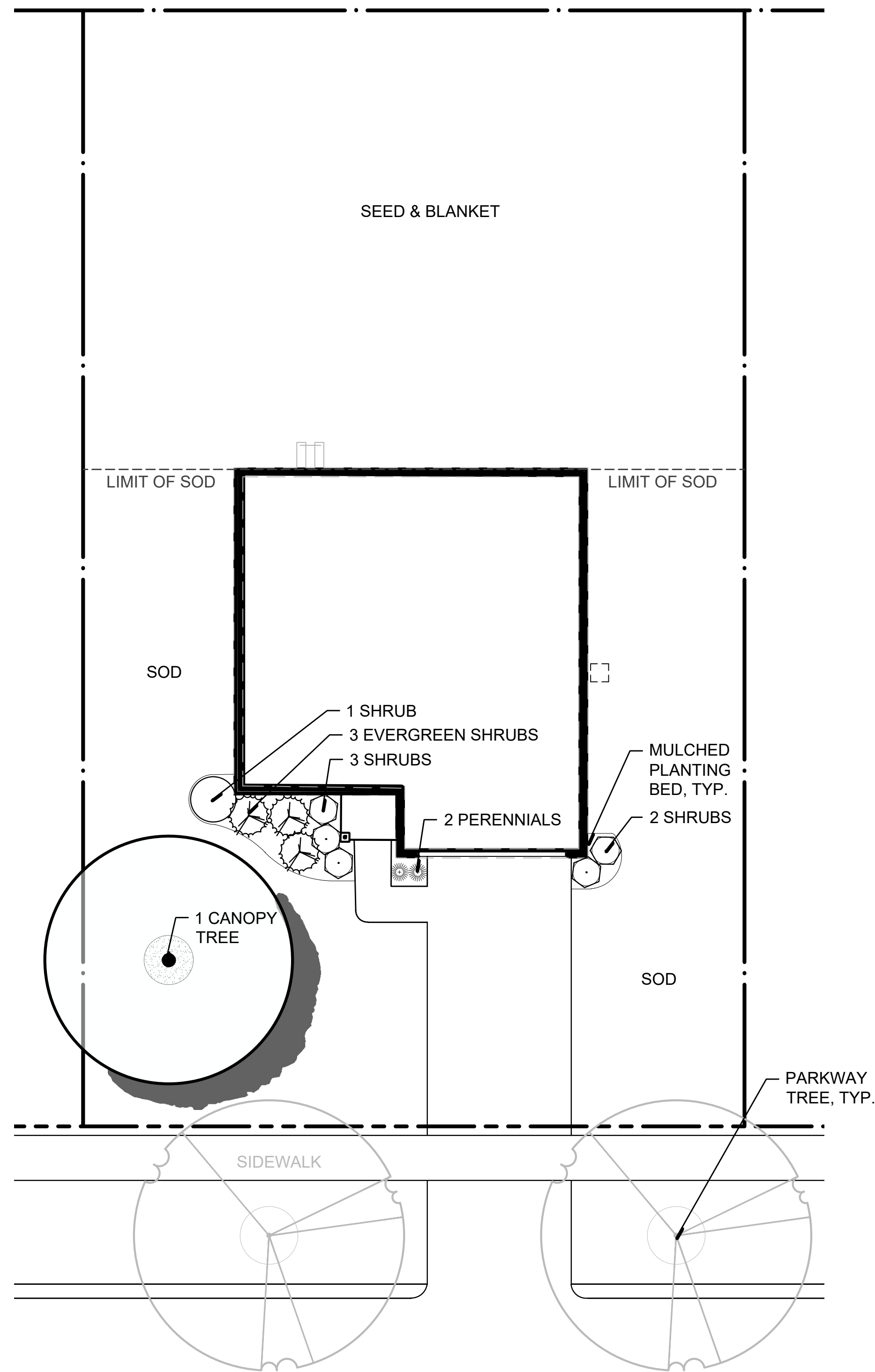
Sheet Name:
PRELIMINARY LANDSCAPE PLAN
 EAST AREA & BASIN LANDSCAPE



Revisions

- 02-17-26 VAN DYKE WIDENING
- 02-03-26 RESPONSE TO CITY COMMENTS
- 01-23-26 REVISED SITE PLAN
- 12-29-25 ADD EMERGENT SEED
- 11-10-25 ISSUED FOR CITY REVIEW

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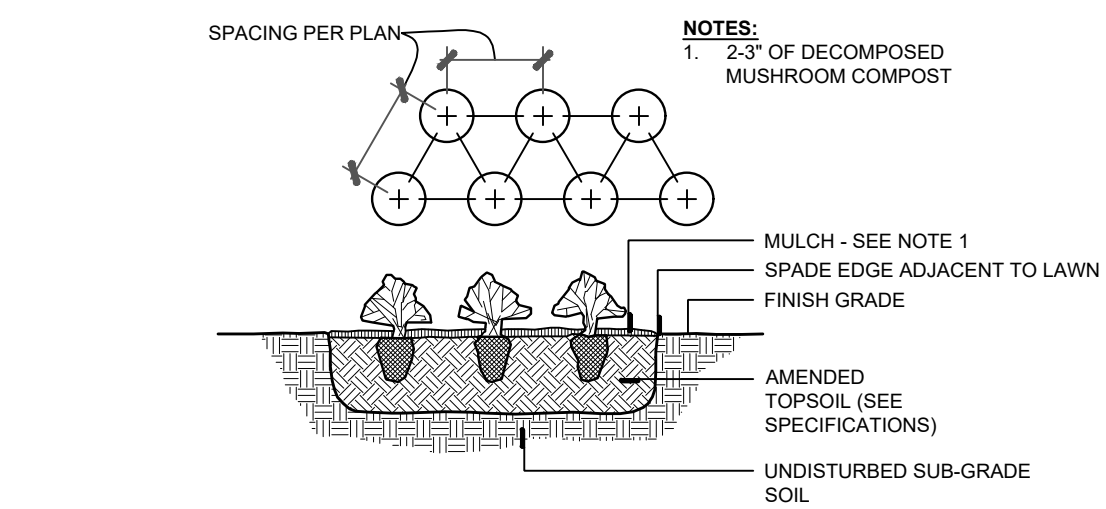


1 Prototype Foundation Landscape Plan, Typ.
SCALE: 1" = 10'-0"
0' 5' 10' 20' 40' Graphic Scale

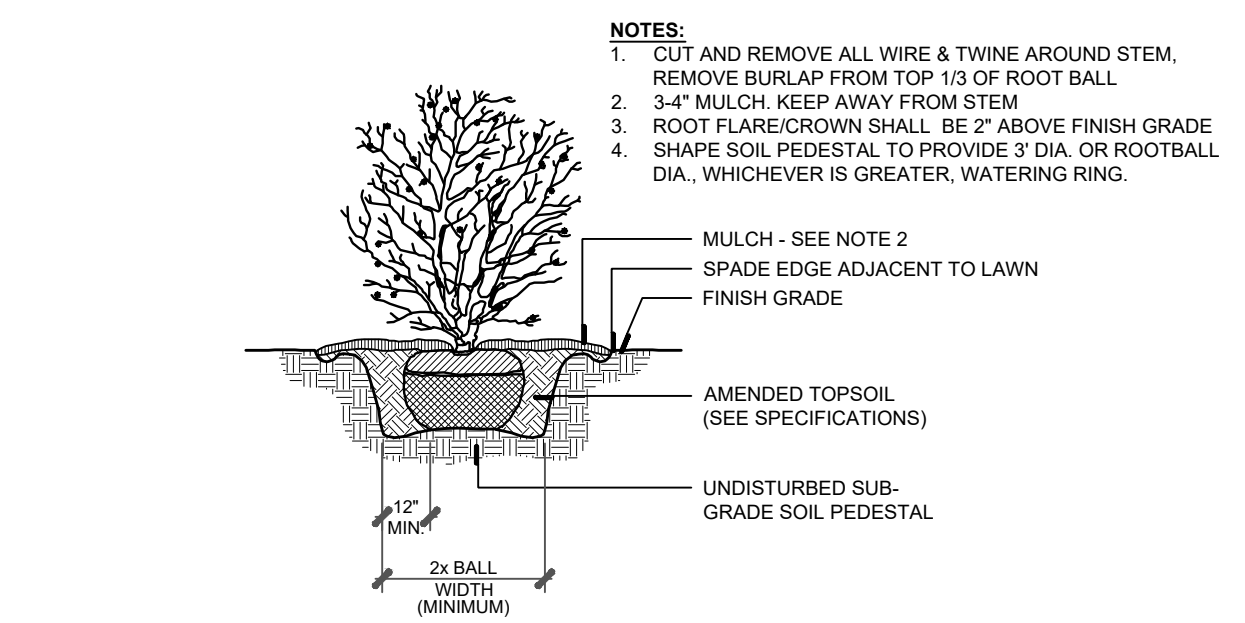
FOUNDATION LANDSCAPE PLAN, TYP. MATERIALS LIST

Common Name	Qty.	Unit	Size
Canopy Trees	1	Each	2.0" Cal.
Deciduous Shrubs	6	Each	3 gal. Cont.
Evergreen Shrubs	3	Each	3 gal. Cont.
Perennials	2	Each	1 gal. Cont.

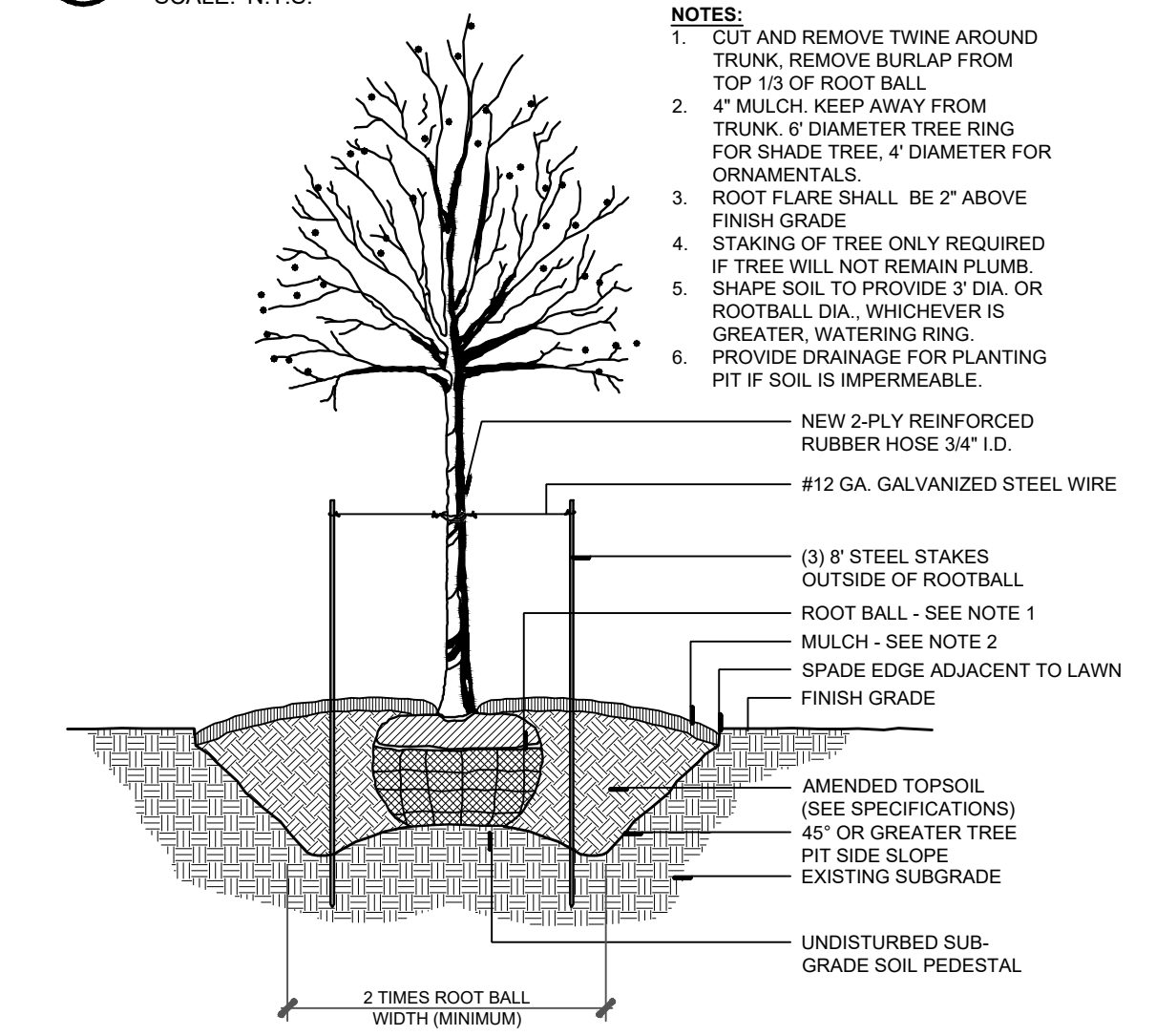
LANDSCAPE DETAILS



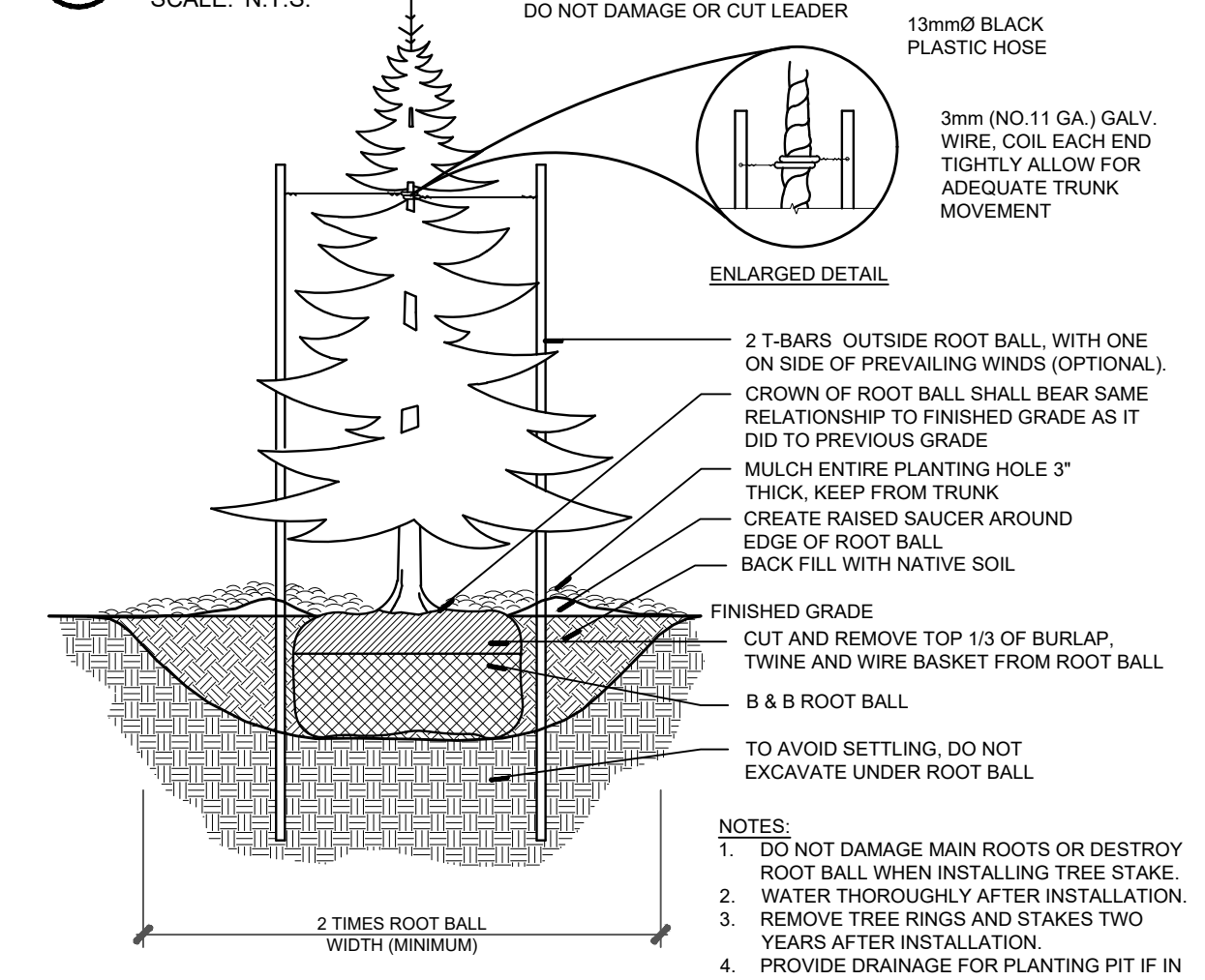
2 PERENNIAL DETAIL
SCALE: N.T.S.



3 SHRUB DETAIL
SCALE: N.T.S.



4 CANOPY TREE DETAIL
SCALE: N.T.S.



5 EVERGREEN TREE DETAIL
SCALE: N.T.S.

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Prepared For: **D.R. HORTON** America's Builder
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Project Name: **NEUSTONESHIRE PHASE 2**
 Joliet, Illinois

Sheet Name: **PRELIMINARY LANDSCAPE PLAN**
 PROTOTYPE FOUNDATION LANDSCAPE PLAN & DETAILS

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 4. 02-17-26 VAN DYKE WIDENING
 3. 02-03-26 RESPONSE TO CITY COMMENTS
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 Scale: 1" = 10'-0"
 Job #: 346.003.02a
 Drawn:
 File #: PSIP00
 SHEET: **L7**

811 Know what's below. Call before you dig.

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide turf, trees, shrubs, and groundcovers as shown and specified. The work includes:
 1. Soil preparation.
 2. Fertilizing.
 3. Seeding.
 4. Sod.
 5. Amended topsoil.
 6. Trees, Shrubs, Perennials and Ornamental Grasses.
 7. Erosion control.
 8. Mulch and planting accessories.
 9. Maintenance and guarantee.
 10. Cleaning up work area.

1.02 QUALITY ASSURANCE

- A. Comply with applicable local regulations.
- B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.
- C. Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.
- D. All plants shall be nursery grown in the central/northern Illinois region and/or within a 100 mile radius of the project and under climatic conditions similar to those in the locality of the project for a minimum of 2 years.
- E. Plants are subject to inspection by the Landscape Architect at the job site or nursery. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging and to reject unacceptable material at anytime during the process.

1.03 SUBMITTALS

- A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Topsoil: Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight and percentages of purity, germination, and weed seed for each grass species.
- D. Sod: Submit sod grower's certificate of grass species. Identify source location in Bid Proposal Form.
- E. Plants: If plants will not be installed in accordance with provided plans due to availability or conditions a substitution list with genus, species, variety, size and/or quantity of plants to be substituted shall be submitted for review by the Landscape Architect.
- F. Mulch and Miscellaneous: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.
- G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.
- H. Maintenance Plan - Landscape Work: Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance. The plan shall include items out lined in Sections 2.01 and 3.08. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

1.04 DELIVERY, STORAGE, AND HANDLING

- E. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
- F. Sod: Deliver and install sod cut within 48-hour period.
- G. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
- H. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray evergreen plants and deciduous plants in foliage with and approved "Anti-Desiccant" before digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the Landscape Architect. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or bark.

1.05 PROJECT CONDITIONS

- A. It shall be the contractors responsibility to protect and locate all above and below ground utilities as required by law. The contractor shall contact utility companies at least 48 hours prior to any work.
- B. Work notification: Notify Landscape Architect at least 2 working days prior to start of planting or seeding operations.
- C. Confirm that the quality and depth of topsoil is satisfactory prior to beginning fine grading.
- D. Fine grading must be approved by Landscape Architect prior to start of seeding.
- E. Perform turf work only after planting and other work affecting ground surface has been completed.
- F. Install seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:
 - Spring - April 1st to May 31st
 - Fall - August 15th to September 15th
- G. A complete list of plants, including a schedule of sizes, approximate quantities, and other requirements is shown on the drawings for the convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

1.06 GUARANTEE

- A. Guarantee all work for one year following the date of Final Completion.
- B. At the end of the guarantee period, reseed areas with specified materials, which fail to provide a uniform stand of grass until all affected areas are accepted by the Landscape Architect.
- C. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Landscape Architect, are in an unhealthy or unsightly condition. Guarantee all replacement plants for an additional one year after installation. Replacement plants, which are dead or unacceptable within 2 years of their installation, may be replaced with unguaranteed plants, or removed, at the discretion of the Owner. Reimburse the Owner 50% of the price of each removed plant, which is not replaced.
- D. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area, browsing or other damage caused from rodents or other animals, or acts of vandalism.
- E. If within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.

1.07 PAYMENTS

- A. Initial payment of 90% of installation price will be issued upon completion of the submittal outlined in section 1.03 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.
- B. Final retainer amount will be released at the end of the two year maintenance

period, pending the following:

- 1. Warranties plant material is replaced per the final punch list.
- 2. All areas are maintained and in good order.
- 3. Submittal of long-term maintenance program.
- 4. Final acceptance by Owner.

- C. It shall be the Contractor's responsibility to notify the Owner's Representative once the final punch list is complete and to schedule the final warranty walk-through.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Seed Fertilizer:
 1. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
 - a. Starter fertilizer with an approximate analysis of 6N, (24P205, 24K20), or similar approved composition.
 - b. Post emergent fertilizer with an approximate analysis of 30-5-5.
- B. Plant Fertilizer:
 1. Provide a granular commercial fertilizer with an analysis of 10-10-10
 - C. Seed:
 1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOASA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.
 2. Turf Seed Mixture: - 6 lbs / 1000 sq. ft.
 - Seed Blend Mixture:
 - Kentucky Bluegrass (blend of 3 types) 50% (131 lbs./ac.)
 - Fine Fescue 30% (78 lbs./ac.)
 - Perennial Rye (blend of 2 types) 20% (52 lbs./ac.)
 - Weed Seed 0.3% Max.

- D. Sod:
 1. Provide an "Approved" nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work.
 2. Provide well-rooted, healthy sod, free of disease, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density
- E. Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, plants free from defects, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
 1. Dig balled and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Tree spade transplanting is not acceptable.
 2. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted.
 3. Provide plants matched in form when arranged in groups.
 4. Provide evergreen trees branched to the ground unless otherwise specified or accepted.
 5. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.

- a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

F. Topsoil

- 1. Topsoil shall be defined as a friable, loamy mixture surface soil. It shall not be extremely acid or alkaline nor contain toxic substances harmful to plant growth, and shall be of uniform color and texture.
- 2. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.
- 3. Topsoil must be inspected by the owner at the source of supply or as delivered. Topsoil shall meet the approval of the owner prior to use. Any topsoil placed without approval may be subject to removal at the discretion of the owner.
- G. Subdrainage piping: Provide 4" corrugated polyurethane tubing. Provide matching reducers, adaptors, couplings, fittings, and accessory components to insure continuity of the sub-drainage system.
- H. Plastic tubing: ASTM F405, corrugated perforated polyurethane tubing with filter sock.
- H. Drainage fill: AASHTO M43 (3/8" to 3/8") clean uniformly graded stone or gravel.

- I. Filter fabric: Dupont "Tygar" or other approved non - woven porous polypropylene fabric.
- J. Erosion control blanket: This section includes installation of North American Green BioNet® S756N (or equivalent) erosion control blanket. Install per manufacturer's recommendations.

2.02 ACCESSORIES

- A. Amended Topsoil for Planting Beds: A mixture of 60% topsoil and 40% mushroom compost, which has been thoroughly incorporated.
- B. Mulch: 6 month old, well rotted, double shredded hardwood, cedar or cypress bark mulch, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust.
- C. Stakes for Guying: Hardwood, 2" x 4" x 36" long, or steel stakes.
- D. Guying Wires: Double strand No. 12 gauge galvanized wire.
- E. Turnbuckles: Galvanized steel of size and gauge required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3".
- E. Guying Hose: Two-ply, reinforced garden hose not less than 3/4" inside diameter.
- F. Tree Wrap: Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.
- G. Twine: Two-ply nursery jute material.
- H. Sand: Coarse "torpedo" sand

PART 3 - EXECUTION

3.01 INSPECTION

- A. Examine finish surfaces grades, topsoil quality, depth, and conditions of installations. Do not start planting work until unsatisfactory conditions are corrected.
- B. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains at pits, when planting pits are more than half full of water after 24 hours.
- C. Grad:
 1. Inspect trees for injury to trunks, evidence of insect infestations, and improper pruning before wrapping.
 2. Wrap trunks of all trees spirally from bottom to top with waterproof crepe tree wrap and secure with hemp cord at top and bottom.
 - a. Overlap 1/4 the width of the tree wrap strip and cover the trunk from the ground to the height of the first branch.
 - b. Secure tree wrap in place with twine wound spirally downward in opposite direction, laid around the tree in at least 3 places in addition to the top and bottom.
 - c. Wrap should be removed within 1 year of installation and all twine removed to avoid damage to trunk.
- E. Guying:
 1. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions, which may affect tree survival or appearance, occur, the Landscape Architect may require immediate guying.

3.02 PREPARATION

- A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.
- B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.
- C. Grade lawn areas to smooth, free draining and even surface with a loose, uniform fine texture. Roll and rake; remove ridges and fill depressions as required to drain.
- D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:

- 1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.
- 2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

E. Locate plants as indicated and approved in the field by the Landscape Architect.

- F. Excavate all clay and gravel in medians and planting beds to 24" depth. Backfill with amended topsoil.
- G. Excavate circular plant pits with sloped sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Scarify the bottom of the pit to a depth of 4".

3.03 FERTILIZATION

- A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.
- B. For seeded turf grass areas:
 1. Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.
 2. Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by diskng or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
- C. For sodded area: Apply fertilizer at the rate of 200 pounds of actual nutrients per acre and work into the soil.

3.04 SEED INSTALLATION

- A. Turf Grass:
 1. Seed immediately after preparation of bed.
 2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
 3. Perform seeding operations when the soil is dry, when winds do not exceed 10 miles per hour velocity and soil temperatures are above 55 degrees Fahrenheit.
 4. Sow grass seed at the specified rate using the following method:
 - a. Conventional Seeding:
 - a.a. Apply seed with a drop or rotary type distributor. Install seed evenly by sowing equal quantities in both directions, at right angles to each other.
 - a.b. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.
 - 5. For all seeded bluegrass: provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.
 6. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

3.05 SOD INSTALLATION

- A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlap edges. Sagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide top of sod soil flush with adjacent curbs, sidewalks, drains, and seeded areas.
- B. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly adjacent previously installed row.
- C. Roll with light lawn roller to ensure contact with sub-grade.
- D. Water sod thoroughly with a fine spray immediately after laying.
- E. Stake sod on slopes greater than 3:1 to prevent slippage. Two stakes per yard.

3.06 PLANT INSTALLATION (See landscape details for additional information)

- A. Trees and shrubs:
 1. Set plant material in the planting pit to proper grade and alignment. Set plants upright and plumb. Set root flare of plant material 2" above the adjacent finish grade. Remove excess soil as needed from rootball above root flare. Remove twigs from top of root ball. Remove all treated burlap (certific). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Do not fill around trunks or stems.
 2. After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.
 3. Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.
 4. Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly tamp to eliminate voids.
- B. Perennials and Ornamental Grasses:
 1. Where Perennials and Ornamental Grasses are specified on the plans, rootball entire plant bed to 12" depth using amended topsoil. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.

END OF SECTION

EROSION CONTROL

PART 1 - GENERAL

1.01 DESCRIPTION

- A. This section includes installation of North American Green BioNet® S756N (or equivalent) erosion control blanket.

1.02 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county, and local laws and regulations.

1.03 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Landscape Architect a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Landscape Architect.

- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.

- C. After the work is complete, submit to the Landscape Architect "as built" plans including a listing of all species installed and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.04 PRODUCTS

- A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.
- B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.
- C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 2 - EXECUTION

2.01 METHOD - EROSION CONTROL BLANKETS

- A. Refer to the Plans or Notes for location of erosion blanket treatment areas.
- B. Install seed prior to applying erosion control blankets per the native seeding

specification.

- C. If installation occurs between July 15th and November 1st, install cover crop and hold native seed mix until the recommended optimum seeding dates. The preferred cover crop shall be Avena sativa (Seed Oats).

- D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.

- E. Erosion control blanket shall be in full intimate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.

- F. Secure erosion control blanket with staples as recommended by the manufacturer.

- G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".

END OF SECTION

SEED BED PREPARATION AND REGRADING

PART 1 - GENERAL

1.01 DESCRIPTION

- A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.02 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.03 SUBMITTALS

- A. Equipment: prior to commencement of any work, submit to the Owner a written description of mechanical equipment and its intended use during the execution of the work.

PART 2 - EXECUTION

2.01 METHOD - SOIL PREP AND REGRADING

- A. SHALLOW SLOPE, UNVEGETATED - In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of <5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not encourage rilling.

- B. SEVERE SLOPE, VEGETATED - In areas existing in a vegetated state at the inception of installation activities, possessing a slopeof ≥5:1, and having significant soil loss due to erosion fill formation, soil shall be returned to original contour using a narrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available on-site) shall be imported by the Contractor at the direction of the Landscape Architect.

- C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reed canary grass, Canada thistle, or others as specified by the Landscape Architect.

- D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.

- E. Soils shall not be compacted. A 150# person walking on soil should leave a 1/2" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.

- F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

2.02 CLEAN-UP, REMOVAL, AND REPAIR

- A. Clean-up: Contractor shall keep work areas free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.
- B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.
- C. Repair: repair any damage caused by the Contractor during completion of the work described in this section.

END OF SECTION

Emergent Wetland Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
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Permanent Grasses/Sedges/Rushes:		
<i>Balboschaenus fluviatilis</i>	River Bulrush	1.00
<i>Carex comosa</i>	Bristly Sedge	2.50
<i>Carex lacustris</i>	Common Lake Sedge	0.50
<i>Carex lurida</i>	Bottlebrush Sedge	4.00
<i>Carex stricta</i>	Common Tussock Sedge	1.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00
<i>Eleocharis palustris</i>	Great Spike Rush	1.00
<i>Juncus effusus</i>	Common Rush	1.00
<i>Leersia oryzoides</i>	Rice Cut Grass	3.00
<i>Schoenoplectus acutus</i>	Hard-Stemmed Bulrush	2.00
<i>Schoenoplectus pungens</i>	Chairmaker's Rush	1.50
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	6.00
Total		26.00

Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00

Forbs:		
<i>Acorus americanus</i>	Sweet Flag	1.00
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Swamp Milkweed	1.00
<i>Boehmeria cylindrica</i>	False Nettle	1.00
<i>Cephalanthus occidentalis</i>	Butterbush	6.00
<i>Decodon verticillatus</i>	Swamp Loosestrife	0.50
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed	0.50
<i>Hibiscus spp.</i>	Rose Mallow Species	4.00
<i>iris virginica v. shrevei</i>	Blue Flag	6.00
<i>Labella cardinalis</i>	Cardinal Flower	0.25
<i>Labella siphilitica</i>	Great Blue Lobelia	0.25
<i>Lycopus americanus</i>	Common Water Horhound	1.00
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Peltandra virginica</i>	Arrow Mark	16.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Persicaria spp.</i>	Pinkweed Species	2.00
<i>Pontederica cordata</i>	Pickler Weed	4.00
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00
<i>Sparangium eurycarpum</i>	Common Bar Reed	6.00
<i>Verbeno hastata</i>	Blue Vervain	1.00
Total		56.00

STORMWATER BASIN SEED MIXES

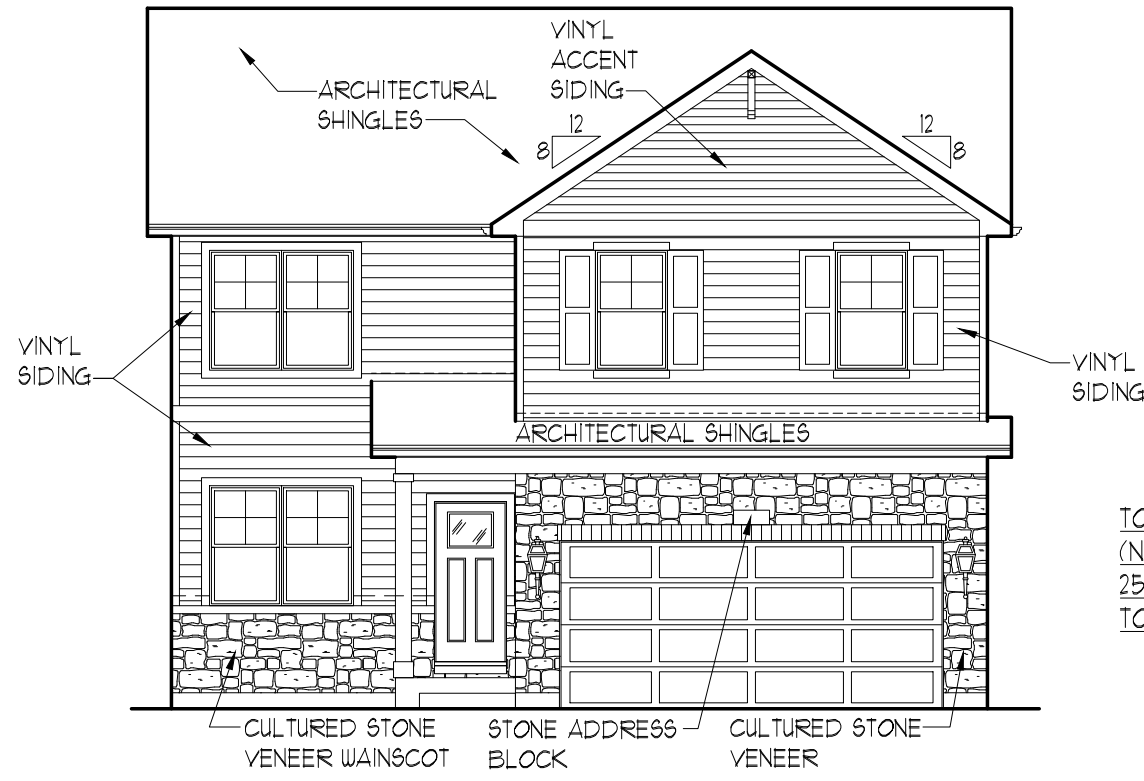
Low-profile Prairie Seed Mix

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HOUSE MODELS

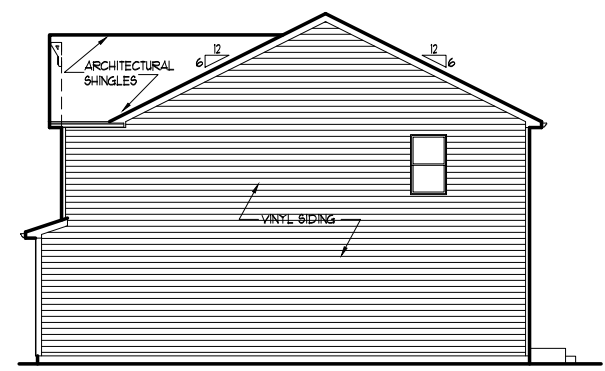
TWO-STORY

Planned Unit Development of Neustoneshire Phase Two

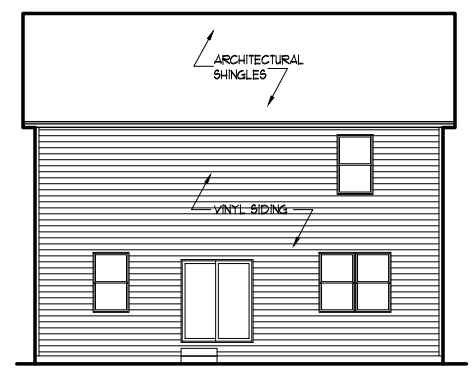


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
 25% OF SIDEABLE AREA = 114.79 SQ. FT.
 TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

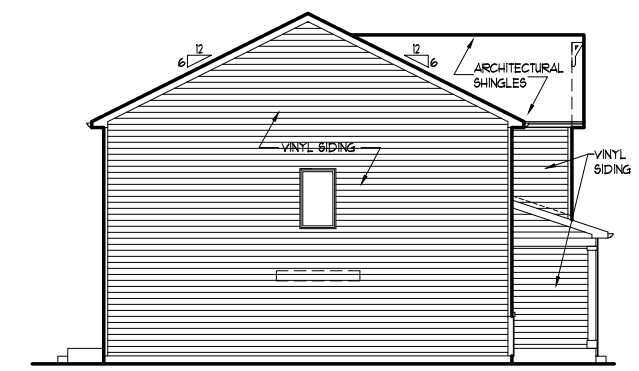
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

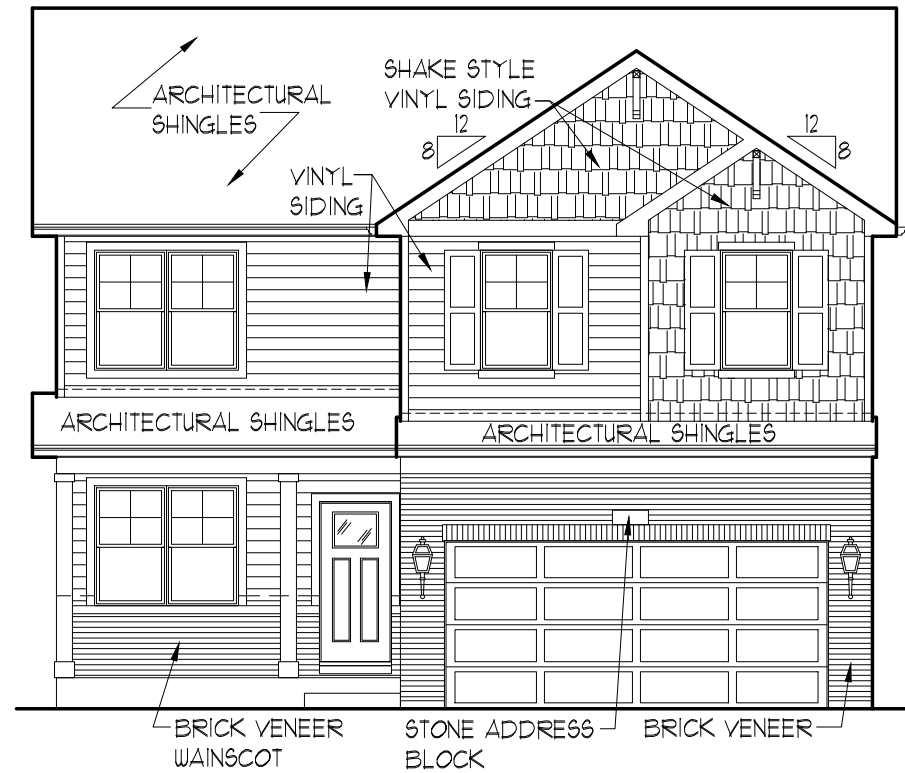


TYPICAL LEFT ELEVATION

x424

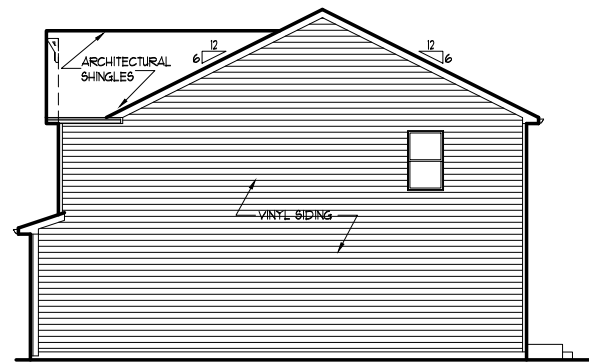
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

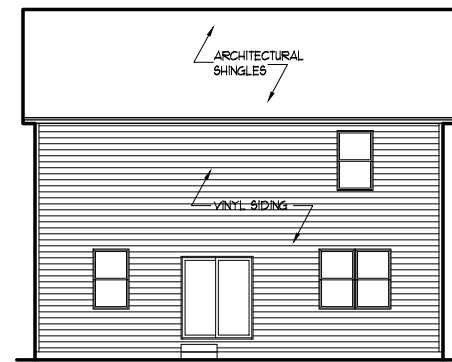


TOTAL FRONT ELEVATION SIDEABLE AREA
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 25% OF SIDEABLE AREA = 107.25 SQ. FT.
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

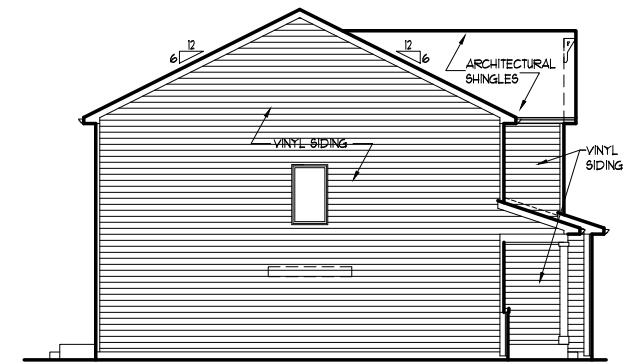
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

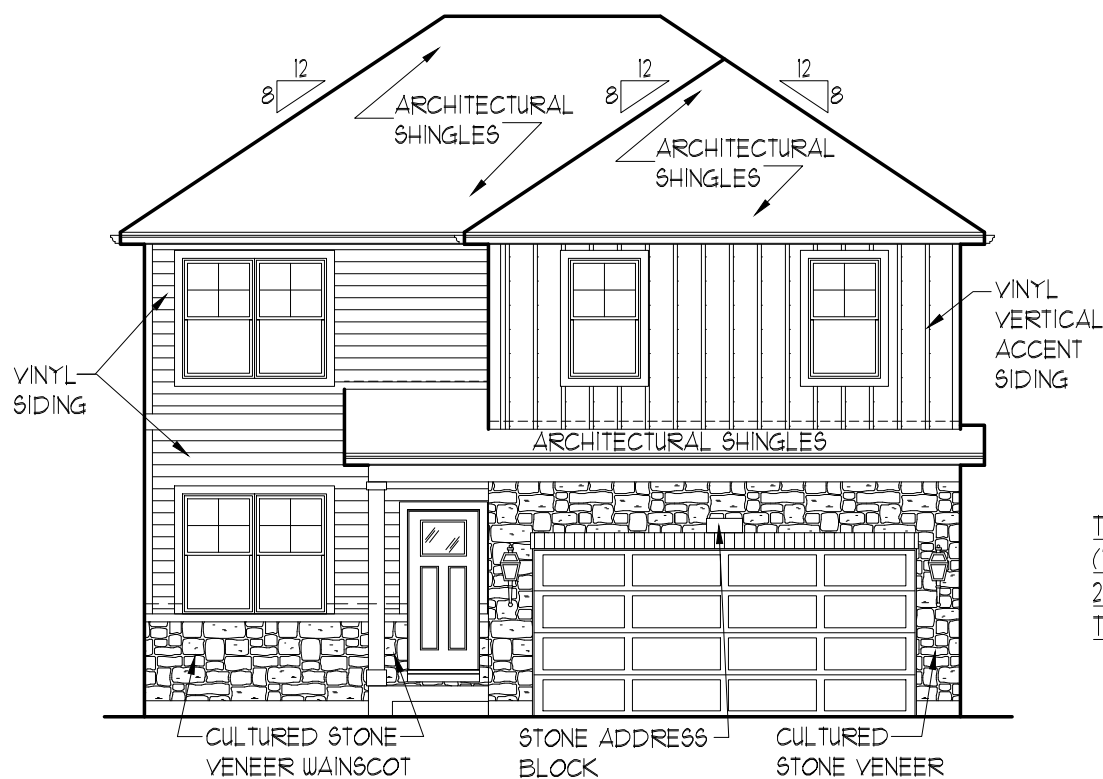


TYPICAL LEFT ELEVATION

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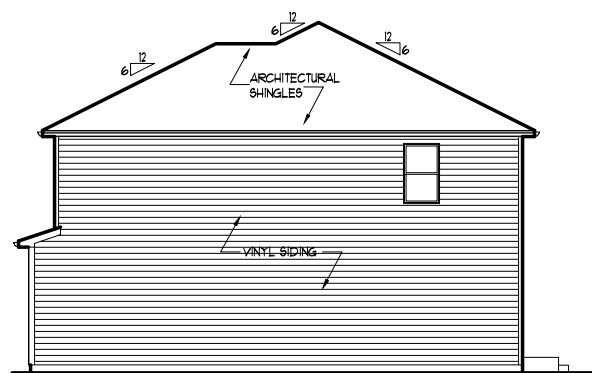
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 JOLIET, IL**

X-SERIES

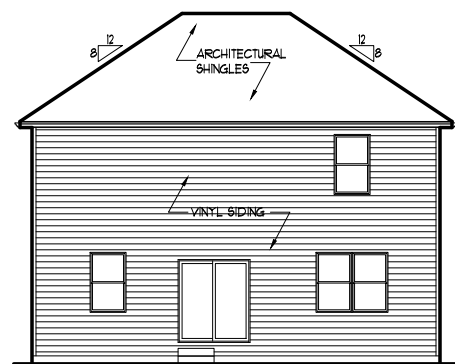


TOTAL FRONT ELEVATION SIDEABLE AREA
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 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

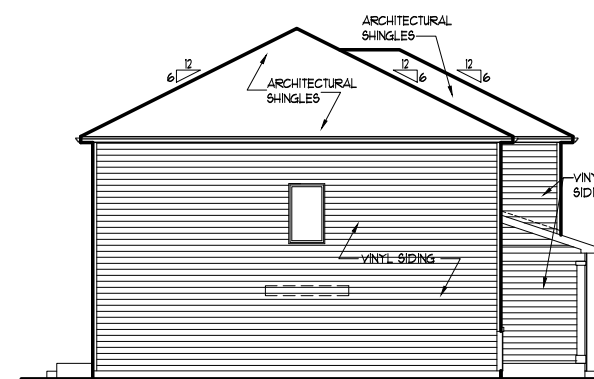
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

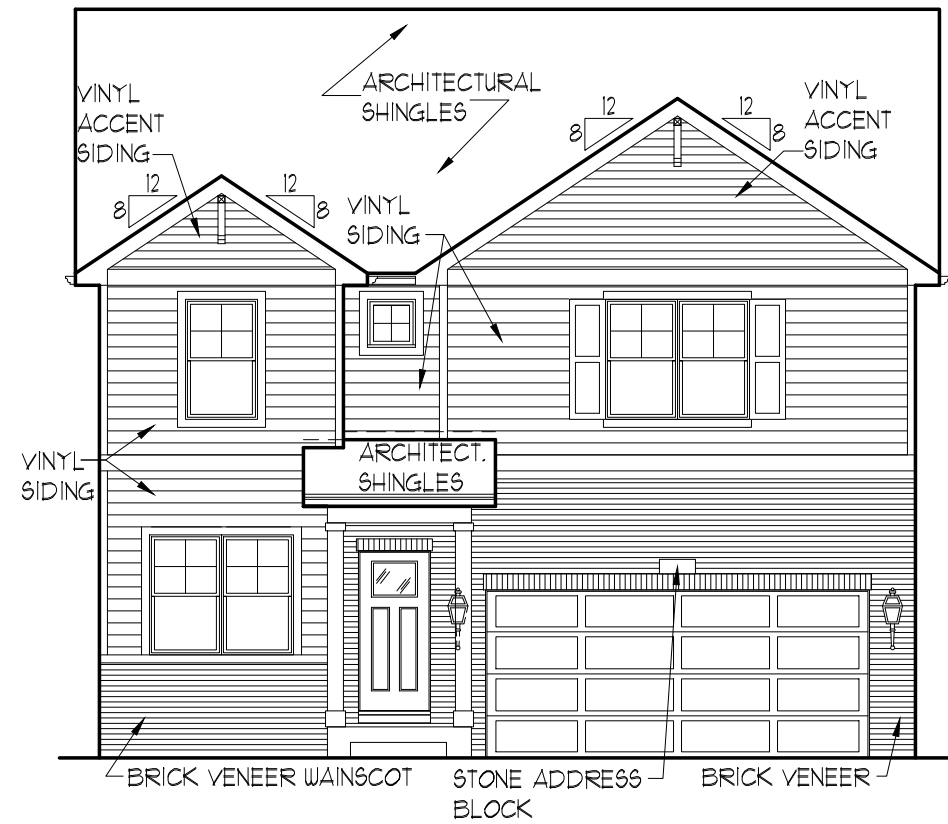


TYPICAL LEFT ELEVATION

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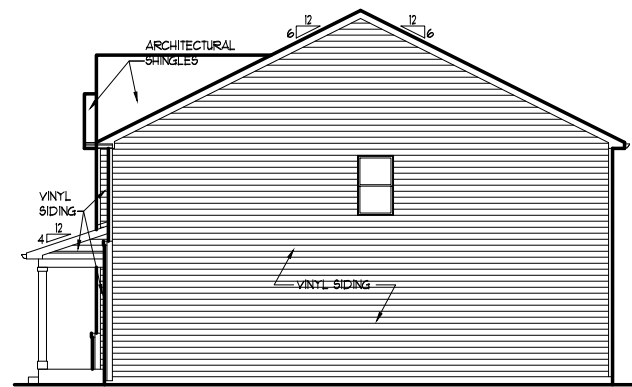
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

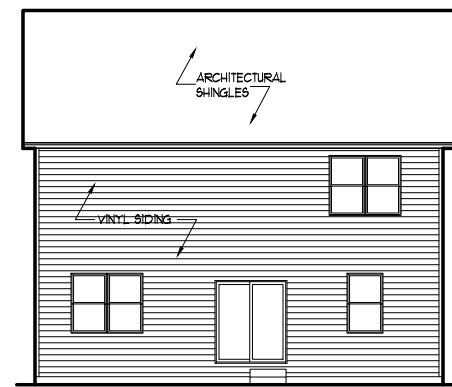


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)

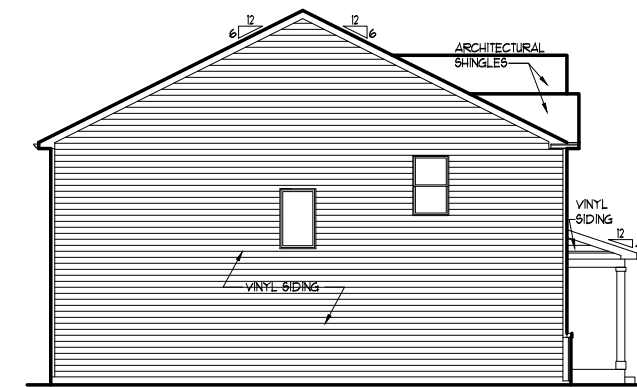
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



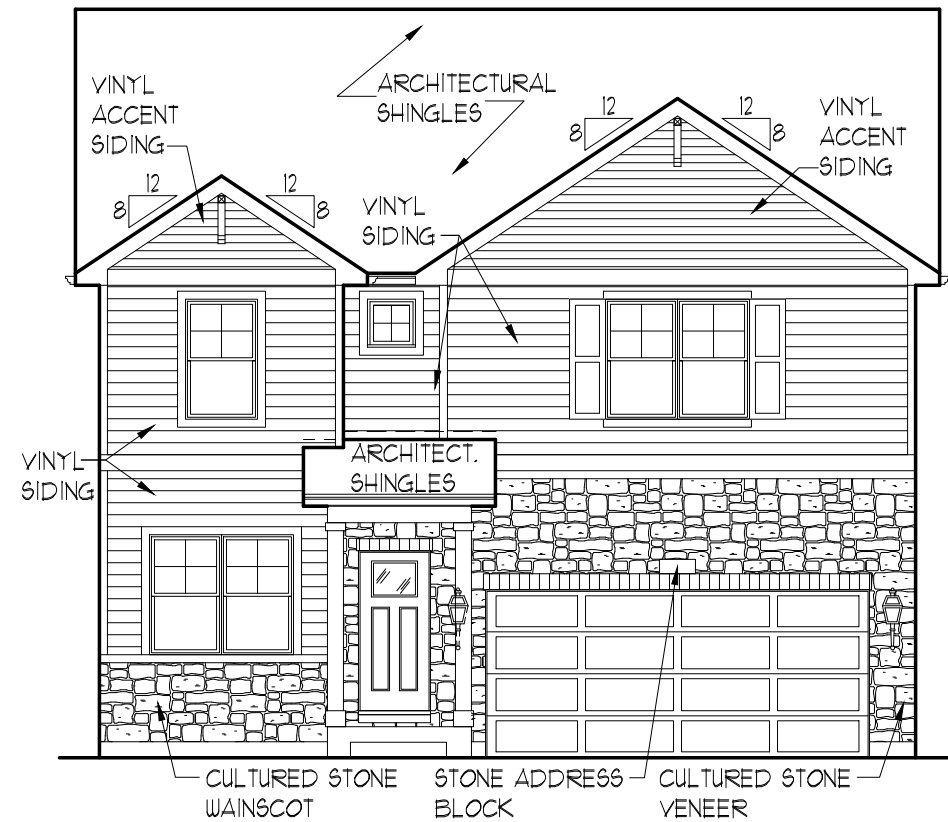
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

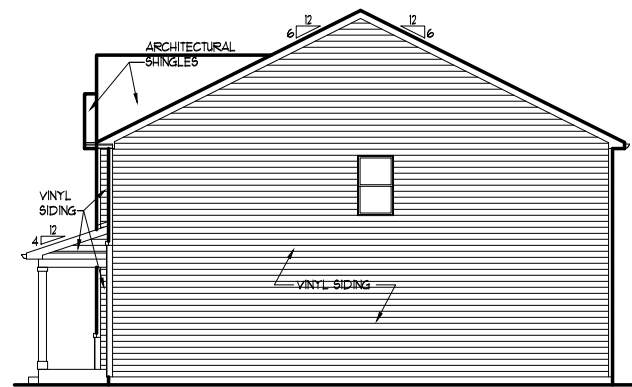
x427

NEUSTONESHIRE
JOLIET, IL
X-SERIES

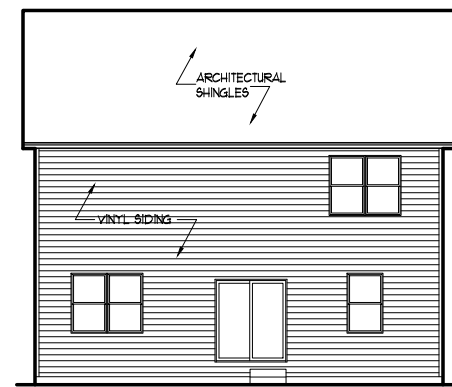


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 193.00 SQ. FT. (31.0%)

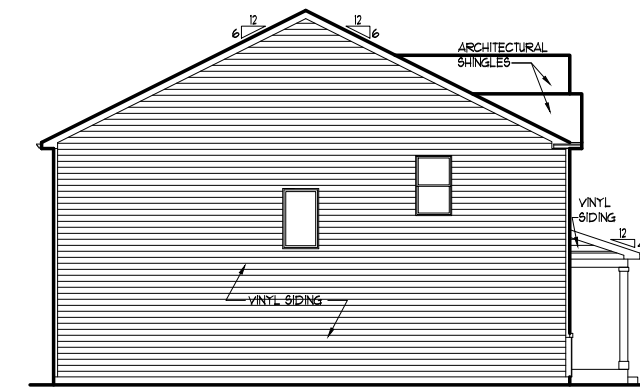
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

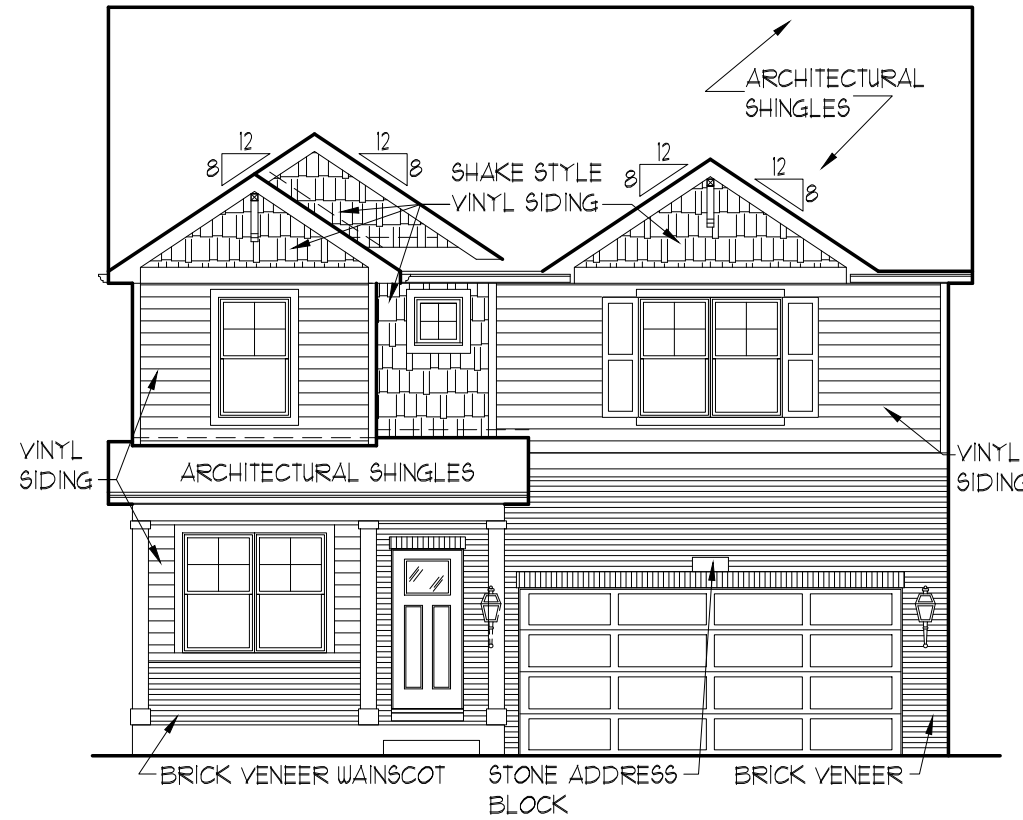


TYPICAL LEFT ELEVATION

x427

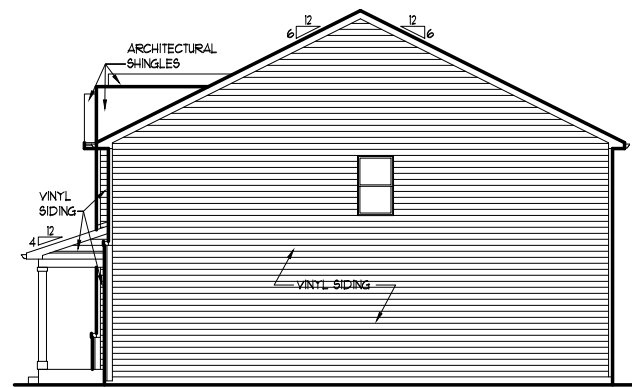
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

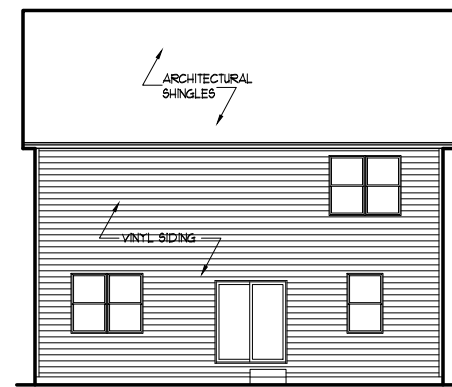


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
 25% OF SIDEABLE AREA = 114.96 SQ. FT.
 TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

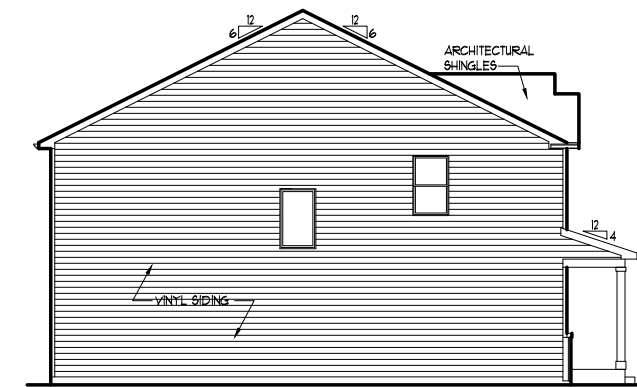
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

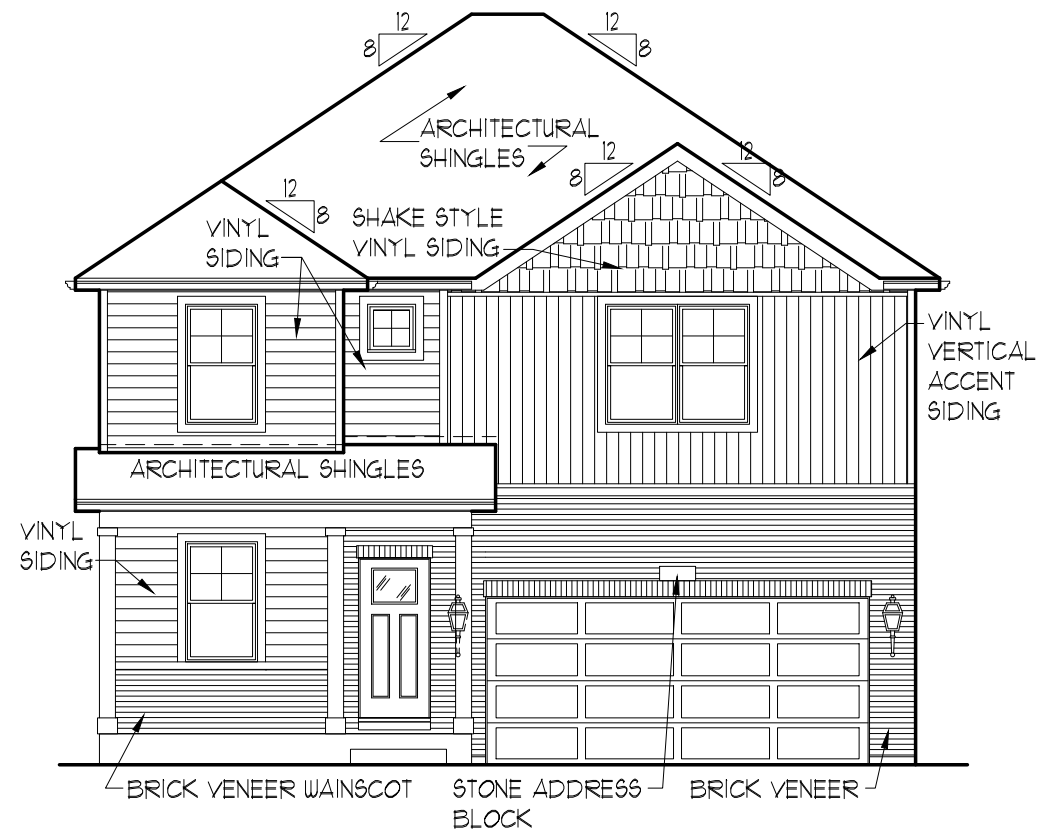


TYPICAL LEFT ELEVATION

x427

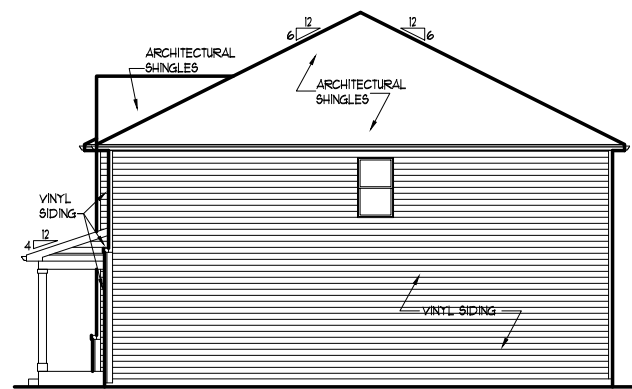
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

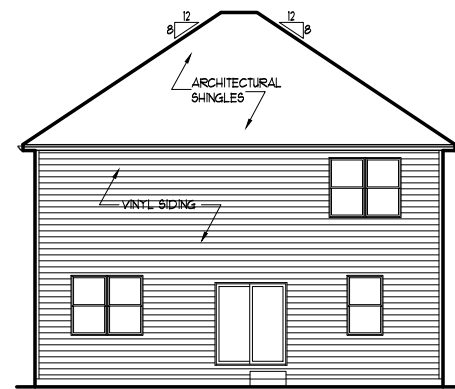


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
 25% OF SIDEABLE AREA = 114.46 SQ. FT.
 TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

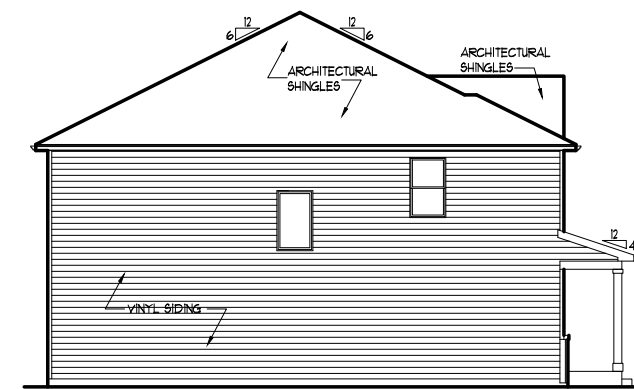
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

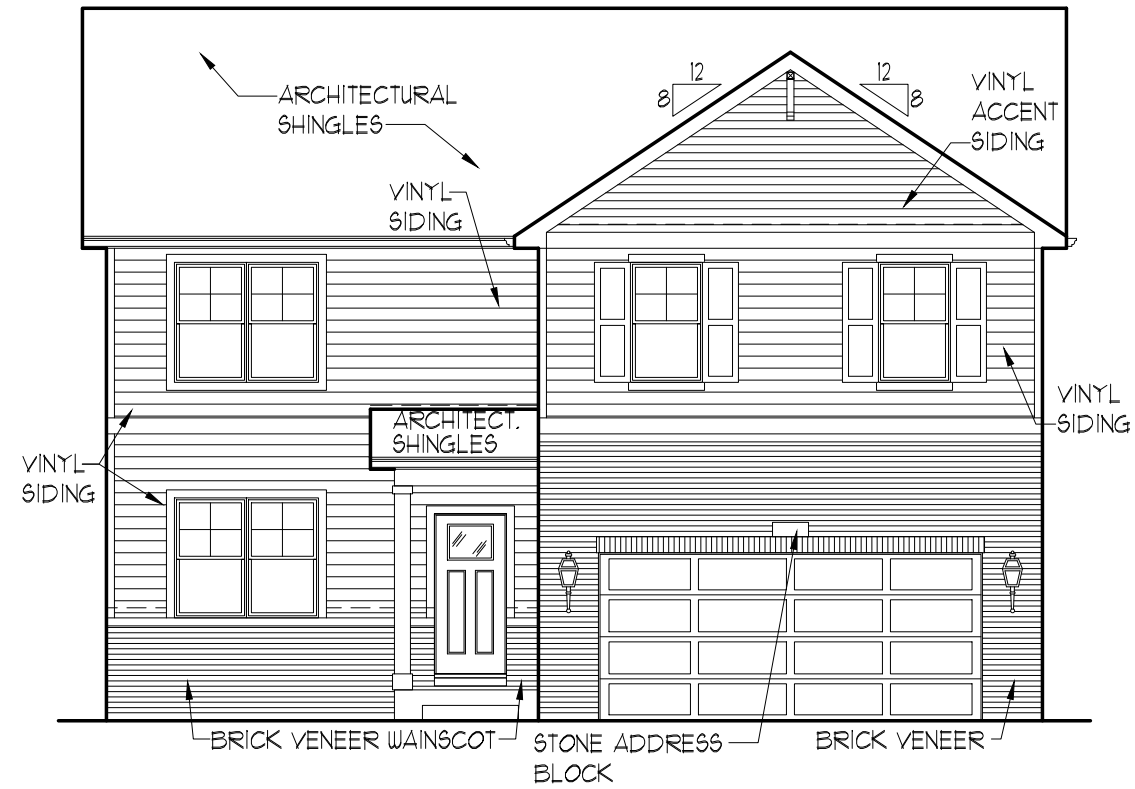


TYPICAL LEFT ELEVATION

x427

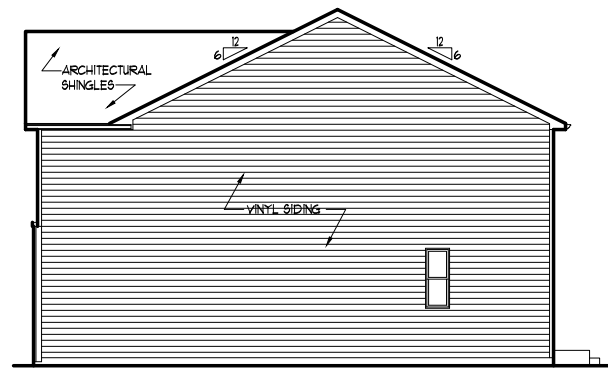
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

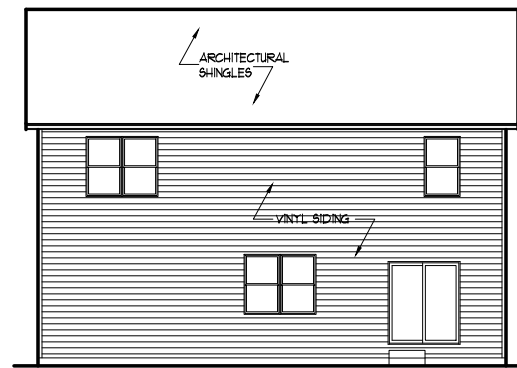


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
 25% OF SIDEABLE AREA = 148.40 SQ. FT.
 TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

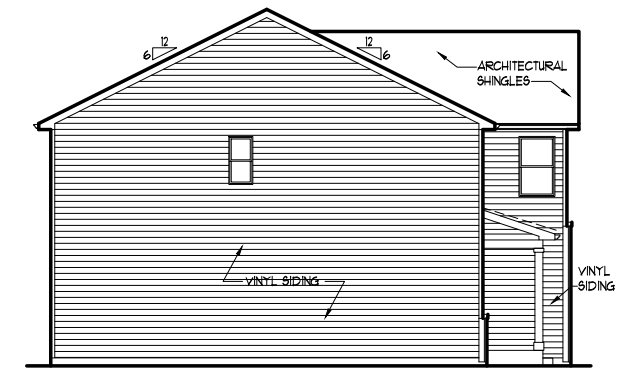
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

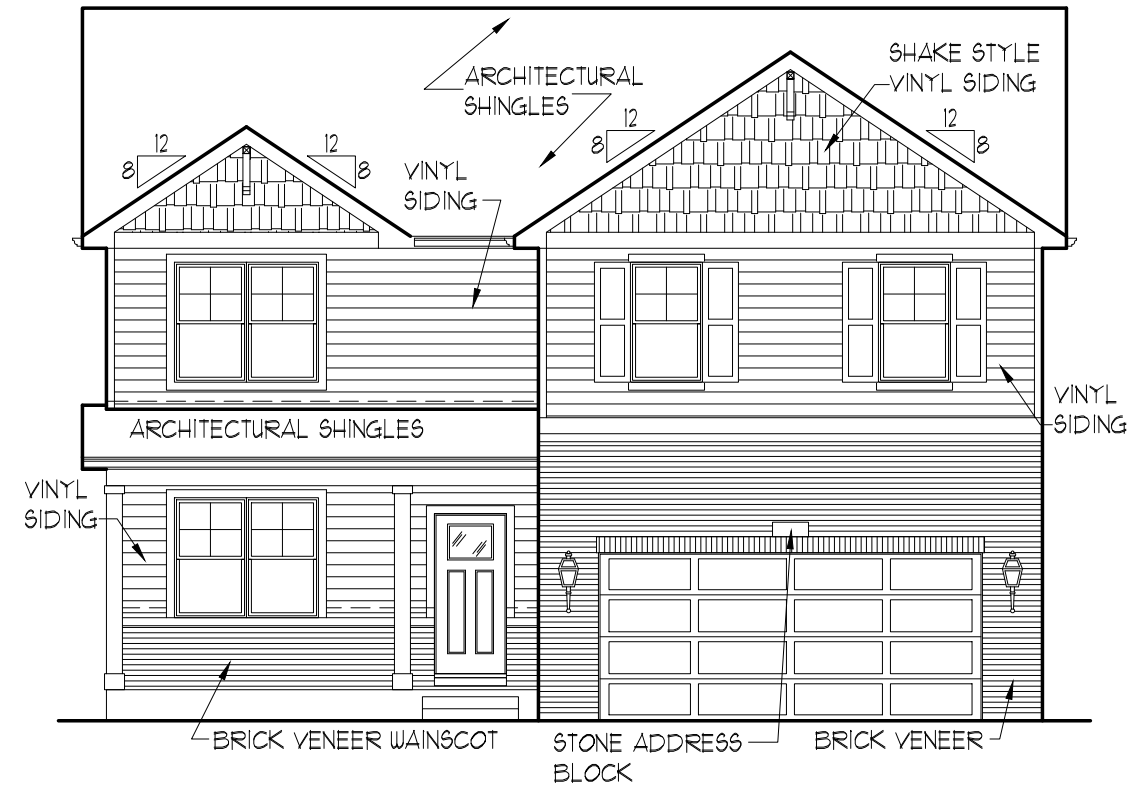


TYPICAL LEFT ELEVATION

x429

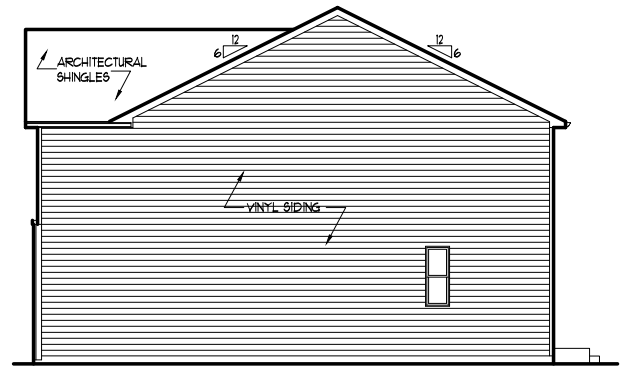
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

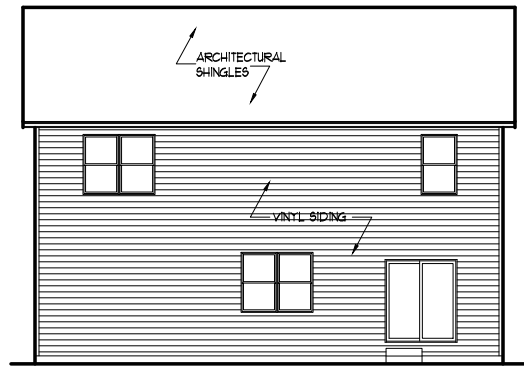


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
 25% OF SIDEABLE AREA = 145.88 SQ. FT.
 TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

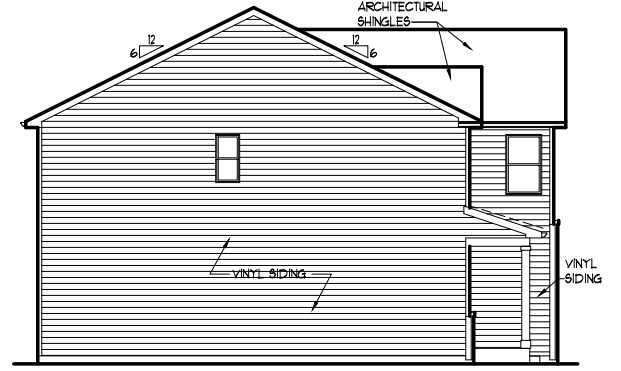
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



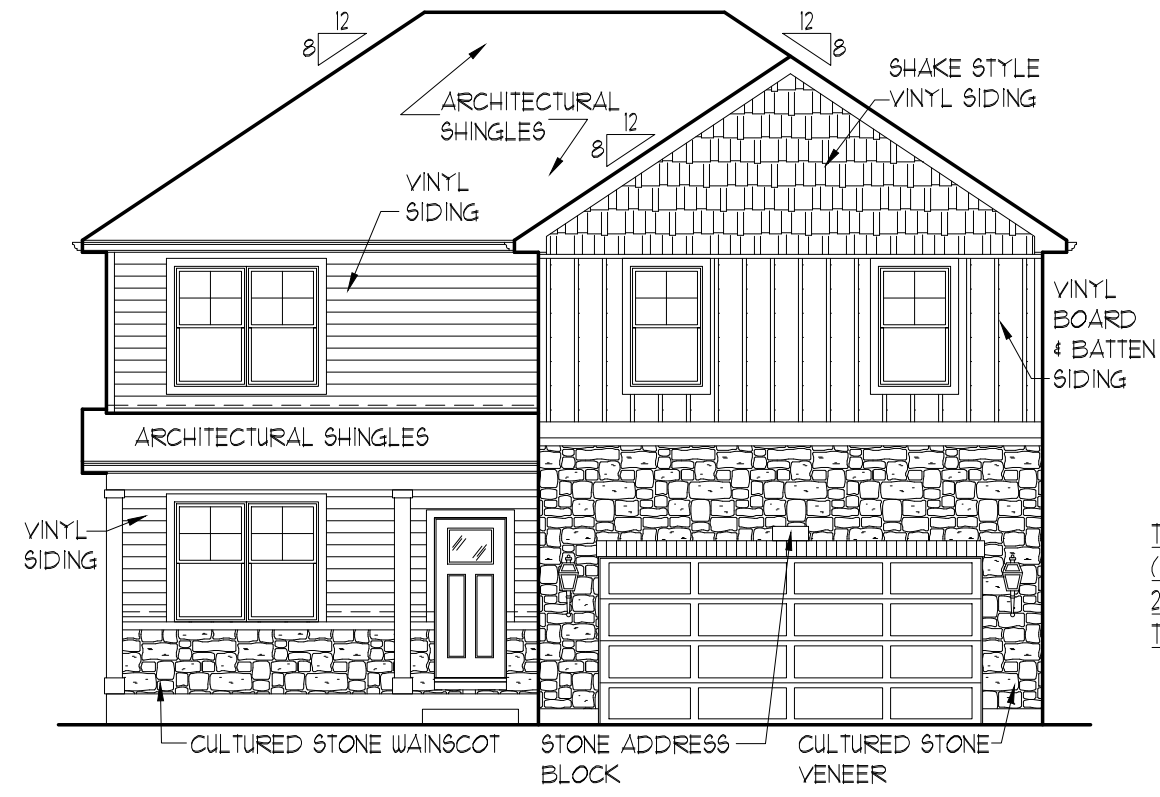
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

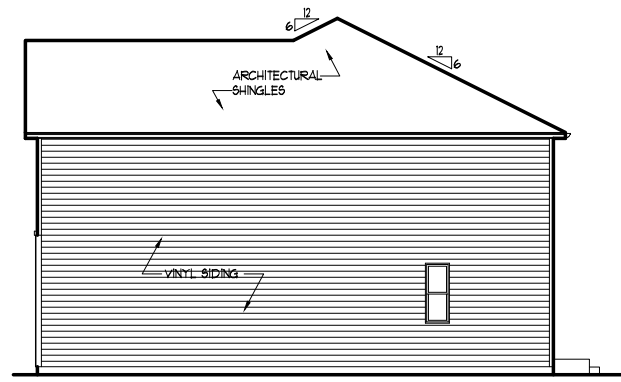
x429

**NEUSTONESHIRE
 JOLIET, IL
 X-SERIES**

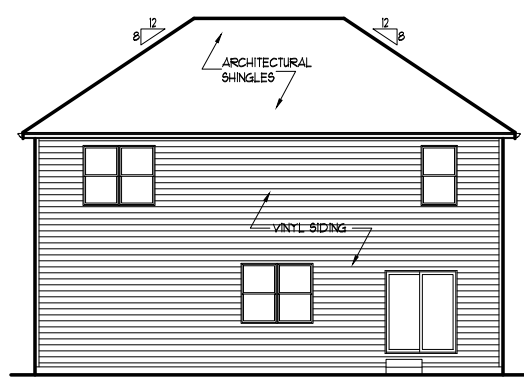


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
 25% OF SIDEABLE AREA = 139.02 SQ. FT.
 TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

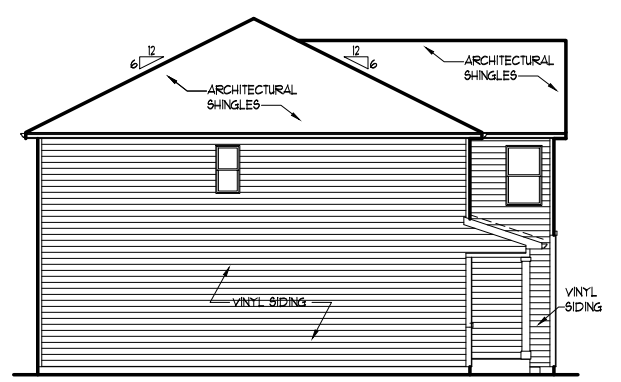
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



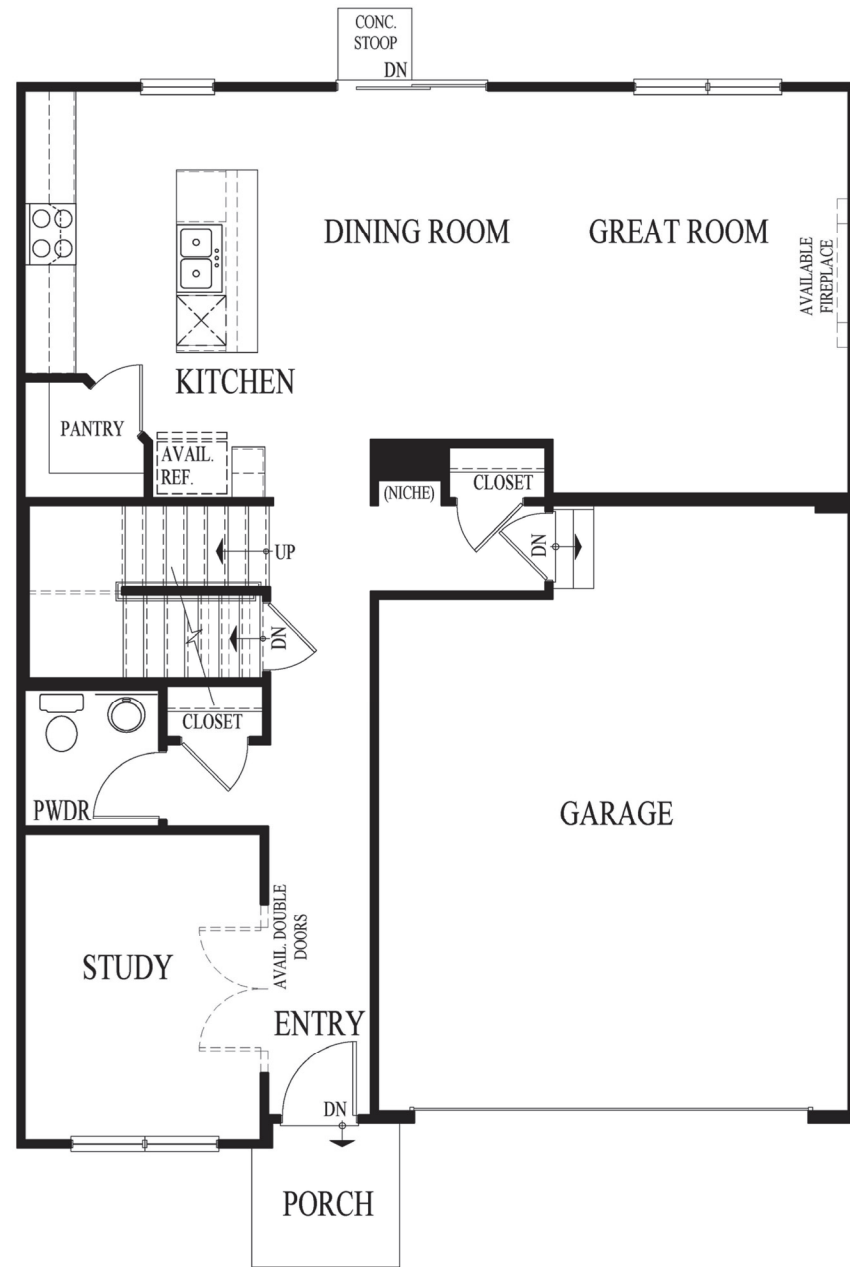
TYPICAL REAR ELEVATION



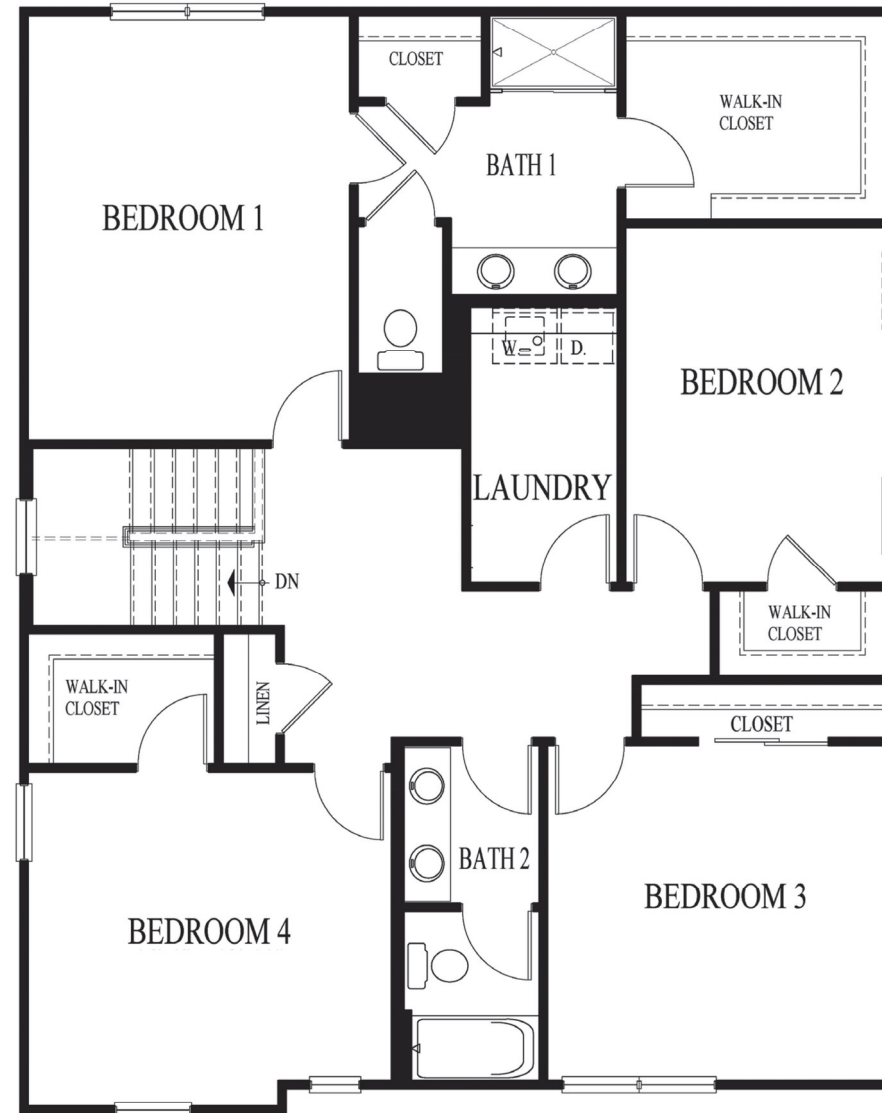
TYPICAL LEFT ELEVATION

x429

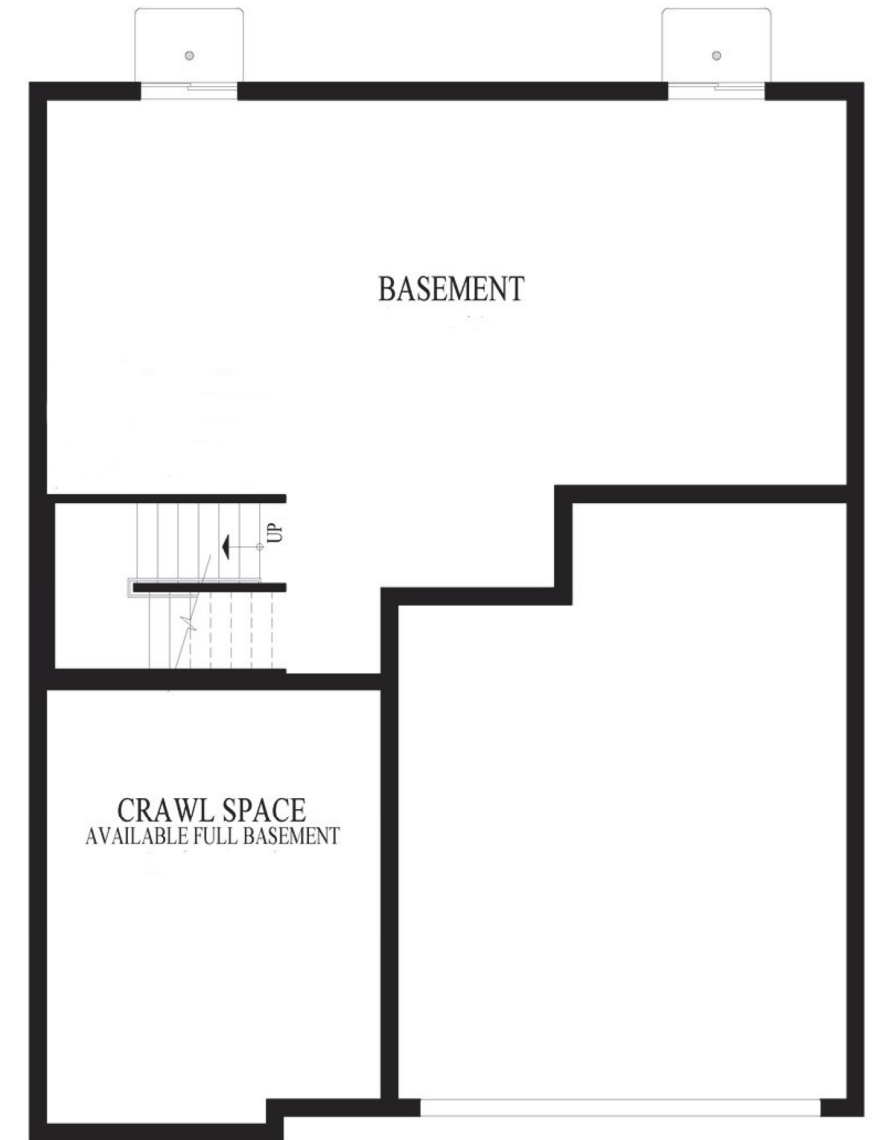
**NEUSTONESHIRE
 JOLIET, IL
 X-SERIES**



Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

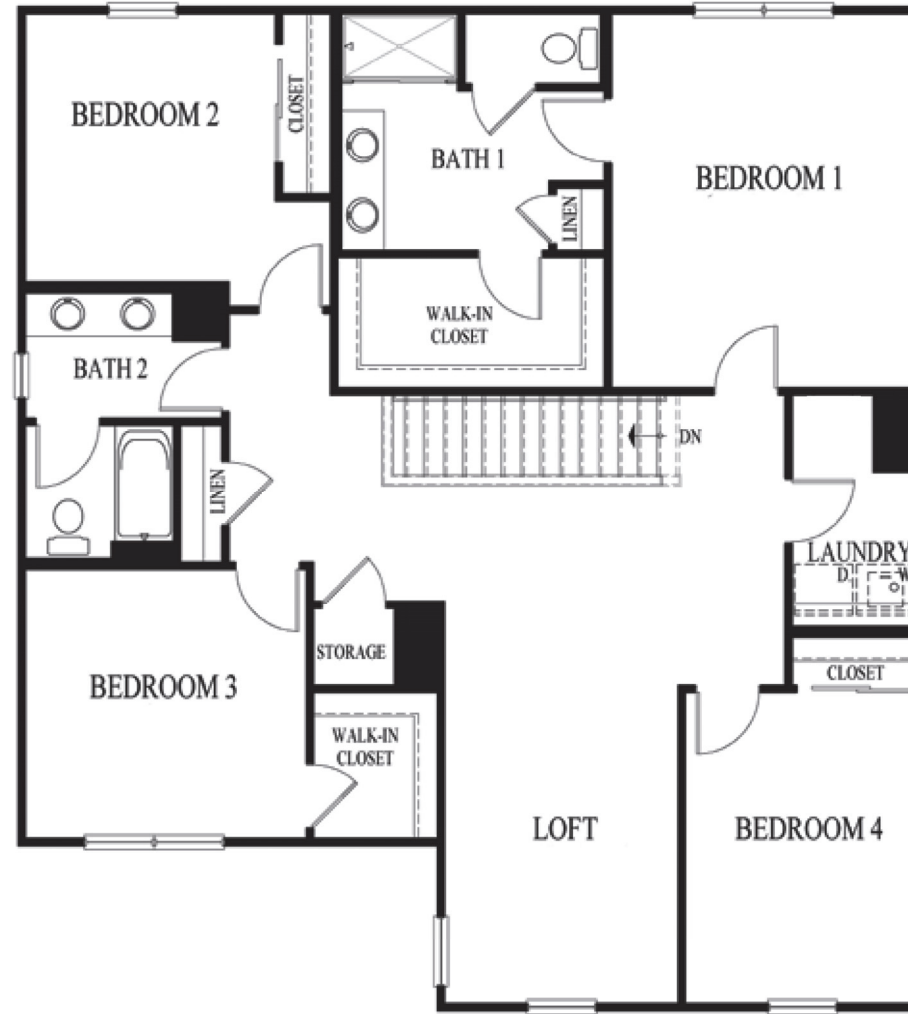


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

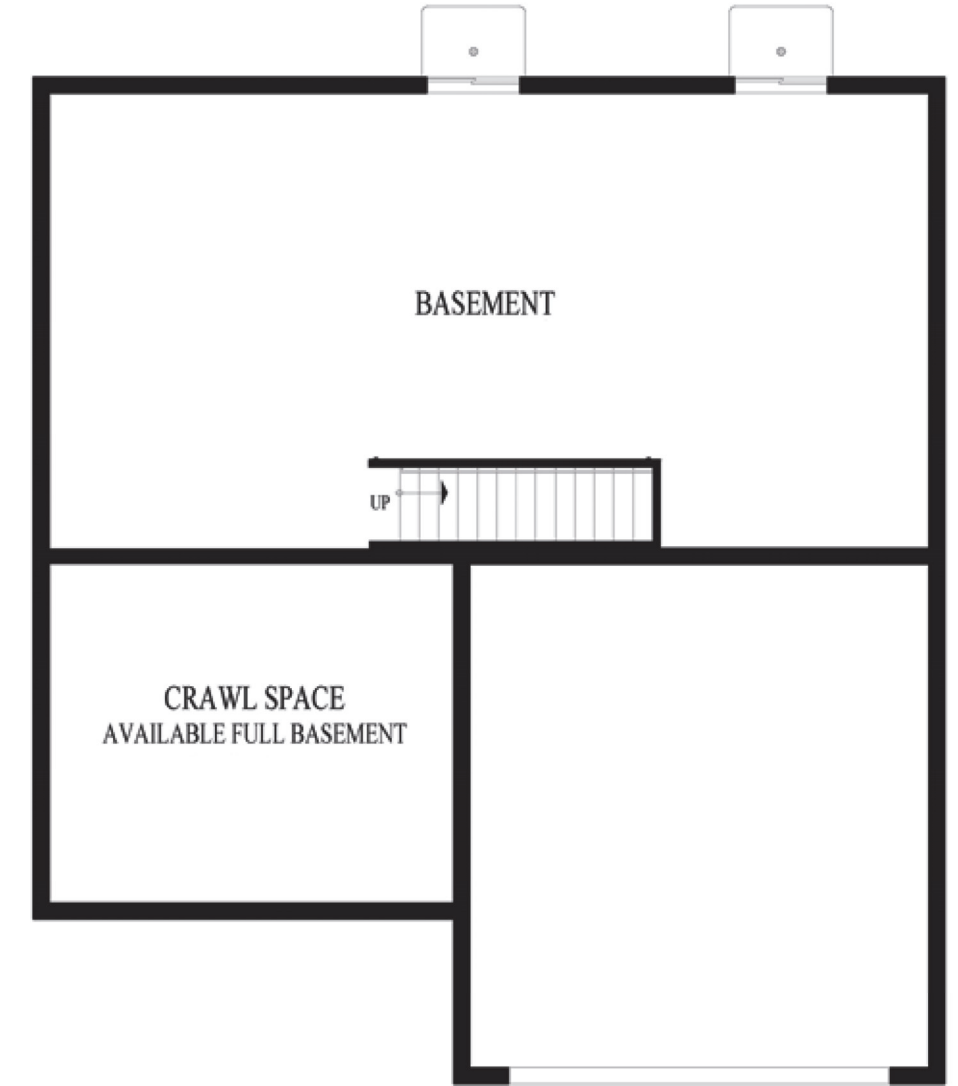
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Main Level



Upper Level



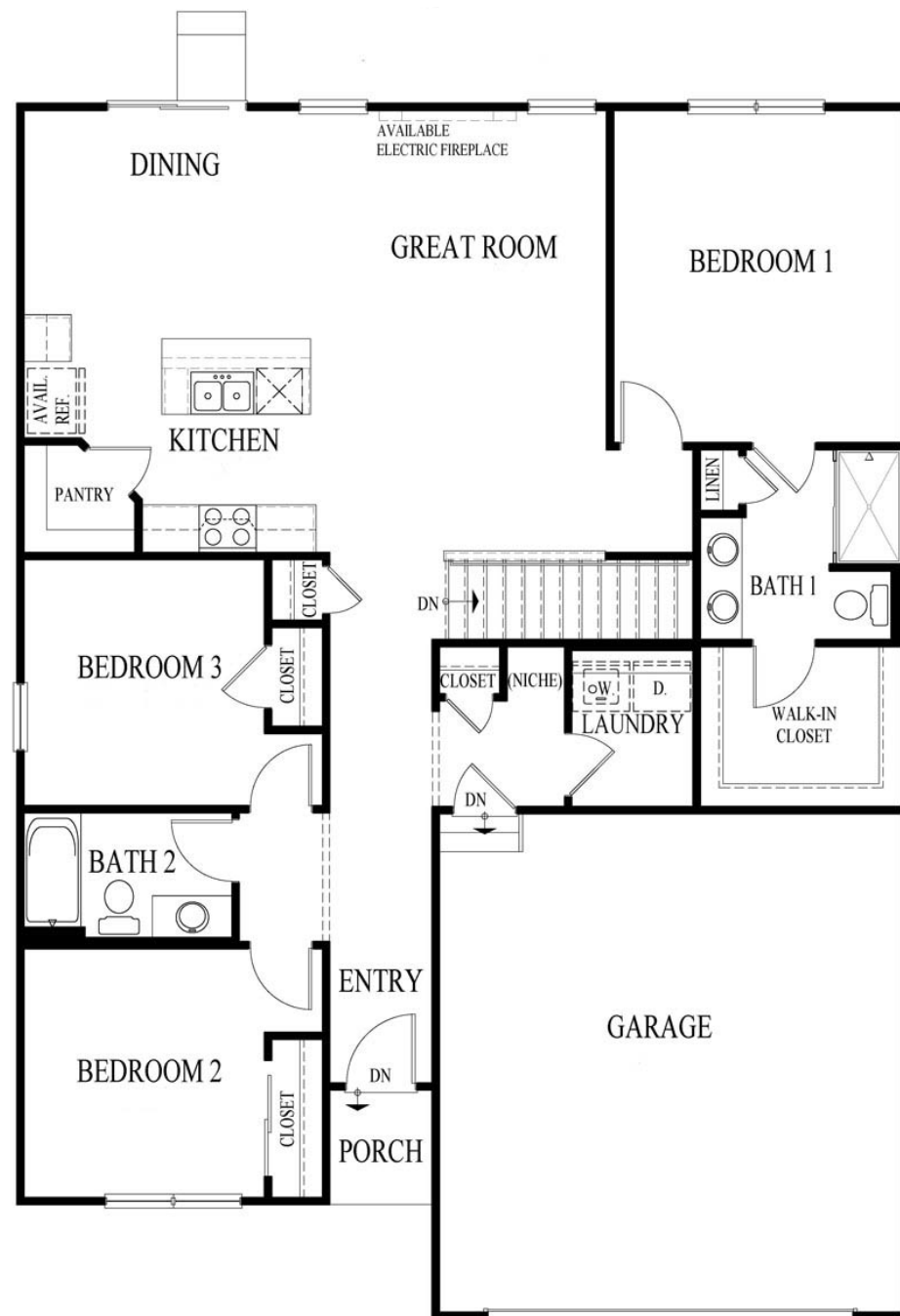
Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

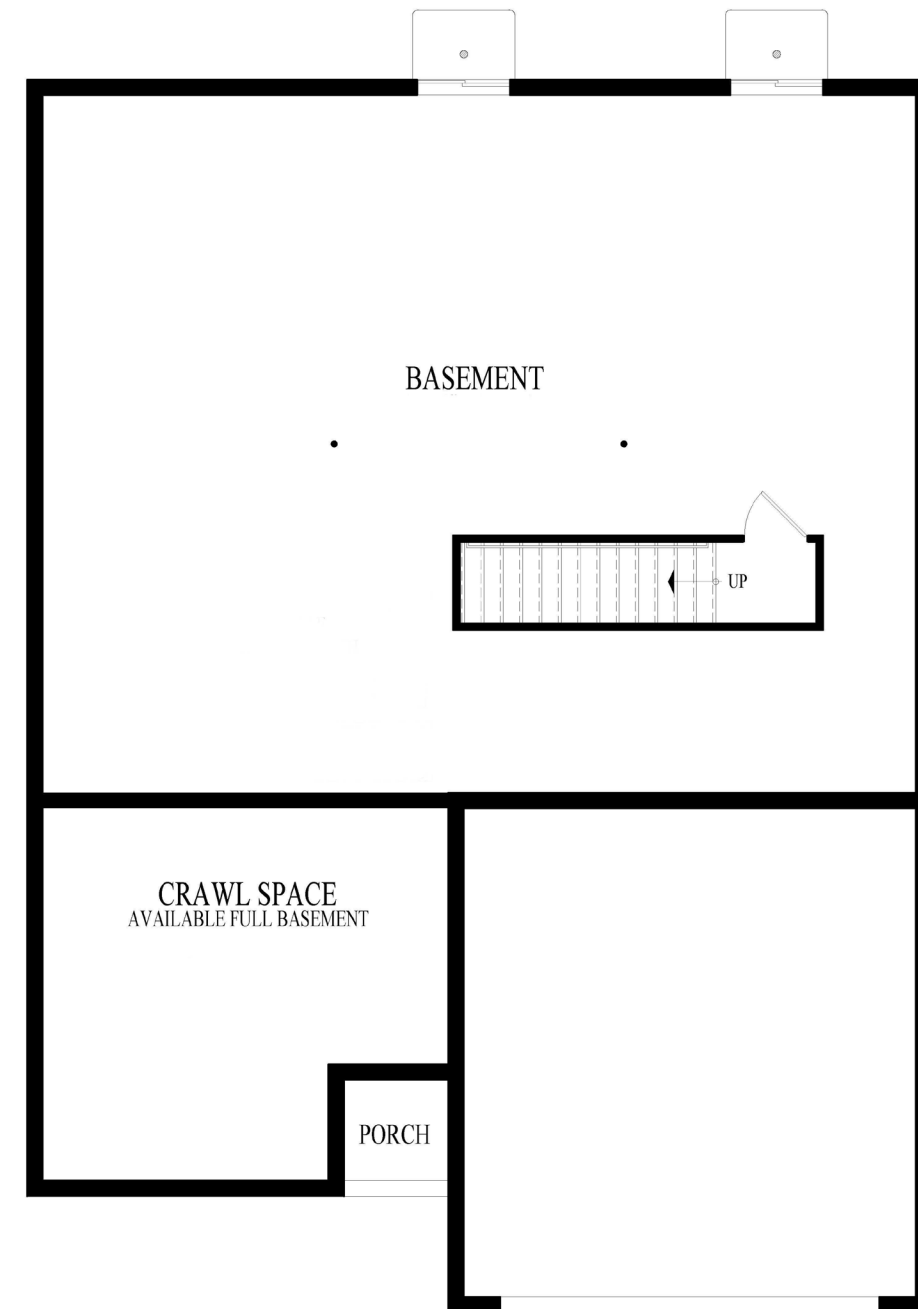


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Main Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

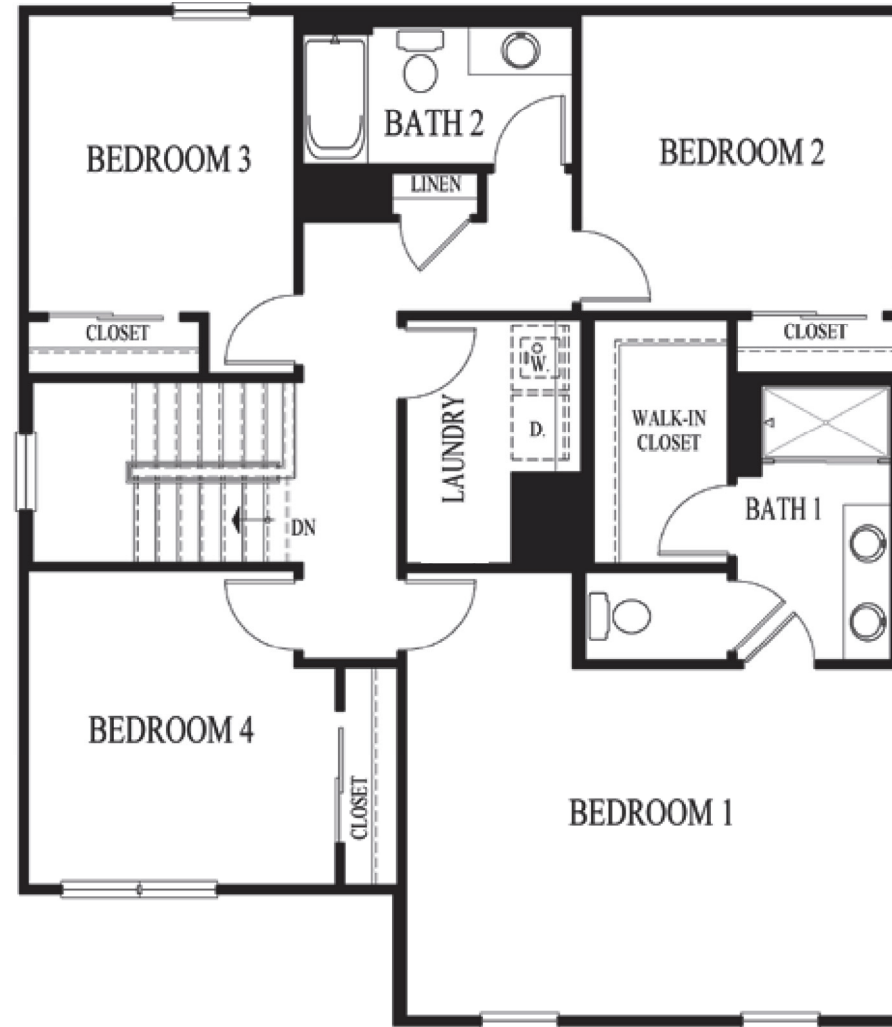


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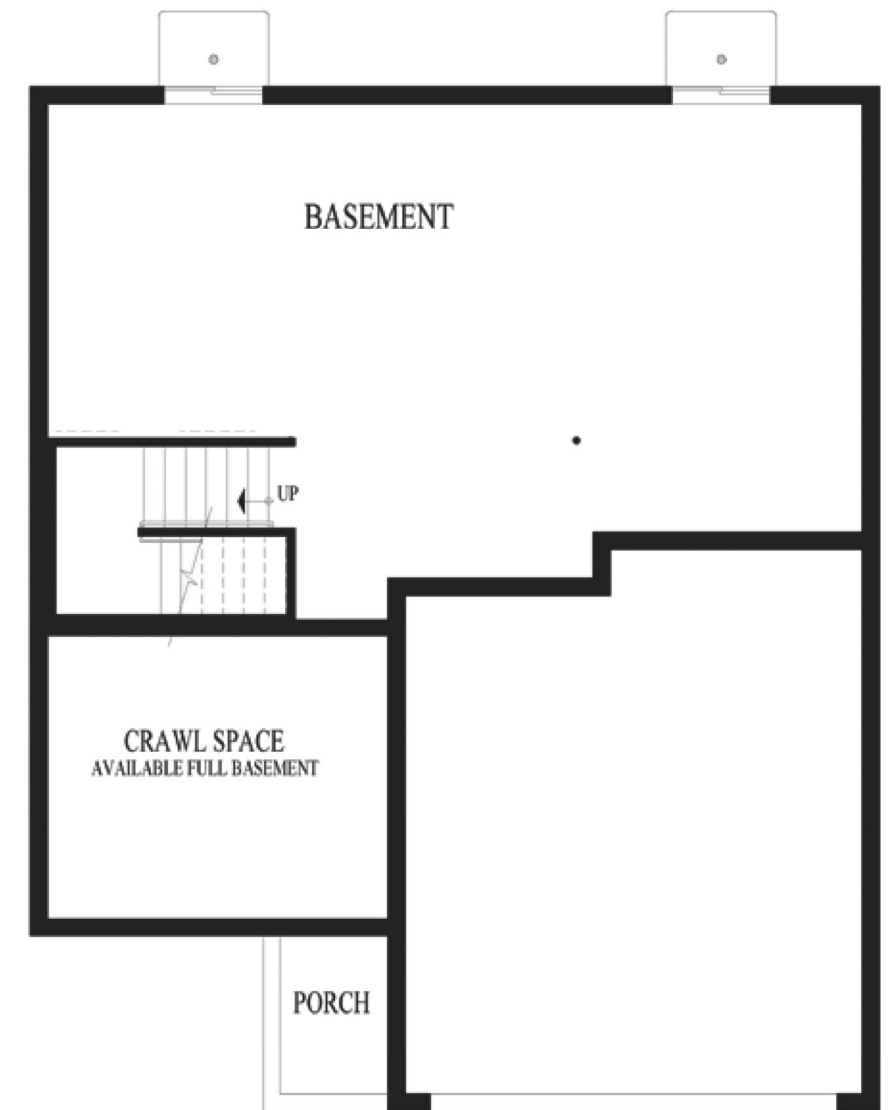
© Copyright D.R. Horton, Inc. 2025



Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

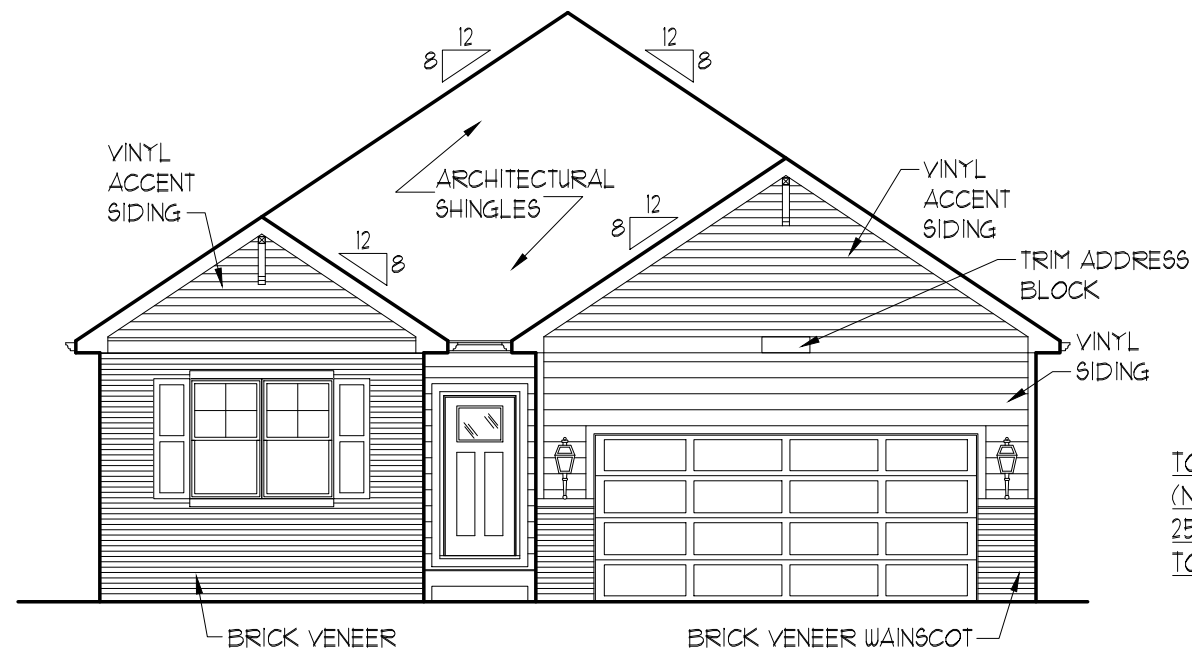


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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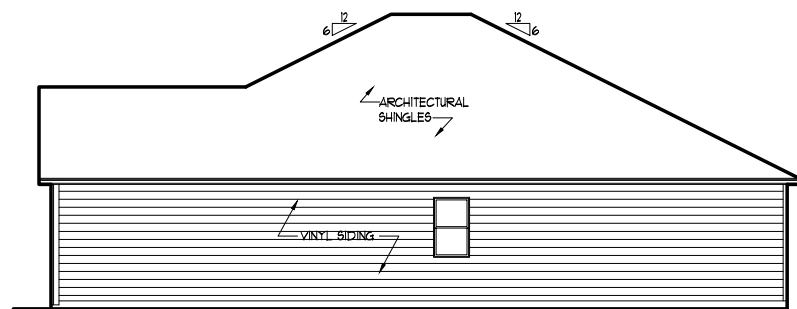
HOUSE MODELS ONE-STORY

Planned Unit Development of Neustoneshire Phase Two

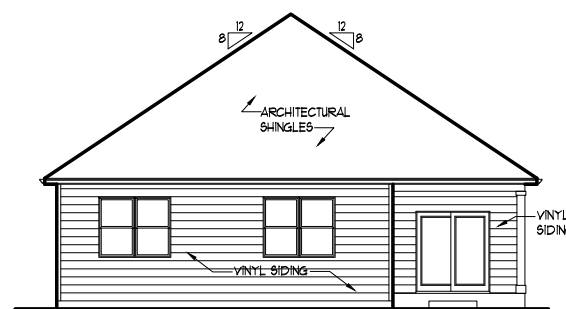


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
 25% OF SIDEABLE AREA = 84.51 SQ. FT.
 TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

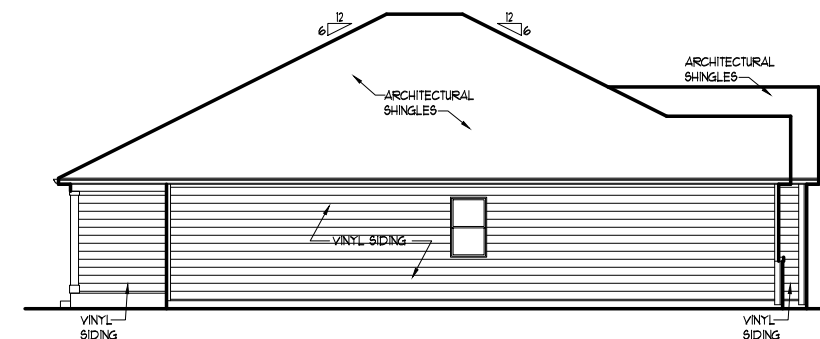
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

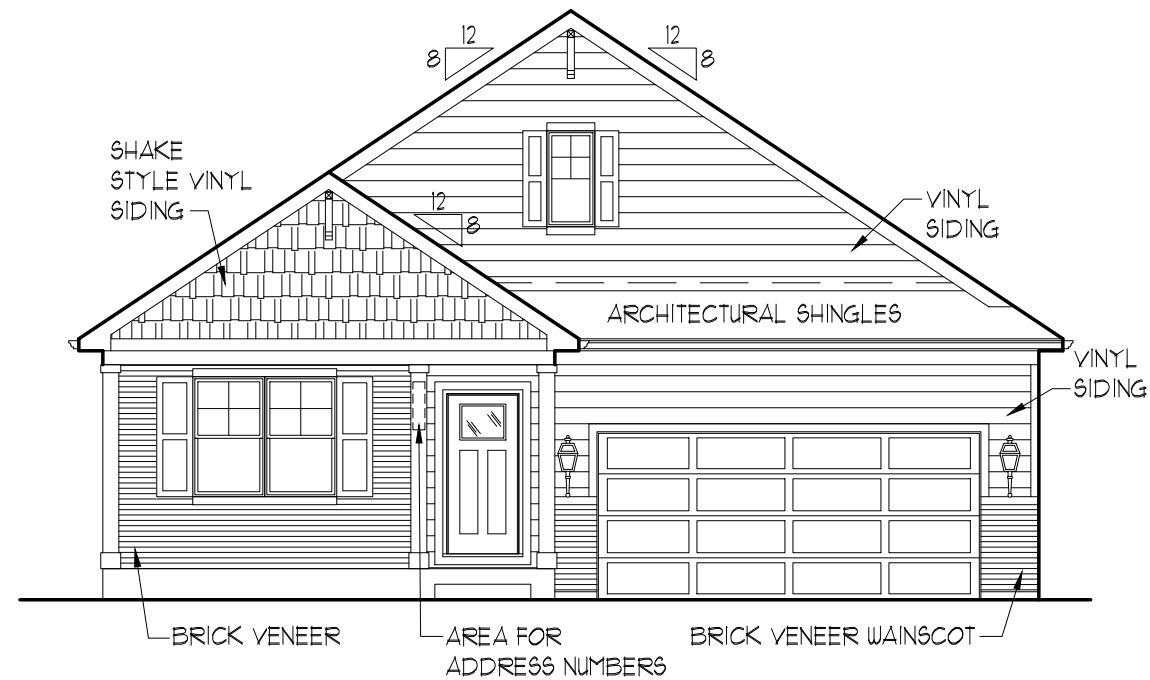


TYPICAL LEFT ELEVATION

x422

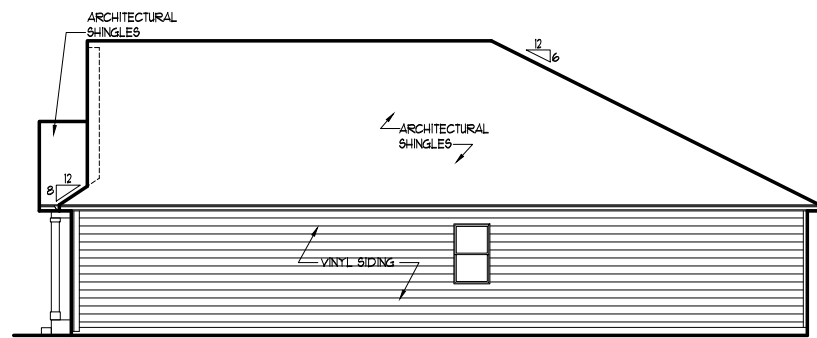
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

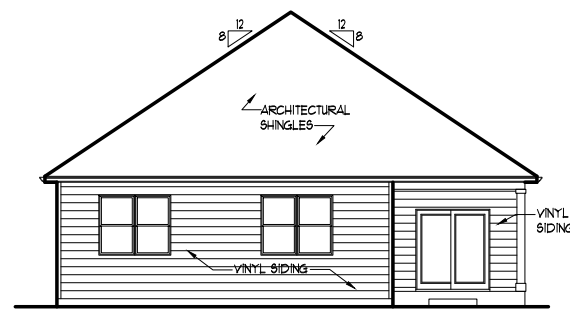


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
 25% OF SIDEABLE AREA = 104.86 SQ. FT.
 TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)

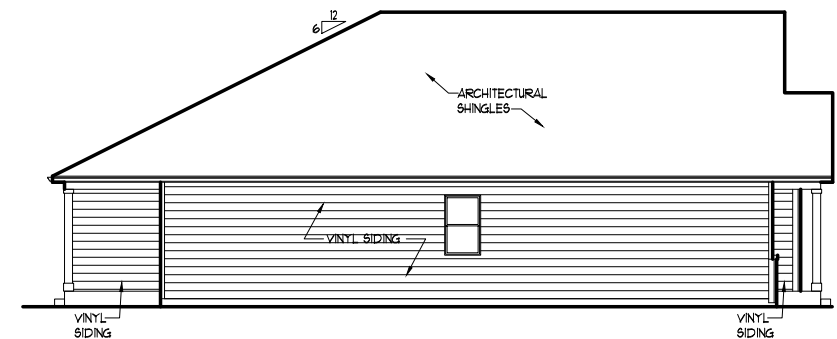
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

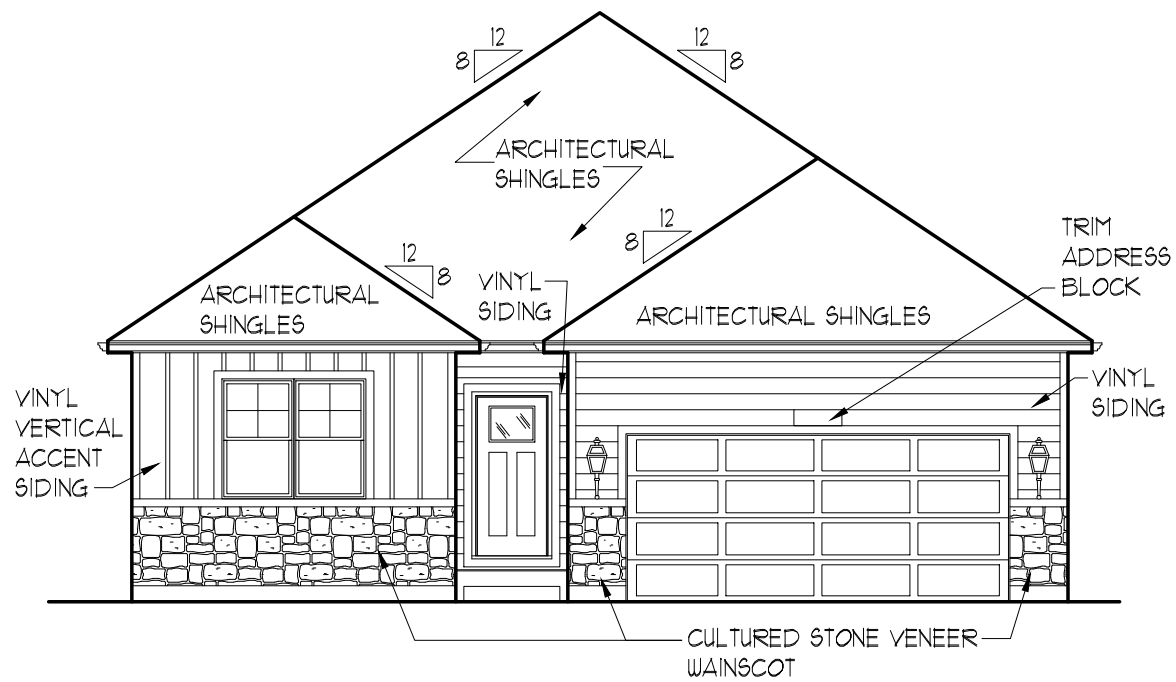


TYPICAL LEFT ELEVATION

x422

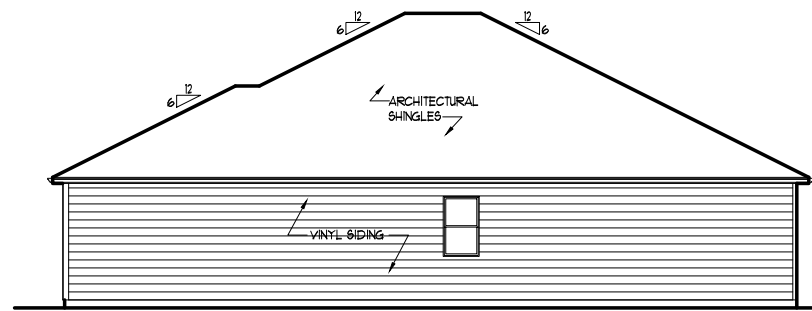
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

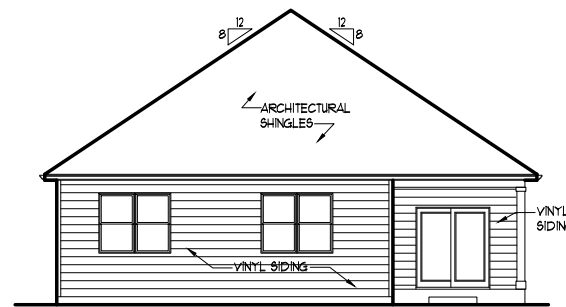


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
 25% OF SIDEABLE AREA = 55.29 SQ. FT.
 TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)

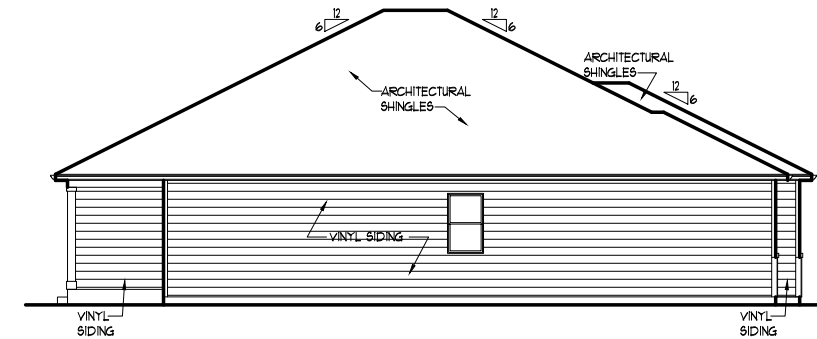
ELEVATION "C3"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

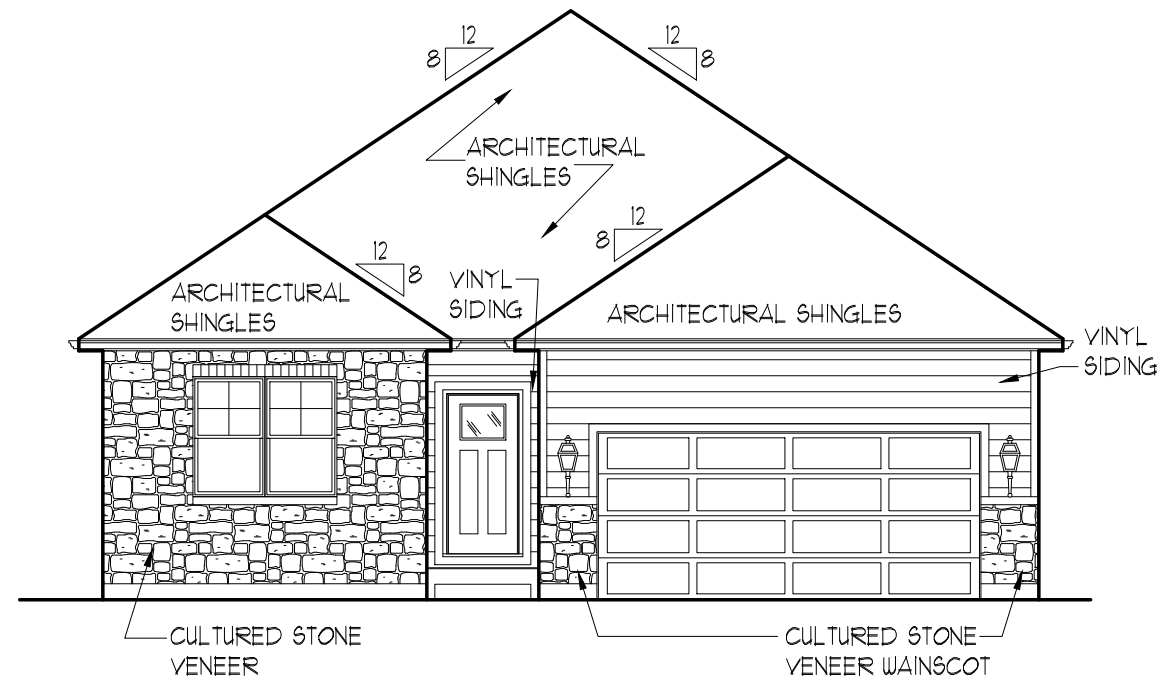


TYPICAL LEFT ELEVATION

x422

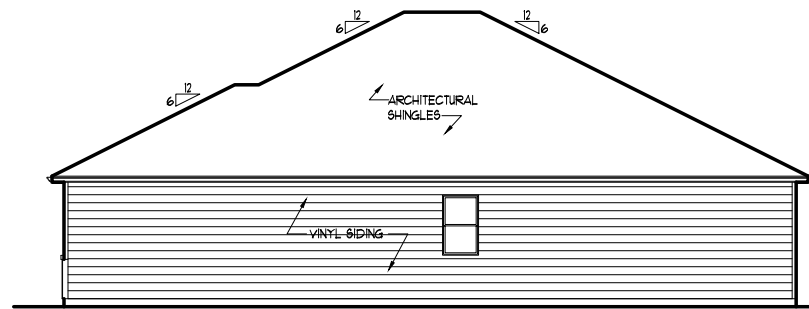
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

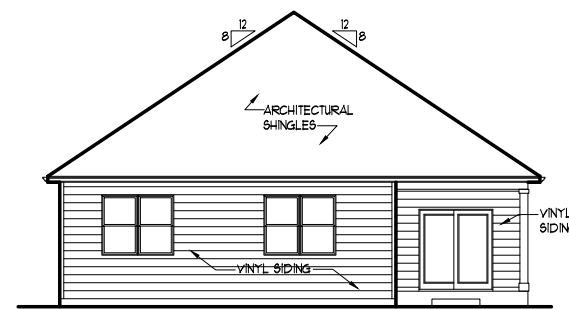


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
 25% OF SIDEABLE AREA = 55.29 SQ. FT.
 TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

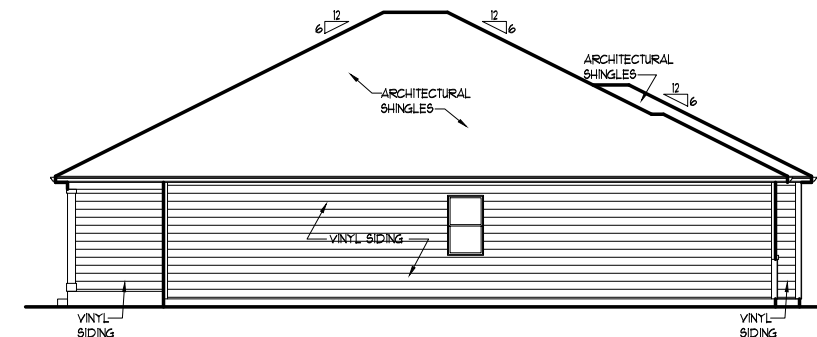
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

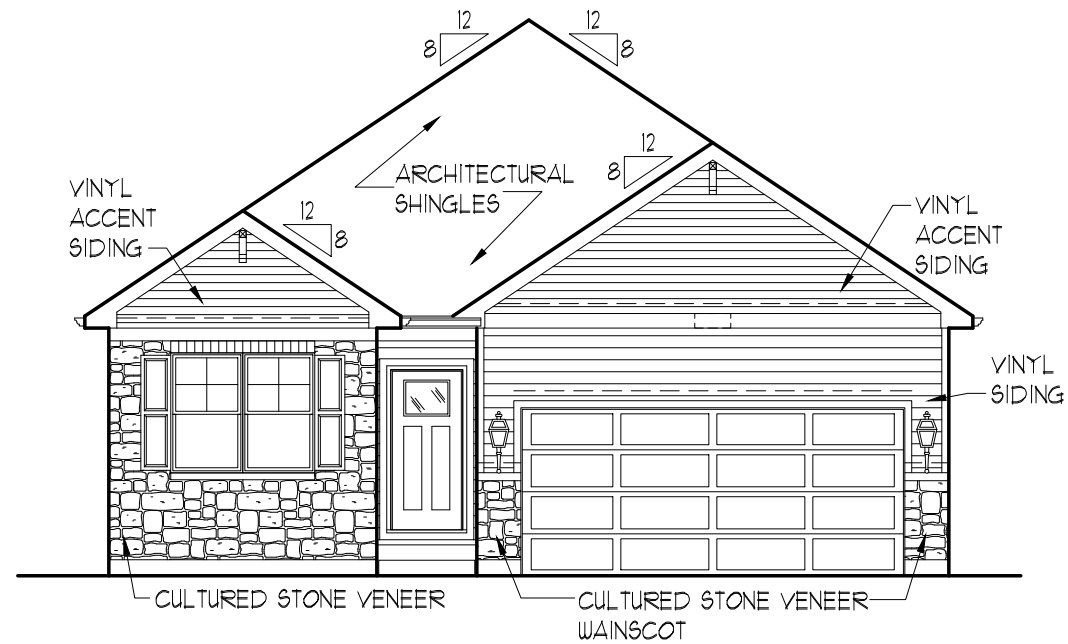


TYPICAL LEFT ELEVATION

x422

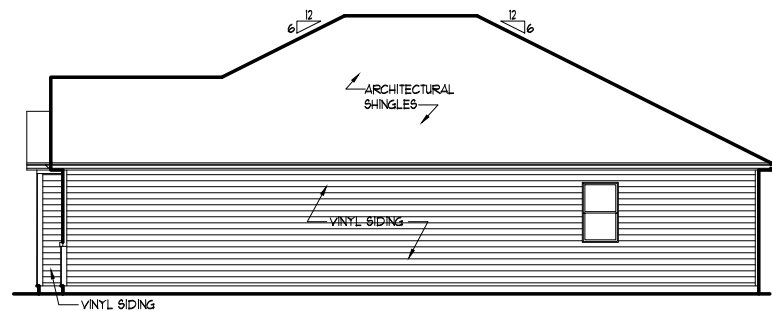
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

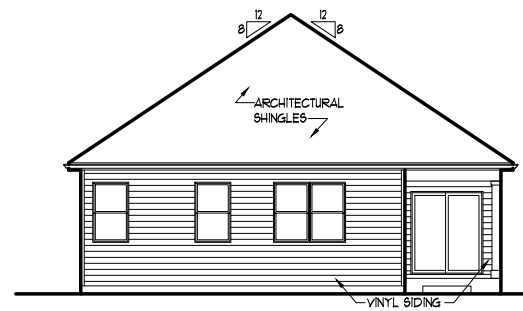


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
 25% OF SIDEABLE AREA = 69.73 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

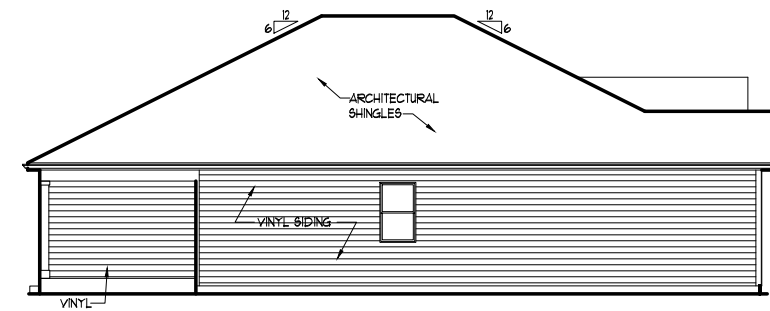
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

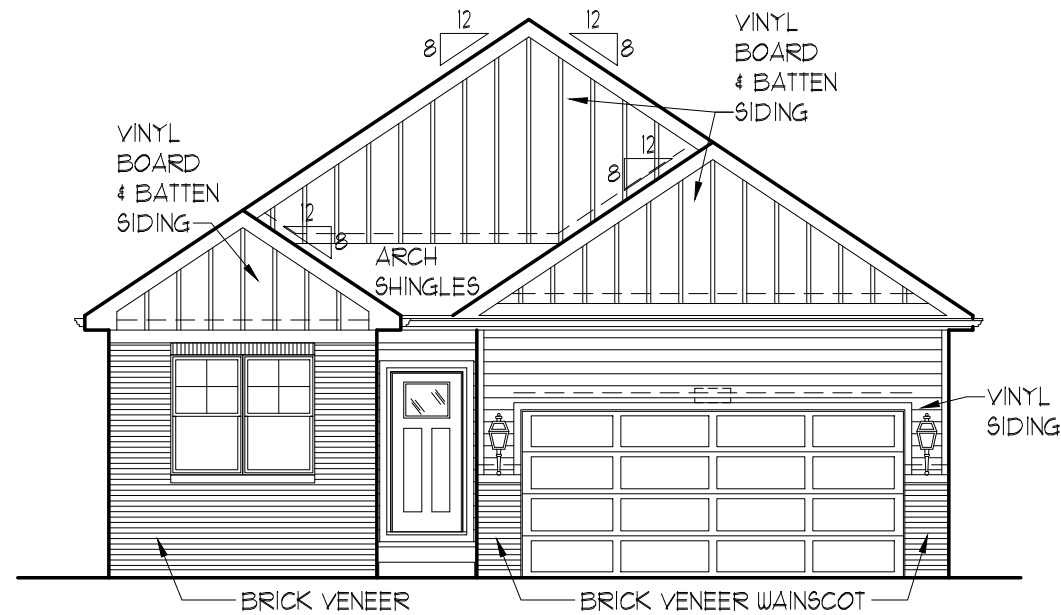


TYPICAL LEFT ELEVATION

x435

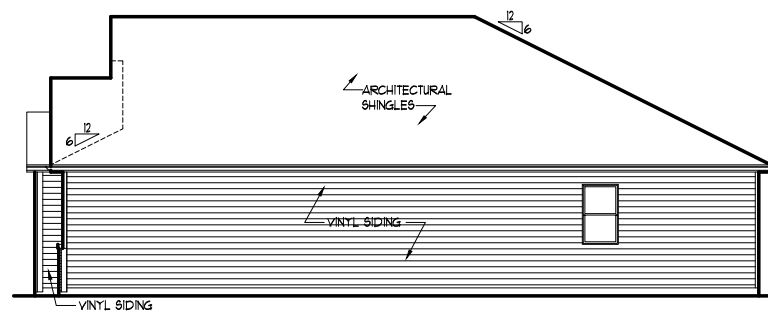
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

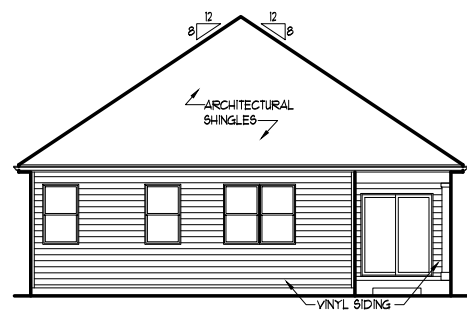


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.
 25% OF SIDEABLE AREA = 87.10 SQ. FT.
 TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)

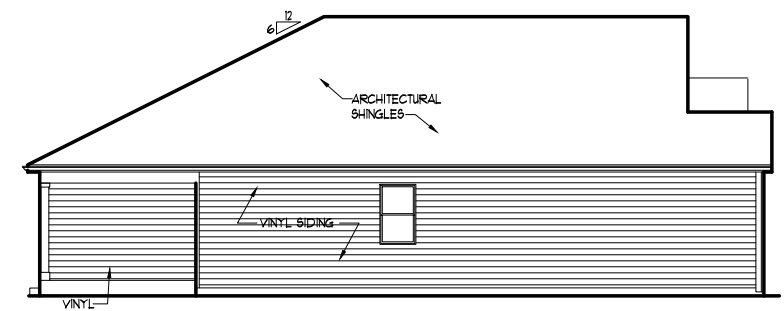
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



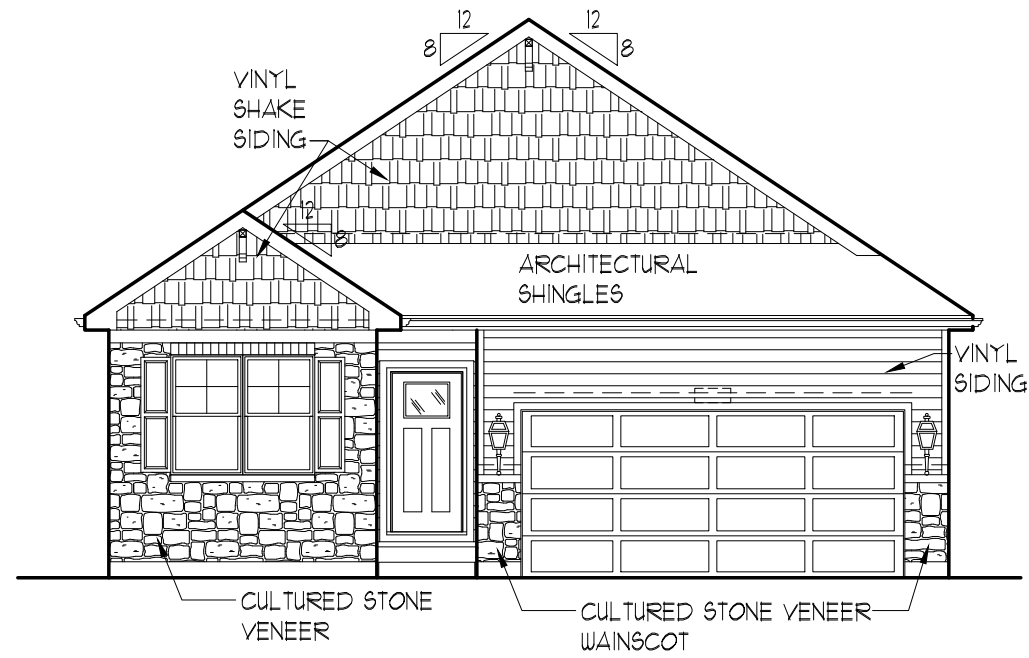
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

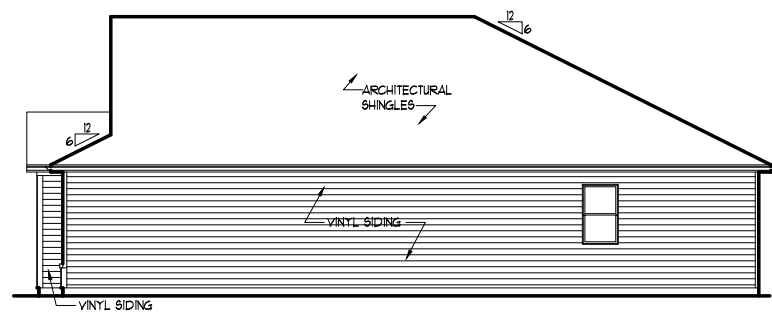
x435

NEUSTONESHIRE
JOLIET, IL
X-SERIES

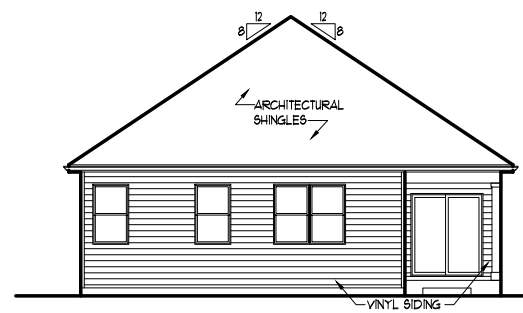


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
 25% OF SIDEABLE AREA = 79.20 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)

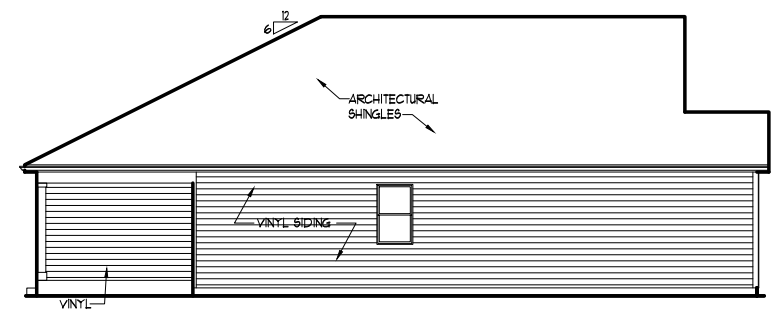
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

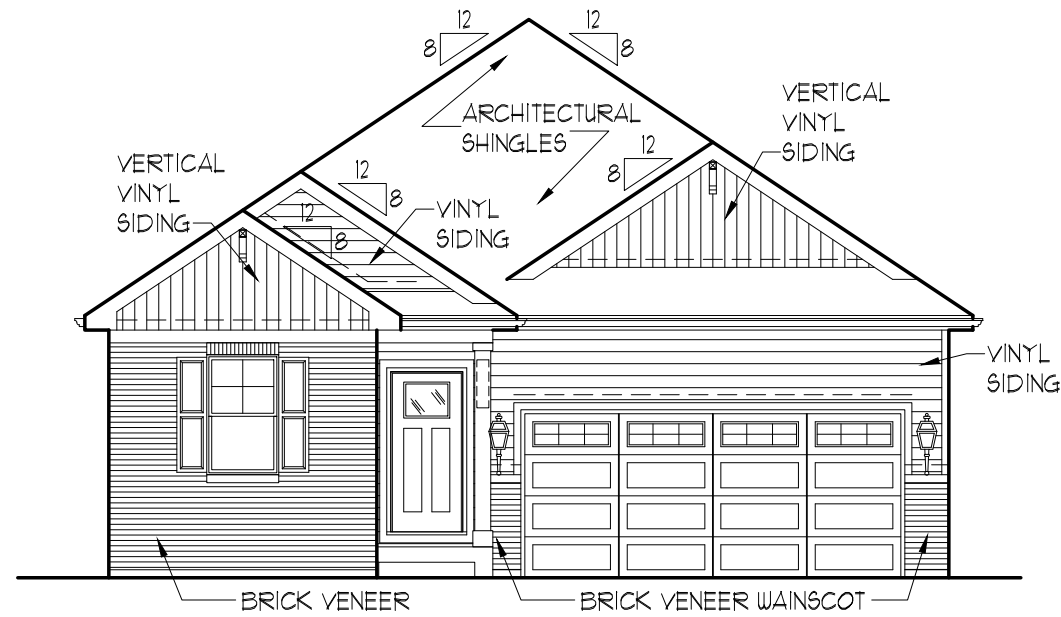


TYPICAL LEFT ELEVATION

x435

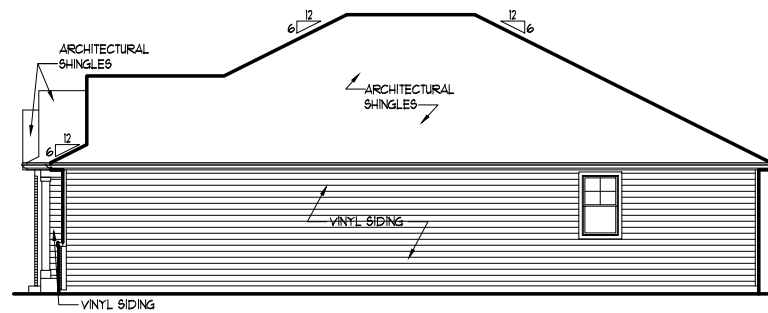
**NEUSTONESHIRE
 JOLIET, IL**

X-SERIES

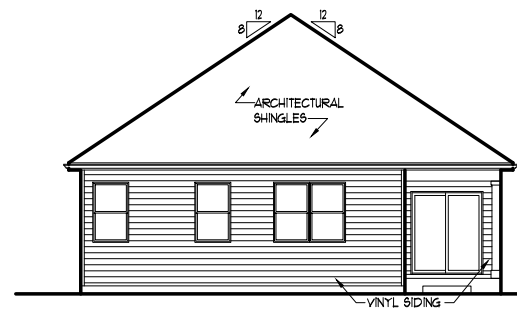


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
 25% OF SIDEABLE AREA = 66.44 SQ. FT.
 TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

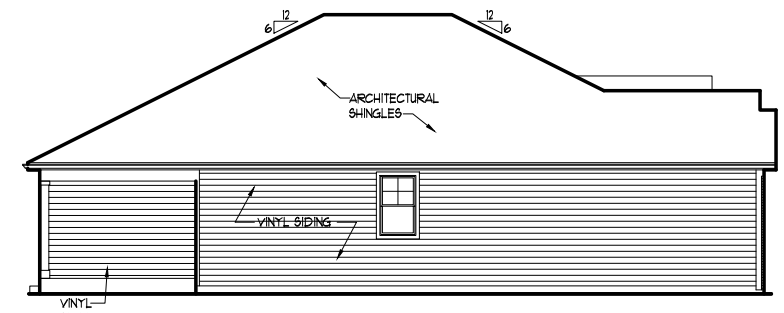
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

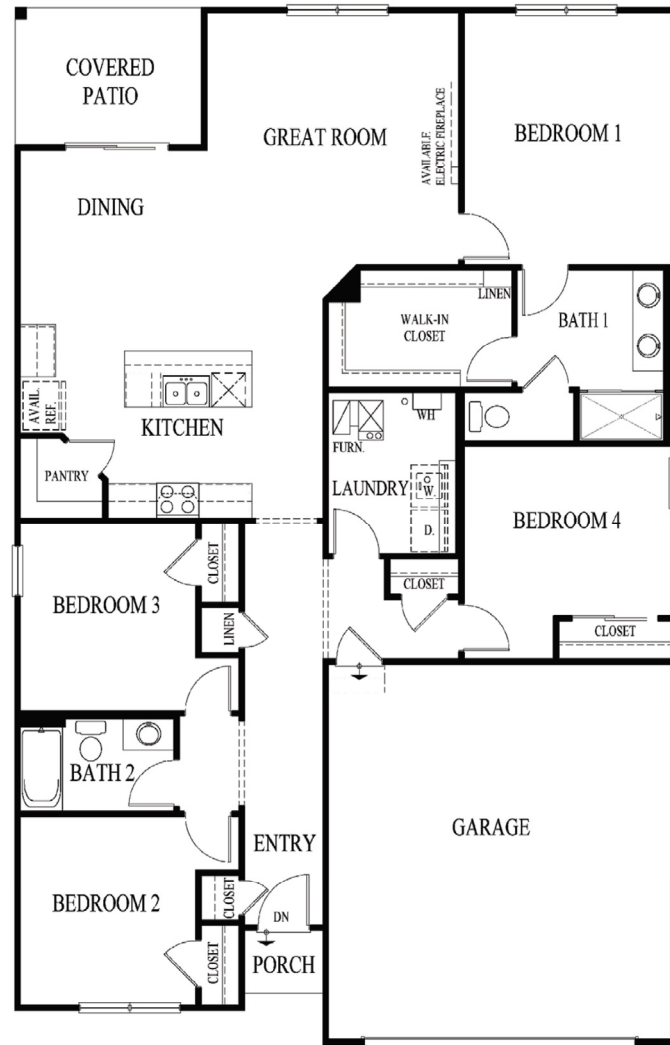


TYPICAL LEFT ELEVATION

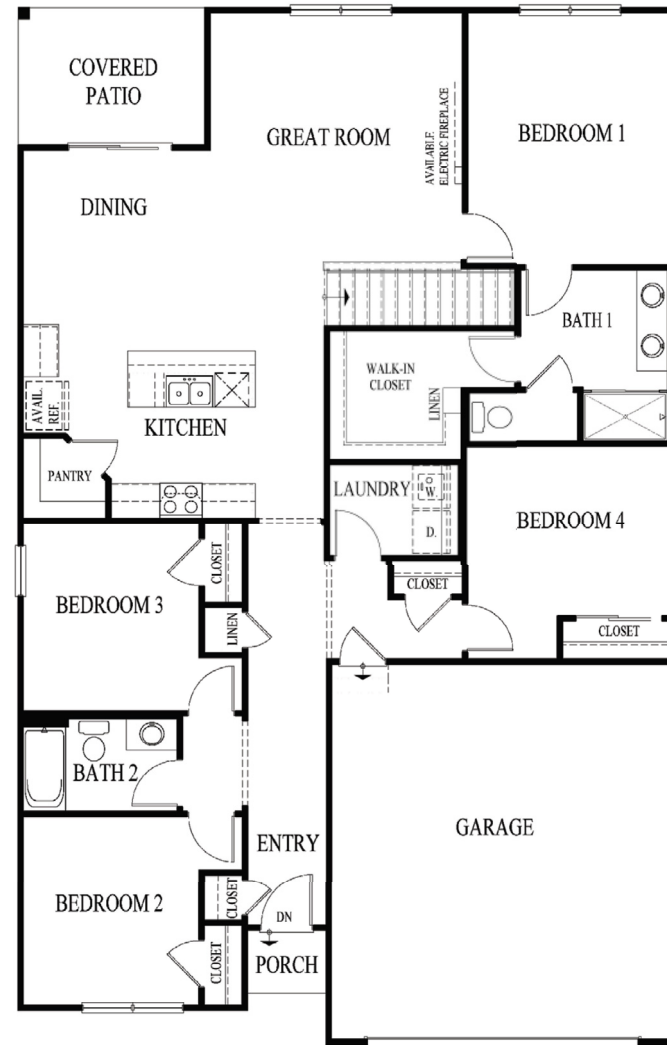
x435

**NEUSTONESHIRE
 JOLIET, IL**

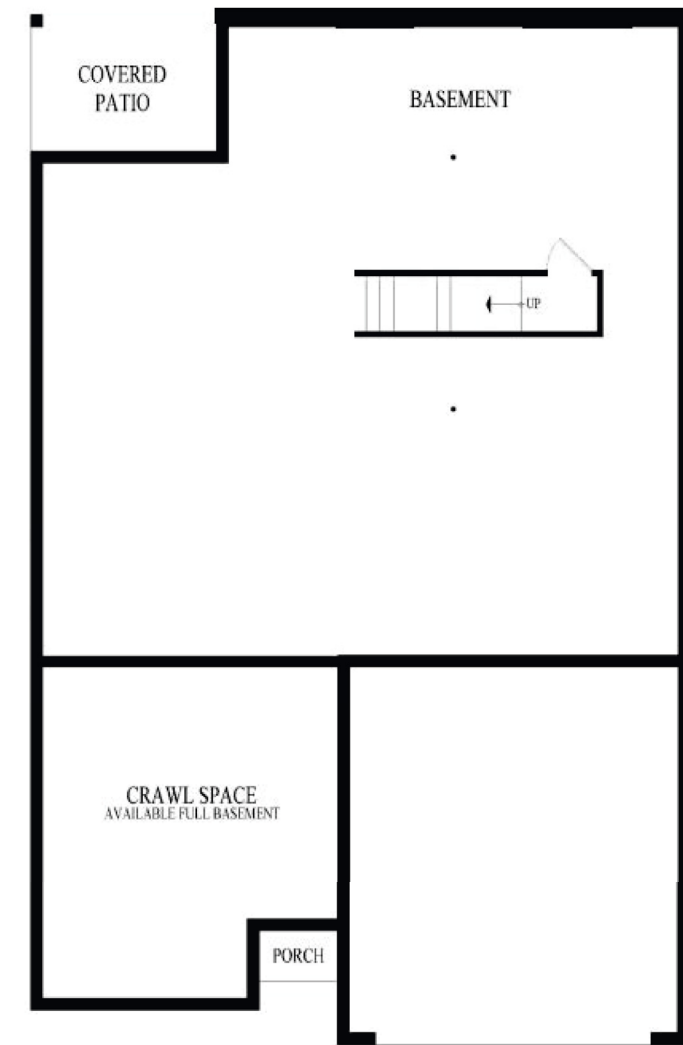
X-SERIES



Main Level (Slab)



Main Level (with basement)



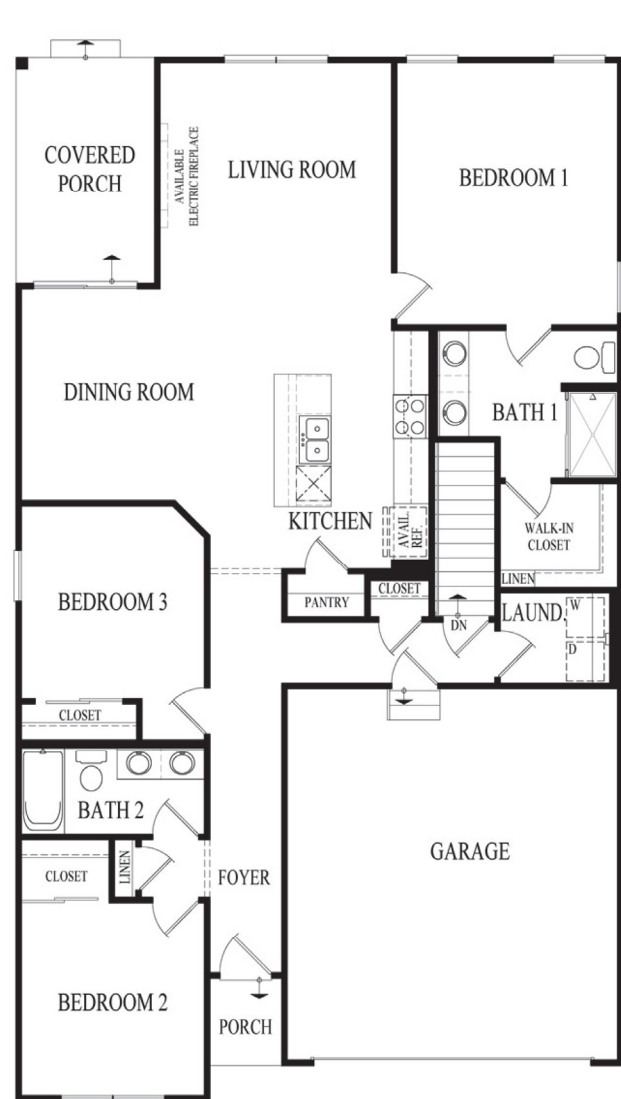
Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

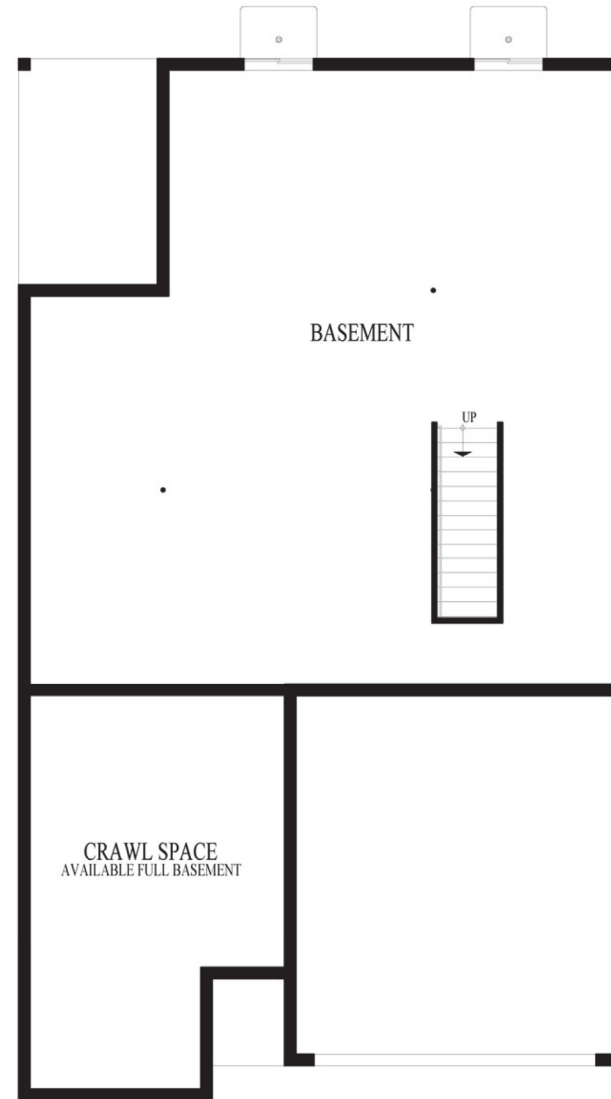


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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Main Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.



D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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November 14, 2025

Neustoneshire Phase 2 – Planned Unit Development

Phasing for Neustoneshire Phase 2:

DRH plans to develop Neustoneshire Phase 2 as a single, streamlined phase. Site work will begin in early spring 2026, with first home starts by September 2026. Sales are scheduled to begin in December 2026. We anticipate an absorption rate of 3–4 homes per month, with full buildout completed in approximately three years.

Financial Plan:

DRH will partner with a site development entity to deliver finished lots for Neustoneshire Phase 2. All lots will then be purchased by DRH for home construction. DRH will utilize internal financing to fund the project and does not require any external capital.

Marketing Strategy:

For Neustoneshire Phase 2, DRH will use its established in-house market analysis process rather than engaging an external consulting firm. By reviewing regional and local sales performance, we determine market pace, pricing strategy, and demand indicators. Our internal sales and marketing team will lead all outreach and positioning efforts to support consistent buyer traffic and steady absorption.

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [REDACTED]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [REDACTED]

ATTORNEY: _____

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

SIZE: 54.20 ac.

NO. OF LOTS: 147

PRESENT USE: Vacant Agricultural EXISTING ZONING: R-1B

USES OF SURROUNDING PROPERTIES: North: R-1B (Single Family Residential)

South: R-1B (Single Family Residential)

East: R-2 (Single Family Residential)

West: R-1B (Single Fam. Res.) & R-3 (one & two fam. Res.)

Name of Park District: Joliet Park District

Date Contacted Park District: July 14th 2025

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? 0.0 ac.

(Acknowledgment by Park District Official) Brad Staab - Executive Director

Has the Zoning Board of Appeals granted any variance, exception, 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 X No _____

If yes, describe: See Preliminary PUD for list of variances.

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: 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

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, CHRIS FUNKHOUSER, 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: 11/10/2025 [REDACTED]
Petitioner's Name

Subscribed and sworn to before me this 10th day of November, 20 25

[REDACTED] March 19, 2029
Notary Public My Commission Expires:



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. INFORMATION ABOUT THE APPLICATION

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)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

Southwest corner of County Line Road and Neustoneshire Blvd.

PIN(s): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate 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
- 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

Light Real Estate LLC (Trust Number 8002354094)

E-MAIL: [REDACTED] 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:

Select the type of business owner associated 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

D.R. Horton, Inc. – Midwest ("Petitioner") is a California corporation (i) authorized to transact business in the State of Illinois under Illinois Secretary of State business services file number 60318468, (ii) having a principal place of business located at 1750 E. Golf Road, Suite 925, Schaumburg, Illinois 60173 and (iii) a wholly owned subsidiary of D.R. Horton CA2, Inc., a California corporation, having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011, which latter corporation is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation ("DHI"), having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011. DHI is a publicly traded company dual listed on each of the New York Stock Exchange and NYSE Texas.

The name and address of the corporate officers of Petitioner are as follows: President – Paul J. Romanowski, 1341 Horton Circle, Arlington, Texas 76011; Secretary – Thomas B. Montano, 1341 Horton Circle, Arlington, Texas 76011.

E-MAIL: [REDACTED] **FAX:** _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: [REDACTED]

DATE: 12/02/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Chris Funkhouser - Land Acquisition Project Manager

Phone: [REDACTED]

PRINT



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-2241-20

Agenda Date:4/8/2026

DATE: March 12, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: PUD-3-26: Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226)

GENERAL INFORMATION:

APPLICANT: Midwest REO V LLC
STATUS OF APPLICANT: Contract Purchaser
OWNER: Rock Run Residences, LLC
REQUESTED ACTION: Approval of an amendment to the Planned Unit Development ordinance from 2001 to remove tenant eligibility and occupancy conditions (Conditions A and D)
PURPOSE: To allow the existing multi-family development to be occupied by tenants that are not affiliated with Joliet Junior College
EXISTING ZONING: R-1 (Single-Family Residential); Planned Unit Development of Joliet Junior College Student Housing Subdivision
LOCATION: 1524 Richard T. Rivera Way
(05-06-23-304-004-0000)
(Council District #5)
SUBDIVISION SIZE: 15 acres
EXISTING LAND USE: Multi-family residential community
SURROUNDING LAND USE & ZONING:
NORTH: Joliet Junior College property, R-1 (single-family residential)
SOUTH: Industrial, I-1 (light industrial)
EAST: Joliet Junior College property, R-1 (single-family residential)
WEST: Joliet Junior College campus, R-1 (single-family residential); and Industrial, I-1 (light industrial)

SITE HISTORY: The Planned Unit Development of Joliet Junior College Student Housing Subdivision was approved in June 2001. The record plat that was approved with the PUD created Lot 1, which is 15 acres and was subsequently developed with a 128-unit multi-family housing development. The development contains six residential buildings and one clubhouse building. The site is located to the southeast of the main campus for Joliet Junior College (JJC) and is accessed by a private road, Richard T. Rivera Way, that is owned and maintained by JJC. The Rock Run Trail and the Rock Run Business Park industrial subdivision border the west and south sides of the subject site.

The property is within the R-1 (single-family residential) zoning district. The existing PUD will continue to allow a seven-building multi-family development as a legal nonconforming use of this property in the R-1 district.

As outlined in the 2001 staff report and PUD materials, the development was to be owned by the Joliet Junior College Foundation and to be occupied by people affiliated with JJC, such as students, faculty, and staff. Following its construction, the development operated under these tenancy conditions for many years. In 2017, foreclosure was filed for the mortgage held by the Foundation. In 2019, the property was sold to the current owner. At some point in its history, the development also began serving tenants not affiliated with JJC. According to the petitioner, it is currently occupied by a mix of JJC-affiliated tenants and non-JJC-affiliated tenants.

Ordinance #13226 which approved the Planned Unit Development included conditions related to tenant eligibility and occupancy numbers for the units. Per the Zoning Ordinance, all conditions imposed as part of a PUD “shall run with the land and shall not lapse or be waived as a result of a subsequent change in tenancy or ownership” of the site. Therefore, the ordinance would need to be formally amended if any current or prospective owner wished to modify or remove the tenant and occupancy requirements. Ordinance #13226 and the PUD written materials are included as an attachment.

As an additional ordinance condition, the development was required to participate in the Neighborhood Services Division’s Rental Inspection Program. The development has been enrolled in the program since at least 2007 and has current rental certificates that expire in March and April 2026.

SPECIAL INFORMATION: The petitioner, who is the contract purchaser of the property, requests to amend the conditions of Ordinance #13226 to allow non-JJC-affiliated tenants within the existing residential development at 1524 Richard T. Rivera Way. The development is already operating with a mix of JJC-affiliated tenants and non-JJC-affiliated tenants. Approval of the PUD amendment would formally remove the tenant

eligibility requirements included under Condition D of the ordinance. According to the petitioner, the development is not viable if tenancy is limited to individuals affiliated with JJC due to demonstrated limited demand from JJC students, staff and faculty. However, the petitioner states that general market demand exists for these rental units.

Additionally, the requested amendment would remove Condition A, which regulates the number of occupants of each unit by bedroom count. Residential occupancy is already regulated based on bedroom and dwelling square footage by the International Property Maintenance Code through the Neighborhood Services Division. Removal of this condition would allow this development to function like any other multi-family residential development within the City. According to the petitioner, the total occupancy of the development is not expected to significantly change due to removal of this condition, and the development will continue to function with similar occupancy as it has now.

The development will continue to be required to participate in the City's Rental Inspection Program. The Neighborhood Services Division is aware that the development already serves non-JJC-affiliated tenants and does not have any concerns with this request to amend the PUD conditions.

The petitioner has reached out to the JJC administration to discuss this request. According to the petitioner, they are in the process of finalizing a separate private agreement with JJC related to maintenance of Richard T. Rivera Way.

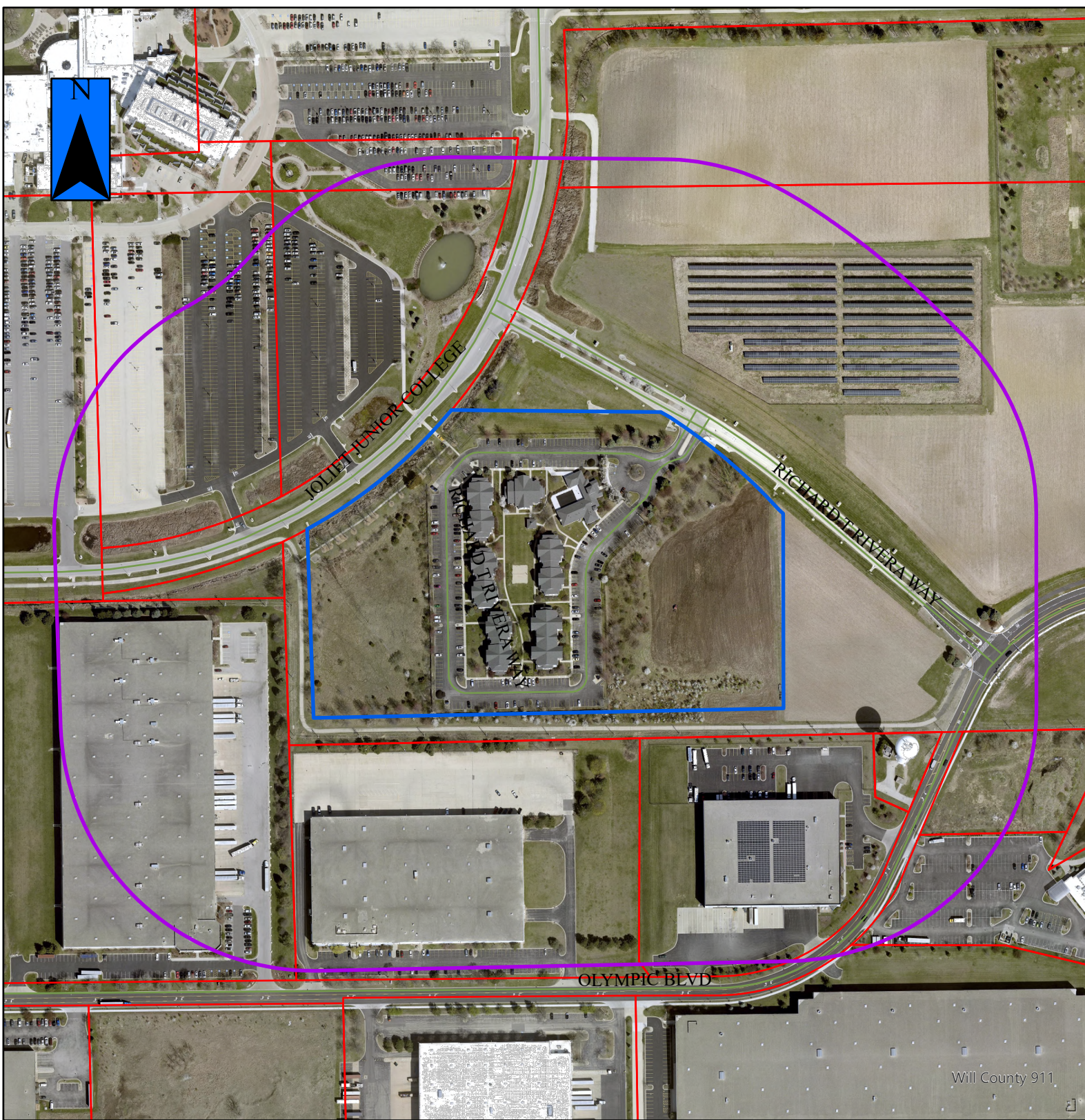
RECOMMENDED ACTION: Approval of the amendment to Ordinance #13226 to remove conditions A and D will allow the existing multi-family development to serve tenants that are not affiliated with Joliet Junior College. The amendment will not change any physical aspects of the development, including the number of units and the exterior appearance. Staff supports the requested amendment and does not believe the change will have a significant impact on the character of the area. Due to current market conditions, the development may not be financially viable if the current tenant eligibility requirements remain.

Figure 1: Subject site at 1524 Richard T. Rivera Way (2025)



Figure 2: Existing residential building at the subject site (June 2023)

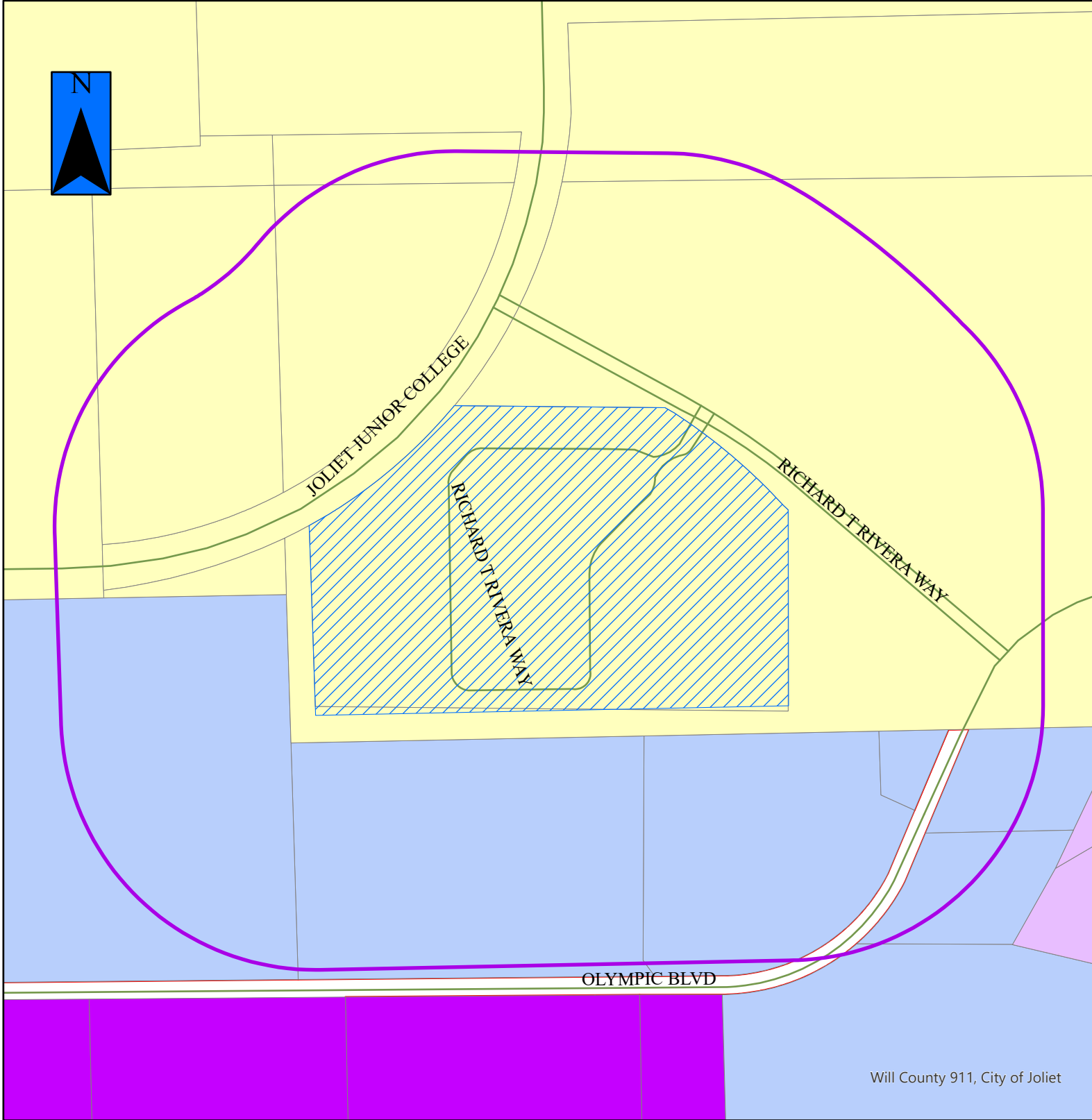




PUD-3-26a





- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



Will County 911, City of Joliet

PUD-3-26



-  = Property in Question
-  = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

ORDINANCE NO. 13226

AN ORDINANCE APPROVING A
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001



MAYOR



CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS,
GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

EXHIBIT "A"

The approval of the recording plat of Joliet Junior College Subdivision is subject to the following conditions:

- A. That occupancy for units at this location not exceed 296 people and that
 - a. Four-units only be rented to four people or less;
 - b. Two-units only be rented to two people or less;
 - c. Efficiency units only be rented to two people or less; and
 - d. The Manager unit only be rented to Manager and immediate family (four people or less).
- B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
- C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
- D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered to.
- E. Payment of all required building permit and tap-on fees prior to commencement of construction.

PLANNED UNIT DEVELOPMENT

WRITTEN MATERIAL SUBMISSION

CITY OF JOLIET

**JOLIET JUNIOR COLLEGE
NEW STUDENT HOUSING**

SCOPE OF DEVELOPMENT

Century's proposed new campus housing for Joliet Junior College is carefully planned to have a strong residential character and a design that will complement current facilities. The 128 units of the residential community consist of 19 four bedroom/two bath apartment units, 96 two bedroom/two bath apartment units, 12 efficiency apartment units and 1 two bedroom/one bath Manager's Unit. The total project will accommodate a maximum of 296 students in state of the art college housing.

Site Development

The approximate 10-acre site creates a unique building design opportunity that works with the terrain rather than against it. Five apartment buildings are three stories, one building is two stories and the clubhouse is one story. The buildings are situated on the site so as to create a park in the center which will open to the campus on the north. The buildings will be located near the north end of the site, preserving the remaining site for park land and future development.

The site creates spacious green areas throughout the park-like setting. The buildings will be located so as to create a sense of community and ambiance for a home away from home. Consideration has been given to creating usable and attractive open spaces between the buildings. The orientation of the buildings will provide each building a combination of privacy, sun exposure, view, adaptation to the site, relationship to adjacent buildings and cross ventilation.

The property is entered from Joliet Junior College's loop road with the Clubhouse and management offices conveniently located for prospective tenants and residents alike. Well lighted parking for each resident is only a short distance from car to apartment; we have provided parking for approximately 105% of the students. Visitor and short term parking is provided in front of the Clubhouse. Parking for handicapped persons shall be adjacent to apartment buildings that are accessible to the ground floor ADA units.

Safety awareness is an important design consideration. Lighting the site and providing good visibility allows the residents to visually monitor all areas of the site. The main entrance, as well as individual apartment building entrances and corridors will also be well lighted.

The Community

Project amenities include a courtyard area for passive outdoor recreation and a centralized laundry facility within the clubhouse. Additional amenities will include a pool, jacuzzi, sand volleyball court, barbecue grilles, and a picnic pavilion.

Every apartment unit is fully furnished (except the efficiencies) and includes a fully equipped kitchen with a refrigerator with icemaker, electric range, oven, garbage disposal, dishwasher and smoke detectors. Carpeted living areas in all residences feature finishes, fixtures, accessories and colors selected for contemporary student living. The units will also incorporate sound resistant materials to help ensure a quiet atmosphere for social living, rest and study activities.

All units will have electric resistance central heat, air conditioning, and individual electrical meters. A hot water loop, centralized in the clubhouse with a redundant back-up system, will be used to provide continual "on demand" domestic hot water circulation throughout the project. Additional unit amenities include a spacious closet for each student.

Mailboxes and laundry facilities have been centrally located in the community building. This building also includes one large group meeting room capable of holding 100 to 150 people, office space for an on-site management team, study area, maintenance room, and large package storage.

Telecommunications and Data

Century Development and Anixter have formed a proprietary relationship for student housing nationwide. Anixter, a NYSE traded company, is the industry leader in the design and development of communication and data networks. Century will provide the design and consulting services of the entire Anixter team to design and specify, with the staff, the standards for the student-housing network.

Century's proprietary state-of-the-art telecommunications system provides personal computer cabling in each bedroom. This system is designed to integrate into the College's telecommunications network providing students with high-speed direct connection to the College and the World Wide Web.

Unit Types

The types of apartments offered are based on Century's previous student housing experience with major consideration given the stated housing requirements.

Planned residential units include the following:

UNIT TYPE	UNIT SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	MAX. OCCUPANTS
Efficiency	495	12	5,940	24
2 Bedroom / 2 Bath Apt.	610	96	58,560	192
4 Bedroom / 2 Bath Apt.	873	19	16,587	76
Manager's Unit	873	1	873	4
Community Center	5000		5,000	
Totals		128	86,960	296

Efficiency - 495 square feet

An unfurnished efficiency apartment with a bedroom/living area, full kitchen facilities, an eating bar, and private entry. This unit will appeal to those students who desire privacy at an affordable price.

Two Bedroom/Two Bath - 610 square feet

A two bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. This unit will appeal to two students who desire a shared living arrangement, but with each having a private bedroom and bath.

Four Bedroom/Two Bath - 873 square foot

A four bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. Each of the four bedrooms will have access to the two full baths. This unit will appeal to underclassman wanting a shared living arrangement, but with the unique feature of a private bedroom for each student.

OWNERSHIP OF NEW STUDENT HOUSING

The new student housing project at Joliet Junior College is comprised of seven buildings in total, encompassing 128 units, yielding 296 total student beds. The complex contains 317 parking spaces, three trash receptacles, sand volleyball court, courtyard areas, pool with jacuzzi and a leisure pavilion. Site improvements besides the buildings and the above amenities include a detention area for the complex, site lighting, perimeter fence with vehicle entrance and exit gates, a pedestrian gate for campus access and landscaping. The entire complex, including the open space, and the real estate on which it resides will become the property of The Joliet Junior College Foundation. Joliet Junior College possesses current ownership of the aforementioned property.

Coordinated with the project's financial closing (currently scheduled for June 2001), Joliet Junior College will deed the property to the Joliet Junior College Foundation.

Written Submittal Addendum #1

Residence requirements for New Student Housing

The new student housing complex located on the campus of Joliet Junior College will primarily comprise students of Joliet Junior College. As a stipulation of the bonds used to finance this transaction, "eligible tenants" are described in detail below.

The term "Eligible Tenants" is defined as follows: "Eligible Tenants" means any Person (i) registered as a student at the College, (ii) attending a program presented by the College, (iii) who is a member of the faculty of the College and who is residing at the College in connection with an established program of the College to provide enhanced educational benefits to persons described in clauses (i) or (ii) hereof, (iv) who is a visiting lecturer or other educator who has been engaged to present or assist in the presentation of an educational program by the College, or (v) employed in the management or maintenance of the Facilities whose availability at the Facilities during non-working hours is deemed by the Borrower to be beneficial to its ability to operate and maintain the Facilities and, in all cases, members of such Person's immediate family occupying the same residential unit.

JOLIET JUNIOR COLLEGE SUBDIVISION

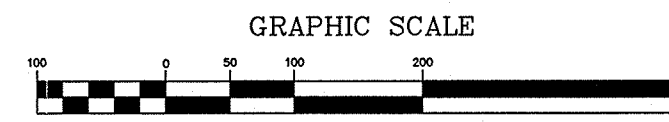
A Subdivision of part of Section 23, Township 35 North, Range 9 East of the Third Principal Meridian, in the City of Joliet, Will County, Illinois.

Rebar at North 1/4 Corner of Section 23-35-9

3/4" Iron at East 1/4 Corner of Section 23-35-9 per monument record recorded as Document No. R90-45701

Center of Section 23-35-9 established by intersecting straight lines between opposite quarter corners found "P.K. Masonry nail"

NOT SUBDIVIDED



Legend

- R Radius
- L Arc Length
- ☐ Concrete Monument
- P.U.E. Private Utility Easement
- 15' P.U.E. 15' Private Utility Easement

Point of Beginning
ACCESS EASEMENT

North line, South 741.49', North Half Southwest Quarter, Section 23-35-9
Southwest corner, Section 23-35-9

Lot 1

Point of Commencement
ACCESS EASEMENT
Point of Beginning

JOLIET JUNIOR COLLEGE SUBDIVISION
Intersection of East line, West 60' with the North line, South 85', North 1/2, Southwest Quarter, Section 23-35-9

Rock Run Business Park Unit 5-A
Recorded September 24, 1999 as Document Number R99-118691

Latest Revision: 05-16-2001
Date Prepared: 04-18-2001

MARY ANN STUKEL 3P
Will County Recorder
Will County
R 2001080783 Page 1 of 3
PC2 Date 08/27/2001 Time 13:42:36
Recording Fee: \$5.00

RUETTIGER, TONELLI & ASSOCIATES, INC.
Land Surveyors/Engineers/Planners/Landscape Architects/G.I.S. Consultants
2174 ONEIDA STREET
JOLIET, ILLINOIS 60435
PH. (815) 744-6600
SHEET 1 OF 2
301-0457-R

R2001080783

R2001080783

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

_____ Preliminary
_____ Final
X _____ Amendment

NAME OF PUD: N/A. PUD Approved per Ordinance No. 13226

AMENDMENT REQUESTED: Petitioner seeks an amendment to the planned unit development to permit non-student, multi-family residential units, in addition to student housing, on the subject property.

Petitioner also seeks an amendment to Exhibit A of the planned unit development to eliminate Condition A and Condition D.

NAME OF PETITIONER: Midwest REO V LLC; Attn: John Kenney

BUSINESS ADDRESS: 5005 W. Touhy Ave.

CITY, STATE, ZIP: Skokie, IL 60077

BUSINESS PHONE: [REDACTED] E-MAIL: [REDACTED]

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: N/A.

ADDRESS: _____ PHONE: _____

OWNER: Rock Run Residences, LLC

BUSINESS ADDRESS: 10646 Golf Road PHONE: _____

CITY, STATE, ZIP: Orland Park, IL 60462

BUSINESS PHONE: _____ E-MAIL: _____

ENGINEER: N/A.

ADDRESS: _____ PHONE: _____

LAND SURVEYOR: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: Andrew P. Scott; Zoning Counsel

ADDRESS: 10 South Wacker Drive, Suite 2300, Chicago, IL 60606 PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: See attached Exhibit A.

COMMON ADDRESS: 1524 Centennial Drive

PERMANENT INDEX NUMBER (Tax No.): 06-23-304-004-0000

SIZE: 15.048 acres

NO. OF LOTS: One

PRESENT USE: Residential EXISTING ZONING: _____

USES OF SURROUNDING PROPERTIES: North: School and vacant land

South: Industrial

East: Commercial and vacant land

West: Warehouse and school

Name of Park District: N/A.

Date Contacted Park District: N/A.

Is any open space/park site being offered as part of a preliminary PUD? N/A.

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes _____ No

If yes, describe: _____

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: None

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, Roy Blawie, 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: 12-5-2025 Midwest RFO V, LLC.
Petitioner's Name

Subscribed and sworn to before me this 5 day of December, 20 25

06.25.2028
Notary Public My Commission Expires:



EXHIBIT A

Legal Description of 1524 Centennial Drive

PARCEL 1:

LOT 1 IN JOLIET JUNIOR COLLEGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER R2001-80783, IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS CREATED ON THE PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER R2001-80783 AND ALSO CREATED IN A GRANT OF EASEMENT DATED JUNE 28, 2001 AND RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER R2001-133017 MADE BY JOLIET JUNIOR COLLEGE, ILLINOIS COMMUNITY COLLEGE DISTRICT 525 AND FIRST MIDWEST TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 785 TO FOUNDATION HOUSING, LLC FOR THE BENEFIT OF PARCEL 1 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 60 FEET OF SAID SOUTHWEST ¼ WITH THE NORTH LINE OF SOUTH 85 FEET OF THE NORTH ½ OF SAID SOUTHWEST ¼ FROM WHICH THE NORTHEAST CORNER OF SAID SOUTH 85 FEET BEARS SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 07 SECONDS WEST, 388.53 FEET TO A POINT ON A SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER R72-29344, SAID SOUTHEASTERLY LINE BEING A 1150 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 25 DEGREES 04 MINUTES 18 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY, ON SAID SOUTHEASTERLY LINE AND, ON SAID CURVE, AN ARC LENGTH OF 449.84 FEET TO THE NORTH LINE OF THE SOUTH 741.49 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST, ON SAID NORTH LINE, 496.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 08 MINUTES 48 SECONDS EAST, 25.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ON A 1335 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, AN ARC LENGTH OF 58.77 FEET; THENCE NORTH 32 DEGREES 09 MINUTES 40 SECONDS EAST, 40 FEET TO A POINT ON A 1375 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 32 DEGREES 22 MINUTES 10 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ON SAID CURVE, AN ARC LENGTH OF 225.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 13 MINUTES 29 SECONDS EAST, 596.38 FEET TO A POINT ON A NORTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN EXHIBIT "C" OF THE DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R90-56433, SAID

EXHIBIT A

NORTHWESTERLY LINE BEING A 497.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THENCE NORTHEASTERLY, ON SAID CURVE, AN ARC LENGTH OF 50.02 FEET; THENCE NORTH 48 DEGREES 13 MINUTES 29 SECONDS WEST, 596.46 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY, ON A 1425 FOOT RADIUS CURVE, AN ARC LENGTH OF 296.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 60 DEGREES 08 MINUTES 48 SECONDS WEST, 25.24 FEET; THENCE SOUTH 29 DEGREES 51 MINUTES 12 SECONDS WEST, 90 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS CREATED BY A GRANT DATED JUNE 28, 2001 MADE BY JOLIET JUNIOR COLLEGE, ILLINOIS COMMUNITY COLLEGE DISTRICT 525 AND FIRST MIDWEST TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 785 TO FOUNDATION HOUSING, LLC RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER R2001-133018 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HOUBOLT ROAD WITH THE NORTH LINE OF THE SOUTH 25 FEET OF THE SAID NORTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE NORTH 00 DEGREES 48 MINUTES 18 SECONDS WEST 249.10 FEET, ALONG THE SAID WEST RIGHT OF WAY LINE OF HOUBOLT ROAD, TO A POINT ON A CURVE FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 90 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 43 MINUTES 42 SECONDS WEST 95.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 11 MINUTES 42 SECONDS WEST 490 FEET, ALONG SAID TANGENT LINE, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 417.5 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 55 MINUTES 17 SECONDS WEST 433.47 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 26 DEGREES 38 MINUTES 52 SECONDS WEST 64.68 FEET, ALONG SAID TANGENT LINE TO A POINT ON THE SAID NORTH LINE OF THE SOUTH 25 FEET OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 89.33 FEET, ALONG SAID NORTH LINE; THENCE NORTH 26 DEGREES 38 MINUTES 52 SECONDS EAST 104.47 FEET, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 497.50 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 55 MINUTES 17 SECONDS EAST 516.53 FEET, TO A POINT OF TANGENCY; THENCE NORTH 39 DEGREES 11 MINUTES 42 SECONDS EAST 464 FEET, ALONG SAID TANGENT LINE, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 180 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 12 MINUTES 41 SECONDS EAST 50 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 32 MINUTES 33 SECONDS EAST 70 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180 FEET, HAVING A CHORD BEARING AND DISTANCE OF

EXHIBIT A

NORTH 1 DEGREE 50 MINUTES 10 SECONDS WEST 23.19 FEET, TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 42 SECONDS EAST 20.46 FEET, TO THE SAID WESTERLY RIGHT OF WAY OF HOUBOLT ROAD; THENCE SOUTH 0 DEGREES 48 MINUTES 18 SECONDS EAST, 230.26 FEET, ALONG THE SAID WEST RIGHT OF WAY LINE OF HOUBOLT ROAD TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

December 8, 2025

City of Joliet
150 West Jefferson Street
Joliet, Illinois 60432

Re: Authorization to file Application to Amend Planned Unit Development; 1524 Centennial Drive, Joliet, Illinois


Ladies and Gentlemen:

The undersigned (the “Owner”) holds title to that certain property commonly known as 1524 Centennial Drive, Joliet, Illinois (the “Property”). Midwest REO V LLC (the “Contract Purchaser”) has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file an application to amend to the planned unit development that governs the Property. The Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (a) file such application; (b) pursue approval of said application; and (c) take any and all related actions which may be necessary or appropriate in connection with processing such application.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNER: ROCK RUN RESIDENCES,
LLC

By: 

Name: Robert Hansen

Its: Manager

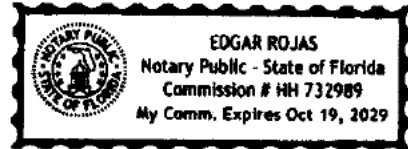
STATE OF Florida)
COUNTY OF Sarasota) SS

On December 5, 2025, before me, Edgar Rojas, Notary Public, personally appeared Robert Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the aforesaid state that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



This area for official notarial seal.

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. INFORMATION ABOUT THE APPLICATION

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)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

1524 Centennial Drive, Joliet, IL 60077

PIN(s): 06-23-304-004-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate 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
- 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

Owner is Rock Run Residences, LLC. Robert Hansen, [REDACTED]

[REDACTED] is the sole member.

E-MAIL: [REDACTED]

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:

Select the type of business owner associated 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

See attached organizational chart.

E-MAIL: [REDACTED] FAX: _____

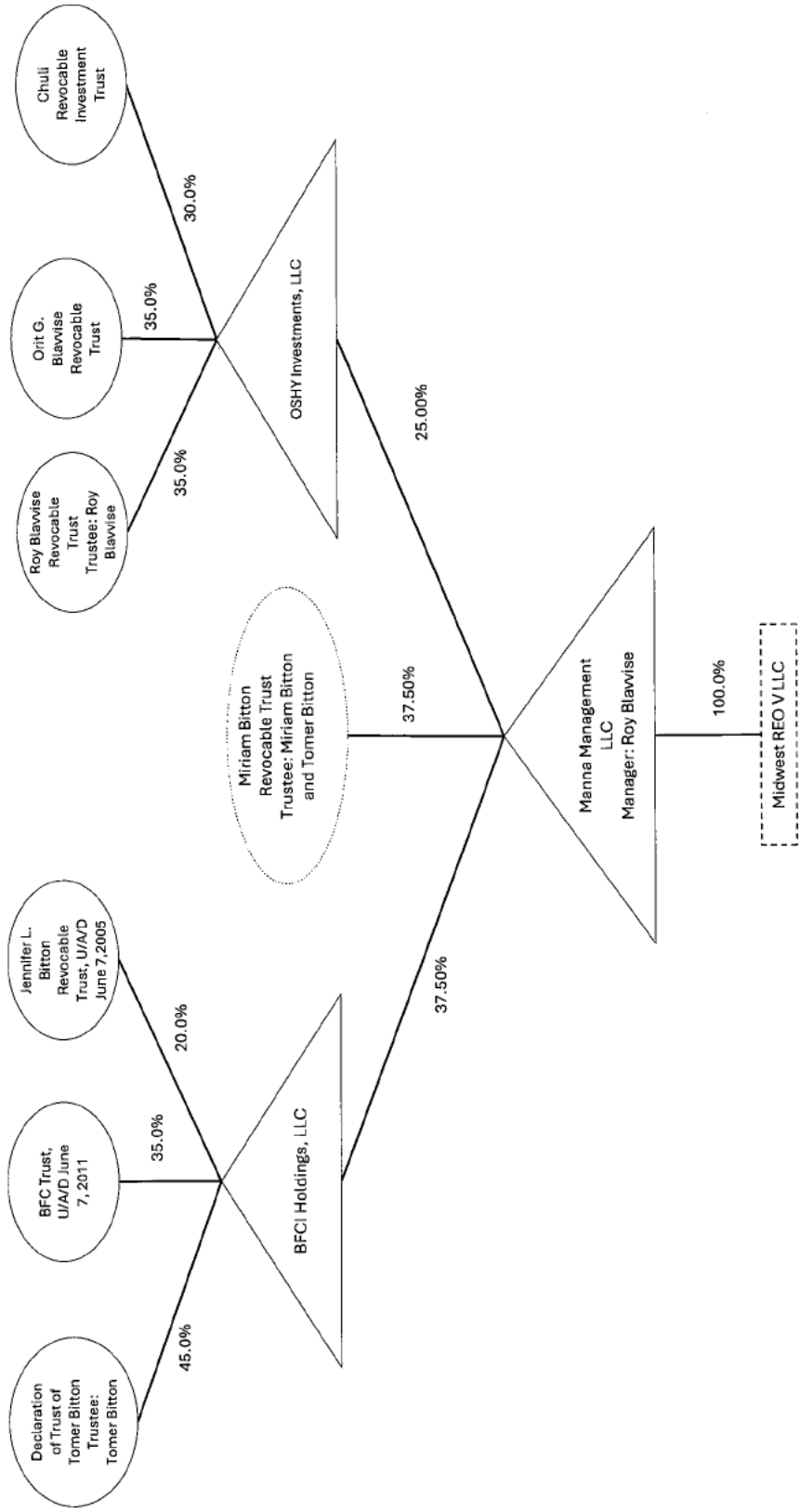
NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: [REDACTED]

DATE: 12/08/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Roy Blavise - Manager - [REDACTED]

PRINT



ORDINANCE NO. 13226

AN ORDINANCE APPROVING A
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.


SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001



MAYOR



CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS,
GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

EXHIBIT "A"

The approval of the recording plat of Joliet Junior College Subdivision is subject to the following conditions:

- A. That occupancy for units at this location not exceed 296 people and that
 - a. Four-units only be rented to four people or less;
 - b. Two-units only be rented to two people or less;
 - c. Efficiency units only be rented to two people or less; and
 - d. The Manager unit only be rented to Manager and immediate family (four people or less).
- B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
- C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
- D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
- E. Payment of all required building permit and tap-on fees prior to commencement of construction.

**PUD-4-01: PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT OF
JOLIET JUNIOR COLLEGE STUDENT HOUSING SUBDIVISION**
P-10-01: PRELIMINARY PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION

Mr. Haller gave the planning staff report.

J.D. Ross, President of Joliet Junior College, 1-19 Inwood Drive, Joliet, appeared on behalf of the petition. He then gave a short presentation describing Joliet Junior College, it's programs and why housing for Joliet Junior College students is needed.

Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, explained that their program is the fourth oldest culinary arts program in the U.S. He said students choose JJC because it's more inexpensive than other culinary arts programs, so it attracts students from a great distance. Parents are concerned about where their college students will live when attending Joliet Junior College.

Dr. Jim Ethridge, 710 Dover Way, Shorewood, IL, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology, stated he has been at JJC since 1972. At that time there were 9 people in horticulture, there are currently 400. This junior college district recruits students from far away due to lack of these programs in their areas. The Veterinary program is brand new and state-of-the-art. There is a need in the Chicago 6 collar counties for 5,000 employees trained in veterinary technology immediately. JJC is currently training 36 students a year with one coming from Poland next year. One of the major challenges is finding affordable housing for the students in these programs, especially coming from rural areas and finding the rents so high in this area.

Dr. Ross said the Joliet Jr. College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management.

Mr. Short, Houston, Texas, spoke of how the project will be operated. There will be a security gate and a pedestrian gate. They bring a lot of student development theories to the management of the housing. They will be directed by JJC in regard to their policies. They will have on-site professional management.

Vince Spencer, Century Development, explained the history of that company. They will be the project managers, construction management and provide post construction services. He then described the construction materials that will be used, and provided pictures of some of their other projects, including public areas and student living areas.

Dr. Ross said the goal of this project is to provide safe, affordable housing for their students. Through their R.F.P. they narrowed this project down to Century because of their capability to manage both construction and management of this type of housing.

Mr. Strader asked various questions regarding construction materials and the timetable for construction. Century explained that they would have the facilities inspected periodically to maintain construction integrity.

Mr. Gerl inquired about the security and safety of the students living here.

Mr. Short said there would be two adult managers living on-site and a student staff (RA's) each assigned a certain area of students. It will be their responsibility to be on-call for any problems that could arise. The JJC Campus Police will be available if needed. The Joliet Police Department will provide mutual aide. Alcohol will be prohibited from the facility.

The City of Joliet will inspect the buildings.

Mr. Kella asked about funding.

Mr. Spencer explained that Will County will be issuing the bonds through Foundation Housing LLC, and those private funds will fund this project. Foundation Housing LLC will own the property. Century has no ownership stake in this project.

Mr. Millsap asked about sewer and water tap on fees, school site contributions and park site donations.

Mr. Haller said they have requested a waiver because this is a school project, and won't impact the school districts. There will be Forest Preserve accessibility and the sports complex at the college. Therefore, the school site contribution and park donation ordinances will be waived. There will also be a waiver to the anti-monotony ordinance and the density usually allowed in our developments. All of these things will be covered under the PUD process. He said there would be a new road constructed to get to this property from Olympic Drive, which is a dedicated street. This will create a new access to JJC that will relieve traffic congestion to JJC. The City is working on a new traffic signal at this entrance at Houbolt and Olympic.

Mr. Pasteris asked about the storm water drainage.

Jerry Papesh said the property has quite a bit of relief from east to west. He pointed out the storm water detention basin and how the water drains into Rock Run Creek.

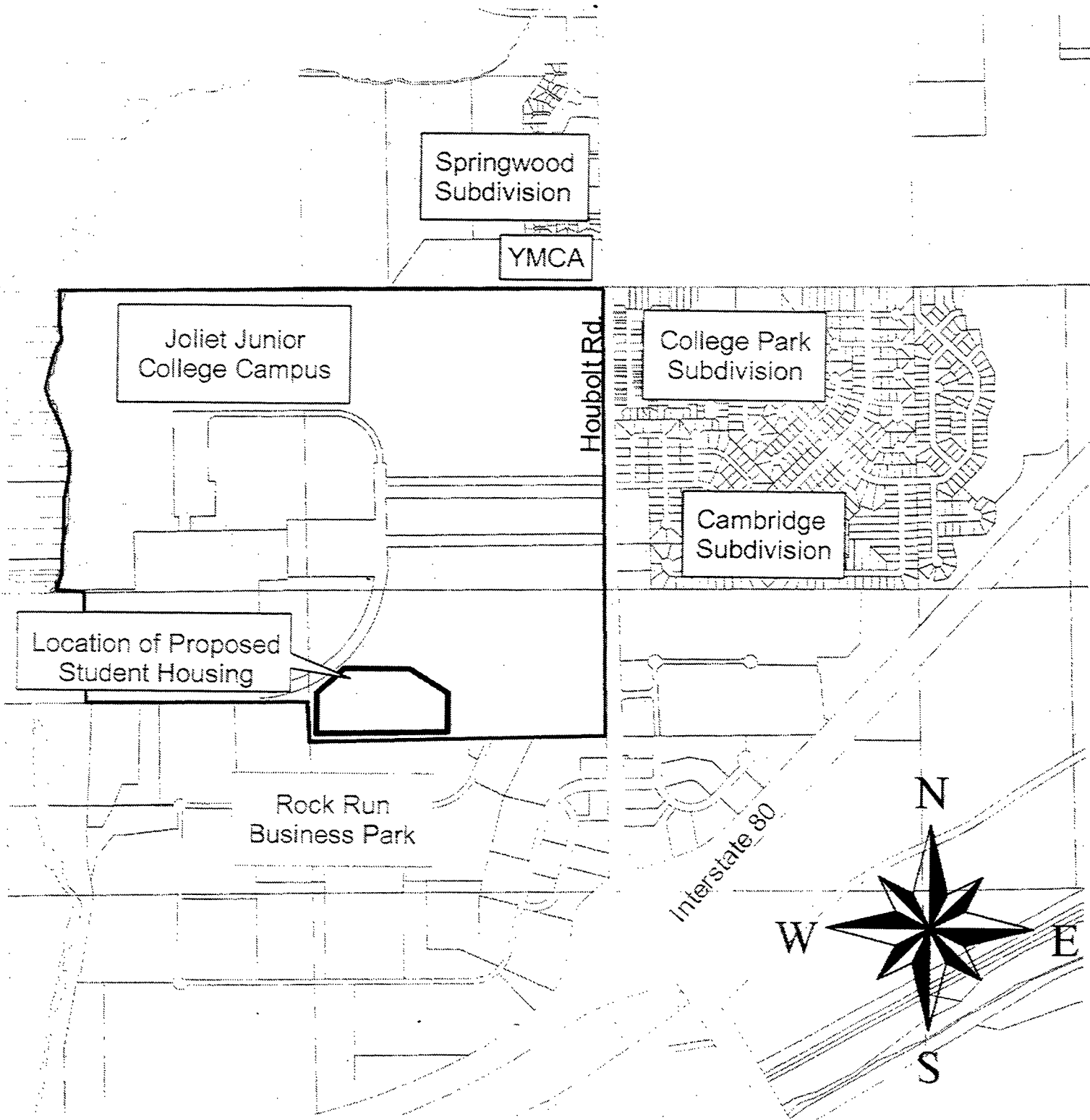
No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the

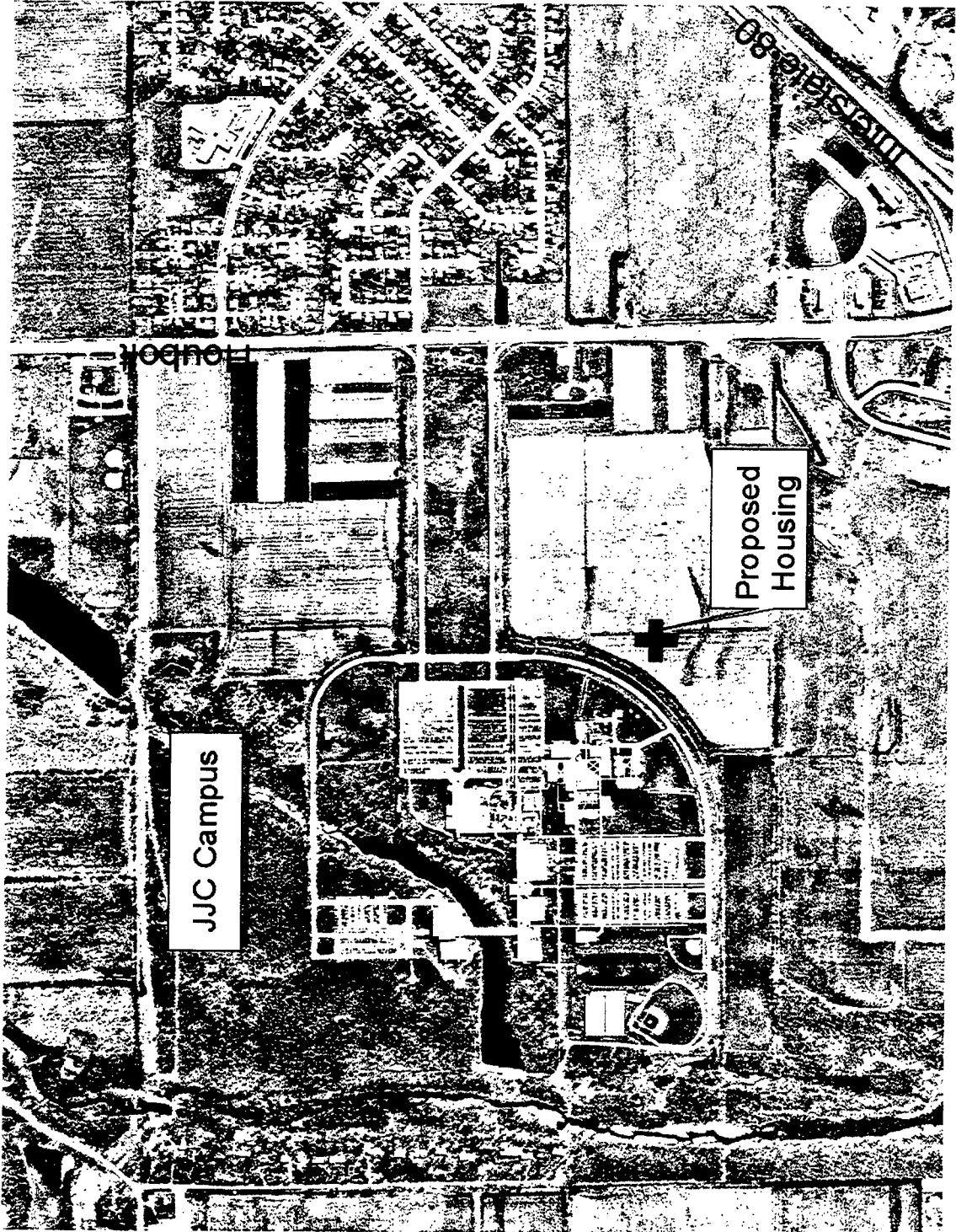
motion which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

Area in Question Map

PUD-4-01: Preliminary and Final Planned Unit Development of
Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision



PUD-4-01
P-10-01

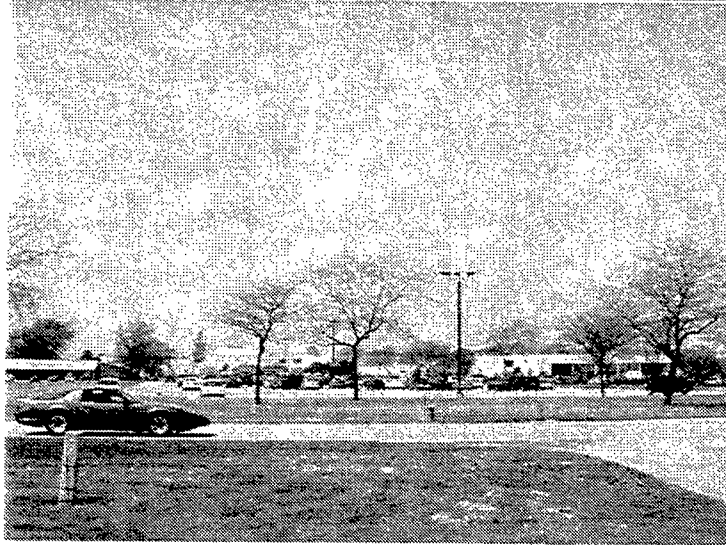


Joliet Junior College

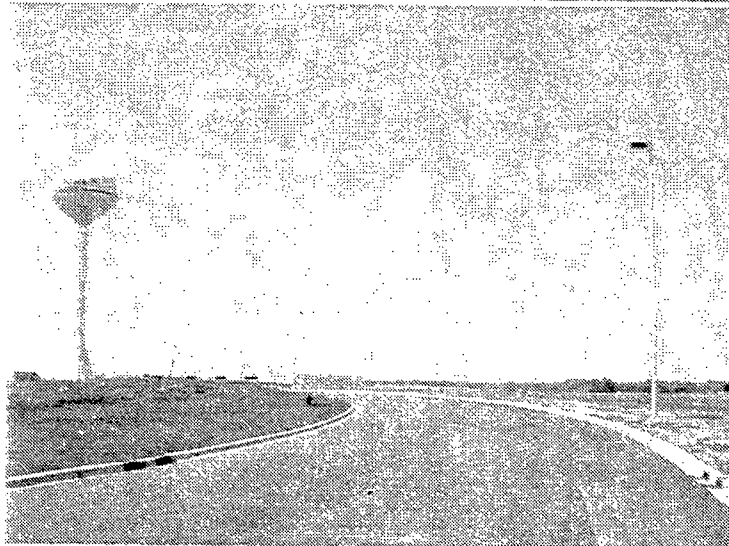
View
of Site



View
of JJC



View of
Site
From
Olympic
Blvd



JOLIET
Junior College

Reach for the Promise of Tomorrow

June 6, 2001

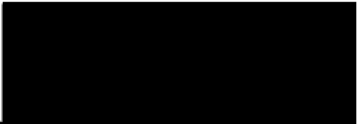
Mr. Alfredo Melesio
City of Joliet - Planning
150 W. Jefferson
Joliet, IL 60432

Dear Alfredo,

Per your telephone call this morning, this is to advise you that Industrial Development International, Inc. has agreed to complete construction of the berm south of the planned Student Housing Complex at Joliet Junior College prior to the anticipated housing occupancy date of August 2002.

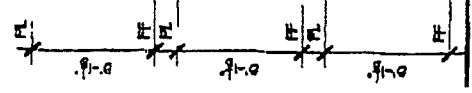
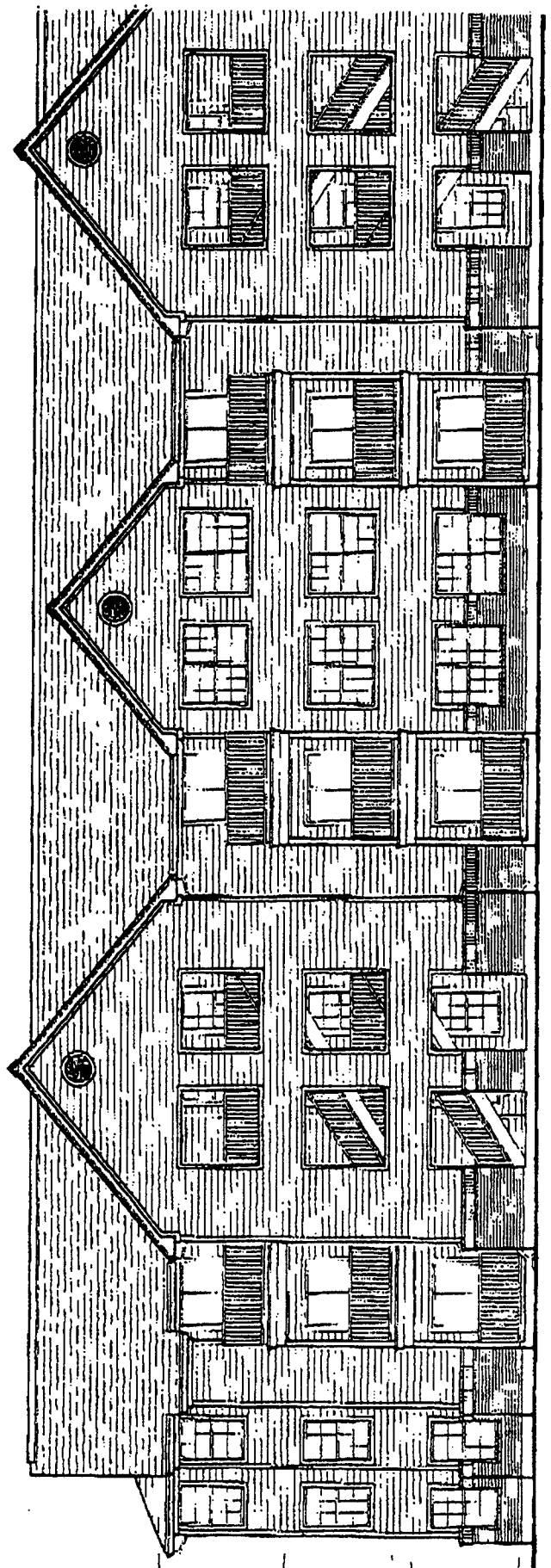
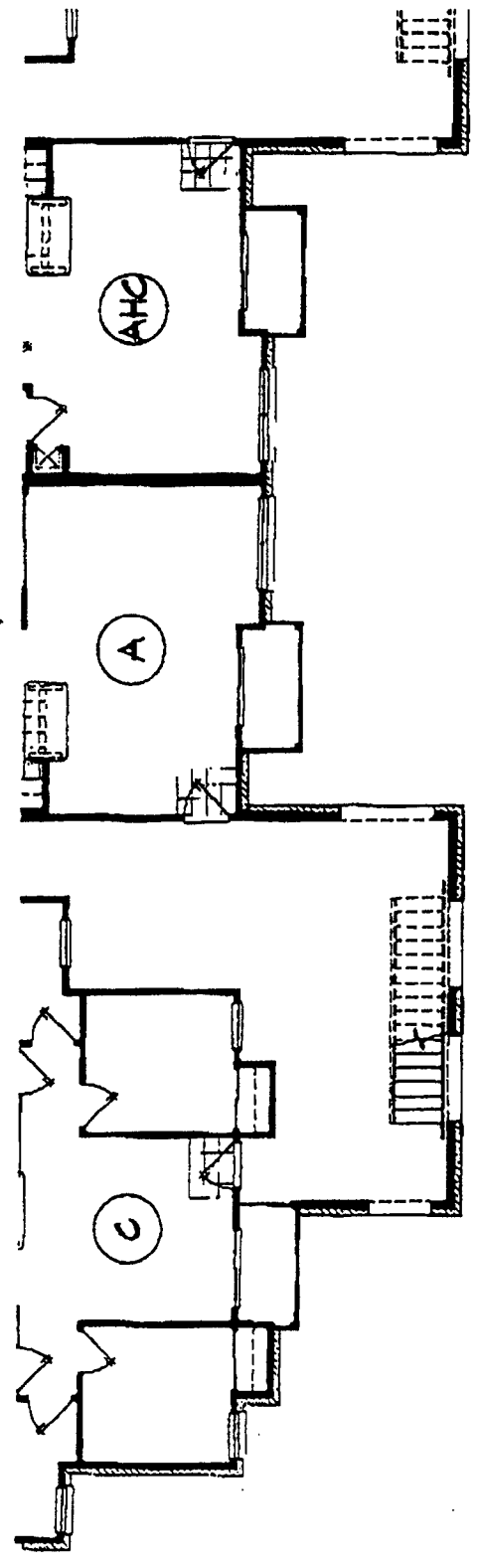
If you have any questions, please call me.

Sincerely,


Seaver A. Tarulis
Director of Physical Plant

SAT/sa

Pc: J. D. Ross



STREET SIDE ELEVATION - BUILDING TYPE III

CENTURY DEVELOPMENT

TWO POST OAK CENTRAL


Tuesday, May 29, 2001

Mr. Alfredo Meleslo Jr.
City of Joliet - Planning Division
150 West Jefferson Street
Joliet, IL 60435

**RE: Planned Unit Development Application
Joliet Junior College**

Mr. Meleslo:

Since our last letter dated Wednesday May 23, 2001, we have further discussed items pertaining to the new student housing project at Joliet Junior College. We have listed the items the project will encompass per our conversation on Friday May 25, 2001.

PERIMETER WAINSCOTING

The request for the entire perimeter of all buildings to be wainscoted is hereby granted. This will include the telecommunications closets.

SHUTTERS FOR TWO-STORY BUILDING

In the last letter to the planning commission we stated and provided a sample of the end elevation to each building. We did not include the two-story building elevation. We will include shutters on the end elevation to the two-story building.

BERM AROUND PERIMETER

In our last conversation, we came to the agreement that a six-foot berm around the perimeter was not necessary for the project. The solution discussed involved an approximate two-foot to four-foot high berm for the north, west and east side of the complex. The project will include this type of berm. The south side of the complex will be addressed with a berm built by the neighboring company, IDI, by August 2002. Joliet Junior College will supply additional information on this matter.

If you have any questions concerning the above information please call me at (713) 871 5168.

Best regards,



Vincent Spencer
CENTURY DEVELOPMENT

CC: Wayne Samek
Richard Mays
Pam Thayer
Al Hardersen
Seaver Tarulis

Wednesday, May 23, 2001

Mr. Alfredo Melesio Jr.
City of Joliet - Planning Division
150 West Jefferson Street
Joliet, IL 60435

**RE: Planned Unit Development Application
Joliet Junior College**

Mr. Melesio:

We have enjoyed working the City of Joliet and respect the structure and experience of all the staff. During the course of the Planned Unit Development application process, we have received additional requests from your department concerning the new student housing project at Joliet Junior College. Joliet Junior College and Century Development have reviewed the requests and have supplied the following responses.

OCCUPANCY FOR UNITS

The unit mix and respective occupancy for the proposed student housing project is as follows:

Four bedroom / 2 bath	Maximum of four persons
Two bedroom / 2 bath	Maximum of two persons
Manager's Unit	Maximum of four persons
Efficiency	Maximum of two persons *

*The efficiency usually rents to a single occupant. Sometimes, married couples reside in the units and rarely, under a special case if leasing is not favorable, the unit is used for double occupancy. If the efficiency were used as double occupancy, the 296-student total would not be surpassed.

PICTURES OF EXISTING PROPOSED BUILDINGS

A compact disk was supplied to your attention via federal express containing approximately twenty garden style student housing projects.

COLOR SCHEMES

We have attached pictures of existing stone colors on the campus of Joliet Junior College. **The new student housing will use brick, not stone or granite, for the wainscoting.** The brick color will compliment the color of the stone on the campus building. Also, the exterior color of the buildings will be some variation of white that will also blend with the campus vernacular. We have attached many samples of white for your review and of these samples; the College would make the final decision.

PERIMETER WAINSCOTING

The request for the entire perimeter of all buildings to be wainscoted is closely associated with the request of the evaluation of the ends of the buildings. We believe that the proposed solution will resolve the appearance of the ends of the buildings.

EVALUATION OF THE ENDS OF LONG BUILDINGS

We have attached the proposed solution for the ends of the long buildings. Our solution encompasses adding shutters to the ends, creating the appearance of windows. This solution breaks up the siding exterior and blends with the entire project. We decided not to pursue adding windows due to the fact that it would directly affect the bedroom furniture plan. The bed for the individual bedroom is located along the long wall. If a window was added, privacy is compromised and the bed is placed in an awkward position in the room. Finally, if one bedroom has two windows, this creates a management problem in that a student having one window would want a discount from the bedroom with two windows. Please keep in mind that the entire project debt is paid by student rents and student cannot afford luxury housing. The project has been designed with the student's functional and budgetary needs.

BUILDING ELEVATIONS OF ALL FOUR SIDES

We have attached building elevations of all four sides of each building type except for the clubhouse (provided earlier). These elevations include the shutters at the ends of the long buildings.

EVALUATION OF WINDOWS AT SOUTH ELEVATION OF CLUBHOUSE

The windows proposed at the south end of the clubhouse, in the clubroom, are located at a higher elevation than other windows in the clubhouse. In addition, the windows are smaller than other windows. We have tried to create a space to accommodate all needs of the students and management. Some of the functions that the clubroom facilitates are meeting space, lounging, entertainment, tutoring, and marketing to name a few. Having one wall for the placement of a big screen television and furniture will maximize the efficiency of the room. Finally, planted landscaping will reach the bottom of these windows to balance the facade.

BERM AROUND PERIMETER

It has been requested that the perimeter of the site be surrounded by a six-foot high berm. We believe that this element would be counter productive to the atmosphere and well being of the complex. A main concern of the complex is to provide for the safety and well being of the students who will reside in the complex. A man-made barrier between the College and the complex and the complex and the hike and bike trail would compromise security. A person of average height cannot see on the other side of the berm, and thus cannot avoid a dangerous situation. Finally, campus police patrolling the area would not be able to see into the campus if a situation arose and they would not be able act quickly to prevent the situation.

MONUMENT SIGNAGE

The signage for the new student housing complex will resemble the attached photograph from another recent project. The sign will be designed with Joliet Junior College input and incorporate the same brick used on the exterior of the complex buildings. The signage will also be lighted from the ground for 24-hour visibility.

In summary, we would like state that the new student housing project at Joliet Junior College is for JJC students. The students will enjoy many amenities, a state of the art living environment, convenience to campus, great quality of life and most importantly, affordable housing. Finally, the College will reap the benefits of the student housing through capturing an untapped student base providing growth to College programs and future expansion.

Best regards,



Vincent Spencer
CENTURY DEVELOPMENT

Enclosure

CC: Wayne Sramek
Richard Mays
Pam Thayer
Al Hardersen
Seaver Tarulis

PLANNED UNIT DEVELOPMENT

WRITTEN MATERIAL SUBMISSION

CITY OF JOLIET

**JOLIET JUNIOR COLLEGE
NEW STUDENT HOUSING**

Table of Contents

Scope of Development

Financial Plan

Marketing Plan

Security Plan

Ownership

SCOPE OF DEVELOPMENT

Century's proposed new campus housing for Joliet Junior College is carefully planned to have a strong residential character and a design that will complement current facilities. The 128 units of the residential community consist of 19 four bedroom/two bath apartment units, 96 two bedroom/two bath apartment units, 12 efficiency apartment units and 1 two bedroom/one bath Manager's Unit. The total project will accommodate a maximum of 296 students in state of the art college housing.

Site Development

The approximate 10-acre site creates a unique building design opportunity that works with the terrain rather than against it. Five apartment buildings are three stories, one building is two stories and the clubhouse is one story. The buildings are situated on the site so as to create a park in the center which will open to the campus on the north. The buildings will be located near the north end of the site, preserving the remaining site for park land and future development.

The site creates spacious green areas throughout the park-like setting. The buildings will be located so as to create a sense of community and ambiance for a home away from home. Consideration has been given to creating usable and attractive open spaces between the buildings. The orientation of the buildings will provide each building a combination of privacy, sun exposure, view, adaptation to the site, relationship to adjacent buildings and cross ventilation.

The property is entered from Joliet Junior College's loop road with the Clubhouse and management offices conveniently located for prospective tenants and residents alike. Well lighted parking for each resident is only a short distance from car to apartment; we have provided parking for approximately 105% of the students. Visitor and short term parking is provided in front of the Clubhouse. Parking for handicapped persons shall be adjacent to apartment buildings that are accessible to the ground floor ADA units.

Safety awareness is an important design consideration. Lighting the site and providing good visibility allows the residents to visually monitor all areas of the site. The main entrance, as well as individual apartment building entrances and corridors will also be well lighted.

The Community

Project amenities include a courtyard area for passive outdoor recreation and a centralized laundry facility within the clubhouse. Additional amenities will include a pool, jacuzzi, sand volleyball court, barbecue grilles, and a picnic pavilion.

Every apartment unit is fully furnished (except the efficiencies) and includes a fully equipped kitchen with a refrigerator with icemaker, electric range, oven, garbage disposal, dishwasher and smoke detectors. Carpeted living areas in all residences feature finishes, fixtures, accessories and colors selected for contemporary student living. The units will also incorporate sound resistant materials to help ensure a quiet atmosphere for social living, rest and study activities.

All units will have electric resistance central heat, air conditioning, and individual electrical meters. A hot water loop, centralized in the clubhouse with a redundant back-up system, will be used to provide continual "on demand" domestic hot water circulation throughout the project. Additional unit amenities include a spacious closet for each student.

Mailboxes and laundry facilities have been centrally located in the community building. This building also includes one large group meeting room capable of holding 100 to 150 people, office space for an on-site management team, study area, maintenance room, and large package storage.

Telecommunications and Data

Century Development and Anixter have formed a proprietary relationship for student housing nationwide. Anixter, a NYSE traded company, is the industry leader in the design and development of communication and data networks. Century will provide the design and consulting services of the entire Anixter team to design and specify, with the staff, the standards for the student-housing network.

Century's proprietary state-of-the-art telecommunications system provides personal computer cabling in each bedroom. This system is designed to integrate into the College's telecommunications network providing students with high-speed direct connection to the College and the World Wide Web.

Unit Types

The types of apartments offered are based on Century's previous student housing experience with major consideration given the stated housing requirements.

Planned residential units include the following:

UNIT TYPE	UNIT SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	MAX. OCCUPANTS
Efficiency	495	12	5,940	24
2 Bedroom / 2 Bath Apt.	610	96	58,560	192
4 Bedroom / 2 Bath Apt.	873	19	16,587	76
Manager's Unit	873	1	873	4
Community Center	5000		5,000	
Totals		128	86,960	296

Efficiency - 495 square feet

An unfurnished efficiency apartment with a bedroom/living area, full kitchen facilities, an eating bar, and private entry. This unit will appeal to those students who desire privacy at an affordable price.

Two Bedroom/Two Bath - 610 square feet

A two bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. This unit will appeal to two students who desire a shared living arrangement, but with each having a private bedroom and bath.

Four Bedroom/Two Bath - 873 square foot

A four bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. Each of the four bedrooms will have access to the two full baths. This unit will appeal to underclassman wanting a shared living arrangement, but with the unique feature of a private bedroom for each student.

TEAM IDENTITY

Joliet Junior College

Century Development

C. Richard Everett, Chairman
Terry Maxwell, Vice President

Wayne Sramek, President
Jim Short, President, CCHM

**The Clerkley
Group, Inc.**

Design Architect

Curtis W. Clerkley
Principal
Houston, Texas

**General
Contractor**

To Be Determined

Bond Counsel

Chapman and Cutler

Jim Luebchow
Chicago, IL

**George K. Baum
& Company**

Investment Banker

Lee White
Sr. Vice President
Denver, Colorado

**Raymond
Engineering, Inc.**

MEP Engineer

Bill Patterson
Principal
Spring, Texas

**SCA Consulting
Engineers, Inc.**

Structural Engineer

Mark Shepard
Principal
Houston, Texas

**Geotech
Incorporated**

Civil Engineer /
Surveyor

Jerald M. Papesh
President
Joliet, IL

ROLES OF EACH PRINCIPAL

Century Development - Houston, TX, in conjunction with the General Contractor, will manage the construction of the project for a guaranteed maximum price. Century will also coordinate all team members for the entire duration of design and construction. Century will also provide all on-site property management services after completion of construction, through its student housing subsidiary, Century Campus Housing Management, L.P. (CCHM).

George K. Baum & Company - Denver, CO, Investment Banker, will be responsible for arranging the tax exempt financing for the transaction. Century has completed \$500 million of successful student housing project financings, and we have never failed to finance a project as proposed.

The **General Contractor** will be responsible for the preconstruction services and construction phase of the project. The General Contractor will construct the project on time and within budget. Payment and performance bonds will also be provided to ensure timely completion and payment to all subcontractors and suppliers.

The Clerkley Group, Inc. - Houston, TX, will be the design architect responsible for the regulatory and physical constraints of the student housing project and will communicate with other consultants and coordinate design.

Chapman and Cutler - Chicago, IL, bond counsel, will be responsible for drafting the bond indenture and loan documents for a transaction, providing an opinion that the transaction and its covenants conform to all state and federal law requirements and finally, provide an opinion that the bonds are tax exempt.

SCA Engineers, Inc. - Spring, TX, structural engineer, will design the buildings structural integrity insuring the most appropriate foundation system and produce a set of drawings for the contractor explaining that system in detail.

Raymond Engineers, Inc. - Houston, TX, mep engineer, will design the mechanical (HVAC), electrical and plumbing systems.

Geotech Incorporated, Joliet, IL, civil engineering consultant, will design the on-site utility systems, streets, and site grading.

FINANCING PLAN

Century Development will build a 128 unit garden style apartment project which can accommodate a maximum of 296 students. The project will be built on a site proximal to central campus owned by the Joliet Junior College Foundation, and will contain approximately 86,960 square feet. Century, in conjunction with the General Contractor, **will guarantee a maximum fixed Hard Cost Price not to exceed \$10,480,713 for the design, engineering, construction and furnishing of the project and will bond to meet all performance criteria associated with construction of the project. Sales tax is excluded.** The project will be completed in time for the opening of the Fall 2002 semester.

Over the past 30 years, Century has developed 40 million square feet of student apartments, office buildings, retail space, hotels, condominiums, sports facilities and garages. In order to develop these properties, Century has raised over \$2 billion in debt and equity capital. Century's lenders and partners have included CIGNA Investments, Inc., Metropolitan Life Insurance Company, The Prudential Insurance Company, Northwestern Mutual Life Insurance Company, Equitable Life Assurance Society of the United States, Mutual of New York, American General Insurance, The Ford Foundation, Union Carbide Pension Trust, Teacher Retirement System of Texas, JMB Realty, Nations Bank, Chase Texas Commerce Bank, First City Bank, First Interstate Bank, Bank of America, Citicorp, Chemical Bank and foreign investors. The capital has consisted of straight mortgages, equity joint ventures, tax-exempt bonds and special revenue bonds.

Century proposes to design and construct the project with **a guaranteed price, turnkey basis** and will provide financing for the project under the following method:

Financing will be provided through the sale of tax-exempt revenue bonds issued by a 501(c)3 or not-for-profit organization. Joliet Junior College will have **no liability** for the tax-exempt debt or for the operations, maintenance, repair or capital replacement of the project. **Under this arrangement, Joliet Junior College will receive 100% of the Net Cash Flow from the project.**

The total amount of the bond sale would be \$12,535,000. This will result in students paying the rents shown on page 3.

Joliet Junior College
Baa / BBB Fixed Rate Tax-Exempt Financing
Explanation of Funds

PROJECT DESCRIPTION	
Number of Units	128
Number of Beds	286
Net Rentable Square Footage	81,980
Total Square Footage	86,980

PROJECT FUND	
Building Shell	\$89 per SF \$ 7,721,900

FINANCING ASSUMPTIONS	
Dated Date	7/1/01
Delivery Date	7/1/01
First Interest Date	1/1/02
First Maturity Date	7/1/03
Last Maturity Date	7/1/32
Project Completion Date	7/1/02
Final Maturity for Capitalized Interest Fund	1/1/03

Soft Costs and Rent Up Expenses	
Offsite Utilities (Sewer and Water)	275,000
Admin / Project Mgmt	400,000
Permits & Fees	125,000
FF&E	110,000
A/E Fees	151,000
Consultants	80,000
Professional Reimbursables	25,000
Testing / Surveying	32,000
Project Signage and Graphics	18,500
Marketing and Leasing / Start-Up Operations	100,000
Development Fee / Overhead	400,000
Furniture Cost	281,313
Title Insurance	35,000
Contingency	600,000
International Student Program	100,000
Appraisal / Market Study	15,000
Subtotal	\$ 2,756,813
Total Project Fund Amount	\$ 10,480,713

SOURCES AND USES OF FUNDS	
SOURCES	
Par Amount	\$ 12,370,000 \$
Excess 2% COI Funded with Contribution	-
Original Issue (Discount) / Premium	-
Accrued Interest	-
Total	\$ 12,370,000 \$
USES	
Deposit to Project Fund	\$ 10,240,339 \$
Deposit to Capitalized Interest Fund	950,748
Deposit to Debt Service Reserve Fund	929,285
Deposit to Capitalized Letter of Credit Payment	-
Deposit to Capitalized Remarketing Fee	-
Upfront Letter of Credit Fee	-
First Quarter's Letter of Credit Fee Paid at Closing	-
Gross Underwriter's Discount	185,550
Costs of Issuance	81,850
Costs of Issuance in Excess of 2% Limit	-
Accrued Interest	-
Rounding Amount	2,250
Total	\$ 12,370,000 \$

Tax-Exempt		Taxable		Total	
\$ 12,370,000 \$		185,000 \$		\$ 12,555,000	
-		-		-	
-		-		-	
-		-		-	
\$ 12,370,000 \$		185,000 \$		\$ 12,555,000	
\$ 10,240,339 \$		-		\$ 10,240,339	
950,748		11,051		961,797	
929,285		18,500		947,785	
-		-		-	
-		-		-	
-		-		-	
-		-		-	
\$15,000/\$1000		2,475		186,025	
81,850		-		81,850	
-		134,150		134,150	
-		-		-	
2,250		824		3,073	
\$ 12,370,000 \$		185,000 \$		\$ 12,555,000	

Total Project Cost	
Per Unit	\$ 81,880.57
Per Bed	\$ 35,407.91
Per Rentable SF	\$ 127.88
Per Gross SF	\$ 120.52

Costs of Issuance	65,000
Bond Counsel	28,000
Disclosure Counsel	28,000
FA Fee	7,500
OS Printing & Mailing	3,000
Trustee Acceptance Fee	7,000
Trustee Counsel	7,500
Foundation Counsel	9,500
Illinois Housing Fee	2,400
Attorney General Fee	15,000
District Counsel (Joliet Jr College)	13,000
Rating Agency Fee	100
Prepayment of Ground Lease	100
Other Contingency	-
Interim Interest	-
Total	196,000

Note:
 * Cost of Issuance in Excess of 2% Limitation will be financed either with an equity contribution or the issuance of a taxable bill. For preliminary purposes, a taxable bill is assumed.

RENTAL RATES

Century Proposed Rates:

The rental rates utilized for this project are:

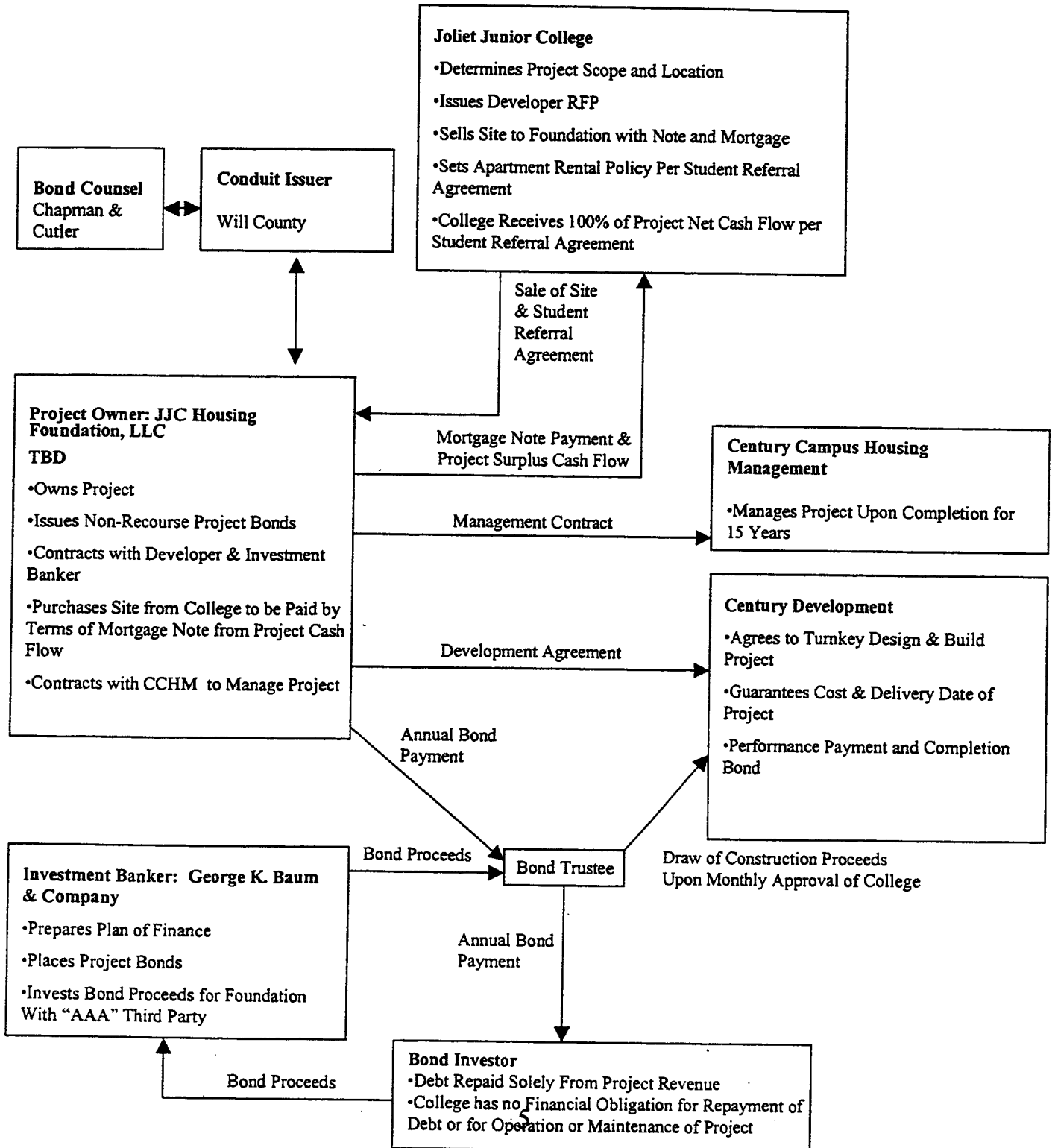
UNIT		OCCUPANCY	RENT / MONTH / STUDENT	
Type	Square Feet	Max Per Unit	12 MONTH LEASE	9 MONTH LEASE
Efficiency	495	2	330	347
2 Bedroom / 2 Bath	610	2	394	415
4 Bedroom / 2 Bath	873	4	303	319

CASH AND NON-CASH BENEFITS TO Joliet Junior College

The following are the major benefits of this transaction to Joliet Junior College:

- **No Capital Investment or Financial Obligation by Joliet Junior College**
Century will design, construct, furnish, finance, manage and maintain the project in a manner where Joliet Junior College will have **no capital investment nor any financial obligation** on the debt or for the operations, maintenance, repair or capital replacement of the project. This 100% off-balance sheet transaction method has been utilized on \$270 million of student housing projects to date.
- **Off College Balance Sheet Financing Achieved**
Century has structured the tax-exempt financing so that "off College balance sheet financing" is achieved as supported by Government Accounting Standards Board statement #14.
- Joliet Junior College will receive **100% of the Net Cash Flow** from the project annually. This net cash flow does not have any restrictions on its use.
- **Joliet Junior College will not be Responsible for Operating Losses, if any, from the Project.**
- **Century will Guarantee Completion of the Project for the Beginning of the Fall Semester, August 2002**
Century's track record for on time performance is outstanding having completed 37 on-campus housing projects on time and within budget over the past 11 years. The general contractor will be a major, national firm providing performance, payment, and completion bonds.
- **No Subordination of Land**
Joliet Junior College will not have to subordinate its fee simple interest in the land to the mortgage.
- **The Financing is in Place for this Transaction**
Century has an arrangement in place to fund this transaction.
- **Century has an Expert Management Team in Place Which Currently Manages 18,514 On-Campus Student Housing Beds in Eleven (11) States**
Century's management credentials are impeccable. As shown in the Management Section of this proposal, we provide students with a comprehensive residence life and student development program.
- **Consistent with Joliet Junior College's Objectives, Century's Project Creates Housing which is Affordable, High Quality, Convenient and Safe.**

**Joliet Junior College
Proposed Student Housing Project
Responsibility Chart
Tax Exempt Non-Profit Model
Prepared April 6, 2001 by George K. Baum & Company**



JOLIET JUNIOR COLLEGE
Tentative Marketing Plan - Materials

Joliet Junior College will be opening for the Fall 2002 academic year. Much of the marketing efforts will be concentrated in the spring semester prior to the students leaving for the summer. To capitalize on the timing, Century Campus Housing Management, L.P. (CCHM) proposes to use a picnic theme to center the activities and marketing literature around. This theme was successful at other campuses where CCHM is located. We will be happy to alter the information below based on input received from Joliet Junior College students (demographics), faculty, and staff once we arrive on campus.

<u>ITEM</u>	<u>MESSAGE</u>	<u>TARGET</u>
<u>Mail-Outs</u>		
Postcard #1	A Walk in the Park	Joliet Junior College Students
Postcard #2	Open House Invitation	Joliet Junior College Community
Postcard #3	Give Commute the Boot	New Admits
Flyer #1	College Life is a Picnic	New Admits
Flyer #2	Take a Walk in the Park	J.J.C. Application Insert
Flyer #3	Refer a Friend	Residents
Course Catalog	Ad on the cover	Joliet Junior College Interest List
President's Letter	Message from President	All marketing packets
<u>Banners/Signs</u>		
Banner #1	Coming August 2002...	Drive-By
Banner #2	Clubhouse Now Open...	Drive By
Foot Signs	Signs Along Driveway	Drive By
Displays	Concourse Area	On-Campus
	(W/packets, candy and Managing Director's business cards)	
Sign#1	College life can be a Picnic...	Campus buildings
Sign #2	Take a Walk in the Park	Campus buildings
		(Advertise RA info session)
Sign #3	College life can be a Picnic...	Campus buildings
		(Advertise Kick-off party)
Sign #4	Take a Walk in the Park	Campus buildings
	(Replace sign #1 to provide new contact info once the Managing Director is in place)	
Sign #5	Come Learn about New Housing Campus Buildings	
Sign #6	Joliet Junior College's New Housing Grand Opening	

Advertisements

Press Releases,
Newspaper and

Come Find Out about Joliet
Joliet Junior College's New
Student Housing

Local/outlying areas

Cable TV ads

Other

Cups

"Take a Walk in the Park"
(logo, building rendering,

Current Students, new admits
and phone number)

Pens/Highlighters

Logo and phone number

Current Students, new admits

Course Catalog

Rendering with Ad Inside

All students / New Admits

Academic Cldr.

Rendering with Ad Inside

All Students

T-shirts

Founding Resident T-Shirts

New residents

Promotional

The Leasing Office will be transformed into a park. Picnic baskets with red and white gingham will hold cups, pens, highlighters, packets, toys, and candy. A "founding resident tree" will be created and hung on the wall. Residents will be leaves; staff members will be acorns. It will hang on the wall of the office to generate interest of the student body to see who will be living in the new housing. Styrofoam flower stickers will be put on the walls and desk. The office window will be covered with postcards and information. Once in the clubhouse, we will place picnic baskets on the table in the entryway as well as on the table in the waiting area.

Refer a friend and receive a \$50 gift certificate may be tried if there is a "lull" in leasing activity following the initial rush. If a resident refers a friend and that friend fills out an application and pays the deposit, the resident will receive a \$50 gift certificate.

Programs/Activities

Target Market:

Joliet Junior College Students

1. Resident Assistant Information Session
2. Kickoff Party
3. Table at Late Registration for Summer School
4. Open House
5. Opening of the Clubhouse
6. Grand Opening/Move-in

Programs/Activities **Target Market:** **Joliet Junior College Faculty & Staff**

1. Meetings with Faculty/Coaches
to gain support for Joliet Junior College New Student Housing
2. Speak to the Administrative Staff
3. Speak to College Foundation Board
4. Speak to Board of Trustees
5. Open House
6. Grand Opening

Programs/Activities **Target Market:** **Joliet Junior College Community**

1. Open House
2. Press Releases
3. Newspaper/Cable Ads
4. Grand Opening

The following sample plan was used at Mineral Area College (Park Hills, Missouri) during the start-up leasing and marketing period. It will serve as a template for the Joliet Junior College lease-up.

	Arrange initial campus meeting with Director:	
4/14/00	Admissions	Regional / Director
4/14/00	Financial aid	Regional / Director
4/14/00	Police	Regional / Director
4/14/00	Athletics	Regional / Director
4/14/00	International office	Regional / Director
4/14/00	Facilities	Regional / Director
4/14/00	Continuing education/conference coordinator	Regional / Director
4/14/00	Student groups (greeks, RHA, student gov.)	Regional / Director
4/14/00	Series ad finalized - submit to school paper	Regional Manager
4/14/00	Kick-off Party in the Student Center	Regional / Director
4/14/00	Newspaper interview/article	President
4/14/00	Marketing footsigns erected on campus	Regional / Director
5/1/00	Daily leasing report implemented	Regional Manager
5/15/00	F.F. & E. List finalized	Regional Manager
6/1/00	Recruit Assistant Director	Regional / Director
6/15/00	Solicit landscape maintenance contract bids	Regional / Director
6/15/00	Finalize Assistant Director decision	Regional / Director
JULY	Move into club house	Regional / Director
JULY	Model open?????	Regional / Director
7/1/00	Assistant Director starts	Managing Director
7/1/00	Place ad for Maintenance Supervisor	Managing Director
7/1/00	Obtain pest control bids	Managing Director
7/15/00	Prepare move-in packet info/materials	Managing Director
7/15/00	Plan RA training	Managing Director
8/1/00	Maintenance Supervisor starts	Managing Director
8/1/00	Order F.F. & E. maintenance equipment	Regional / Director
8/1/00	RAs start - training starts	Managing Director

4/14/00	Continuing education/conference coordinator	Regional / Director
4/14/00	Student groups (greeks, RHA, student gov.)	Regional / Director
4/14/00	Series ad finalized - submit to school paper	Regional / Director
4/14/00	Kick-off Party in the Student Center	Regional / Director
4/14/00	Newspaper interview/article	Regional / Director
4/14/00	Marketing footsigns erected on campus	Regional / Director
5/1/00	Daily leasing report implemented	Regional / Director
5/15/00	F.F.&E. List finalized	Regional / Director
6/1/00	Recruit Assistant Director	Regional / Director
6/15/00	Solicit landscape maintenance contract bids	Regional / Director
6/15/00	Finalize Assistant Director decision	Regional / Director
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7/15/00	Plan RA training	Managing Director
8/1/00	Maintenance Supervisor starts	Managing Director
8/1/00	Order FF&E maintenance equipment	Regional / Director
8/1/00	RAs start - training starts	Managing Director

JOLIET JUNIOR COLLEGE New Student Housing Management

CCHM QUALIFICATIONS

Century Campus Housing Management, L.P. (CCHM) is the nation's leader in the management of on-campus housing facilities: It currently manages, or has under contract to manage, over 18,000 beds of housing on 30 campuses in 11 states. CCHM only manages on-campus student housing. ***CCHM has never lost a management contract.***

CCHM was formed in 1991 to manage the student housing facilities being developed by its parent company, Century Development (Century). The Student housing facilities which CCHM manages along with some characteristics of the assignment are shown below:

<i>Institution</i>	Number of Beds	<i>Ownership</i>		<i>Housing Office</i>	
		Century Ground Lease	University/College Owned	CCHM Manages All Campus Housing	CCHM Co-exists With University Housing
University of Houston	634	X			X
Texas Southern University	424	X			X
Texas State Tech. College	976	X			X
University of Texas-San Antonio	1965	X		X	
Louisiana State Univ.-Shreveport	480	X		X	
Oklahoma City University	488	X			X
University of Texas-Tyler	384	X		X	
Northwestern State University	512	X			X
Abilene Christian University	488	X			X
University of Texas-Arlington	960	X			X
Univ. of Houston-Clear Lake	288	X		X	
University of New Orleans	816	X			X
Henderson State University	288	X			X
University of Missouri-St. Louis	504	X			X
Univ. of Colorado-Colorado Springs	593		X	X	
Houston Baptist University	272	X			X
George Mason University	2800		X	X	
Webster University	280		X		X
University of Nebraska-Omaha	576	X		X	
Collin County Community College	296		X	X	
Arizona State University-East	431		X	X	
Rice University	222		X		X
Mineral Area College	224		X	X	
Jefferson College	216		X	X	
Rogers State University	256	X		X	
Three Rivers Community College	208		X	X	
Joliet Junior College	296		X	X	
Louisiana State University at Eunice	228		X	X	
ASU Main	332		X		X
Weber State	578		X	X	

The scope of the above assignments, with a few exceptions, includes a turn-key operation. The services provided include residence life, marketing, maintenance, housekeeping, summer conferences and accounting/reporting.

A rough breakdown of the housing inventory by type follows, which shows the breadth of our experience:

Residence Halls	4,000 beds
Apartments	13,000 beds
Homes / Mobile Homes	1,000 beds

The advantages of selecting CCHM follow:

1. **Experience** - no other management company manages more on-campus beds than CCHM.
2. **Focus** - CCHM only manages on-campus student housing. We are not distracted with off-campus housing or any other type of real estate management. With this focus, we have become adept at integrating an outsourced housing operation into university structures and cultures, each one unique.
3. **Depth** - over 600 employees dedicated to student-housing management. We have 6 regional managers and 30 director-level professionals creating an incomparable resource network.
4. **"Opening" Expertise** - we have opened, from new construction, over 12,735 beds of housing on university campuses. This unique experience will increase the likelihood of success of the facility on opening day and thereafter.
5. **Staff Qualifications** - almost all of our professional staff members have advanced degrees and institutional housing experience. The care and well being of the student residents is our first priority.

SECURITY PLAN

Security at the new student housing complex on the campus of Joliet Junior College is, as at all of Century Development's projects, a major priority. Century Development and Century Campus Housing Management will provide a safe and secure learning environment for all Joliet Junior College Students.

The design of the new facility will be critical to resident/guest safety and security. At other campuses, we have experience with a number of safety/security features including limited access gates/fences, card-key access, 24-hour desk operations, emergency phones, surveillance systems, and security patrols. As such, we will serve as a valuable resource to the design team.

The lease contract and community policies of the complex will contain language informing the residents of their responsibility for their own safety and of safety tips. At move-in, information will be distributed with emergency instructions and information. In addition, early programming each fall semester will include safety and security issues. Community Assistants (CA) will perform "rounds" several times each night and will be on-call after business hours via a pager. CA training includes safety and security topics.

Security and Safety Features

The entire site will be fenced with a six foot high wrought iron fence designed to complement the architectural style of the buildings. A voice dial box will allow for access to the vehicle and pedestrian gates. The laundry area and the study room within the clubhouse can be accessed 24 hours by means of coded door hardware. Units and individual bedrooms will be keyed with a system that provides no duplication, i.e., every bedroom key will be unique. In addition, a keyless deadbolt is installed in the front door to each unit. This provides limited access to the property as well as the building and units. Finally, a member of the CCHM staff and a CA will be on call 24 hours a day, seven days a week for any issue that may arise.

Visitors to the property, both pedestrian and auto, will be able to contact residents via telephone from the gate area, and be admitted by the resident from the comfort of their home.

Each unit is protected with a smoke detector and horn and the entire facility is sprinklered. Handicap units also have strobe lights installed throughout the unit. In addition, Century installs fire extinguishers in each kitchen.

CCHM Security & Safety Programming

An outgrowth of strong programming is the development of a Community Action Team. This group of concerned residents can meet to supplement social

programming for the community, but can also serve to communicate resident concerns to the management of the facility. Often, the Community Action Team is most successful in the form of a Crime Watch or Resident Shield group that supports our emphasis on safety and security, discussed later. It is important to assess the role that a proposed Residence Hall Association may have on the campus. When created, it would be preferred for our RHA and Community Action Team to integrate and co-program with existing community councils on campus.

Programming is only one part of developing a community that embraces individuality but also recognizes the part each person plays as a citizen in the community. Staff members must also be well trained and versed on holding residents accountable for their responsibilities to the community. Student and professional staff at the facility are trained on positive conflict resolution and management, counseling, and crisis management, as well as safety issues.

At Joliet Junior College, as at most colleges and universities, safety and security is important. Although we cannot promise that students will never find themselves to be a victim of crime, we can take measures to reduce this likelihood. CCHM promotes "personal responsibility for safety" and takes every opportunity available to educate residents about safety issues.

Prior to move-in we begin educating residents about safety by listing awareness and safety tips in the Community Policy document each resident must sign prior to taking occupancy. This section is quite lengthy and demonstrates our commitment to the topic. On move-in day, an Emergency Instruction & Important Safety Tip brochure is distributed that is tailored to each specific community and campus. Additionally, we often work with campus or local police to provide "Operation ID" in which students can register personal items of value. After taking occupancy, we continue to educate residents on safety issues by discussing the subject in monthly newsletters and through resident programming.

In the event a crime does occur at the facility, management, often in conjunction with campus police, may provide a community alert. It is common practice, in the event of a violent crime, that management and campus resources team join together and provide counseling services at the facility in the common community spaces, in order for students to have the ability to discuss their feelings and concerns about the incident.

The Managing Director of each facility is also required to create an ad-hoc safety committee. This committee focuses on safety issues pertaining to the physical aspect of the facility. Regularly the committee walks the facility looking for potentially hazardous problems such as uneven turf, sharp edges, obscured shrubbery, etc. At least weekly, a light check is done of every building on the facility and lights are replaced as needed.

OWNERSHIP OF NEW STUDENT HOUSING

The new student housing project at Joliet Junior College is comprised of seven buildings in total, encompassing 128 units, yielding 296 total student beds. The complex contains 317 parking spaces, three trash receptacles, sand volleyball court, courtyard areas, pool with jacuzzi and a leisure pavilion. Site improvements besides the buildings and the above amenities include a detention area for the complex, site lighting, perimeter fence with vehicle entrance and exit gates, a pedestrian gate for campus access and landscaping. The entire complex, including the open space, and the real estate on which it resides will become the property of The Joliet Junior College Foundation. Joliet Junior College possesses current ownership of the aforementioned property.

Coordinated with the project's financial closing (currently scheduled for June 2001), Joliet Junior College will deed the property to the Joliet Junior College Foundation.

Joliet Junior College

PROPOSED STUDENT HOUSING SCHEDULE

2003
Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May

2002
Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May

TEAM MEMBERS ABBREVIATIONS:
 JJC - JOLIET JUNIOR COLLEGE
 CD - CENTURY DEVELOPMENT
 GC - GENERAL CONTRACTOR
 CCHM - CENTURY CAMPUS HOUSING MANAGEMENT

ID	Task Name	Start	Finish	Responsibility
1	Submit PUD Application	Fri 4/20/01	Fri 4/20/01	JJC/CD
2	Planning Commission Staff Review	Thu 5/3/01	Thu 5/3/01	JJC/CD
3	Construction Pricing	Mon 5/7/01	Fri 6/8/01	CD/GC
4	Permitting through City of Joliet	Wed 5/9/01	Fri 6/22/01	JJC/CD
5	Public Hearing/Presentation	Thu 5/17/01	Thu 5/17/01	JJC/CD
6	Pre-Council Meeting on PUD	Mon 6/4/01	Mon 6/4/01	JJC/CD
7	City Council Meeting on PUD	Tue 6/5/01	Tue 6/5/01	JJC/CD
8	Complete Financing Documents	Mon 6/25/01	Thu 6/28/01	JJC/CD/Underwriter
9	Close Financing/Sell Bonds	Fri 6/29/01	Fri 6/29/01	Underwriter
10	Start Construction	Mon 7/9/01	Fri 7/26/02	CD/GC
11	Site Work	Mon 7/9/01	Fri 9/14/01	CD/GC
12	Utilities	Mon 7/23/01	Fri 10/19/01	CD/GC
13	Foundations	Mon 9/3/01	Fri 11/23/01	CD/GC
14	Structures	Mon 9/24/01	Fri 6/28/02	CD/GC
15	Landscaping	Mon 6/10/02	Fri 7/19/02	CD/GC
16	Punchlist	Mon 7/1/02	Fri 7/26/02	CD/GC
17	Complete Construction	Wed 7/31/02	Wed 7/31/02	CD/GC
18	Deliver & Install Furniture	Mon 8/5/02	Fri 8/9/02	CD/CCHM
19	Student Occupancy	Mon 8/12/02	Mon 8/12/02	CCHM

◆ FINANCIAL CLOSING

◆ CONSTRUCTION (07/09/01 - 07/26/02)

◆ CONSTRUCTION COMPLETION

★ STUDENT OCCUPANCY (08/12/02)

Written Submittal Addendum #1

Residence requirements for New Student Housing

The new student housing complex located on the campus of Joliet Junior College will primarily comprise students of Joliet Junior College. As a stipulation of the bonds used to finance this transaction, "eligible tenants" are described in detail below.

The term "Eligible Tenants" is defined as follows: "Eligible Tenants" means any Person (i) registered as a student at the College, (ii) attending a program presented by the College, (iii) who is a member of the faculty of the College and who is residing at the College in connection with an established program of the College to provide enhanced educational benefits to persons described in clauses (i) or (ii) hereof, (iv) who is a visiting lecturer or other educator who has been engaged to present or assist in the presentation of an educational program by the College, or (v) employed in the management or maintenance of the Facilities whose availability at the Facilities during non-working hours is deemed by the Borrower to be beneficial to its ability to operate and maintain the Facilities and, in all cases, members of such Person's immediate family occupying the same residential unit.

Written Submittal Addendum #1

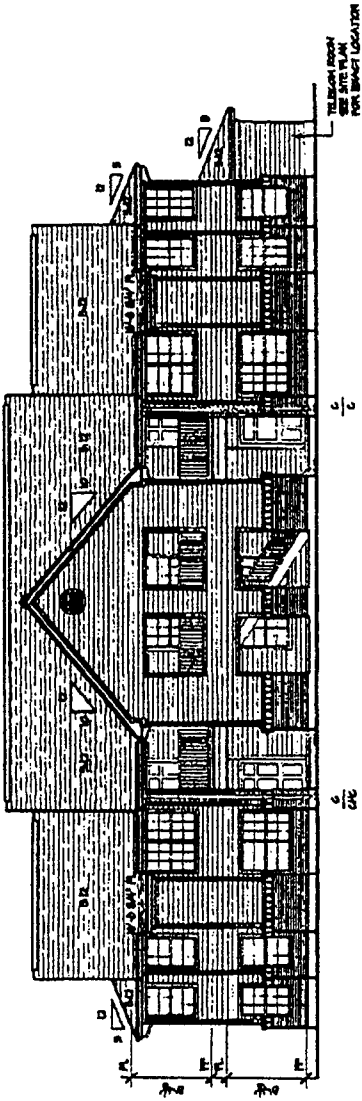
Additional Financial Information

In addition to the complex primarily housing students, Joliet Junior College and Century Development would like to further the understanding of the financial arrangement of the project.

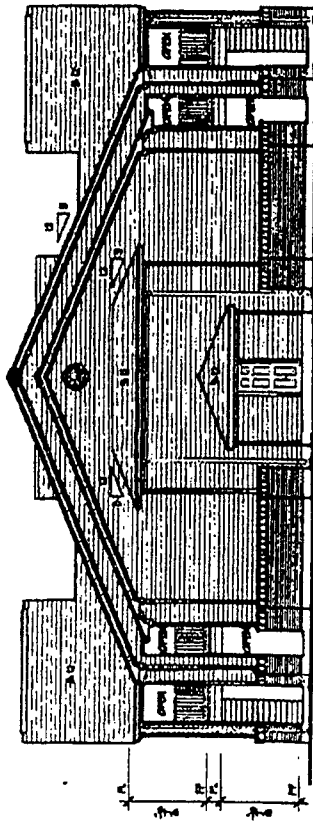
The bonds used to finance the project would be non recourse to the College's general fund and repayable solely from the revenues of the project. The bond purchaser (lender) understands this risk.

When the bonds are sold, a one (1) year debt service reserve is funded from the proceeds of the bonds. Should revenues be insufficient to cover the operating expenses and debt service of the project the following scenario would apply:

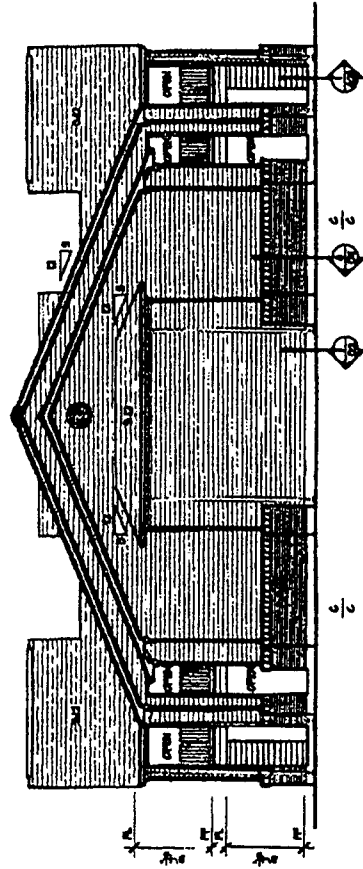
- First, the debt service reserve (DSR) would be drawn upon to meet the project's obligations. Utilization of the DSR funds would constitute a technical default but not a monetary default on the bonds.
- Upon a technical default the lender could replace the management company with an alternative manager.
- If the DSR funds are exhausted and there is a default on the payment of the principal and interest, then the lender can exercise his remedies.
 1. The bond purchaser (lender), to protect the tax exempt bond status and because the project is on College land, can still only lease to students, faculty and other College related, eligible tenants as defined by IRS statute.
 2. The lender would only be entitled to the revenues of the project (whatever they were) to satisfy his debt.
 3. If there is a revenue shortfall, the unpaid principal, interest and penalties would accrue until paid, and the College would be entitled to cash flow after these accrued obligations were paid in full.



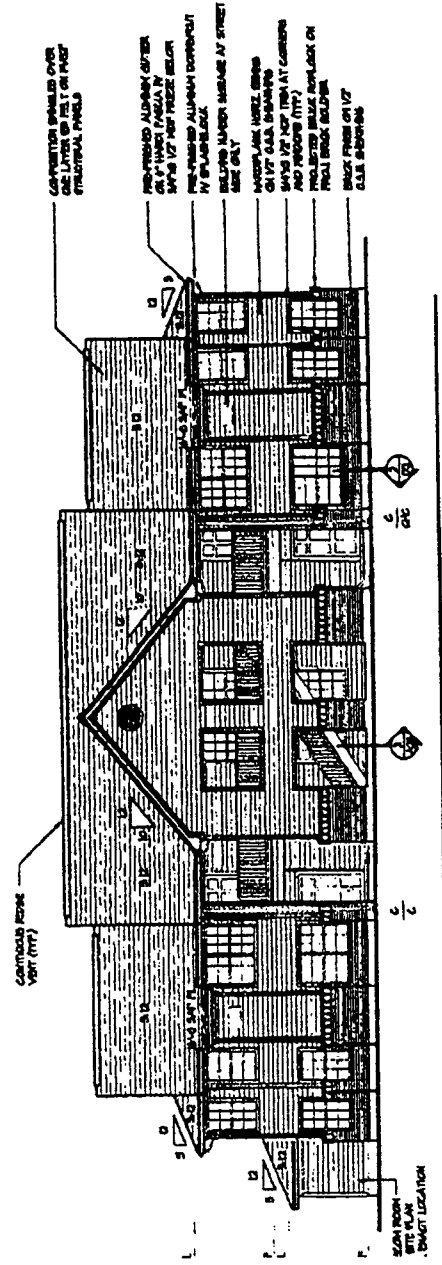
**COURTYARD ELEVATION
BUILDING TYPE I**



**LEFT END ELEVATION
BUILDING TYPE I**



**RIGHT END ELEVATION
BUILDING TYPE I**



**STREET SIDE ELEVATION
BUILDING TYPE I**

Hardiplank Siding Possible Color Schemes

Creamy White SW2445

Palais White SW2429

Nimbus White SW2421

Alpine White SW2427

White Heron SW2425

Restful White SW2449

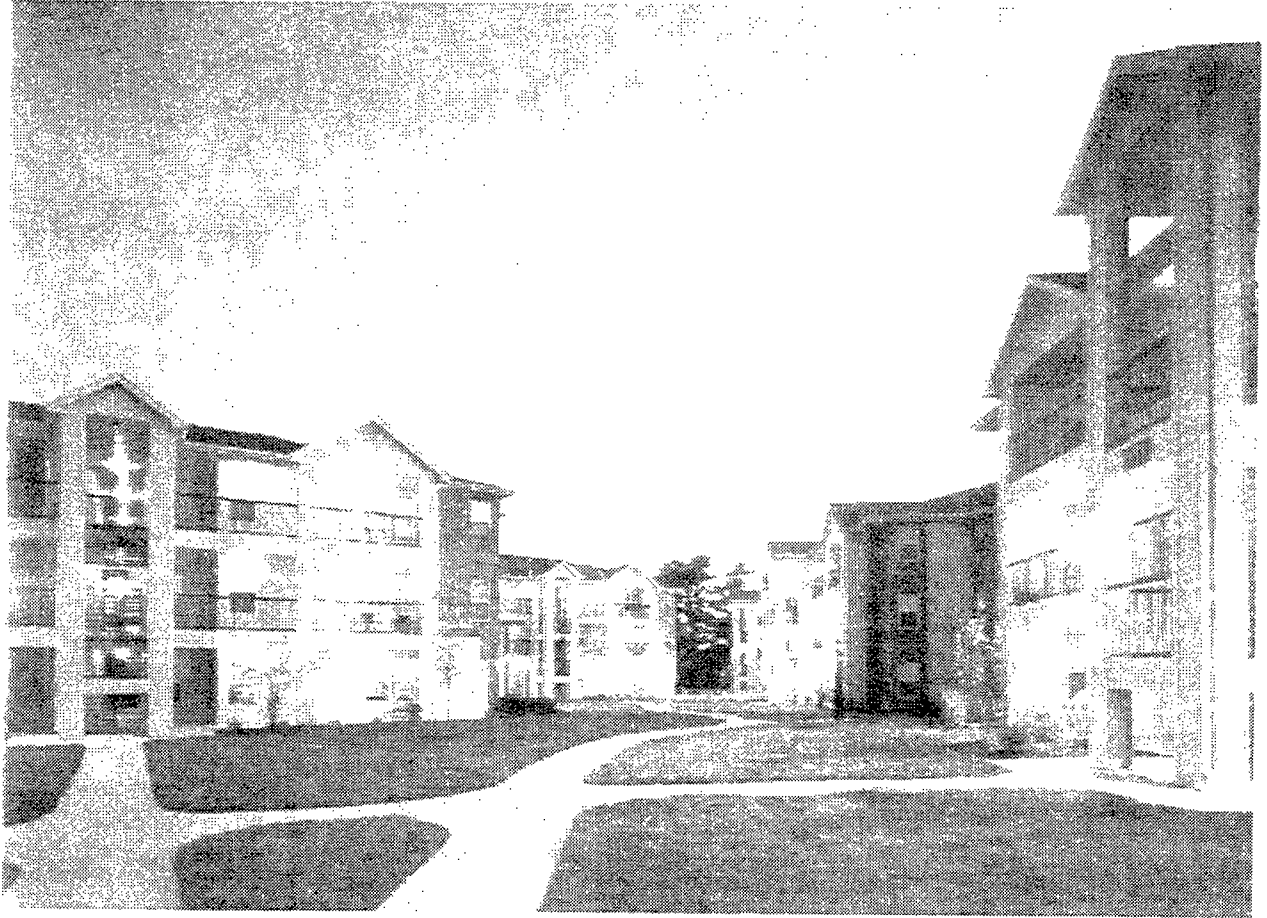
Perma White SW2130

Egret White SW2004

White SW2123

Everest White SW2137

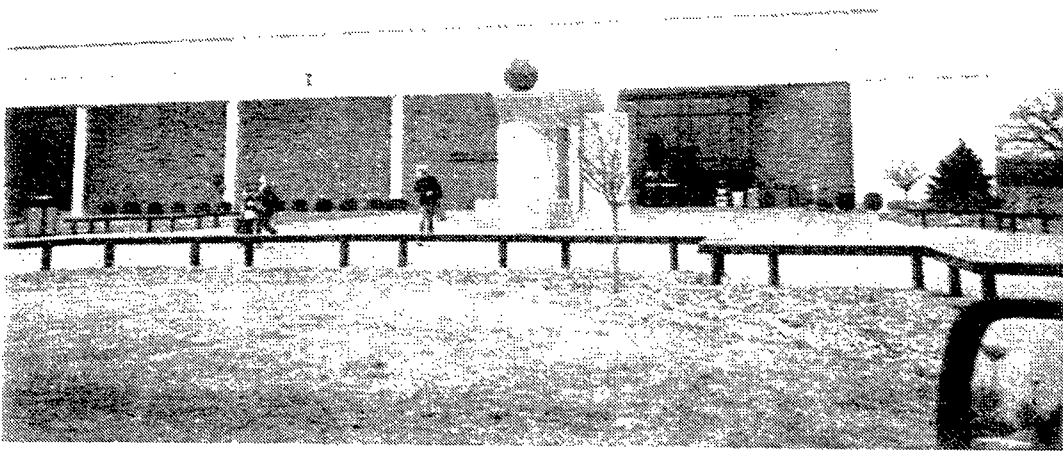
Similar Project Example



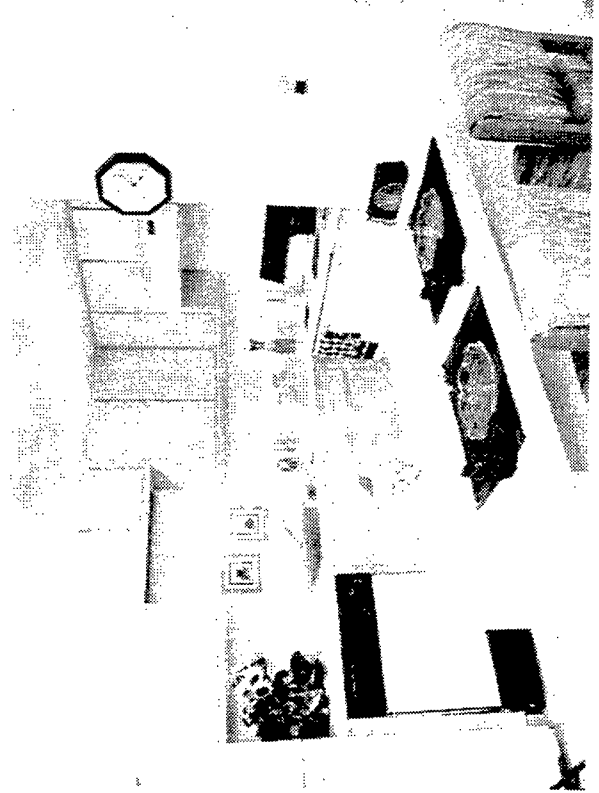
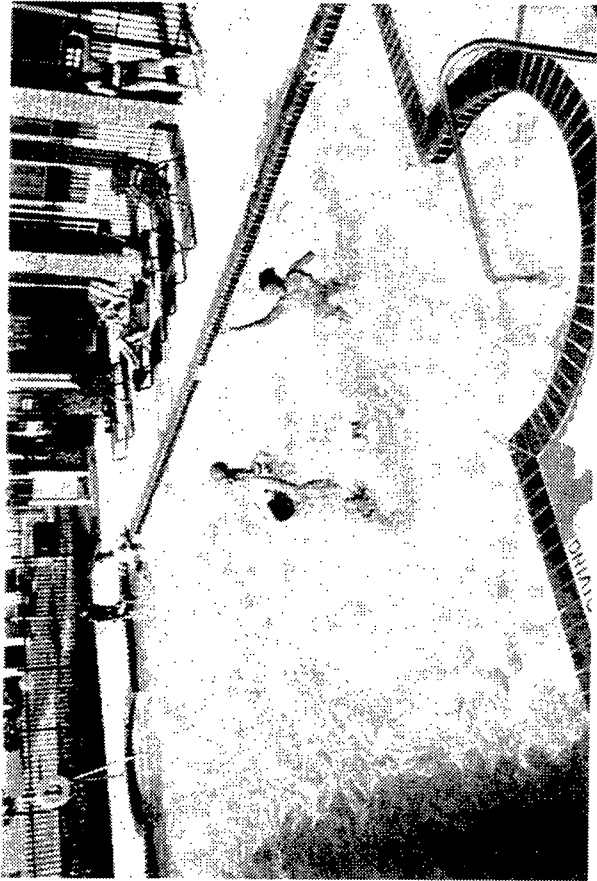
Example of Signage



Sample Color of Finished Brick

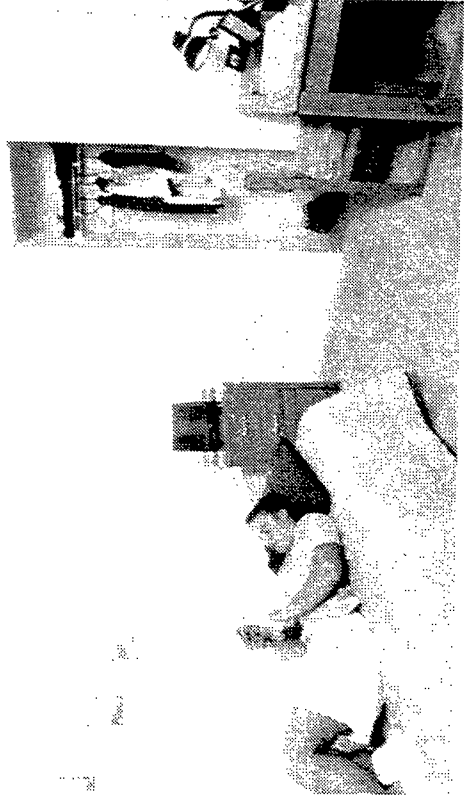
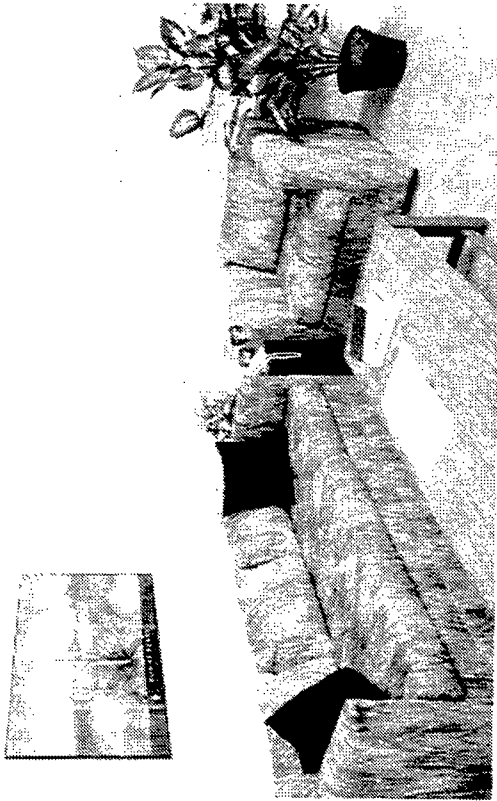


P-10-01
PUD-4-01



Student Life

P-10-01
PUD-4-01



Student Life

STAFF REPORT

DATE: May 10, 2001
TO: Plan Commission
FROM: Planning Staff

SUBJECT: PUD-4-01: Preliminary and Final Planned Unit Development of
Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision

GENERAL INFORMATION:

APPLICANT: J.D. Ross, President Joliet Junior College

REQUESTED ACTION: Approval of Preliminary/Final PUD and a Preliminary Plat

PURPOSE: To develop a 128 unit student housing facility

EXISTING ZONING: R-1 (single-family residential) zoning.

LOCATION: Joliet Junior College Campus, 1215 Houbolt Rd

SIZE:

Lot 1 (student housing)-	15.0 acres
Lot 2 (remainder of campus)-	409.3 acres
Total Joliet Junior College Campus-	424.3 acres

EXISTING LAND USE: Joliet Junior College Campus

SURROUNDING LAND USE & ZONING: (perimeter zoning)

NORTH:	Residential, RB, R5 & undeveloped County zoning
SOUTH:	Rock Run Business Park, B3, I-1
EAST:	Commercial, Residential, R2, B3
WEST:	Residential County zoning

SITE HISTORY:

Joliet Junior College started in 1901 in Joliet Township High School, and now is serving a population of more than 400,000 people in seven counties. In February 1968, the Board of Trustees of JJC selected 368 acres on the west side of Joliet for a new campus. Since then, JJC has been offering classes at this location. 2001 marks the 100-year celebration of this nation's oldest public community college.

SPECIAL INFORMATION:

The Joliet Junior College Subdivision will create 2 lots for the development of a 128-unit garden style student housing facility.

There will be six separate residential buildings, five 3-story and one 2-story, constructed at this location. The buildings will be a mix of 3 different floor plans with efficiencies, 2-units, 4-units and a manager unit. The number of units is as follows:

<u>Unit Type</u>	<u>Unit Sq.Ft.</u>	<u># of Units</u>
Four Bedroom/two bath	873	19
Two Bedroom/two bath	610	96
Efficiency	495	12
<u>Manager</u>	873	<u>1</u>
TOTAL		128

The total project will house a maximum of 296 students. The buildings will be wainscoted on the first floor with finished brick and will be sided with hardiplank horizontal siding.

The project will also include a 5,000 sq. ft. Clubhouse, which will have meeting/study rooms, laundry facilities and space for an outdoor pool. This structure will also have a finished brick façade, and an outdoor pavilion constructed nearby.

Parking for 317 cars will be provided on site. Vehicle access to the site will be permitted from Olympic Blvd., to the South and the Southern Loop Rd., of JJC. The entire site will be fenced with a six-foot wrought iron fence and a voice dial box will provide entry into vehicle and pedestrian gates. Pedestrian access from this residential facility to the JJC campus will be provided via proposed sidewalks, and the existing bike path.

Security for the facility will be provided by the JJC Campus Police.

The entire property will be owned by the Joliet Junior College Housing Foundation, and built/managed by Century Development. Century Development manages on-campus student housing on 30 campuses in 11 states.

The project will be completed in time for the opening of the Fall 2002 semester.

There are some outstanding issues that staff has requested that Century Development address and they are as follows:

1. Timetable for development;
2. Proposed signage for the facility;
3. Maximum occupancy policy for the Manager & Efficiency units;
4. Color schemes for proposed buildings;

5. Wainscoting with brick around the entire perimeter of each residential building;
6. That the long ends of the proposed residential buildings be revised and windows be provided;
7. That elevations for all four sides of the proposed buildings be made available;
8. That the windows of the Clubroom in the Clubhouse be reviewed and possibly enlarged; and
9. Staff also requested that a 6' berm be installed around the perimeter of the site.

Should the Plan Commission recommend approval of this Preliminary/Final Planned Unit Development there should be a finding of the following:

1. That the P.U.D. and Preliminary Plat not be subject to the Park Donation Ordinance;
2. That the P.U.D. and Preliminary Plat not be subject to the School Donation Ordinance;
3. That the similarity of architectural form and style among buildings is integral to the character of a unified development plan and in which the high quality of building materials, building plans or site plan overcome the presumed deficiencies of similarity, thereby negating the need for an anti-monotony plan;
4. That the density of this P.U.D. be allowed to exceed the maximum density allowed by the P.U.D. ordinance, but cannot exceed 128 units for this phase of the proposed development; and
5. That occupancy for units at this location not exceed 296 people
 - a. Four unit apartments only be rented to four people
 - b. Two-unit apartments only be rented to two people
 - c. Efficiencies only be rented to one person (exception for Manager Unit and other exceptions to be determined by staff and Centruy Development);

COMMUNITY DESIGN REVIEW BOARD:

The Community Design Review Board met on May 3, 2001. Minutes of the meeting are on file with the department

ANALYSIS:

The approval of the Preliminary/Final PUD and Preliminary Plat will allow the development of Joliet Junior College Subdivision, which is in character with the surrounding area.

PUD-4-01: PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT OF JOLIET JUNIOR COLLEGE STUDENT HOUSING SUBDIVISION
P-10-01: PRELIMINARY PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION

Mr. Haller gave the planning staff report.

J.D. Ross, President of Joliet Junior College, 119 Inwood Drive, Joliet, appeared on behalf of the petition. He then gave a short presentation describing Joliet Junior College, it's programs and why housing for Joliet Junior College students is needed.

Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, explained that their program is the fourth oldest culinary arts program in the U.S. He said students choose JJC because it's more inexpensive than other culinary arts programs, so it attracts students from a great distance. Parents are concerned about where their college students will live when attending Joliet Junior College.

Dr. Jim Ethridge, 710 Dover Way, Shorewood, IL, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology, stated he has been at JJC since 1972. At that time there were 9 people in horticulture, there are currently 400. This junior college district recruits students from far away due to lack of these programs in their areas. The Veterinary program is brand new and state-of-the-art. There is a need in the Chicago 6 collar counties for 5,000 employees trained in veterinary technology immediately. JJC is currently training 36 students a year with one coming from Poland next year. One of the major challenges is finding affordable housing for the students in these programs, especially coming from rural areas and finding the rents so high in this area.

Dr. Ross said the Joliet Jr. College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management.

Mr. Short, Houston, Texas, spoke of how the project will be operated. There will be a security gate and a pedestrian gate. They bring a lot of student development theories to the management of the housing. They will be directed by JJC in regard to their policies. They will have on-site professional management.

Vince Spencer, Century Development, explained the history of that company. They will be the project managers, construction management and provide post construction services. He then described the construction materials that will be used, and provided pictures of some of their other projects, including public areas and student living areas.

Dr. Ross said the goal of this project is to provide safe, affordable housing for their students. Through their R.F.P. they narrowed this project down to Century because of their capability to manage both construction and management of this type of housing.

Mr. Strader asked various questions regarding construction materials and the timetable for construction. Century explained that they would have the facilities inspected periodically to maintain construction integrity.

Mr. Gerl inquired about the security and safety of the students living here.

Mr. Short said there would be two adult managers living on-site and a student staff (RA's) each assigned a certain area of students. It will be their responsibility to be on-call for any problems that could arise. The JJC Campus Police will be available if needed. The Joliet Police Department will provide mutual aide. Alcohol will be prohibited from the facility.

The City of Joliet will inspect the buildings.

Mr. Kella asked about funding.

Mr. Spencer explained that Will County will be issuing the bonds through Foundation Housing LLC, and those private funds will fund this project. Foundation Housing LLC will own the property. Century has no ownership stake in this project.

Mr. Millsap asked about sewer and water tap on fees, school site contributions and park site donations.

Mr. Haller said they have requested a waiver because this is a school project, and won't impact the school districts. There will be Forest Preserve accessibility and the sports complex at the college. Therefore, the school site contribution and park donation ordinances will be waived. There will also be a waiver to the anti-monotony ordinance and the density usually allowed in our developments. All of these things will be covered under the PUD process. He said there would be a new road constructed to get to this property from Olympic Drive, which is a dedicated street. This will create a new access to JJC that will relieve traffic congestion to JJC. The City is working on a new traffic signal at this entrance at Houbolt and Olympic.

Mr. Pasteris asked about the storm water drainage.

Jerry Papesh said the property has quite a bit of relief from east to west. He pointed out the storm water detention basin and how the water drains into Rock Run Creek.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the

PLAN COMMISSION

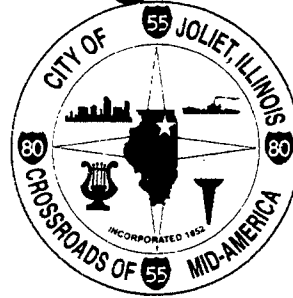
MAY 17, 2001

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motion which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

OFFICE OF THE CITY MANAGER
 JOHN M. MEZERA
 CITY MANAGER
 PHONE 815/ 724-3720
 FAX 815/ 724-3737

CITY OF JOLIET



150 W. JEFFERSON STREET
 JOLIET, ILLINOIS 60432-4158

June 11, 2001

TO: Mayor and City Council

FROM: John M. Mezera, City Manager

SUBJECT: PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision
RP-13-01: Recording Plat of Joliet Junior College Subdivision

BACKGROUND:

The Joliet Junior College Subdivision will create 2 lots for the development of a 128-unit garden style student housing facility, located on the existing Joliet Junior College (JJC) Campus. The campus is currently 424 acres in size, and 15 acres will be set aside for this project. There will be six separate residential buildings, five 3-story and one 2-story, constructed at this location. The buildings will be a mix of 3 different floor plans with efficiencies, 2-units, 4-units and a manager unit. The number of students per unit, number of units, and the total square footage per unit is as follows:

<u>Unit Type</u>	<u>Maximum Students per Unit</u>	<u># of Units</u>	<u>Total Unit Sq.Ft.</u>
Four Bedroom/two bath	4	19	873
Two Bedroom/two bath	2	96	610
Efficiency	2	12	495
<u>Manager¹</u>	4	<u>1</u>	873
TOTAL		128	

The total project will have 128 units (8.5 units/acre) and will house a maximum of 296 students. The density is reasonable because it is student housing centrally located on this large campus. The buildings will be brick wainscoted on the entire first floor. The maintenance room on the end of each building will also be brick faced. Each individual unit will have their own personal balcony. The horizontal siding to be installed will be a variation of white, similar to the existing JJC campus buildings.

The project will also include a 5,000 sq.ft. Clubhouse, which will have meeting/study rooms, laundry facilities and an outdoor pool. This structure will also have a finished brick façade. An outdoor pavilion will also be constructed nearby.

¹ Manager and Immediate Family

Sufficient parking for 317 cars will be provided on site. Vehicle access to the site will be permitted from Olympic Blvd., to the South and the Southern Loop Rd., of JJC. Pedestrian access from this residential facility to the JJC campus will be provided via proposed sidewalks, and the existing Forest Preserve bike path. All improvements in this development are private.

A six-foot wrought iron fence will surround the site and a 2' to 4' berm will be placed on the north, east and west borders of the property. The south border of JJC's property will also be improved with a berm by the developers of the adjoining Rock Run Business Park. Entry to the gated residential community will be via a dial/voice system at both the pedestrian and vehicle entrances. The JJC Campus Police will provide security for the facility.

The Joliet Junior College Housing Foundation will own the 15 acres site and the housing complex. The project will be built/managed by Century Development. They manage on-campus student housing on 30 campuses in 11 states. The housing will be completed in time for the opening of the Fall 2002 semester.

PUBLIC HEARING:

The Plan Commission reviewed this petition at its May 17, 2001 hearing. Mr. Haller gave the planning staff report. Dr. J.D. Ross, President of JJC, appeared on behalf of the petition. He then gave a short presentation describing JJC, it's programs, and why housing for JJC students is needed. Mr. Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, and Dr. Jim Ethridge, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology Department, succeeded him with presentations.

Dr. Ross said the Joliet Junior College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management, Houston, Texas, and Vince Spencer, Century Development who spoke of how the project will be operated.

The Plan Commission asked questions concerning construction materials, security and safety, funding, City fees/regulations and drainage. All Plan Commission questions were answered by representatives from JJC, Century Development and Staff. Minutes of the meeting are attached. No one appeared in opposition to the petition.

RECOMMENDATION OF THE PLAN COMMISSION:

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the motion, which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

ANALYSIS

Staff has reviewed this matter and the character of the buildings, site plan and high quality of materials are sufficient that an anti-monotony plan is not required for this development. The sponsors of this project are also requesting a waiver from the requirements of school and park site contribution ordinances. This housing is for students who will not impact local grade or high schools. In addition, the on-campus recreation facilities will satisfy the majority of the residents needs. The respective school and park districts were contacted by JJC regarding this matter and there have been no objections. Therefore, staff is of the opinion that the Plan Commission's recommendation be adopted.

RECOMMENDATION OF THE ADMINISTRATION:

The administration concurs with the Plan Commission's recommendation and recommends the City Council find and adopt the following:

1. An ordinance approving PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision;
2. An ordinance approving P-10-01: Preliminary Plat of Joliet Junior College Subdivision;
3. An ordinance approving RP-13-01: Recording Plat of Joliet Junior College Subdivision;
4. That the petition not be subject to the Park or School donation ordinances and not be required to submit a anti-monotony plan; and
5. That the proposed PUD density be approved at 8.5 units/acre (which exceeds the underlying R-1, single-family residential district zoning.)

Subject to the following conditions:

- A. That occupancy for units at this location not exceed 296 people and that
 - a. Four-units only be rented to four people or less;
 - b. Two-units only be rented to two people or less;
 - c. Efficiency units only be rented to two people or less; and
 - d. The Manager unit only be rented to Manager and immediate family (four people or less).
- B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
- C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
- D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
- E. Payment of all required building permit and tap-on fees prior to commencement of construction.

Respectfully Submitted,



John M. Mezera, City Manager

CONCURRENCE:



James M. Haller, Director
Community & Economic Development



Donald J. Fisher, Director
Planning Division



Alfredo Melesio
Planner I