



November 18, 2024

Ray Heitner, AICP
City of Joliet - Planner
150 W. Jefferson Street
Joliet, IL 60432

Re: Vista Ridge Development

Dear Mr. Heitner:

The Plainfield Park District agrees in concept to the Park Site Plans dated September 9, 2024 (revised in November 2024), for McNaughton Development's development at Vista Ridge. Based on the concept plan and discussions, McNaughton Development will be constructing three park sites.

The total park size is 5.4 acres for both sites.

Based on the City of Joliet Ordinance for Dedication of Park Lands or Payment of Fees in Lieu thereof, McNaughton Development is responsible for dedicating 11.92 acres of land with a cash equivalent of \$1,430,400 to the Park District. This is based on 392 units within the development including 76 townhomes and 321 single-family homes. Subtracting the 5.4 acres of land for the three proposed park sites valued at \$648,130, McNaughton Development still owes cash in lieu of \$782,270 to the Park District. These funds will be used to develop the three park sites.

The Park District and McNaughton Development are currently finalizing the details of the Developer agreement for Vista Ridge. The Park District is comfortable to say that these details will be worked out based on past experiences with McNaughton Development LLC.

Please contact me if you have any questions.

Sincerely,

Bob Collins
Director of Planning
Plainfield Park District

CC: Carlo Capalbo, Executive Director, Plainfield Park District
John Barry, McNaughton Development

Prairie Activity & Recreation Center 24550 West Renwick Rd. Plainfield, IL 60544 Phone: (815) 436-8812	Recreation Administration Center 23729 W. Ottawa St. Plainfield, IL 60544 Phone: (815) 436-8813	Streams Recreation Center 24319 Cedar Creek Ln. Plainfield, IL 60586 Phone: (815) 436-8829	Normantown Equestrian Center 12151 S. Normantown Rd. Plainfield, IL 60585 Phone: (815) 254-1950	Plainfield Township Community Center 15014 S. DesPlaines St. Plainfield IL 60544 Phone: (815) 436-2029	Maintenance Shop 22500 W. Lockport St., Plainfield, IL 60544 Phone: (815) 436-8812
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