

DATE: January 6, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: PUD-1-26: Amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to Allow Additional House Plans

GENERAL INFORMATION:

APPLICANT: D.R. Horton, Inc.
STATUS OF APPLICANT: Owner / Builder
OWNER: D.R. Horton, Inc. and Ross Lane Development LLC
REQUESTED ACTION: Approval of an amendment to the Planned Unit Development to allow additional house plans
PURPOSE: To allow two one-story house models in addition to the previously approved two-story models
EXISTING ZONING: R-2 (Single-Family Residential);
Planned Unit Development of Prairie Landing Subdivision
LOCATION: 2200 Essington Road (06-03-36-100-033-0000)
(Council District #1)
SUBDIVISION SIZE: 44 acres
EXISTING LAND USE: Residential subdivision under development
SURROUNDING LAND USE & ZONING:

NORTH: Residential (Picardy subdivision), R-2 (single-family residential)
SOUTH: Residential (Warwick Five subdivision), R-2 (single-family residential)
EAST: Agricultural / undeveloped, unincorporated Will County A-1 (agricultural)
WEST: Commercial (self-storage facility, car dealership), B-3 (general business)

SITE HISTORY: In April 2025, City Council approved the Final Planned Unit Development of Prairie Landing Subdivision, which is located on the east side of Essington Road at Old Castle Road. The subdivision contains 120 single-family lots, a small park lot, and multiple storm detention areas. The house plans approved with the PUD include three models with ten total elevations. All models are two-story houses with living areas between 2,000 and 2,600 square feet. The houses include four to five bedrooms, two-and-a-half bathrooms, and attached two-car garages.

The residential design standards in the Zoning Ordinance require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units in a new residential subdivision to be comprised of brick or stone. As part of the PUD request, the petitioner received approval of a variation from this requirement to allow 25 percent of the front elevations of 100 percent of the dwelling units to be brick or stone. The approved two-story house plans include between 25 and 41 percent brick or stone on their front elevations.

Prairie Landing Subdivision is currently under development, and home construction began in November 2025.

SPECIAL INFORMATION: The petitioner, D.R. Horton Inc., is requesting to add two additional house models to the set of approved house plans for the Prairie Landing Planned Unit Development. Both models are one-story and have the same architectural style and roof pitch as the approved plans. Each model has four possible elevations, all of which meet or exceed the requirement of 25 percent brick or stone on the front façade. One model has around 1,700 square feet of living area and contains four bedrooms, while the second model has around 1,500 square feet of living area and contains three bedrooms. Both models include attached two-car garages.

The petitioner is required to amend the Planned Unit Development to add these additional models because they differ in the number of stories from the approved house plans. The petitioner requests this amendment due to market interest for this size and style of home.

This request does not change any other characteristic of the Planned Unit Development, such as number of lots, lot size, or overall site layout.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to allow one-story house models to be included with the set of approved house plans for the subdivision. The proposed plans are the same style and materials as the approved two-story plans. The subdivision is new and home

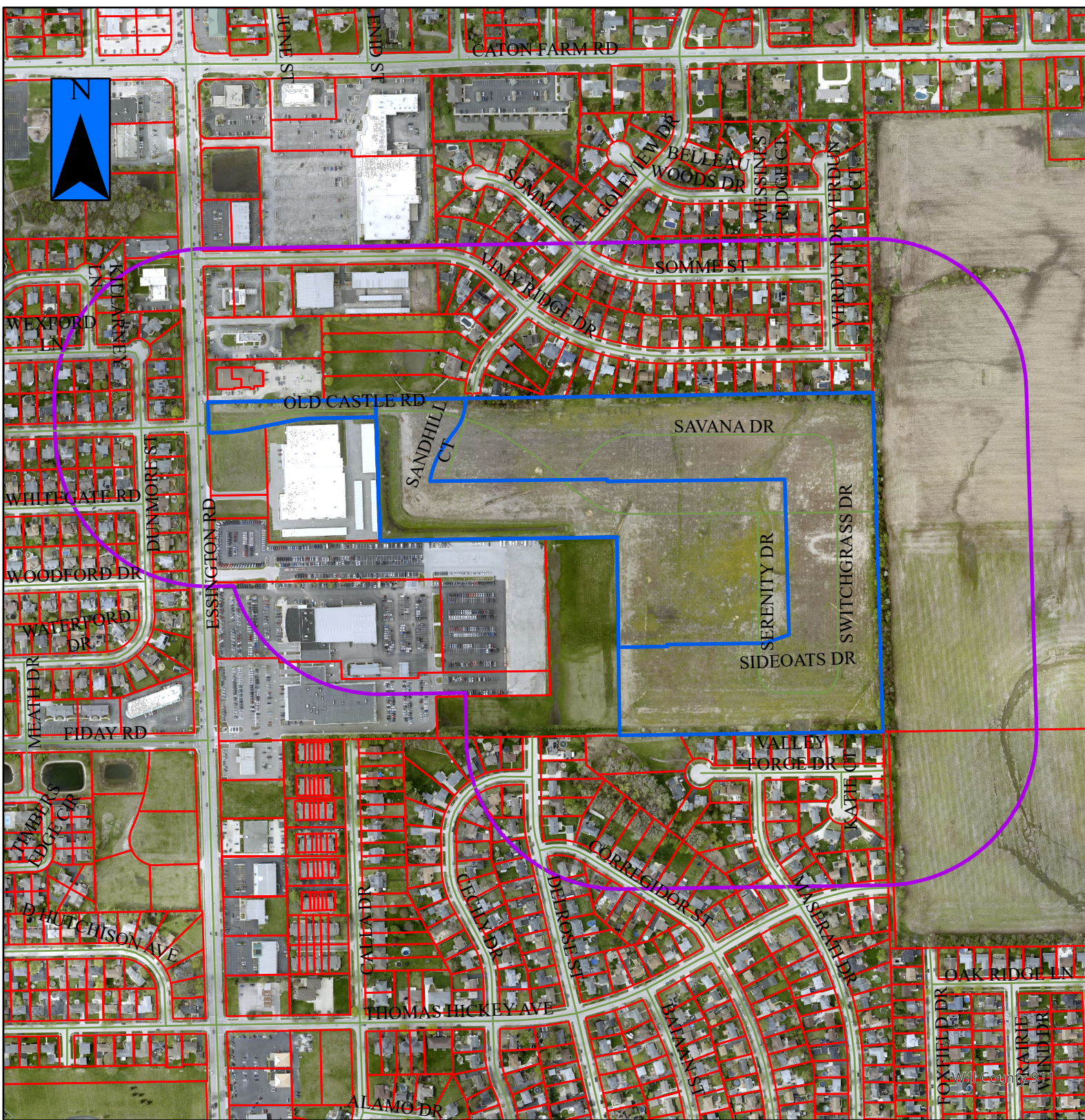
construction has just started, so if approved, the additional plans will be available to almost all prospective home buyers.

Figure 1: Subject site at Essington Road and Old Castle Road (2025)



Figure 2: Prairie Landing Subdivision under construction, view east from entrance road (Jan 2026)

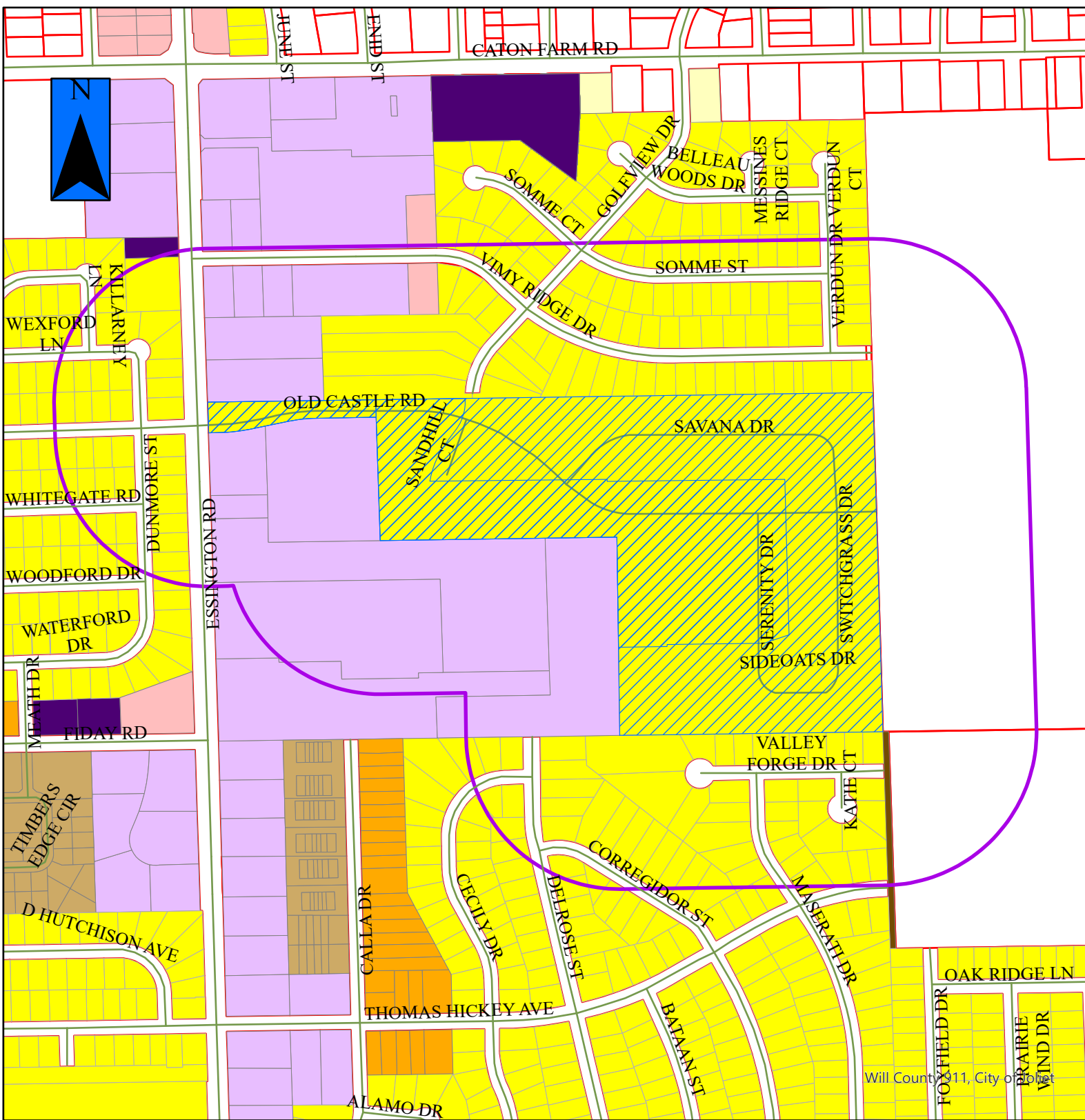




PUD-1-26a



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

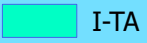
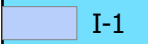


PUD-1-26

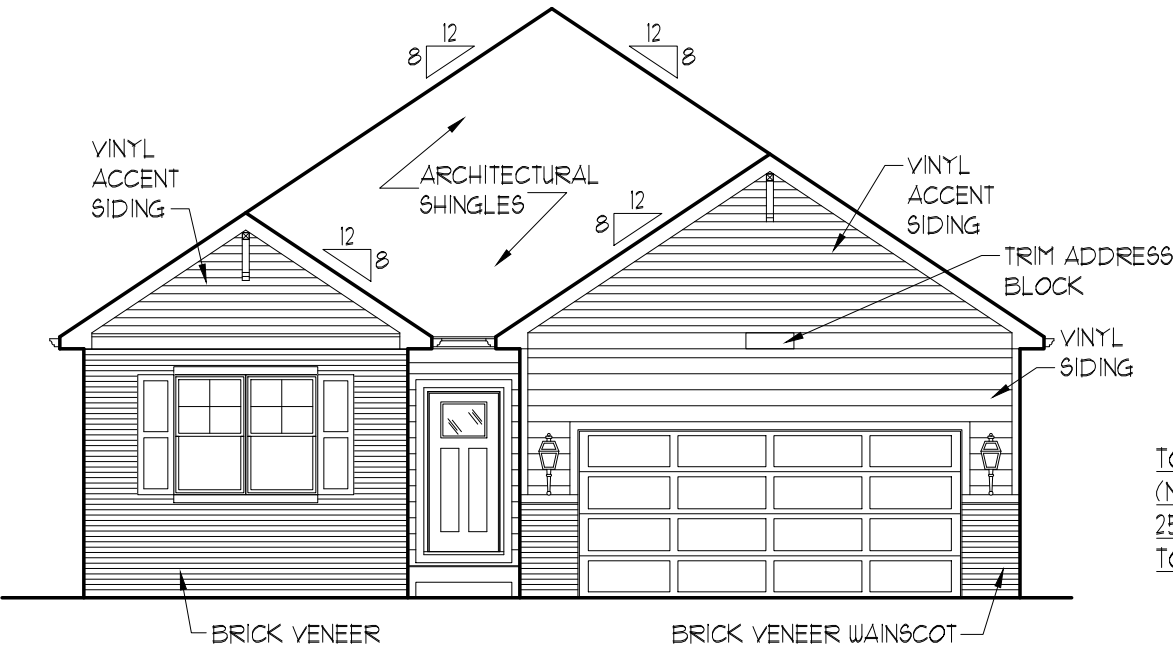


-  = Property in Question
-  = 600' Public Notification Boundary

Legend

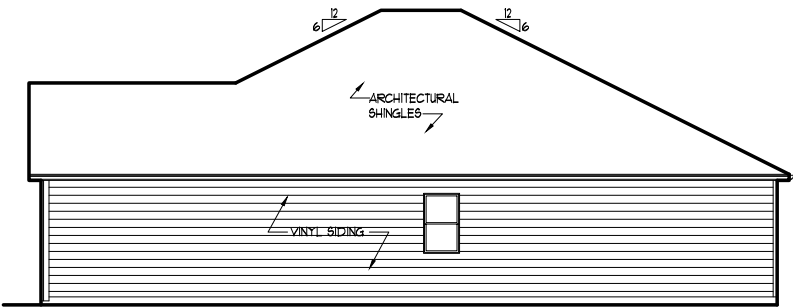
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

PROPOSED ADDITIONAL HOUSE PLANS

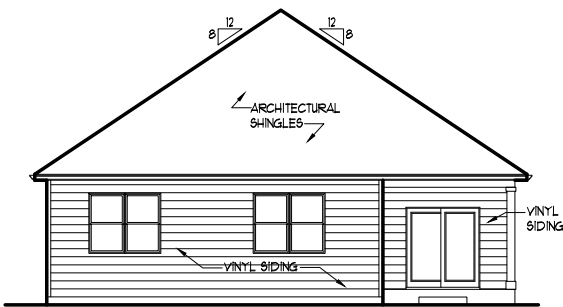


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
25% OF SIDEABLE AREA = 84.57 SQ. FT.
TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

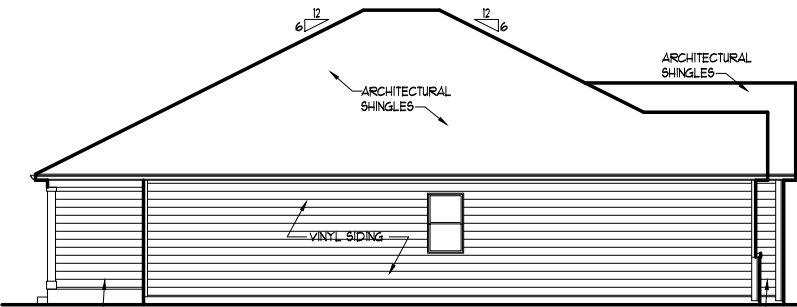
ELEVATION "A4"



TYPICAL RIGHT ELEVATION

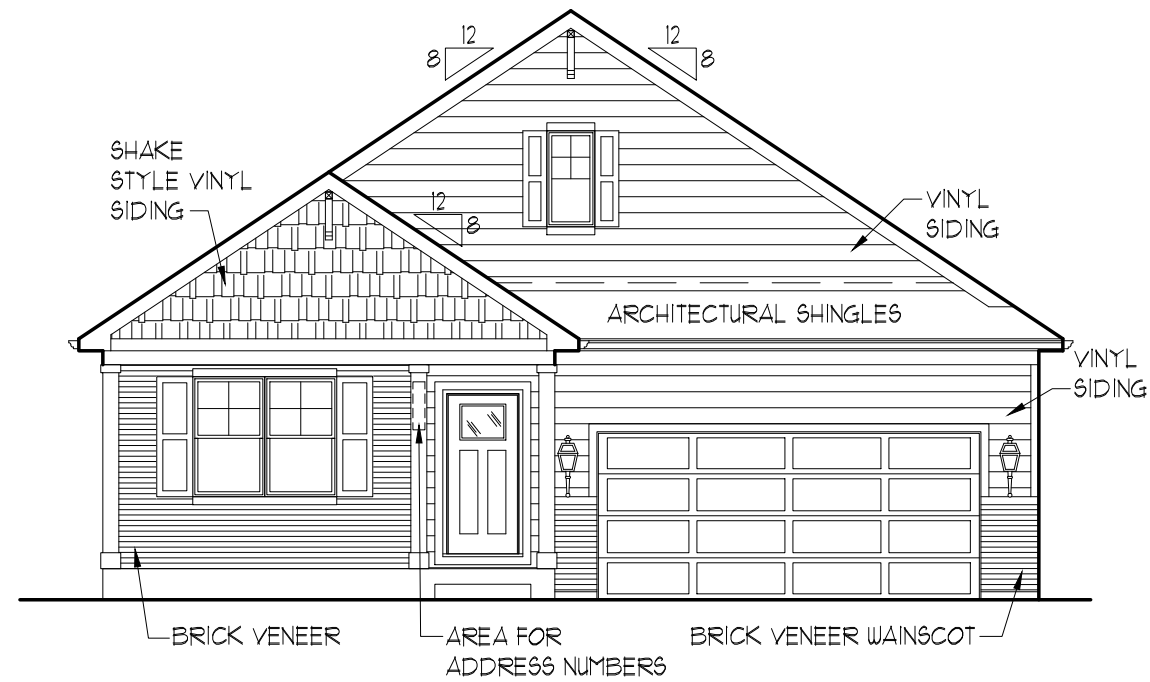


TYPICAL REAR ELEVATION



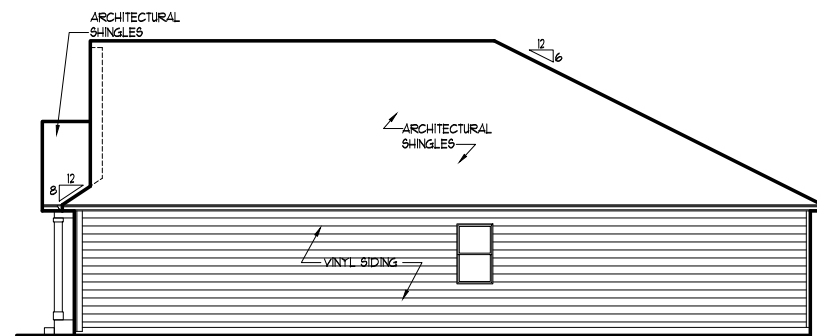
TYPICAL LEFT ELEVATION

x422
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

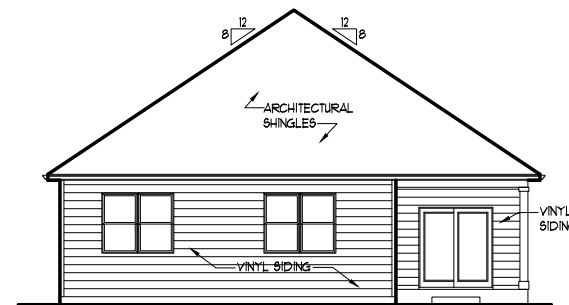


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
25% OF SIDEABLE AREA = 104.86 SQ. FT.
TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)

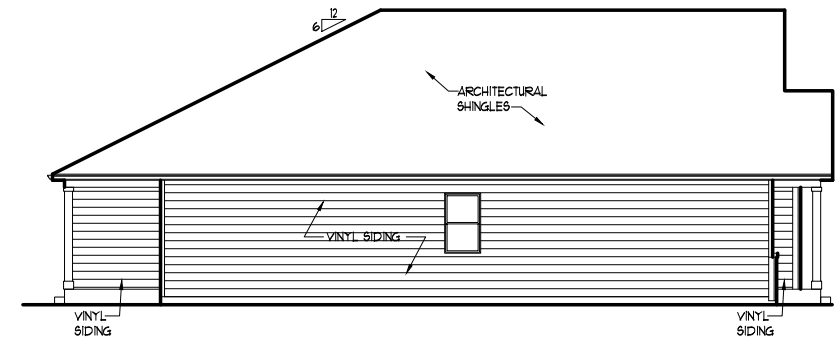
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



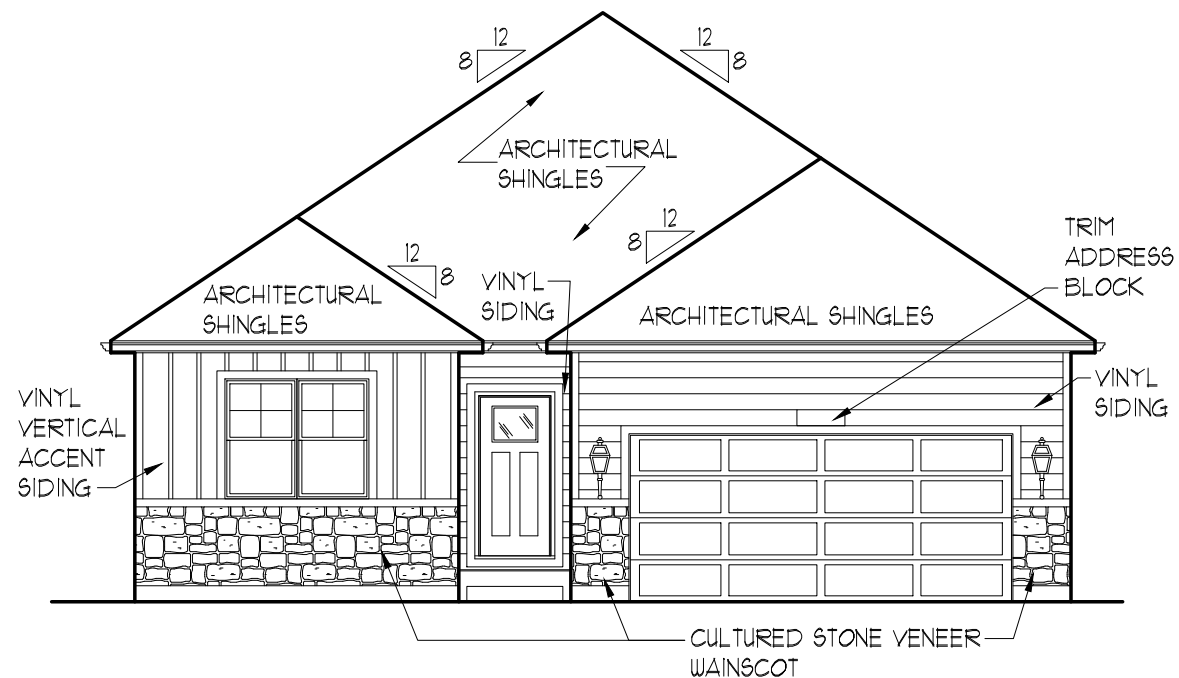
TYPICAL LEFT ELEVATION

x422

PRAIRIE LANDING

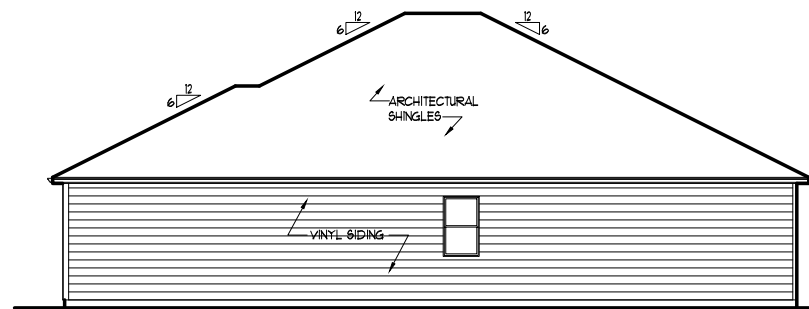
JOLIET, IL.

X-SERIES

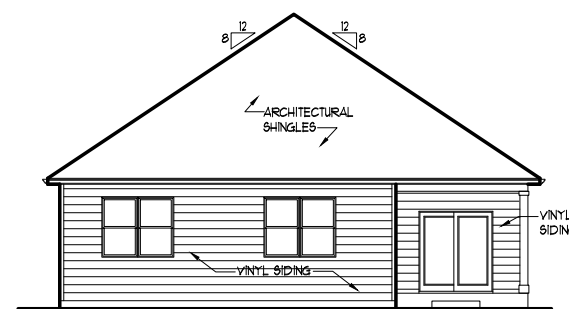


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA = 55.29 SQ. FT.
TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)

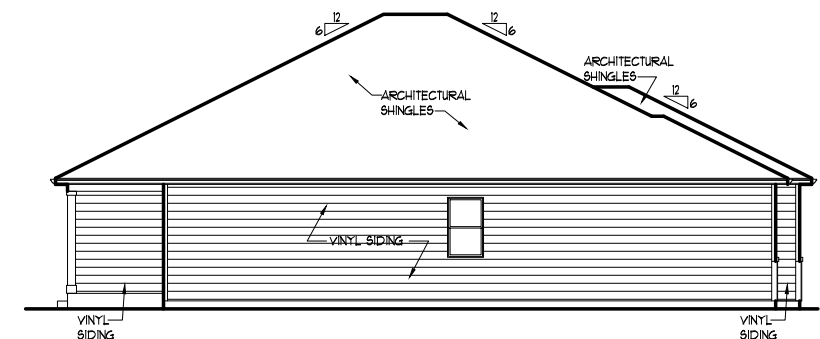
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TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



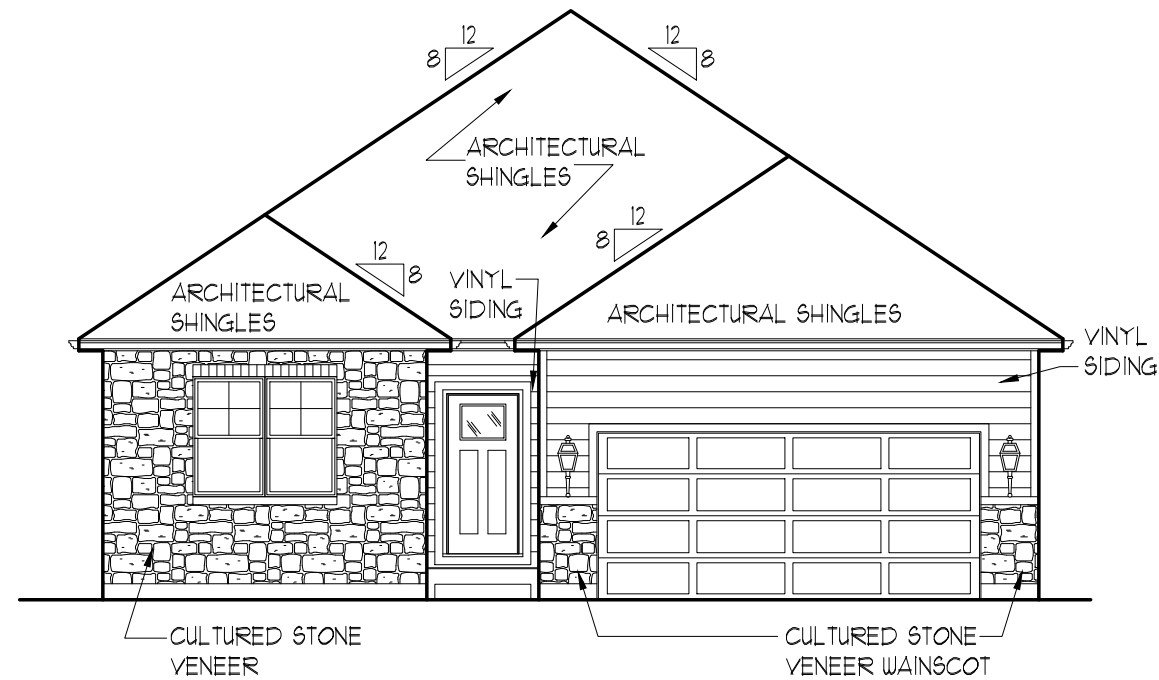
TYPICAL LEFT ELEVATION

x422

PRAIRIE LANDING

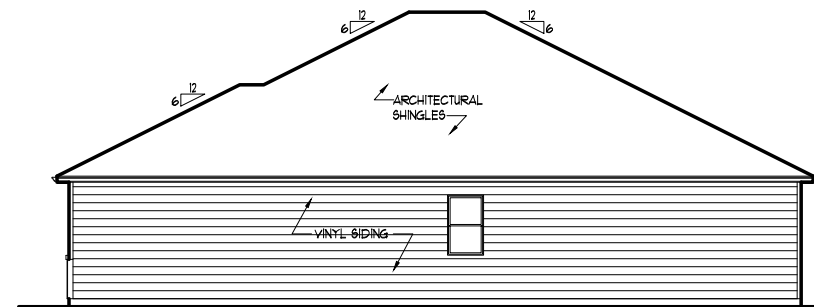
JOLIET, IL.

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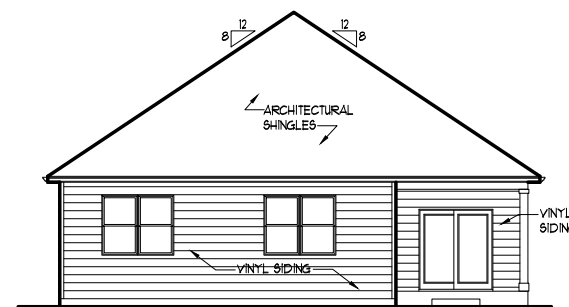


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA = 55.29 SQ. FT.
TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

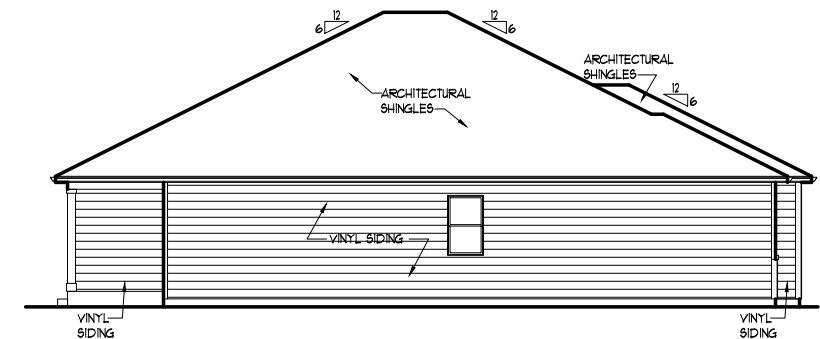
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



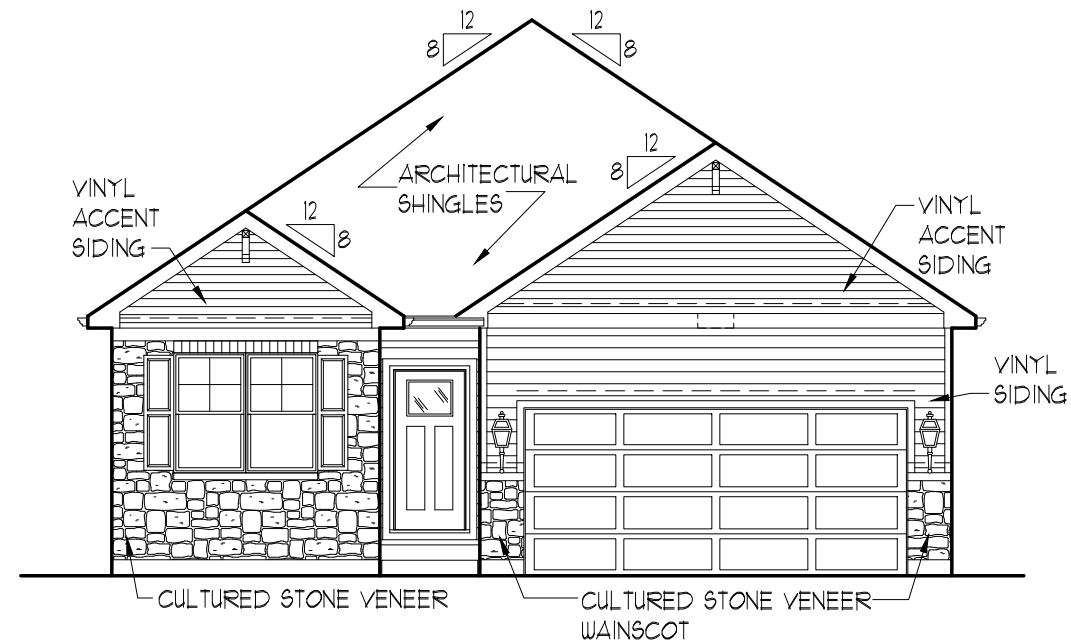
TYPICAL LEFT ELEVATION

x422

PRAIRIE LANDING

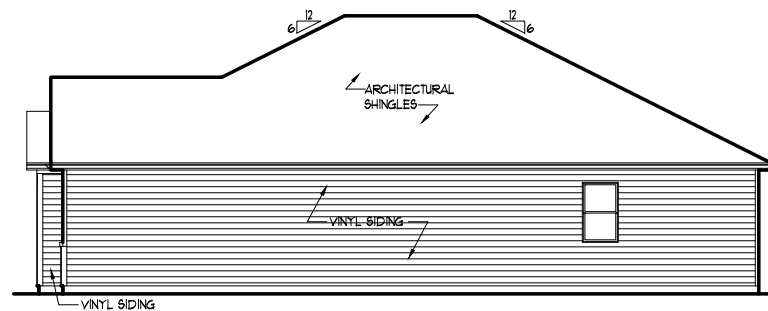
JOLIET, IL.

X-SERIES

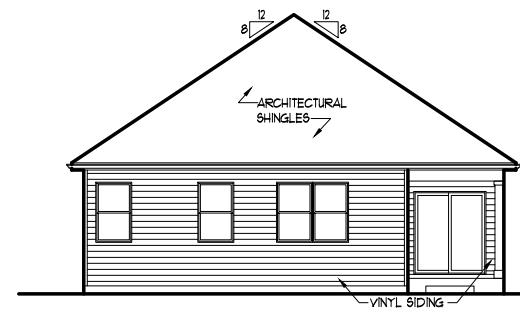


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
 25% OF SIDEABLE AREA = 69.73 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

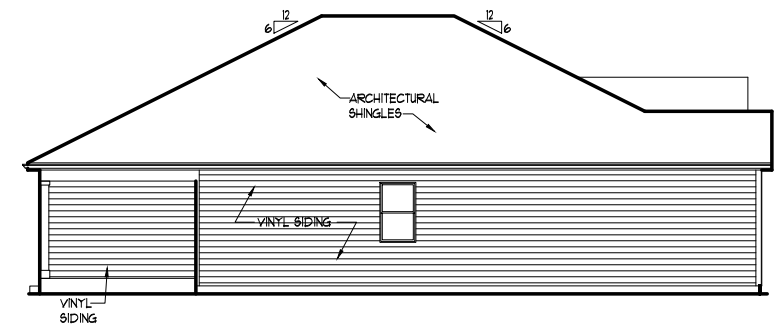
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



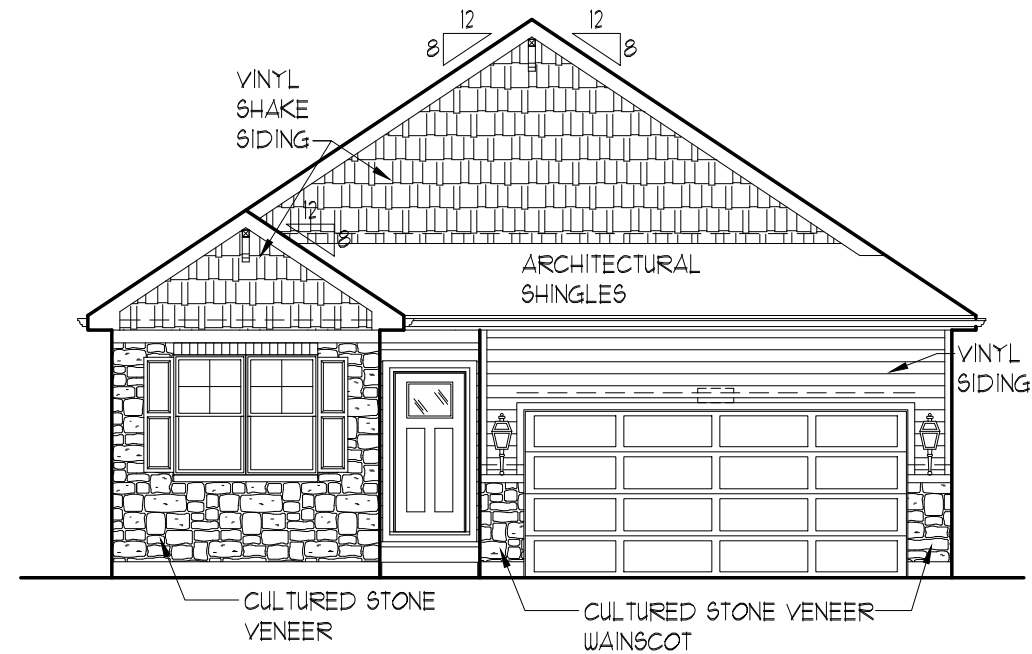
TYPICAL LEFT ELEVATION

x435

PRAIRIE LANDING

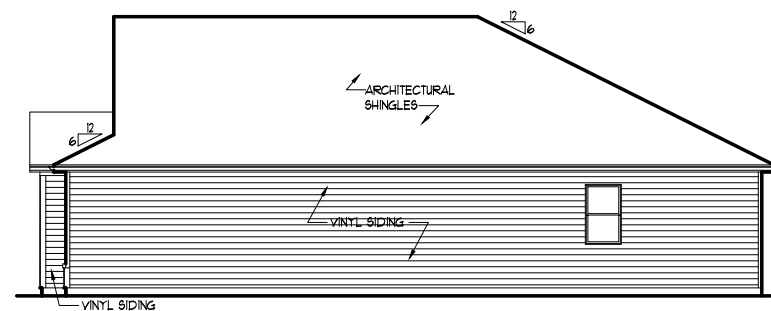
JOLIET, IL.

X-SERIES

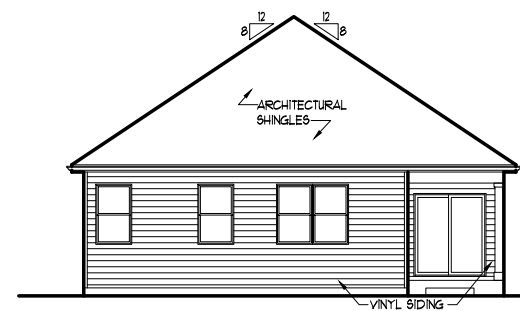


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
 25% OF SIDEABLE AREA = 79.20 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)

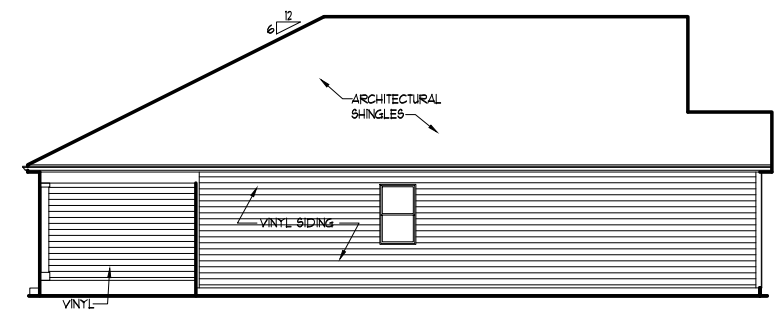
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



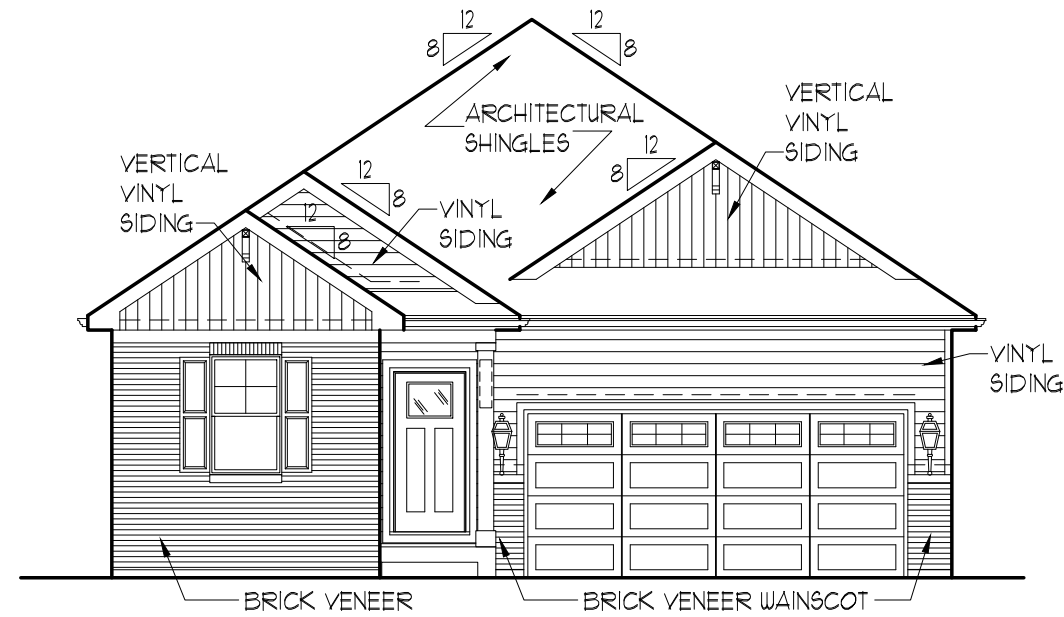
TYPICAL LEFT ELEVATION

x435

PRAIRIE LANDING

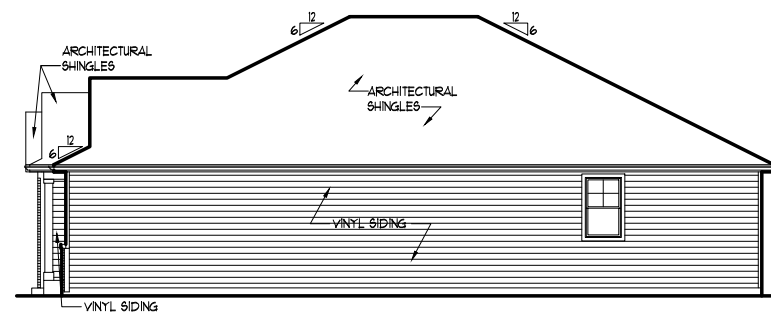
JOLIET, IL.

X-SERIES

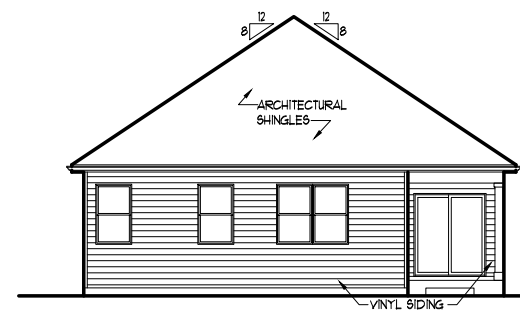


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
 25% OF SIDEABLE AREA = 66.44 SQ. FT.
 TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

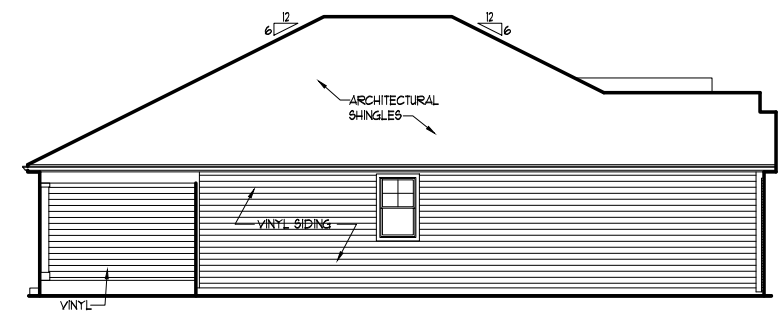
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x435

PRAIRIE LANDING

JOLIET, IL.

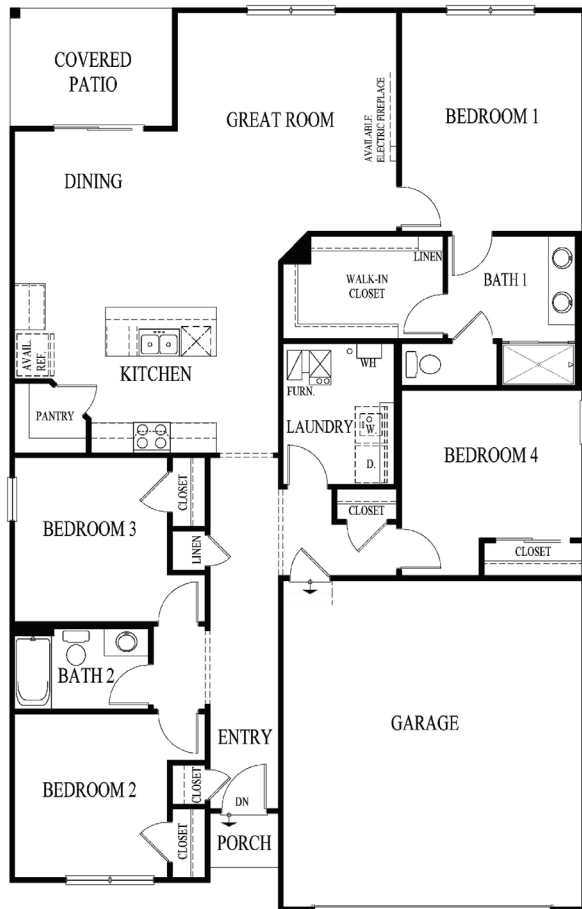
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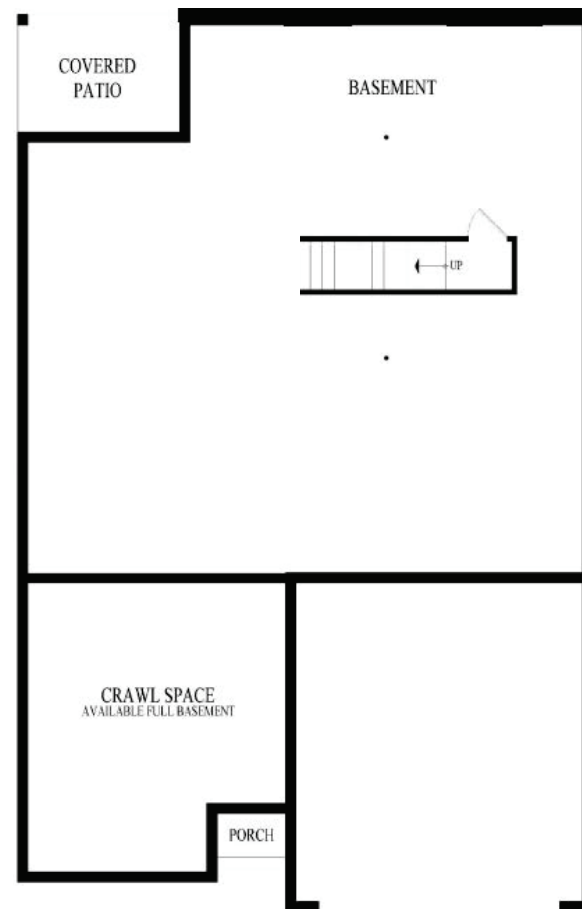
Main Level Configuration with Basement Stairs



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 210811



Main Level

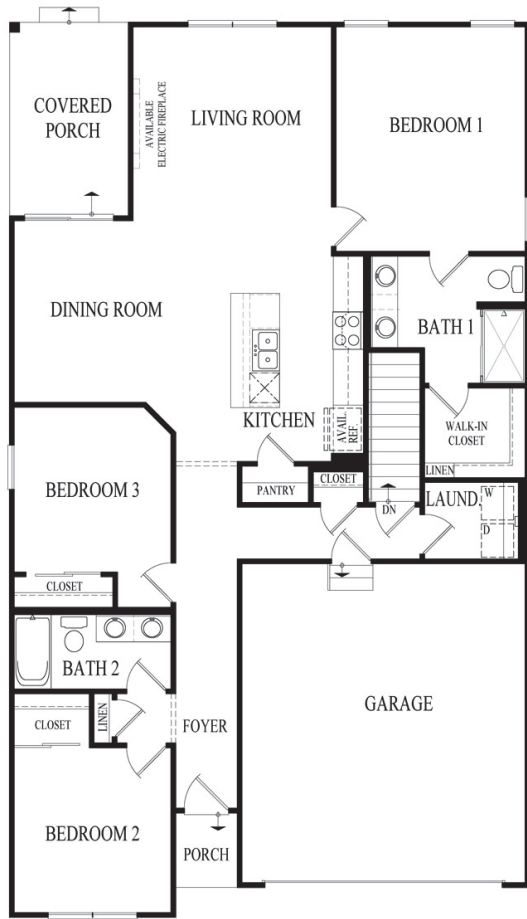


Basement*

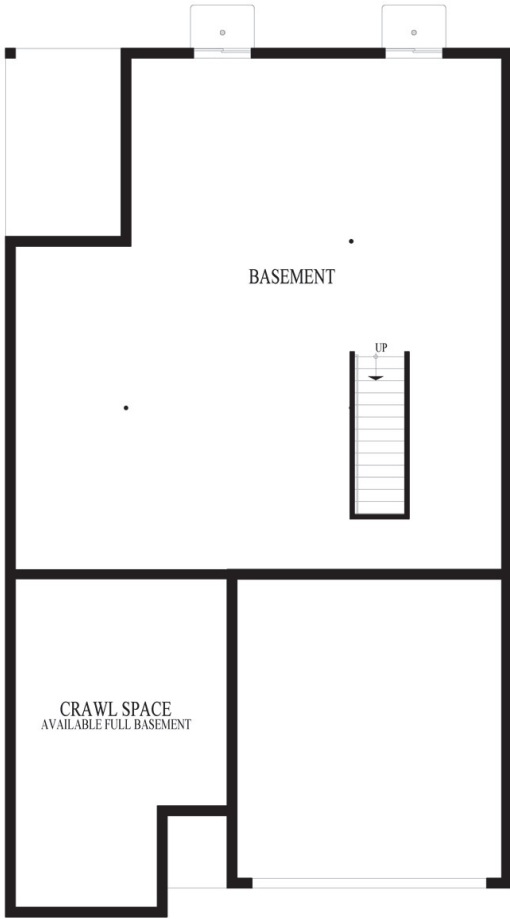
*Mechanical and window locations may vary. See a sales representative for details.



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 210811



Main Level



Basement*

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



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CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

____ Preliminary
____ Final
x ____ Amendment

NAME OF PUD: Prairie Landing

AMENDMENT REQUESTED: Amendment to authorize the addition of one-story/ranch dwelling units (consisting of not less than 25% masonry on the front building facade) as an approved dwelling unit type amongst the previously approved two-story dwelling units previously authorized under the Prairie Landing planned unit development.

NAME OF PETITIONER: D.R. Horton, Inc. - Midwest (DRH) for itself, as owner in part, and with the authorization of Ross Lane Development LLC - Prairie Landing Series (RLD), as owner in part

BUSINESS ADDRESS: 1750 E. Golf Road, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

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

INTEREST OF PETITIONER: DRH is owner of those 36 lots identified on Ex. A attached hereto.

NAME OF LOCAL AGENT: N/A

ADDRESS: N/A PHONE: N/A

OWNER: RLD is owner excluding 1) those lots identified on Ex. A and 2) dedicated ROW.

BUSINESS ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS PHONE: N/A E-MAIL N/A

ENGINEER: N/A

ADDRESS: N/A PHONE: N/A

LAND SURVEYOR: N/A

ADDRESS: N/A PHONE: N/A

ATTORNEY: Steven C. Bauer for and on behalf of DRH

ADDRESS: 1750 E. Golf Road, Schaumburg, IL 60173

PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: Please see Ex. B attached hereto.

COMMON ADDRESS: Please see Ex. C attached hereto.

PERMANENT INDEX NUMBER (Tax No.): 06-03-36-100-033-0000 (parent PIN)

SIZE: Please see Recording Plat of Prairie Landing Subdivision Planned Unit Development.

NO. OF LOTS: 120

PRESENT USE: Under development

EXISTING ZONING: R-2

USES OF SURROUNDING PROPERTIES: North: Single-family detached residential

South: Single-family detached residential

East: Agricultural

West: Commercial

Name of Park District: Plainfield Park District

Date Contacted Park District: N/A to this petition for amendment.

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

If yes, what amount? 0.561 acre

(Acknowledgment by Park District Official) N/A to this petition for amendment.

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 _____ No X

If yes, describe: N/A

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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, Steven C. Bauer for and on behalf of DRH, 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: 12/08/25

Petitioner's Name

Subscribed and sworn to before me this 8 day of December, 2025

Notary Public

My Commission Expires: 9/25/27



The undersigned, as manager and duly authorized representative of Ross Lane Development LLC - Prairie Landing Series, an Illinois limited liability company ("RLD"), being the owner in part of the real property upon which the Prairie Landing Subdivision is located as more fully described above in this petition, hereby authorizes (i) D.R. Horton, Inc. - Midwest, a California corporation, to submit this petition for planned unit development amendment and (ii) the City of Joliet, an Illinois municipal corporation, to process and grant approval of this petition.

Signature: _____

Date: 12.15.25

Print Name: Tommy L. Scofield, Jr.

Company: Ross Lane Development LLC - Prairie Landing Series

State of Illinois)

) ss

County of Will)

Subscribed and sworn to before me this 15 day of December, 2025.

Notary Public Signature: _____



[Seal]

Exhibit A to Petition for Planned Unit Development Amendment
(Prairie Landing)

Legal Description of Lots Owned by DRH

LOTS 1 THROUGH 28, BOTH INCLUSIVE, AND LOTS 46 THROUGH 53, BOTH INCLUSIVE, IN PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 12, 2025 AS DOCUMENT NUMBER R2025030828 IN WILL COUNTY, ILLINOIS.

Exhibit B to Petition for Planned Unit Development Amendment
(Prairie Landing)

Legal Description of Prairie Landing Property

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 45.00 FEET THEREOF; ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN D'ARCY ESTATES UNIT TWO, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2021, AS DOCUMENT NUMBER R2021100615; AND ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2021, AS DOCUMENT NUMBER R2021089147; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING (EXCEPTION) AT THE SOUTHWEST CORNER OF LOT 9 IN PICARDY UNIT ONE, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1988, AS DOCUMENT NUMBER R88-23367 AND TWO CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NUMBERS R88-33659 AND R92-51764; THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER AND ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 234.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 12 DEGREES 06 MINUTES 38 SECONDS WEST 24.54 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 37 SECONDS WEST 40.08 FEET; THENCE NORTH 74 DEGREES 25 MINUTES 44 SECONDS WEST 30.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 12.26 FEET OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE, 159.36 FEET, TO A POINT THAT IS LOCATED 12.26 FEET SOUTH OF THE POINT OF BEGINNING (EXCEPTION), AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF AFORESAID LOT 9; THENCE NORTH 00 DEGREES 54 MINUTES 56 SECONDS WEST 12.26 FEET TO THE POINT OF BEGINNING (EXCEPTION), IN WILL COUNTY, ILLINOIS. Containing 43.871 acres more or less.

Exhibit C to Petition for Planned Unit Development Amendment
(Prairie Landing)

Plat Lot Number	Address	PIN Number
1	3016 OLD CASTLE RD	TBD
2	3014 OLD CASTLE RD	TBD
3	3012 OLD CASTLE RD	TBD
4	2155 SANDHILL CT	TBD
5	2153 SANDHILL CT	TBD
6	2151 SANDHILL CT	TBD
7	2150 SANDHILL CT	TBD
8	2152 SANDHILL CT	TBD
9	2154 SANDHILL CT	TBD
10	3010 OLD CASTLE RD	TBD
11	3008 OLD CASTLE RD	TBD
12	3006 OLD CASTLE RD	TBD
13	3004 OLD CASTLE RD	TBD
14	3002 OLD CASTLE RD	TBD
15	3000 OLD CASTLE RD	TBD
16	2921 SAVANA DR	TBD
17	2919 SAVANA DR	TBD
18	2917 SAVANA DR	TBD
19	2915 SAVANA DR	TBD
20	2913 SAVANA DR	TBD
21	2911 SAVANA DR	TBD
22	2909 SAVANA DR	TBD
23	2907 SAVANA DR	TBD
24	2905 SAVANA DR	TBD
25	2903 SAVANA DR	TBD
26	2901 SAVANA DR	TBD
27	2829 SAVANA DR	TBD
28	2827 SAVANA DR	TBD
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38	2807 SAVANA DR	TBD
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52	2912 SAVANA DR	TBD
53	2916 SAVANA DR	TBD
54	2913 OLD CASTLE RD	TBD
55	2911 OLD CASTLE RD	TBD
56	2909 OLD CASTLE RD	TBD
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75	2012 SERENITY DR	TBD
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83	2801 SIDEOATS DR	TBD
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117	2013 SERENITY DR	TBD
118	2015 SERENITY DR	TBD
119	2017 SERENITY DR	TBD
120	2019 SERENITY DR	TBD

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:

Please see Exhibit A attached hereto.

PIN(s): 06-03-36-100-033-0000 (parent PIN)

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

D.R. Horton, Inc. - Midwest is owner of those 36 lots identified on Ex. B hereto.

Ross Lane Development LLC - Prairie Landing Series is the owner of the subject

property described on Ex. C hereto excluding 1) those lots identified on Ex. B

and 2) dedicated rights-of-way.

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: December 8, 2025

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

Steven C. Bauer, Entitlements Manager & Land Use Counsel

Phone: [REDACTED]

PRINT

Exhibit A to Ownership Disclosure Form
(Prairie Landing)

Plat Lot Number	Address	PIN Number
1	3016 OLD CASTLE RD	TBD
2	3014 OLD CASTLE RD	TBD
3	3012 OLD CASTLE RD	TBD
4	2155 SANDHILL CT	TBD
5	2153 SANDHILL CT	TBD
6	2151 SANDHILL CT	TBD
7	2150 SANDHILL CT	TBD
8	2152 SANDHILL CT	TBD
9	2154 SANDHILL CT	TBD
10	3010 OLD CASTLE RD	TBD
11	3008 OLD CASTLE RD	TBD
12	3006 OLD CASTLE RD	TBD
13	3004 OLD CASTLE RD	TBD
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118	2015 SERENITY DR	TBD
119	2017 SERENITY DR	TBD
120	2019 SERENITY DR	TBD

Exhibit B to Ownership Disclosure Form
(Prairie Landing)

Legal Description of Lots Owned by DRH

LOTS 1 THROUGH 28, BOTH INCLUSIVE, AND LOTS 46 THROUGH 53, BOTH INCLUSIVE, IN PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 12, 2025 AS DOCUMENT NUMBER R2025030828 IN WILL COUNTY, ILLINOIS.

Exhibit C to Ownership Disclosure Form
(Prairie Landing)

Legal Description of Prairie Landing Property

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 45.00 FEET THEREOF; ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN D'ARCY ESTATES UNIT TWO, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2021, AS DOCUMENT NUMBER R2021100615; AND ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2021, AS DOCUMENT NUMBER R2021089147; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING (EXCEPTION) AT THE SOUTHWEST CORNER OF LOT 9 IN PICARDY UNIT ONE, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1988, AS DOCUMENT NUMBER R88-23367 AND TWO CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NUMBERS R88-33659 AND R92-51764; THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER AND ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 234.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 12 DEGREES 06 MINUTES 38 SECONDS WEST 24.54 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 37 SECONDS WEST 40.08 FEET; THENCE NORTH 74 DEGREES 25 MINUTES 44 SECONDS WEST 30.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 12.26 FEET OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE, 159.36 FEET, TO A POINT THAT IS LOCATED 12.26 FEET SOUTH OF THE POINT OF BEGINNING (EXCEPTION), AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF AFORESAID LOT 9; THENCE NORTH 00 DEGREES 54 MINUTES 56 SECONDS WEST 12.26 FEET TO THE POINT OF BEGINNING (EXCEPTION), IN WILL COUNTY, ILLINOIS. Containing 43.871 acres more or less.

ORDINANCE #18739

ORDINANCE NO. 18739

AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT (Prairie Landing Subdivision)

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

SECTION 1: The attached final planned unit development 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 15th day of April, 2025



MAYOR PRO TEM



CITY CLERK

VOTING YES: Councilmen Cardenas, Clement, Guerrero, Hug, Councilwoman Ibarra,
Councilman Mudron, Councilwomen Quillman, and Reardon.

VOTING NO: None.

NOT VOTING: Mayor D'Arcy (Recused).

SUBDIVISION: Prairie Landing Subdivision

PIN: 06-03-36-100-033-0000

PLAN COMMISSION APPROVED: Yes

CONDITIONS IMPOSED: Yes

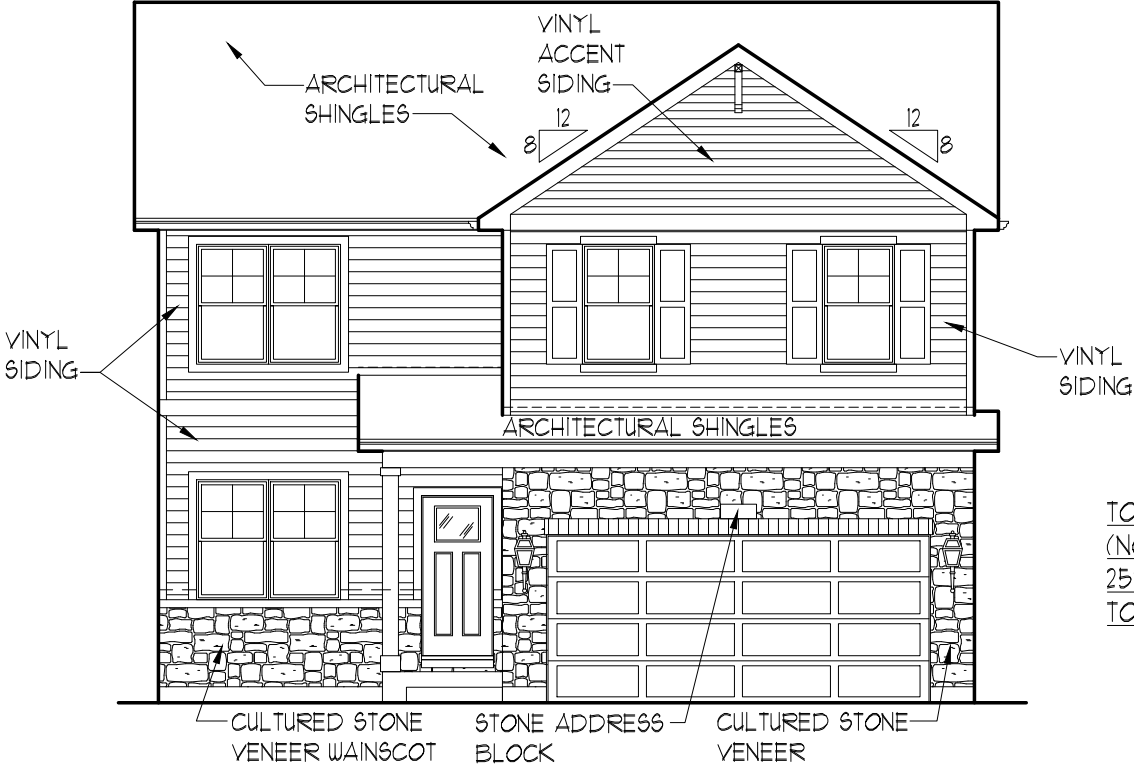
CED DOC. NO.: PUD-13-24

ORDINANCE #18739

EXHIBIT A

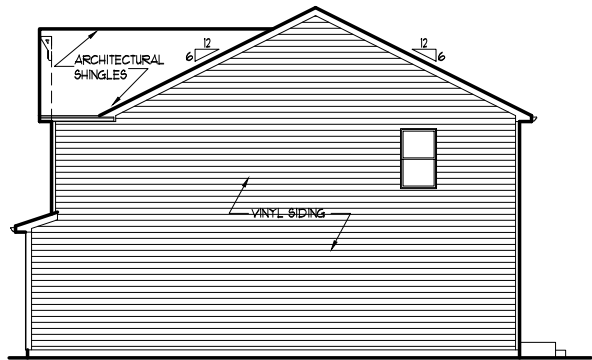
ARCHITECTURAL STANDARDS:

The architectural elevations and floor plans are approved by the City and attached hereto. Developer shall construct the buildings on the subject property in conformance with the approved architectural elevations and floor plans.

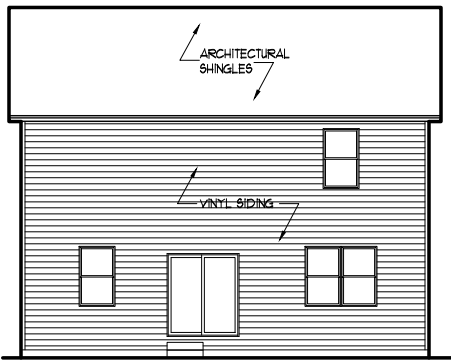


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA = 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

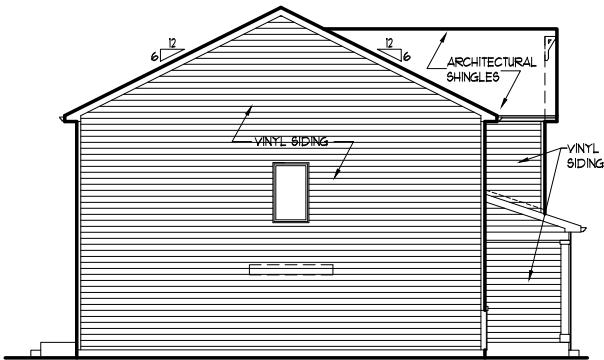
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

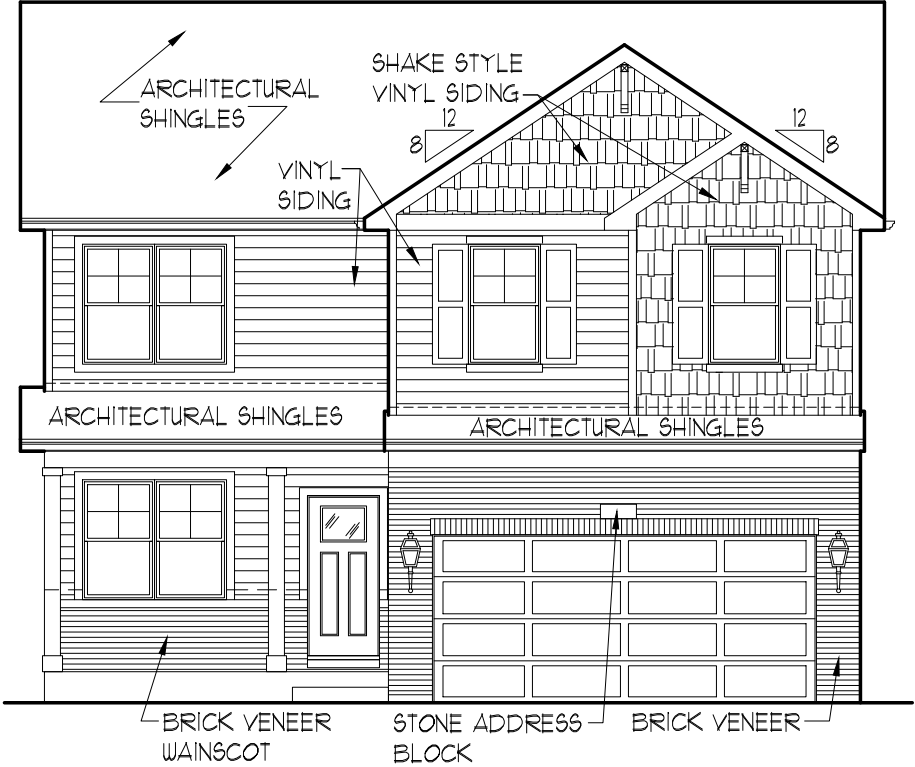


TYPICAL REAR ELEVATION



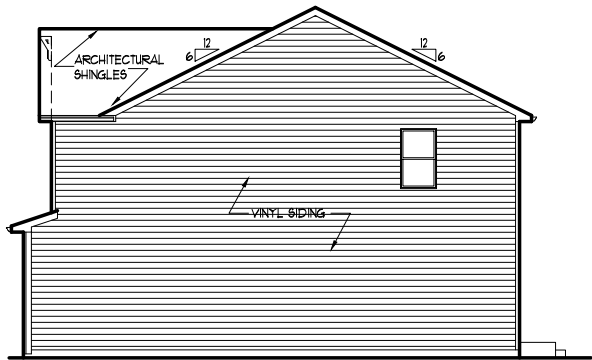
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

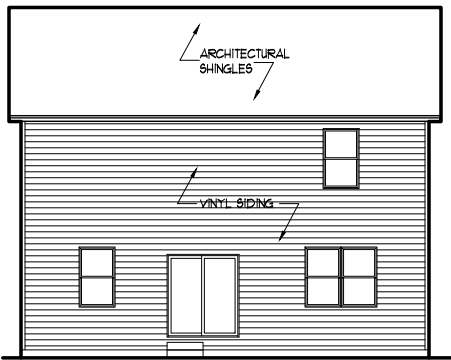


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
25% OF SIDEABLE AREA = 107.25 SQ. FT.
TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

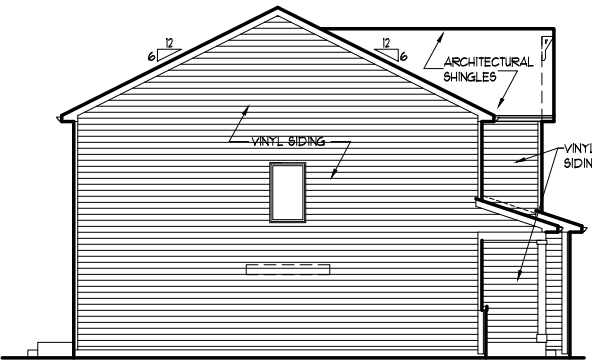
ELEVATION "B4"



TYPICAL RIGHT ELEVATION

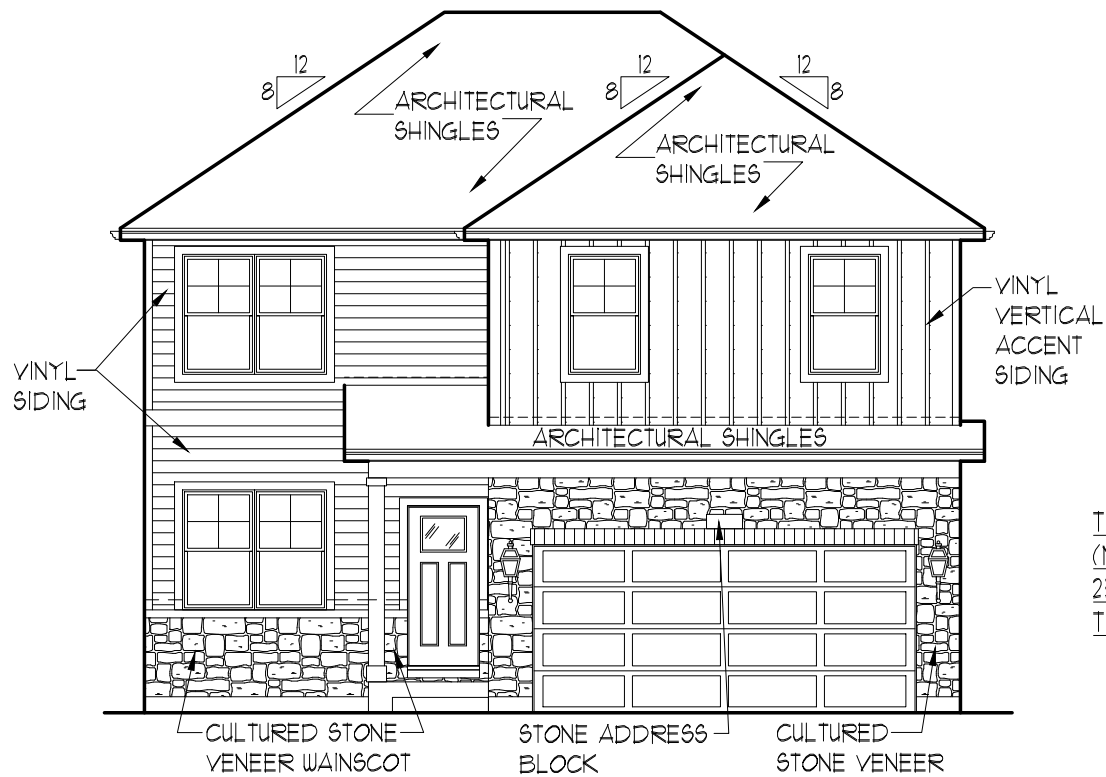


TYPICAL REAR ELEVATION



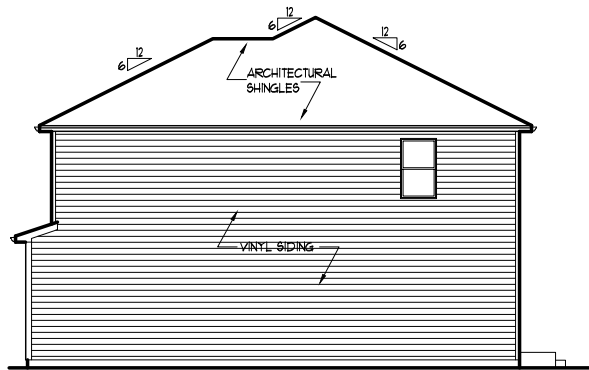
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

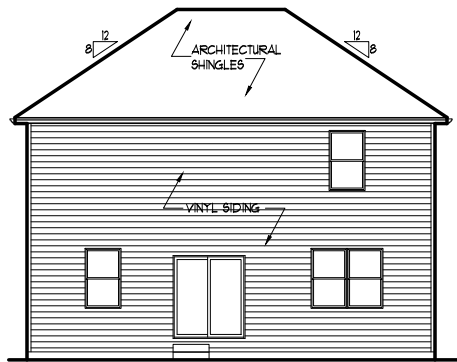


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA = 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

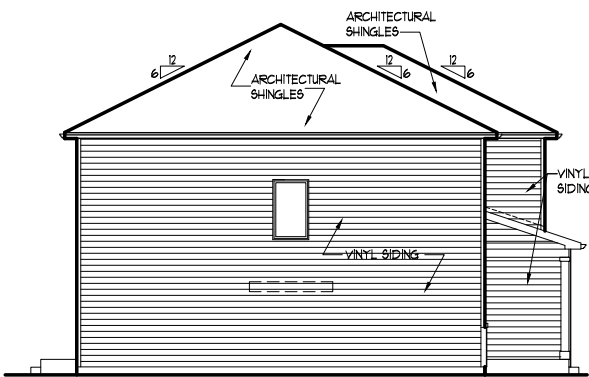
ELEVATION "C5"



TYPICAL RIGHT ELEVATION

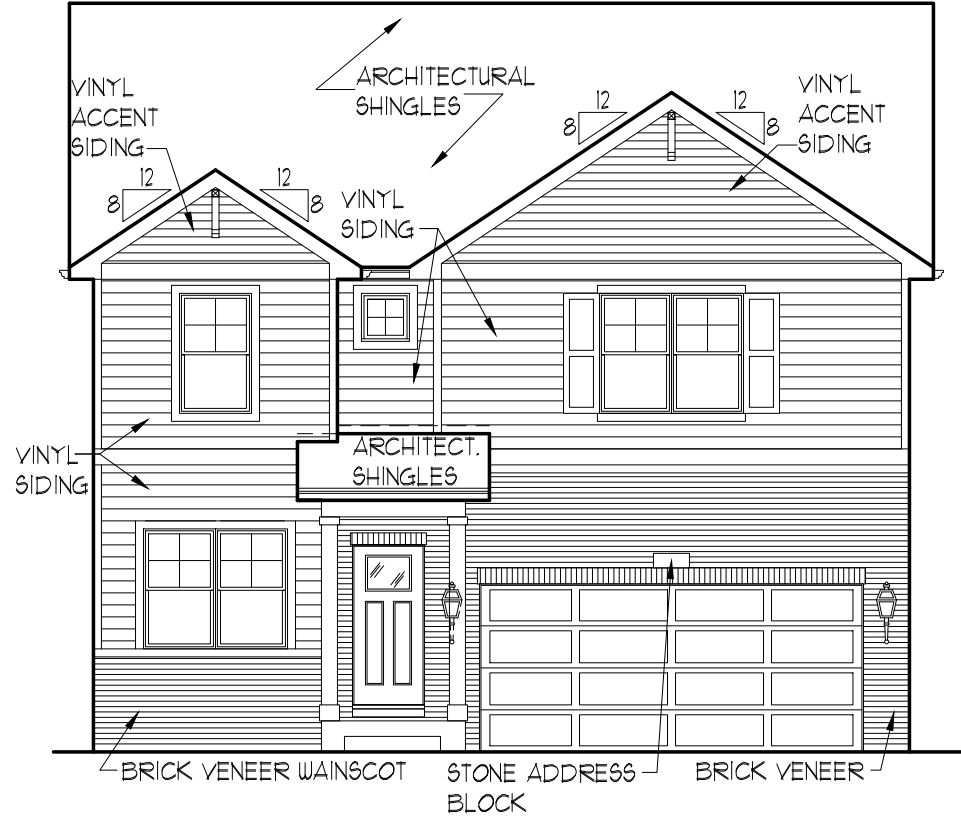


TYPICAL REAR ELEVATION



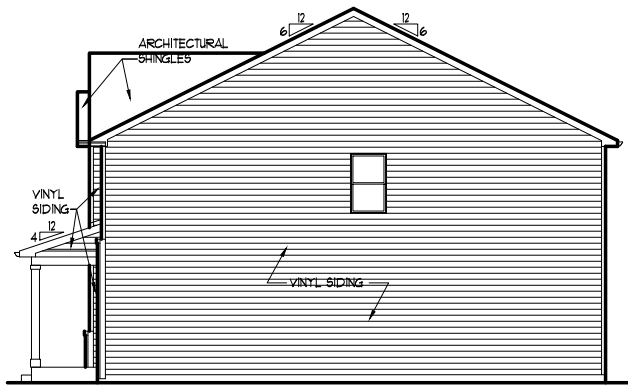
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

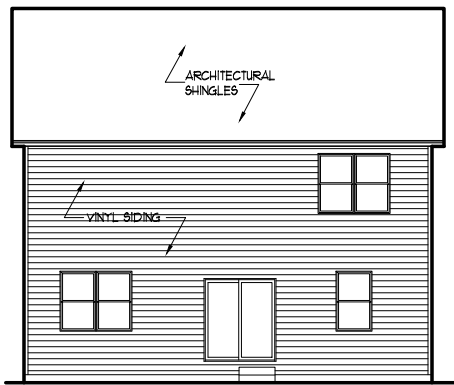


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA = 130.26 SQ. FT.
TOTAL MASONRY AREA = 191.00 SQ. FT. (37.8%)

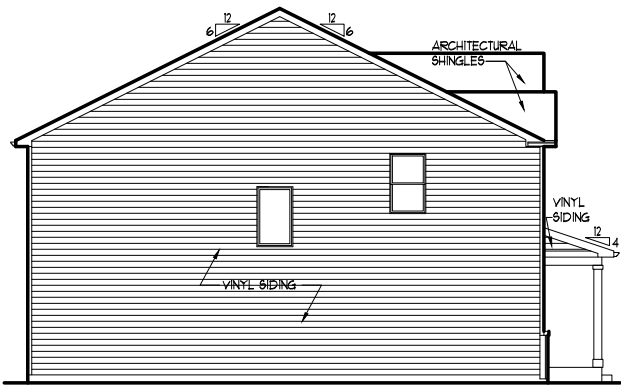
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



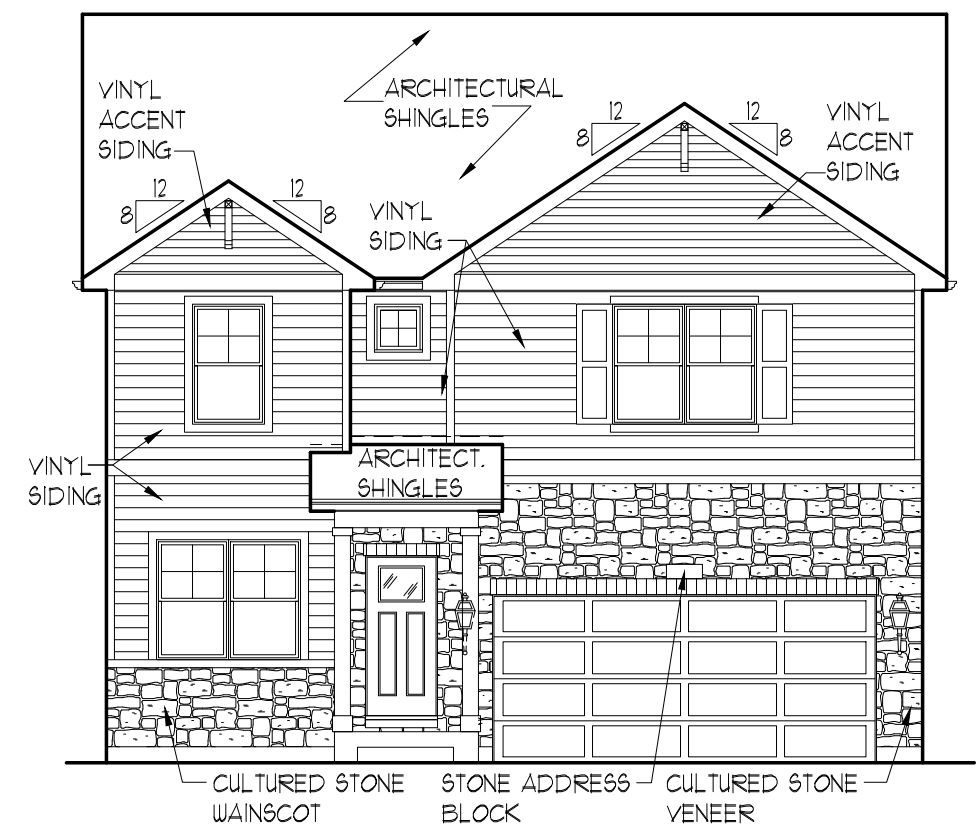
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

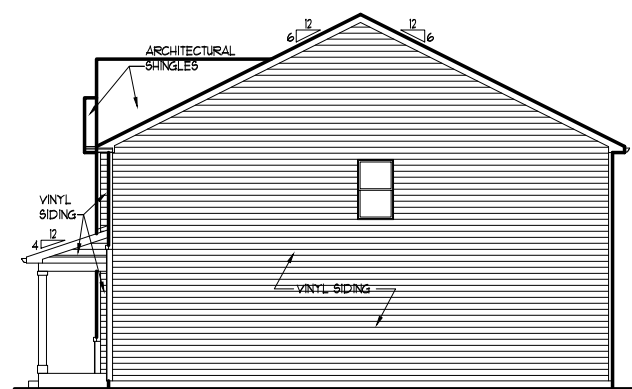
x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

ORDINANCE #18739

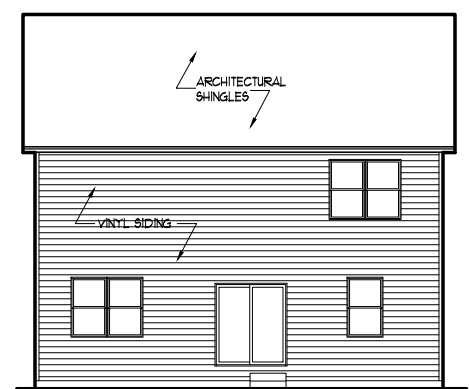


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA = 130.26 SQ. FT.
TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)

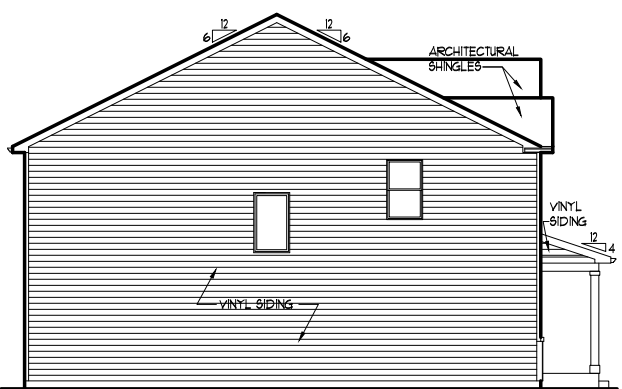
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

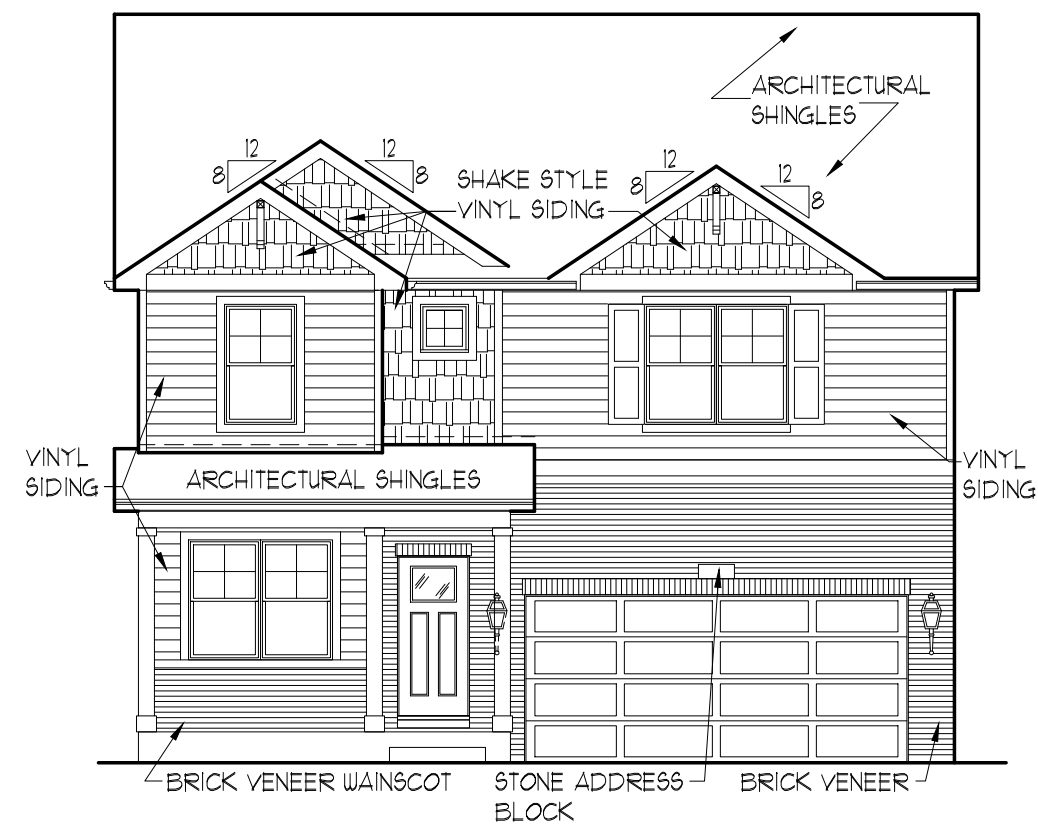


TYPICAL REAR ELEVATION



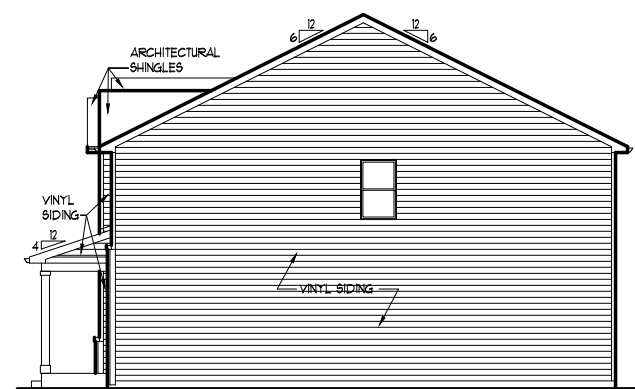
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

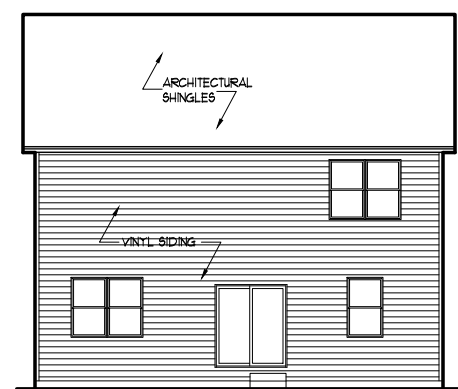


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
25% OF SIDEABLE AREA = 114.96 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

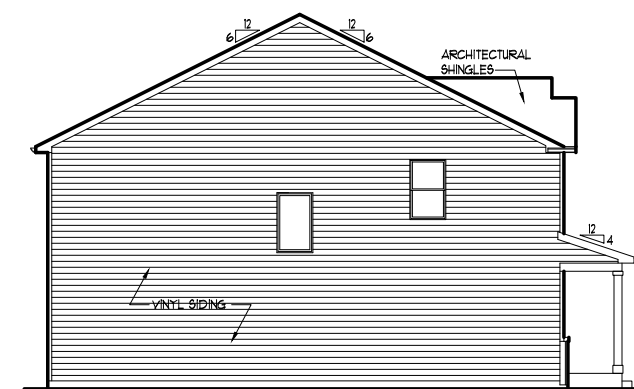
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



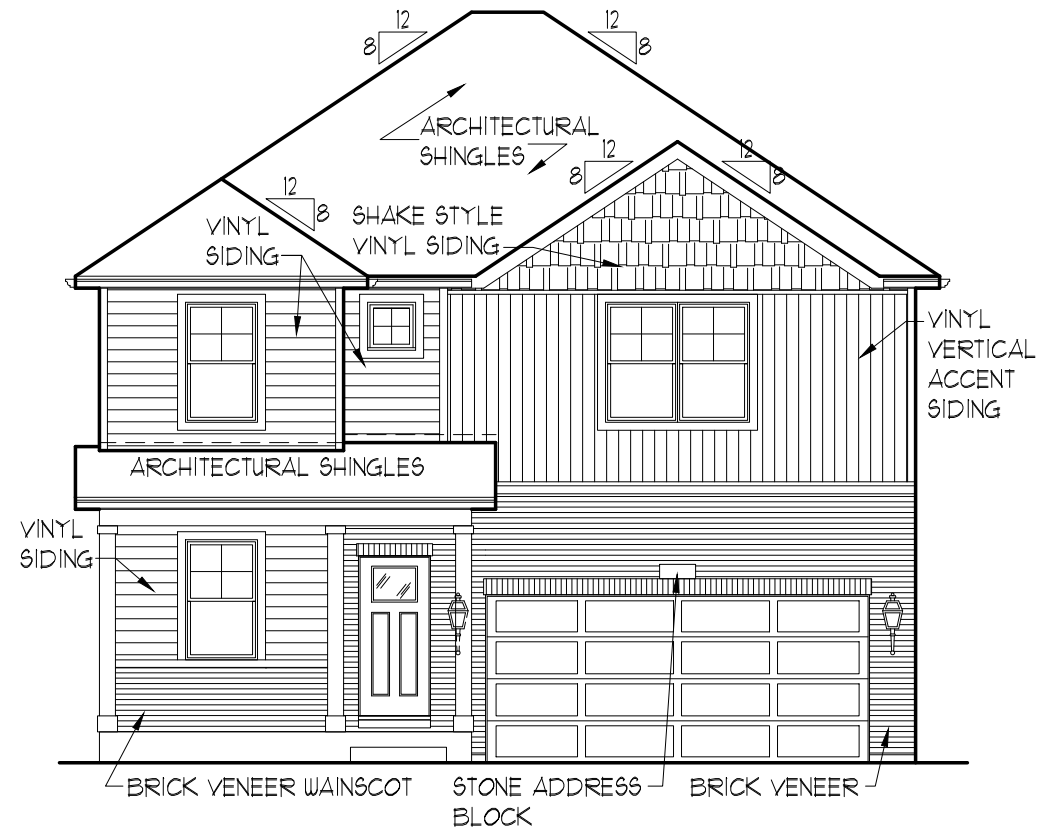
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

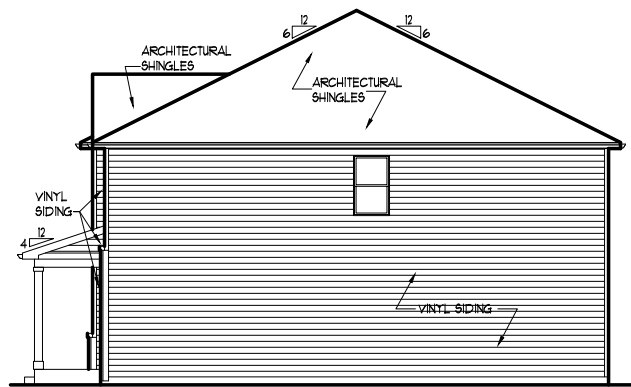
x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

ORDINANCE #18739

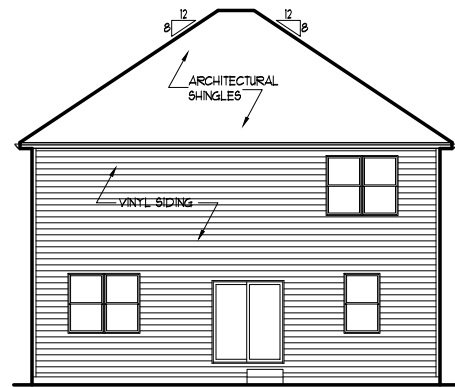


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA = 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

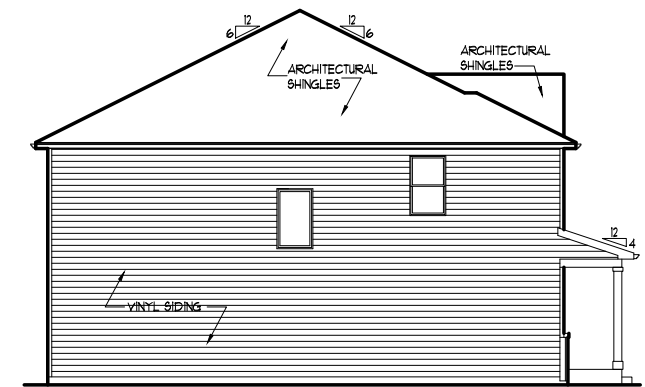
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



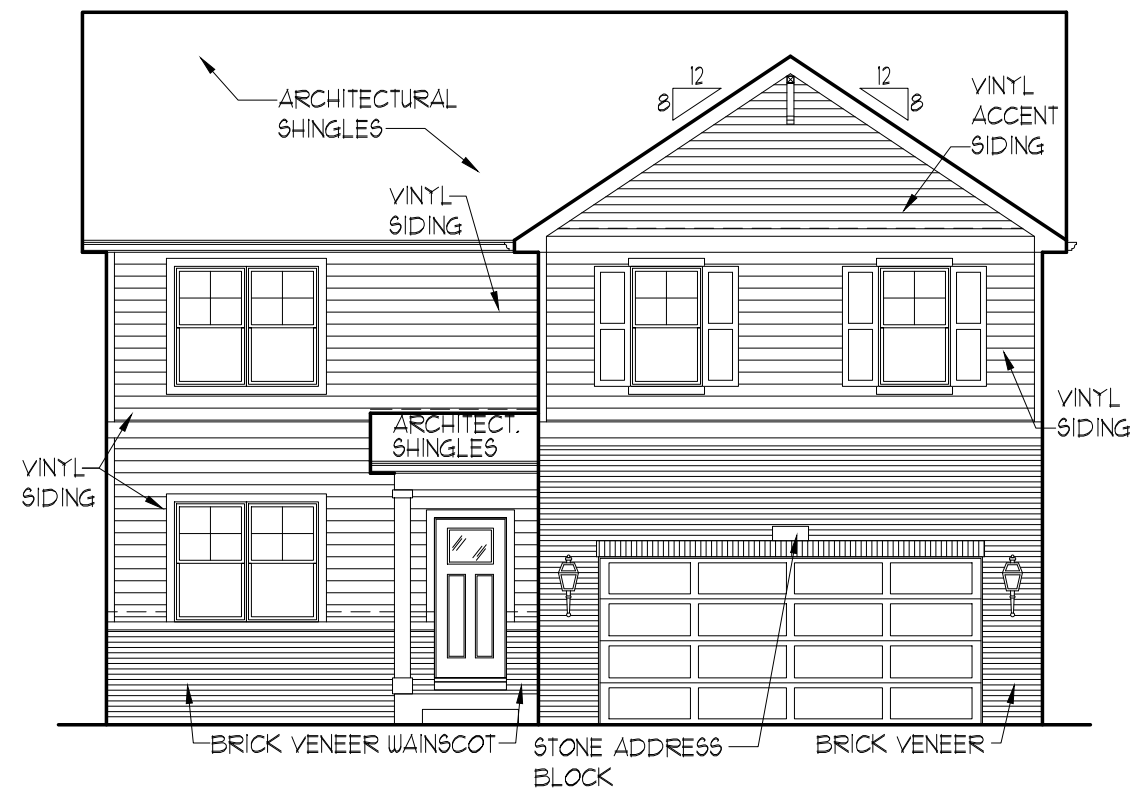
TYPICAL LEFT ELEVATION

x427

PRAIRIE LANDING

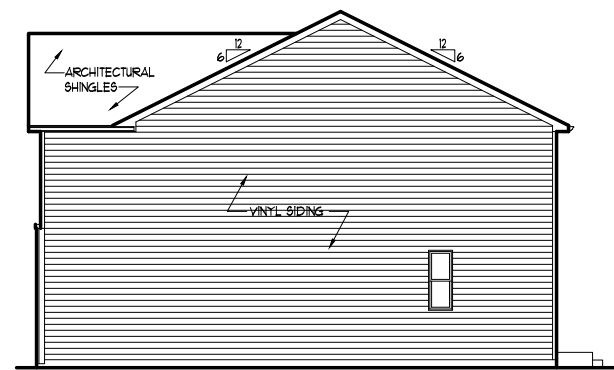
JOLIET, IL.

X-SERIES

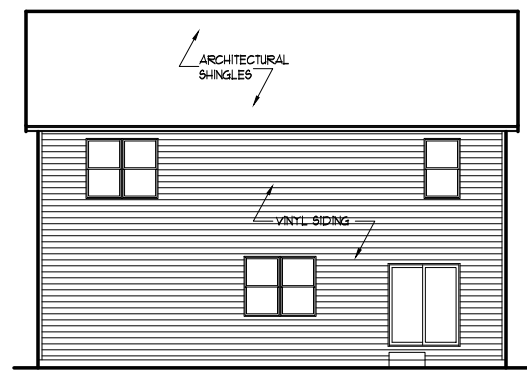


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA = 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

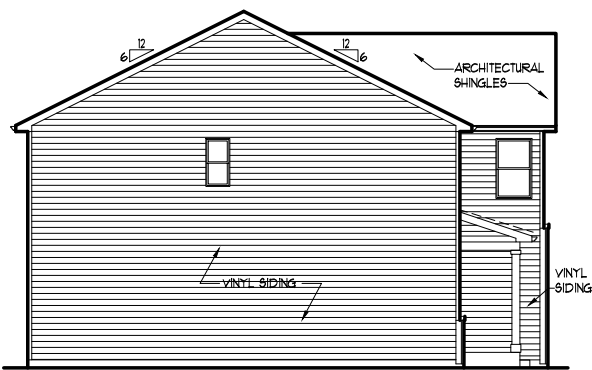
ELEVATION "A4"



TYPICAL RIGHT ELEVATION

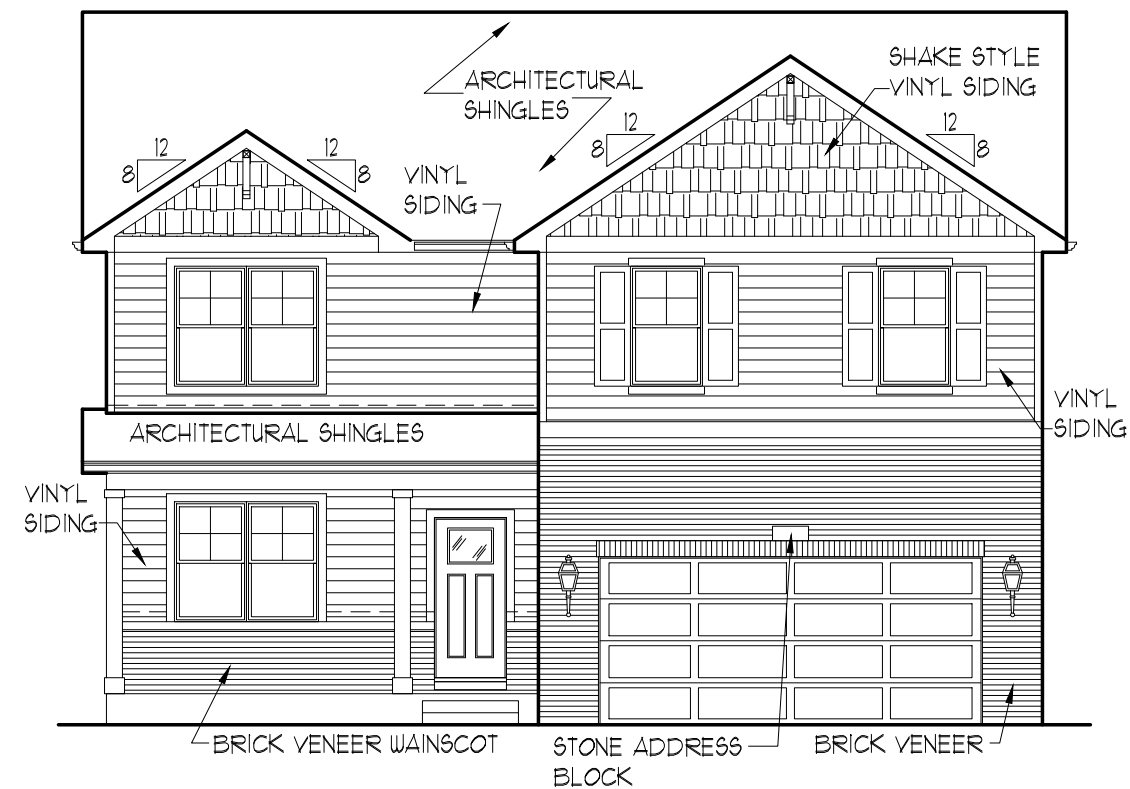


TYPICAL REAR ELEVATION



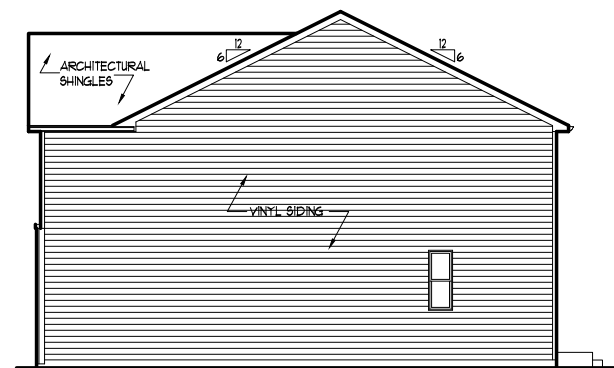
TYPICAL LEFT ELEVATION

x429
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

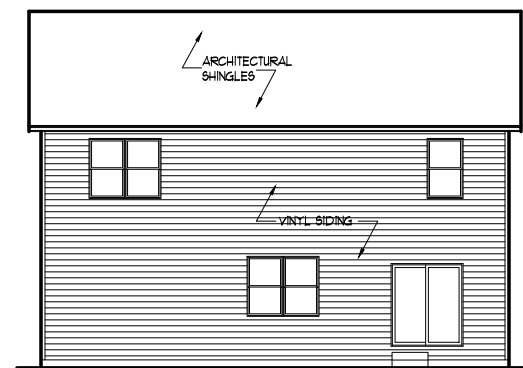


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA = 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

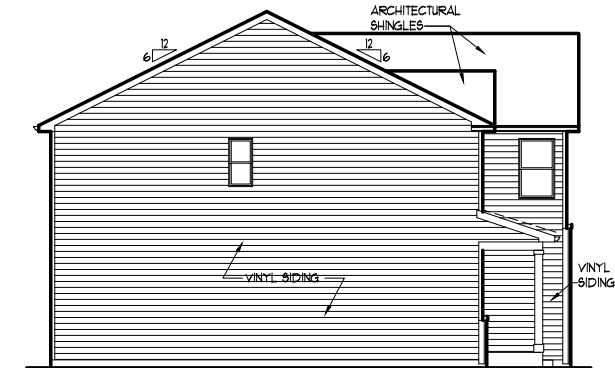
ELEVATION "B4"



TYPICAL RIGHT ELEVATION

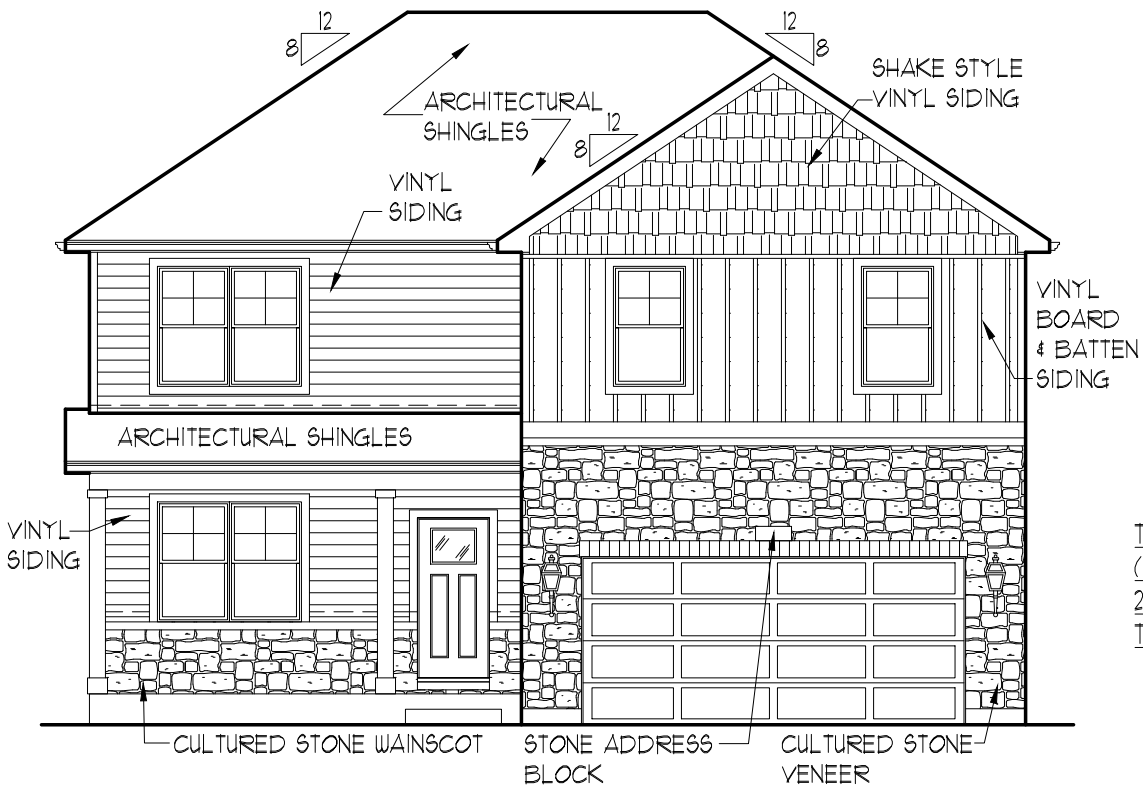


TYPICAL REAR ELEVATION



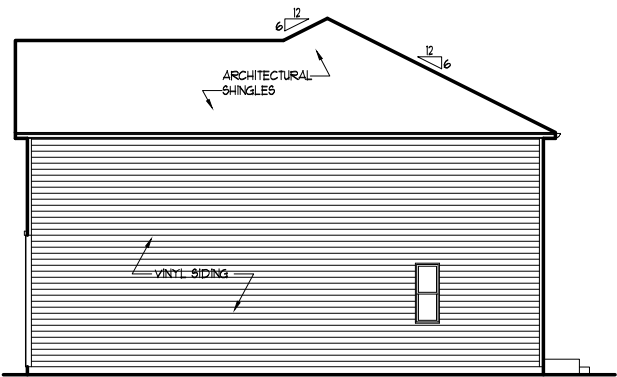
TYPICAL LEFT ELEVATION

x429
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

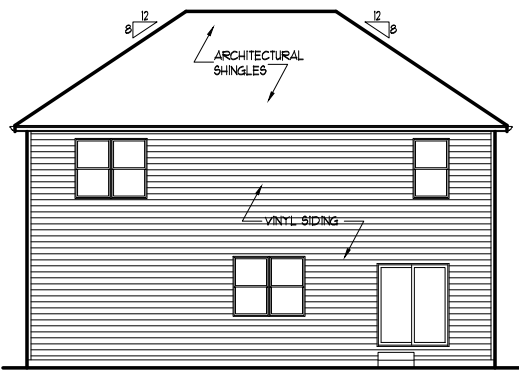


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA = 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

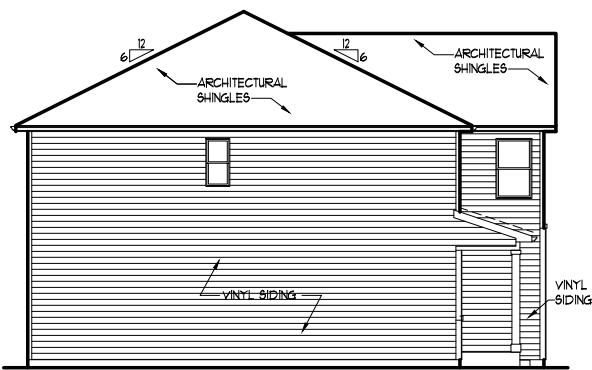
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429
PRAIRIE LANDING
JOLIET, IL.
X-SERIES