

DATE: December 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-5-21: Re-Approval of a Final Planned Unit Development of Ashford Place Unit Two Subdivision

GENERAL INFORMATION:

APPLICANT: REO Funding Solutions V, LLC

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: Re-approval of Final Planned Unit Development of Ashford Place Unit Two

PURPOSE: To allow future development of 123 single family residential lots and one outlot

LOCATION: Legacy Pointe Boulevard and Caton Farm Road (PIN #'s 06-03-31-200-024-0000, 06-03-31-400-003-0000)

SIZE: 40.48 acres

EXISTING LAND USE: Vacant, undeveloped land

SURROUNDING LAND USE & ZONING:

North: Residential; R-2

South: Residential; R-2

East: Residential; Unincorporated Will County

West: Residential; R-2

SITE HISTORY: The subject site, Drumm Farm, was annexed and zoned R-2 (single family residential) in May 1991. The preliminary plat of the 187 acre Drumm Estates subdivision was approved in October 2004 for 542 lots. The original developer submitted a plan to develop the northern portion of the subdivision as Ashford Place subdivision and the southern half as Whisper Glen subdivision. In April 2005, the City

approved the recording plat of Whisper Glen Subdivision Unit One for 176 single-family residential lots. In December 2005, the City approved the recording plat of Ashford Place Subdivision Unit One for 98 single-family residential lots. In May 2008, the City approved the recording plat for Ashford Place Unit 1A for 13 lots.

In December 2017, the City approved the revised preliminary plat for Ashford Place Unit Two and Whisper Glen Unit Two subdivisions for the future build-out of the remaining 241 single-family residential lots; and, in November 2018, the City approved the final plat of Ashford Place Unit Two Subdivision for the future build out of 123 of these lots. Both of these approvals have since expired.

SPECIAL INFORMATION: REO Funding Solutions V LLC, the applicant and property owner, seeks re-approval of a Final Planned Unit Development of Ashford Place Unit Two for the remaining 123 (unrecorded) lots and one outlot (Outlot G-future park) in the Ashford Place Subdivision, which will be platted as Ashford Place Unit Two. City staff discovered that the platting of the remaining lots should be done as a planned unit development per City Ordinance, which is why this petition was submitted as P.U.D. and not as a regular plat as was the case in 2018. REO Funding Solutions is also seeking final planned unit development approval for Whisper Glen Unit Two at the December 16, 2021 Plan Commission meeting. REO Funding Solutions intends to sell the property to D.R. Horton who will then build out the remaining 241 single family residential lots in both of these subdivisions.

The proposed subdivision layout has not changed since the November 2018 final plat approval. The site has R-2 zoning, which allows a minimum lot size of 7,500 sq. ft. The typical lot size is 60' x 125' or 7,500 sq. ft. The average lot size is 9,574 sq. ft. Lots along Legacy Pointe Boulevard and all lots on both sides of Birmingham Place, north of Denali Ridge Drive are larger, with lot widths ranging from 73 to 86' wide.

Model floor plans and elevations were approved with the original Drum Estates Preliminary Plan submittal and further refined by the Ashford Place Subdivision Unit 1 Recording Plat. The following building requirements will be enforced for the final plat of Ashford Place Unit Two subdivision:

- Houses range from 1,550 sq. ft. to 3,341 sq. ft. of living area. Model descriptions are attached to this report.
- Houses will be two stories in height.
- All roof pitches will be at least 6:12, with gables having 8:12 roof pitches.
- Lots along Legacy Pointe Boulevard and all lots on both sides of Birmingham Place, north of Denali Ridge Drive are considered key lots and will offer larger models with (key lot plan attached):

- living areas of 2,300 sq.ft. or more;
- 8:12 roof pitches on the main body of the house product;
- rear elevations with a “bump-out” which is 2’ deep or larger; and
- a minimum of 2 windows on the second floor rear elevation with shutters and grills on each.

The developer / builder will need to seek additional approvals from the City should any substantial changes be requested for elevations, landscaping, etc. The subdivision will adhere to previously approved landscaping plans, anti-monotony ordinance and minimum brick requirements. For Ashford Place Unit Two, at least fifty percent (50%) of the dwelling units shall have a minimum of 25% of the front elevations comprised of brick or stone.

The original developer already constructed the 8’ high cedar shadow box fence along the property line between the subject site and the Williamsburg subdivision to the east, which was a requirement with the previous subdivision approvals for this site. This fence is owned and maintained by the Ashford Place Homeowner’s Association. Previous subdivision approvals also required that the developer impose a covenant stipulating the use of a 6 ft. cedar, shadow-box fence at the common boundary line of Cumberland Subdivision (west boundary). It shall be recognized that installation of a fence is an optional feature. Future units in the Ashford Place Unit Two subdivision will be required to join the existing Ashford Place Homeowners Association.

In 2004, the Plainfield Park District agreed to accept the conveyance of 2 park sites in the Ashford Place/Whisper Glen Subdivision area as well 10’ linear trail through Lot 331 to provide a future pedestrian connection to the public park in Cumberland. The balance of the park contribution was a cash-in-lieu amount of \$207,973.61 to be split between the Whisper Glen and Ashford Place subdivisions. To date, Whisper Glen has paid its requirement leaving the remaining amount to be paid by Ashford Place (see attached park district letter). The Ashford Place park (Outlot G) and 10’ linear trail through Lot 331 have not been constructed but will occur with the future build-out of Ashford Place. The Park District is still in agreement with the site contribution, cash contribution, and site improvements as outlined in the original arrangement (see attached letter).

The plat conforms to the subdivision regulations as reviewed by Planning and Public Works. The applicant has paid the Engineering Review Fee. The original developer previously paid the City sewer and water tap-on fees for this site. The site is subject to the Plainfield School District 202 school contribution fees and the City’s development impact fee. District 202 has indicated that their schools are presently capable of accommodating potential enrollment emanating from this plat.

ANALYSIS: The re-approval of the Final Planned Unit Development of Ashford Place Unit Two will allow continued residential development in this subdivision. The proposed plat is subject to the previously-approved conditions related to minimum house size, architectural features, landscaping and screening at east and west property lines per the Ashford Place Unit 1, and Ashford Place Unit 1A agreements.

Jason Humm - Turnstone Group

*On behalf of:*

REO Funding Solutions V LLC  
1170 Peachtree NE, Suite 1150  
Atlanta, Georgia 30309

November 8, 2021

Mayor Bob O'Dekirk  
150 W. Jefferson Street  
Joliet, IL 60432

James M. Torri, Planning Director  
150 W. Jefferson Street  
Joliet, IL 60432

Councilman Joe Clement  
150 W. Jefferson Street  
Joliet, IL 60432

Councilman Terry Morris  
150 W. Jefferson Street  
Joliet, IL 60432

Councilwoman Betteye Gavin  
150 W. Jefferson Street  
Joliet, IL 60432

Councilman Pat Mudron  
150 W. Jefferson Street  
Joliet, IL 60432

Councilman Cesar Guerrero  
150 W. Jefferson Street  
Joliet, IL 60432

Councilwoman Jan Hallums Quillman  
150 W. Jefferson Street  
Joliet, IL 60432

Councilman Larry Hug  
150 W. Jefferson Street  
Joliet, IL 60432

Councilwoman Sherri Reardon  
150 W. Jefferson Street  
Joliet, IL 60432

Re: FP-7-18: Final Plat of Ashford Place Unit Two Subdivision

Dear Mayor O'Dekirk, City Council Members and Mr. Torri:

The approval of the final Plat of Ashford Place Unit Two Subdivision expires on November 20, 2021. The property was previously under contract to be sold to a publicly traded national home builder who ended up leaving the Chicagoland market in mid-2020. The home builder's unexpected departure from the Chicagoland market delayed the final platting process for close to a year. At that point, we were in the midst of the COVID-19 pandemic and market conditions were uncertain, causing home builders investors to hold off on purchasing land for future development. The property is currently under contract with a national home builder, with closing anticipated in Spring/Summer 2022. Accordingly, the owner respectfully requests reapproval of the preliminary plat and final plat with the final plat recording deadline to expire no earlier than December 31, 2022. Thank you for your consideration.

Sincerely,



Jason Humm

CASE NO. PUD-5-21  
DATE FILED: 11/19/21

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

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

☐ Preliminary  
☒ Final

NAME OF PUD: Ashford Place  
NAME OF PETITIONER: REO Funding Solutions V LLC  
HOME ADDRESS: n/a  
CITY, STATE, ZIP: n/a  
HOME PHONE: n/a  
CELL #: 630-816-7002 E-MAIL: JHumm@turnstonegroup.com  
BUSINESS ADDRESS: 1170 Peachtree Street NE, Suite 1150  
CITY, STATE, ZIP: Atlanta, GA 30309  
BUSINESS PHONE: 404-477-6800

INTEREST OF PETITIONER: Owner  
NAME OF LOCAL AGENT: Jason Humm  
ADDRESS: 1320 Tower Road, Schaumburg, IL, 60173 PHONE: 630-816-7002

OWNER: REO Funding Solutions V LLC  
HOME ADDRESS: n/a  
CITY, STATE, ZIP: n/a  
HOME PHONE: n/a  
CELL #: 630-816-7002 E-MAIL: JHumm@turnstonegroup.com  
BUSINESS ADDRESS: 1170 Peachtree Street NE, Suite 1150 PHONE: 404-477-6800  
CITY, STATE, ZIP: Atlanta, GA 30309  
BUSINESS PHONE: 404-477-6800

ENGINEER: Chicago Geotech

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LAND SURVEYOR: Chicago Geotech

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ATTORNEY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: Please see attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMON ADDRESS: Legacy Pointe Blvd

PERMANENT INDEX NUMBER (Tax No.): 06-03-31-200-024-0000, 06-03-31-400-003-0000

SIZE: 75-acres

NO. OF LOTS: 254

PRESENT USE: RAW land EXISTING ZONING: Agriculture

USES OF SURROUNDING PROPERTIES: North: Residential

South: Residential

East: Residential

West: Residential

Name of Park District: Plainfield Park District

Date Contacted Park District: n/a

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

If yes, what amount? 5.189-acres (Outlot G)

(Acknowledgment by Park District Official) Yes

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: \_\_\_\_\_

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: 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.

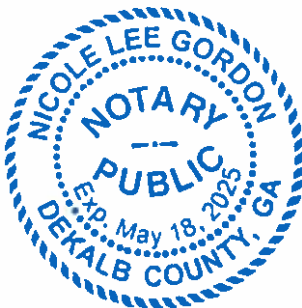
STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, JASON HUMM, 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: 11/18/2021 Jason Humm  
Petitioner's Name

Subscribed and sworn to before me this 18th day of November, 20 21

Nicole Lee Gordon May 18th, 2025  
Notary Public My Commission Expires:



**LEGAL DESCRIPTION  
DRUMM FARM DEVELOPMENT  
JANUARY 21, 2014**

**PARCEL 1**

THAT PART OF FRACTIONAL SECTION 31, IN TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING (P.O.B. #1) AT THE NORTHWEST CORNER OF LOT 196 IN ASHFORD PLACE UNIT ONE, BEING A SUBDIVISION OF PART OF SAID FRACTIONAL SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2006, AS DOCUMENT NUMBER R2006-126447; THENCE SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF DRUMM COURT AS LOCATED WITHIN AFORESAID ASHFORD PLACE UNIT ONE, A DISTANCE OF 265.00 FEET TO A POINT ON THE NORTHERLY LINE OF OUTLOT C IN SAID ASHFORD PLACE UNIT ONE; THENCE SOUTH 01 DEGREES 03 MINUTES 04 SECONDS EAST ALONG SAID NORTHERLY LINE, 125.00 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE, 265.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 196; THENCE NORTH 01 DEGREES 03 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 196, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING (P.O.B. #1), IN WILL COUNTY, ILLINOIS. Containing 0.760 acres more or less.

**PARCEL 2**

THAT PART OF FRACTIONAL SECTION 31, IN TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING (P.O.B. #2) AT THE SOUTHWEST CORNER OF OUTLOT F IN ASHFORD PLACE UNIT ONE, BEING A SUBDIVISION OF PART OF SAID FRACTIONAL SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2006, AS DOCUMENT NUMBER R2006-126447; THENCE ALONG THE SOUTHERLY LINE OF SAID OUTLOT F AS FOLLOWS: NORTH 88 DEGREES 01 MINUTES 35 SECONDS EAST 28.76 FEET, NORTH 38 DEGREES 46 MINUTES 45 SECONDS EAST 61.38 FEET, NORTH 57 DEGREES 52 MINUTES 40 SECONDS EAST 61.38 FEET, NORTH 74 DEGREES 36 MINUTES 51 SECONDS EAST 50.99 FEET, NORTH 88 DEGREES 01 MINUTES 35 SECONDS EAST 243.58 FEET, NORTH 57 DEGREES 34 MINUTES 27 SECONDS EAST 122.00 FEET, AND NORTH 73 DEGREES 02 MINUTES 47 SECONDS EAST 48.02 FEET TO THE SOUTHEAST CORNER OF AFORESAID OUTLOT F AND TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 533.00 FEET, THENCE SOUTHERLY 113.92 FEET ALONG SAID CURVE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF LEGACY POINTE BOULEVARD AS LOCATED WITHIN AFORESAID ASHFORD PLACE UNIT ONE, THE CHORD OF WHICH BEARS SOUTH 23 DEGREES 04 MINUTES 35 SECONDS EAST 113.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DALY LANE AS LOCATED WITHIN AFORESAID ASHFORD PLACE UNIT ONE; THENCE SOUTH 57 DEGREES 34 MINUTES 27 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 151.17 FEET TO THE START OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 120.00 FEET, THENCE WESTERLY 63.78 FEET ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE CHORD OF WHICH BEARS SOUTH 72 DEGREES 48 MINUTES 01 SECONDS WEST 63.03 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 109.46 FEET TO THE START OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 180.00 FEET, THENCE WESTERLY 80.20 FEET ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE CHORD OF WHICH BEARS SOUTH 75 DEGREES 15 MINUTES 43 SECONDS WEST 79.54 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET, THENCE SOUTHWESTERLY 166.28 FEET ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE CHORD OF WHICH BEARS SOUTH 53 DEGREES 37 MINUTES 56 SECONDS WEST 117.95 FEET TO THE NORTHEAST CORNER OF LOT 331 IN AFORESAID ASHFORD PLACE UNIT ONE; THENCE SOUTH 88 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 331, A DISTANCE OF 132.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 331; THENCE NORTH 01 DEGREES 58 MINUTES 25 SECONDS WEST 120.05 FEET TO THE POINT OF BEGINNING (P.O.B. #2), IN WILL COUNTY, ILLINOIS. Containing 1.854 acres more or less.

*Exhibit A*

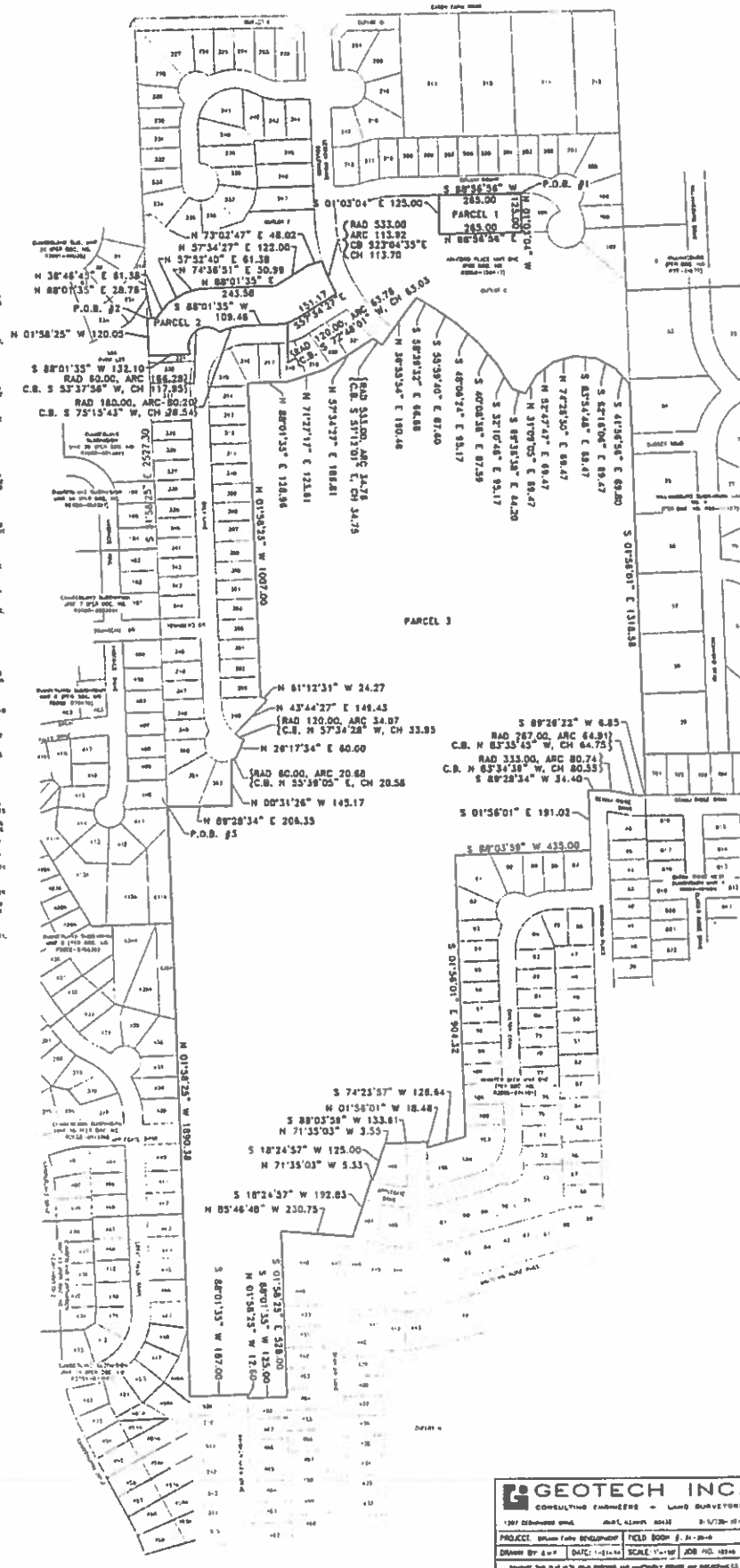
### PARCEL 3

THAT PART OF THE SOUTH LINE OF FRACTIONAL SECTION 31, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION, 1541.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION, AS MEASURED ALONG SAID NORTH LINE, SAID POINT ALSO BEING ON THE WEST LINE OF ASHFORD PLACE UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2006, AS DOCUMENT NUMBER R2006-126447; THENCE SOUTH 01 DEGREES 58 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2527.30 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID ASHFORD PLACE UNIT ONE, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. #3); THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ASHFORD PLACE UNIT ONE, AS FOLLOWS: NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST 206.35 FEET, NORTH 00 DEGREES 31 MINUTES 26 SECONDS WEST 145.17 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY 20.68 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 55 DEGREES 39 MINUTES 05 SECONDS EAST 20.58 FEET, NORTH 26 DEGREES 17 MINUTES 34 SECONDS EAST 60.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY 34.07 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 57 DEGREES 34 MINUTES 28 SECONDS WEST 33.95 FEET, NORTH 43 DEGREES 44 MINUTES 27 SECONDS EAST 149.43 FEET, NORTH 61 DEGREES 12 MINUTES 31 SECONDS WEST 24.27 FEET, NORTH 01 DEGREES 58 MINUTES 25 SECONDS WEST 1007.00 FEET, NORTH 88 DEGREES 01 MINUTES 35 SECONDS EAST 128.96 FEET, NORTH 71 DEGREES 27 MINUTES 17 SECONDS EAST 123.61 FEET, NORTH 57 DEGREES 34 MINUTES 27 SECONDS EAST 186.81 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 533.00 FEET; THENCE SOUTHEASTERLY 34.76 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 51 DEGREES 12 MINUTES 01 SECONDS EAST 34.75 FEET, NORTH 36 DEGREES 55 MINUTES 54 SECONDS EAST 190.46 FEET, SOUTH 58 DEGREES 39 MINUTES 32 SECONDS EAST 66.68 FEET, SOUTH 55 DEGREES 59 MINUTES 40 SECONDS EAST 87.60 FEET, SOUTH 48 DEGREES 06 MINUTES 24 SECONDS EAST 95.17 FEET, SOUTH 40 DEGREES 08 MINUTES 36 SECONDS EAST 87.59 FEET, SOUTH 32 DEGREES 10 MINUTES 48 SECONDS EAST 95.17 FEET, SOUTH 69 DEGREES 36 MINUTES 38 SECONDS EAST 44.20 FEET, NORTH 31 DEGREES 09 MINUTES 05 SECONDS EAST 69.47 FEET, NORTH 52 DEGREES 47 MINUTES 47 SECONDS EAST 69.47 FEET, NORTH 74 DEGREES 26 MINUTES 30 SECONDS EAST 69.47 FEET, SOUTH 83 DEGREES 54 MINUTES 48 SECONDS EAST 69.47 FEET, SOUTH 62 DEGREES 16 MINUTES 06 SECONDS EAST 69.47 FEET, AND SOUTH 41 DEGREES 56 MINUTES 56 SECONDS EAST 69.80 FEET TO A POINT AT THE SOUTHEAST CORNER OF AFORESAID ASHFORD PLACE UNIT ONE, SAID POINT BEING ON THE WEST LINE OF WILLIAMSBURG SUBDIVISION UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1990, AS DOCUMENT NO. R90-11157; THENCE SOUTH 01 DEGREES 56 MINUTES 01 SECONDS EAST ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF CATON RIDGE WEST SUBDIVISION UNIT 4, BEING A SUBDIVISION OF PART OF AFORESAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2004, AS DOCUMENT NUMBER R2004-084126, A DISTANCE OF 1318.58 TO THE NORTHEAST CORNER OF WHISPER GLEN UNIT ONE, BEING A SUBDIVISION OF PART OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2005, AS DOCUMENT NUMBER R2005-074181; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID WHISPER GLEN UNIT ONE, AS FOLLOWS: SOUTH 89 DEGREES 26 MINUTES 22 SECONDS WEST 6.85 FEET TO THE START OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 267.00 FEET THENCE WESTERLY 64.91 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 83 DEGREES 35 MINUTES 45 SECONDS WEST 64.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 333.00 FEET, THENCE WESTERLY 80.74 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 83 DEGREES 34 MINUTES 39 SECONDS WEST 80.55, SOUTH 89 DEGREES 28 MINUTES 34 SECONDS WEST 34.40 FEET SOUTH 01 DEGREES 56 MINUTES 01 SECONDS EAST 191.02 FEET SOUTH 88 DEGREES 03 MINUTES 59 SECONDS WEST 435.00 FEET SOUTH 01 DEGREES 56 MINUTES 01 SECONDS EAST 904.32 FEET SOUTH 74 DEGREES 23 MINUTES 57 SECONDS WEST 128.64 FEET NORTH 01 DEGREES 56 MINUTES 01 SECONDS WEST 18.48 FEET SOUTH 88

DEGREES 03 MINUTES 59 SECONDS WEST 133.61 FEET, NORTH 71 DEGREES 35 MINUTES 03 SECONDS WEST 3.55 FEET SOUTH 18 DEGREES 24 MINUTES 57 SECONDS WEST 125.00 FEET NORTH 71 DEGREES 35 MINUTES 03 SECONDS WEST 5.33 FEET SOUTH 18 DEGREES 24 MINUTES 57 SECONDS WEST 192.83 FEET NORTH 85 DEGREES 46 MINUTES 48 SECONDS WEST 230.75 FEET SOUTH 01 DEGREES 58 MINUTES 25 SECONDS EAST 528.00 FEET SOUTH 88 DEGREES 01 MINUTES 35 SECONDS WEST 125.00 FEET NORTH 01 DEGREES 58 MINUTES 25 SECONDS WEST 12.60 FEET AND SOUTH 88 DEGREES 01 MINUTES 35 SECONDS WEST 187.00 FEET TO A POINT AT THE NORTHWEST CORNER OF AFORESAID WHISPER GLEN UNIT ONE, SAID POINT BEING ON THE EAST LINE OF CUMBERLAND SUBDIVISION UNIT 14, BEING A SUBDIVISION OF PART OF AFORESAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2001-077687; THENCE NORTH 01 DEGREES 58 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID CUMBERLAND SUBDIVISION UNIT 14 AND ALONG THE EAST LINE OF CUMBERLAND SUBDIVISION UNIT 10, BEING A SUBDIVISION OF PART OF AFORESAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2000-091925 AND ALONG THE EAST LINE OF CUMBERLAND SUBDIVISION UNIT 8, BEING A SUBDIVISION OF PART OF AFORESAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2000-078535, A DISTANCE OF 1890.38 FEET TO THE POINT OF BEGINNING (P.O.B. #3), IN WILL COUNTY, ILLINOIS. Containing 73.223 acres more or less.

**PANEL 3**

1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 26



DATE January 21, 2014

**GEOTECH INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
1307 EISENHOWER BLVD. SUITE 1000, ALBUQUERQUE, NM 87102-1000  
PROJECT: WILSON FERRY DEVELOPMENT FIELD BOOK: 8-21-20-0  
DRAWN BY: WJP DATE: 1-15-00 SCALE: 1"=10' JOB NO.: 10340

Exhibit A-1

## 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:

Legacy Pointe Blvd

PIN(s): 06-03-31-200-024-0000, 06-03-31-400-003-0000

### 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

CL III REO USA, LLC owns 95%

Address: 4600 Wells Fargo Center, Minneapolis, MN, 55402; Phone #: 612-851-3000

Turnstone REO III, LLC owns 5%

Address: 1170 Peachtree St NE, Unit 1150, Atlanta, GA, 30309; Phone #: 404-477-6800

E-MAIL: \_\_\_\_\_ 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

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E-MAIL: \_\_\_\_\_ 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:** 

**DATE:** 11/4/2021

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

JASON A. HUMM MANAGER 630-846-7002

**PRINT**

A PLANNED UNIT DEVELOPMENT OF PART OF SECTION 31,  
IN TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

[illegible]

OVERALL DRUMM ESTATES	ASHFORD PLACE SUBDIVISION	ASHFORD PLACE PREVIOUS UNITS	ASHFORD PLACE UNIT TWO
--------------------------	------------------------------	---------------------------------	---------------------------

	DEVELOPABLE	UNDEVELOPABLE	TOTAL	DEVELOPABLE	UNDEVELOPABLE	TOTAL
TOTAL AREA	= 186.745 ACRES	91.286 ACRES	50.806 ACRES	40.480 ACRES		
ROADWAY AREA	= 39.507 ACRES	18.345 ACRES	10.089 ACRES	8.256 ACRES		
DETENTION AREA	= 17.227 ACRES	10.471 ACRES	10.471 ACRES	0.000 ACRES		
DETENTION LOTS	= 11.211 ACRES (B, C, & F)	OUTLOTS C & F	OUTLOTS C & F	NONE		
PARK AREA	= 9.112 ACRES	5.265 ACRES	0.076 ACRES	5.189 ACRES		
PARK LOTS	= OUTLOTS G & H	LOT 331 & OUTLOT G	LOT 331	OUTLOT G		
OPEN SPACE	= 2.025 ACRES	0.850 ACRES	0.850 ACRES	0.000 ACRES		
OPEN SPACE LOTS	= OUTLOTS D, E & I	OUTLOTS D & E	OUTLOTS D & E	NONE		
RESIDENTIAL AREA	= 118.674 ACRES	56.355 ACRES	29.320 ACRES	27.035 ACRES		
RESIDENTIAL LOTS	= 53.1 LOTS	19.1 LOTS	12.3 LOTS	12.3 LOTS		
MINIMUM LOT SIZE	= 7500 SQ. FT.	7500 SQ. FT.	7562 SQ. FT.	7500 SQ. FT.		
MINIMUM LOT WIDTH	= 60' @ BUILDING SET BACK	60' @ BUILDING SET BACK	60.5' @ BUILDING SET BACK	60' @ BUILDING SET BACK		
AVERAGE LOT SIZE	= 116.674 / (531) = 0.2198 ACRES	66.355 / (233) = 0.2847 ACRES	110.500 / (29.320) = 3.768 ACRES	127.035 / (23.000) = 5.523 ACRES		
DENSITY	= 2.84 LOTS/ACRE (531/186.745)	2.55 LOTS/ACRE (233/91.286)	1.21 LOTS/ACRE (110/50.806)	3.03 LOTS/ACRE (123/40.480)		

1. UNLESS OTHERWISE NOTED, ALL SANITARY SEWERS AND WATERMAIN SIZES ARE 8 INCH. STORM SEWER SIZES WILL BE DETERMINED ON ENGINEERING DRAWINGS.
2. UNLESS OTHERWISE NOTED, ALL EASEMENTS, INCLUDING EASEMENTS TO THE FRONT ELEVATIONS WILL BE 10 FEET DRAINAGE AND UTILITY EASEMENT, ALL EXTERIOR LOT REAR YARD EASEMENTS WILL BE 15 FEET DRAINAGE AND UTILITY EASEMENTS.
3. LOT 10A HAVE 30 FEET BUILDING SETBACK LINES FROM THE RIGHT OF WAY, EXCEPT ON CORNER LOTS WHERE ONE SIDE IS 20 FEET.
4. ANY SIDE YARD EASEMENTS FOR WATERMAIN, STORM SEWER, SANITARY SEWER OR STREET LIGHTS SHALL BE 7.5 FEET, 15 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS.
5. ANY SIDE YARD EASEMENTS FOR STREET LIGHTS SHALL BE 10 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS.
6. ANY FRONT YARD EASEMENTS SHALL BE 10 FEET DRAINAGE AND UTILITY EASEMENTS.
7. B.S.L. DENOTES DRAINAGE AND UTILITY EASEMENTS
8. B.S.L. DENOTES BUILDING SETBACK LINE
9. SURVEY AND TOPOGRAPHY DONE BY GEOTECH, INC. AND ORIGINALLY COMPLETED IN APRIL OF 2001, IS THE BASIS FOR THE PROPOSED DEVELOPMENT.
10. THE STREET LIGHTS SHALL BE 25-FOOT MOUNTING HEIGHT COMET STREETLIGHTS WITH AN LED BULB EQUIVALENT TO A 150 WATT HIGH PRESSURE SODIUM BULB.
11. DETENTION STORAGE DETENTION BASINS SHALL BE PROVIDED IN THE DEVELOPED AREAS HAS BEEN DESIGNED IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. THIS STORMWATER DETENTION HAS BEEN CONSTRUCTED AND COMPLETED WITHIN ASHFOOD PLACE UNIT ONE. (OUTLOTS C & F) THERE WILL BE NO NEW STORMWATER DETENTION BASINS INCLUDED WITHIN THIS DEVELOPMENT.
12. THIS DEVELOPMENT MUST PARTICIPATE IN THE EXISTING HOME OWNERS' ASSOCIATION IN ASHFOOD PLACE, FOR THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE DETENTION AREAS OF LOT 10A IN ASHFOOD PLACE AND LOT 28 IN CUMBERLAND SUBDIVISION UNIT 28. THE ASSOCIATION IN BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTLET STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
13. THE DEVELOPMENT DOES NOT RETRADES LOT LINES.
14. NO PART OF THIS PROPERTY CONTAINS FLOOD PLAIN LOCATIONS ON THE "FIRM" MAP PLAN, NUMBER 171900404E, DATED SEPTEMBER 6, 1998. A LOMA WAS ISSUED FOR THE ORIGINAL DEVELOPMENT AND SHOWN ON THE MAP OF THE TOWN OF JOLIET, ILL. COMMUNITY NO. 107702. CITY OF JOLIET, IL, COMMUNITY NO. 107702; AND AN EFFECTIVE DATE OF: MARCH 10, 2008; WAS ISSUED FOR THE FLOODPLAIN CONTAINED WITHIN OUTLOTS C & F IN ASHFOOD PLACE UNIT ONE. EXISTING ZONING IS CITY OF JOLIET R-2 ZONING.
15. THE STREET SHALL BE PROVIDED BY THE CITY OF JOLIET CITY OF JOLIET LANDSCAPE ORDINANCE.
16. L.U.E. DENOTES LANDSCAPE AND UTILITY EASEMENT.
17. THE PARK LOT (OUTLOT G) WILL BE GRANTED TO THE PLANNED PARK DISTRICT.
18. THE DEVELOPMENT MUST PARTICIPATE IN THE OWNERSHIP AND MAINTENANCE ASSOCIATION IN ASHFOOD PLACE, FOR THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE LANDSCAPE AREAS LOCATED IN ASHFOOD PLACE (OUTLOTS D & E).
19. THE LOT 10A LYING SOUTH OF LOT 10B AND EAST OF LEADY PONTON BOULEVARD, SHALL HAVE A STANDARD 60-FOOT RIGHT OF WAY OF 38" BACK TO BACK ROAD WITH COLLECTOR THIRTEEN'S PAVEMENT.
20. AN 8-FOOT TALL CEDAR SHADOW BOX FENCE WILL BE INSTALLED ALONG THE EASTERN LIMITS OF THE PROPERTY LINE LOCATED ALONG THE COMMON LOT LINE. LOCATED BETWEEN THE LOTS OF THIS PROPOSED DEVELOPMENT AND THOSE LOCATED IN WILLAMSBURG SUBDIVISION (TO THE EAST). SPECIFICALLY, ALONG THE EAST SIDE OF PROPOSED LOTS 127-142 IN THIS PROPOSED DEVELOPMENT.
21. A PAVED 160-FOOT WIDE ASPHALT PAVK MUST BE CONSTRUCTED ON LOT 331 IN ASHFOOD PLACE UNIT ONE, PURSUANT TO THE AGREEMENT WITH THE PLANNED PARK DISTRICT. THE PARK MUST RUN EAST-WEST, BE DEDICATED TO THE USE OF A PEDESTRIAN WALK ALONG DAILY LAKE TO THE EXISTING PARK SITE IN CUMBERLAND SUBDIVISION UNIT 28.
22. THE DEVELOPER SHALL IMPOSE THE FOLLOWING COVENANT: "IF AN INDIVIDUAL PROPERTY OWNER THAT OWNS A LOT ADJACENT TO CUMBERLAND SUBDIVISION, CHOOSES TO INSTALL A FENCE ON ANY PROPERTY, ANY PART OF THE FENCE MUST BE 6-FOOT TALL LOT LINE TO CUMBERLAND SUBDIVISION MUST BE A 6-FOOT TALL CEDAR SHADOW BOX FENCE."
23. THE DEVELOPER SHALL ADHERE TO THE PREVIOUSLY APPROVED LANDSCAPE PLAN, ANTI-MONOTONY AND MINIMUM SCREENING REQUIREMENTS OF THE CITY OF JOLIET. THE FRONT ELEVATIONS OF ONE-HALF OF THE DETACHED SINGLE-FAMILY DWELLING UNITS SHALL BE COMPRISED OF BRICK(S). PLANT IS SUBJECT TO THE PREVIOUSLY APPROVED CONDITIONS RELATED TO MINIMUM HOUSE SIZE, ARCHITECTURAL FEATURES, LANDSCAPING, AND SCREENING AS THE ASHFOOD PLACE UNIT 1 AGREEMENT.

ASHFORD PLACE SUBDIVISION			
OVERALL		PRIOR	UNIT 2
AREA	LOTS	LOTS	LOTS
7500 - 7999	38 LOTS	17 LOTS	21 LOTS
8000 - 8999	74 LOTS	47 LOTS	27 LOTS
9000 - 9999	36 LOTS	9 LOTS	27 LOTS
10000 +	85 LOTS	37 LOTS	48 LOTS

EXISTING		PROPOSED
	INTERCEPTOR SEWER	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	VALVE BOX	
	STORM SEWER MANHOLE	
	CATCH BASIN	
	INLET	
	FLARED END SECTION	
	SANITARY SEWER MANHOLE	
	STREET LIGHT	
	DIRECTION OF DRAINAGE	

△	SURVEY TURN POINT/CONTROL POINT
○	SURVEY MONUMENT – BOUNDARY
⊙	SURVEY MONUMENT – SECTION CORNER
⊙	SURVEY MONUMENT – QUARTER CORNER
○	SURVEY MONUMENT
⊗	SURVEY MONUMENT – R.O.W. MARKER
+	TRAFFIC SIGNAL
⊕	TRAFFIC SIGNAL – MAST ARM
⊞	UTILITY CONTROL CABINET
⊞	DETECTOR (OVERHEAD)
⊞	FLASHING SIGNAL
←	UTILITY POLE GUY WIRE
⊞	UTILITY POLE
⊞	STREET LIGHT
⊞	⊞
⊞	⊞
⊞	UTILITY HAND HOLE
⊞	UTILITY DOUBLE HAND HOLE
⊞	UTILITY HEAVY GUY HAND HOLE
⊞	UTILITY JUNCTION BOX
⊞	UTILITY SPLICER BOX – GENERAL
⊞	UTILITY SPLICER BOX – TELEPHONE
⊞	STORM SEWER CATCH BASIN
⊞	STORM SEWER FLARED END SECTION ( )
⊞	STORM SEWER MANHOLE
⊞	STORM SEWER INLET MANHOLE
⊞	SANITARY SEWER MANHOLE
⊞	WATER – POST INDICATOR VALVE (PIV)
⊞	WATER – FIRE HYDRANT
⊞	WATER – VALVE BUFFALO BOX
⊞	WATER – VALVE MANHOLE
⊞	WATER – SIAMSE FIRE CONNECTION
⊞	MAIL BOX
⊞	AIR CONDITIONER UNIT
⊞	GENERATOR UNIT
⊞	ELECTRICAL TRANSFORMER
⊞	AUTOMATED TELLER MACHINE (ATM)

GEOTECH, INC.  
1207 CEDARWOOD DRIVE  
JOLIET, ILLINOIS 60435  
(815) 730-1010

REO FUNDING SOLUTIONS, III, LLC  
c/o TURNSTONE GROUP  
DAVID EDWARDS  
1170 PEACHTREE STREET NE, SUITE 1150  
ATLANTA, GA 30309  
(404) 477-6802

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369  
EXPIRATION DATE: 11/30/2022

DATE: *December 7, 2021*

### FINAL PLANNED UNIT DEVELOPMENT

ASHFORD PLACE  
SUBDIVISION UNIT TWO

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

GJN20137

# Pulte

2250 Point Boulevard, Suite 401  
Elgin, Illinois 60123  
Phone (847) 841-3500 • Fax (847) 783-0145



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
LANDSCAPE ARCHITECTURE

224 SOUTH MAIN STREET  
WHEATON, ILLINOIS  
TELEPHONE: 630-668-7197  
FACSIMILE: 630-668-9693

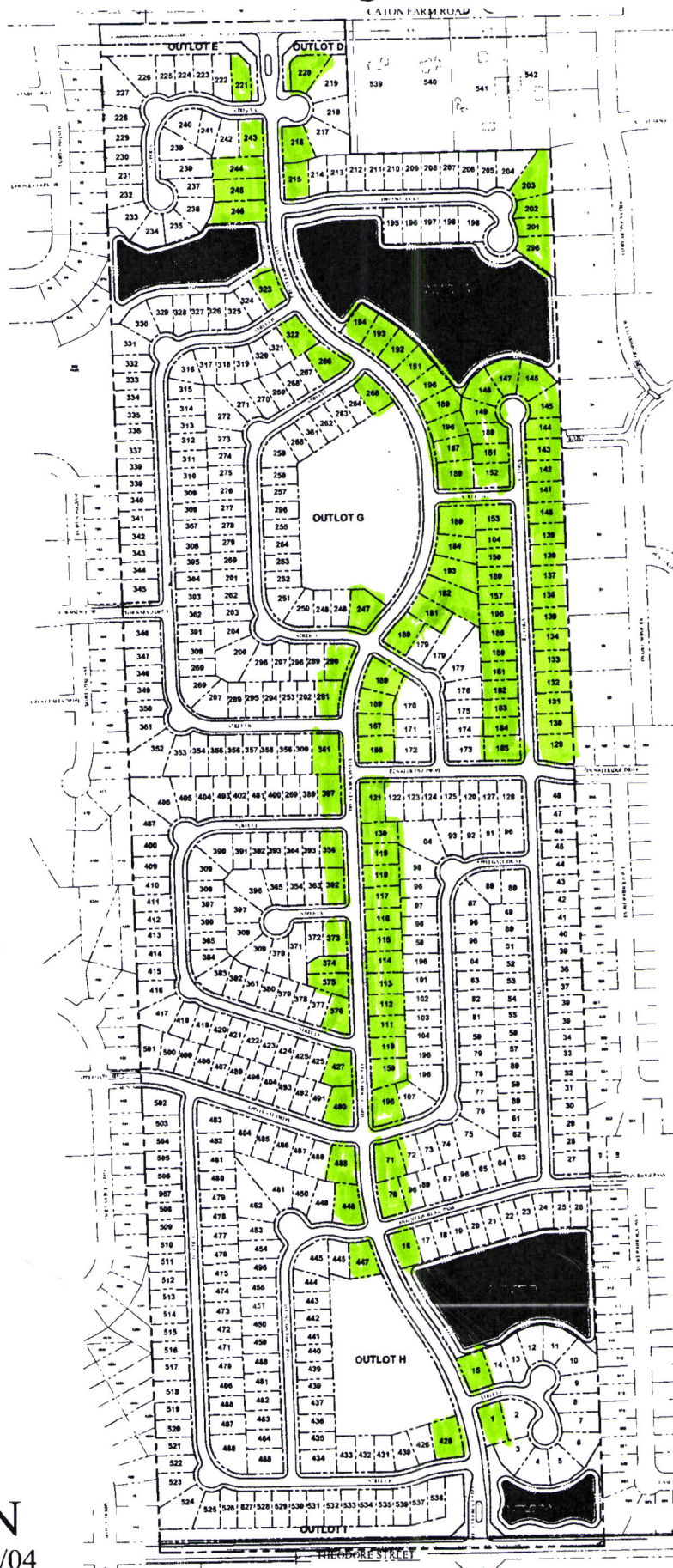
## LEGEND

 **SERIES I AND II**  
430 UNITS

 **SERIES III**  
108 UNITS

"Key"  
lots

DRUMM FARM  
PRODUCT PLAN  
JOLIET, ILLINOIS 9/14/04



## Chris Papesh

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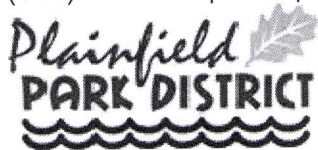
**From:** Jennifer Rooks-Lopez <rooks-lopez@plainfieldparkdistrict.com>  
**Sent:** Monday, October 30, 2017 3:11 PM  
**To:** Chris Papesh  
**Subject:** RE: Whisper Glen & Ashford Place  
**Attachments:** Agreement-072006-Ashford.pdf

Chris,

Attached is the original development agreement for the Whisper Glen and Ashford Place subdivision. The cash in lieu was a total of \$207,973.61 to be split between Whisper Glen and Ashford Place. Whisper Glen has been paid the amount remaining for Ashford is \$103,986.81

Sincerely,  
Jennifer Rooks-Lopez

Jennifer Rooks-Lopez, ASLA, LEED AP BD&C  
Director of Parks and Planning  
Plainfield Park District  
23729 W. Ottawa Street | Plainfield, IL 60544  
(815)254-6180 | [www.plfdparks.org](http://www.plfdparks.org)



**Help us protect the environment.** Only print this e-mail if necessary. The contents of this message, its attachments and subsequent additions are strictly confidential and proprietary and intended solely for the addressee(s) hereof. If you are not the named addressee or this message has been addressed to you in error, you are directed not to read, disclose, reproduce, distribute, disseminate or otherwise use this transmission. Delivery of this message to any other person other than the intended recipient(s) is not intended in any way to waive privilege or confidentiality. If you have received this transmission in error, please alert the sender. We also request that you immediately destroy this message and its attachments, if any.

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**From:** Chris Papesh [mailto:[cpapesh@geotechconsultantsinc.com](mailto:cpapesh@geotechconsultantsinc.com)]  
**Sent:** Monday, October 30, 2017 12:52 PM  
**To:** Jennifer Rooks-Lopez  
**Cc:** 'Joe Segobiano'  
**Subject:** RE: Whisper Glen & Ashford Place

Jennifer,

What has come of your review of the old Drumm Farm file. The contract purchaser is trying to get the Preliminary Plat back active with the City of Joliet and the city is looking for some response and acknowledgement from the Park District.

Chris Papesh, P.L.S.  
Geotech, Inc.

P: (815) 730-1010  
C: (815) 954-7013  
Address: 1207 Cedarwood Drive, Crest Hill, IL 60403  
e-mail: [cpapesh@geotechconsultantsinc.com](mailto:cpapesh@geotechconsultantsinc.com)  
website: [www.geotechconsultantsinc.com](http://www.geotechconsultantsinc.com)

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**From:** Jennifer Rooks-Lopez [<mailto:rooks-lopez@plainfieldparkdistrict.com>]  
**Sent:** Friday, September 15, 2017 9:29 AM  
**To:** Chris Papesh  
**Subject:** RE: Whisper Glen & Ashford Place

Good afternoon Chris,  
The District's attorney is reviewing the files related to the subdivision development. I should have an answer sometime late next week.  
Sincerely,

Jennifer Rooks-Lopez, ASLA, LEED AP BD&C  
Director of Parks and Planning  
Plainfield Park District  
23729 W. Ottawa Street | Plainfield, IL 60544  
(815)254-6180 | [www.plfdparks.org](http://www.plfdparks.org)



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**From:** Chris Papesh [<mailto:cpapesh@geotechconsultantsinc.com>]  
**Sent:** Thursday, August 31, 2017 2:38 PM  
**To:** Jennifer Rooks-Lopez  
**Subject:** Whisper Glen & Ashford Place

Ms. Rooks-Lopez,

I am working with a new owner and potential developer for the remaining lands located north of Whisper Glen and south of Ashford Place; which was originally known as Drumm Estates. This property is located between Caton Farm Road and Theodore Street and is about one-half mile east of County Line Road, in City of Joliet, Will County, Illinois.

Whisper Glen offered a 3.9 park site with playground equipment.

I know that the next phase of Ashford Place will provide a 5+ acre park site, but what remaining obligations will there be for the new owner/developer?

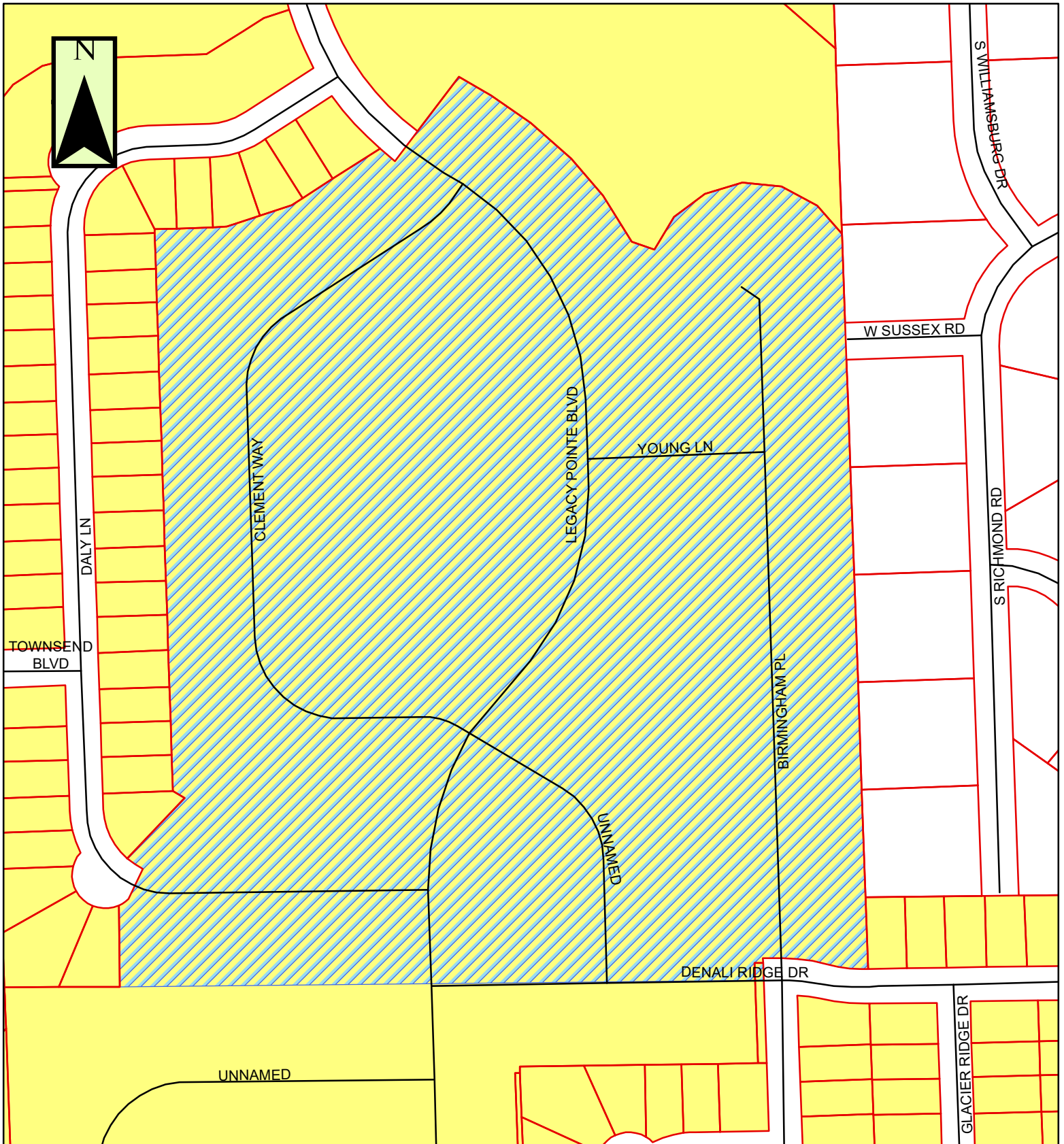
Thank you for your assistance on this matter.

Geotech, Inc.  
Christopher M. Papesh  
Professional Land Surveyor  
Partner/Director of Land Surveying

P: 815-730-1010  
C: 815-954-7013  
Address: 1207 Cedarwood Drive, Crest Hill, Illinois 60403  
e-mail: [cpapesh@geotechconsultantsinc.com](mailto:cpapesh@geotechconsultantsinc.com)

website: [www.geotechconsultantsinc.com](http://www.geotechconsultantsinc.com)

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## PUD-5-21



= Property in Question  
= 600' Public Notification Boundary

### Legend

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



## PUD-5-21a



= Property in Question

= 600' Public Notification  
Boundary