

DATE: December 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-4-21: Re-Approval of a Final Planned Unit Development of Whisper Glen 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 Whisper Glen Unit Two

PURPOSE: To allow future development of 118 single family residential lots

LOCATION: Legacy Pointe Boulevard and Theodore Street

SIZE: 32.74 acres

EXISTING LAND USE: Vacant, undeveloped land

SURROUNDING LAND

USE & ZONING: North: Residential; R-2
South: Residential; R-2
East: Residential; R-2
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 Whisper Glen Unit Two Subdivision for the future build out of 118 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 for the remaining 118 lots in the Whisper Glen Subdivision, which will be platted as Whisper Glen 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 Ashford Place 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 and lot width of 60'. The minimum lot size in Unit Two is 7,875 sq. ft, and the minimum width is 63' wide. The average lot size in Unit Two is 9,304 sq. ft. Lots along Legacy Pointe Boulevard 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 Whisper Glen Subdivision Unit 1 Recording Plat. The following building requirements will be enforced for the Final Plat of Whisper Glen 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 are 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 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 original builder of Whisper Glen Unit One, Phoenix Builders, exceeded the City's minimum masonry requirements, which, in 2004, required at least 50% of homes to have a minimum of 25% of the front façade comprised of brick or stone. The builder constructed all homes with at least partial brick or stone. In addition, all homes have stone address blocks. Staff would suggest, as conditions of approval, requirements that all future buildings have a minimum of 25% of the front façade comprised of brick or stone and have stone address blocks. These conditions were approved as part of the expired 2018 final plat approval for this subdivision.

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 and anti-monotony ordinance. 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 this subdivision will be required to join the existing Whisper Glen 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 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 Whisper Glen Unit Two Subdivision 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 Whisper Glen Unit One agreements.

CONDITIONS

1. That a minimum of 25% of the gross front elevations shall be comprised of brick or stone.
2. That all house models include a stone address block on the front façade.

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-8-18: Final Plat of Whisper Glen Unit Two Subdivision

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

The approval of the final Plat of Whisper Glen 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-4-21
DATE FILED: 11/19/21

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

☒ Preliminary
☐ Final

NAME OF PUD: Whisper Glen

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.

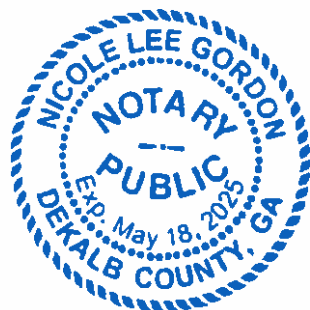
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

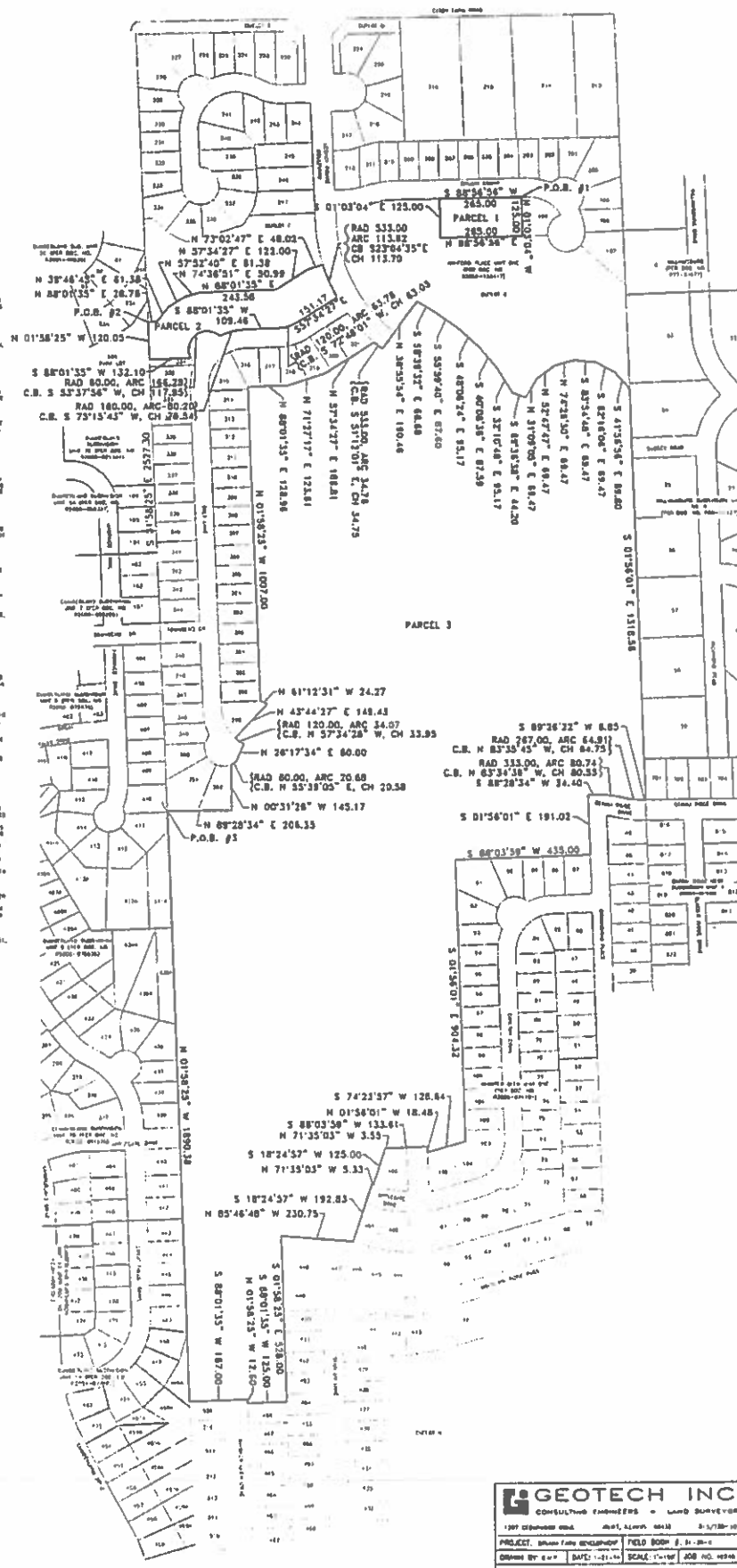
THAT PART OF FRACTIONAL SECTION 31, IN TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING (P.O.B. #2) AT THE SOUTHWEST CORNER OF OUTLOT F IN ASHFORD PLACE UNIT ONE, BEING A SUBDIVISION OF PART OF SAID FRACTIONAL SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED 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.

[illegible][illegible][illegible]

CONFIDENTIAL

Page January 21, 2014

GEOTECH INC.			
CONSULTING ENGINEERS • LAND SURVEYORS			
1307 CEDARHURST DRIVE		ALBANY, N.Y. 12206	
PROJECT: BRIDGE AND HIGHWAY		FIELD BOOK # 1-20-0	
DATE: 1-1-84	SCALE: 1"=10'	JOB NO. 10246	

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

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: Jason A. Humm

DATE: 11/4/2021

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

Jason A. Humm MANAGER 630-816-7002

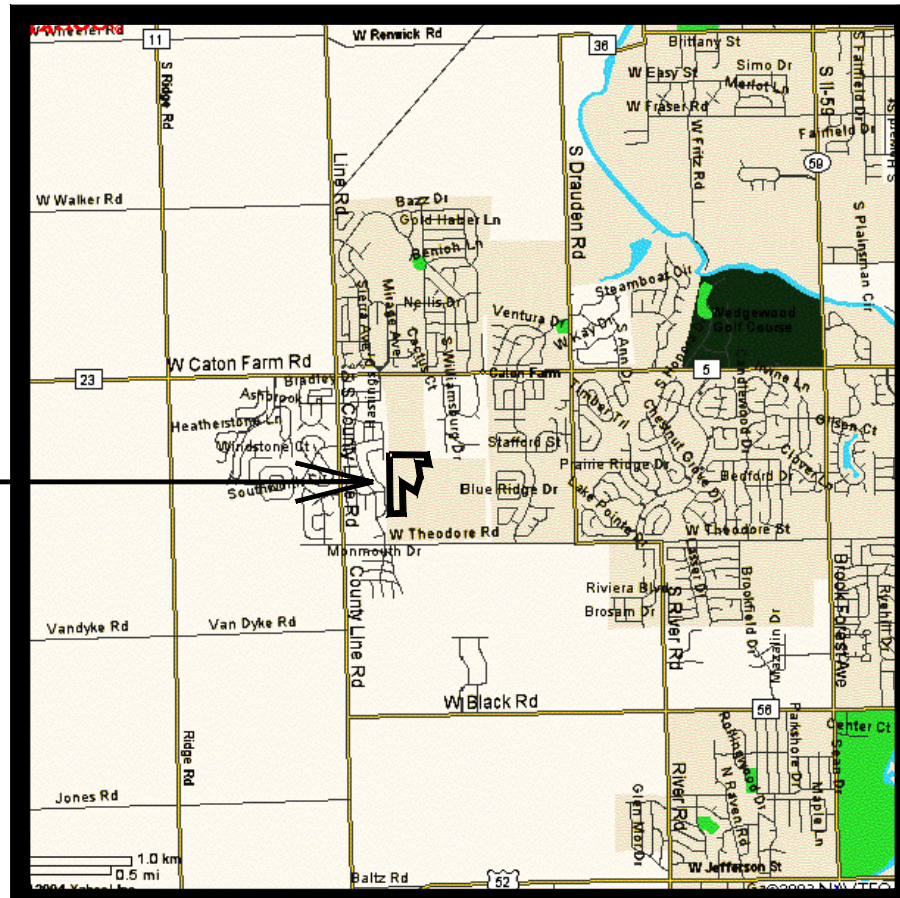
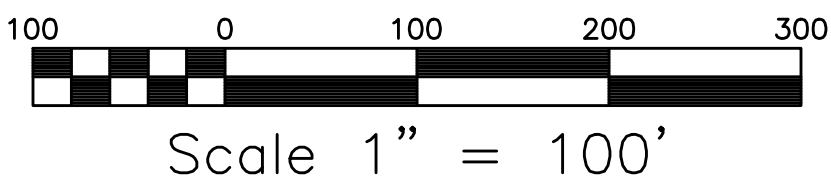
PRINT

FINAL PLANNED UNIT DEVELOPMENT OF WHISPER
GLEN SUBDIVISION SUBDIVISION UNIT TWO

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.

LOCATION MAP

SITE



LEGAL DESCRIPTION

THAT PART 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 20 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2827.30 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID ASHFORD PLACE UNIT ONE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST ALONG THE SOUTHERN MOST LINE OF SAID ASHFORD PLACE UNIT ONE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 729.06 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 01 SECONDS WEST 36.01 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST 626.19 FEET TO THE NORTHWESTERN MOST 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 SOUTHERLY AND WESTERLY ALONG THE NORTHERLY LINE OF SAID WHISPER GLEN UNIT ONE, AS FOLLOWS: SOUTH 01 DEGREES 58 MINUTES 01 SECONDS EAST 181.02 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 01 MINUTES 35 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 71 DEGREES 35 MINUTES 03 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, IN WILL COUNTY, ILLINOIS, CONTAINING 32.72 ACRES MORE OR LESS.

GENERAL NOTES:

- UNLESS OTHERWISE NOTED, ALL SANITARY SEWERS AND WATERMAIN SIZES ARE 8 INCH. STORM SEWER SIZES WILL BE DETERMINED ON ENGINEERING DRAWINGS.
- UNLESS OTHERWISE NOTED, ANY INTERIOR LOT REAR YARD EASEMENTS WILL BE 10 FEET DRAINAGE AND UTILITY EASEMENT, ALL EXTERIOR LOT REAR YARD EASEMENTS WILL BE 15 FEET DRAINAGE AND UTILITY EASEMENTS.
- ALL LOTS HAVE 30 FEET BUILDING SETBACK LINES FROM THE RIGHT OF WAY, EXCEPT ON CORNER LOTS WHERE ONE SIDE IS 20 FEET.
- 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.
- ANY OTHER SIDE YARD EASEMENTS SHALL BE 5 FEET, 10 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS.
- ANY FRONT YARD EASEMENTS SHALL BE 10 FEET DRAINAGE AND UTILITY EASEMENTS.
- D.U.E. DENOTES DRAINAGE AND UTILITY EASEMENTS.
- B.S.L. DENOTES BUILDING SETBACK LINE.
- SURVEY AND TOPOGRAPHY DONE BY GEOTECH, INC. AND ORIGINALLY COMPLETED IN APRIL OF 2004; UPDATED AND REDONE IN OCTOBER OF 2018.
- THE STREET LIGHTS SHALL BE 25-FOOT MOUNTING HEIGHT COME STREETLIGHTS WITH AN LED BULB EQUIVALENT TO A 150 WATT HIGH PRESSURE SODIUM BULB.
- STORMWATER DETENTION HAS BEEN PROVIDED FOR THE PROPOSED DEVELOPED AREAS HAS BEEN DESIGNED IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. THIS STORMWATER DETENTION HAS BEEN CONSTRUCTED AND COMPLETED WITHIN WHISPER GLEN UNIT ONE (OUTLOTS A & B). THERE WILL BE NO NEW STORMWATER DETENTION BASINS INCLUDED WITHIN THIS DEVELOPMENT. THIS DEVELOPMENT MUST PARTICIPATE IN THE EXISTING HOME OWNERS' ASSOCIATION FOR WHISPER GLEN, FOR THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE OPEN SPACE AREAS (OUTLOT I) AND THE DETENTION AREAS (OUTLOTS A & B), ALL LOCATED IN WHISPER GLEN UNIT ONE.
- MAINTENANCE INCLUDES: LANDSCAPING, GRASS, BARK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
- NO PART OF THIS PROPERTY CONTAINS FLOOD PLAIN ACCORDING TO THE "FIRM" MAP PANEL NUMBER 171970D140E, DATED SEPTEMBER 6, 1995.
- EXISTING ZONING IS CITY OF JOLIET R-2 ZONING.
- PARKWAY TREES SHALL BE PROVIDED PER CURRENT CITY OF JOLIET LANDSCAPE ORDINANCE.
- L.U.E. DENOTES LANDSCAPE AND UTILITY EASEMENT.
- 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 THEIR PROPERTY, ANY PORTION OF THE FENCE ALONG THE COMMON LOT LINE TO CUMBERLAND SUBDIVISION MUST BE A 6-FOOT TALL CEDAR SHADOW BOX FENCE."
- DEVELOPMENT SHALL ADHERE TO THE PREVIOUSLY APPROVED LANDSCAPE PLAN. ANTI-MONOTONY ORDINANCE AND MINIMUM BRICK HIGH PRESSURE SODIUM BULBS. THE FRONT ELEVATIONS OF ONE-HALF OF THE DETACHED SINGLE-FAMILY DWELLING UNITS SHALL BE COMPRISED OF BRICKS; PLAT IS SUBJECT TO THE PREVIOUSLY APPROVED CONDITIONS RELATED TO MINIMUM HOUSE SIZE, ARCHITECTURAL FEATURES, LANDSCAPING, AND SCREENING AS THE WHISPER GLEN UNIT 1 AGREEMENT.

ADJOINING PARCEL LETTER	ADJOINING PARCEL OWNER
A	FEDERICO ANGULO & YURIANA GARCIA
B	ALLIE PAGE GEORGE
C	MICHELLE & MARCUS SAMUELS & DEVIN SMITH
D	REDI SFR SUB, LLC
E	MARK & KRISTIA ZERINA
F	ANDREW & SUSAN WEINER
G	BRANDON MALL
H	STEVE & MONICA KRAPPE
I	JOVANA SINGLET
J	CHARLAMAN & CHRISTINE MONTGOMERY
K	RICHARD PAOLETTI
L	PAUL & DONNA PETKO
M	KENT NEWCOMER
N	JOVANA SINGLET
O	RICHARD FURR
P	JOSEPH & KRISTEN DUNOW
Q	RANIL YADU
R	MICHAEL & CAROL MILHOUS
S	ANNA & KYLE DEENEY
T	ANGELICA DEMETRIUS MONROY
U	THOMAS & HEATHER KOZBIEL
V	MARCY ROSOLLO & ERIC BRENO
W	GLADYS MARTINEZ
X	SRP SUB LLC
Y	GUTHRIE & DOROTHY MOORE-GUTHRIE
Z	JOHN & AMANDA BUCKLES
AA	ARTURO & BLANCA SALINAS
AB	SYNOBIA CHERRY REV TRUST
AC	JESUS & MARIA LARA
AD	RONALD MARINO, SR & SHARON MARINO
AE	STEPHANIE KALLAS-ARANDA
AF	WILLIAM & TAMMY MILLER
AG	RUDOLFO & MYSTIQUE GUERRERO
AH	SRIDIVA & ARIF KARMAUI
AI	PRISCILLA RODRIGUEZ
AJ	MARCUS NEATS
AK	NICOLE KRENDEL
AL	SETRINA PERRY
AM	RICHARD DREWS
AN	NC GLOBAL LLC
AO	MATTHEW KEARLEY
AP	OSCAR & LORENA ZAMUDIO
AQ	VICTOR & MELANIE PATTON
AR	SEAN & CRESTI MILLER
AS	MICHAEL & JANE HORAK
AT	MARRAN & KEENA KUKANI
AU	ASHLEY ZUNO
AV	RODMARIO & GABRIELE LAPEIRA
AW	JAMES & MINYETTA COINS
AX	JOHN NICKL & APRIL MAGUIRE
AY	RED FUNDING SOLUTIONS V, LLC

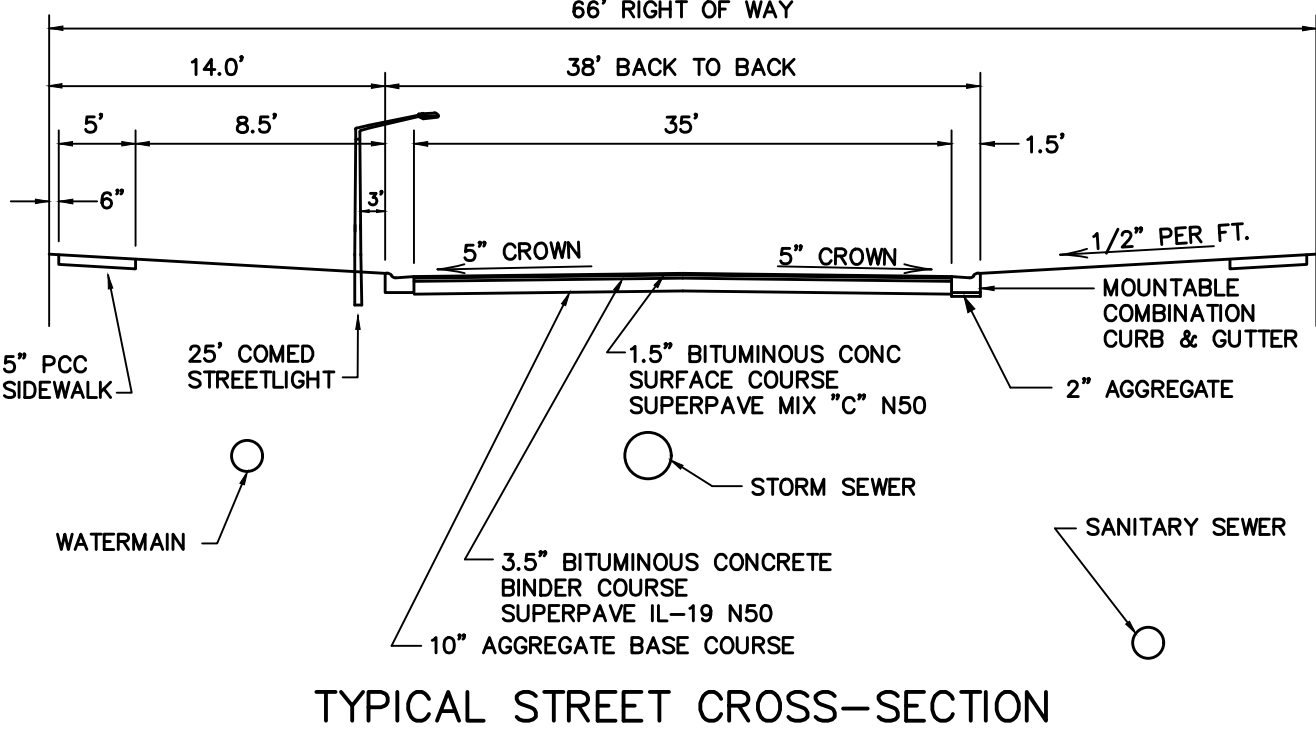
WHISPER GLEN SUBDIVISION	OVERALL	UNIT 1	UNIT 2
AREA	7500-7999	135 LOTS	49 LOTS
LOTS	8000-8999	193 LOTS	78 LOTS
LOTS	9000-9999	2 LOTS	45 LOTS
DENSITY	10000 +	131 LOTS	38 LOTS

SCOPE OF DEVELOPMENT

	OVERALL DRUMM ESTATES	WHISPER GLEN SUBDIVISION	WHISPER GLEN UNIT ONE	WHISPER GLEN UNIT TWO
TOTAL AREA	186.745 ACRES	95.458 ACRES	62.742 ACRES	32.742 ACRES
ROADWAY AREA	39.507 ACRES	21.770 ACRES	14.233 ACRES	7.537 ACRES
DETECTION AREA	17.227 ACRES	6.737 ACRES	0.000 ACRES	0.000 ACRES
PARK AREA	9.112 ACRES	3.883 ACRES	0.000 ACRES	0.000 ACRES
PARK LOTS	OUTLOTS G & H	OUTLOT H	OUTLOT H	OUTLOT H
OPEN SPACE	2.225 ACRES	1.293 ACRES	0.000 ACRES	0.000 ACRES
RESIDENTIAL AREA	OUTLOTS D, E & I	OUTLOT I	OUTLOT I	OUTLOT I
MINIMUM LOT SIZE	7500 SQ. FT.	61,775 ACRES	36,570 ACRES	25,205 ACRES
MINIMUM LOT WIDTH	118.674 ACRES	294 LOTS	178 LOTS	118 LOTS
AVERAGE LOT SIZE	9735 SQ. FT. (118.674/531)	7875 SQ. FT.	7875 SQ. FT.	7875 SQ. FT.
DENSITY	2.84 LOTS/ACRE (531/186.745)	63' @ BUILDING SET BACK	63' @ BUILDING SET BACK	63' @ BUILDING SET BACK
		9152 SQ. FT. (61,775/294)	9051 SQ. FT. (36,570/178)	9304 SQ. FT. (25,205/118)
		3.07 LOTS/ACRE (294/95.458)	2.81 LOTS/ACRE (178/62.742)	3.60 LOTS/ACRE (118/32.742)

LEGEND

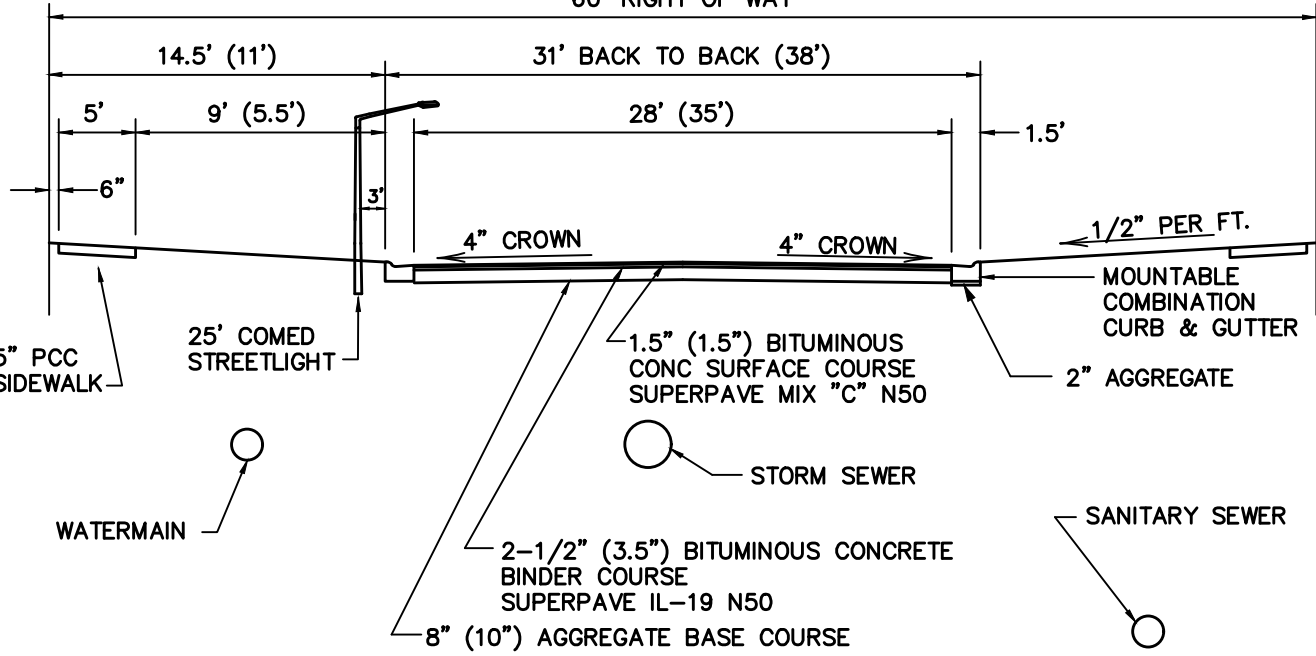
- EXISTING
- INTERCEPTOR SEWER
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - FIRE HYDRANT
 - VALVE BOX
 - STORM SEWER MANHOLE
 - CATCH BASIN
 - INLET
 - FLARED END SECTION
 - SANITARY SEWER MANHOLE
 - STREET LIGHT
 - DIRECTION OF DRAINAGE
- PROPOSED
- INTERCEPTOR SEWER
 - STORM SEWER
 - SANITARY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



TYPICAL STREET CROSS-SECTION

EXISTING SYMBOLS LEGEND

- EXISTING SYMBOLS LEGEND
- 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
 - VEHICLE DETECTOR (OVERHEAD)
 - FLASHING SIGNAL
 - UTILITY POLE GUY WIRE
 - UTILITY POLE
 - STREET LIGHT
 - SIGN
 - UTILITY HAND HOLE
 - UTILITY DOUBLE HAND HOLE
 - UTILITY HEAVY DUTY HAND HOLE
 - UTILITY JUNCTION BOX
 - UTILITY SPOUSE BOX - GENERAL
 - UTILITY SPOUSE BOX - TELEPHONE
 - STORM SEWER CATCH BASIN
 - STORM SEWER FLARED END SECTION (FES)
 - STORM SEWER MANHOLE
 - STORM SEWER INLET
 - SANITARY SEWER MANHOLE
 - WATER - POST INDICATOR VALVE (PIV)
 - WATER - FIRE HYDRANT
 - WATER - VALVE BUFFALO BOX
 - WATER - VALVE MANHOLE
 - WATER - SAMEISE FIRE CONNECTION
 - MAIL BOX
 - AIR CONDITIONER UNIT
 - GENERATOR UNIT
 - ELECTRICAL TRANSFORMER
 - AUTOMATED TELLER MACHINE (ATM)



TYPICAL STREET CROSS-SECTION

SURVEYOR & ENGINEER

GEOTECH, INC.
1207 CEDARWOOD DRIVE
JOLIET, ILLINOIS 60433
(815) 730-1010

OWNER/DEVELOPER

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

STATE OF ILLINOIS
COUNTY OF WILL
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF JOLIET ON _____, 2022.

STATE OF ILLINOIS
COUNTY OF WILL
APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN
COMMISSION ON _____, 2021.

MAYOR
CITY CLERK

CHAIRPERSON
SECRETARY



PREPARED BY:
CHRISTOPHER M. PAPER, L.P.L.S. NO. 3366
EXPIRATION DATE: 11/30/2022

DATE: December 7, 2021

FINAL PLANNED UNIT DEVELOPMENT

WHISPER GLEN SUBDIVISION UNIT TWO

GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
815/730-1010

GIN20137

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

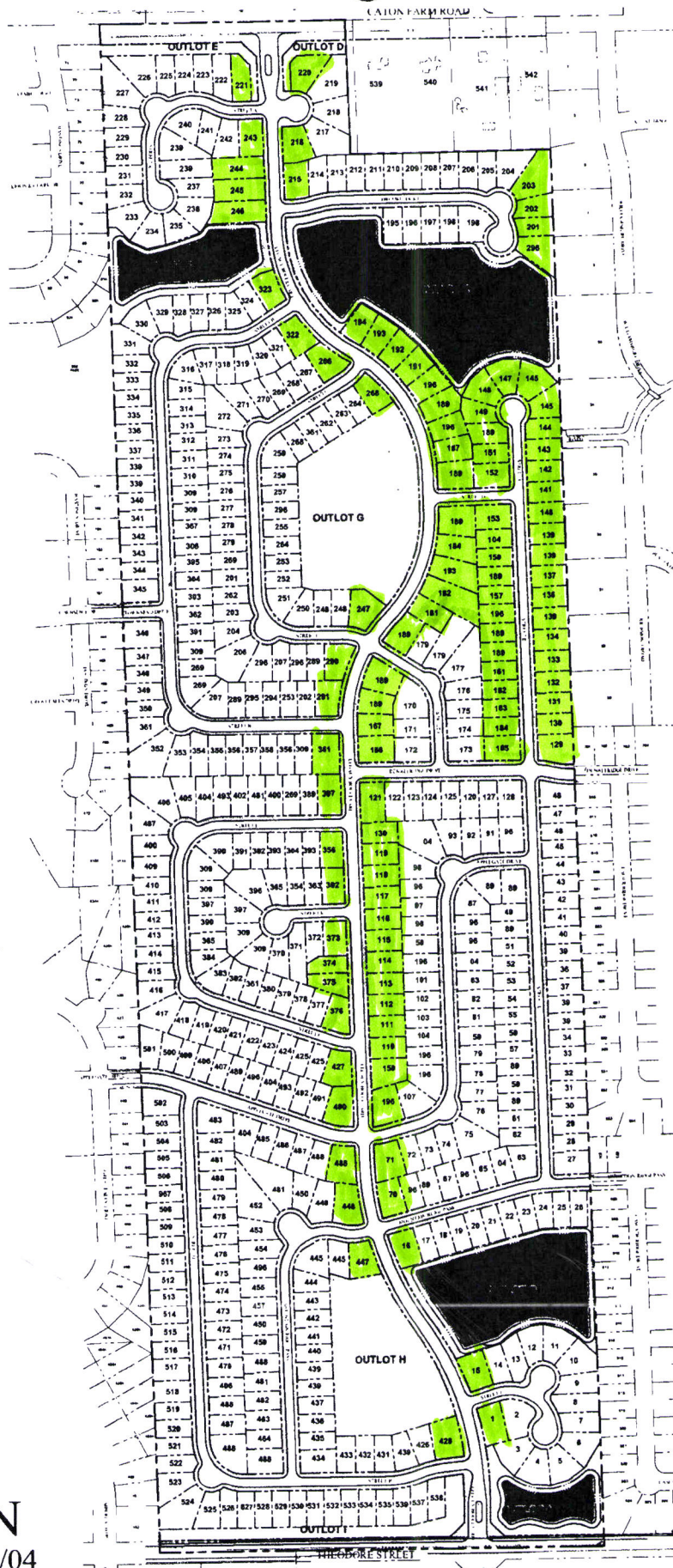
LEGEND

 **SERIES I AND II**
430 UNITS

 **SERIES III**
108 UNITS

"Key"
lots

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



Chris Papesh

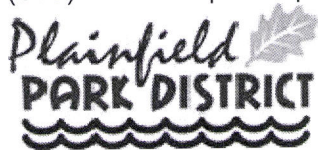
From: Jennifer Rooks-Lopez <rooks-lopez@plainfieldparkdistrict.com>
Sent: Monday, October 30, 2017 3:11 PM
To: Chris Papesh
Subject: RE: Whisper Glen & Ashford Place
Attachments: Agreement-072006-Ashford.pdf

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



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From: Chris Papesh [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
website: www.geotechconsultantsinc.com

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



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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?

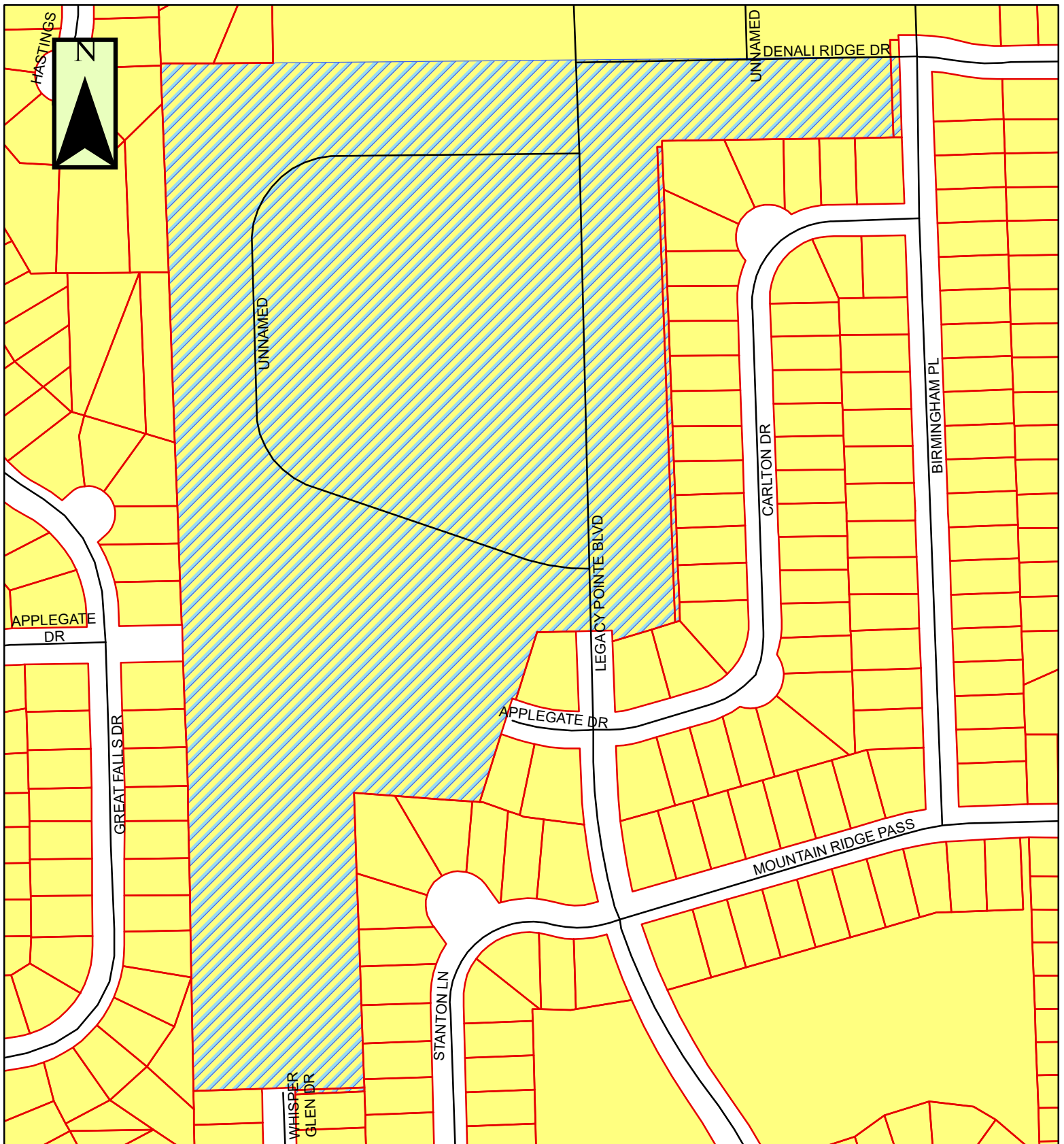
Thank you for your assistance on this matter.

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

website: www.geotechconsultantsinc.com

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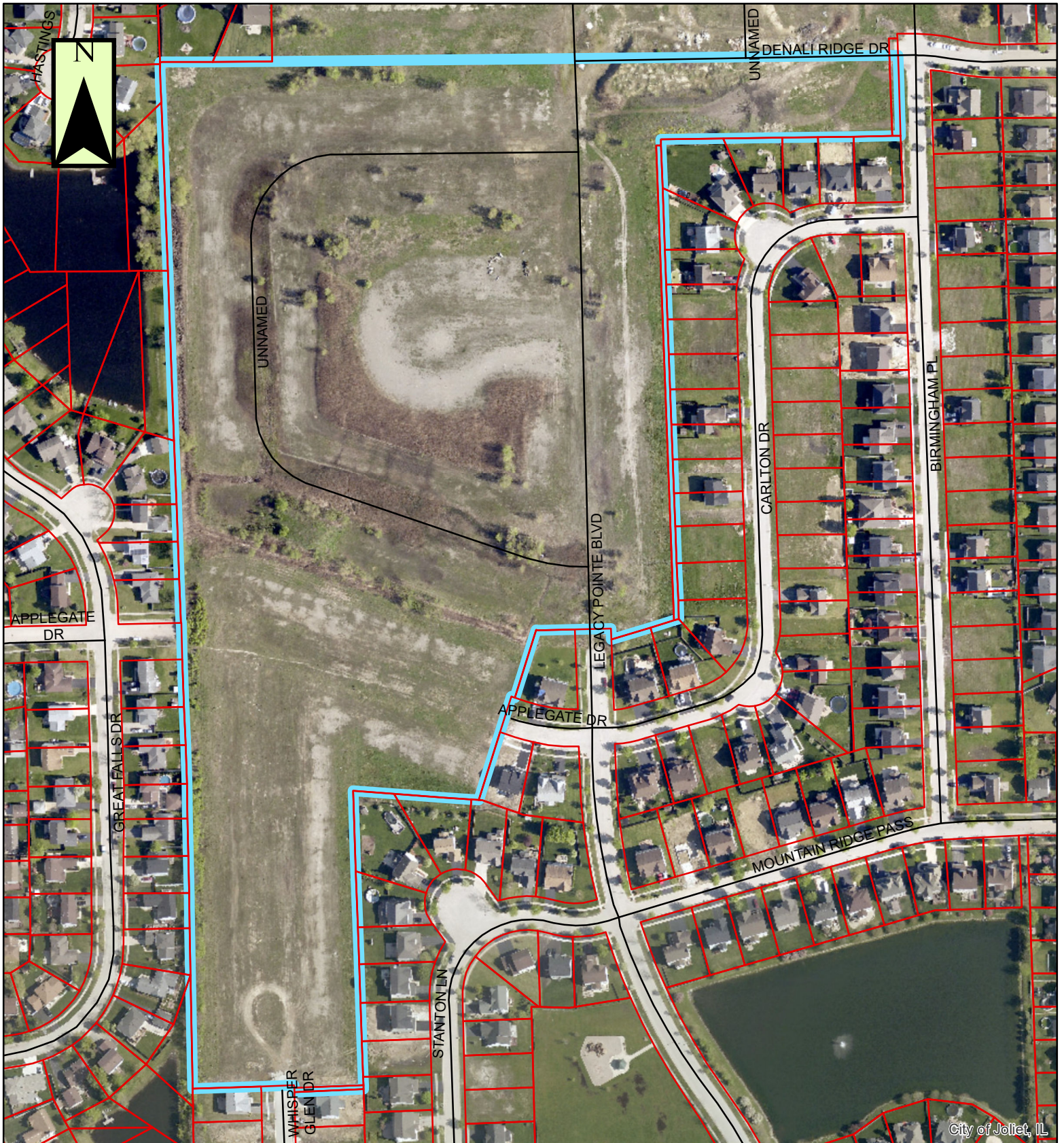


PUD-4-21



 = 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-4-21a



= Property in Question

= 600' Public Notification Boundary