



October 17, 2024

Mr. James Torri  
City of Joliet  
Planning Director

Re: Vista Ridge

Dear Mr. Torri:

We are submitting the attached floor plans which are consistent with the Deer Crossing approved plans with the addition of the Townhome product intended for the Townhome section of Vista Ridge.

Ryan Homes is submitting the following plans:

- Ash
- Bayberry
- Cypress
- Elderberry
- Hazelnut
- Silver Oak
- Walnut
- Periwinkle (TH)
- The homes will follow the masonry requirements per the annexation agreement 3(d)

Sincerely,  
NVR/Ryan Homes

Mike Ciabattoni  
Market Manager & Vice President

**Approved:** \_\_\_\_\_

**Date:** \_\_\_\_\_



## VISTA RIDGE - PRODUCT

JOLIET, IL

**CONFIDENTIAL.** The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

# A Long History of Quality

As America's fourth-largest homebuilder, NVR has been constructing sought-after homes for over 40 years.

We currently operate in 15 states and thirty-five metropolitan areas under the brand names:

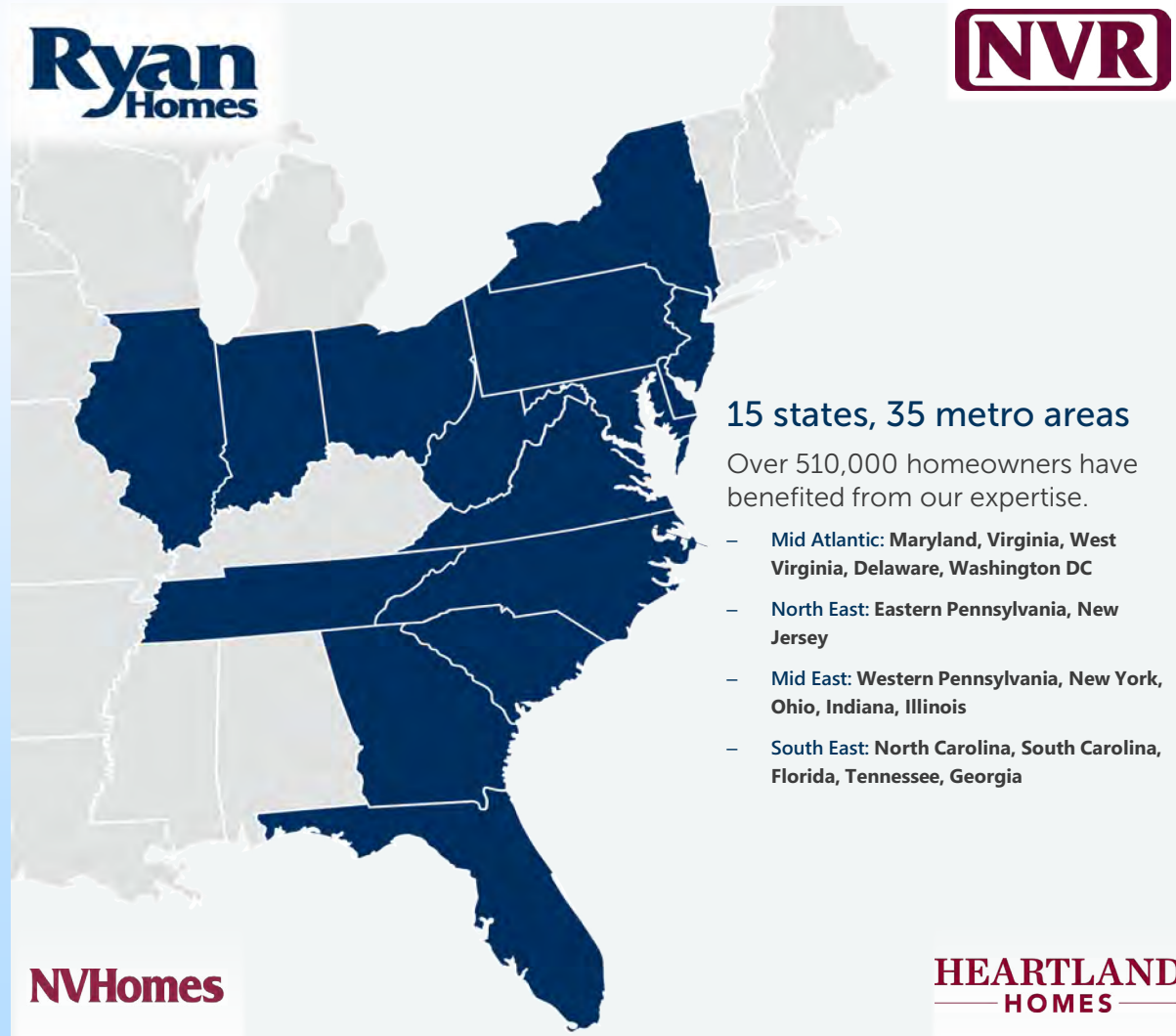
Ryan Homes

NVR

NVHomes

Heartland Homes

NVR builds single-family homes, townhomes and condos.





# Local Success – Chicago, IL Market

## Top 5 Builder in IL:

- 10+ Active Communities
- 473 Closings in 2023

2024 Projected Sales: **400+ Homes**



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## Representative Projects:

Community	Subdivision Size	Type	Status
Deer Crossing	119	Single Family	87 Sales to Date
Railway Estates	110	Single Family	Sold Out
Grand Reserve	289	Single Family	209 Sales to Date
Green Ridge	104	Single Family	84 Sales to Date
Bristol Bay	70	Single Family	Sold Out





# Product Offering – Single Family Detached



- **Single Story & Two-Story Homes**
- **3-5 beds**
- **2-Car Front-Loaded Garage**



**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

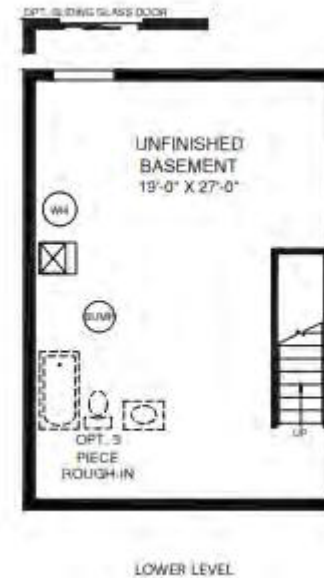
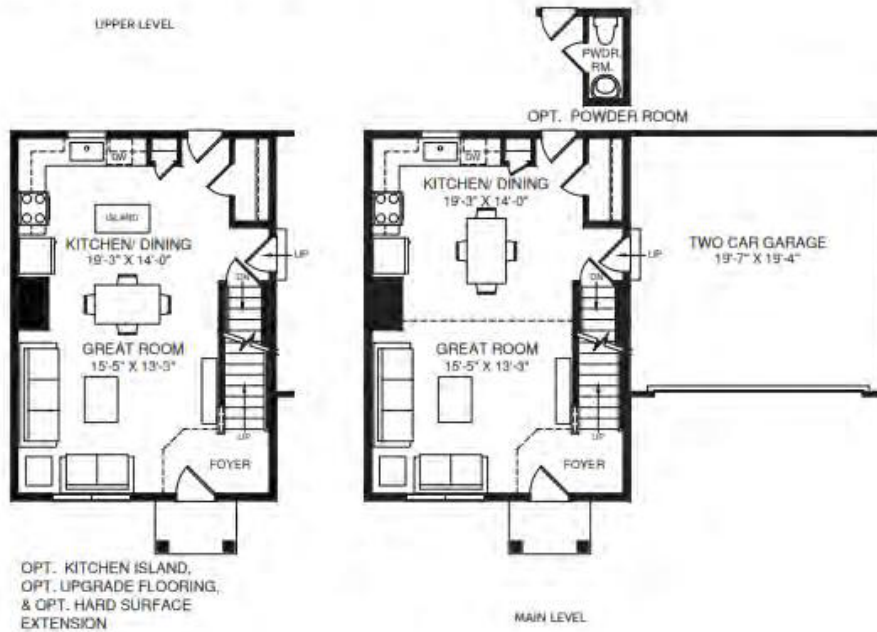
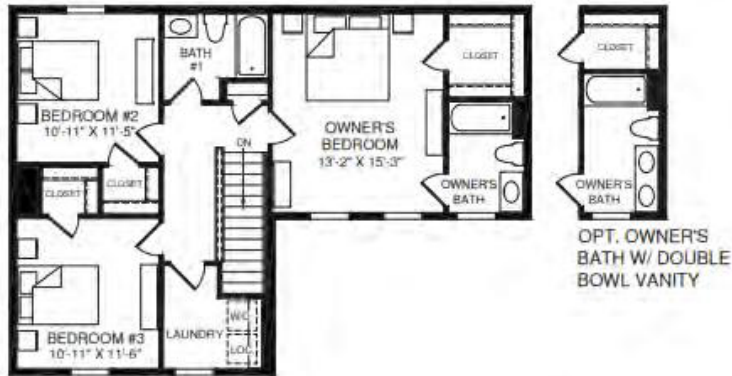
# Elevations – ASH



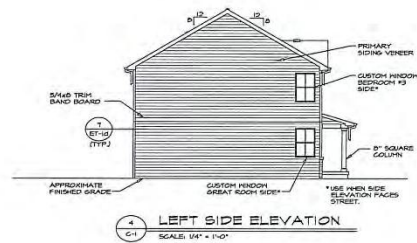
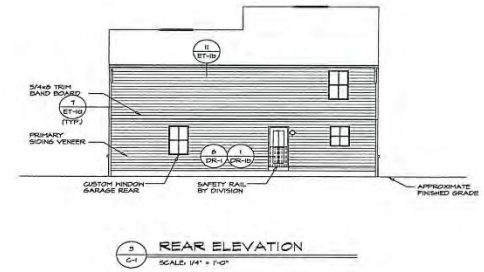
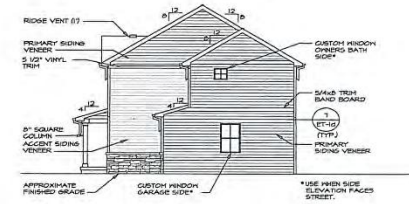
**Standard: 3 Beds, 2 Baths, 2-Car Garage, 1473 SF**

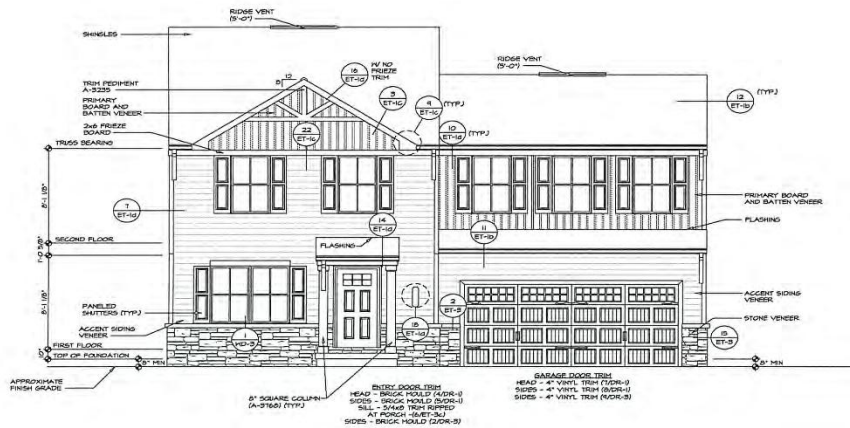
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# Elevations – ASH

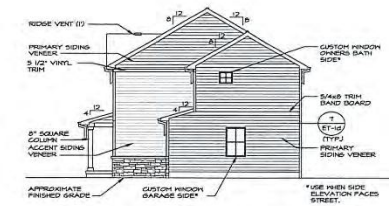




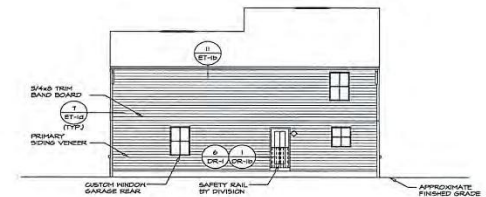




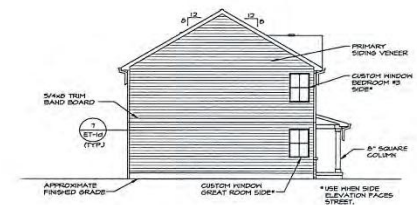
1 FRONT ELEVATION "L"  
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

# Elevations – BAYBERRY

BAYBERRY

ELEVATION K



ELEVATION L

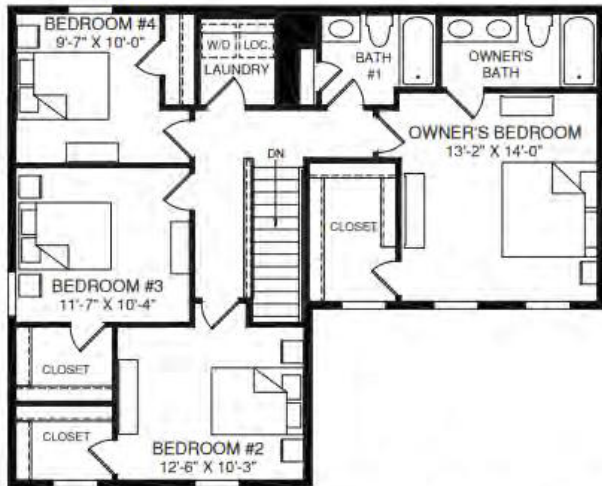


**Standard: 4 Beds, 2 Baths, 2-Car Garage, 1714 SF**

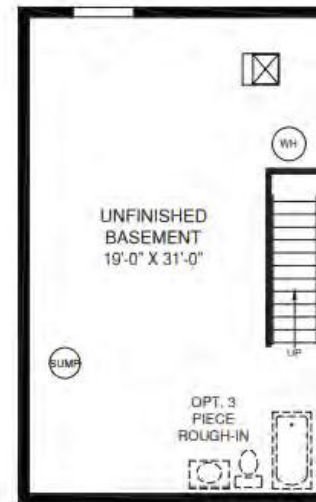
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

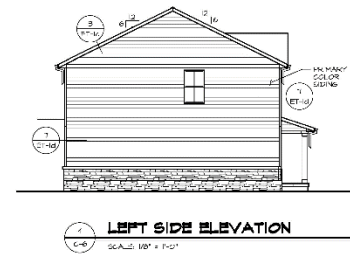
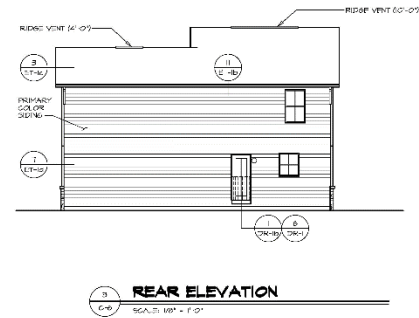
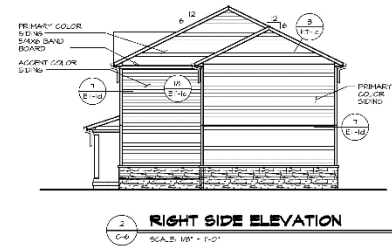
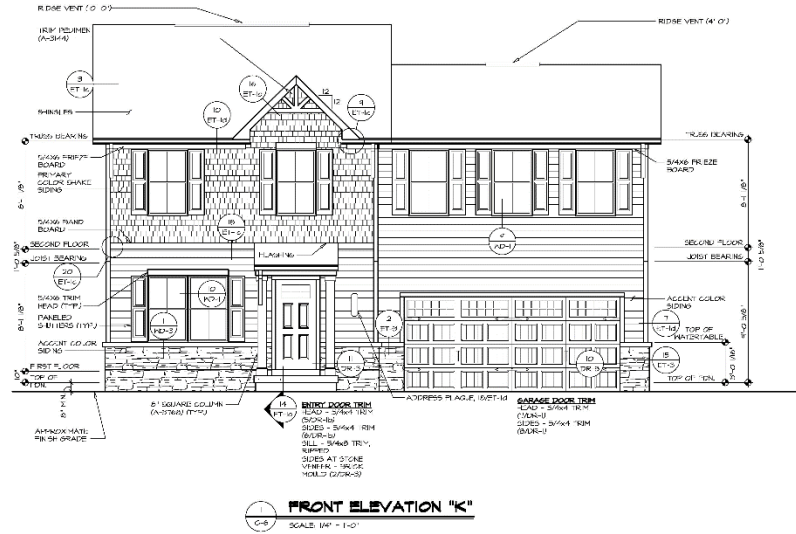


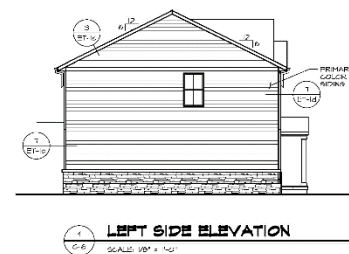
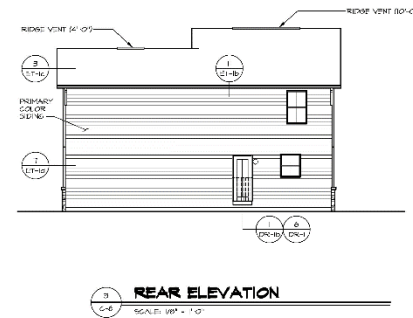
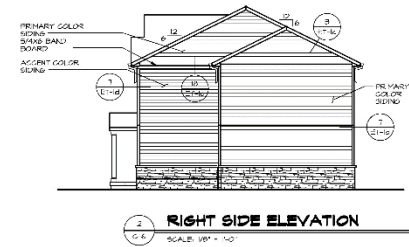
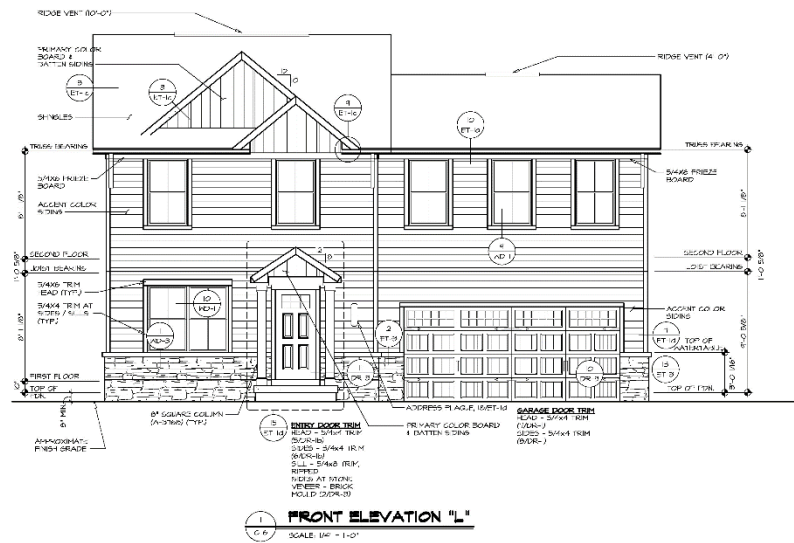
# Elevations – BAYBERRY



OPT. SLIDING GLASS DOOR









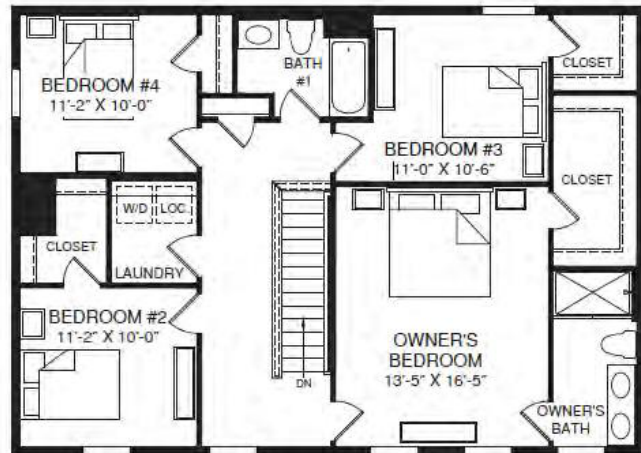
# Elevations – CYPRESS



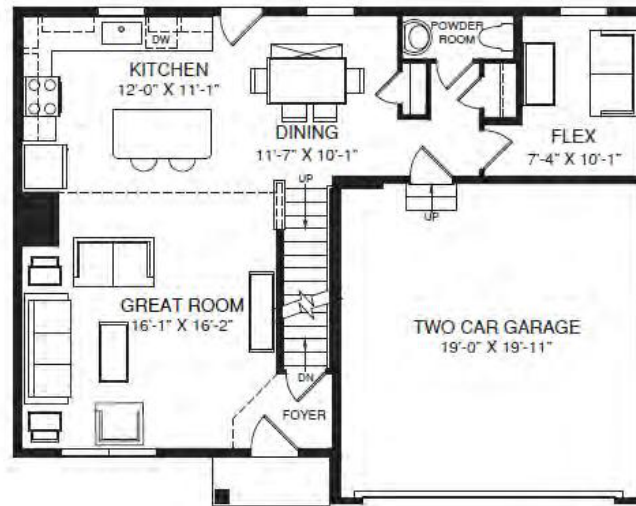
**Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1932 SF**

**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# Elevations – CYPRESS

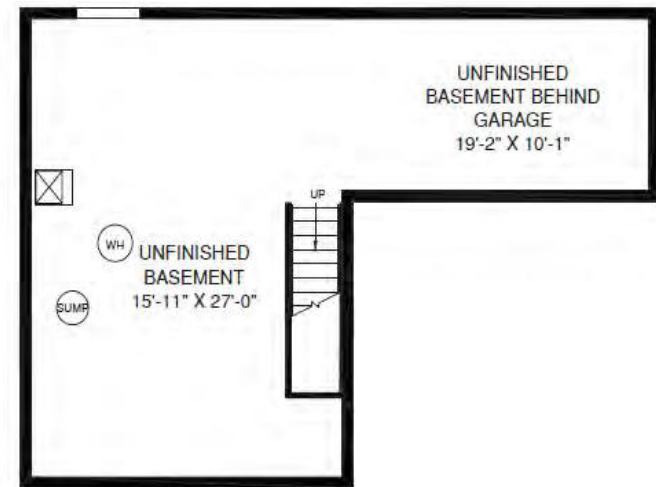


UPPER LEVEL

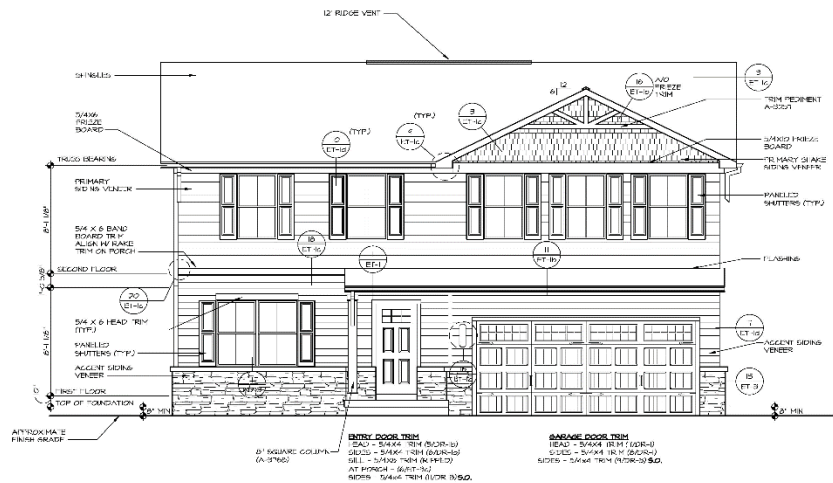


MAIN LEVEL

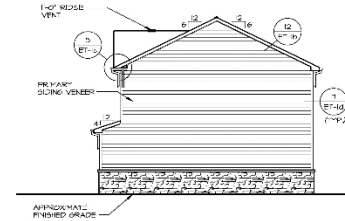
OPT. SLIDING GLASS DOOR



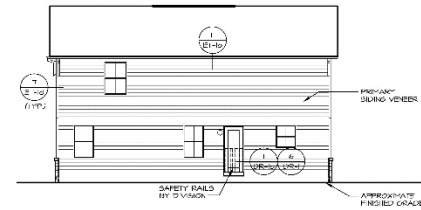
LOWER LEVEL



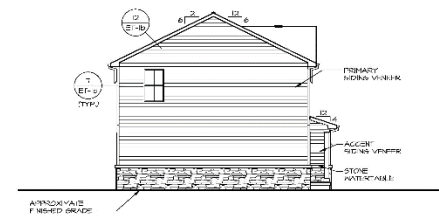
1  
C.O. **FRONT ELEVATION - K**  
SCALE: 1/4" = 1'-0"



2  
C.S. **RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



2  
C.S. **REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



3  
C.S. **LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"





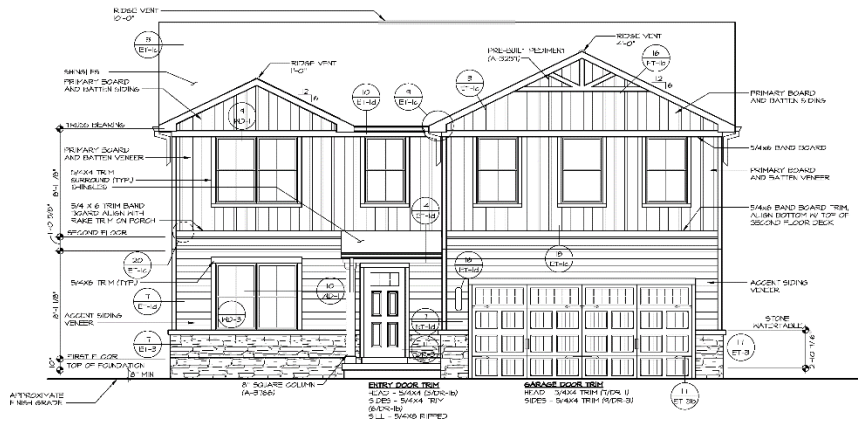
# Elevations – ELDERBERRY



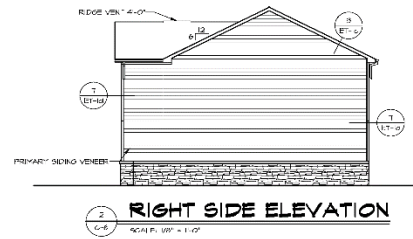
**Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2231 SF**

**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

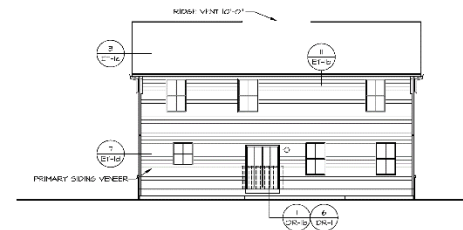




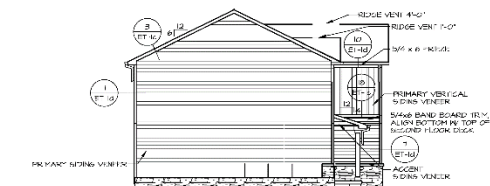
1  
C-8  
**FRONT ELEVATION "L"**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

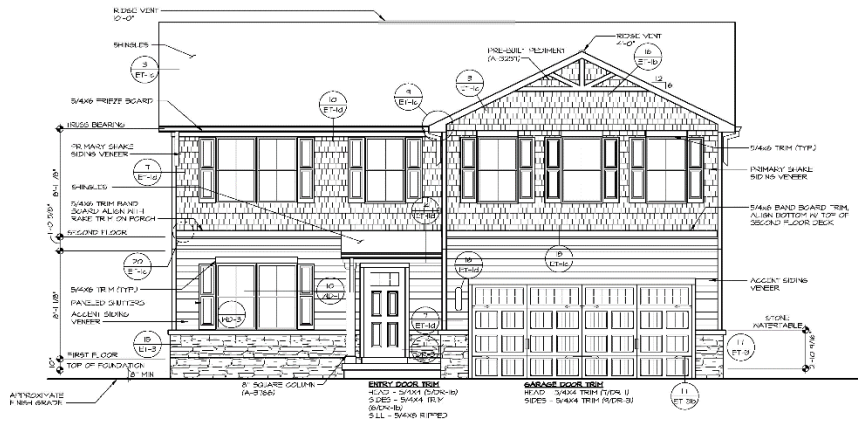


**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

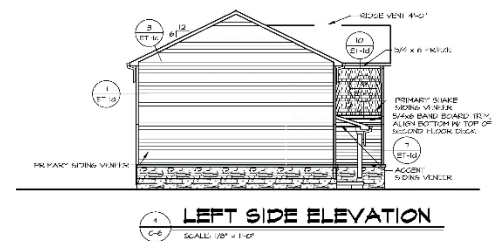
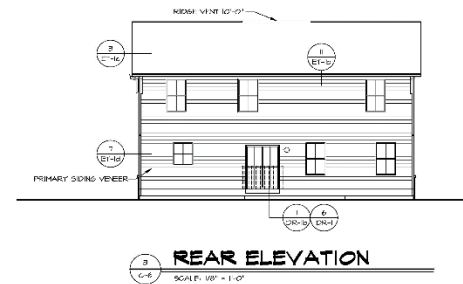
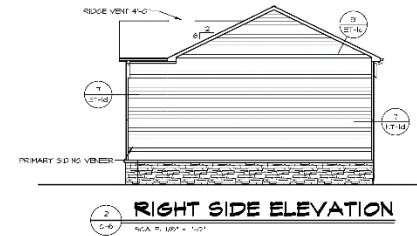


**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"





**FRONT ELEVATION "K"**  
SCALE: 1/4" = 1'-0"



# Elevations – HAZELNUT



**Standard: 5 Beds, 3 Baths, 2-Car Garage, 2571 SF**

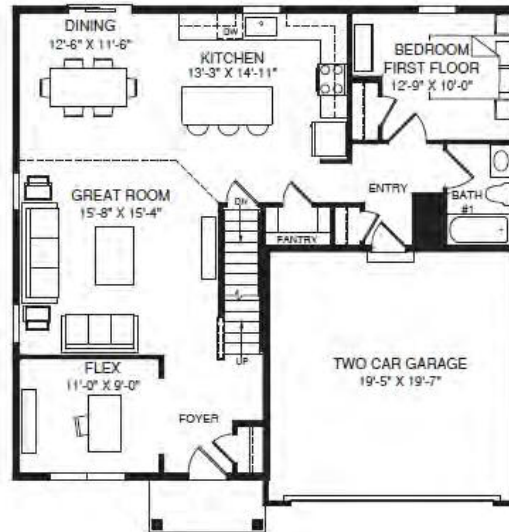
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# Elevations – HAZELNUT



OPT. FIFTH BEDROOM  
ILO LOFT

UPPER LEVEL



MAIN LEVEL



LOWER LEVEL





**NOTE:**  
GARAGE DOOR GLASS  
DESIGN MAY VARY BY  
MANUFACTURER.

[illegible]

# Elevations – SILVER OAK

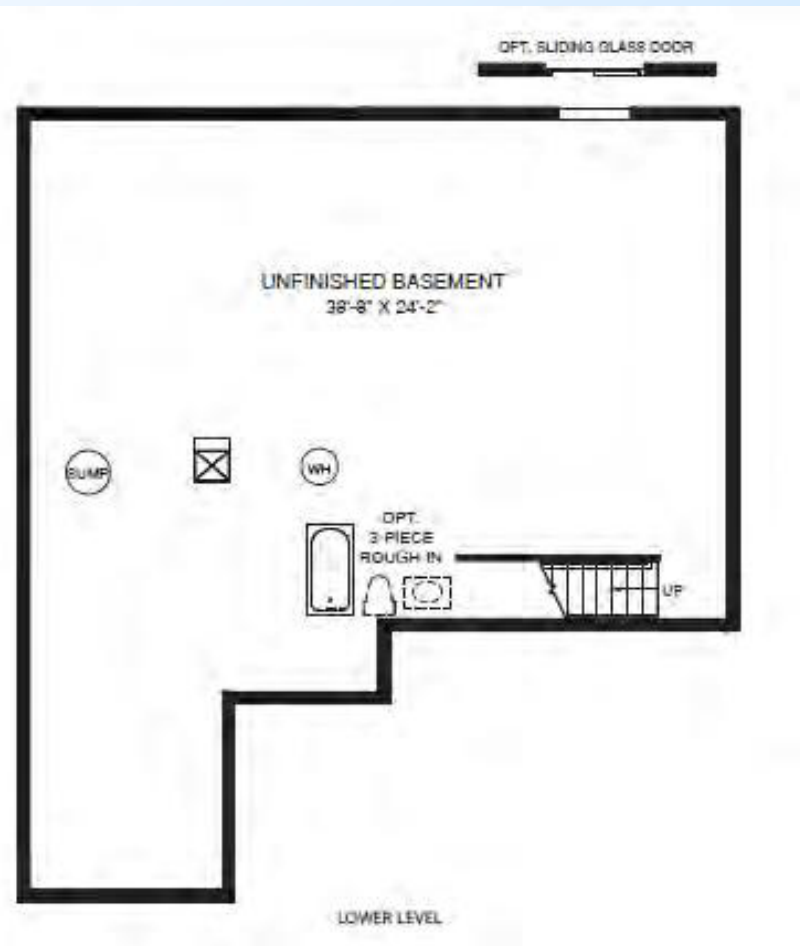
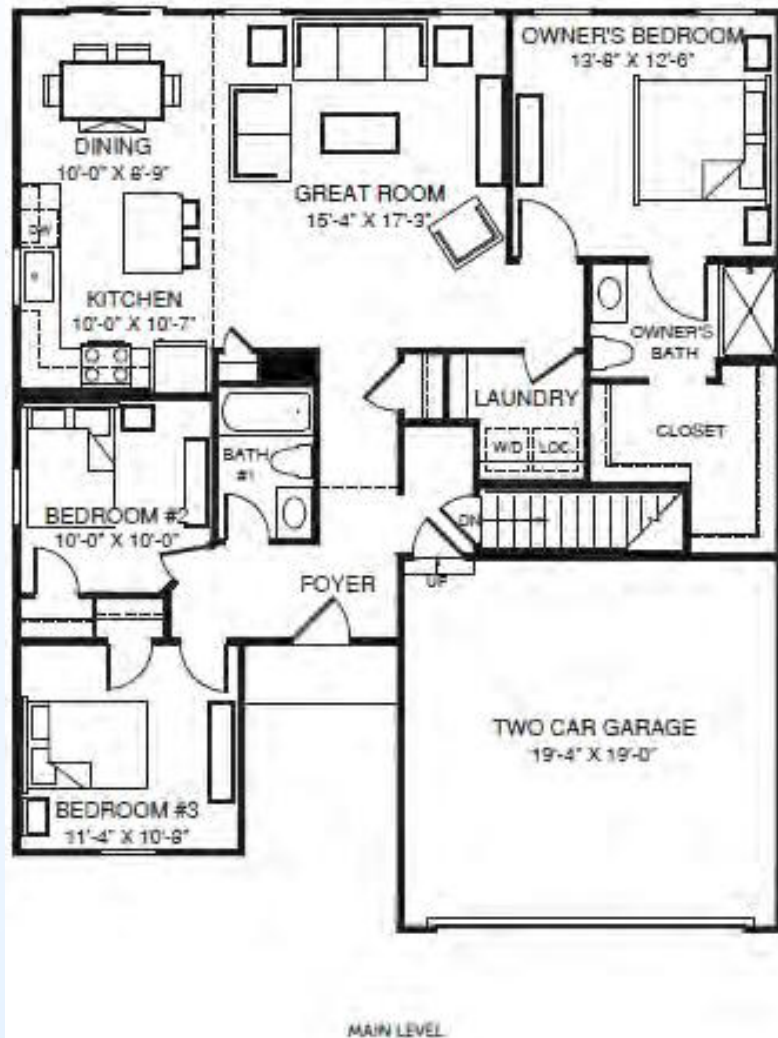


**Standard: 3 Beds, 2 Baths, 2-Car Garage, 1379 SF**

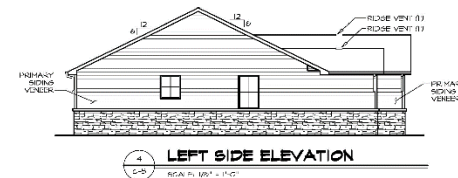
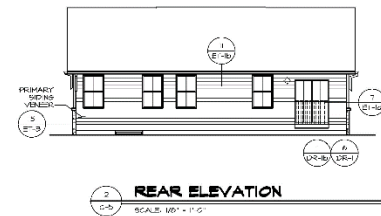
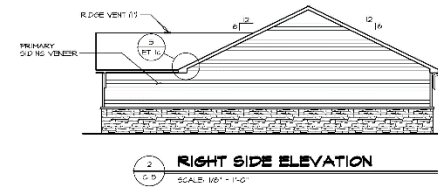
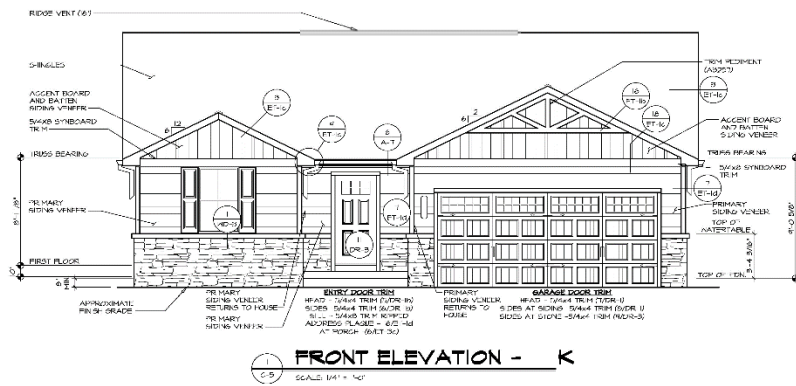
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



# Elevations – SILVER OAK









# Elevations – WALNUT

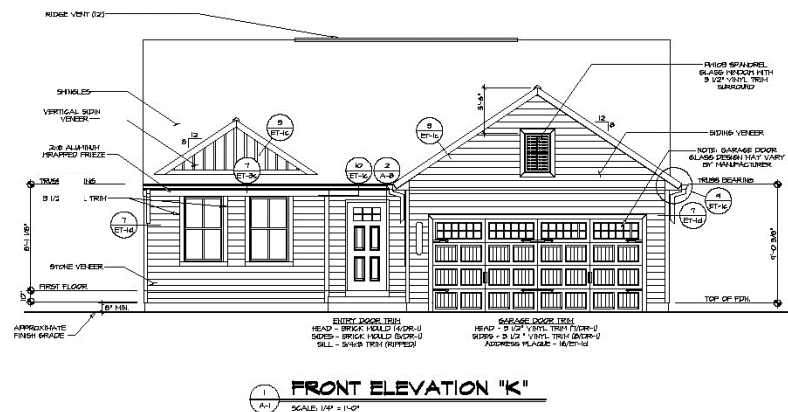
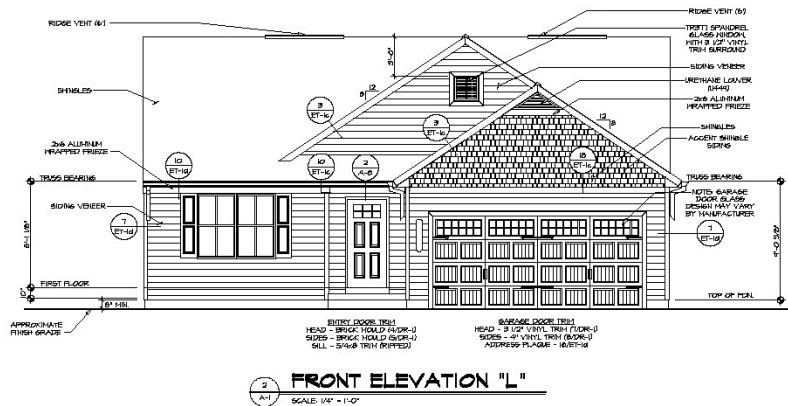


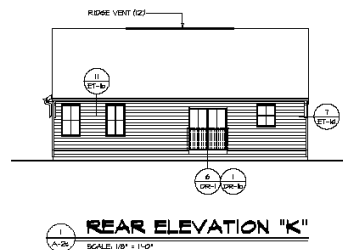
**Standard: 3 Beds, 2 Baths, 2-Car Garage, 1560 SF**

**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



[illegible]





## VISTA RIDGE - PRODUCT

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# Product Offering – Single Family Attached



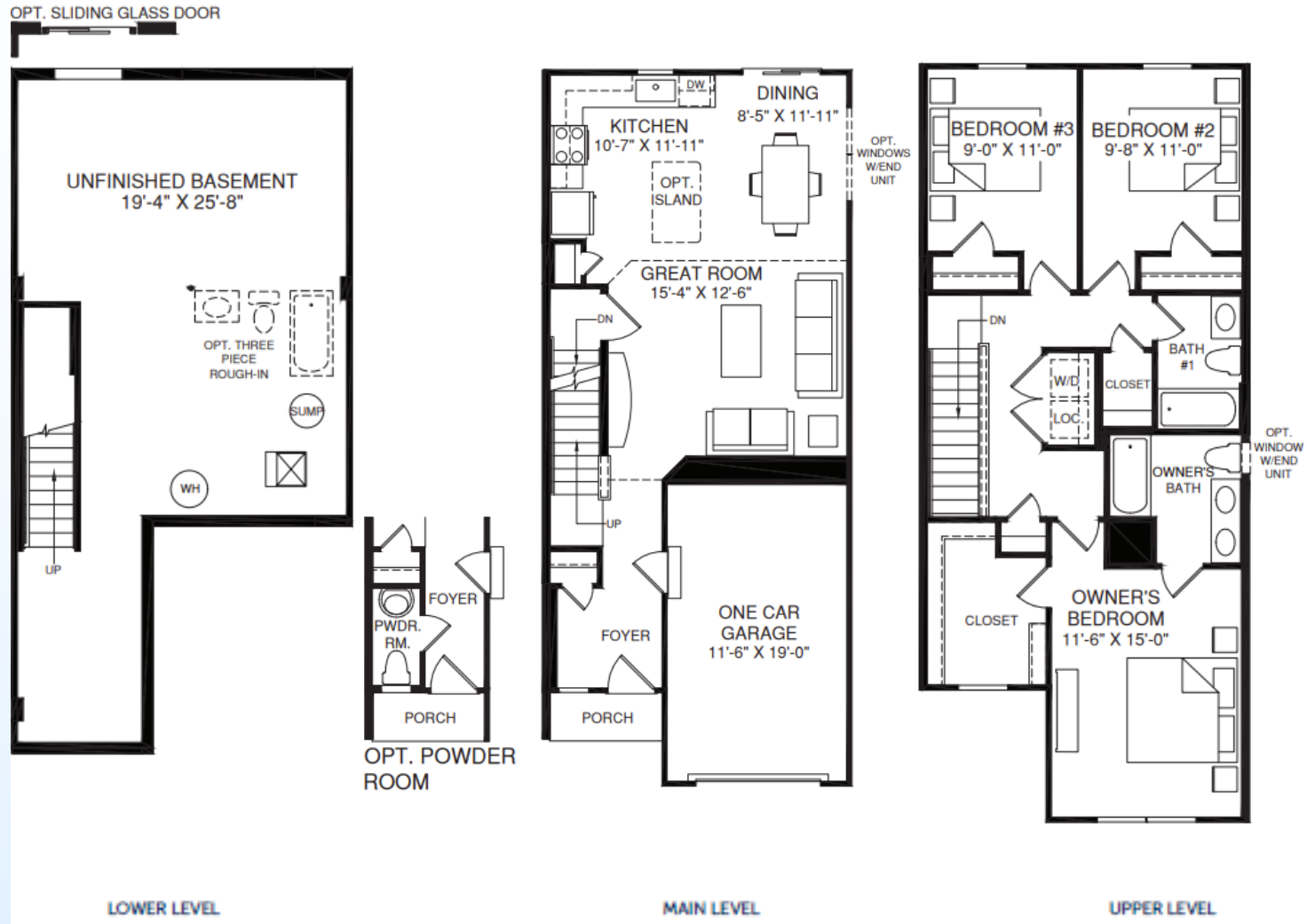
\*Typical Driveway Width: 18ft

(2-car minimum width)

**\* Note: Product will comply with the Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

- **Two-Story Homes**
  - **3 beds**
  - **2 bath**
  - **1500 SF**
- **Single Car Front-Loaded Garage**

# Product Offering – Single Family Attached





**\* Note: Product will comply with  
Attached Product masonry  
requirements pursuant to the  
Annexation Agreement: Sec 3(d)**



1 FRONT ELEVATION "A"  
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION "B"  
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION "C"  
SCALE: 1/8" = 1'-0"

NOTE:  
GARAGE DOOR GLASS  
SHOWN NOT VARY BY  
MANUFACTURER

REVISIONS

REV. NO. DATE

1. 01/15/2021  
2. 01/15/2021  
3. 01/15/2021  
4. 01/15/2021  
5. 01/15/2021  
6. 01/15/2021  
7. 01/15/2021  
8. 01/15/2021  
9. 01/15/2021  
10. 01/15/2021

**NVR**  
NVR, INC.  
13801 Highway 101, Suite 100  
San Diego, CA 92126  
(619) 444-1111  
www.nvr.com

MODEL: PINE  
PROJECT ELEVATIONS  
OPTIONAL DESCRIPTION  
OPTION





**\* Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# SAMPLE INTERIOR: PINE

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# SAMPLE INTERIOR: PINE





# SAMPLE INTERIOR: PINE

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# SAMPLE INTERIOR: PINE



# SAMPLE INTERIOR: PINE



# Product Offering – Single Family Attached



**\* Note: Product will comply with  
Attached Product masonry  
requirements pursuant to the  
Annexation Agreement: Sec 3(d)**



1 FRONT ELEVATION "A"  
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION "B"  
SCALE: 1/8" = 1'-0"



3 FRONT ELEVATION "C"  
SCALE: 1/8" = 1'-0"

NOTE:  
GARAGE DOOR GLASS  
COLOR MAY VARY BY  
MANUFACTURER

REVISIONS

REV. NO. DATE

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISH GRADE SHALL BE INDICATED BY A DASHED LINE.  
3. ELEVATIONS SHALL BE TO FINISH GRADE UNLESS NOTED OTHERWISE.  
4. ELEVATIONS SHALL BE TO FINISH GRADE UNLESS NOTED OTHERWISE.  
5. ELEVATIONS SHALL BE TO FINISH GRADE UNLESS NOTED OTHERWISE.

**NVR**  
NVR, INC.  
1000 N. 10TH AVE.  
SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.NVR.COM

OPTION  
DESCRIPTION

PERWINKLE





**\* Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE



**CONFIDENTIAL.** The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

# Thank You

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Market Manager &  
Vice President

**Mike Ciabattoni**  
302.381.4718 | [mciabatt@nvrinc.com](mailto:mciabatt@nvrinc.com)

General Manager - Land

**Mark Fields**  
630.212.9856 | [mfields@nvrinc.com](mailto:mfields@nvrinc.com)

Land Acquisition Manager

**Charles Conde**  
914.815.0243 | [cconde@nvrinc.com](mailto:cconde@nvrinc.com)