

DATE: February 15, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-1-24: Approval of a Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (SEC Theodore Street & Barberry Way)

GENERAL INFORMATION:

APPLICANT: CalAtlantic Group, LLC (d/b/a Lennar Corporation)

STATUS OF APPLICANT: Contract Purchaser

OWNER: Chicago Title Lane Trust Company (Trustee)

REQUESTED ACTION: Approval of a Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3.

PURPOSE: To allow future development of 214 single-family residential dwelling units.

LOCATION: Southeast corner of Theodore Street and Barberry Way.

SIZE: 69.739 acres

EXISTING LAND USE: Vacant, undeveloped land

SURROUNDING LAND USE & ZONING: North: Single-Family Residential; R-2
South: One and Two-Family Residential; R-3
East: Single-Family Residential; R-1B
West: Single-Family Residential; R-1B

SITE HISTORY: The subject property was annexed into the City and zoned to its current zoning designation of R-1B (Single-Family Residential) zoning in 2003. The property was annexed and zoned with the greater Lakewood Prairie subdivision and was intended for development of over 200 single-family residences. Development of the subject property was delayed due to unfavorable market conditions. At this time the subject petitioner, CalAtlantic Group, LLC, wishes to develop 214 single-family residences on the subject property.

SPECIAL INFORMATION: The petitioner is requesting approval of a Preliminary Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. The proposed subdivision would contain 214 single-family dwelling units. Homes would range between 1,428 and 2,607 square feet and would feature 2-2.5 bathrooms and 2-4 bedrooms per unit. Initial market pricing for the homes would be between \$385,000 and \$405,000 for ranch-style homes, and between \$430,000 and \$465,000 for two-story homes. Draft elevations and floor plans of the proposed models have been included in the staff report packet.

Section 47-15A.5 of the City's Zoning Ordinance allows for use exceptions within a PUD, provided that the Plan Commission finds the following:

1. That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
2. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood.
3. That the uses permitted by such exception constitute less than five percent (5%) of the ground area of the planned unit development.

The petitioner is requesting a use exception to reduce the amount of required masonry (brick or stone) from 50% along gross front elevations of at least one-half of the detached single-family dwelling units to permit construction of the proposed detached single-family homes with masonry and architectural features as depicted on the attached elevations. The previously approved Annexation Agreement (which expired in December 2023) for the subject property required just 25% of all gross front elevations of not less than one-half of the detached single-family dwelling units on the subject property to be comprised of brick or stone. Staff believes the use exception criteria will be met with the proposed elevations.

The subdivision would feature an extension of Fawnlily Circle to the north from the Lakewood Prairie, Unit 2 subdivision, in addition to six new streets as depicted on the Preliminary PUD Plat. Stormwater would flow to previously built stormwater detention facilities south of the Unit 4 subdivision. A Wetland Delineation Report from October 23, 2023, states that two wetlands totaling 0.61 acres in size were identified on the subject property and are anticipated to be isolated wetlands. Isolated wetland mitigation is not expected to be required for these wetlands, however, a jurisdictional determination from the U.S. Army Corps of Engineers is still required to confirm the findings in the Wetland Delineation Report.

The proposed PUD would have an approximate density of 3.07 dwelling units per acre when including the property's total site area. Outlot "M", located along the east side of Barberry Way, is proposed to act as a common open space that would be maintained by the Unit 3 Homeowner's Association. The petitioner is working with the Joliet Park District to finalize payment in-lieu of parkland dedication obligations, per the City's Subdivision Regulations. This payment will be confirmed before the Final PUD Plat is considered for approval. A 10'-wide bike path also runs along the east side of Barberry Way to provide an additional recreational amenity for the subdivision. The petitioner will form its own Homeowner's Association (HOA) for the proposed subdivision but is requesting that the Lakewood Prairie HOA for the existing subdivision grants its residents access to the central clubhouse and pool.

The site is subject to school facilities fees, Joliet sewer and water connection fees, and the economic development impact fee.

ANALYSIS: Approval of the proposed Preliminary Planned Unit Development (PUD) Plat of Lakewood Prairie Subdivision, Unit 3, will allow the petitioner to proceed with preparation of a Final PUD Plat, which would ultimately allow the development of 214 single-family residential units within the subject property. The proposed development meets the intent and character of the underlying R-1B zoning designation and would complement existing residential development in the City's Far West side.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

 X Preliminary
 Final

NAME OF PUD: Lakewood Prairie

NAME OF PETITIONER: CalAtlantic Group, LLC (d/b/a Lennar Corporation)

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

CELL #: N/A E-MAIL: _____

BUSINESS ADDRESS: 1700 E. Golf Road, Suite 1100

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: 219-257-2603

INTEREST OF PETITIONER: Contract purchaser

NAME OF LOCAL AGENT: See Attorney Info Below.

ADDRESS: N/A PHONE: _____

Chicago Title Land Trust Company, as Trustee under the provisions of a certain
OWNER: Trust Agreement dated September 18, 2010 and known as Trust Number 8002384337

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

CELL #: N/A E-MAIL: _____

BUSINESS ADDRESS: 10 S. LaSalle St. Suite 2750 PHONE: (312) 223-4110

CITY, STATE, ZIP: Chicago, IL 60603

BUSINESS PHONE: (312) 223-4110

ENGINEER: Madeline Larmon - Mackie Consultants, LLC

ADDRESS: 9575 W Higgins Rd #500 PHONE: 847-696-1400

LAND SURVEYOR: Same as Engineer.

ADDRESS: N/A PHONE: _____

ATTORNEY: N/A

ADDRESS: N/A PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached.

COMMON ADDRESS: _____

PERMANENT INDEX NUMBER (Tax No.): Vacant land located east of Barbary Way, south of the existing duplexes within the Lakewood Prairie Subdivision

SIZE: Approximately 70 acres

NO. OF LOTS: 1

PRESENT USE: Vacant/Agricultural EXISTING ZONING: R-1B (Single-Family Residential)

USES OF SURROUNDING PROPERTIES: North: Theodore Road

South: R-3 (One and Two Family Residential)

East: R-1B (Single-Family Residential)

West: R-1B (Single-Family Residential)

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary PUD? No.

If yes, what amount? N/A

(Acknowledgment by Park District Official) N/A

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 X No _____

If yes, describe: See attached Petition.

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: None.

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 DUPAGE)

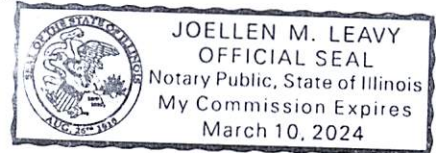
I, Eric Prechtel, Rosanova & Whitaker Ltd., hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 1/05/2024 Eric Prechtel
Petitioner's Name

Subscribed and sworn to before me this 5th day of January, 20 24

Joellen M. Leavy
Notary Public

03/10/2024
My Commission Expires:



STATE OF ILLINOIS)
COUNTY OF KENDALL)
CITY OF JOLIET)

PETITION TO THE CITY OF JOLIET ZONING BOARD OF APPEALS AND PLAN
COMMISSION FOR DEVELOPMENT APPROVALS IN LAKEWOOD PRAIRIE
SUBDIVISION

THE UNDERSIGNED Petitioner, CalAtlantic Group, LLC, a Delaware limited liability company and wholly owned subsidiary of Lennar Corporation (hereinafter “the Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (the “Subject Property”), respectfully petitions the City of Joliet to: (i) approve the planned unit development (PUD) and Preliminary PUD Plat (the “PUD Plat”), attached hereto as **Exhibit B**; (ii) approve variances to certain zoning code regulations and subdivision design standards as specified herein and shown on the PUD Plat, preliminary engineering plans, landscape plans, site plan, and elevations submitted herewith; and (iii) approve such other relief from the City of Joliet Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Subject Property.

In support of this Petition, the Petitioner states to the City of Joliet (the “City”) the following:

1. Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated September 18, 2010 and known as Trust Number 8002384337, (the “Owner”), is the owner of the Subject Property.
2. The Petitioner, CalAtlantic Group, LLC (a wholly owned subsidiary of Lennar Corporation), is a Delaware limited liability company with offices located at 1700 E. Golf Road, #1100, Schaumburg, IL 60173.
3. Petitioner is the contract purchaser of the Subject Property.

4. The Subject Property consists of approximately 70 acres of vacant land located east of Barberry Way, south of Theodore Road within the Lakewood Prairie Subdivision in Joliet, Illinois as depicted on the Site Plan.

5. The Subject Property is zoned R-1B (Single-Family Residential District).

6. The existing zoning and land uses surrounding the Subject Property are as follows:

a. North: Bound by Theodore Road

b. East: R-1B (Single-Family Residential District). Partially developed with Neustoneshire Subdivision.

c. South: R-3 (One- and Two-Family Residential District). Existing duplexes in Lakewood Prairie Subdivision.

d. West: R-1B (Single-Family Residential District). Existing detached single-family residential in Lakewood Prairie Subdivision.

7. Petitioner seeks to acquire the Subject Property for the purpose of developing a residential subdivision consisting of 214 “for-sale” owner-occupied, detached single-family homes (“Intended Use”).

8. The Subject Property was annexed to the City in 2003 as part of the Lakewood Prairie Subdivision pursuant to an annexation agreement adopted by the City on December 16, 2003 and recorded with the Kendall County Recorder on January 13, 2004 as Document No. 200400000979 (the “Original Annexation Agreement”).

9. The Original Annexation Agreement was amended by that certain amendment to annexation agreement adopted by the City on July 6, 2004 and recorded with the Kendall County Recorder on October 8, 2004 as Document No. 200400028268 (the “First

Amendment to Annexation Agreement”) (the Original Annexation Agreement and First Amendment to Annexation Agreement shall hereinafter be collectively referred to as the “Annexation Agreement”).

10. The Annexation Agreement approved R-1B (Single-Family Residential District) zoning at the Subject Property, which designation includes detached single-family homes and was always intended as an integral part of the Lakeview Prairie Subdivision (the “Subdivision”).

11. The Subject Property is currently used for agricultural purposes which is inconsistent with the surrounding area.

12. Section 47-5B.1 and corresponding Section 47-5.1 of the Code require all new single-family subdivisions to be submitted and approved as part of a PUD.

13. Petitioner’s proposed entitlement requests meet all Village and State requirements for the development of property and will facilitate the beneficial use of the Subject Property for its Intended Use as stated below.

SUMMARY OF DEVELOPMENT

The Petitioner is a multi-brand homebuilding company capable of serving homeowners during all phases of life, bringing decades of construction and development experience to each project. The Subject Property is comprised of approximately 70 acres of vacant land located east of Barberry Way, south of Theodore Road within the Lakewood Prairie Subdivision in Joliet, Illinois. The Petitioner desires to acquire the Subject Property for development of two hundred fourteen (214) “for-sale” owner-occupied, detached single-family homes that will appeal to a variety of homebuyers, including first time buyers, step up homebuyers, and empty nesters.

The Lakeview Prairie Subdivision, including the Subject Property, was annexed to the

Village in 2003 as a master planned community consisting of 315 acres with a robust variety of housing, including 559 single-family homes, 188 duplex homes, and 180 townhomes. The Subject Property has historically been used for agricultural purposes, but the vision for the Subject Property since its annexation has always been for 214 “for-sale” detached single-family homes. Barberry Way to the west, the duplex homes to the south, and the detention pond at the south end of the Subdivision were all developed in 2005-2006. The single-family homes to the west were developed in and around 2007. An approximately 10’ wide bike path along Barberry Way, bordering the Subject Property along its western perimeter, was completed in 2008, as were stub entrances into the Subject Property from Barberry Way to the west, Fawnlily Circle to the south, and Blue Blossom Lane to the east. Due to market conditions the Subject Property has remained vacant and contributes nothing to the surrounding area. The proposed combination of traditional single-family homes and age targeted ranches will bring the community one step closer to completion and will serve as a logical addition to the existing single-family homes to the west and duplexes to the south while enhancing the City’s housing supply. Petitioner now seeks to complete development of the Lakewood Prairie Subdivision with a development consistent with that of the original vision for the Subject Property as well as its current zoning designation and the City’s Comprehensive Plan.

The proposed development will include two distinct home options – the “Horizon” series (135 homes; 62%) and the “Andare” series (78 homes; 38%). The Horizon series will feature one- and two-story traditional single-family style homes ranging from approximately 1,850 to 2,600 square feet, 3 to 4 bedrooms, 2 to 2.5 bathrooms, and provide an optional 3-car garage. All Horizon series homes will include a basement. The Horizon series homes are proposed for the north side of the Subject Property and will predominantly serve families either looking to move into the area

or stay in the area in a new home that better suits their needs. These families are often attracted to the schools, the Lakewood Prairie community, and location. For reference, the Horizon series can be seen in the nearby GreyWall Club community.

The Andare series will feature single-story ranch style homes ranging from approximately 1,400 to 1,900 square feet, 2 to 3 bedrooms, 2 bathrooms, and a 2-car garage. Based upon the most recent census data and Petitioner's experience in the housing market, there is a significant demand for the age targeted Andare ranch offering. Historically, this offering captures the 55+ demographic looking to downsize but remain in the same community close to friends and family with reduced exterior maintenance obligations. As such, these homes are considered low maintenance, with lawn maintenance and snow removal to be provided by the homeowners association. The Andare series is planned for the southern portion of the Subject Property, providing a natural transition between the larger single-family homes to the north and the duplexes to the south. While these homes will not feature basements, an optional 4' garage extension will be provided for those individuals seeking additional storage.

Both the Horizon series and Andare series will include architectural features and masonry materials consistent with the Lakewood Prairie Subdivision approvals. The exterior of the homes will include a mix of siding and masonry materials and will offer no fewer than four distinct elevation packages to promote variety and anti-monotony throughout the community. Architectural features will include multiple roof peaks, architectural shingle roofs, a variety of window sizes and placements, and decorative garage doors. The architectural features combined with a mix of masonry and siding is consistent with the existing homes in Lakewood Prairie and nearby GreyWall Club to ensure the development fits seamlessly into the surrounding area and provide for a single, cohesive community and City. Further, the proposed homes are projected to

sell at a higher per square foot value than the existing inventory in the Subdivision, enhancing the overall home values in the neighborhood.

Density for the proposed development will be 3 units per acre, which is consistent with the Subject Property's zoning designation as set forth in the City of Joliet's Municipal Code. The proposed development will also comply with the minimum size lot requirement of 9,100 square feet, with the average lot size exceeding 10,000 square feet, and will comply with all R-1B lot width, setback, and height requirements. The proposed development will be subject to a homeowners association responsible for various types of open space and landscape maintenance.

Full access to the development will be from three connection points already stubbed in off Barberry Way from the west, a stub from Fawnlily Circle to the south, and a stub from Blue Blossom Lane to the east. All stubs are already installed as provided for in the original master plan for the Subdivision. The Subject Property will include sidewalks to interconnect the development with the larger Lakewood Prairie Subdivision and promote walkability. The proposed internal road network is curvilinear, which affords a more interesting streetscape and provides opportunity for small open spaces to be integrated throughout the community.

The streetscape and landscape plans include native plantings and parkway and common area landscaping that thoughtfully enhance the aesthetic appeal of the proposed development. The development plans and landscape improvements include outlot separation and a significant landscape buffer between the proposed development and Barberry Way to the west. Additional buffering is proposed between the development and Theodore Road to the north as well as between the development and the duplexes to the south. Petitioner is currently working with the Joliet Park District to improve the Barberry Way buffer with a park site located central to the Subdivision. Finally, the detention pond located to the south of the duplexes and townhomes at the south end

of the Subject Property was included as part of the master plan for the Lakeview Prairie Subdivision and will sufficiently serve the stormwater needs of the proposed development at full build out.

PHASING/STAGING PLAN

1. Entitlements received Spring 2024
2. Mass grading, utility installation in Summer 2024
3. Models completed in Spring 2025
4. Occupancies occurring in Winter/Spring of 2025/2026
5. Buildout complete by 2028

APPROVAL OF A PLANNED UNIT DEVELOPMENT AND PRELIMINARY PUD PLAT

1. Petitioner seeks approval of a planned unit development and the Preliminary PUD Plat, a copy of which has been submitted herewith, to subdivide the Subject Property and build 214 detached single-family homes in the Lakewood Prairie Subdivision.
2. The proposed planned unit development and PUD Plat meet the standards set forth in the City of Joliet Zoning Ordinance (the “Zoning Ordinance”) and subdivision regulations.

VARIANCE TO THE ARCHITECTURAL REQUIREMENTS OF SECTION 47-17.30(E) OF THE ZONING ORDINANCE

Petitioner requests approval of a variance to the architectural requirements set forth in Section 47-17.30(E) of the Zoning Ordinance to permit construction of the proposed single-family homes with the masonry and architectural features depicted on the elevations and plans submitted herewith. Pursuant to Section 47-3.9(BB) of the Zoning Ordinance, a variance to the Zoning Ordinance may be granted when strict enforcement of the Zoning Ordinance would cause undue

hardship owing to circumstances unique to the individual property on which the variance is requested.

1. *Strict enforcement of the Zoning Ordinance will cause undue hardship.*

Strict enforcement of the Zoning Ordinance will cause undue hardship in developing the Subject Property for its Intended Use. The entire Lakewood Prairie Subdivision, including the Subject Property, was annexed to the City in 2003 pursuant to the Annexation Agreement. The Annexation Agreement requires at least twenty-five percent (25%) of the gross front elevations of not less than one-half of the detached single-family dwelling units constructed on the Subject Property be comprised of brick or stone. The Zoning Ordinance has significantly more burdensome architectural requirements that Petitioner will be subject to, requiring at least fifty percent (50%) of the gross front elevations of at least one-half of the detached single-family dwelling units constructed on the Subject Property be comprised of brick or stone.

Requiring Petitioner to comply with the stricter requirements set forth in the Zoning Ordinance will result in homes that are inconsistent with the existing homes in the Subdivision and will subject the Petitioner to an undue hardship that will significantly increase the cost of construction and inhibit the economic viability of developing the Subject Property, ultimately negatively impacting the affordability of resubdividing the Subject Property to be consistent with the original 2003 approvals.

2. *The undue hardship is unique to the individual property on which the variance is requested.*

The undue hardship resulting from strict enforcement of the Zoning Ordinance is unique to the individual property on which the variance is requested. As previously mentioned, the entire Lakewood Prairie subdivision is subject to an Annexation Agreement. The existing duplexes and

single-family homes in the subdivision were developed in the early to mid-2000's at the time of the Annexation Agreement's inception. As such, the existing duplexes and single-family homes were developed to comply with the less burdensome architectural requirements set forth in the Annexation Agreement. Due to the housing market collapse in 2007-2008 and market conditions over the last decade, development of the Subject Property never materialized.

Requiring Petitioner to comply with the stricter requirements of the Zoning Ordinance will not only significantly increase the cost of construction and inhibit the economic viability of developing the Subject Property but will also be inconsistent with the other homes that exist in the Lakewood Prairie Subdivision and may also lead to the Subject Property continuing to sit vacant. Approval of the requested variance will permit development of the detached single-family homes to include a mix of masonry and siding on all elevations such that the exterior of the buildings will fit seamlessly into the Lakewood Prairie community to provide for a single, cohesive subdivision. Similarly, the proposed homes are consistent with the homes recently approved and developed in the nearby GreyWall Club to the northwest, providing additional consistency throughout the broader community and City of Joliet.

For the above reasons, Petitioner requests approval of a variance to the architectural requirements set forth in Section 47-17.30(E) of the Zoning Ordinance to permit construction of the proposed detached single-family homes with masonry and architectural features as depicted on the elevations and plans submitted herewith.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner petitions the City of Joliet to: (i) approve a planned unit development (PUD) and Preliminary PUD Plat (the "PUD Plat"), attached hereto as Exhibit B; (ii) approve variances to certain zoning code regulations

and subdivision design standards as specified herein and shown on the PUD Plat, preliminary engineering plans, landscape plans, site plans, and elevations submitted herewith; and (iii) approve such other relief from the City of Joliet Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Subject Property.

RESPECTFULLY SUBMITTED this 12th day of January, 2024

PETITIONER:

CALATLANTIC GROUP, LLC,
a Delaware limited liability company

A handwritten signature in black ink, appearing to read "E. Prechtel", with a stylized, cursive script.

Eric M. Prechtel
Rosanova & Whitaker, Ltd., Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

(UNIT 3) THAT PART OF THE NORTHWEST 1/4 SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 21 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1672.10 FEET TO THE NORTHEAST CORNER OF LAKEWOOD PRAIRIE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THAT SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016560; (THE FOLLOWING EIGHT (8) CALLS BEING ALONG THE EASTERLY RIGHT OF WAY OF BARBERRY WAY IN SAID SUBDIVISION) THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST, 152.06 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING OF SOUTH 01 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 198.58 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, 217.65 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 546.0 FEET AND A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 36 SECONDS A DISTANCE OF 118.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 48 MINUTES 29 SECONDS WEST, 103.51 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 438.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 16 MINUTES 46 SECONDS A DISTANCE OF 262.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 28 MINUTES 16 SECONDS EAST 684.20 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 827.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 15 MINUTES 54 SECONDS A DISTANCE OF 303.22 FEET TO THE NORTHWESTERLY CORNER OF LAKEWOOD PRAIRIE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016561; (THE FOLLOWING SIX (6) CALLS BEING ALONG A LINE COINCIDENT WITH SAID SUBDIVISION) THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 1142.30 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 140.37 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 06 SECONDS EAST, 122.38 FEET; THENCE NORTHERLY ALONG A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE BEING CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 45 MINUTES 59 SECONDS WEST A DISTANCE OF 14.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 19.70 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 190.42 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF

SAID SECTION 1; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 1759.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" OF WARRANTY DEED RECORDED FEBRUARY 05, 2008 AS DOCUMENT 200800003129.

P.I.N. 09-01-100-005.

COMMON DESCRIPTION: Generally described as approximately 70 acres of vacant land located at the southeast intersection of Theodore Road and Barberry Way within the Lakewood Prairie Subdivision in Joliet, Illinois.

EXHIBIT B
PRELIMINARY PUD PLAT

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:

Vacant property located at the southeast corner of Barberry Way and Theodore Road

PIN(s): 09-01-100-005

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

SHANNON PIRRON 22.5% WADE LIGHT 22.5% KAREN TRUST 22.5%
BRENDA TRUST 22.5% JOHN LUZYNSKI 2.5% DEBORAH LUZYNSKI 2.5%
PACIFIC PREMIER TRUST CUSTODIAN FBO OF JOHN LUCZYNSKI IRA 2.5%
PACIFIC PREMIER TRUST CUSTODIAN FOR DEBORAH LUZYNSKI 2.5%

C/O Wade Light 847-304-4848
104 S. Wynstone Park Dr North Barrington IL 60010

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: CHICAGO TITLE LAND TRUST COMPANY
as Trustee under Trust No. 800-8437
and not personally

DATE: BY: 1-8-24
ASSISTANT VICE PRESIDENT



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

GREGORY B. KASPRZYK Trust Officer

847-758-4857

PRINT

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:

Vacant property located at the southeast corner of Barberry Way and Theodore Road

PIN(s): 09-01-100-005

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

CalAtlantic Group, LLC - Petitioner

1700 East Gold Road Suite 1100, Schaumburg, IL 60173

Contact: Todd Kleven

ph: 219-257-2603

E-MAIL: Todd.Kleven@lennar.com 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:

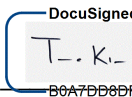
- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☒ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** 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

Lennar Corporation (see attached shareholders)
5505 Blue Lagoon Drive, Miami, FL 33216
Contact: Todd Kleven
ph: 219-257-2603

E-MAIL: Todd.Kleven@lennar.com 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:  B0A7DD8DF9CE420...

DATE: 1/5/2024

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

Todd Kleven, Director of Land Acquisition
Ph: 219-257-2603

PRINT

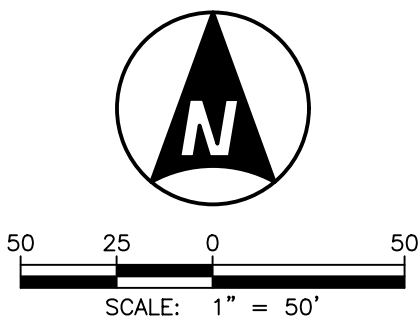
Security Ownership of Principal Stockholders

The following table shows stock ownership information as of February 15, 2023, with respect to each of our stockholders who is known by us to be a beneficial owner of more than 5% of either class of our outstanding common stock. To the best of our knowledge, and except as otherwise indicated, the persons named in this table have sole voting and investment power with respect to all shares of common stock shown as beneficially owned by them.

Name	Title of Class	Amount and Nature of Beneficial Ownership	Percent Of Class ⁽¹⁾
Stuart Miller 5505 Blue Lagoon Drive Miami, FL 33126	Class B Common Stock	21,861,445 ⁽²⁾	61.2%
GAMCO Investors, Inc. One Corporate Center Rye, NY 10580-1435	Class B Common Stock	2,665,074 ⁽³⁾	7.5%
The Vanguard Group 100 Vanguard Blvd. Malvern, PA 19355	Class A Common Stock	28,212,757 ⁽⁴⁾	11.2%
Capital World Investors 333 South Hope Street, 55th Floor Los Angeles, CA 90071	Class A Common Stock	25,779,919 ⁽⁵⁾	10.2%
BlackRock, Inc. 55 East 52nd Street New York, NY 10055	Class A Common Stock	20,105,068 ⁽⁶⁾	8.0%
Wellington Management Group, LLP 280 Congress Street Boston, MA 02210	Class A Common Stock	14,837,758 ⁽⁷⁾	5.9%
Aristotle Capital Management, LLC 11100 Santa Monica Blvd., Suite 1700 Los Angeles, CA 90025	Class A Common Stock	13,699,782 ⁽⁸⁾	5.4%

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
LAKWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



LEGEND:

- BOUNDARY LINE

- - -

PROPOSED BUILDING SETBACK LINE (BSL)

- - -

EASEMENT LINE - EXISTING

- - -

EASEMENT LINE - PROPOSED

- - -

EXISTING/PROPOSED RIGHT-OF-WAY LINE

- - -

EXISTING LOT LINE

- - -

PROPOSED LOT LINE

- - -

SECTION LINE

- - -

FENCE

- - -

EDGE OF WATER

- - -

EXISTING STORM (ST) SEWER

- - -

PROPOSED STORM (ST) SEWER

- - -

EXISTING SANITARY (SA) SEWER

- - -

PROPOSED SANITARY (SA) SEWER

- - -

EXISTING WATER MAIN

- - -

PROPOSED WATER MAIN

- - -

EXISTING CONTOUR LINE

- - -

CENTERLINE

- - -

OVERLAND FLOOD ROUTE
- MANHOLE (MH) - EXISTING/PROPOSED

○

CATCH BASIN (CB) - EXISTING/PROPOSED

○

INLET (INL) - EXISTING/PROPOSED

○

FLARED END SECTION (FES) - EXISTING/PROPOSED

○

VALVE VAULT (V) - EXISTING/PROPOSED

○

VALVE BOX (VB) - EXISTING

○

BUFFALO BOX (BB) - EXISTING

○

FIRE HYDRANT (FH) - EXISTING/PROPOSED

○

TELEPHONE MANHOLE (TMH) - EXISTING

○

LIGHT (LHT) - EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) - EXISTING

□

ELECTRIC PEDESTAL (PEDE) - EXISTING

□

TELEPHONE PEDESTAL (PEDT) - EXISTING

□

TRANSFORMER - EXISTING

□

SIGN

□

DECIDUOUS TREE (SIZE IN INCHES)

□

CONIFEROUS TREE (SIZE IN INCHES)

□

CURB AND GUTTER

□

CHORD BEARING

□

FOUND IRON ROD

□

FOUND IRON PIPE

□

PUBLIC UTILITY & DRAINAGE EASEMENT

□

ARC LENGTH

□

RADIUS

□

RECORD

□

RETAINING WALL

□

STORMWATER MANAGEMENT EASEMENT

□

STORM

□

STRUCTURE

□

TRANSFORMER
- CONCRETE (CONC)

□

GRAVEL

□

HOT MIX ASPHALT (HMA)

□

STORMWATER MANAGEMENT EASEMENT (SME)

□

LANDSCAPE EASEMENT

□

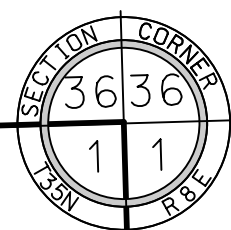
DEPRESSED CURB

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

THEODORE ROAD

BARBERRY WAY

KEY MAP
NOT TO SCALE



SHEET 2

SHEET 3

SHEET 4

SHEET 5

BELLFLOWER LANE

LAKWOOD PRAIRIE UNIT 1
PER DOC 2005001650

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:
LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:



9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

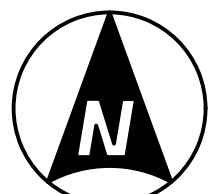
DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	01/09/2024
SCALE	1" = 50'

**PRELIMINARY PUD PLAT
LAKWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS**

SHEET 2 OF 5	
PROJECT NUMBER:	4726
© MACKIE CONSULTANTS LLC, 2024 ILLINOIS FIRM LICENSE 184-002694	

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
LAKESWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.



50 25 0 50
SCALE: 1" = 50'

LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE - EXISTING
- EASEMENT LINE - PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING CONTOUR LINE
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) - EXISTING/PROPOSED
- CATCH BASIN (CB) - EXISTING/PROPOSED
- INLET (INL) - EXISTING/PROPOSED
- FLARED END SECTION (FES) - EXISTING/PROPOSED
- VALVE VAULT (VV) - EXISTING/PROPOSED
- VALVE BOX (VB) - EXISTING
- BUFFALO BOX (BB) - EXISTING
- FIRE HYDRANT (FH) - EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) - EXISTING
- LIGHT (LHT) - EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) - EXISTING
- ELECTRIC PEDESTAL (PEDE) - EXISTING
- TELEPHONE PEDESTAL (PEDT) - EXISTING
- TRANSFORMER - EXISTING
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- CURB AND GUTTER
- CHORD BEARING
- FOUND IRON ROD
- FOUND IRON PIPE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- ARC LENGTH
- RADIUS
- RECORD
- RETAINING WALL
- STORMWATER MANAGEMENT EASEMENT
- STORM
- STRUCTURE
- TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB

THEODORE ROAD

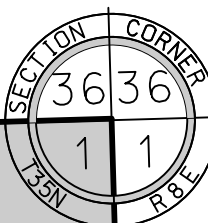
BARBERRY WAY

SHEET 2

SHEET 3

SHEET 4

SHEET 5

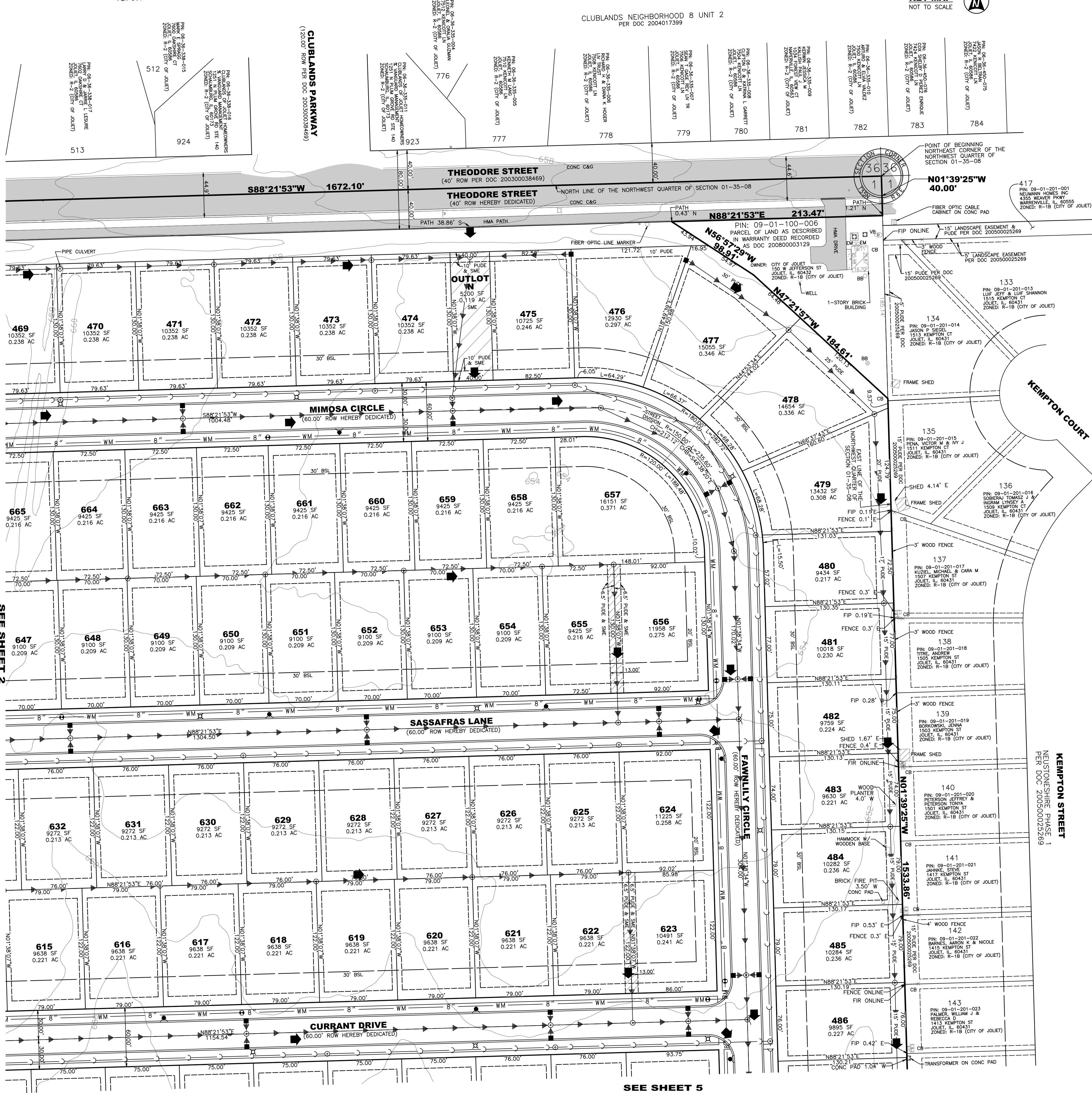


KEY MAP
NOT TO SCALE

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

CLUBLANDS NEIGHBORHOOD 8 UNIT 2
PER DOC 2004017399

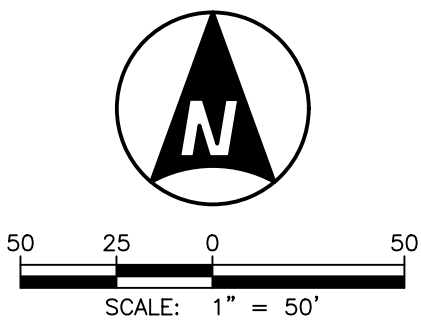
CLUBLANDS PARKWAY
(160.00' ROW PER DOC 200300038469)



PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
LAKESWOOD PRAIRIE SUBDIVISION UNIT 3

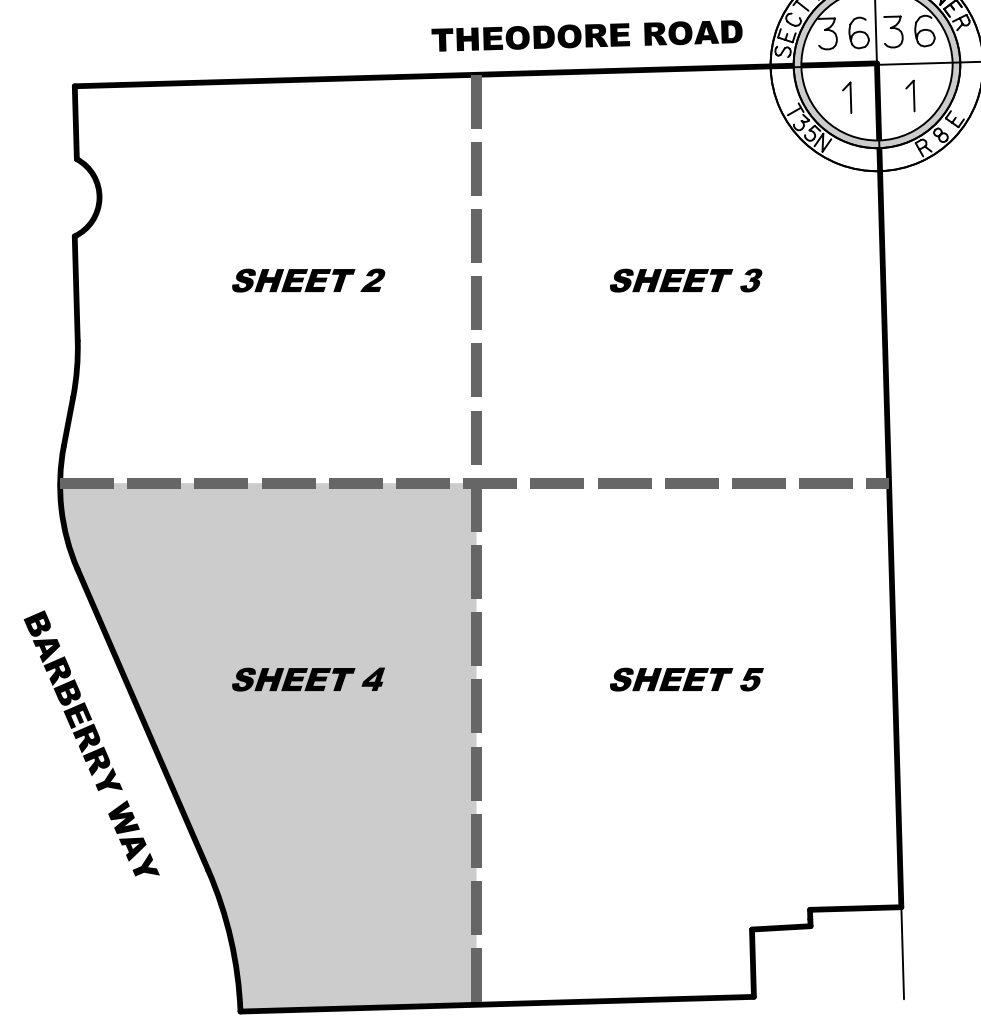
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

KEY MAP
NOT TO SCALE



LEGEND:

- | | |
|--|--|
| BOUNDARY LINE | 20' (C) DECIDUOUS TREE (SIZE IN INCHES) |
| PROPOSED BUILDING SETBACK LINE (BSL) | 12' (C) CONIFEROUS TREE (SIZE IN INCHES) |
| EASEMENT LINE - EXISTING | C&G C&G |
| EASEMENT LINE - PROPOSED | CB= CHORD BEARING |
| EXISTING/PROPOSED RIGHT-OF-WAY LINE | FIP FOUND IRON PIPE |
| EXISTING LOT LINE | PUDE PUBLIC UTILITY & DRAINAGE EASEMENT |
| PROPOSED LOT LINE | L= ARC LENGTH |
| SECTION LINE | R= RADIUS |
| FENCE | (R) RECORD |
| EDGE OF WATER | RW RETAINING WALL |
| EXISTING STORM (ST) SEWER | SME STORMWATER MANAGEMENT EASEMENT |
| PROPOSED STORM (ST) SEWER | STM STORM |
| EXISTING SANITARY (SA) SEWER | STR STRUCTURE |
| PROPOSED SANITARY (SA) SEWER | TRANS TRANSFORMER |
| EXISTING WATER MAIN | CONC= CONCRETE (CONC) |
| PROPOSED WATER MAIN | GRAVEL |
| EXISTING CONTOUR LINE | HMA HOT MIX ASPHALT (HMA) |
| CENTERLINE | SME STORMWATER MANAGEMENT EASEMENT (SME) |
| OVERLAND FLOOD ROUTE | LANDSCAPE EASEMENT |
| MANHOLE (MH) - EXISTING/PROPOSED | DEPRESSED CURB |
| CATCH BASIN (CB) - EXISTING/PROPOSED | |
| INLET (INL) - EXISTING/PROPOSED | |
| FLARED END SECTION (FES) - EXISTING/PROPOSED | |
| VALVE VAULT (VV) - EXISTING/PROPOSED | |
| VALVE BOX (VB) - EXISTING | |
| BUFFALO BOX (BB) - EXISTING | |
| FIRE HYDRANT (FH) - EXISTING/PROPOSED | |
| TELEPHONE MANHOLE (TMH) - EXISTING | |
| LIGHT (LHT) - EXISTING/PROPOSED | |



CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:
LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:



9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	01/09/2024
SCALE	1" = 50'

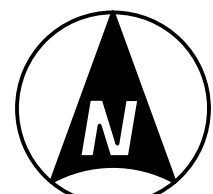
**PRELIMINARY PUD PLAT
LAKESWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS**

SHEET 4 OF 5	
PROJECT NUMBER:	4726
© MACKIE CONSULTANTS LLC, 2024 ILLINOIS FIRM LICENSE 184-002694	

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
LAKewood PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

KEY MAP
NOT TO SCALE



50 25 0 50
SCALE: 1" = 50'

LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE - EXISTING
- EASEMENT LINE - PROPOSED
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- CATCH BASIN (CB) - EXISTING/PROPOSED
- INLET (INL) - EXISTING/PROPOSED
- FLARED END SECTION (FES) - EXISTING/PROPOSED
- VALVE VAULT (VV) - EXISTING/PROPOSED
- RAILROAD BOX (RB) - EXISTING/PROPOSED
- BUFFALO BOX (BB) - EXISTING
- FIRE HYDRANT (FH) - EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) - EXISTING
- LIGHT (LHT) - EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) - EXISTING
- ELECTRIC PEDESTAL (PEDE) - EXISTING
- TELEPHONE PEDESTAL (PEDT) - EXISTING
- TRANSFORMER - EXISTING
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- CURB AND GUTTER
- CHORD BEARING
- FOUND IRON ROD
- FOUND IRON PIPE
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- RECORD
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- STORM
- STRUCTURE
- TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB

THEODORE ROAD

SHEET 2

SHEET 3

SHEET 4

SHEET 5

BARBERRY WAY

KEMPSTON ST
NEUTONSHIRE PHASE 1
PER DOC 200500025269





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

MEMORANDUM

TO: Todd Kleven, Lennar
DATE: February 6, 2024
FROM: Olivia Hollander
Certified Arborist, IL-9980A
Gary R. Weber Associates
PROJECT NO. GRWA: LN23147
SUBJECT: Lakewood Prairie
Joliet, IL
RE: Lakewood Prairie, Existing Trees-Replacement Requirements

This memo summarizes existing trees present within the proposed Lakewood Prairie single-family home development in Joliet, IL. Per the City of Joliet's Code of Ordinances, invasive or not-acceptable species do not require replacement. See Section 26-128.h.1-2,6. quoted below:

h) Tree replacement.

(1) It is required that tree replacement species come from the acceptable species list. The acceptable species list is provided in the urban forest management plan.

(2) Any tree species removed, four (4) inches DBH or six (6) inches group of trees, which is not identified on the invasive species list, but is identified on the acceptable species list, is required for replacement by this section. These trees shall be replaced based on subsection (h) of this section, with species identified on the acceptable species list or approved by the city arborist. All replacements shall be located appropriately as confirmed by a certified arborist and as approved by the City of Joliet.

(6) It shall be encouraged that any species identified on the invasive species list be removed. There is no replacement requirement for these removals.

During the growing season of 2023, Midwest Ecological Inc. performed a floristic quality index in coordination with their wetland delineation. Tree species identified on-site consist of Eastern Cottonwood, White Mulberry, and European Buckthorn. These species are not on the acceptable tree species list and replacement is not required.

Cc: Rich Olson, Gary R Weber Associates

L:\Projects\LN23147\Correspondence\Memos\Existing Trees Memo_Lakewood Prairie.docx

402 W. LIBERTY DR WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197

PRELIMINARY STORMWATER MANAGEMENT REPORT

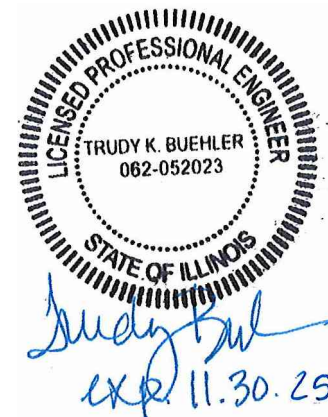
FOR

**Lakewood Prairie Unit 3
Barberry Way and Theodore Street
Joliet, Kendall County, Illinois**

Prepared By:



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com



**Dated: January 9, 2023
Revised: February 6, 2024**

Table of Contents

TOPIC	TAB
Maps and Permits • Location Map • USGS Map • Hydrologic NRCS Soils Map • FEMA Map • US Wildlife Wetlands Map • USACE Permit Expiration and Completion • EcoCAT Termination Letter • IHPA Clearance	ONE
Existing Conditions • Existing Conditions Exhibit • Excerpt from approved Lakewood Homes Stormwater Management Report, prepared by Civil Engineering Services, Inc, dated February 2005	TWO
Proposed Conditions • Curve Number Calculation • Tributary Area Exhibit • Overland Flood Route Calculations and Flowmaster Modeling	THREE

NARRATIVE DESCRIPTION LAKEWOOD PRAIRIE UNIT 3

Introduction

The Lakewood Prairie Unit 3 Single Family Community project site is located in Joliet, Kendall County, Illinois, east of Barberry Way and south of Theodore Street. The proposed site consists of 68.2 acres and will contain 214 single-family homes. Stormwater management for the site was constructed as part of the Lakewood Prairie Development completed in 2005. Refer to existing conditions exhibit in Tab 2 of this report for basin information.

Per the City of Joliet Stormwater Management Code, Bulletin 70 rainfall data was used for all calculations within this report.

Description of Existing Stormwater Management System

The subject property is 68.2 acres and is currently undeveloped. The stormwater detention facilities have been approved and built. The basins are located directly south of the Unit 4 community. The basin has been sized for Units 2, 3, and 4 in their built-out condition. While Unit 3 has not yet been constructed, all calculations assume the development has been built. Refer to existing conditions exhibit in Tab 2 of this report for exact basin locations.

Soils Review

An NRCS Soil Survey of the site was used to determine the overall soil group classification. (Please refer to the NRCS Soils Survey Map). Predominately, the soils on the site are silt loam soil group C; therefore, Soil Group C has been utilized in determining the proposed runoff curve number (CN) based on land use characteristics.

Wetland Review

A Wetland Delineation Report, prepared by Midwest Ecological, dated October 23, 2023, states that two wetlands totaling 0.61 acres in size were identified on the subject property and are anticipated to be Isolated Wetlands of Kendall County. Per correspondence from Rob Vanni of Midwest Ecological, isolated wetland mitigation is not expected to be required for these wetlands as long as they are confirmed isolated by the Army Corps of Engineers.

The first wetland, Drainage Ditch #1, is 0.09 acres, located on the north property line, and appears to be a previous draitile excavation completed in 2006. The U.S. Fish and Wildlife Service National Wetlands Inventory Map shows a blue line riverine in this location through the site. This blue line also appears on the USGS map for this area. According to the Kendall County Stormwater Ordinance, "Streams appearing as blue on a USGS Quadrangle map shall be assumed perennial unless better data is obtained." Rob Vanni of Midwest Ecological Inc advised "There is no indication that a stream was present on-site. It is either a mapping error or was tiled long ago, prior to 1939", therefore deeming this riverine to not be perennial, but this conclusion requires concurrence with the City of Joliet. The second wetland, Farmed Wetland #1, is 0.52 acres, located in the northeast corner of the site. A jurisdictional determination from the US Army Corps of Engineers is required to confirm Midwest Ecological's findings.

Floodplain Review

A FEMA Flood Insurance Study was revised January 8, 2014 and establishes a base flood elevation (BFE) of 619.4'. The site lies within Zone "X" by map.

Proposed Conditions

Detention Required for the Proposed Improvements

Overall stormwater detention for this parcel has been provided in the stormwater basins located south of unit 4, previously approved by the City of Joliet. In accordance with the approved plan, the subject property shall maintain a curve number of 83 or less. The proposed site has a curve number of 82.36 and is therefore compliant with the approved design.

The site is conveyed to the detention basins via a storm sewer system and overland flood route. The majority of the site is conveyed south through Unit 2 and the townhome development via 36-inch and 42-inch storm sewers at the point of connection. An overland flood route was previously developed and confirmed as part of the stormwater management report for the Townhome Development.

Portions of the west side of the site drain to Barberry Way. Based on the storm sewer sizing and previously provided plans, this tributary area was included as part of the storm sewer sizing in Barberry Way.

Refer to existing conditions Exhibit in Tab 2 of this report for these tributary areas, the existing storm sewer sizing and overland flood route locations.

Overland Flood Route Sizing

Overland Flood Route calculations are provided in this report to ensure sufficient channel capacity and freeboard from the proposed buildings for the 100-YR offsite and proposed on-site flows. The rational method was utilized to calculate the flows tributary to each overland flood route. A site runoff coefficient (C) of 0.62 was calculated based on the impervious areas of the proposed site. A time of concentration of 15 minutes was used for onsite overland flood routes. All overland flood routes have 1' of freeboard from the high-water level to the Grade at Foundation of the adjacent homes. Flowmaster was used to calculate water depths.

Delineated tributary areas can be found on the Tributary Area Exhibit within Tab 3 of this report. More detailed modeling will be provided at Final Engineering.

Soil Erosion/Sediment Control Measures

An extensive Stormwater Pollution Prevention Plan (SWPPP) shall be created in Final Engineering order to protect the existing natural resources located within the general proximity to the project site.

Maintenance Plan

A Stormwater Maintenance and Monitoring Plan will be provided for the proposed storm sewer and overall site at Final Engineering.

Summary

The proposed stormwater management strategy has been designed to minimize the potential for any adverse stormwater impacts to neighboring and downstream resources and properties and meet the criteria of the City of Joliet and Kendall County Ordinances.

TAB 1: MAPS AND PERMITS



AERIAL LOCATION MAP

NOT TO SCALE

LAKESWOOD PRAIRIE UNIT 3
W THEODORE RD & BARBERRY WAY
CITY OF JOLIET, KENDALL COUNTY, ILLINOIS



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
mackieconsult.com

%DVES,DUHGRUHF 85DWLRQDO DS

74LVBESLBHLVYRLGLIWKHQRHU RUHR WKHIFORRZQES
HOHQWQWRQRWDSHDJ EDHESLBQHA IOFRGQHOHSDV
OHHQG VADHEDV EBUHDWLDQGDWH FQW LGLQWILHUV
SEHQO QEU DGS SHHFWLYHGDWH OSLBHVIRU
XSSHGGSQHQGUQJGDHVD FQWR EHXHGIUR
UHDWRUASUSRVH

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2020—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	15.0	21.8%
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.7	8.3%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.7	11.2%
442A	Mundelein silt loam, 0 to 2 percent slopes	11.3	16.4%
443B	Barrington silt loam, 2 to 4 percent slopes	3.8	5.5%
541A	Graymont silt loam, 0 to 2 percent slopes	2.2	3.3%
541B	Graymont silt loam, 2 to 5 percent slopes	23.1	33.5%
Totals for Area of Interest		68.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

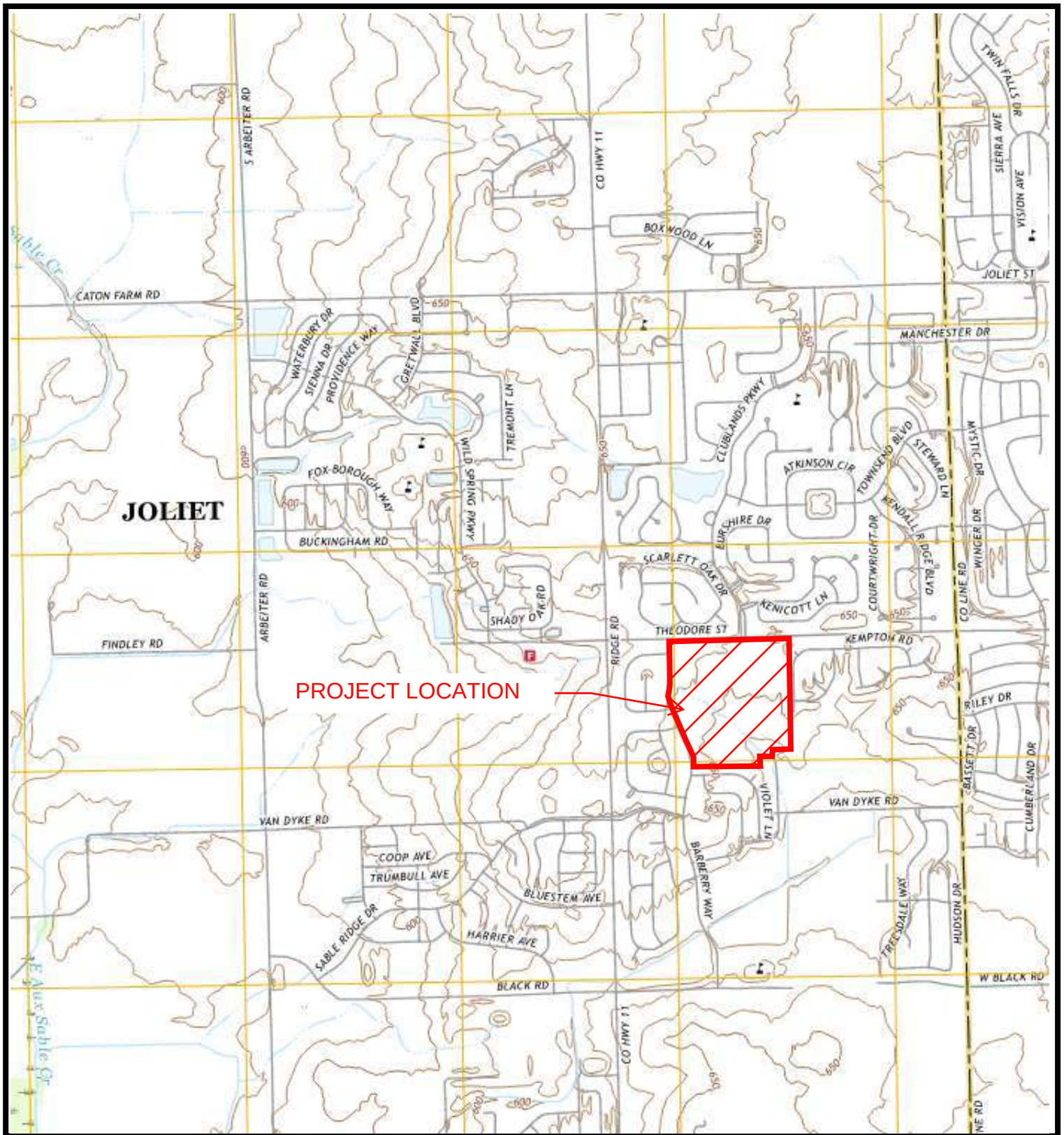
Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



**USGS MAP
NOT TO SCALE**

**LAKWOOD PRAIRIE UNIT 3
W THEODORE RD & BARBERRY WAY
CITY OF JOLIET, KENDALL COUNTY, ILLINOIS**



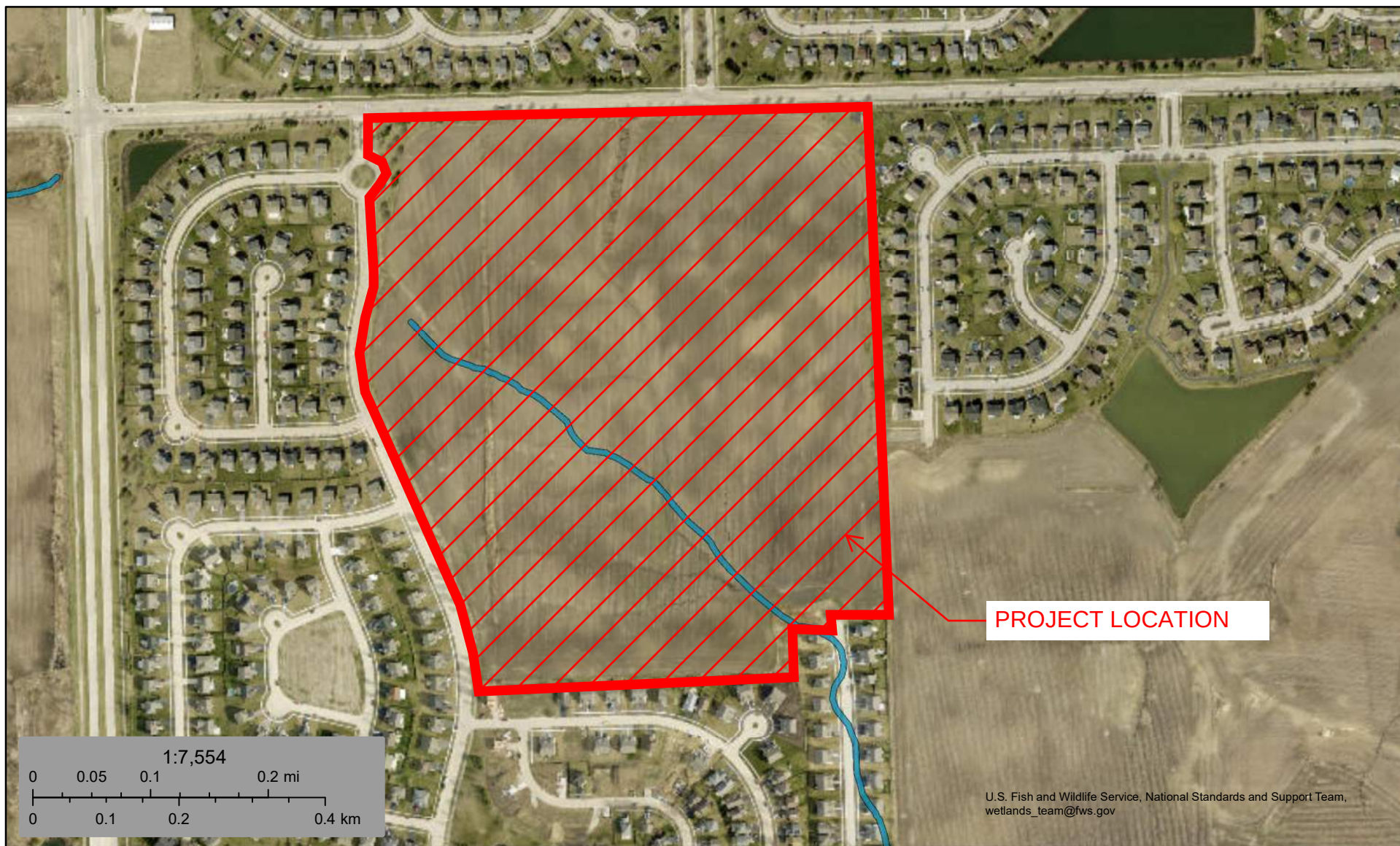
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
mackieconsult.com



U.S. Fish and Wildlife Service

National Wetlands Inventory

LAKEWOOD PRAIRIE UNIT 3



December 11, 2023

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Applicant: MACKIE CONSULTANTS LLC
Contact: Oksana Zurawel
Address: 9575 W HIGGINS RD. SUITE 500
ROSEMONT, IL 60018

IDNR Project Number: 2404849
Date: 09/20/2023

Project: Lakewood Prairie Unit 3 Single Family Homes Community
Address: W Theodore Rd & Barberry Way, Joliet

Description: Lennar Homes wishes to complete Lakewood Prairie Unit 3 which was started 20 years ago.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

35N, 8E, 1
36N, 8E, 36



IL Department of Natural Resources

Contact

Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Permits Section
Post Office Box 19276
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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Illinois
Department of
**Natural
Resources**

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Kendall County
Joliet
East of Barberry Way
Section:1-Township:35N-Range:8E
IEPA
New construction, Lakewood Prairie Unit 3

PLEASE REFER TO: SHPO LOG #025092023

October 12, 2023

Oksana Zurawel
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above referenced project for our comment.

According to the information provided there is no federal involvement in your project. Be aware the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

Our files do not identify any known historic properties within this proposed project area, nor is it within the high probability area for archaeological resources as defined in the state Act. Accordingly, this project is **EXEMPT** pursuant to Section 6 of the Illinois State Agency Historic Resources Preservation Act. An archaeological survey for your above referenced project is not required under Illinois law. Please know, however, we are always receptive to reviewing the results of any due diligence survey coverages.

This does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

If further assistance is needed please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer

EXISTING CONDITIONS

PREVIOUS APPROVED
STORMWATER REPORT
EXCERPTS

STORMWATER MANAGEMENT REPORT

LAKEWOOD HOMES (LAKEWOOD PRAIRIE DEVELOPMENT) JOLIET, ILLINOIS

FEBRUARY 2005



PREPARED FOR:

CHRISTIAN-ROGE & ASSOC., INC.
211 WEST WACKER DRIVE
CHICAGO, ILLINOIS 60606

PREPARED BY:

CIVIL ENGINEERING SERVICES, INC.
700 EAST DIEHL ROAD, SUITE 180
NAPERVILLE, ILLINOIS 60563

TABLE 1

LOCATION	DRAINAGE AREA, ac	100yr, 24hr ALLOWABLE RELEASE RATE, cfs	100yr, 24hr ACTUAL RELEASE RATE, cfs	2yr, 24hr ALLOWABLE RELEASE RATE, cfs	2yr, 24hr ACTUAL RELEASE RATE, cfs	100yr HIGH WATER LEVEL, ft	STORAGE VOLUME REQUIRED, ac-ft	OVERFLOW WEIR ELEVATION, ft	WEIR LENGTH, ft	10yr HIGH WATER LEVEL, ft
Northwest Pond	10.00	1.00	1.00	0.40	0.40	660.04	3.666	660.05	20	656.97
Large South Pond	287.41	28.74	28.72	11.50	11.49	618.12	109.288	618.13	West - 50, East - 50	615.16
Outlot U - School	17.23	1.72	1.70	0.69	0.68	618.65	7.632	618.70	30	616.58
Outlot B - Well	5.53	0.55	0.55	0.22	0.21	618.82	2.347	618.83	20	616.58
Black Road	3.97	0.40	0.39	0.16	0.16	618.68	1.663	618.70	20	617.16

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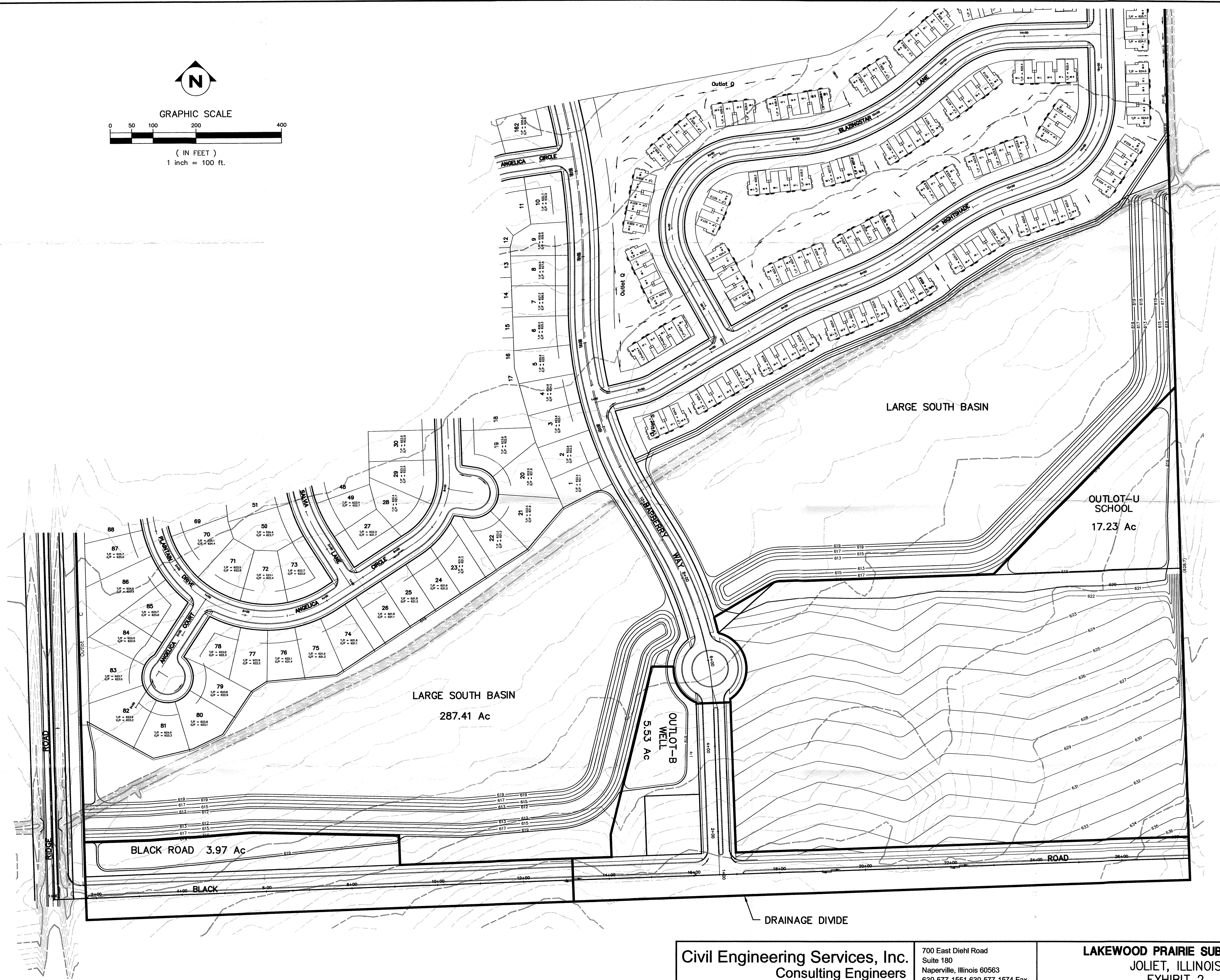
RUNOFF CURVE NUMBER DATA

Previously Approved Curve
Number for Lakewood
Prairie (All Units)

Soil/Surface Description	CN	Area acres	Impervious Adjustment		Adjusted CN
			%C	%UC	
1/4 acre	83	179.410			83.00
1/8 acre (town houses)	90	22.310			90.00
Country Homes	90	37.410			90.00
Parks	74	6.810			74.00
Club House & Park	80	11.970			80.00
Detention Pond-Wet Area	98	20.340			98.00
Detention Pond Area-Above NWL	74	9.160			74.00

CN used for Single Family Homes

COMPOSITE AREA & WEIGHTED CN ---> 287.410 84.89 (85)



SCALE:	HORIZ:	1"=100'
	VERT:	NONE
DATE:	02-21-05	
JOB NO:	782	
SHEET	1	OF 1

[Send To Printer](#)[Back To TerraServer](#)[Change to 11x17 Print Size](#)[Show Grid Lines](#)[Change to Landscape](#)

USGS 66 km SW of Chicago, Illinois, United States 27 Mar 1999

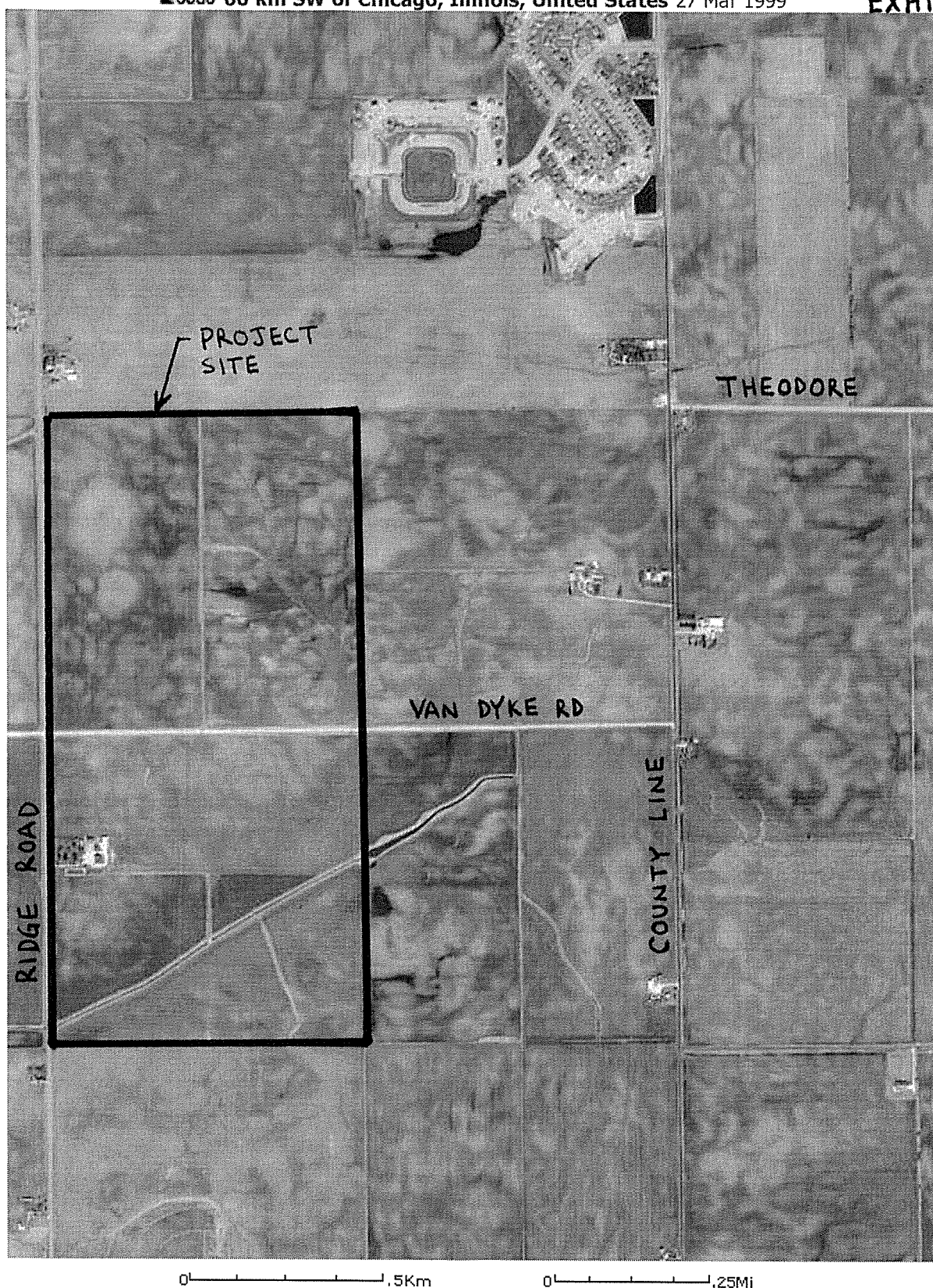
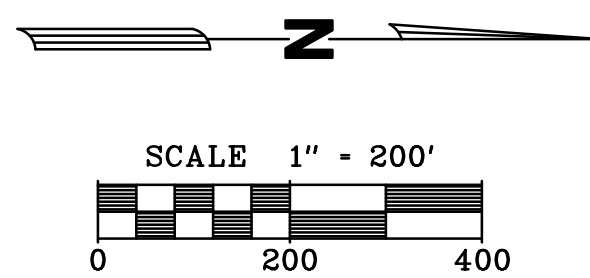
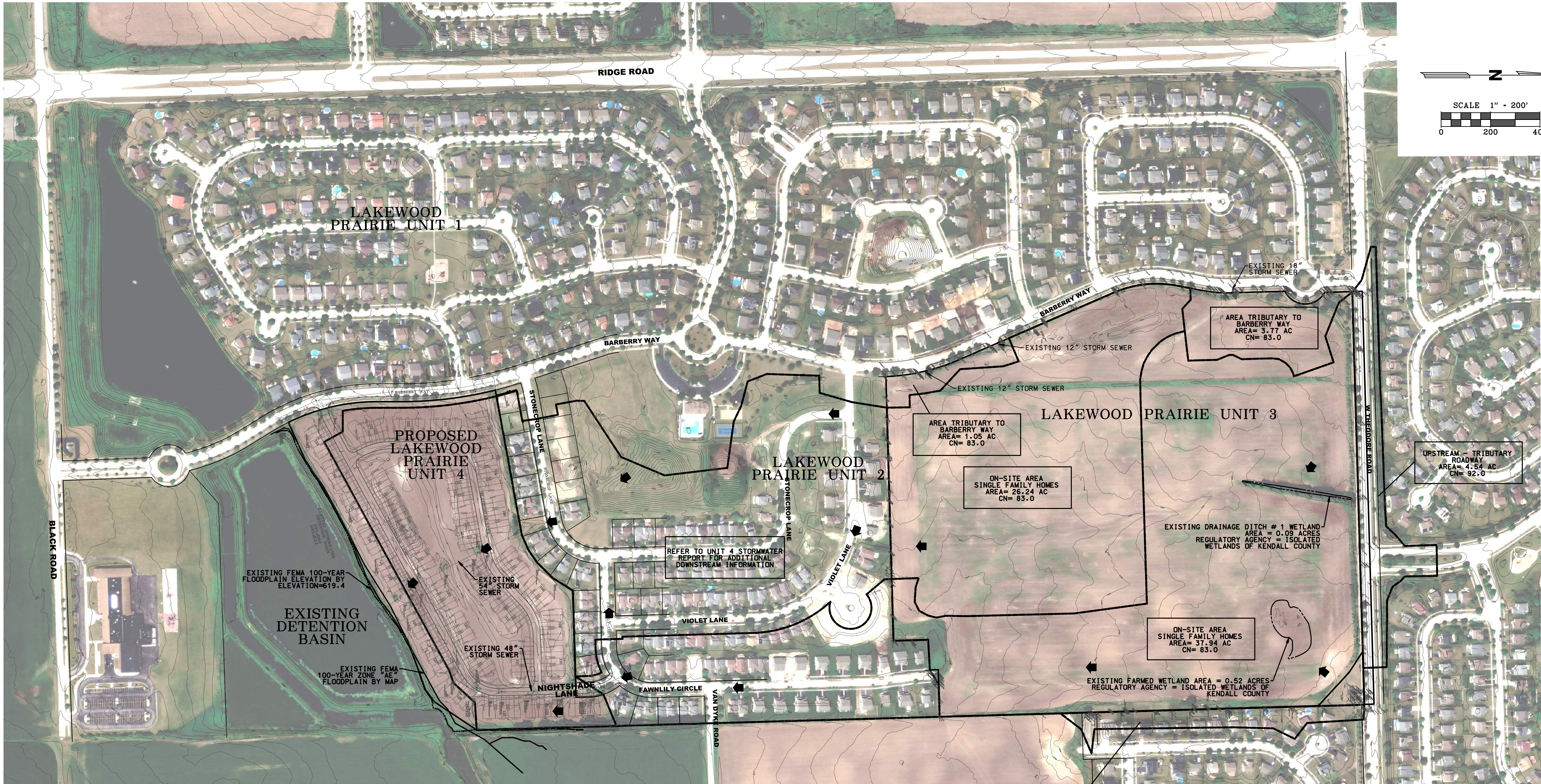
EXHIBIT 4

Image courtesy of the U.S. Geological Survey
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EXISTING CONDITIONS
EXHIBIT



NOTES:

1. TRIBUTARY AREAS BASED ON KENDALL COUNTY CONTOURS AND PROPOSED GRADING AND UTILITY PLANS PREPARED BY CHRISTIAN-ROGE & ASSOCIATES
2. CURVE NUMBERS BASED ON PREVIOUSLY APPROVED STORMWATER MANAGEMENT REPORT FOR LAKEWOOD HOMES, PREPARED BY ENGINEERING SERVICES, INC. DATED FEBRUARY 2009
3. A 30 MINUTE TIME OF CONCENTRATION WAS USED FOR OFFSITE TRIBUTARY AREAS

EXISTING APPROVED DETENTION BASIN

ALLOWABLE TRIBUTARY AREA	- 68.2 AC
APPROVED CURVE NUMBER	- 83
PROPOSED CURVE NUMBER	- 82.4
EXISTING HIGH WATER LEVEL	- 619.0
EXISTING NORMAL WATER LEVEL	- 612.3
APPROVED AS-BUILT VOLUME PROVIDED	- 127.48 AC-FT

* NO MODIFICATIONS TO THE EXISTING BASIN ARE PROPOSED FOR THIS DEVELOPMENT

* DETENTION APPROVED WITH OVERALL SUBDIVISION

UPSTREAM - TRIBUTARY
SINGLE FAMILY HOMES
AREA= 2.10 AC
CN= 83.0



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

LENNAR HOMES

1700 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173
PHONE: 219-257-2603

		DESIGNED	KCC/JT
		DRAWN	KCC/JT
		APPROVED	MTL
		DATE	01/09/2024
		SCALE	1"=200'
DATE	DESCRIPTION OF REVISION	BY	

**EXISTING CONDITIONS EXHIBIT
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS**

SHEET

1 OF **1**

PROJECT NUMBER: 4726
© MACKIE CONSULTANTS LLC, 2024
ILLINOIS FIRM LICENSE 184-002694

CURVE NUMBER CALCULATIONS

Existing Curve Number - Offsite East

Lakewood Prairie Residential Community Joliet, IL

Location	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	Curve Number
----------	-----------------------	-----------------------	---------------------------------	-----------------

Areas

Single Family Homes	91,267	2.10	100%	83.00
---------------------	--------	------	------	-------

Existing Neustronshire	91,267	2.10	100.0%	
------------------------	--------	------	--------	--

Weighted Curve Number: 83.00

Total Area (used for TR20) 0.00327 sq. mi

Notes:

1. Curve numbers taken from previously approved Stormwater Management Report, prepared by Civil Engineering Services, Inc, dated February 2005.
2. Curve number used to determine offsite flow to proposed Lakewood Prairie Unit 4

Existing Curve Number - Offsite East

Lakewood Prairie Residential Community
Joliet, IL

Location	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	Curve Number
----------	-----------------------	-----------------------	---------------------------------	-----------------

Areas

Roadway	148,478	3.41	75%	98.00
Pervious Area	49,493	1.14	25%	74.00

Existing Theodore Road	197,970	4.54	100.0%	
------------------------	---------	------	--------	--

Weighted Curve Number: 92.00

Total Area (used for TR20) 0.00710 sq. mi

Notes:

1. Assumed 75% impervious area per roadway cross section

PROPOSED CONDITIONS

Proposed Curve Number

Lakewood Prairie Unit 3 Residential Community Joliet, IL

Location	Area (sq ft)	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	Curve Number
Pervious Areas		1,936,679	44.46	65.2%	74.00
Impervious Areas					
Sidewalk		98,902	2.27	3%	98.00
Roads		323,705	7.43	11%	98.00
Homesite Coverage Andare		235,360	5.40	8%	98.00
Homesite Coverage Horizon		340,560	7.82	11%	98.00
Drive Aprons		35,739	0.82	1%	98.00
			23.74		
Disturbed Project Area		2,970,945	68.20	100.0%	

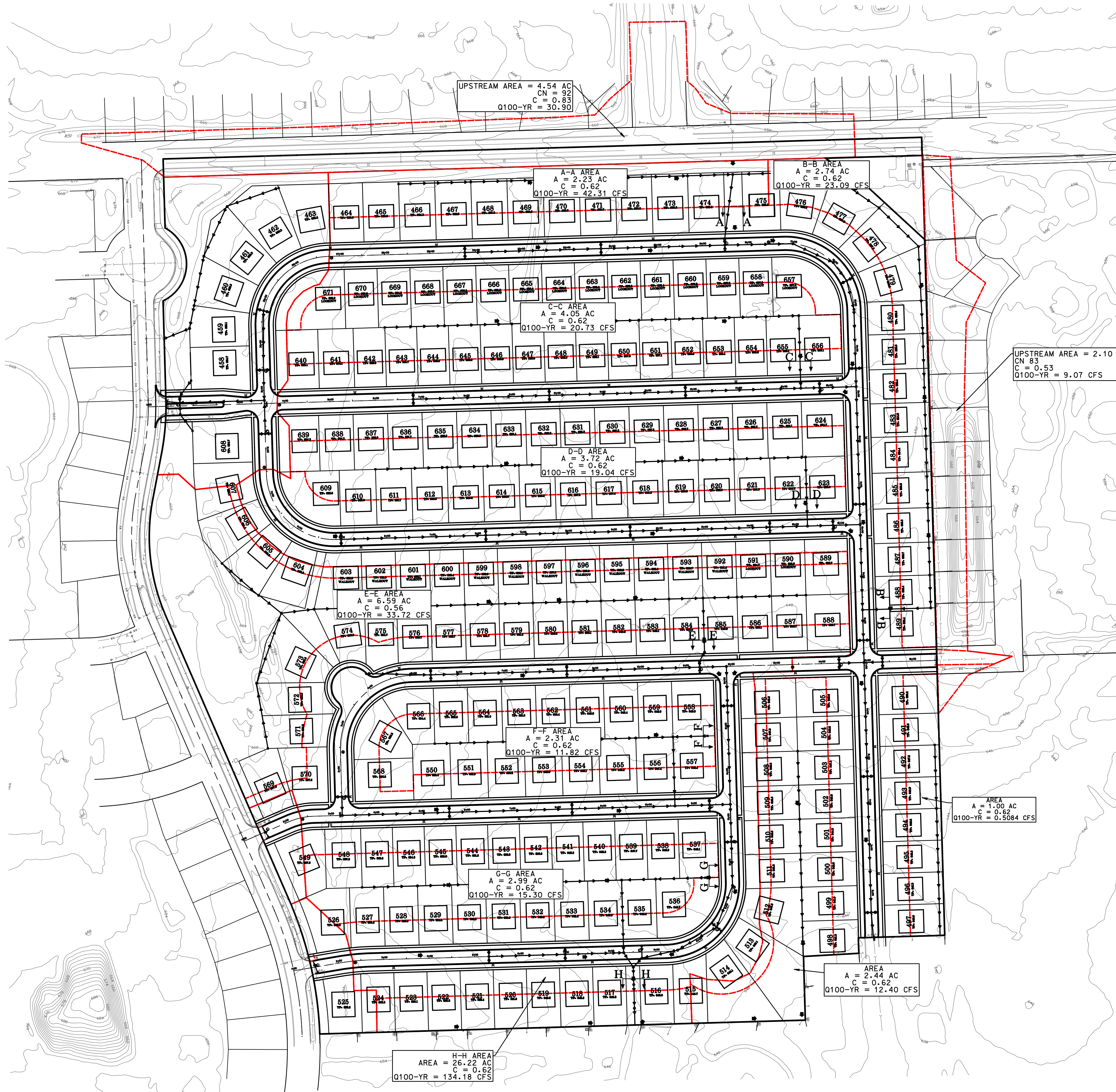
Weighted Curve Number (CN): **82.36**

Notes:

1. Proposed curve number is less than the previously approved curve number (83) from the Stormwater Report prepared by Civil Engineering Services, Inc, dated February 2005. Refer to Existing Conditions Tab
2. Homesite Coverage is based on the average homesite coverage of the Horizon Series product lineup.

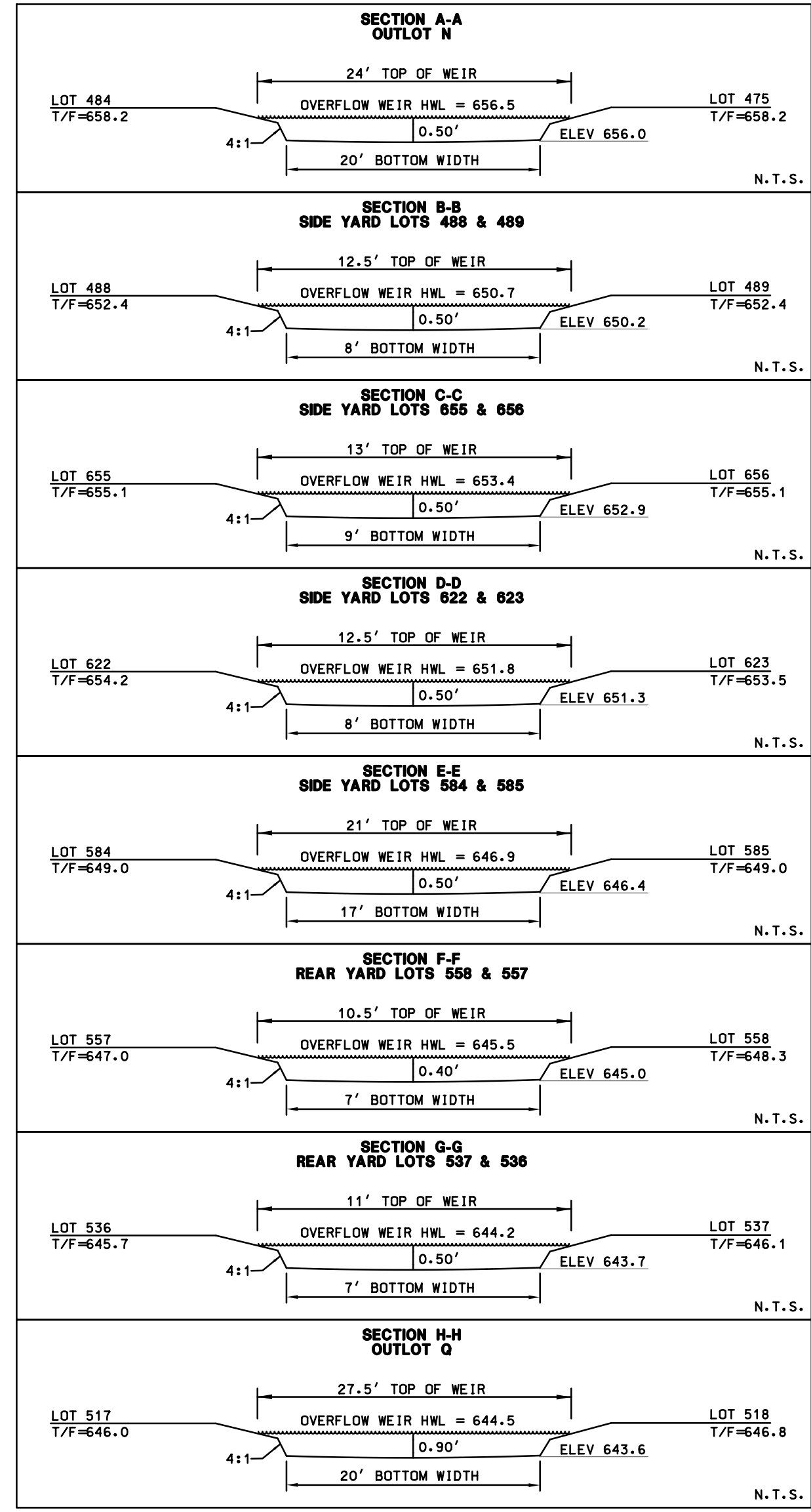
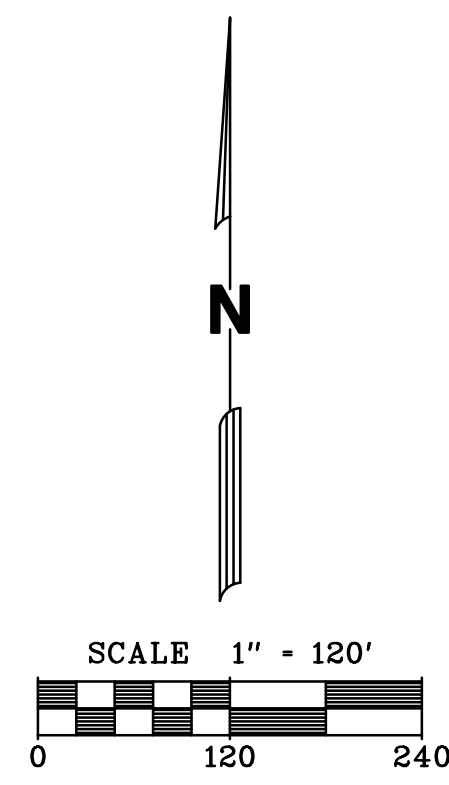
TRIBUTARY AREA EXHIBIT

2/5/2024 5:51:46 PM M:\1428\Stormwater Preliminary\Exhibits\4128 Overflow Route Tributary Area Exhibit.dgn



OVERLAND FLOOD (OFR) CALCULATIONS
COMPOSITE C-VALUE = 0.62
TIME OF CONCENTRATION = 15 MIN
100-YR RAINFALL INTENSITY (I) = 8.20 IN/HR

- NOTES:
- AREAS (A) DEPICTED REFLECT LOCAL ACREAGE ONLY - REFER TO OFR CALCULATIONS FOR COMPOSITE AREAS.
 - TRIBUTARY AREAS SHOWN ARE FOR OVERLAND FLOOD ROUTE AND STORM SEWER.
 - FLows (Q) DEPICTED REFLECT COMPOSITE FLOWS IN THE 100-YR STORM EVENT THROUGH EACH OVERLAND FLOOD ROUTE CROSS SECTION.



CLIENT:



1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DESIGNED	JT
DRAWN	JT
APPROVED	TKB
DATE	01/09/2024
SCALE	1" = 120'

**TRIBUTARY AREA EXHIBIT
LAKEWOOD PRAIRIE - UNIT 3
JOLIET, ILLINOIS**

OVERLAND FLOOD ROUTE CALCULATIONS

Overland Flood Route Calculations

Lakewood Prairie Residential Community
Joliet, IL

Local Proposed Runoff Data				Time of Conc.	Flow	ADDITIONAL Upstream Tributary Areas	Total Offsite Area	Offsite Area C Value	Offsite Flow	Total Flow	Overflow Route			
Section	Local Area Acres	C	i in/hr	tc min.	Q cfs		Acres	cfs	Lot		Height ft.	Btm. Width ft.	Top Width ft	
										cfs				
A-A	2.23	0.62	8.20	15	11.41	Offsite	4.54	0.83	30.90	42.31	OUTLOT N	0.5	20.0	24.0
B-B	2.74	0.62	8.20	15	14.02	Offsite	2.10	0.53	9.07	23.09	488 & 489	0.5	8.0	12.5
C-C	4.05	0.62	8.20	15	20.73	-	-	-	-	20.73	655 & 656	0.5	9.0	13.0
D-D	3.72	0.62	8.20	15	19.04	-	-	-	-	19.04	622 & 623	0.5	8.0	12.5
E-E	6.59	0.62	8.20	15	33.72	-	-	-	-	33.72	584 & 585	0.5	17.0	21.0
F-F	2.31	0.62	8.20	15	11.82	-	-	-	-	11.82	557 & 558	0.4	7.0	10.5
G-G	2.99	0.62	8.20	15	15.30	-	-	-	-	15.30	537 & 536	0.5	7.0	11.0
H-H	26.22	0.62	8.20	15	134.18	-	-	-	-	134.18	OUTLOT Q	0.9	20.0	27.5

Calculation Notes:

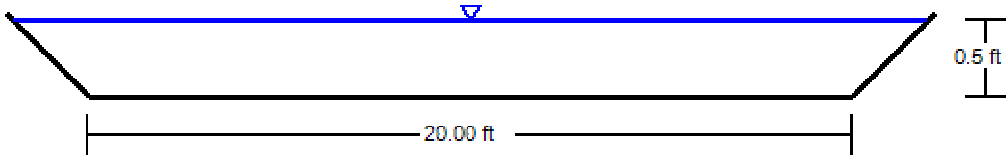
1. Local Time of Concentration for all areas assumed to be 15 minutes
2. All areas are delineated on the attached exhibit
3. Required freeboard is 1.0' from lowest opening elevation to 100 YR HWL

Worksheet for A-A: Outlot N

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	1.800 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	20.00 ft
Discharge	42.31 cfs
Results	
Normal Depth	0.5 ft
Flow Area	10.8 ft ²
Wetted Perimeter	24.1 ft
Hydraulic Radius	0.5 ft
Top Width	23.94 ft
Critical Depth	0.5 ft
Critical Slope	1.712 %
Velocity	3.91 ft/s
Velocity Head	0.24 ft
Specific Energy	0.73 ft
Froude Number	1.024
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 ft
Critical Depth	0.5 ft
Channel Slope	1.800 %
Critical Slope	1.712 %

Cross Section for A-A: Outlot N

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	1.800 %
Normal Depth	0.5 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	20.00 ft
Discharge	42.31 cfs



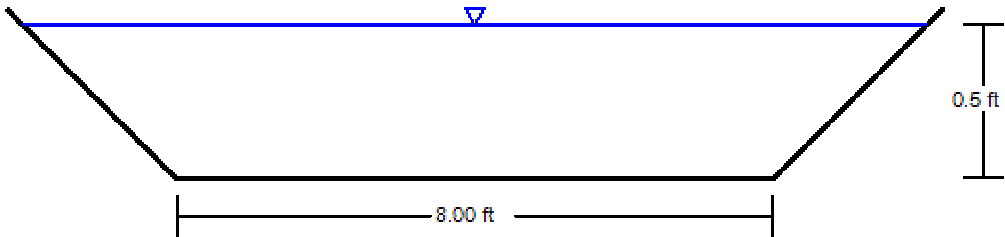
V: 4
H: 1

Worksheet for B-B: Lots 488&489

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.500 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	8.00 ft
Discharge	23.09 cfs
Results	
Normal Depth	0.5 ft
Flow Area	5.2 ft ²
Wetted Perimeter	12.3 ft
Hydraulic Radius	0.4 ft
Top Width	12.14 ft
Critical Depth	0.6 ft
Critical Slope	1.711 %
Velocity	4.43 ft/s
Velocity Head	0.30 ft
Specific Energy	0.82 ft
Froude Number	1.191
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 ft
Critical Depth	0.6 ft
Channel Slope	2.500 %
Critical Slope	1.711 %

Cross Section for B-B: Lots 488&489

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.500 %
Normal Depth	0.5 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	8.00 ft
Discharge	23.09 cfs



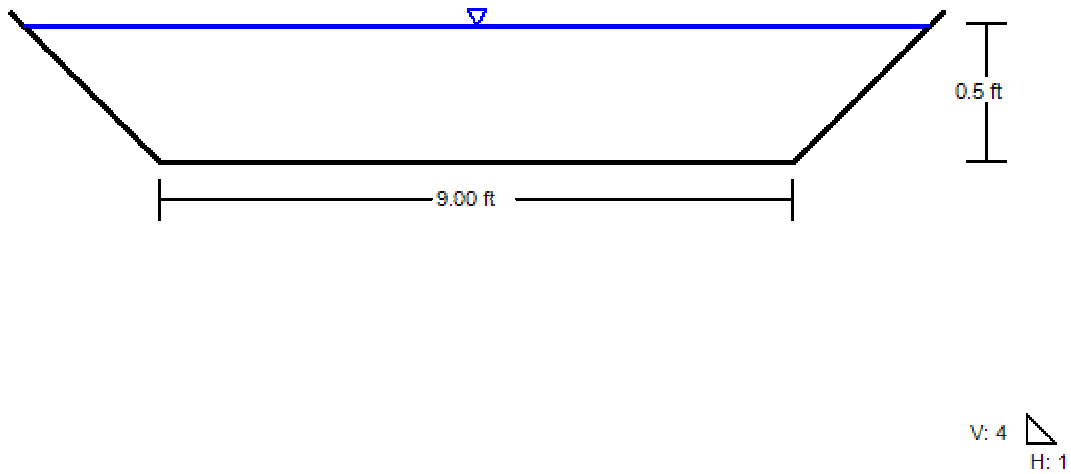
V: 4
H: 1

Worksheet for C-C: Lots 655&656

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	9.00 ft
Discharge	20.73 cfs
Results	
Normal Depth	0.5 ft
Flow Area	5.4 ft ²
Wetted Perimeter	13.0 ft
Hydraulic Radius	0.4 ft
Top Width	12.91 ft
Critical Depth	0.5 ft
Critical Slope	1.762 %
Velocity	3.87 ft/s
Velocity Head	0.23 ft
Specific Energy	0.72 ft
Froude Number	1.059
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 ft
Critical Depth	0.5 ft
Channel Slope	2.000 %
Critical Slope	1.762 %

Cross Section for C-C: Lots 655&656

Project Description	
Friction Method	Manning
Solve For	Formula
	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Normal Depth	0.5 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	9.00 ft
Discharge	20.73 cfs

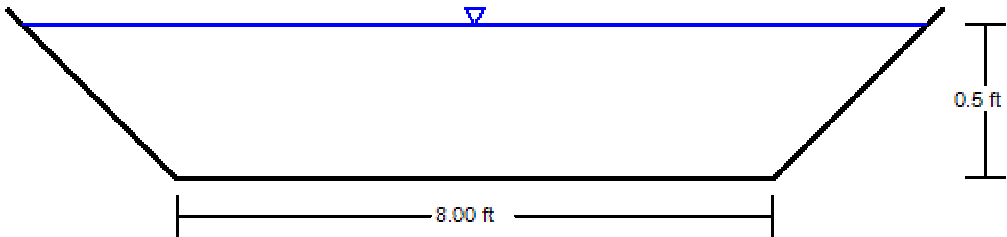


Worksheet for D-D: Lots 622&623

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	1.700 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	8.00 ft
Discharge	19.04 cfs
Results	
Normal Depth	0.5 ft
Flow Area	5.2 ft ²
Wetted Perimeter	12.3 ft
Hydraulic Radius	0.4 ft
Top Width	12.14 ft
Critical Depth	0.5 ft
Critical Slope	1.768 %
Velocity	3.65 ft/s
Velocity Head	0.21 ft
Specific Energy	0.72 ft
Froude Number	0.982
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 ft
Critical Depth	0.5 ft
Channel Slope	1.700 %
Critical Slope	1.768 %

Cross Section for D-D: Lots 622&623

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	1.700 %
Normal Depth	0.5 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	8.00 ft
Discharge	19.04 cfs



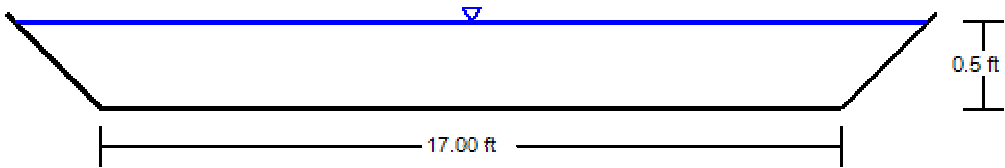
V: 4
H: 1

Worksheet for E-E: Lots 584&585

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	1.500 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	17.00 ft
Discharge	33.72 cfs
Results	
Normal Depth	0.5 ft
Flow Area	9.5 ft ²
Wetted Perimeter	21.1 ft
Hydraulic Radius	0.4 ft
Top Width	20.99 ft
Critical Depth	0.5 ft
Critical Slope	1.746 %
Velocity	3.56 ft/s
Velocity Head	0.20 ft
Specific Energy	0.70 ft
Froude Number	0.933
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 ft
Critical Depth	0.5 ft
Channel Slope	1.500 %
Critical Slope	1.746 %

Cross Section for E-E: Lots 584&585

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	1.500 %
Normal Depth	0.5 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	17.00 ft
Discharge	33.72 cfs



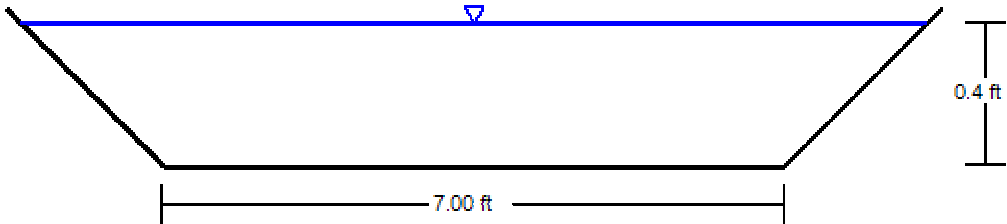
V: 4
H: 1

Worksheet for F-F: Lots 557&558

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	7.00 ft
Discharge	11.82 cfs
Results	
Normal Depth	0.4 ft
Flow Area	3.5 ft ²
Wetted Perimeter	10.3 ft
Hydraulic Radius	0.3 ft
Top Width	10.23 ft
Critical Depth	0.4 ft
Critical Slope	1.894 %
Velocity	3.39 ft/s
Velocity Head	0.18 ft
Specific Energy	0.58 ft
Froude Number	1.026
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.4 ft
Critical Depth	0.4 ft
Channel Slope	2.000 %
Critical Slope	1.894 %

Cross Section for F-F: Lots 557&558

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Normal Depth	0.4 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	7.00 ft
Discharge	11.82 cfs



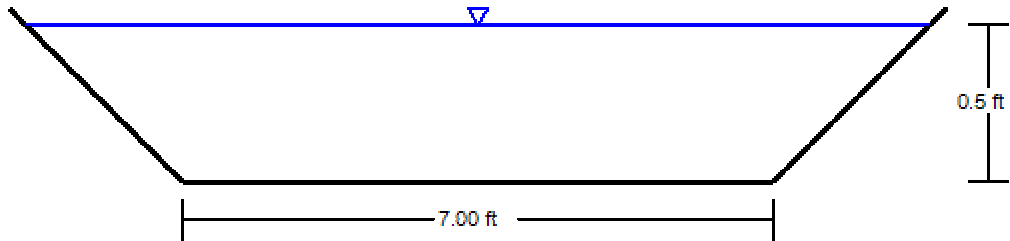
V: 4
H: 1

Worksheet for G-G: Lots 536&537

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	7.00 ft
Discharge	15.30 cfs
Results	
Normal Depth	0.5 ft
Flow Area	4.1 ft ²
Wetted Perimeter	10.9 ft
Hydraulic Radius	0.4 ft
Top Width	10.74 ft
Critical Depth	0.5 ft
Critical Slope	1.813 %
Velocity	3.69 ft/s
Velocity Head	0.21 ft
Specific Energy	0.68 ft
Froude Number	1.046
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.5 ft
Critical Depth	0.5 ft
Channel Slope	2.000 %
Critical Slope	1.813 %

Cross Section for G-G: Lots 536&537

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Normal Depth	0.5 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	7.00 ft
Discharge	15.30 cfs



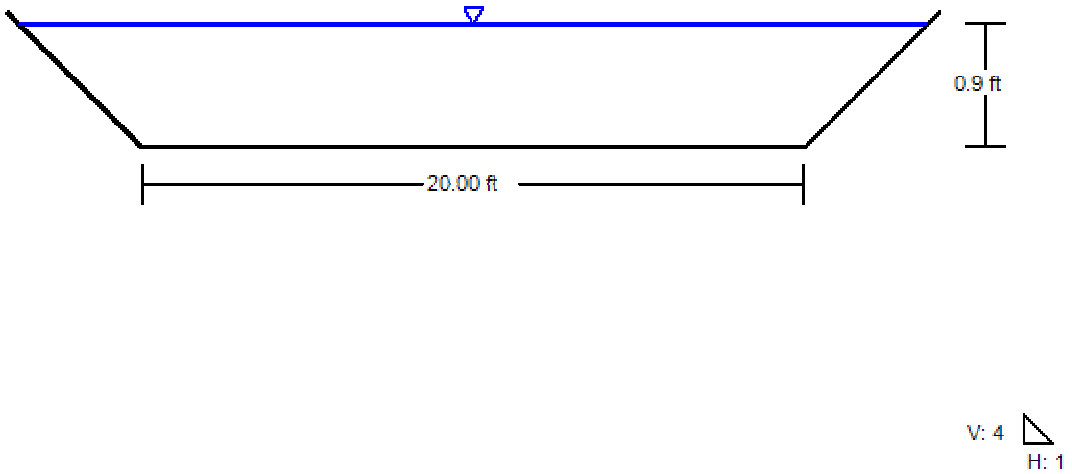
V: 4
H: 1

Worksheet for H-H: Outlot Q

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	20.00 ft
Discharge	134.18 cfs
Results	
Normal Depth	0.9 ft
Flow Area	22.2 ft ²
Wetted Perimeter	27.7 ft
Hydraulic Radius	0.8 ft
Top Width	27.48 ft
Critical Depth	1.0 ft
Critical Slope	1.381 %
Velocity	6.04 ft/s
Velocity Head	0.57 ft
Specific Energy	1.50 ft
Froude Number	1.186
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 ft
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.9 ft
Critical Depth	1.0 ft
Channel Slope	2.000 %
Critical Slope	1.381 %

Cross Section for H-H: Outlot Q

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	2.000 %
Normal Depth	0.9 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	20.00 ft
Discharge	134.18 cfs



PRELIMINARY ENGINEERING PLANS

LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

LEGEND

EXISTING	PROPOSED
SANITARY SEWER	8" PVC
FORCE MAIN	FM
STORM SEWER	12" RCP
UNDERDRAIN	UD
MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
CLEANOUT	⊙
WATER MAIN	WM
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
FLARED END SECTION	⊙
COMBINED SEWER	⊙
STREET LIGHT/PARKING LOT LIGHT	⊙
POWER POLE	⊙
STREET SIGN	⊙
FENCE	⊙
GAS MAIN	GM
OVERHEAD LINE	OH
TELEPHONE LINE	TL
ELECTRIC LINE	EL
CABLE TV LINE	CTV
HIGH WATER LEVEL	HWL XXX
NORMAL WATER LEVEL	NWL XXX
CONTOUR LINE	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX
SPOT ELEVATION	XXX.XX
FINISHED FLOOR ELEVATION	FF + XXX.XX
TOP OF FOUNDATION	TF + XXX.XX
GRADE AT FOUNDATION	GF + XXX.XX
HIGH OR LOW POINT	⊙
OVERLAND FLOOD ROUTE	⊙
PAVEMENT FLOW DIRECTION	⊙
SWALE FLOW DIRECTION	⊙
DEPRESSED CURB AND GUTTER	⊙
REVERSE CURB AND GUTTER	⊙

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIMM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RT	RIGHT	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	ROW	RIGHT OF WAY		
HMA	HOT MIX ASPHALT				

INDEX OF SHEETS

- 1 COVER SHEET
- 2 OVERALL SITE PLAN
- 3 EXISTING CONDITIONS AND DEMOLITION PLAN
- 4 PRELIMINARY ENGINEERING PLAN - NORTHWEST
- 5 PRELIMINARY ENGINEERING PLAN - NORTHEAST
- 6 PRELIMINARY ENGINEERING PLAN - WEST CENTER
- 7 PRELIMINARY ENGINEERING PLAN - EAST CENTER
- 8 PRELIMINARY ENGINEERING PLAN - SOUTHWEST
- 9 PRELIMINARY ENGINEERING PLAN - SOUTHEAST
- 10 PRELIMINARY DETAILS

BENCHMARKS

SOURCE BENCHMARK: SOURCE BENCHMARK: (NGS MONUMENT DESIGNATION WRI 026, PID DP5481)
THE STATION IS LOCATED ABOUT 6.3 MI (10.1 KM) EAST SOUTHEAST OF PLATTVILLE, 6.1 MI (9.8 KM) NORTH-NORTHWEST OF CHANNAHON AND 4.0 MI (6.4 KM) NORTH OF MINDOKA.
TO REACH THE STATION FROM THE JUNCTION OF US HIGHWAY 52 WITH STATE HIGHWAY 59 IN SHOREWOOD, IL, GO WEST ON US HIGHWAY 52 FOR 3.1 MI (5.0 KM) TO COUNTY LINE ROAD. CONTINUE WEST ON US HIGHWAY 52 FOR 0.5 MI (0.8 KM) TO THE STATION ON THE LEFT.
THE STATION IS LOCATED 34 FT (10.4 M) SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 344 FT (104.9 M) EAST OF PRIVATE ENTRANCE #14, STATE HIGHWAY 52 AND 91 FT (27.7 M) WEST OF THE WEST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.
NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH (15 CM) LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION = 635.16 (NAVD88)

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - GENERAL ORDINANCES, CITY OF JOLIET, LATEST EDITION;
 - ENGINEERING DESIGN POLICIES, CITY OF JOLIET, LATEST EDITION;
- IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

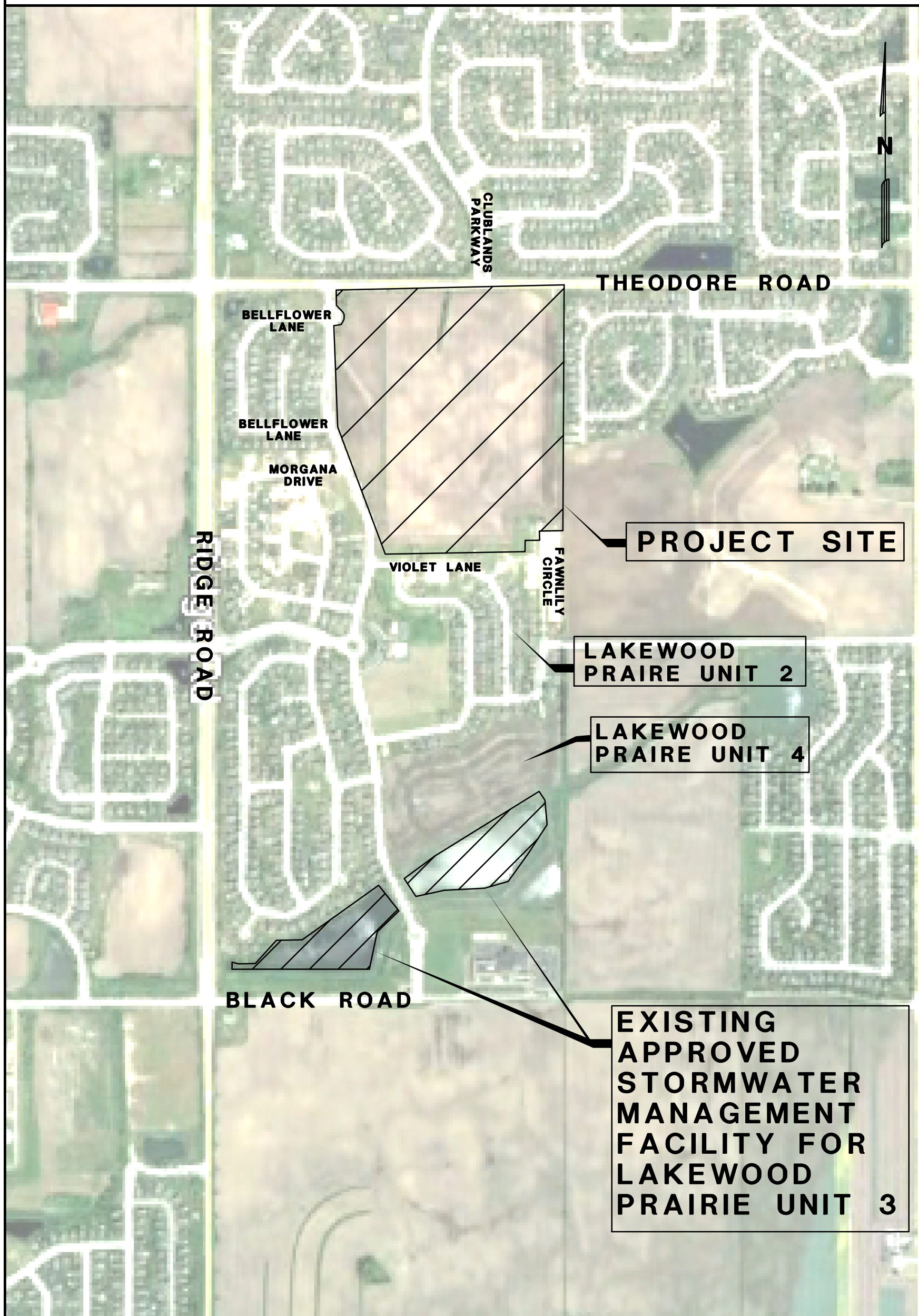
Judy Bul

LICENSED ENGINEER



ENGINEER'S SEAL

LOCATION MAP



REFER TO SHEET 2 FOR EXISTING APPROVED STORMWATER MANAGEMENT FACILITY

CLIENT:

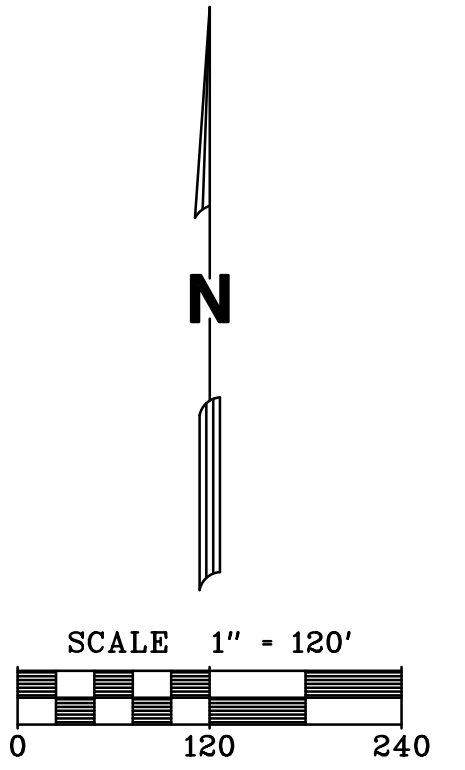
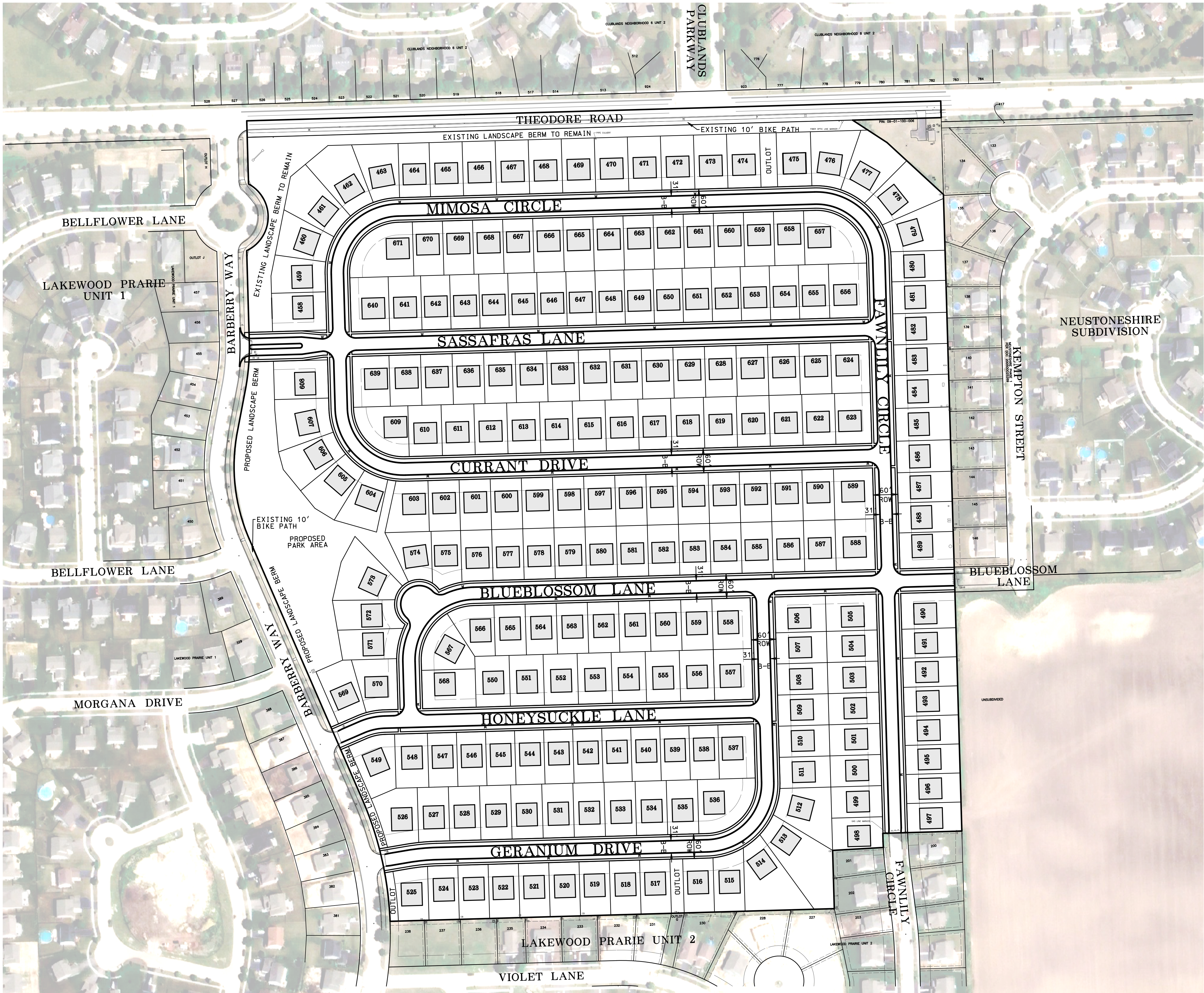
LENNAR

LENNAR HOMES
1700 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173
PHONE: 219-257-2603

DESIGNED	KCC/JT
DRAWN	KCC/JT
APPROVED	MTL
DATE	01/09/2024
SCALE	N.T.S.

02/06/2024	REVISED PER CITY COMMENTS	JT
DATE	DESCRIPTION OF REVISION	BY

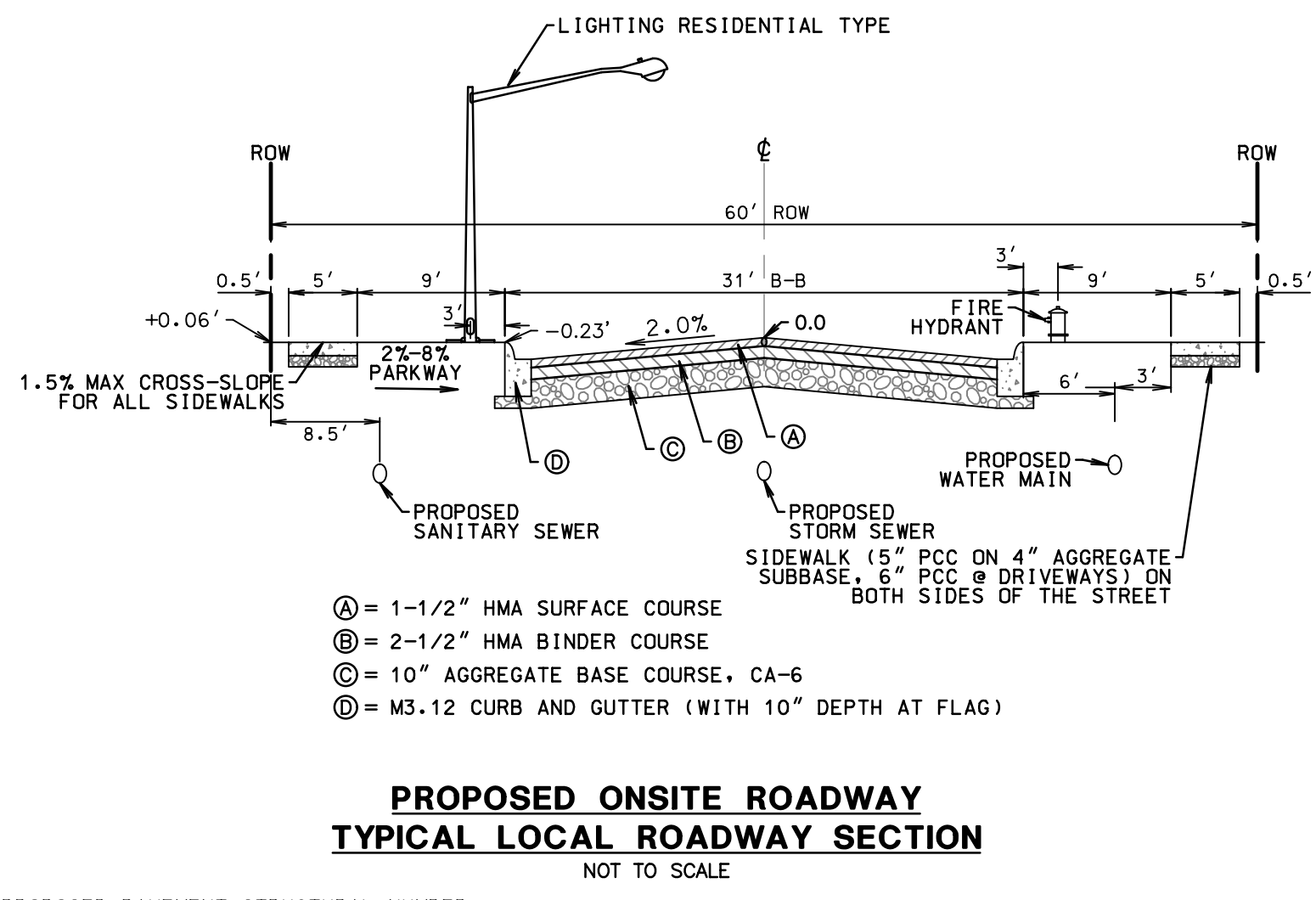
COVER SHEET
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS



- SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 3. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
 4. ALL PROPOSED CURB AND GUTTER SHALL BE M3.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
 5. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 6. SEE ARCHITECTURAL PLANS FOR DETAILS REGARDING PROPOSED HOME STRUCTURES.

SITE DATA	
SITE AREA:	68.20 ACRES
PROPOSED DISTURBED SITE AREA:	68.20 ACRES

EXISTING APPROVED STORMWATER MANAGEMENT FACILITY	
ALLOWABLE TRIBUTARY AREA	- 68.20 AC
APPROVED CURVE NUMBER	- 83
PROPOSED CURVE NUMBER	- 82.4
EXISTING HIGH WATER LEVEL	- 619.0
EXISTING NORMAL WATER LEVEL	- 612.3
APPROVED AS-BUILT VOLUME PROVIDED	- 127.48 AC-FT
* NO MODIFICATIONS TO THE EXISTING BASIN ARE PROPOSED FOR THIS DEVELOPMENT	
* DETENTION APPROVED WITH OVERALL SUBDIVISION	



PROPOSED PAVEMENT STRUCTURAL NUMBER
(1.5 X 0.40) + (2.5 X 0.33) + (10 X 0.13) = 2.73

OVERALL SITE PLAN
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

SHEET	
2 OF 10	
PROJECT NUMBER:	4726
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ILLINOIS FIRM LICENSE 184-002694	

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LENNAR

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SCHAUMBURG, ILLINOIS 60173
PHONE: 219-257-2603

DESIGNED	KCC/JT
DRAWN	KCC/JT
APPROVED	MTL
DATE	01/09/2024
SCALE	1" = 120'
02/06/2024	DATE
REVIS	DESCRIPTION OF REVISION
JT	BY

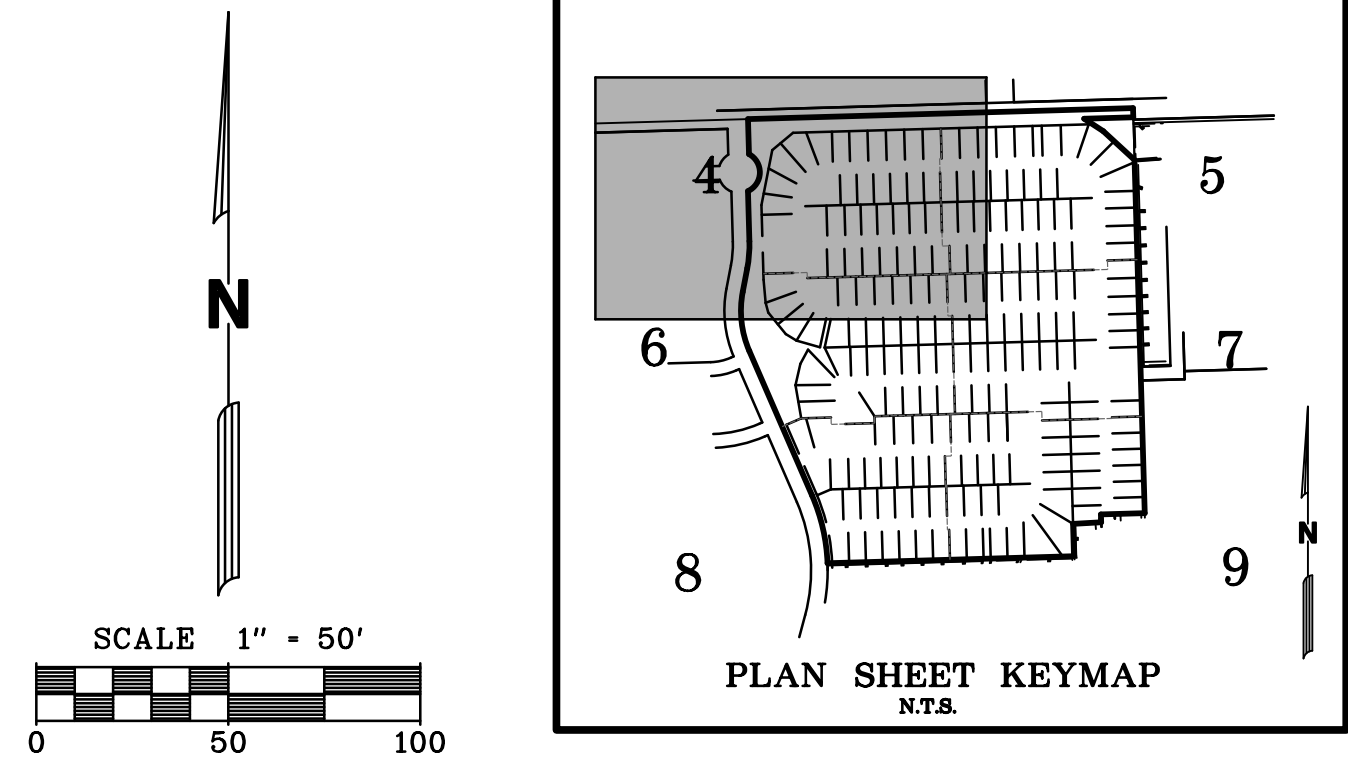
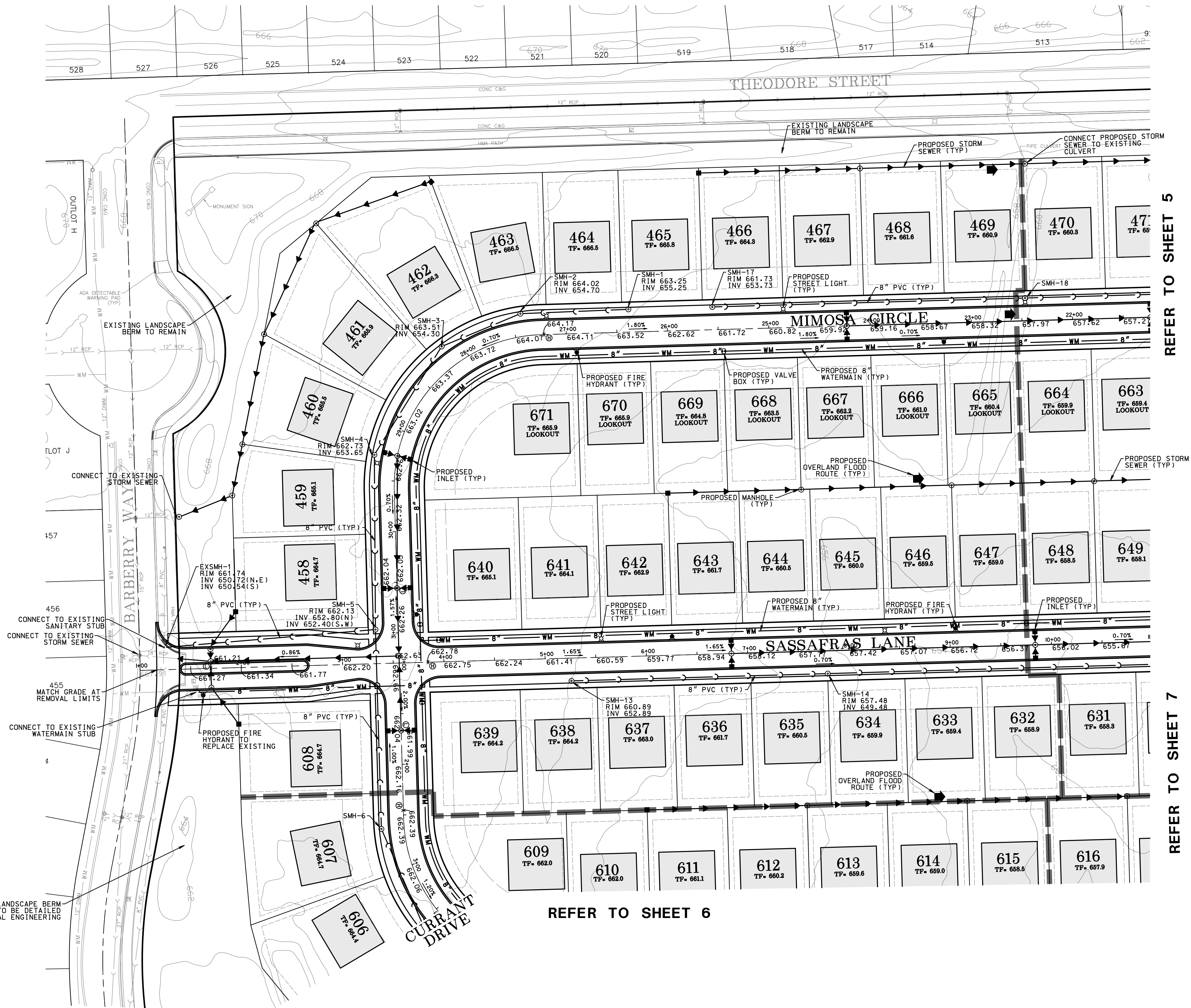


DEMOLITION LEGEND	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	

- DEMOLITION PLAN GENERAL NOTES:
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
 - THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED APRIL 27, 2023; KENDALL COUNTY 2-FOOT CONTOURS AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
 - THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
 - ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
 - ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
 - GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
 - ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
 - ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
 - THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
 - PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
 - ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
 - ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

			DESIGNED	KCC\JT
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			APPROVED	MTL
			DATE	01/09/2024
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 100'

EXISTING CONDITIONS AND DEMOLITION PLAN
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS



- UNDERGROUND UTILITY GENERAL NOTES
1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
 2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. ALL SANITARY SEWERS GREATER THAN 15-FEET DEEP, SHALL BE PVC, SDR 21, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
 3. ALL WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE, SDR 25, PRESSURE CLASS 165 PSI, AWWA C-900 OR DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-0" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
 4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS 111, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED.
 5. STORM SEWER SIZING TO BE PROVIDED AT FINAL ENGINEERING.
 6. GRANULAR TRENCH BACKFILL SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS.
 7. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.
 8. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
 9. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
 10. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
 11. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 12. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
 13. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
 14. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS.
 15. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
 16. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
 17. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

REFER TO SHEET 5

REFER TO SHEET 7

REFER TO SHEET 6

REFER TO SHEET 5 & 10
FOR GRADING NOTES
AND TYPICAL DETAILS

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**LENNAR**

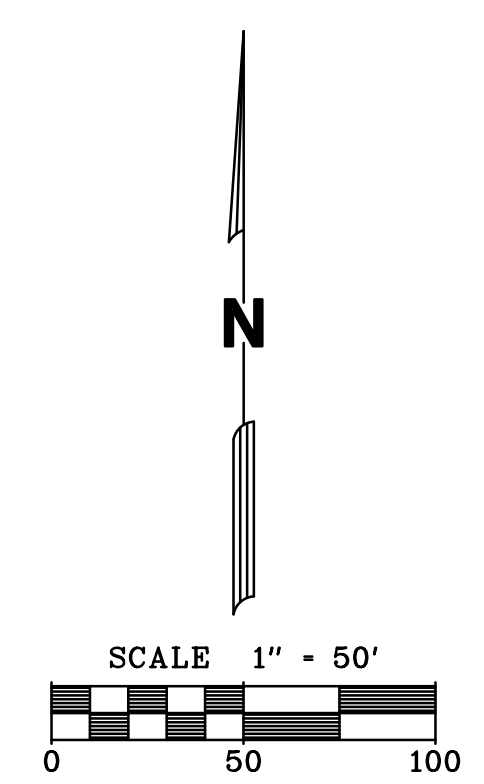
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PHONE: 219-257-2603

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		APPROVED	MTL
		DATE	01/09/2024
		SCALE	1" = 50'
02/06/2024	DATE	REVISED PER CITY COMMENTS	JT
		DESCRIPTION OF REVISION	BY

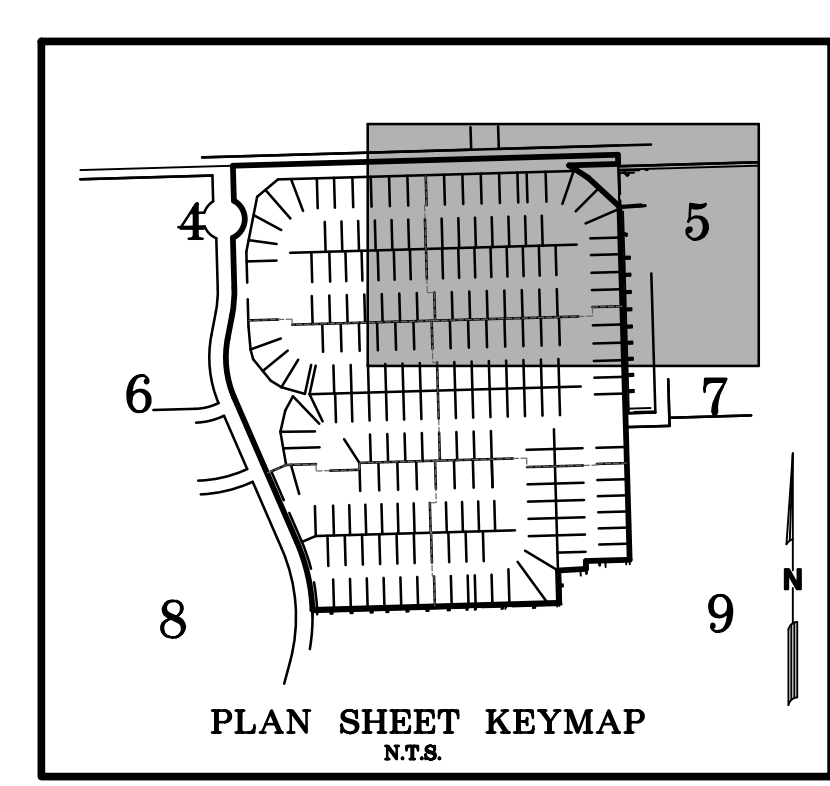
PRELIMINARY ENGINEERING PLAN - NORTHWEST
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

SHEET
4 OF **10**

PROJECT NUMBER: 4726
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- GRADING PLAN GENERAL NOTES
1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON APRIL 27, 2023 AND KENDALL COUNTY 2-FOOT CONTOURS. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
 2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
 3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SOILS REPORT PREPARED FOR THE PROJECT SITE.
 4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.25' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
 6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
 7. BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF HOME. GRADING MAY NEED TO BE ADJUSTED AS OTHER HOMES ARE SOLD.
 8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
 9. WINDOW WELLS SHALL NOT BE ALLOWED ON EITHER SIDE OF OVERLAND FLOOD ROUTES WHEN THEY OCCUR BETWEEN HOUSES.
 10. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
 11. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
 12. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.



REFER TO SHEET 4 & 10
FOR UTILITY NOTES
AND TYPICAL DETAILS

REFER TO SHEET 6

REFER TO SHEET 7

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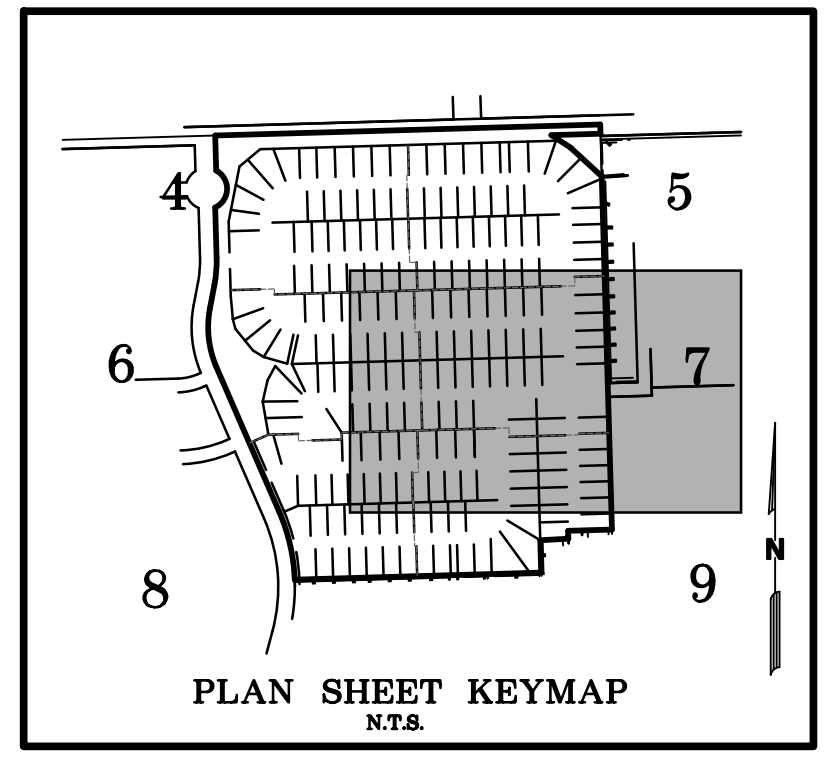
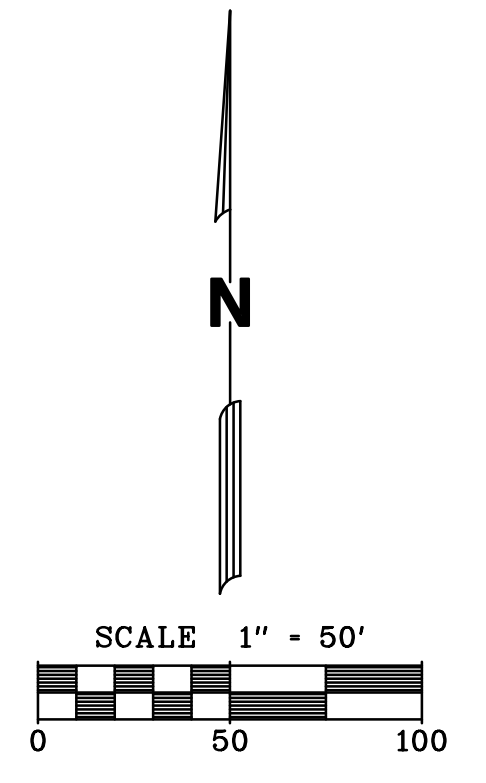
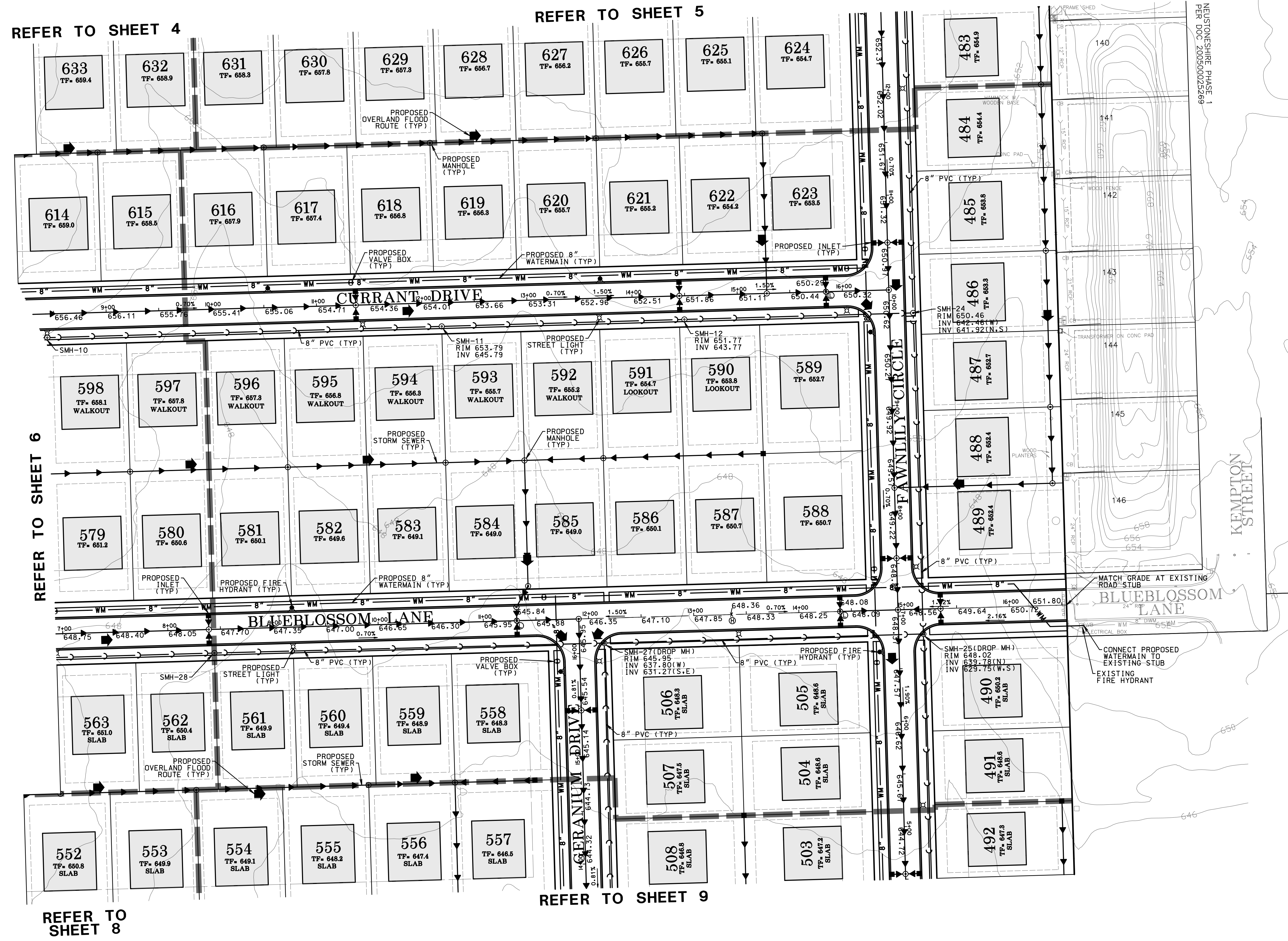
LENNAR HOMES
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SCHAUMBURG, ILLINOIS 60173
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DATE	01/09/2024
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DATE	DESCRIPTION OF REVISION

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SCALE	1" = 50'

**PRELIMINARY ENGINEERING PLAN - NORTHEAST
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS**

SHEET	5 OF 10
PROJECT NUMBER:	4726
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REFER TO SHEETS 4, 5, & 10
FOR UTILITY AND GRADING
NOTES AND TYPICAL DETAILS

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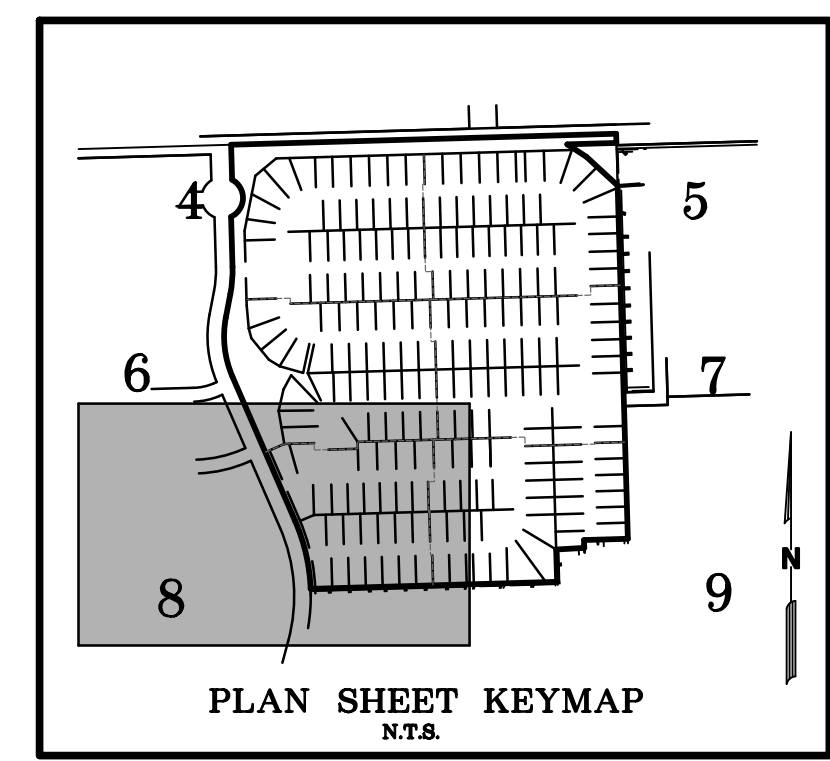
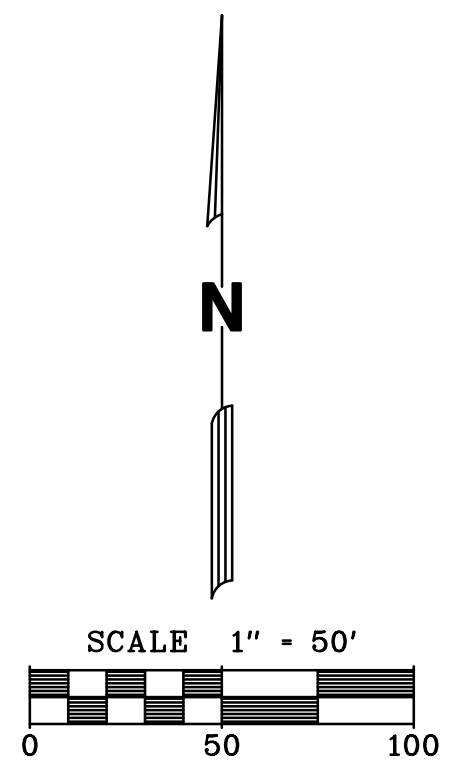
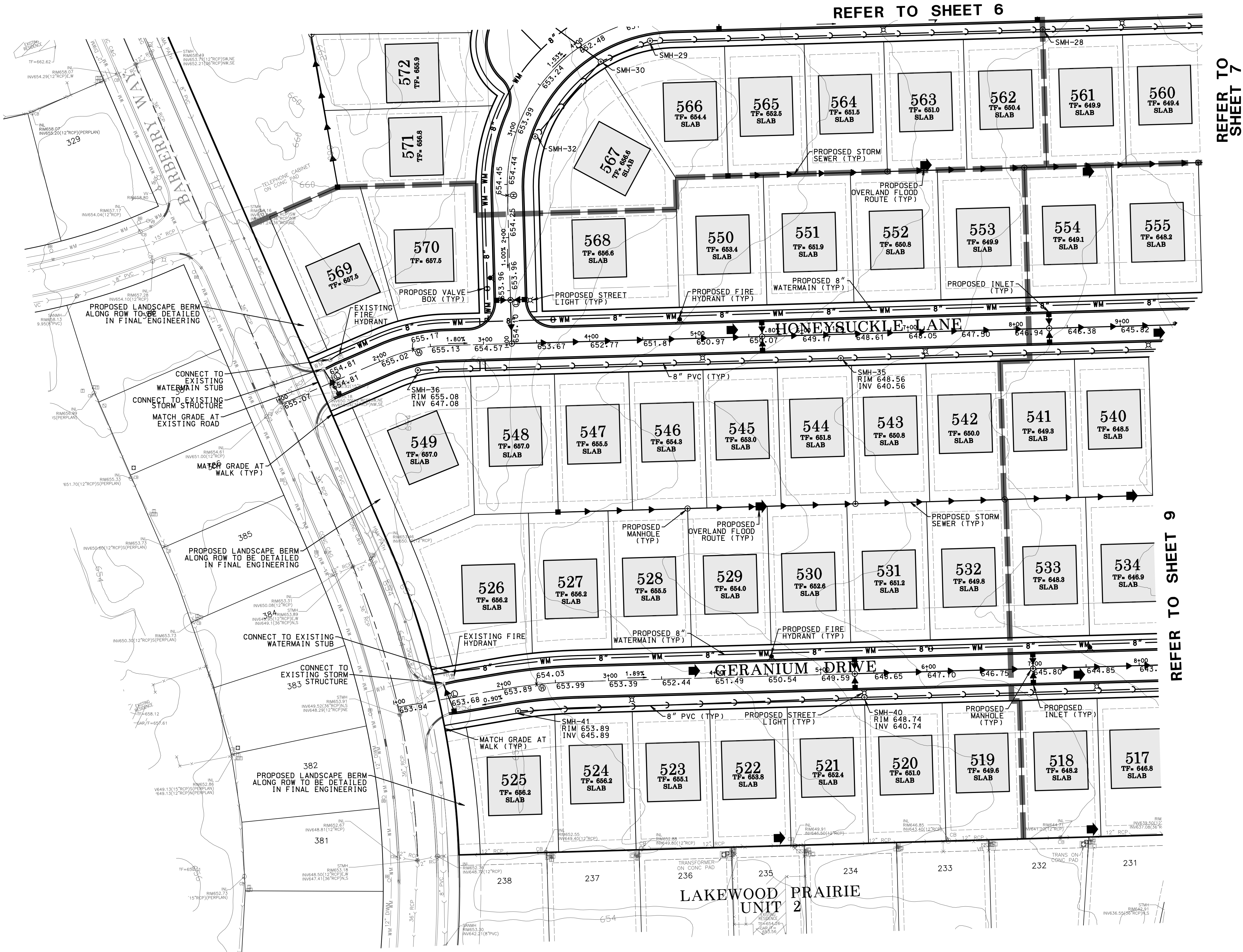
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SCALE	1" = 50'

**PRELIMINARY ENGINEERING PLAN - EAST CENTER
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS**

SHEET	7 OF 10
PROJECT NUMBER:	4726
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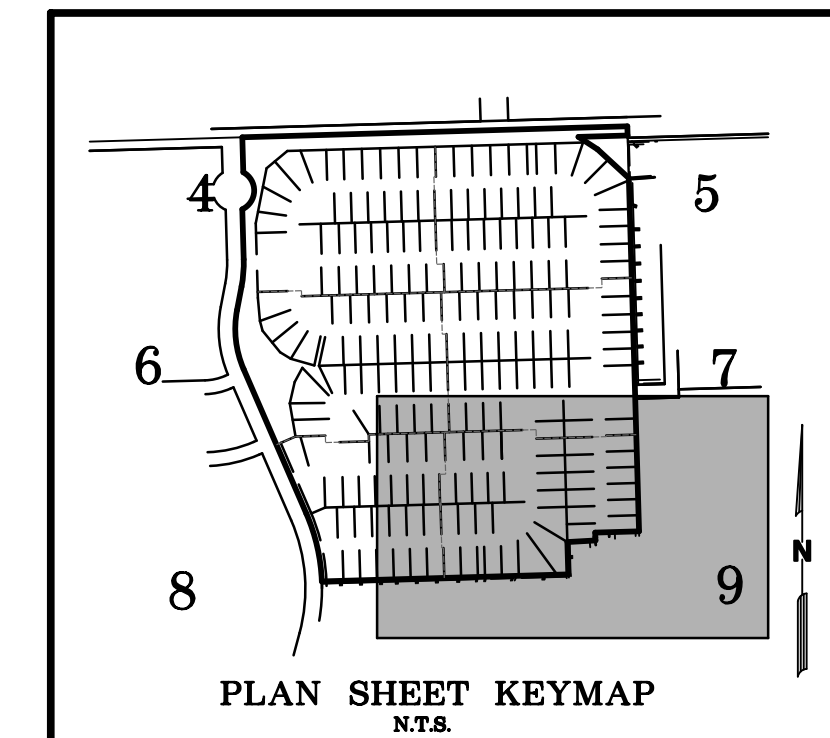
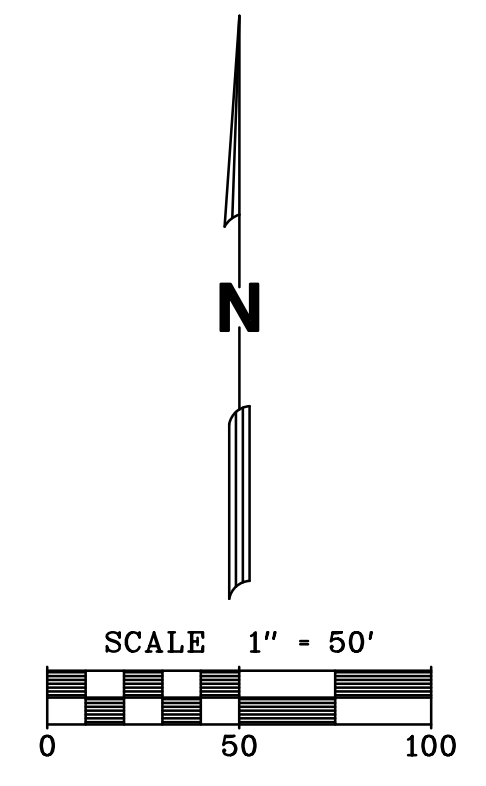
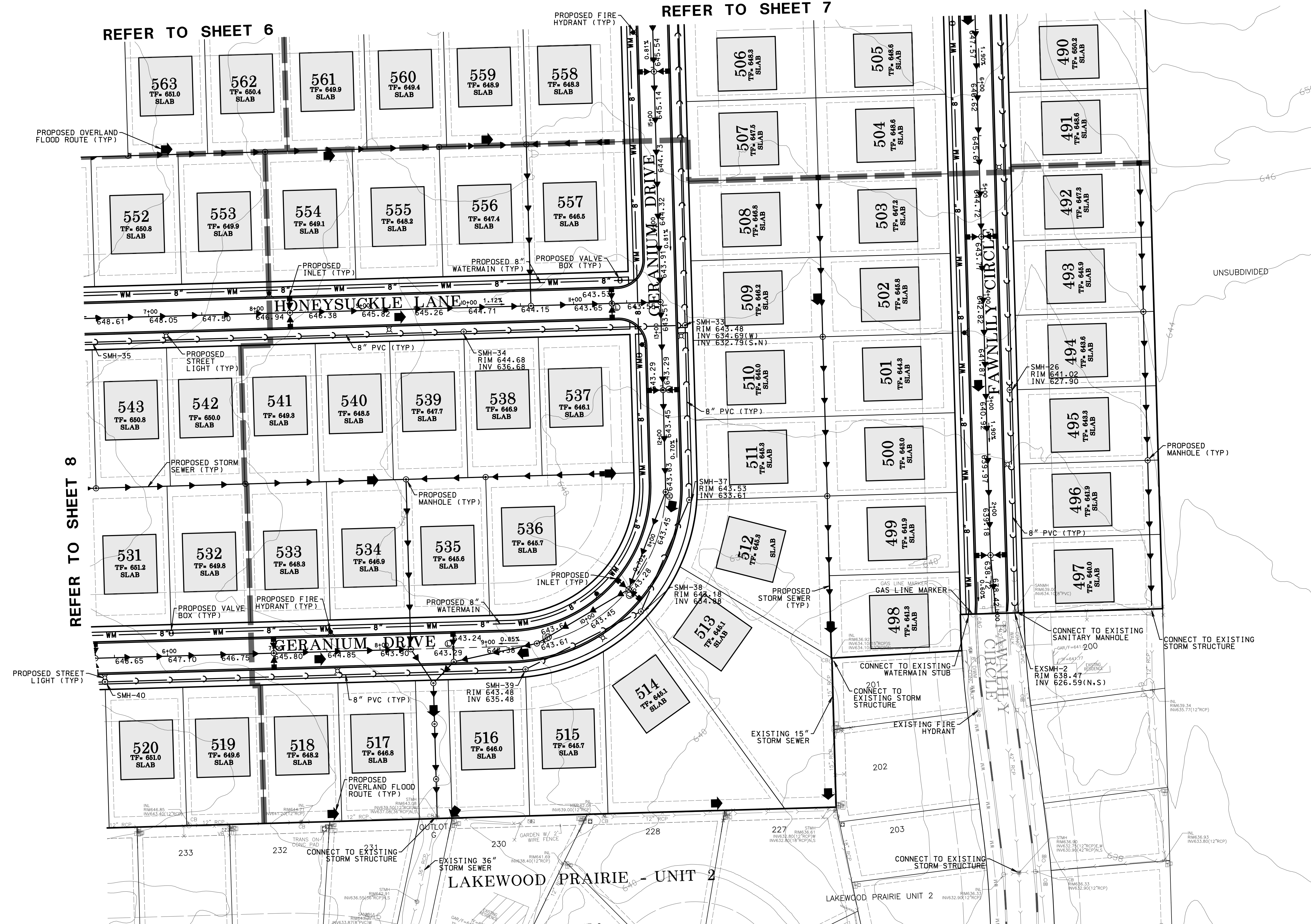
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**PRELIMINARY ENGINEERING PLAN - SOUTHWEST
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS**

SHEET	8 OF 10
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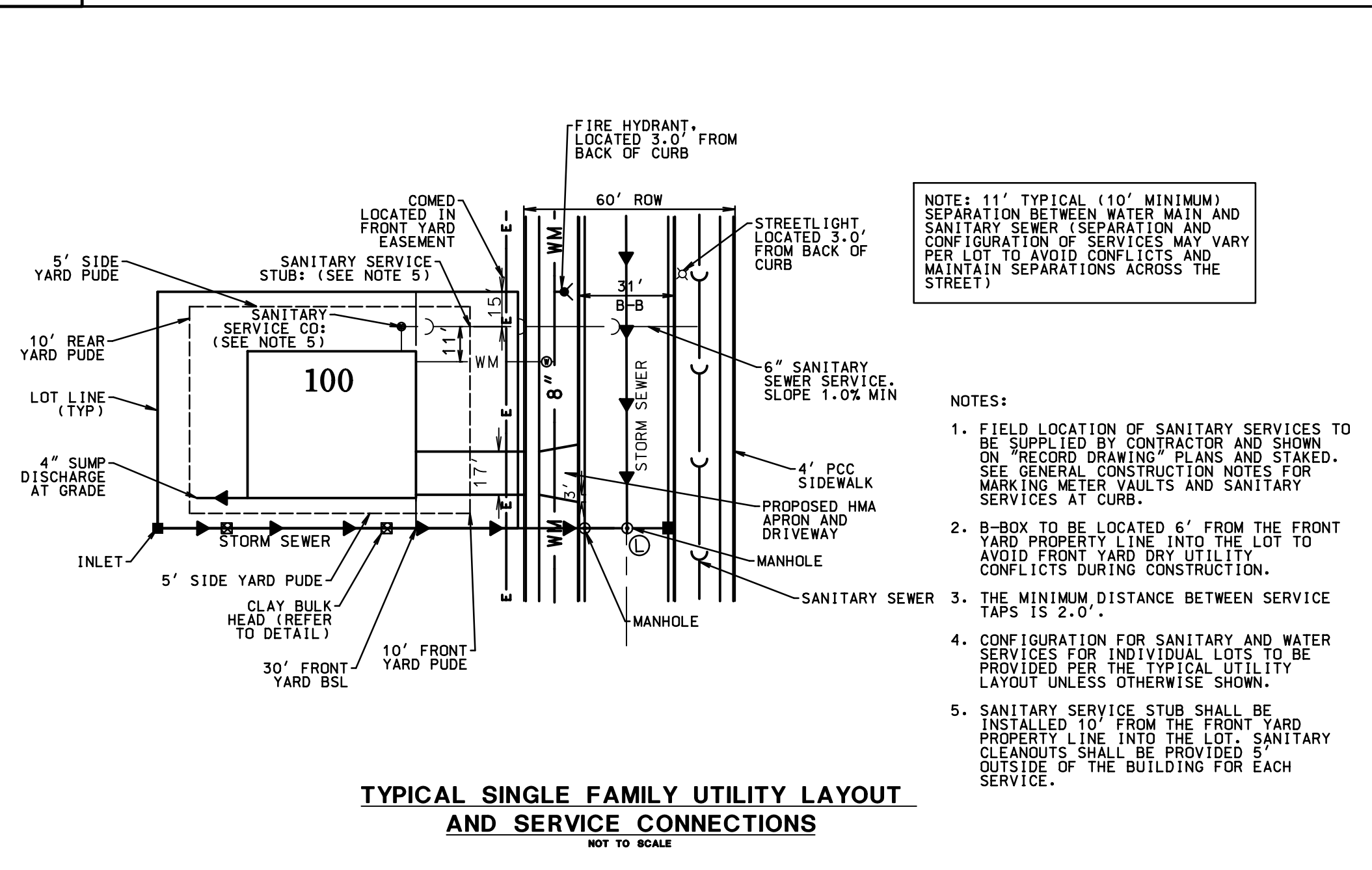
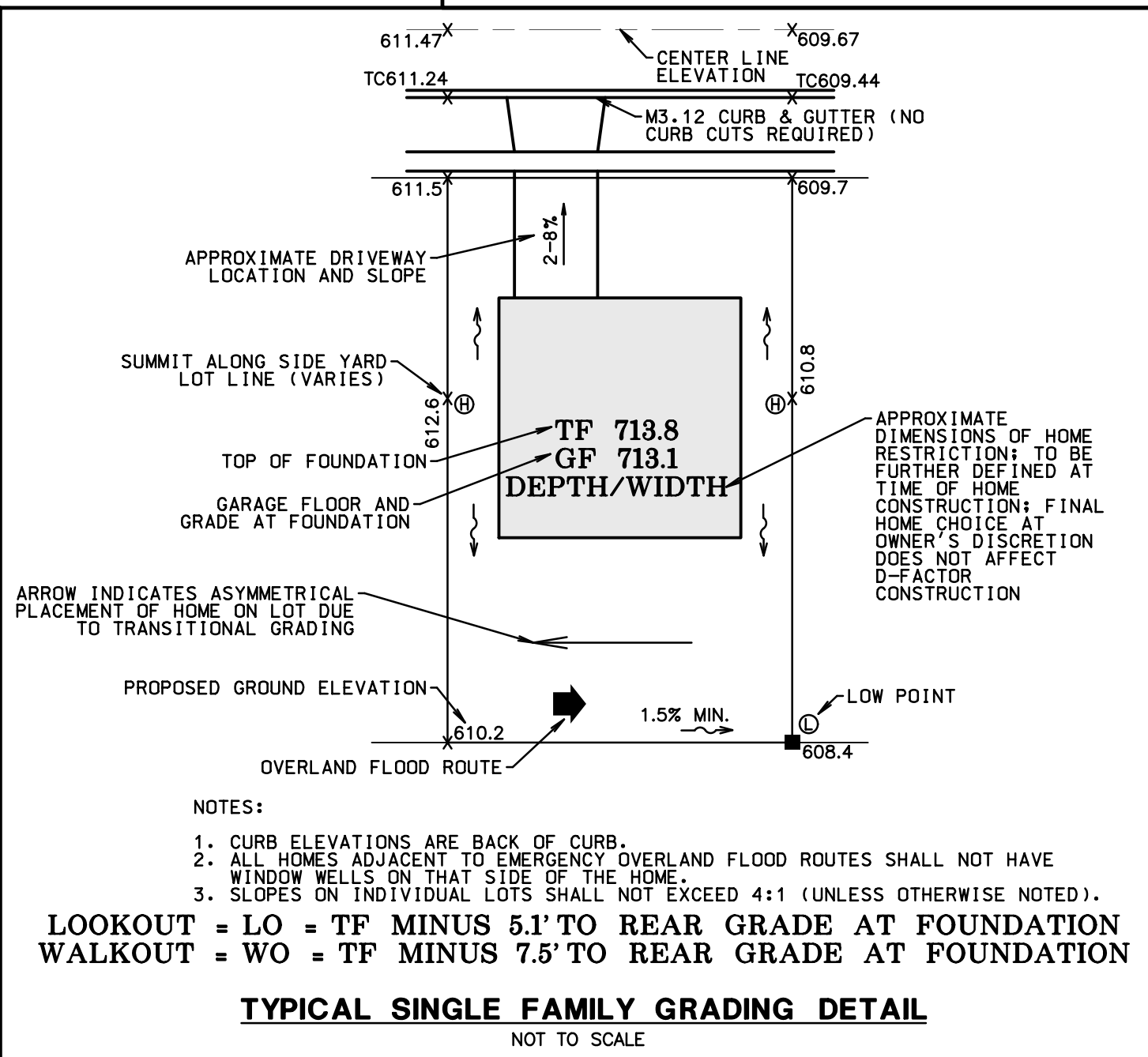
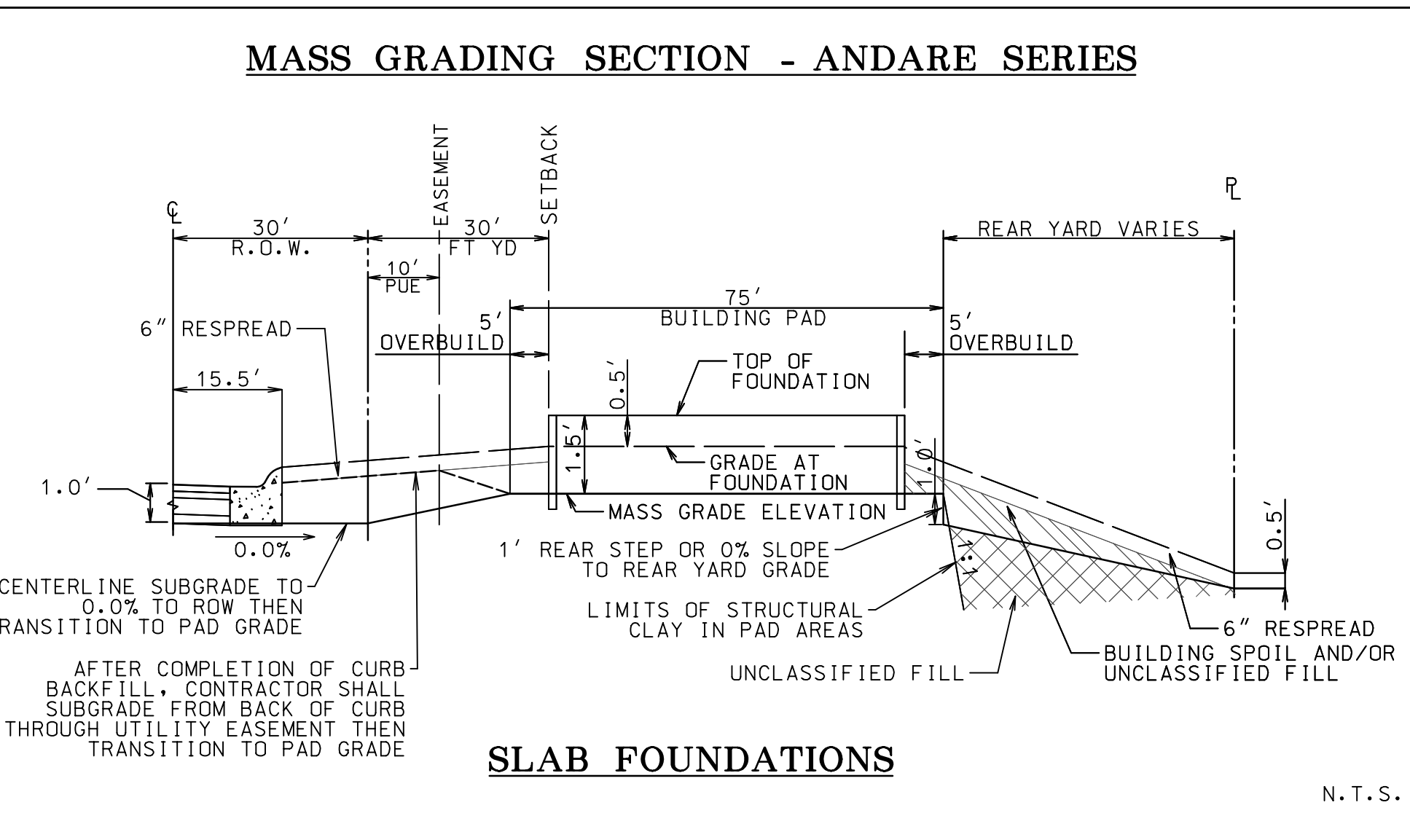
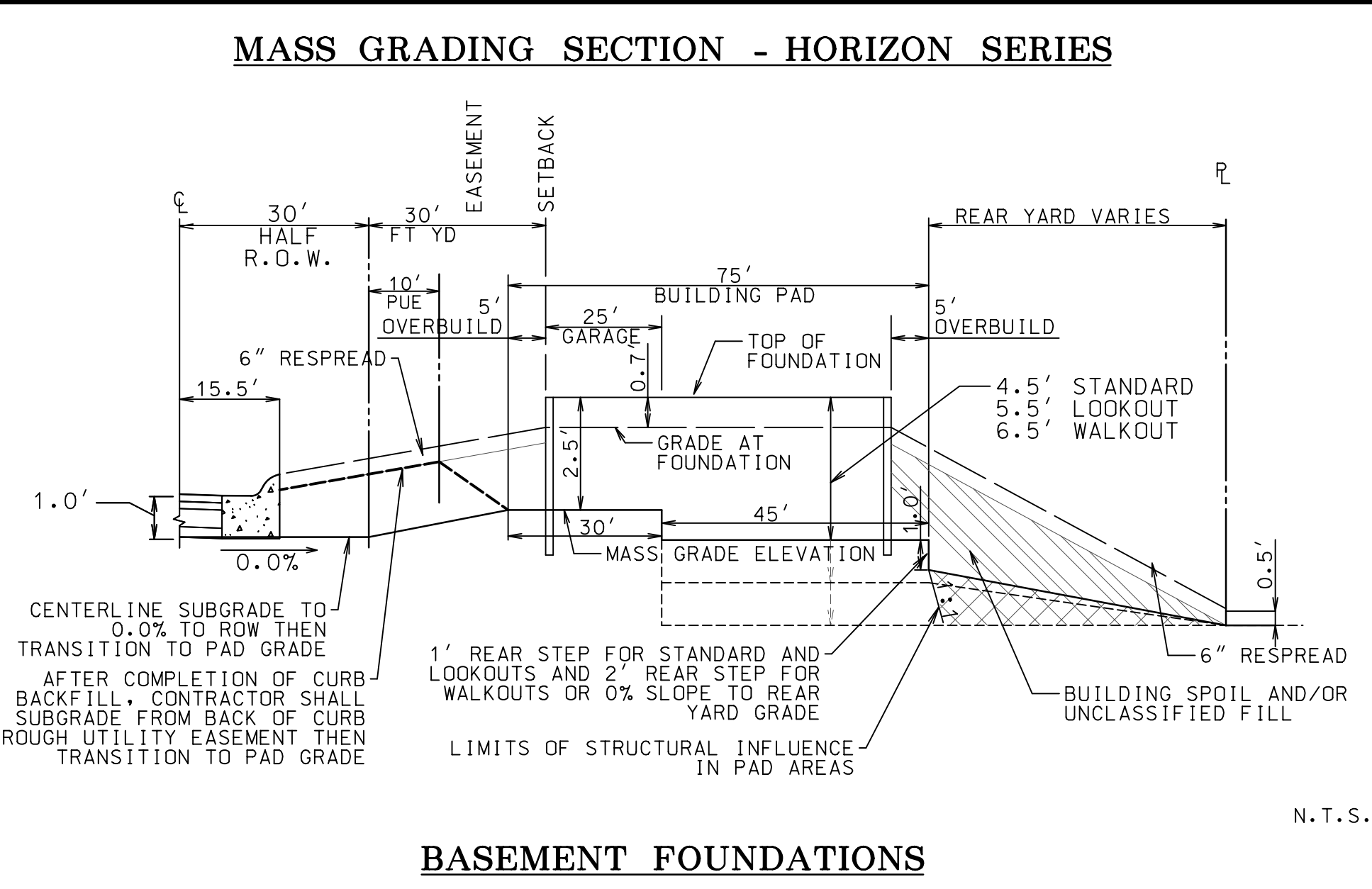
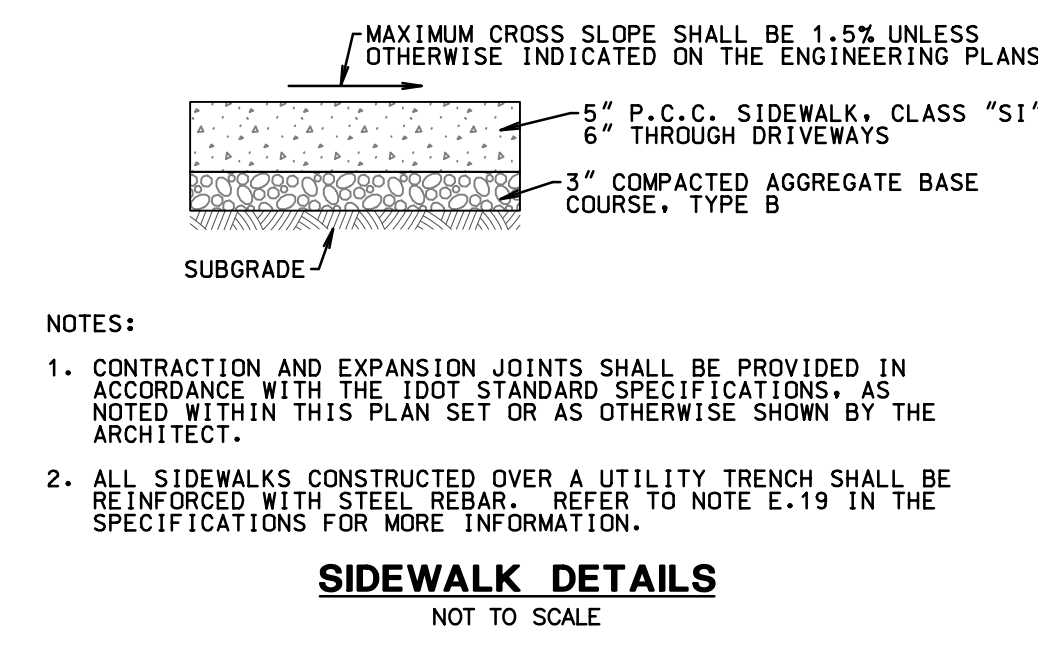
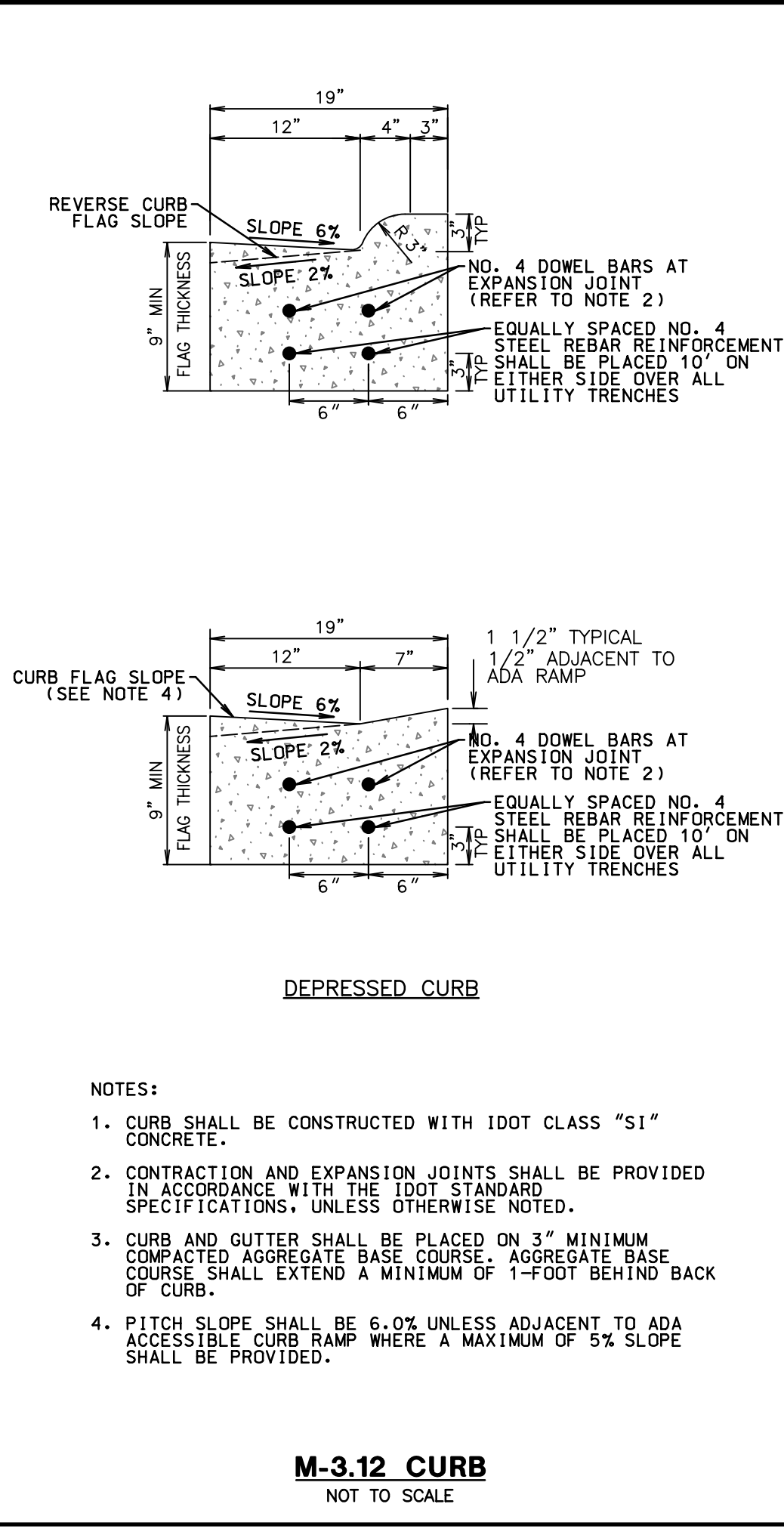
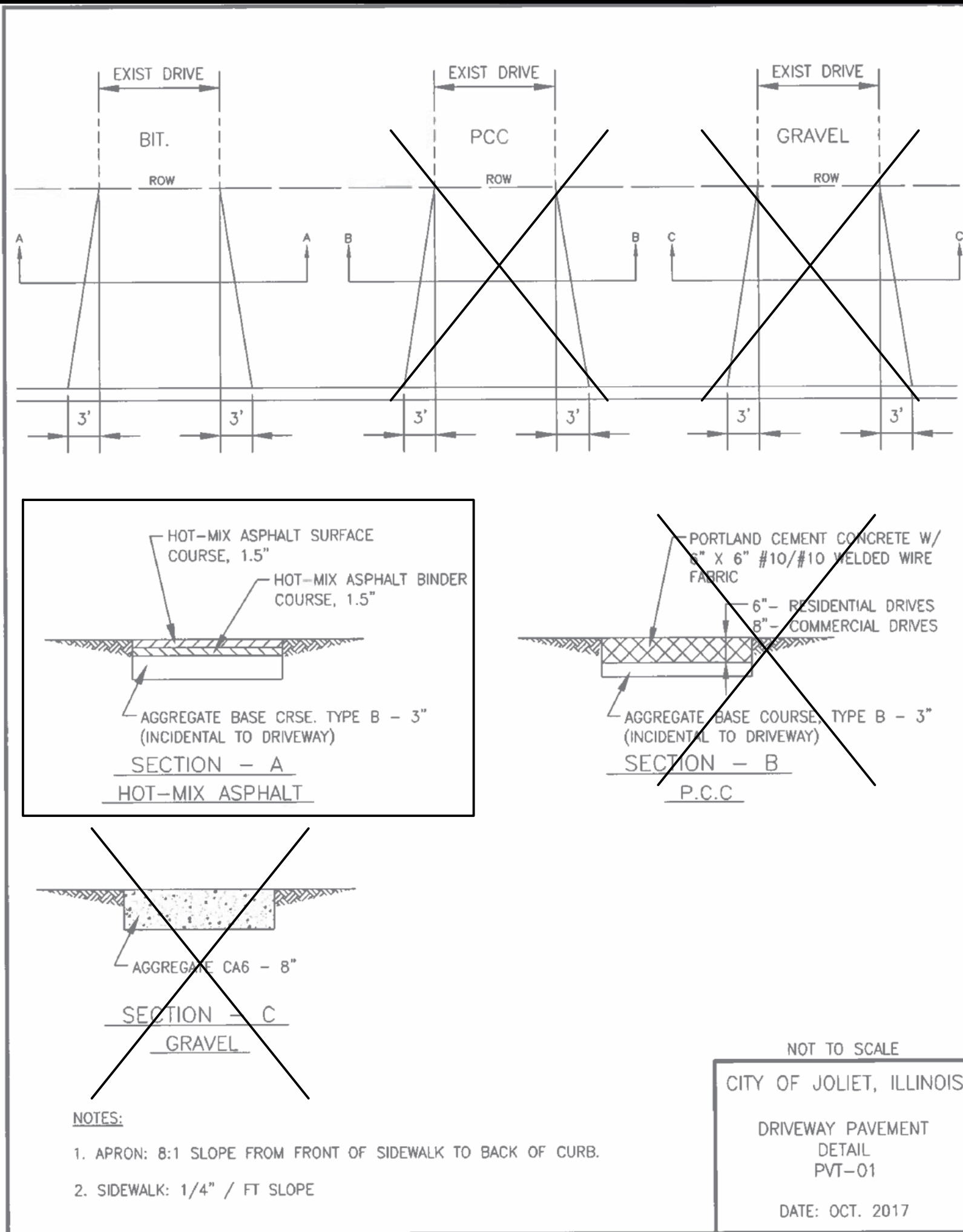
02/06/2024	DATE	REVISED PER CITY COMMENTS	DESCRIPTION OF REVISION	JT	BY

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DATE	01/09/2024
SCALE	1" = 50'

**PRELIMINARY ENGINEERING PLAN - SOUTHEAST
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS**

SHEET	9 OF 10
PROJECT NUMBER:	4726
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			DATE	01/09/2024
DATE	DESCRIPTION OF REVISION	BY	SCALE	N.T.S.

Napa

Andare Series

1,428 sq ft
1-story
2 beds – 2 baths
2-car garage
Open plan, study, spacious owner's suite



Napa C



Napa A



Napa B

Napa



Elevation A - Side Elevation

Elevation A - Side Elevation



Elevation A -Rear Elevation

Napa Andare Series

1,428 sq ft
1-story
2 beds – 2 baths
2-car garage
Open plan, study, spacious owner's suite

NAPA



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Rutherford

Andare Series

1,649 sq ft

1-story

3 beds – 2 baths

2-car garage

Covered porch, spacious kitchen, private Owner's suite



Rutherford C



Rutherford A



Rutherford B

Rutherford



Elevation A - Side Elevation

Elevation A - Side Elevation



Elevation A -Rear Elevation

Rutherford

Andare Series

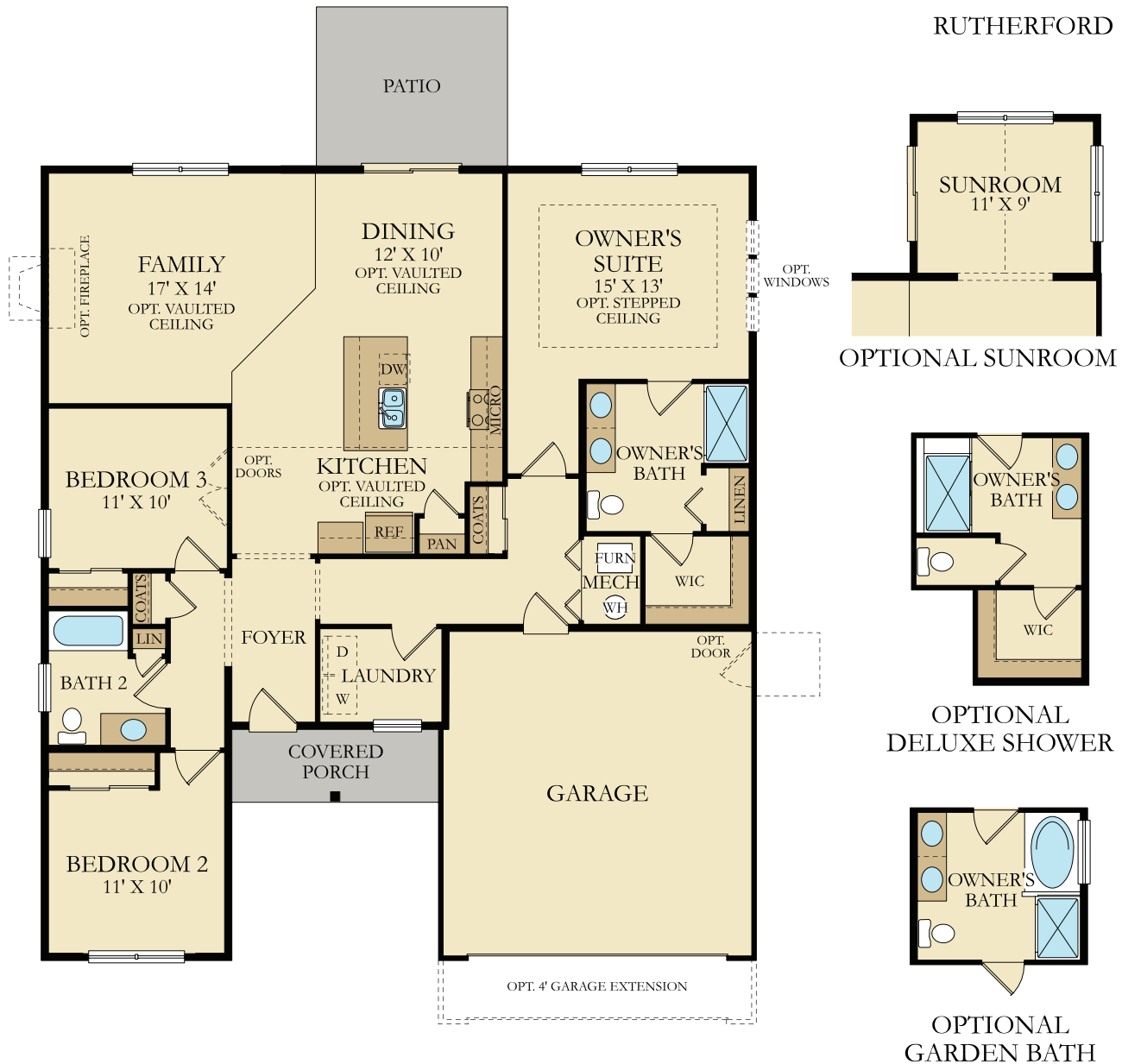
1,649 sq ft

1-story

3 beds – 2 baths

2-car garage

Covered porch, spacious kitchen, private Owner's suite



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Siena

Andare Series

1,792 sq ft

1-story

3 beds – 2 baths

2-car garage

Open plan, spacious kitchen, private Owner's suite



Siena C



Siena A



Siena B

Siena



Elevation A - Side Elevation

Elevation A - Side Elevation



Elevation A -Rear Elevation

Siena

Andare Series

1,792 sq ft
 1-story
 3 beds – 2 baths
 2-car garage
 Open plan, spacious kitchen, private Owner's suite

SIENA



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Sonoma

Andare Series

1,880 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, study, private Owner's suite



Sonoma C



Sonoma A



Sonoma B

Sonoma



Elevation A - Side Elevation

Elevation A - Side Elevation

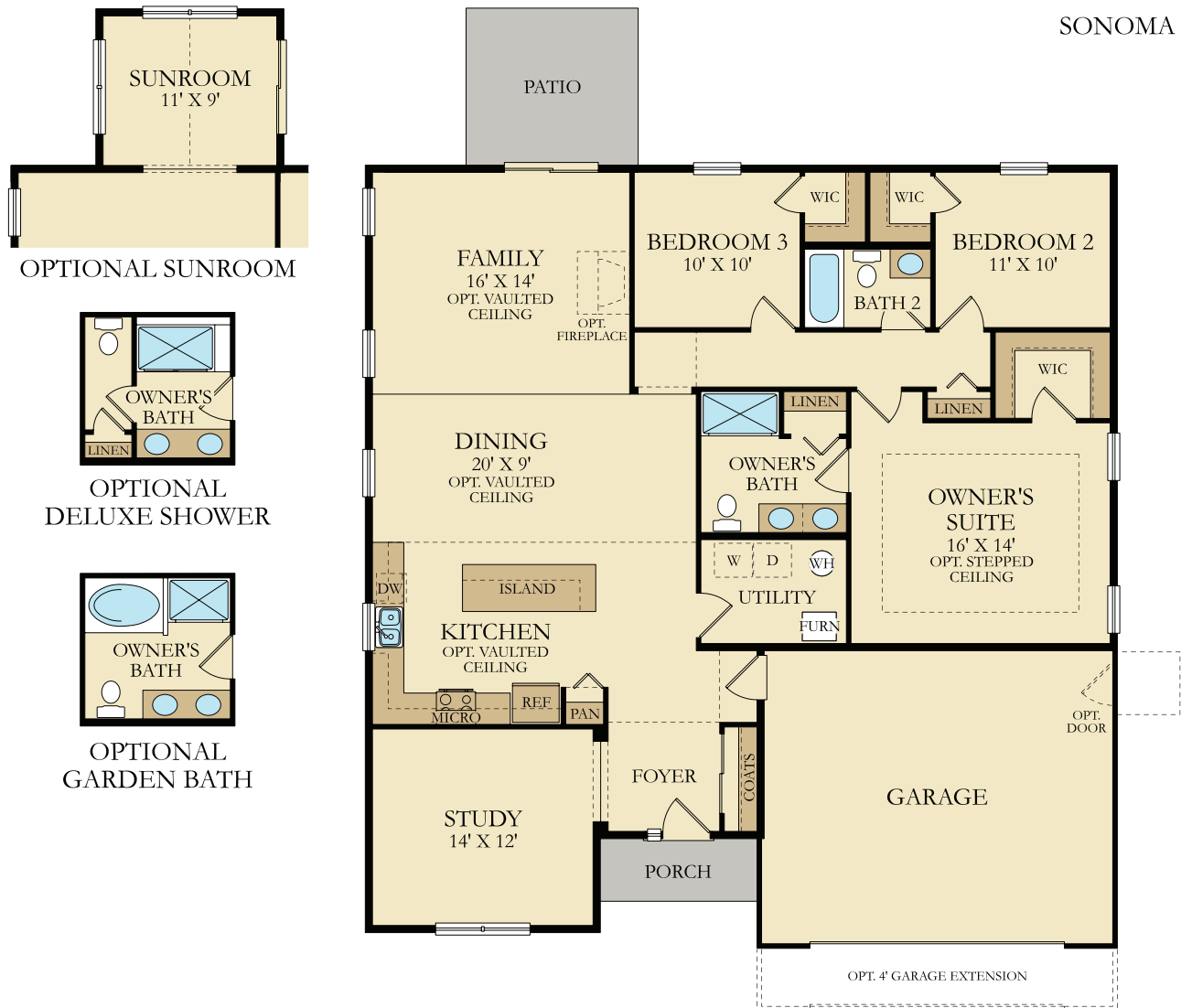


Elevation A -Rear Elevation

Sonoma

Andare Series

1,880 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, study, private Owner's suite



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Elevations of a home may vary and we reserve the right to substitute and/or modify design and materials, in our sole opinion and without notice. Please see your actual home purchase agreement for additional information, disclosures and disclaimers related to the home and its features. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. Features, amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes or substitution without notice. Lennar makes no guarantee as to the availability of homes within the price ranges set forth above. Price subject to change without notice. Visit Lennar.com or see a Lennar



New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. LNCHI866 Aylesworth - Andare - Sonoma 07/2022

Notes:

Preliminary

THE MEADOWLARK

Approx. 2,052 sq. ft.

3 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

LENNAR®



— The Meadowlark A —



— The Meadowlark B —



— The Meadowlark C —



— The Meadowlark D —

Meadowlark



Elevation A - Side



Elevation A - Side



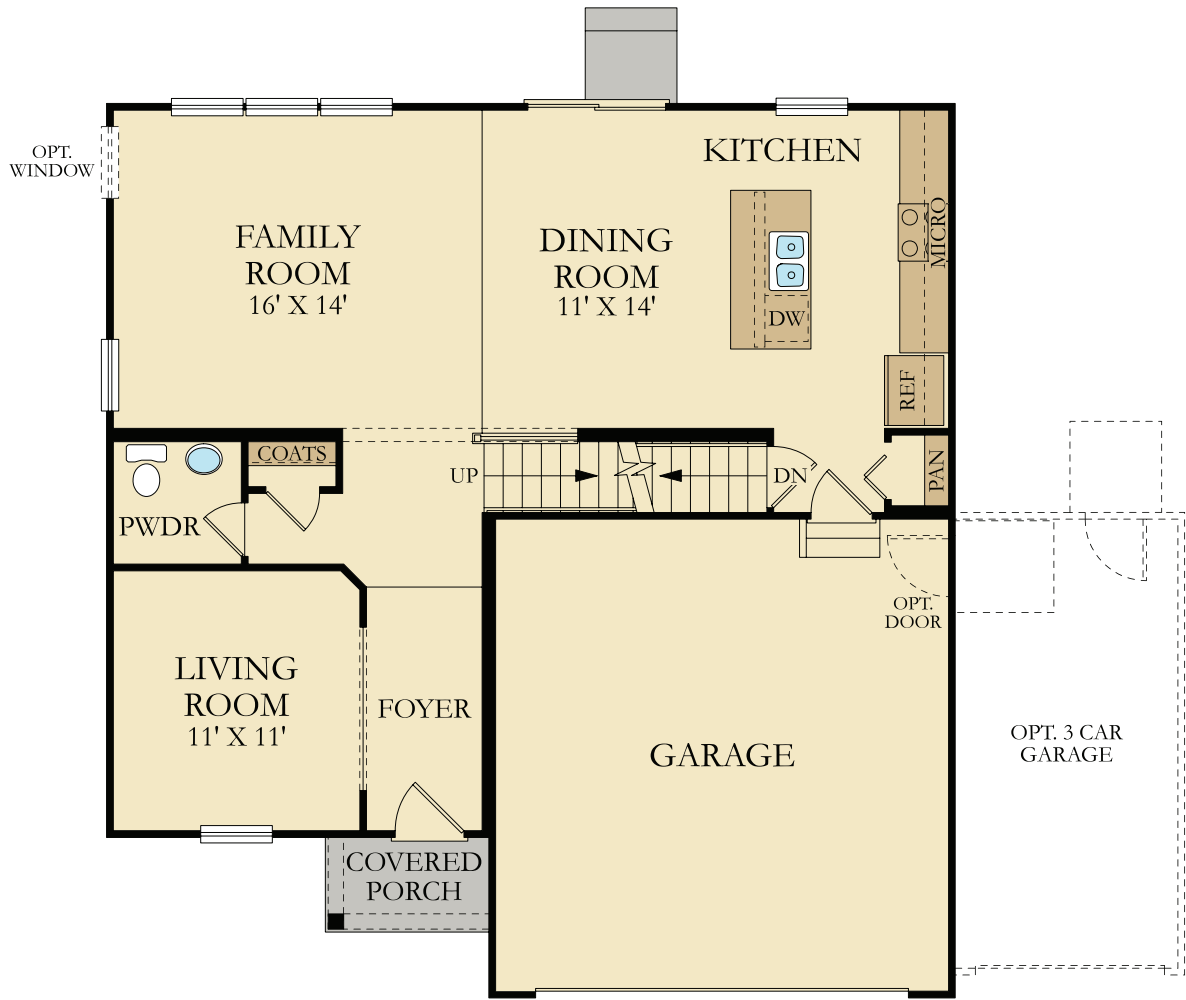
Elevation A - Rear

THE MEADOWLARK

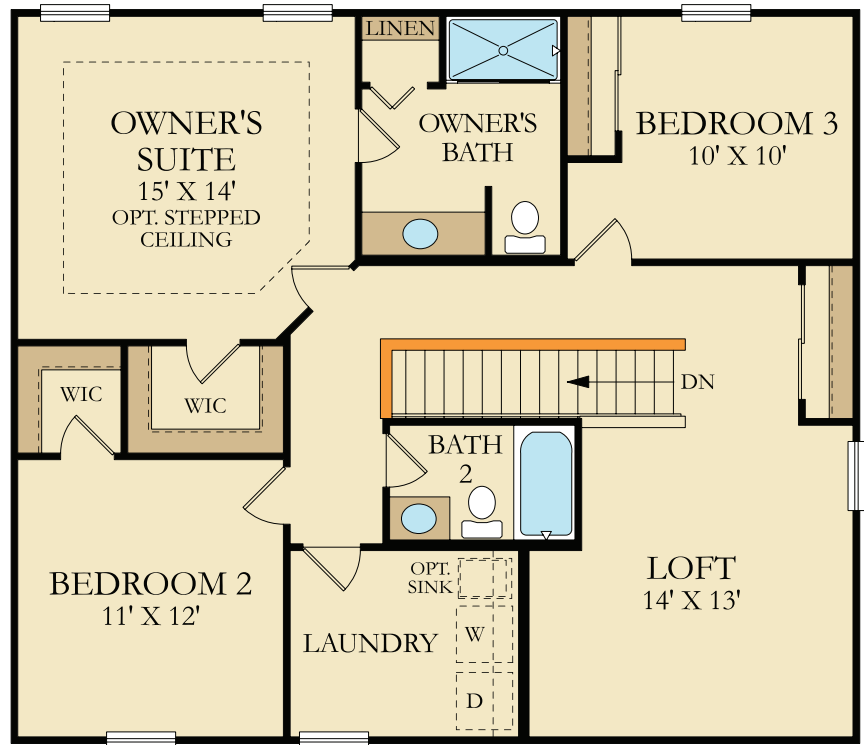
Approx. 2,052 sq. ft. | 3 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary

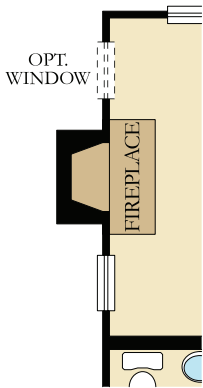
DESIGNER
SELECT RAILING



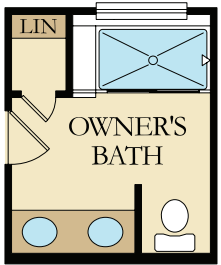
FIRST FLOOR



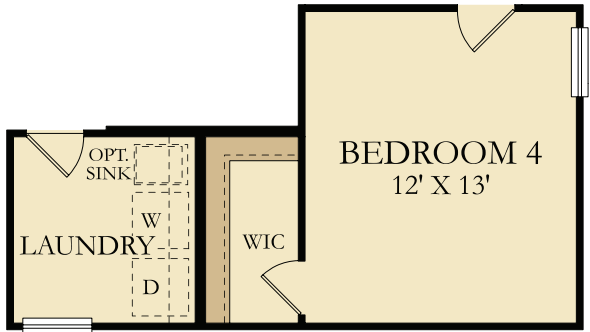
SECOND FLOOR



OPTIONAL
FIREPLACE



OPTIONAL DELUXE
SHOWER BATH



OPTIONAL BEDROOM 4



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LENNAR®

Notes:

Preliminary

THE
SIENA

Approx. 1,866 sq. ft.

3 Bedrooms

2 Bathrooms

2-Car Garage

LENNAR®



— The Siena A —



— The Siena B - Shown with Optional Brick —



— The Siena C - Shown with Optional Brick —

LENNAR®

Siena



Elevation A - Side



Elevation A - Side

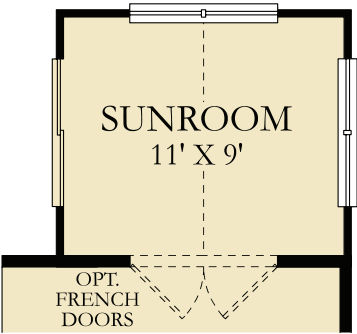
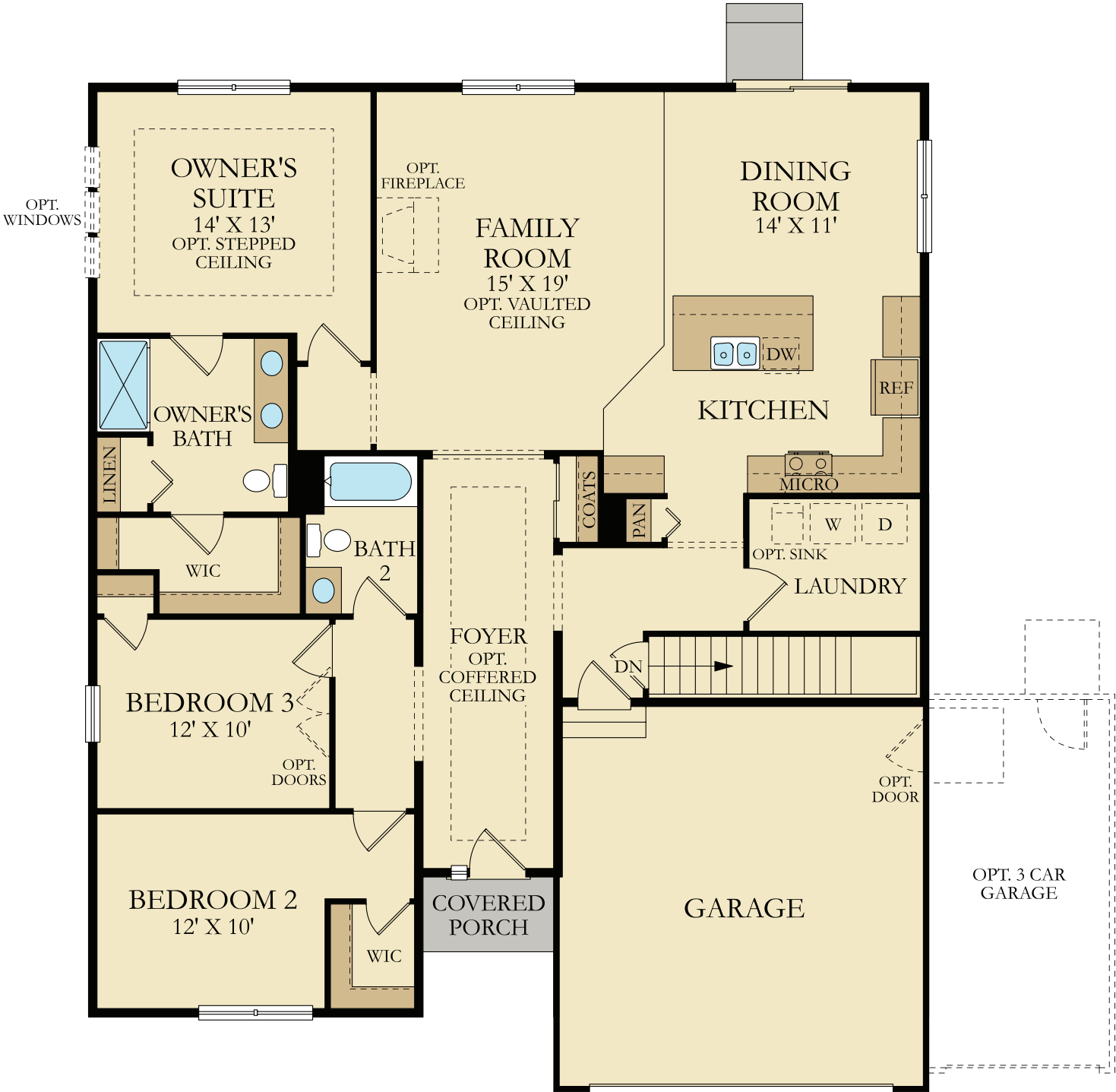


Elevation A - Rear

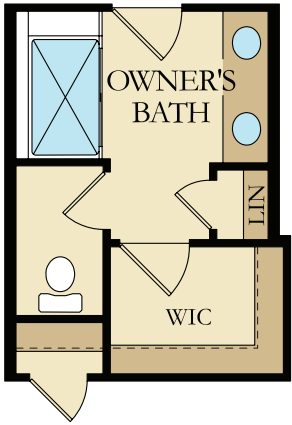
THE SIENA

Approx. 1,866 sq. ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage

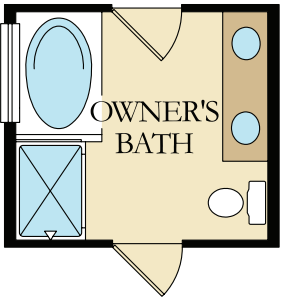
Preliminary



OPTIONAL SUNROOM



OPTIONAL DELUXE SHOWER BATH



OPTIONAL GARDEN BATH

Notes:

Preliminary

THE
STARLING

Approx. 2,193 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

LENNAR®



— The Starling A —



— The Starling B —



— The Starling C —



— The Starling D —

Starling



Elevation A - Side



Elevation A - Side



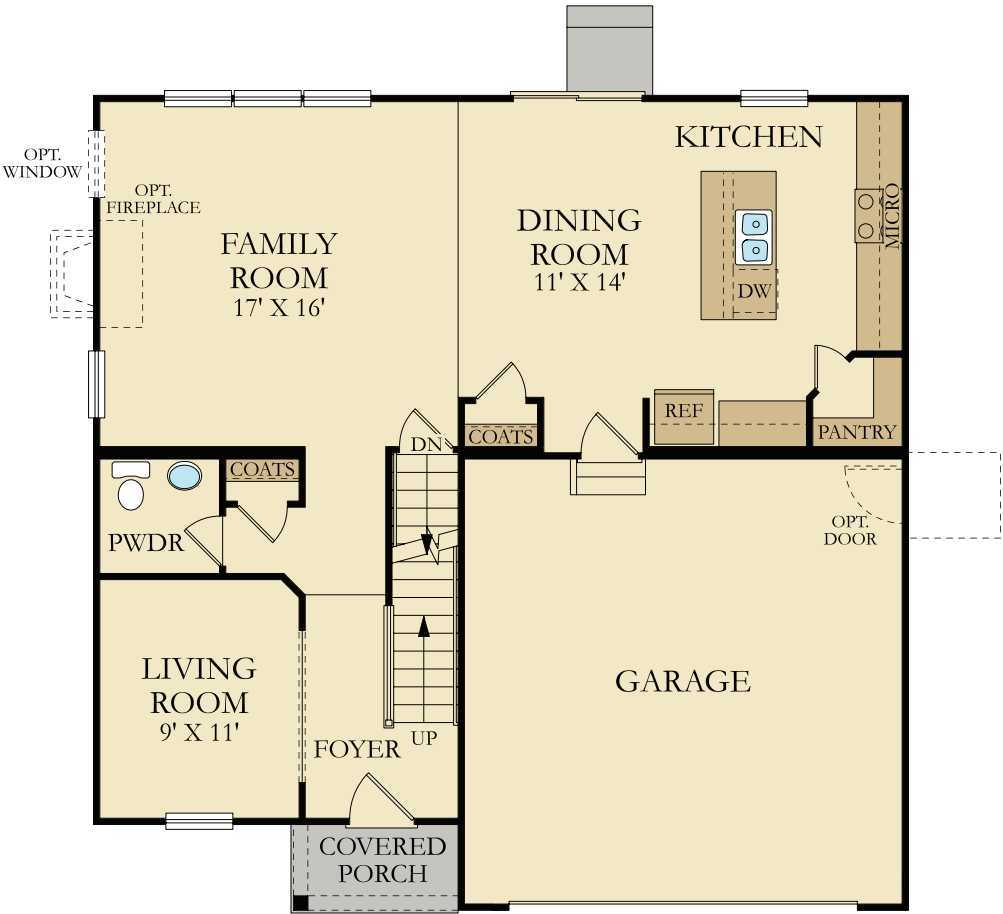
Elevation A - Rear

THE STARLING

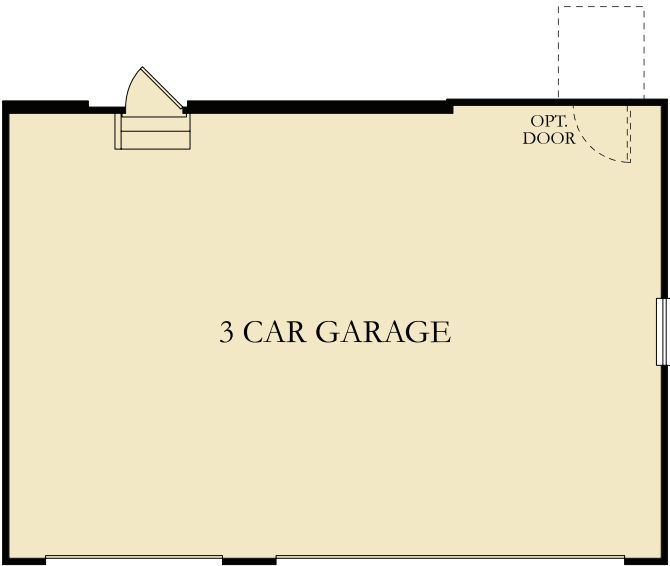
Approx. 2,193 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary

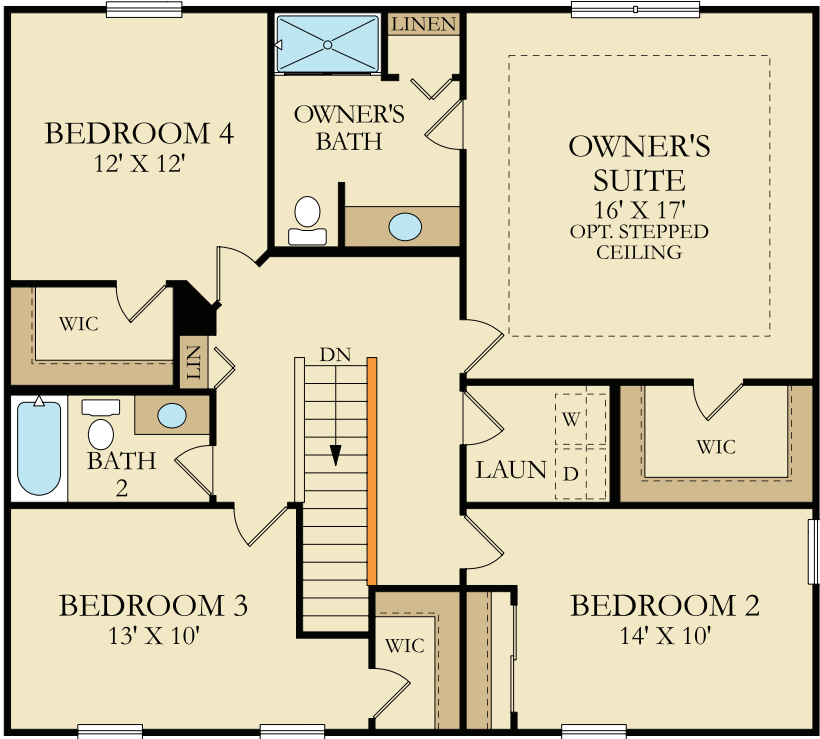
DESIGNER
SELECT RAILING



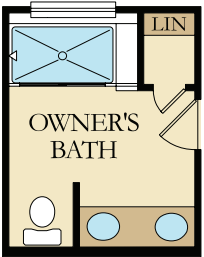
FIRST FLOOR



OPTIONAL 3 CAR GARAGE



SECOND FLOOR



OPTIONAL DELUXE
SHOWER BATH



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LENNAR®

Notes:

Preliminary

THE
TOWNSEND

Approx. 2,362 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

LENNAR®



The Townsend A



The Townsend B



The Townsend C



The Townsend D

Townsend



Elevation A - Side



Elevation A - Side

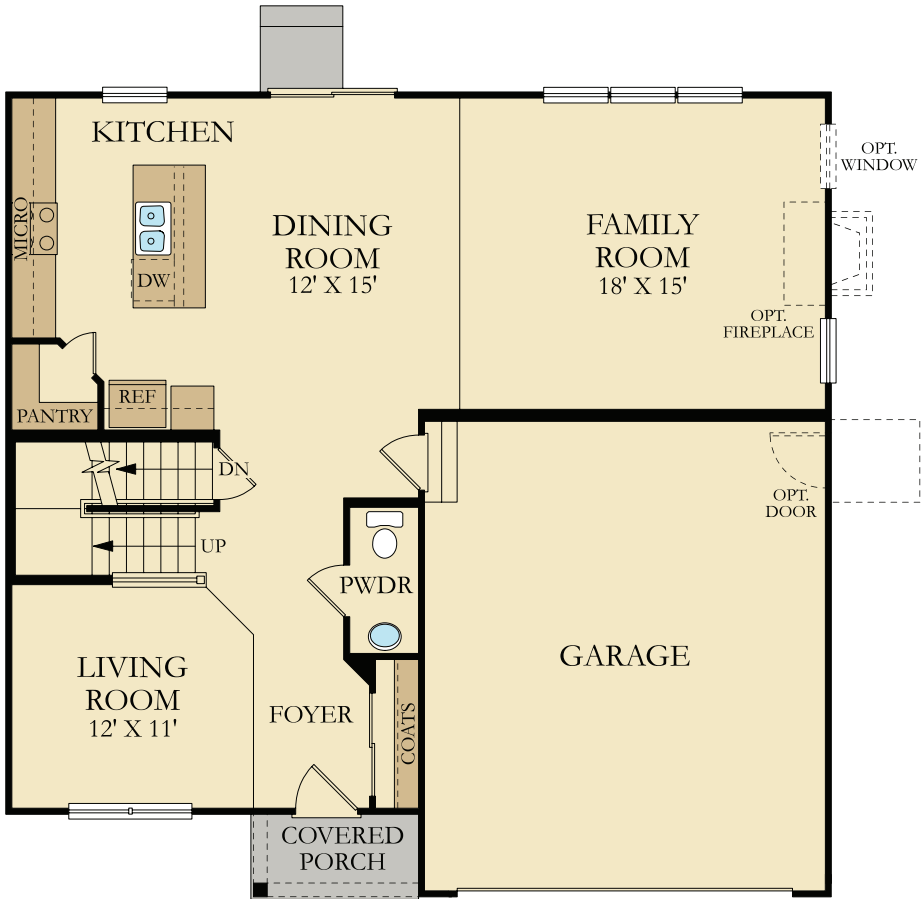


Elevation A - Rear

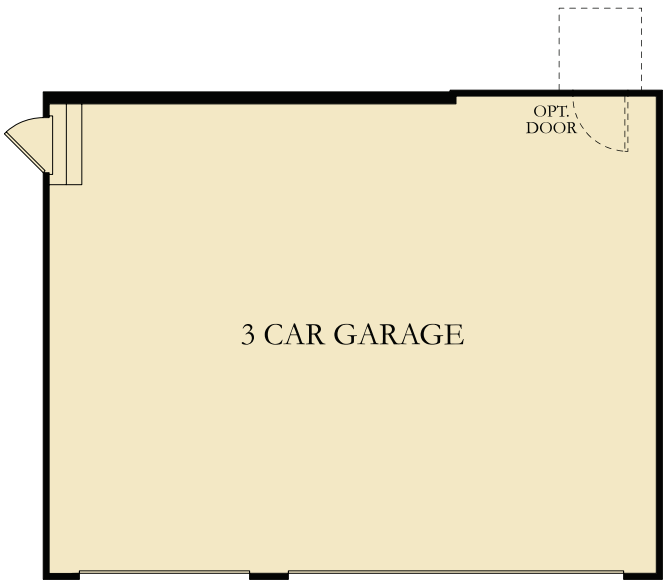
THE TOWNSEND

Approx. 2,362 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary



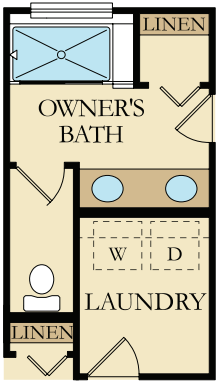
FIRST FLOOR



OPTIONAL 3 CAR GARAGE



SECOND FLOOR



OPTIONAL DELUXE SHOWER BATH

Notes:

Preliminary

THE
WREN

Approx. 2,607 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

LENNAR®



— The Wren A —



— The Wren B —



— The Wren C —



— The Wren D —

Wren



Elevation A - Side



Elevation A - Side



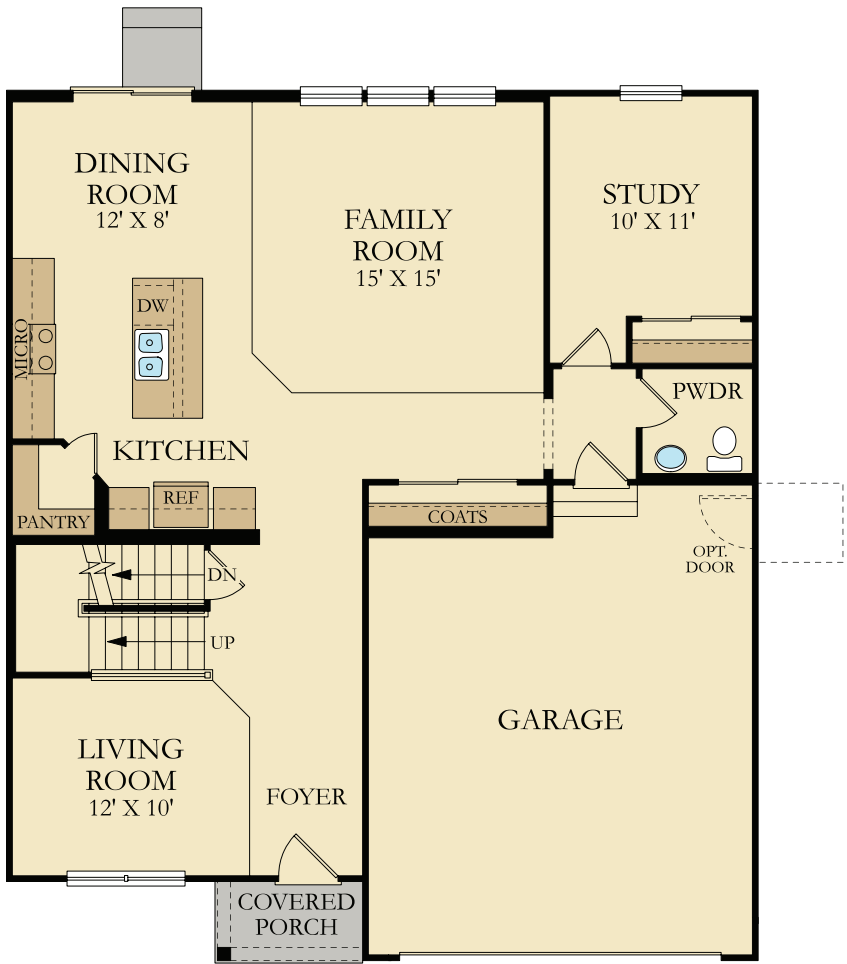
Elevation A - Rear

THE WREN

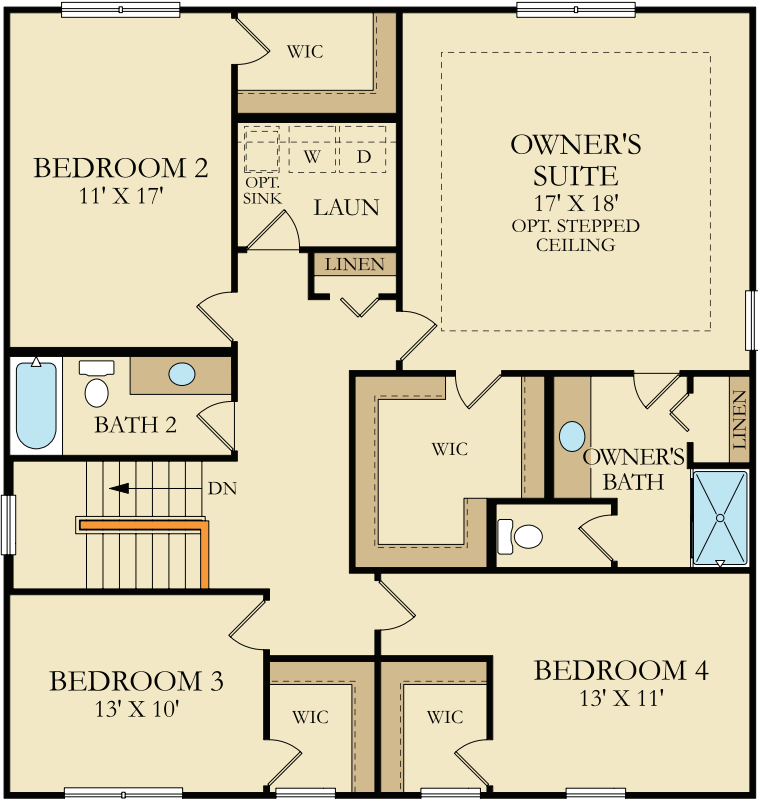
Approx. 2,607 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary

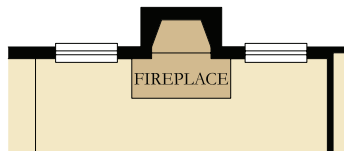
DESIGNER
SELECT RAILING



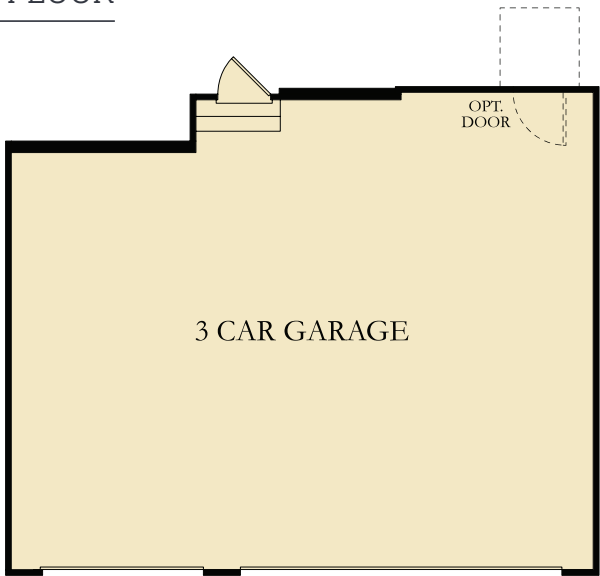
FIRST FLOOR



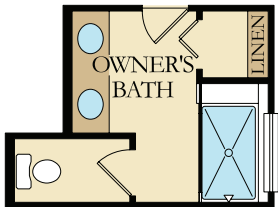
SECOND FLOOR



OPTIONAL FIREPLACE



OPTIONAL 3 CAR GARAGE



OPTIONAL DELUXE
SHOWER BATH



January 16, 2024
James N. Torri
Planning Director
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

RE: Letter of Support for Lennar, Lakewood Prairie Unit 3 Project

Dear Mr. Torri,

I am writing to you on behalf of the Board of Directors of the Lakewood Prairie Homeowners Association to express our support for Lennar's proposed single-family housing development planned for the vacant 70 acres of land at the southeast corner of Theodore Road and Barberry Way in the Lakewood Prairie Subdivision.

Members of the Board and staff met with Lennar representatives to discuss the vision for the property which seems consistent with the existing community and planned unit development originally on file. We believe the diverse offerings will complement the existing neighborhoods in both aesthetics and socioeconomic strata. We believe they have planned units and streets in the development to have the least amount of impact on current traffic flow.

Lennar hosted a neighborhood meeting for all of the current Lakewood Prairie homeowners to review the plans and provide feedback. I did attend the meeting and have seen community support for the project to complete the intended purpose for the subdivision as a whole. It is my hope that the City will support this development as presented to encourage the quality living and economic growth desired by all.

Sincerely,

Barbara Will-Henn, President
Lakewood Prairie HOA Board

Date: 1/17/2024

City of Joliet
James N. Torri
Planning Director
150 W. Jefferson Street
Joliet, IL 60432

Re: Owner's Authorization and Consent to allow CalAtlantic Group, LLC, a Delaware limited liability company d/b/a Lennar Corporation to Apply to the City of Joliet

Dear Mr. Torri,

Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated September 18, 2010 and known as Trust Number 8002384337, (the "Owner") is the Owner of approximately 70 acres of vacant property located east of Barberry Way, south of Theodore Road within the Lakewood Prairie Subdivision in Joliet, Illinois (the "Property"). Please accept this correspondence as the Owner's consent to permit CalAtlantic Group, LLC, a Delaware limited liability company d/b/a Lennar Corporation, ("Lennar") to apply to the City of Joliet for subdivision of the Property and other relief necessary for Lennar's intended development of the Property.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

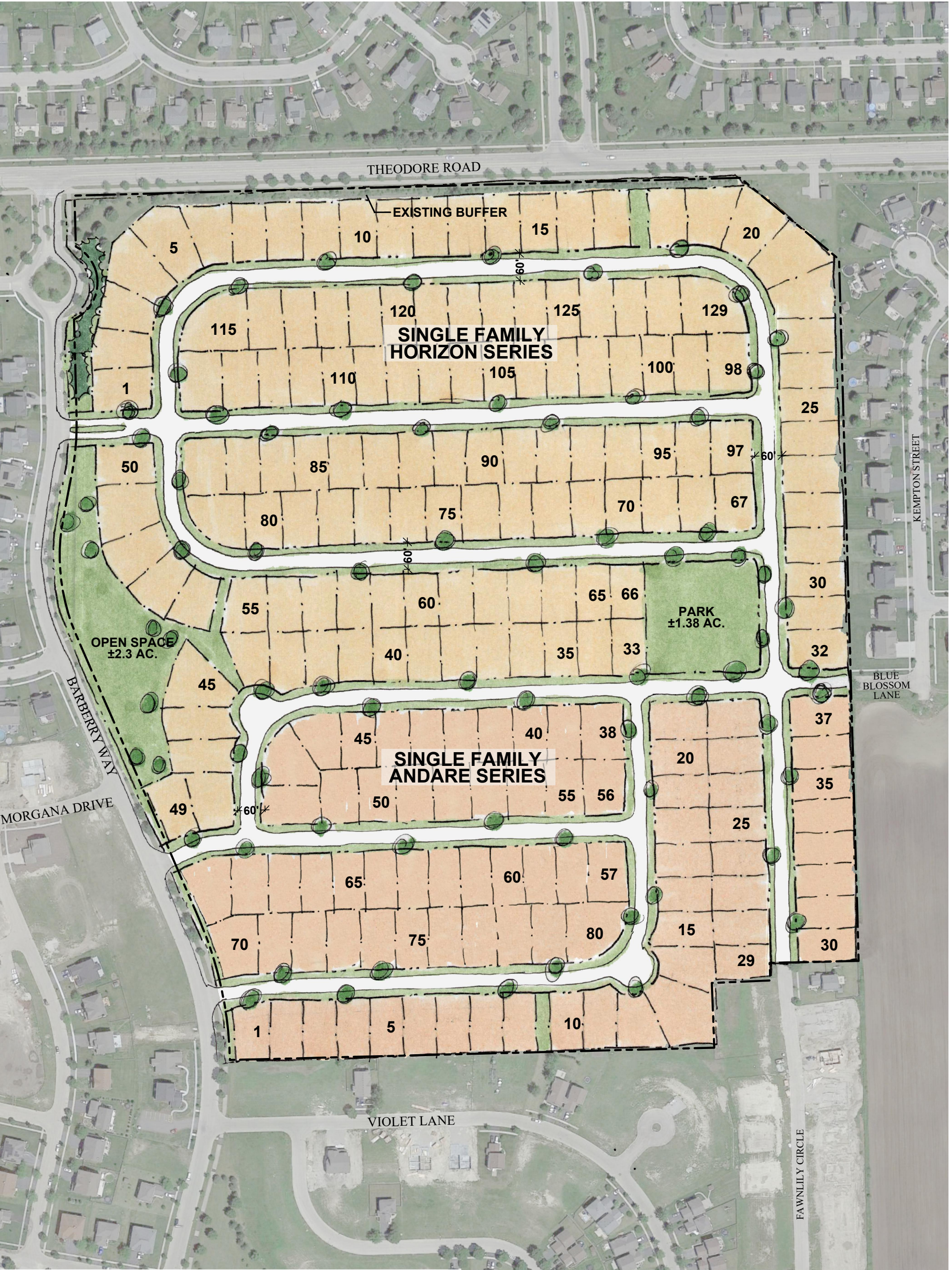
This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Signature: 

Name: GREGORY S. KAPPELMAN

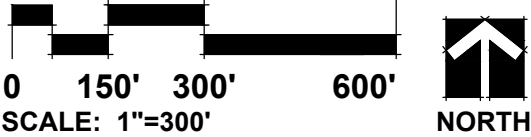
Its: Trust Officer





SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY - HORIZON SERIES (9,100 S.F. MIN.)	129	39.3	57.4%
SINGLE FAMILY - ANDARE SERIES (9,100 S.F. MIN.)	80	23.8	34.7%
OPEN SPACE / PARK	-	5.4	7.9%
TOTAL	209	68.5 AC	100.0%



CONCEPT PLAN
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

12/21/2023

LENNAR



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\LN23147\Acad\LN23147_B03_01CP.dwg

January 12, 2024

James N. Torri
Planning Director
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

**RE: SUBMITTAL COVER LETTER – LAKEWOOD PRAIRIE UNIT 3 –
APPROXIMATELY 70 ACRES OF VACANT LAND IN THE LAKEWOOD
PRAIRIE SUBDIVISION (“PROPERTY”)**

Dear Mr. Torri,

Enclosed please find submittal documentation associated with the request of CalAtlantic Group, LLC’s (“Petitioner”) for approval of a Planned Unit Development and Preliminary PUD Plat. Shown below are the documents we are submitting to the City of Joliet (the “City”) in support of the request.

Submitted Documents:

1. Application for a Planned Unit Development
2. Filing Fee
3. Land Use Petition
4. Proof of Ownership (deed)
5. Ownership Disclosure – Petitioner
6. Ownership Disclosure – Owner
7. Preliminary Plat of Subdivision/PUD Plat
8. Preliminary Site Plan
9. Preliminary Engineering Plans
10. Preliminary Landscape Plans
11. Preliminary Stormwater Management Report
12. Floor Plans & Elevations (Horizon & Andare Series)
13. ALTA Survey
14. Topographical Survey (included on PUD Plat)
15. Legal Description
16. Financial Plan – 2022 Annual Report (most recent)

We believe that this documentation is appropriate for the scope of the proposed project. Should any additional documentation be deemed necessary, we are certainly happy to work with the City to that end.



Please do not hesitate to call me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric M. Prechtel', written over a horizontal line.

Eric M. Prechtel
Attorney for Petitioner

City of Joliet acknowledges receipt of the items listed above.

Name: _____ Date: _____

Signature: _____

**NOTICE OF PUBLIC HEARING
CITY OF JOLIET, IL.**

DATE/TIME: FEBRUARY 15, 2024 AT 4:00 PM
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W. JEFFERSON ST., JOLIET

DESCRIPTION OF REQUEST: APPROVAL OF A PRELIMINARY
PLANNED UNIT DEVELOPMENT OF LAKEWOOD PRAIRIE
SUBDIVISION, UNIT 3.

FOR MORE INFORMATION CALL: 815-724-4040 or 815-724-4050
COMMUNITY DEVELOPMENT, CITY OF JOLIET

**AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL.**

FECHA/HORA: 15 DE FEBRERO DE 2024 A LAS 4:00 PM
UBICACIÓN: SALAS DEL CONSEJO DEL AYUNTAMIENTO
150 W. JEFFERSON ST., JOLIET

DESCRIPCIÓN DE LA SOLICITUD: APROBACIÓN DE UN DESARROLLO
DE UNIDAD PLANIFICADO PRELIMINAR DE LA SUBDIVISIÓN
LAKEWOOD PRAIRIE, UNIDAD 3.

PARA MÁS INFORMACIÓN LLAME: 815-724-4040 o 815-724-4050
DESARROLLO COMUNITARIO, CIUDAD DE JOLIET

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CITY OF JOLIET, IL.**

DATE/TIME: FEBRUARY 15, 2024 AT 4:00 PM

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COMMUNITY DEVELOPMENT, CITY OF JOLIET

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COMMUNITY DEVELOPMENT, CITY OF JOLIET

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LAKEWOOD PRAIRIE, UNIDAD 3.

PARA MÁS INFORMACIÓN LLAME: 815-724-4040 o 815-724-4050

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COMMUNITY DEVELOPMENT, CITY OF JOLIET

**AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL.**

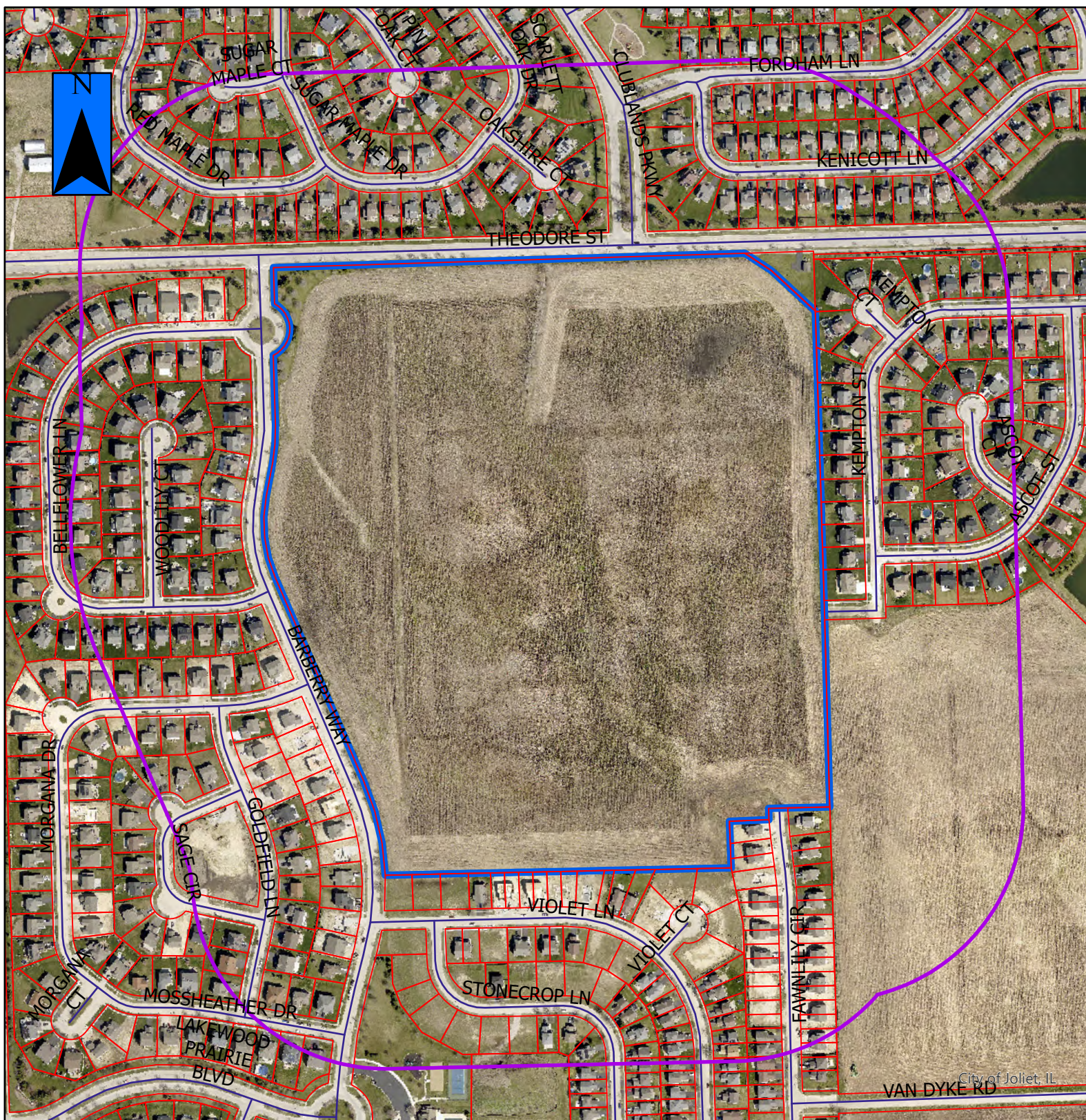
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DESARROLLO COMUNITARIO, CIUDAD DE JOLIET



PUD-1-24a



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



PUD-1-24



= Property in Question



= 600' Public Notification
Boundary

Legend

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