DATE: November 21, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-9-24: Preliminary Planned Unit Development for Vista Ridge Subdivision. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

Z-2-24: Zoning Reclassification of Part of 8301 Caton Farm Road from an R-1B (Single-Family Residential) Zoning District and an R-4 (Low Density Multi-Family Residential) Zoning District to an R-2 (Single-Family Residential) Zoning District and from an R-1B (Single-Family Residential) Zoning District to an R-4 (Low Density Multi-Family Residential) Zoning District. (8301 Caton Farm Road) (COUNCIL DISTRICT #3)

GENERAL INFORMATION:

APPLICANT:	Vista Ridge Development LLC
STATUS OF APPLICANT:	Contract Purchaser
OWNER:	S & E Investments
REQUESTED ACTION:	Approval of a Preliminary Planned Unit Development for Vista Ridge Subdivision, Final Planned Unit Development for Vista Ridge Subdivision, Phase 1, Final Planned Unit Development for Vista Ridge Subdivision, Phase 2, and zoning reclassification of part of 8301 Caton Farm Road from an R-1B (Single-

	Family Residential) zoning district and an R-4 (Low Density Multi-Family Residential) zoning district to an R-2 (Single-Family Residential) zoning district and from an R-1B (Single-Family Residential) zoning district to an R-4 (Low Density Multi-Family Residential) zoning district.
PURPOSE:	To allow future development of 321 single-family residential dwelling units and 76 townhouse dwelling units.
LOCATION:	8301 Caton Farm Road
SIZE:	Preliminary PUD = 120 Acres Final PUD, Phase 1 = Approx. 49 Acres Final PUD, Phase 2 = Approx. 19.8 Acres
EXISTING LAND USE:	Agricultural with a farmhouse residence.
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) and R-4 (Low Density Multi-Family Residential) zoning in 2004. A Final Plat to approve the construction of 257 single-family residential homes and 72 townhouse dwelling units was approved in 2006, however, a recording plat for the subdivision was never recorded. Due to unfavorable market conditions, the subject property, consisting of 120 acres, has remained undeveloped farmland since the original entitlements were sought nearly 20 years ago. Currently, the petitioner, Vista Ridge Development LLC, wishes to develop 321 single-family residences and 76 townhouse dwelling units on the 120-acre property.

SPECIAL INFORMATION: The petitioner is requesting approval of a Preliminary Planned Unit Development (PUD) for the entire 120-acre site where the 397 dwelling units would be built. It is additionally requesting approval of the Final Planned Unit Development for Phase 1 of the Subdivision, which would consist of

69 single-family dwelling units and 76 townhouse dwelling units, and the Final Planned Unit Development for Phase 2 of the Subdivision, which would consist of 67 single-family residential dwelling units. The petitioner is also requesting a zoning reclassification for much of the site from R-1B (Single-Family Residential) zoning to R-2 (Single-Family Residential) zoning to allow for smaller lot sizes than what was originally proposed in 2006. The requested area containing R-4 (Low Density Multi-Family Residential) zoning is also being altered to accommodate the proposed layout of townhomes. The developer is requesting approval of four additional townhome units with the current PUD. The attached Plat of Zoning shows which areas would contain R-2 and R-4 zoning. Draft elevations and floor plans of the proposed models have been included in the staff report packet. Homes would range between 1,400 and 2,571 square feet in size and feature 2-3 bathrooms and 3-5 bedrooms per unit. Lots within the R-2 zoned area would be a minimum of 7,500 square feet in size, with an average lot size of 8,713 square feet.

Per Section 47-15A.1 of the City's Zoning Ordinance, the legislative intent to allow Planned Unit Developments in the City of Joliet is to provide for certain exceptions to the use and bulk regulations of the Zoning Ordinance, where such exceptions will be utilized to provide greater flexibility and originality in the design of large-scale projects and to promote good site planning, better design, provisions for open spaces and high standards of light and air. The petitioner is requesting the following use exceptions with the proposed Preliminary and Final PUD's.

1. Exception to reduce the required right-of-way from 66 ft. to 60 ft.
2. Exception to allow 4.45 dwelling units per acre in the proposed R-2 zoning area instead of 2.5 dwelling units per acre, as prescribed in the City's Kendall County Sub Area Comprehensive Plan.
3. Exception to allow 9.42 dwelling units per acre in the proposed R-4 zoning area instead of the maximum allowable density of 6 dwelling units per acre, per the regulations of the R-4 zoning district.
4. Exception to allow roundabout and eyebrow radii to be reduced from 75 ft. to 60 ft.

The site will be subject to school site and school facilities fees, Joliet water and sewer connection fees, and the economic development impact fee. All new homes will be required to meet the City's Residential Construction and Anti-Monotony standards. The petitioner presented the subdivision proposal to the City's Land Use and Economic Development Committee on July 24, 2024. The Committee

gave a favorable recommendation to the developer to proceed with applying for the subject petitions.

ANALYSIS: Approval of the requested petitions will allow the developer to proceed with construction of 321 single-family dwelling units and 76 townhouse units in the Vista Ridge Subdivision. Staff recognizes the proposed density of the subdivision is greater than the original proposal from 2006 and is a minor deviation from the prescribed lot size and density that is called for with the Kendall County Sub Area Comprehensive Plan. However, per the direction of the Plan, the development will still be largely single-family residential in nature, with approximately 81% of all units being single-family residential. The Plan also emphasizes having a mix of townhomes with single-family residential development, which the petitioner is proposing. Staff believes the proposed PUD does a satisfactory job of integrating low-density multiple family residential development into the Plan Area and subject property, while maintaining a primarily single-family character. The subdivision as proposed would also add 8 acres of park and green space, with three separate park areas located throughout the development. The developer is currently finalizing arrangements with the Plainfield Park District to accept ownership and maintenance of these parks.

The proposed lot sizes within the R-2 (Single-Family Residential) zoning district are a single step above the lot sizes that are permitted within the R-1B zoning district. The proposed single-family density of 4.45 dwelling units per acre, while above what is prescribed in the Kendall County Sub Area Comprehensive Plan, is still well within the density that is allowed within the R-2 zoning district, with a cap of 5.8 dwelling units per acre and aligns closely with the top end density that is allowed in the R-1B zoning district at 4.8 dwelling units per acre. Similarly, the proposed townhome density within the R-4 zone, while surpassing the maximum density of 6 dwelling units per acre within the R-4 section of the Zoning Ordinance at 9.42 dwelling units per acre, still aligns with the allowable density based off minimum lot area per unit of 2,500 square feet dwelling unit. Extrapolated on a per acre basis, this would allow for a density of approximately 17 dwelling units per acre.

The PUD as proposed meets the intent of several objectives from the Kendall County Sub Area Comprehensive Plan and matches the general character of newer residential subdivisions in the surrounding area.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

GENERAL NOTES

1. PARKWAYS, NEW DITCHES AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE KENDALL COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
2. SCHOOL, PARK AND LIBRARY DONATION SHALL BE PROVIDED.
3. STREET SIGNS SHALL BE PROVIDED AT EACH INTERSECTION.
4. AN EROSION CONTROL PLAN MEETING THE REQUIREMENTS OF THE ILLINOIS EPA AND THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL WILL BE PROVIDED.

PRELIMINARY PLANNED UNIT DEVELOPMENT

PLAT OF VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

THIS PLAT IS NOT FOR RECORD

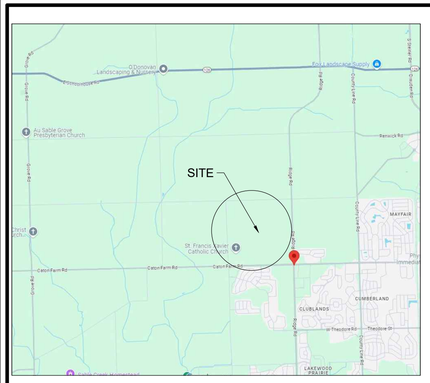
UNSUBDIVIDED
EXISTING ZONING: R-1B
N88° 33' 06"E 989.24'
N88° 33' 06"E 988.71'
N88° 33' 06"E 1659.65'
ROW DEDICATION
HIDDEN HORIZON DRIVE
PARK LAKE LANE
OAK BLUFF LANE
PANORAMA DRIVE
SCENIC TRAIL
GREYWALL BLVD.
DEER CROSSING SUB UNIT 1
EXISTING ZONING R-1B
LOT 58
LOT 59
LOT 18
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
CONNECT PROPOSED SANITARY TO EX. SMH#15
EX. FIRE HYDRANTS
CONNECT PROPOSED WATERMAIN TO EX. 8" WATERMAIN
15' P.U. & D.E. PER 202300009809
CONNECT PROPOSED SANITARY TO EX. SMH#5
CONNECT PROPOSED SANITARY TO EX. SMH#7
CONNECT PROPOSED SANITARY TO EX. SMH#3
CONNECT PROPOSED WATERMAIN TO EX. 12" WATERMAIN
EX. FIRE HYDRANT
EX. FIRE HYDRANTS
EX. FIRE HYDRANTS
ROW DEDICATION
CATON FARM ROAD (CO. HWY. 23)
PARCEL 1
PARCEL 2
SW 1/4 OF SEC 26-36-8
NORTH LINE OF SEC. 35-36-8
WEST LINE OF THE EAST 60 ACRES OF THE SW 1/4 OF SEC 26-36-8
EXISTING ZONING: R-1B
EXISTING ZONING: R-2
EXISTING ZONING: R-4
UNSUBDIVIDED
PARK
58,802 SF
OUTLOT
55,691 SF
OUTLOT
31,987 SF
OUTLOT
10,386 SF
OUTLOT
18,828 SF
OUTLOT
14,326 SF
OUTLOT
11,003 SF
OUTLOT
16,216 SF
OUTLOT
10,169 SF
OUTLOT
11,701 SF
OUTLOT
9,628 SF
OUTLOT
9,152 SF
OUTLOT
9,329 SF
OUTLOT
10,318 SF
OUTLOT
10,567 SF
OUTLOT
10,290 SF
OUTLOT
9,941 SF
OUTLOT
8,649 SF
OUTLOT
9,114 SF
OUTLOT
8,174 SF
OUTLOT
8,184 SF
OUTLOT
7,581 SF
OUTLOT
7,560 SF
OUTLOT
7,680 SF
OUTLOT
7,973 SF
OUTLOT
7,562 SF
OUTLOT
7,560 SF
OUTLOT
8,317 SF
OUTLOT
15,116 SF
OUTLOT
13,551 SF
OUTLOT
6,531 SF
OUTLOT
6,214 SF
OUTLOT
6,060 SF
OUTLOT
9,263 SF
OUTLOT
9,100 SF
OUTLOT
8,190 SF
OUTLOT
8,680 SF
OUTLOT
8,600 SF
OUTLOT
8,937 SF
OUTLOT
8,112 SF
OUTLOT
8,710 SF
OUTLOT
8,643 SF
OUTLOT
8,712 SF
OUTLOT
8,877 SF
OUTLOT
8,516 SF
OUTLOT
8,499 SF
OUTLOT
8,190 SF
OUTLOT
9,703 SF
OUTLOT
8,583 SF
OUTLOT
7,680 SF
OUTLOT
8,951 SF
OUTLOT
10,789 SF
OUTLOT
9,275 SF
OUTLOT
7,560 SF
OUTLOT
9,577 SF
OUTLOT
7,680 SF
OUTLOT
9,190 SF
OUTLOT
8,539 SF
OUTLOT
8,218 SF
OUTLOT
8,759 SF
OUTLOT
8,754 SF
OUTLOT
8,226 SF
OUTLOT
8,229 SF
OUTLOT
7,947 SF
OUTLOT
8,227 SF
OUTLOT
8,225 SF
OUTLOT
8,226 SF
OUTLOT
8,227 SF
OUTLOT
8,229 SF
OUTLOT
8,602 SF
OUTLOT
8,633 SF
OUTLOT
8,142 SF
OUTLOT
8,105 SF
OUTLOT
8,247 SF
OUTLOT
8,023 SF
OUTLOT
8,848 SF
OUTLOT
12,993 SF
OUTLOT
138,296 SF
OUTLOT
8,040 SF
OUTLOT
8,583 SF
OUTLOT
8,520 SF
OUTLOT
8,632 SF
OUTLOT
8,400 SF
OUTLOT
8,217 SF
OUTLOT
12,488 SF
OUTLOT
8,368 SF
OUTLOT
8,408 SF
OUTLOT
8,541 SF
OUTLOT
8,346 SF
OUTLOT
8,217 SF
OUTLOT
7,809 SF
OUTLOT
7,854 SF
OUTLOT
7,616 SF
OUTLOT
7,964 SF
OUTLOT
11,117 SF
OUTLOT
7,750 SF
OUTLOT
10,057 SF
OUTLOT
9,862 SF
OUTLOT
15,049 SF
OUTLOT
11,100 SF
OUTLOT
9,733 SF
OUTLOT
10,164 SF
OUTLOT
9,602 SF
OUTLOT
8,663 SF
OUTLOT
8,597 SF
OUTLOT
8,468 SF
OUTLOT
8,400 SF
OUTLOT
7,500 SF
OUTLOT
9,156 SF
OUTLOT
11,965 SF
OUTLOT
10,658 SF
OUTLOT
8,985 SF
OUTLOT
9,645 SF
OUTLOT
11,794 SF
OUTLOT
14,599 SF
OUTLOT
10,429 SF
OUTLOT
9,393 SF
OUTLOT
9,117 SF
OUTLOT
7,560 SF
OUTLOT
7,808 SF
OUTLOT
7,559 SF
OUTLOT
7,500 SF
OUTLOT
7,500 SF
OUTLOT
7,500

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 1

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

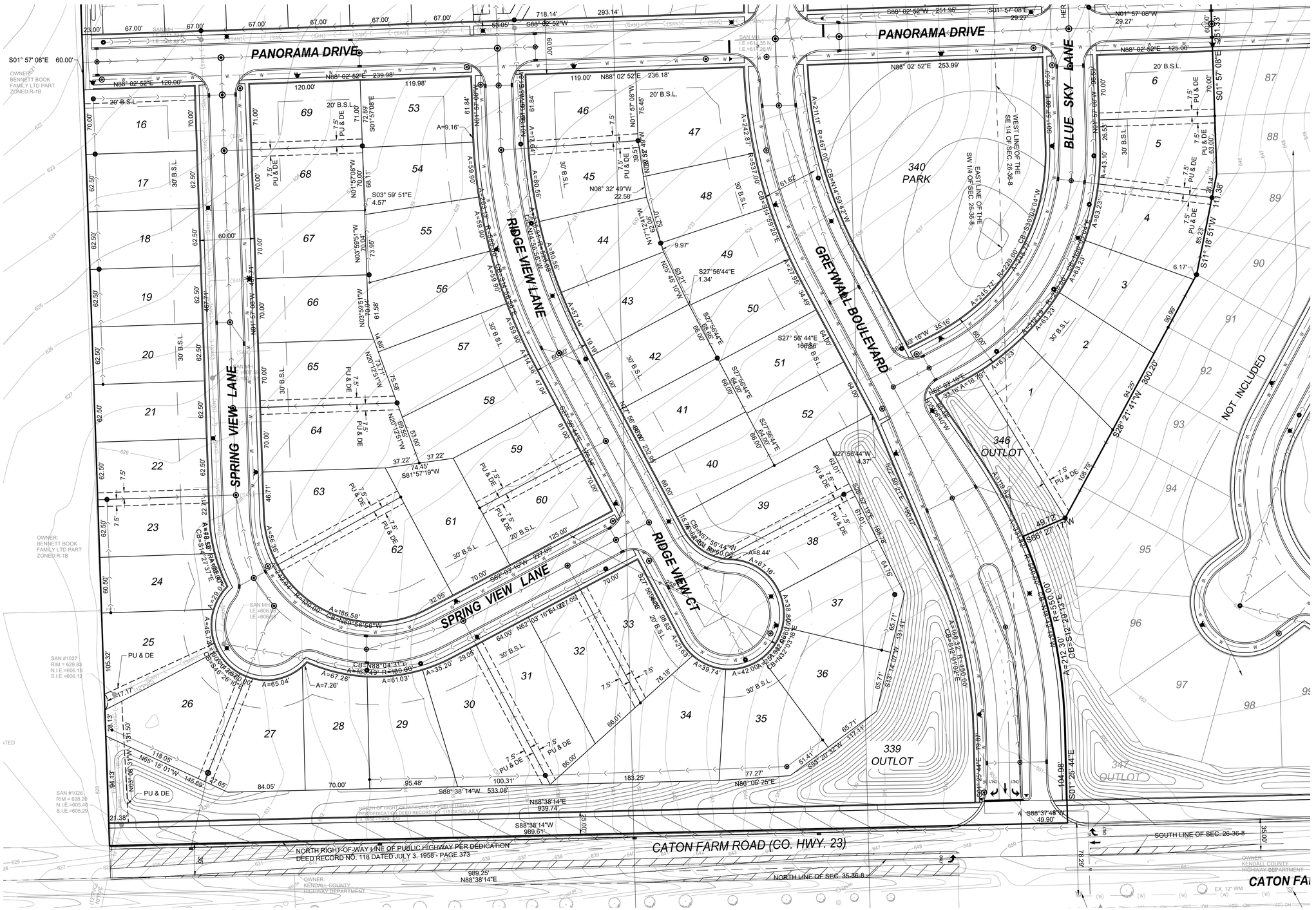
THIS PLAT IS NOT FOR RECORD


SITE
Au Sable Grove Presbyterian Church
Caton Farm Rd
Caton Farm Rd
Caton Farm Rd
Route 126
Route 126
Ridge Rd
Ridge Rd
Ridge Rd

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 1

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

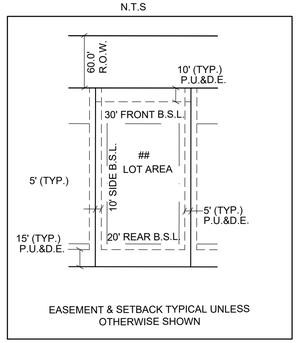
LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

V3 Companies
Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT

VISTA RIDGE SUBDIVISION, PHASE 1

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.2
SHEET NO. 2 of 5

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 1

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

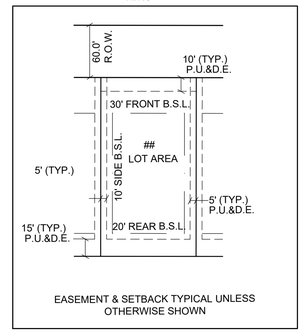
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

342
STORMWATER OUTLOT
DETENTION BASINS TO
BE UNDER COMMON
OWNERSHIP (HOA)

STORMWATER
MANAGEMENT
EASEMENT

341
PARK

343

NOT INCLUDED

GREYWALL BOULEVARD

BLUE SKY LANE

PANORAMA DRIVE

HEREBY DEDICATED

PU & DE

WEST LINE OF THE EAST 80 ACRES OF THE SW 1/4 OF SEC. 26-36-8

OWNER:
BENNETT BOOK
FAMILY LTD PART
ZONED:R-1B

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT

VISTA RIDGE SUBDIVISION, PHASE 1

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.2
SHEET NO. 3 of 5

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 1

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

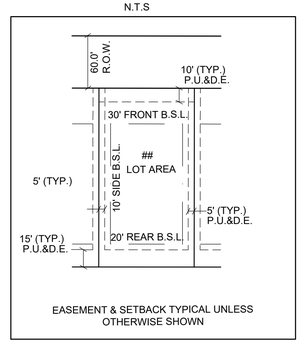
LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

OAK BLUFF LANE

VISTA LANE

LONGVIEW LANE

VISTA RIDGE BOULEVARD

GREYWALL BOULEVARD

BLUE SKY LANE

NOT INCLUDED

342
STORMWATER OUTLOT
DETENTION BASINS TO BE UNDER COMMON OWNERSHIP (HOA)

STORMWATER MANAGEMENT EASEMENT

OWNER: BENNETT BOOK FAMILY LTD PART ZONED:R-1B

WEST LINE OF THE EAST 60 ACRES OF THE SW 1/4 OF SEC. 26-36-8

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT

VISTA RIDGE SUBDIVISION, PHASE 1

Project No: 241015

Group No: VP04.2

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

SHEET NO. 4 of 5

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 1

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-300-005
06-26-400-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20 ____.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION 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 AREAS, 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 SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
IL. REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___M.

_____
KENDALL COUNTY RECORDER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS / HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT McNAUGHTON DEVELOPMENT, INC. IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS RECORD PLAT, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOLIET FO APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE;

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
15732 HOWARD STREET
PLAINFIELD, ILLINOIS 60544

OWNER NAME: _____

BY _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____, A.D., 20 ____.

_____
NOTARY PUBLIC

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED THIS ___ DAY OF _____, A.D., 20__.

_____
KENDALL COUNTY PLAT OFFICER

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20__.

_____
COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

CITY COLLECTORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND HEREIN DESCRIBED.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS
THIS _____ DAY OF_____, 20__.

_____
CITY COLLECTOR

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS.

DATED THIS DAY OF_____, 20__.

_____
KENDAL COUNTY ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE CITY OF JOLIET, ITS AGENTS, SUCCESSORS AND ASSIGNS OVER, ON UPON AND ACROSS OUTLOT B AND ACCESS TO ALL FACILITIES NECESSARY FOR THE MANAGEMENT OF STORMWATER ON THE PLAT OF SUBDIVISION FOR THE PURPOSE OF INSPECTING SUCH AREAS, IN THE EVENT THAT THE ASSOCIATION DOES NOT ADEQUATELY MAINTAIN THE FACILITIES TO THE CITY STANDARDS, THE CITY OF JOLIET SHALL GIVE FOURTEEN (14) DAYS WRITTEN NOTICE OF SUCH FAILURE AND SAID NOTICE SHALL INDICATE WHEN THE CITY WILL EXERCISE ITS RIGHT TO REPAIR THE FAULTY PORTION OF THE FACILITIES. IF THE CITY IS REQUIRED TO MAKE REPAIRS, IT SHALL BE ENTITLED TO REIMBURSEMENTS BY THE RESIDENTIAL ASSOCIATION. WRITTEN NOTICE BY THE CITY OF THE INTENT TO REPAIR SHALL NOT BE REQUIRED IF IN THE OPINION OF THE CITY AN EMERGENCY REQUIRING IMMEDIATE ACTION IS REQUIRED. IN THE EXERCISE OF ITS RIGHTS HEREUNDER, THE CITY OF JOLIET SHALL NOT BE DEEMED GUILTY OF ANY MANNER OF TRESPASS.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the *"Condominium Property Act"*, Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool , retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TELEVISION IS HEREBY RESERVED FOR AND GRANTED TO MEDIA ONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF CABLE TV SIGNALS IN ALL PLATTED EASEMENT AREAS, STREET, ALLEYS, OTHER PUBLIC SERVICE CONNECTION OVER OR UNDER EACH LOT TO SERVE IMPROVEMENTS THEREON. NO BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

NICOR GAS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY EASEMENT" OR "P.U.E.", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH BUILDING SITE AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT BUILDING SITES, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AT ANY TIME AND FROM TIME TO TIME, UPON WRITTEN REQUEST OF THE FEE OWNER, NICOR GAS WILL, AS PROMPTLY AS PRACTICABLE, RELOCATE ALL OR ANY DESIGNATED PART OF ITS FACILITIES TO AN ALTERNATIVE LOCATION, MUTUALLY ACCEPTABLE TO THE FEE OWNER AND NICOR GAS, SUCH RELOCATION WILL BE AT THE SOLE COST OF THE FEE OWNER, WHICH COST MAY INCLUDE THE COST OF ABANDONMENT, HOWEVER, AT NO TIME WILL SUCH RELOCATION CAUSE NICOR GAS TO DISCONTINUE SERVICE TO AN EXISTING LESSEE OF THE FEE OWNER.

DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET (HEREINAFTER "THE GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT", "DRAINAGE" OR "D." ON THIS ANNEXED PLAT, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING STORM SEWERS, DRAINAGE-WAYS, STORM-WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, INLETS, OUTFALLS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

A. NO PERMANENT BUILDINGS, OR OTHER OBSTRUCTIONS, SHALL BE PLACED ON SAID DRAINAGE EASEMENT;
B. NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT SO AS TO INTERFERE WITH DRAINAGE FUNCTIONS. THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;
C. THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND,
D. FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENT IN ANY WAY THAT WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENT.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS, LANDSCAPING OR OTHER OBSTRUCTIONS REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 1, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS VISTA RIDGE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTH 37 DEGREES 20 MINUTES 24 SECONDS EAST, 70.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 57 MINUTES 07 SECONDS WEST, 765.87 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE SOUTH 88 DEGREES 37 MINUTES 48 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 49.90 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 88 DEGREES 38 MINUTES 14 SECONDS WEST, 989.61 FEET TO THE WEST LINE OF SAID EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1987.50 FEET; THENCE SOUTH 57 DEGREES 14 MINUTES 51 SECONDS EAST, 94.29 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 09 SECONDS EAST, 120.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 54 SECONDS EAST, 66.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 30 DEGREES 24 MINUTES 58 SECONDS EAST, 77.16 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 185.99 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 120.00 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS VISTA RIDGE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT
VISTA RIDGE SUBDIVISION, PHASE 1

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = N/A

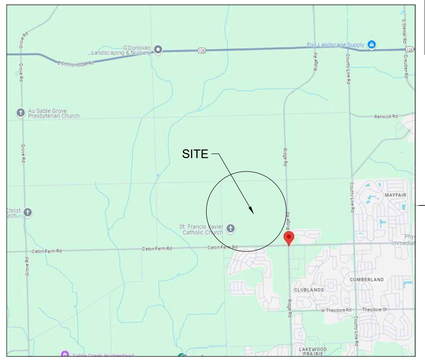
Project No: 241015
Group No: VP04.2
SHEET NO. 5 of 5

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 2

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

THIS PLAT IS NOT FOR RECORD



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER

McNaughton Development
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

LEGAL DESCRIPTION

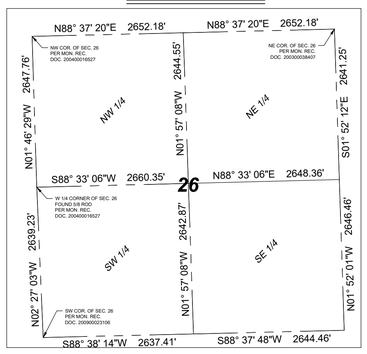
PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

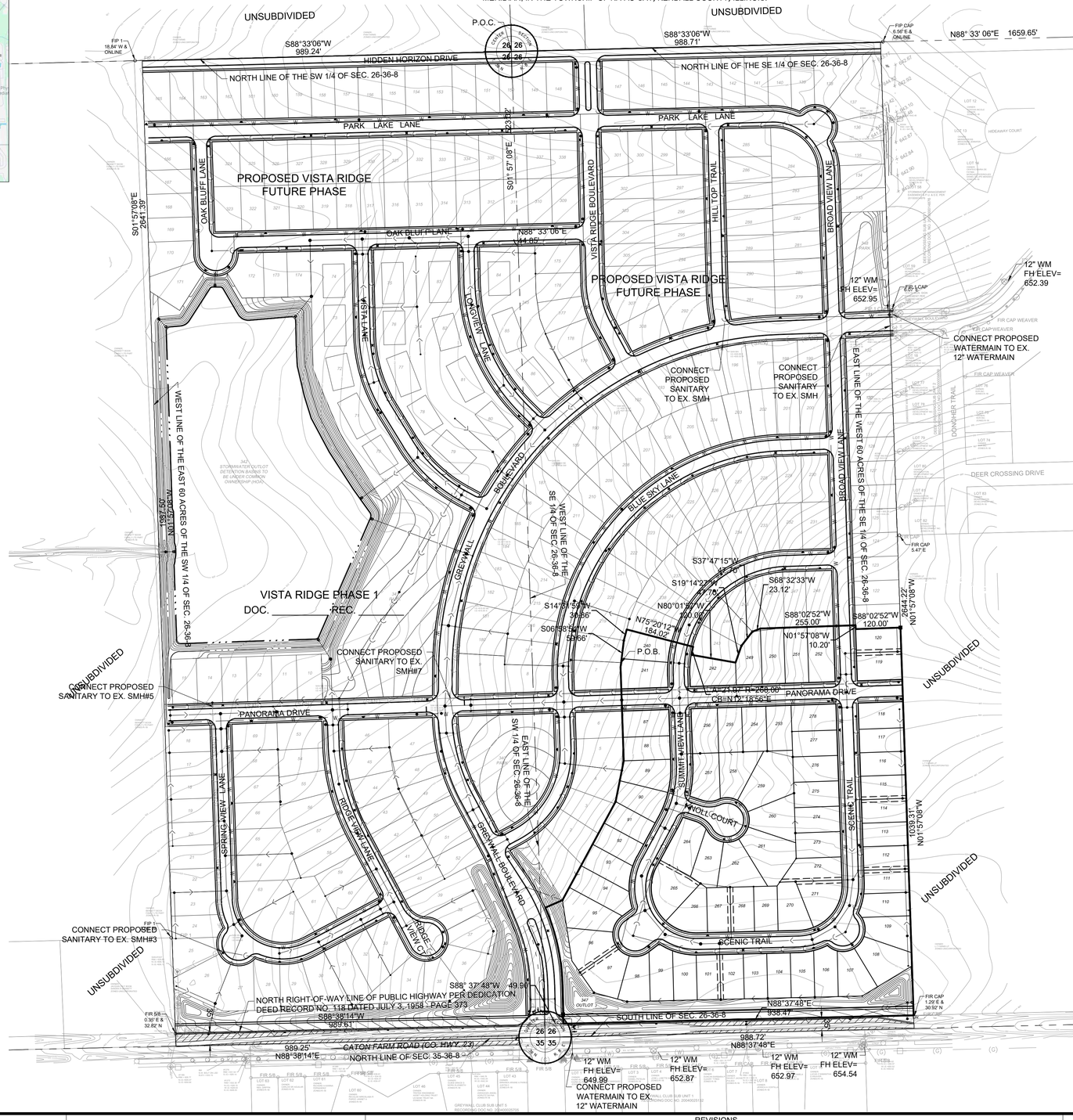
THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

SECTION 26-36-8



NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. EXISTING SINGLE FAMILY ZONING: R-1B, PROPOSED ZONING R-2;



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

150' 0 75' 150' 300' 600'

1" = 150'

AREA TABLE- PHASE 2

SINGLE FAMILY LOTS	599,046 SQ. FT.	13.7522 AC.
OPEN SPACE	47,291 SQ. FT.	1.0857 AC.
RIGHT OF WAY HEREBY DEDICATED	217,074 SQ. FT.	4.9833 AC.
TOTAL AREA THIS SUBDIVISION	863,411 SQ. FT.	19.8212 AC.

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY RUETTIGER, TONELLI & ASSOCIATES DATED 01/22/2002
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024

BENCHMARKS

NGS DP5475 = TOP OF STEEL ROD IN AN ENCASED SLEEVE SURROUNDED BY A FLOATING BRONZE DISK LOCATED 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59, 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.
NAVD88 ELEVATION = 603.19.

USE EXCEPTIONS

1. EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
2. EXCEPTION TO ALLOW 3.63 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE, PER THE KENDALL COUNTY LAND USE PLAN.
3. EXCEPTION TO ALLOW 9.1 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE, PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
4. EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADII TO BE REDUCED FROM 75' TO 60'.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

3 2 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

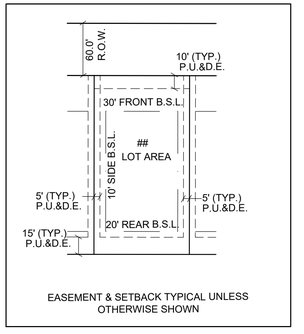
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

SITE DATA- FULL SITE

GROSS SITE AREA	=	120.00 AC.
PARK AREAS	=	5.25 AC.
STORMWATER MANAGEMENT AREA	=	11.29 AC.
OPEN SPACE (OUTLOTS)	=	2.75 AC.
ROW DEDICATION	=	26.72 AC.
321 SINGLE FAMILY LOTS + ROW	=	92.36 AC.
GROSS LAND USE (321 LOTS + ROW)	=	77%
NET LAND USE (321 LOTS W/OUT ROW)	=	65.64 AC.
SINGLE FAMILY DENSITY (321/72.12)	=	4.45 DU/AC
MINIMUM LOT SIZE	=	7,500 SF
MAXIMUM LOT SIZE	=	16,216 SF
AVERAGE LOT SIZE	=	8,713 SF
76 TOWNHOMES (20' x 48")	=	8.35 AC
ROW DEDICATION	=	1.80 AC.
LAND USE W/OUT ROW	=	6.55 AC
GROSS LAND USE (TOWNHOMES)	=	6.96%
TOWNHOMES DENSITY (76/8.07 AC)	=	9.42 DU/AC
397 TOTAL UNITS		
GROSS DENSITY	=	4.84 DU/AC.

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT

VISTA RIDGE SUBDIVISION, PHASE 2

DRAFTING COMPLETED:	10-07-24	DRAWN BY: SPK	PROJECT MANAGER: CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY: CDB	SCALE: 1" = 150'

Project No: 241015
Group No: VP04.2
SHEET NO. 1 of 4

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 2

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

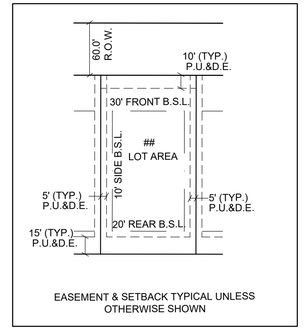
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT

VISTA RIDGE SUBDIVISION, PHASE 2

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015
Group No: VP04.2
SHEET NO. 2 of 4

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 2

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

LEGEND

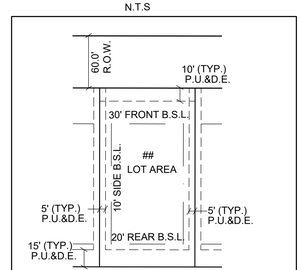
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT

VISTA RIDGE SUBDIVISION, PHASE 2

DRAFTING COMPLETED:	10-07-24	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241015

Group No: VP04.2

SHEET NO. 3 of 4

THIS PLAT IS NOT FOR RECORD

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR VISTA RIDGE PHASE 2

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

P.I.N. 06-26-300-005
06-26-400-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20 ____.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION 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 AREAS, 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 SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
IL. REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO._____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___M.

_____
KENDALL COUNTY RECORDER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS / HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT McNAUGHTON DEVELOPMENT, INC. IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS RECORD PLAT, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOLIET FO APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE;

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
15732 HOWARD STREET
PLAINFIELD, ILLINOIS 60544

OWNER NAME: _____

BY _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____, A.D., 20 ____.

_____
NOTARY PUBLIC

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED PLAT AND FOUND IT TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS.

DATED THIS DAY OF_____, 20__.

_____
KENDAL COUNTY ENGINEER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

CITY COLLECTORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND HEREIN DESCRIBED.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS
THIS _____ DAY OF_____, 20__.

_____
CITY COLLECTOR

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED THIS ___ DAY OF _____, A.D., 20__.

_____
KENDALL COUNTY PLAT OFFICER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20__.

_____
COUNTY CLERK

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the *"Condominium Property Act"*, Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool , retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TELEVISION IS HEREBY RESERVED FOR AND GRANTED TO MEDIA ONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF CABLE TV SIGNALS IN ALL PLATTED EASEMENT AREAS, STREET, ALLEYS, OTHER PUBLIC SERVICE CONNECTION OVER OR UNDER EACH LOT TO SERVE IMPROVEMENTS THEREON. NO BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

NICOR GAS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY EASEMENT" OR "P.U.E.", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH BUILDING SITE AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT BUILDING SITES, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

AT ANY TIME AND FROM TIME TO TIME, UPON WRITTEN REQUEST OF THE FEE OWNER, NICOR GAS WILL, AS PROMPTLY AS PRACTICABLE, RELOCATE ALL OR ANY DESIGNATED PART OF ITS FACILITIES TO AN ALTERNATIVE LOCATION, MUTUALLY ACCEPTABLE TO THE FEE OWNER AND NICOR GAS, SUCH RELOCATION WILL BE AT THE SOLE COST OF THE FEE OWNER, WHICH COST MAY INCLUDE THE COST OF ABANDONMENT, HOWEVER, AT NO TIME WILL SUCH RELOCATION CAUSE NICOR GAS TO DISCONTINUE SERVICE TO AN EXISTING LESSEE OF THE FEE OWNER.

DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET (HEREINAFTER "THE GRANTEE"), AND TO ITS SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT", "DRAINAGE" OR "D." ON THIS ANNEXED PLAT, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING STORM SEWERS, DRAINAGE-WAYS, STORM-WATER DETENTION AND RETENTION FACILITIES, SUBSURFACE DRAINAGE SYSTEMS AND APPURTENANCES AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, INLETS, OUTFALLS, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

IN FURTHERANCE OF THE FOREGOING AFFIRMATIVE RIGHTS, THE FOLLOWING COVENANTS SHALL RUN WITH SAID LAND IN PERPETUITY:

A. NO PERMANENT BUILDINGS, OR OTHER OBSTRUCTIONS, SHALL BE PLACED ON SAID DRAINAGE EASEMENT;
B. NO TREES OR SHRUBS SHALL BE PLACED ON SAID DRAINAGE EASEMENT SO AS TO INTERFERE WITH DRAINAGE FUNCTIONS. THE PREMISES MAY BE USED FOR LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS;
C. THERE SHALL BE NO DREDGED OR FILL MATERIAL PLACED UPON SAID DRAINAGE EASEMENT; AND,
D. FENCES SHALL NOT BE ERECTED UPON SAID DRAINAGE EASEMENT IN ANY WAY THAT WILL RESTRICT THE USES HEREIN GRANTED.

THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO REMOVE ANY BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS, TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH DRAINAGE FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID DRAINAGE EASEMENT.

THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, FENCES, GARDENS, SHRUBS, LANDSCAPING OR OTHER OBSTRUCTIONS REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 2, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 523.02 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTH 37 DEGREES 20 MINUTES 24 SECONDS EAST, 70.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 888.00 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 57 MINUTES 07 SECONDS WEST, 765.87 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 45 MINUTES 22 SECONDS EAST, 121.85 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 22.78 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 25 SECONDS EAST, 126.42 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 638.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 28 SECONDS EAST, 18.51 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 86 DEGREES 47 MINUTES 39 SECONDS EAST, 185.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 11.81 FEET; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST, 251.33 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 51 SECONDS WEST, 111.38 FEET; THENCE SOUTH 28 DEGREES 21 MINUTES 41 SECONDS WEST, 300.20 FEET; THENCE SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST, 49.72 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO WEST, HAVING A RADIUS OF 550.00 FEET, HAVING A CHORD BEARING OF SOUTH 12 DEGREES 29 MINUTES 13 SECONDS EAST, 212.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 25 MINUTES 44 SECONDS EAST, 104.98 FEET TO THE NORTH RIGHT OF WAY LINE OF CATON FARM ROAD (COUNTY HIGHWAY 23) PER DEDICATION DEED RECORD NO. 118, DATED JULY 3, 1958 - PAGE 373; THENCE NORTH 88 DEGREES 37 MINUTES 48 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 938.47 FEET TO THE EAST LINE OF SAID WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE, 1039.31 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 52 SECONDS WEST, 120.00 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 08 SECONDS WEST, 10.20 FEET; THENCE SOUTH 88 DEGREES 02 MINUTES 52 SECONDS WEST, 255.00 FEET; THENCE SOUTH 68 DEGREES 32 MINUTES 33 SECONDS WEST, 23.12 FEET; THENCE SOUTH 37 DEGREES 47 MINUTES 15 SECONDS WEST, 47.70 FEET; THENCE SOUTH 19 DEGREES 14 MINUTES 27 SECONDS WEST, 47.70 FEET; THENCE NORTH 80 DEGREES 01 MINUTES 57 SECONDS WEST, 120.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 268.00 FEET, HAVING A CHORD BEARING OF NORTH 12 DEGREES 18 MINUTES 56 SECONDS EAST, 21.97 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 75 DEGREES 20 MINUTES 12 SECONDS WEST, 184.02 FEET; THENCE SOUTH 14 DEGREES 31 MINUTES 59 SECONDS WEST, 30.86 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 54 SECONDS WEST, 59.66 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-13-24	REVISED PER CITY COMMENTS			

FINAL PLANNED UNIT DEVELOPMENT PLAT
VISTA RIDGE SUBDIVISION, PHASE 2

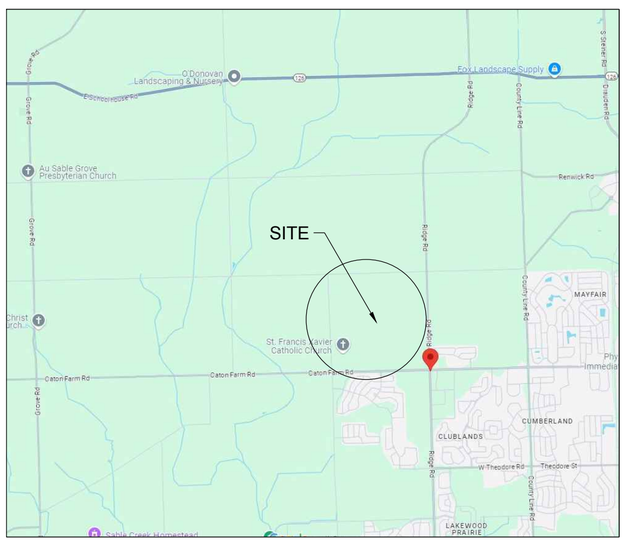
Project No: 241015
Group No: VP04.2

DRAFTING COMPLETED: 10-07-24 | DRAWN BY: SPK | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A | CHECKED BY: CDB | SCALE: 1" = N/A

SHEET NO. 4 of 4

PLAT OF ZONING
OF
MCN Vista Ridge, Joliet, IL

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

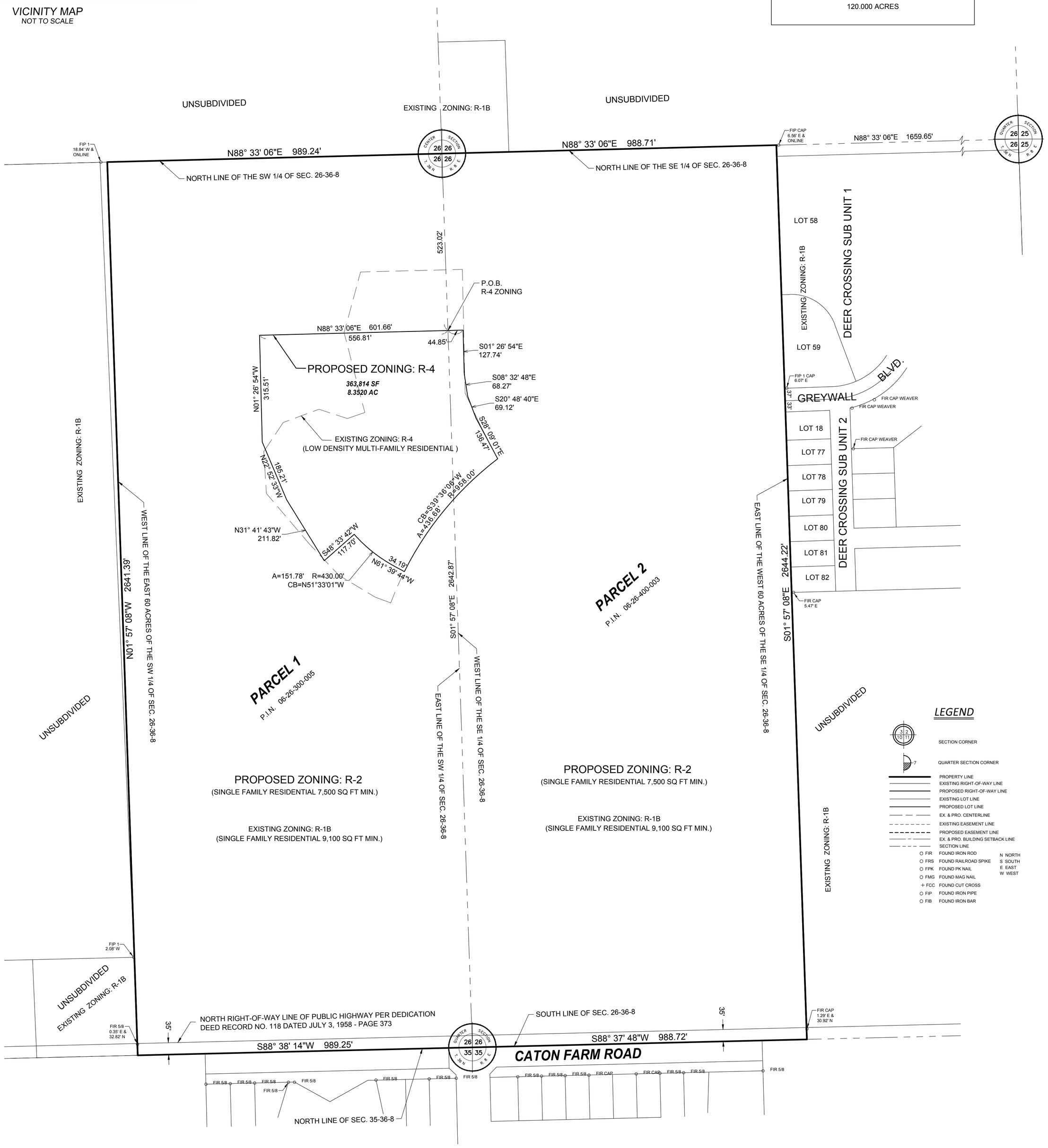
150' 0 75' 150' 300' 600'

1" = 150'

AREA

5,227,200 SQ. FT.

120.000 ACRES



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE

FIR	FOUND IRON ROD	N NORTH
FRS	FOUND RAILROAD SPIKE	S SOUTH
FPK	FOUND PK NAIL	E EAST
FMG	FOUND MAG NAIL	W WEST
FCC	FOUND CUT CROSS	
FIP	FOUND IRON PIPE	
FIB	FOUND IRON BAR	

R-2 ZONING

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

TOGETHER WITH:

PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH ½ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTHWESTERLY ALONG A 958.00 FEET RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 36 MINUTES 06 SECONDS WEST, FOR AN ARC LENGTH OF 436.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61 DEGREES 39 MINUTES 44 SECONDS WEST, 34.19 FEET; THENCE NORTHERLY ALONG A 430.00 FEET RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 51 DEGREES 33 MINUTES 01 SECONDS WEST, FOR AN ARC LENGTH OF 151.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48 DEGREES 33 MINUTES 42 SECONDS WEST, 117.70 FEET; THENCE NORTH 31 DEGREES 41 MINUTES 43 SECONDS WEST, 211.82 FEET; THENCE NORTH 22 DEGREES 52 MINUTES 33 SECONDS WEST, 185.21 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 315.51 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

R-4 ZONING

THAT PART OF THE SOUTH ½ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 26; THENCE SOUTH 01 DEGREES 57 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 523.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 54 SECONDS EAST, 127.74 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS EAST, 68.27 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 40 SECONDS EAST, 69.12 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 01 SECONDS EAST, 136.47 FEET; THENCE SOUTHWESTERLY ALONG A 958.00 FEET RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A CHORD BEARING OF SOUTH 39 DEGREES 36 MINUTES 06 SECONDS WEST, FOR AN ARC LENGTH OF 436.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 61 DEGREES 39 MINUTES 44 SECONDS WEST, 34.19 FEET; THENCE NORTHERLY ALONG A 430.00 FEET RADIUS CURVE, CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 51 DEGREES 33 MINUTES 01 SECONDS WEST, FOR AN ARC LENGTH OF 151.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 48 DEGREES 33 MINUTES 42 SECONDS WEST, 117.70 FEET; THENCE NORTH 31 DEGREES 41 MINUTES 43 SECONDS WEST, 211.82 FEET; THENCE NORTH 22 DEGREES 52 MINUTES 33 SECONDS WEST, 185.21 FEET; THENCE NORTH 01 DEGREES 26 MINUTES 54 SECONDS WEST, 315.51 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 06 SECONDS EAST, 556.81 FEET TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF SEPTEMBER, A.D., 2024.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS		
NO.	DATE	DESCRIPTION

PLAT OF ZONING
MCN Vista Ridge, Joliet, IL

Project No: 241015
Group No: VP04.3

DRAFTING COMPLETED: 09-23-24	DRAWN BY: SPK	PROJECT MANAGER: CDB	SHEET NO. 1 of 1
FIELD WORK COMPLETED: N/A	CHECKED BY: CDB	SCALE: 1" = 150'	

N:\2024\241015\Drawings\ACAD\SYVP04.3 Zoning\ZON241015_20240923.dwg, skoleva

October 17, 2024

Mr. James Torri
City of Joliet
Planning Director

Re: Vista Ridge

Dear Mr. Torri:

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

Ryan Homes is submitting the following plans:

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

Sincerely,
NVR/Ryan Homes

Mike Ciabattoni
Market Manager & Vice President

Approved: _____ Date: _____

VISTA RIDGE - PRODUCT

JOLIET, IL

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

A Long History of Quality

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

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

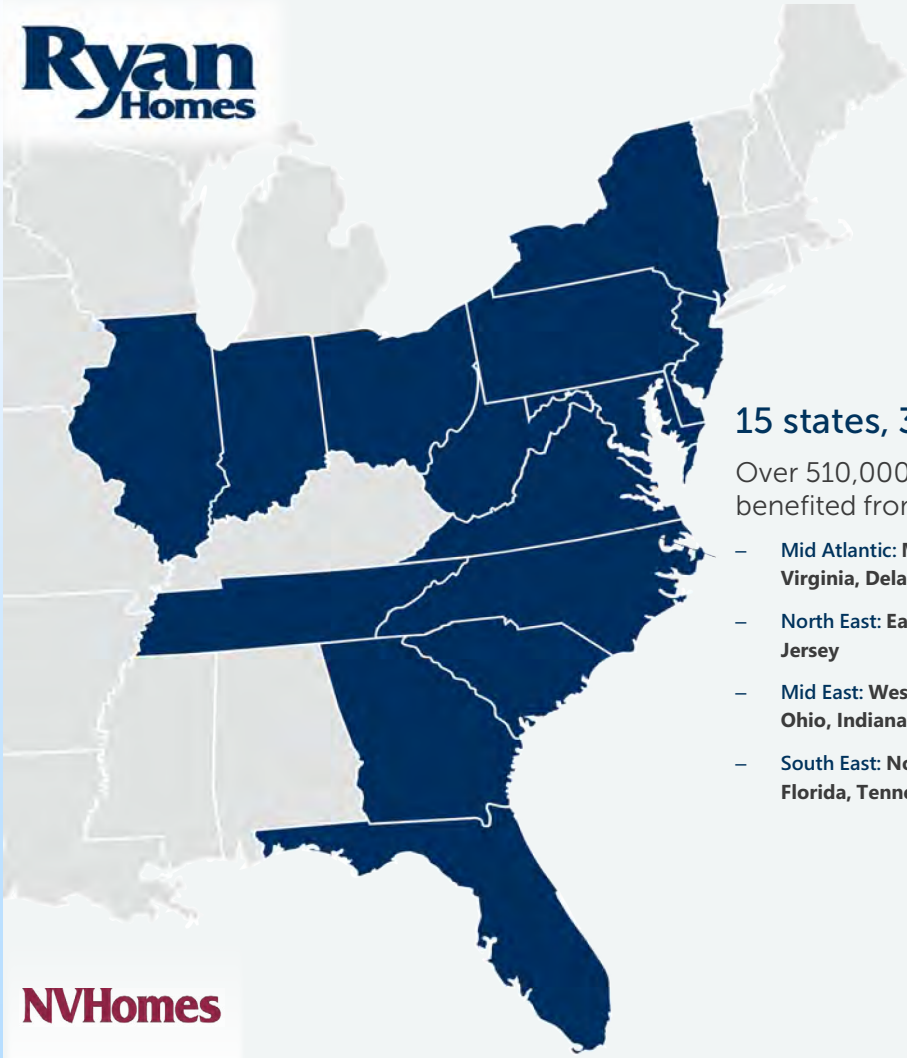
Ryan Homes

NVR

NVHomes

Heartland Homes

NVR builds single-family homes, townhomes and condos.



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

Local Success – Chicago, IL Market

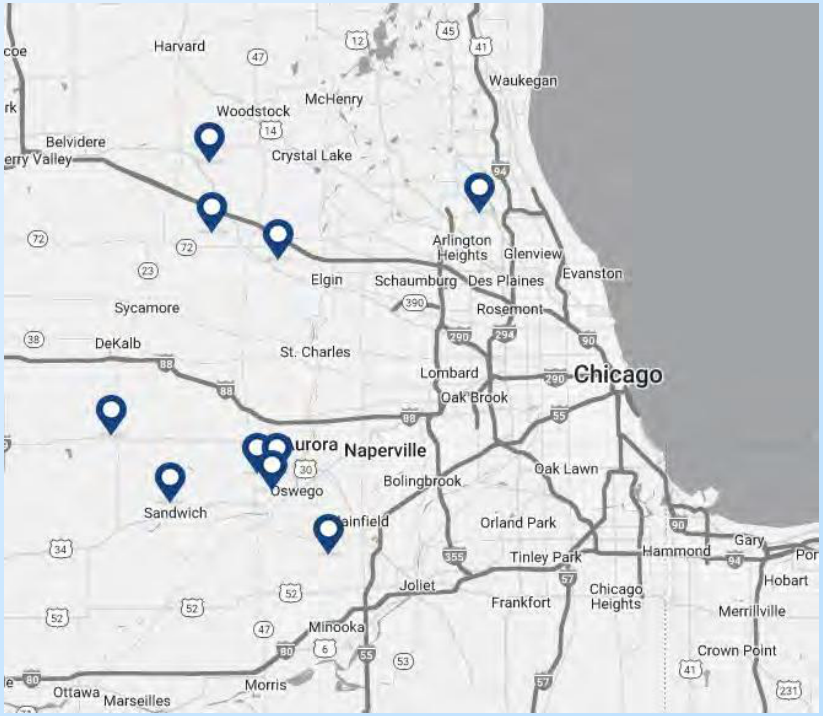
Top 5 Builder in IL:

- 10+ Active Communities
- 473 Closings in 2023

2024 Projected Sales: **400+ Homes**

Representative Projects:

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



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

Product Offering – Single Family Detached

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

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

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

Elevations – ASH

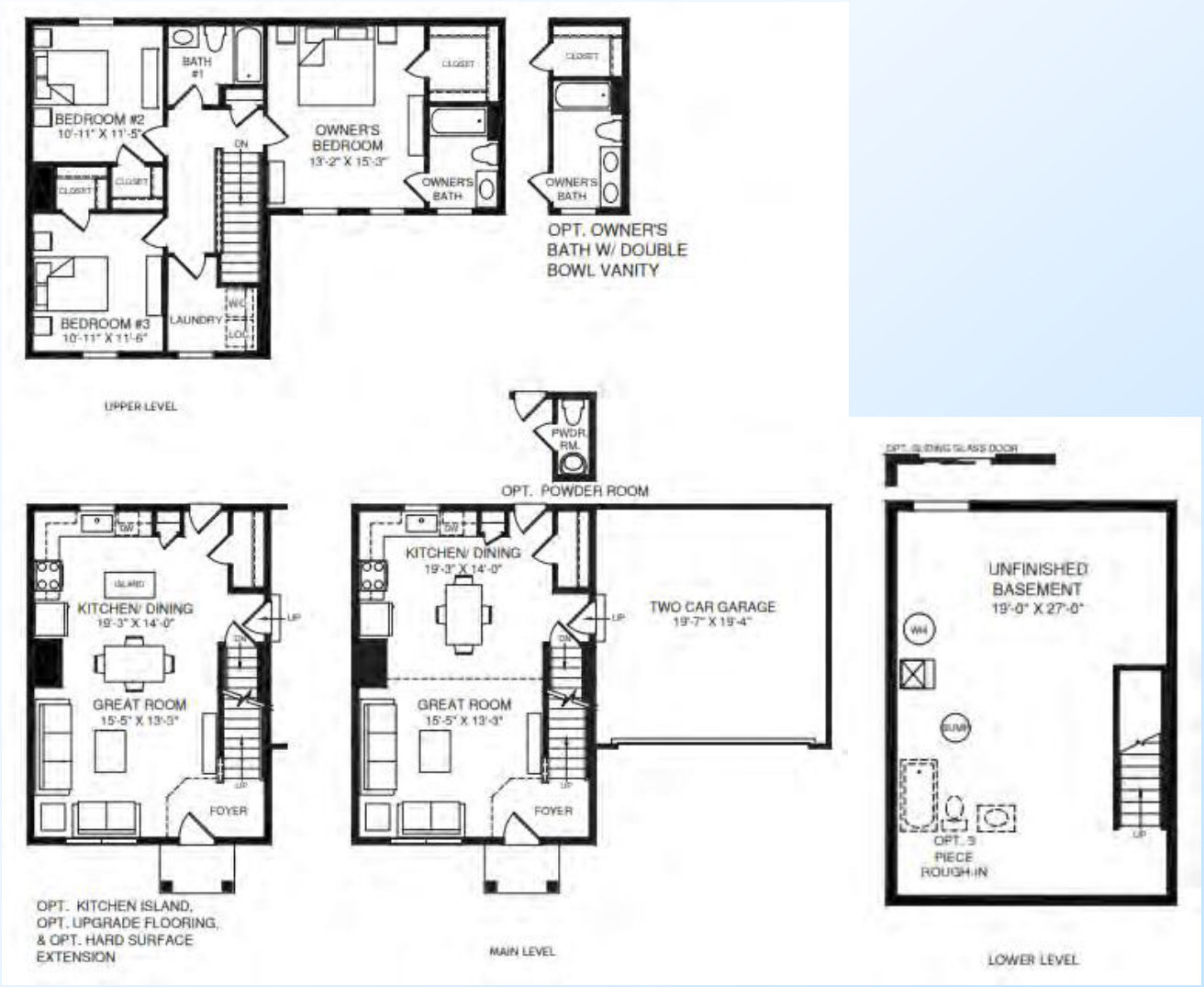
ASH

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

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

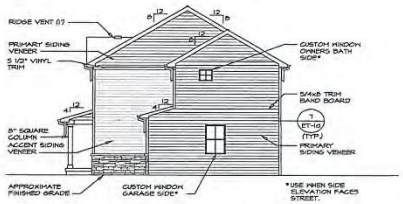
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – ASH

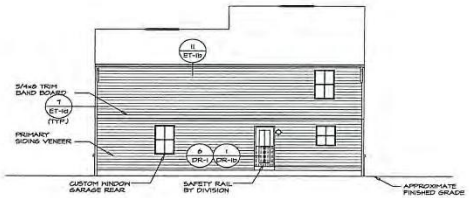


CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

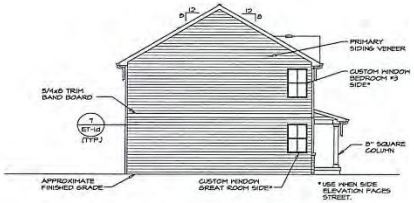
1 C-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



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



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



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

REMARKS | REV. NO. | DATE

© NVR, Inc.
The ideas, concepts, designs, & plans contained in these plans have been prepared by NVR, Inc. for use in connection with the specific project shown. They are not to be used in any other way without the written permission of NVR, Inc.

NVR
NVR, Inc.
5335 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. ASFOO
VERSION C1
DRAWN BY
DATE:
OPTION

DRAWING TITLE
ELEVATIONS WITH COMMUNITY OPTIONS

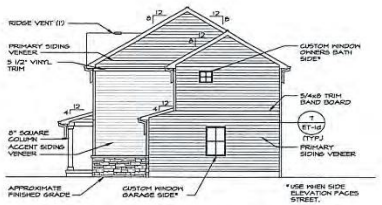
OPTION DESCRIPTION

SHEET NO. ASH

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

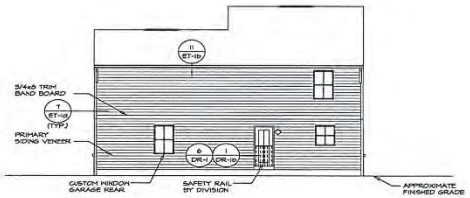
1 C-1 FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0"



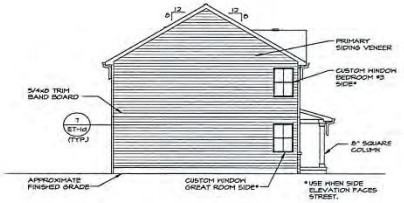
2 C-1 RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



3 C-1 REAR ELEVATION

SCALE: 1/4" = 1'-0"



4 C-1 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

© NVR, Inc.
The owner, architect, surveyor, its agents and employees assume no liability for the use of these plans. These plans are not to be changed, modified, reproduced or copied in any form or manner whatsoever nor are they to be assigned to any third party, without first obtaining the express written consent of NVR, Inc.

NVR

NVR, Inc.
5285 Westview Dr., Suite 100
Frederick, MD 21703

REMARKS | REV. NO. | DATE

SHEET NO. | ASH | SET NO. ASH00 VERSION 05

DRAWING TITLE
ELEVATIONS WITH COMMUNITY OPTIONS

DRAWN BY:
DATE:
OPTION DESCRIPTION

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

Elevations – BAYBERRY

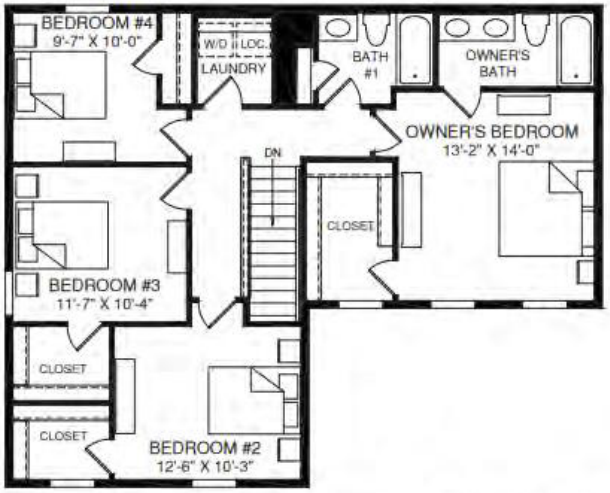
BAYBERRY

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

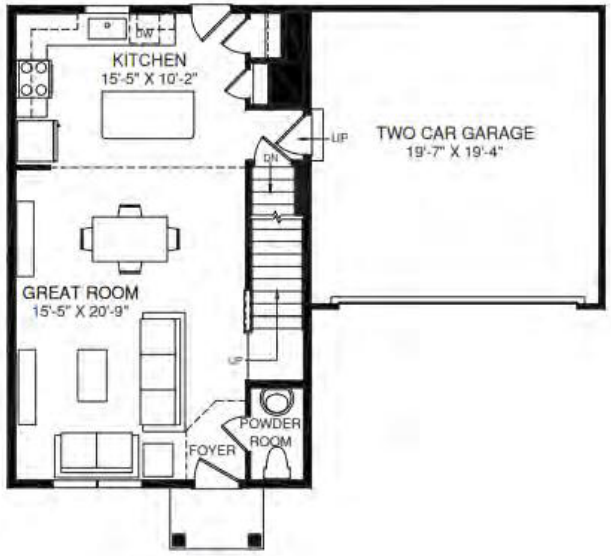
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

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

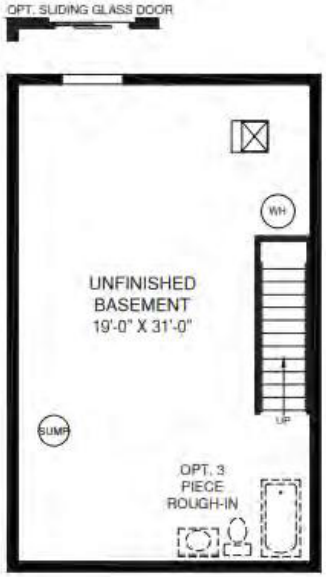
Elevations – BAYBERRY



UPPER LEVEL



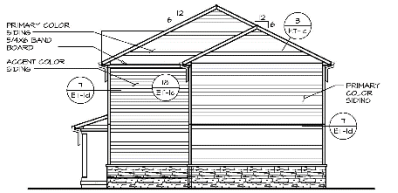
MAIN LEVEL



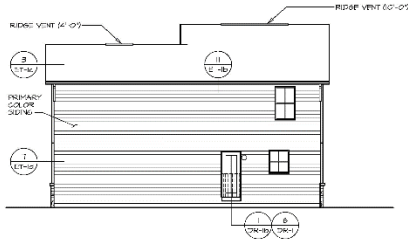
LOWER LEVEL

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

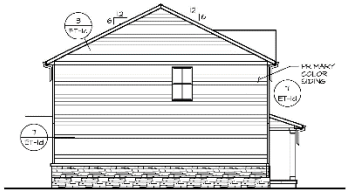
FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



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



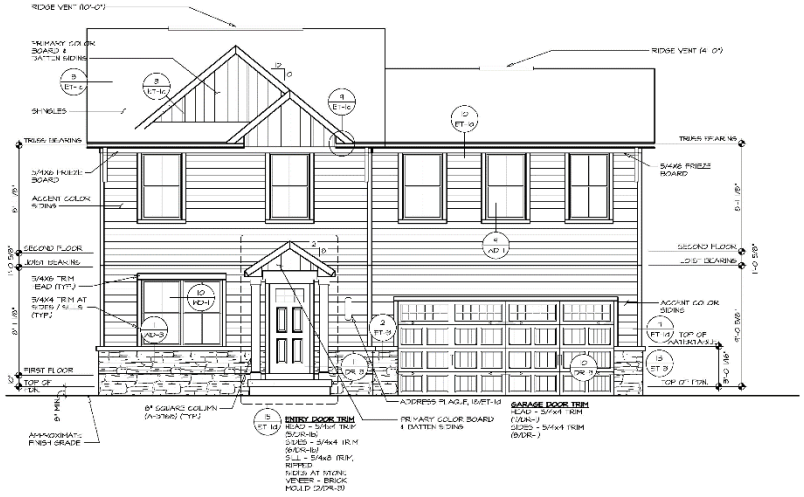
REAR ELEVATION
SCALE: 1/8" = 1'-0"



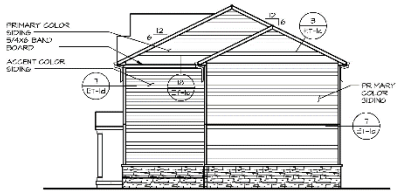
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NVR
SHEET NO.
MODEL BAYBERRY
ELEVATION K
COMMUNITY OPTION STONE WATER TABLE

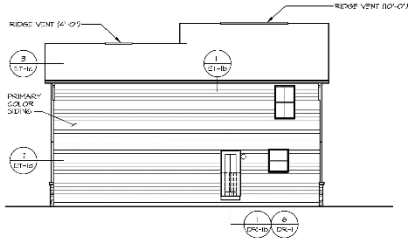
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



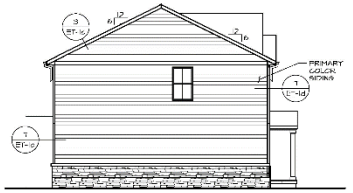
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



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



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



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

BAYBERRY

ELEVATION L
COMMUNITY OPT ON STONE WATER TABLE

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

Elevations – CYPRESS

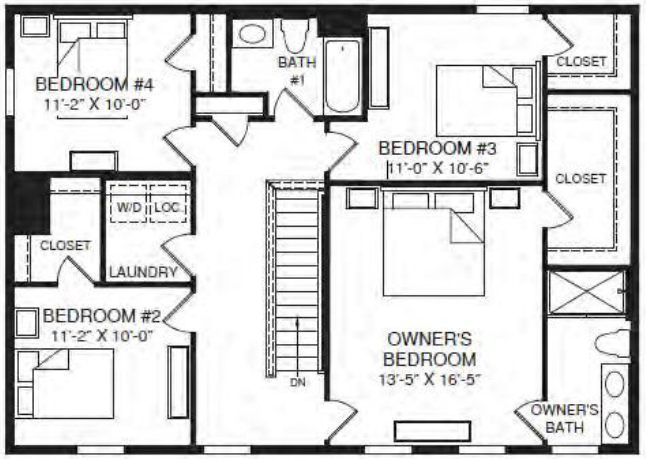
CYPRESS

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

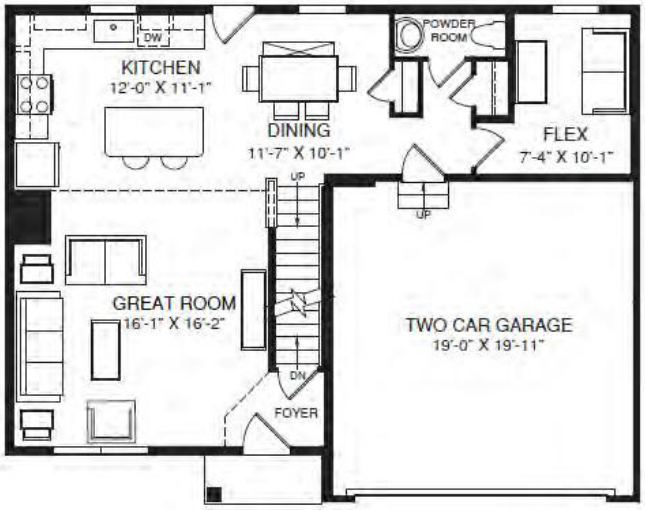
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

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

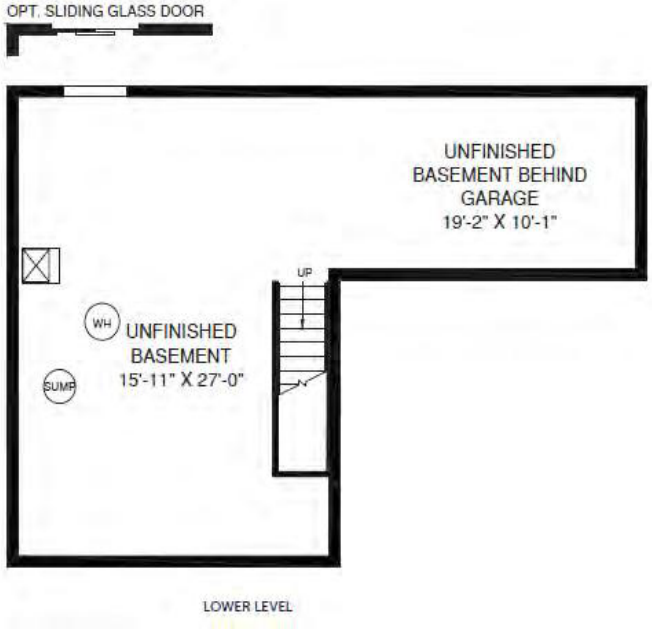
Elevations – CYPRESS



UPPER LEVEL

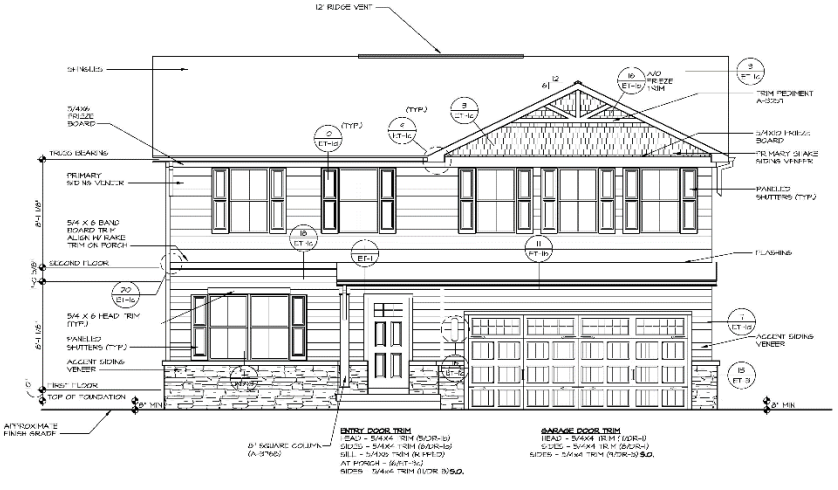


MAIN LEVEL

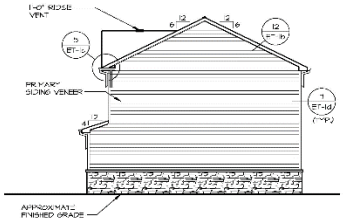


LOWER LEVEL

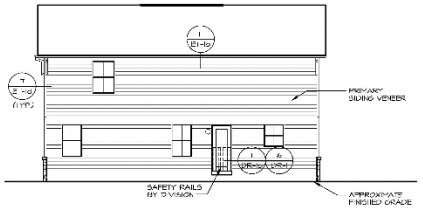
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



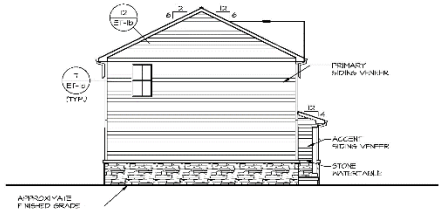
FRONT ELEVATION - K
SCALE: 1/4" = 1'-0"



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



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



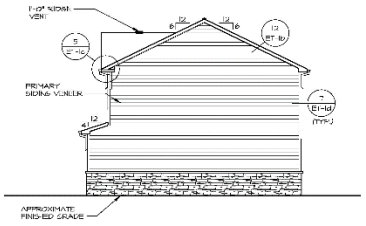
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NVR
NVR, Inc.
Suite A-200, Light 100
Chesapeake, VA 23703

CYPRESS

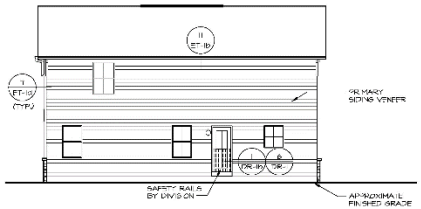
ELEVATION K
COMMUNITY OPTION STONE MASTER TABLE

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



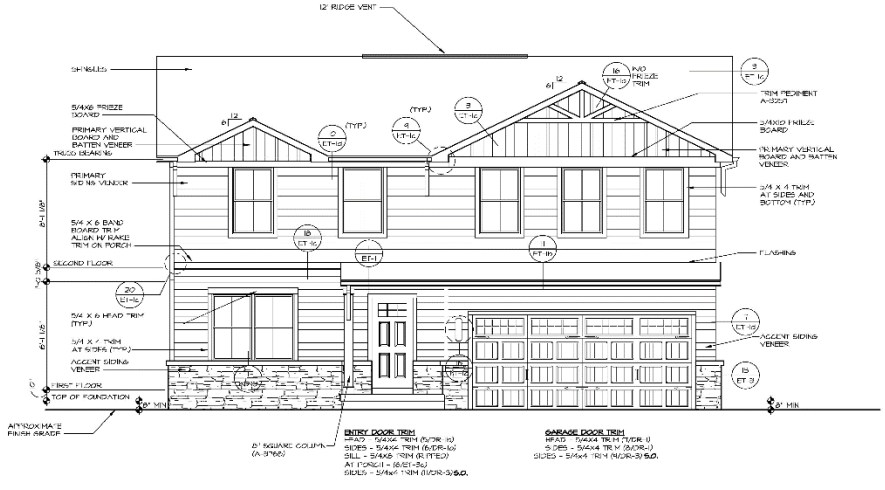
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



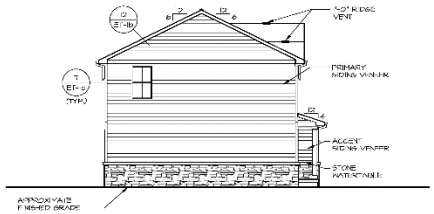
REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - L

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NVR

CYPRESS

ELEVATION - COMMUNITY OPTION STONE WATER TABLE

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

Elevations – ELDERBERRY

ELDERBERRY

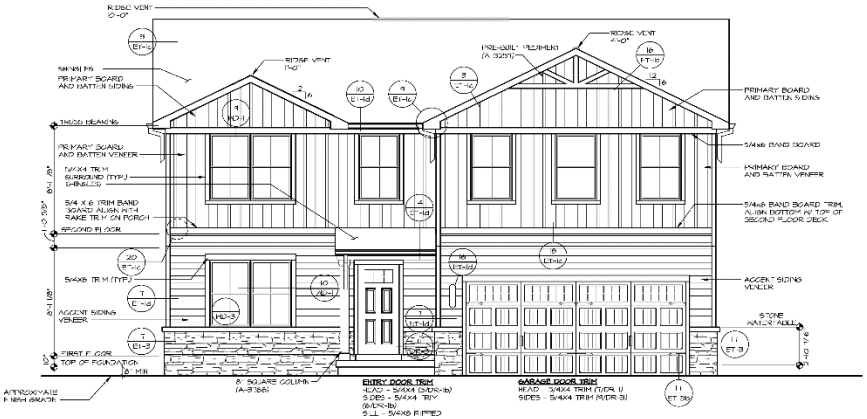
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2231 SF

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

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

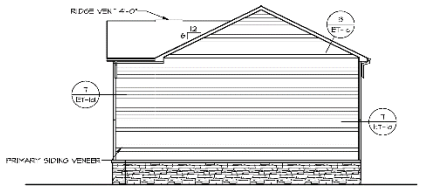
Elevations – ELDERBERRY

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



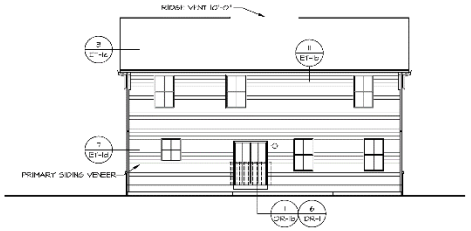
1 C-8 **FRONT ELEVATION "L"**

SCALE: 1/4" = 1'-0"



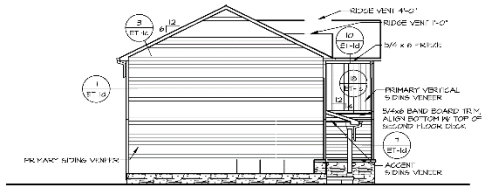
2 C-8 **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



3 C-8 **REAR ELEVATION**

SCALE: 1/8" = 1'-0"



4 C-8 **LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

NO.	DATE	REMARKS
REV.		

NVR

SHEET NO.

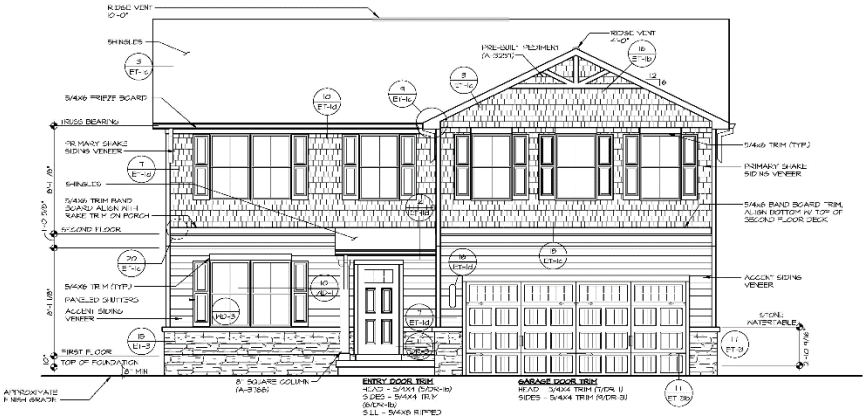
ELDERBERRY

SIGNATURE

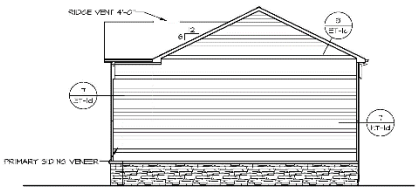
DESIGNATION

ELEVATION - COMMUNITY OPTION STONE WATER TABLE

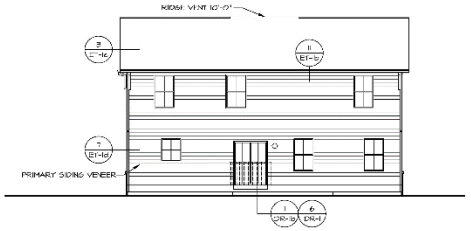
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



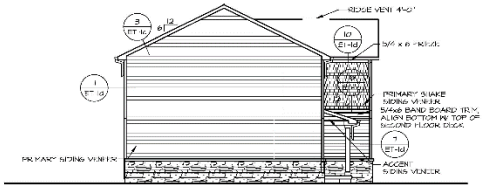
FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



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



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



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

NVR
SHEET NO.
ELDERBERRY
1500 SQ. FT.
TOP ELEVATION
ELEVATION K
COMMUNITY OPTIONS STONE WATER TABLE

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

Elevations – HAZELNUT

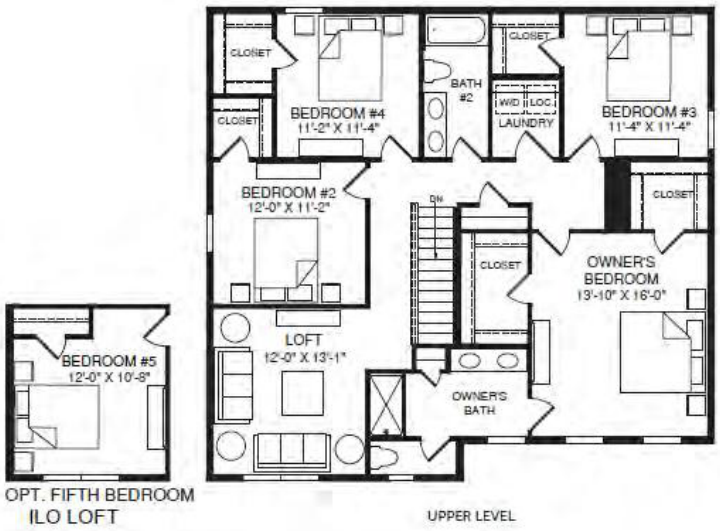
HAZELNUT

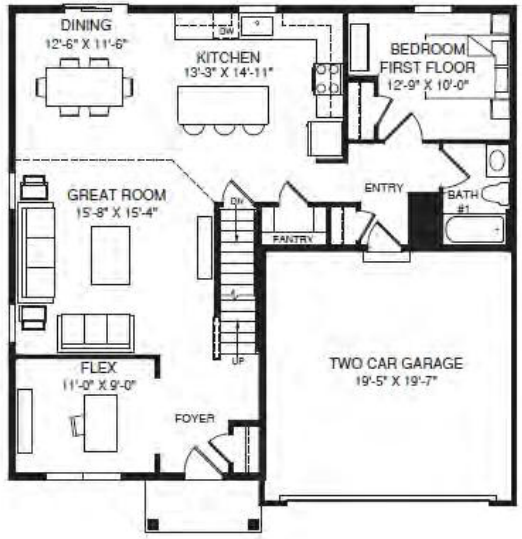
Standard: 5 Beds, 3 Baths, 2-Car Garage, 2571 SF

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

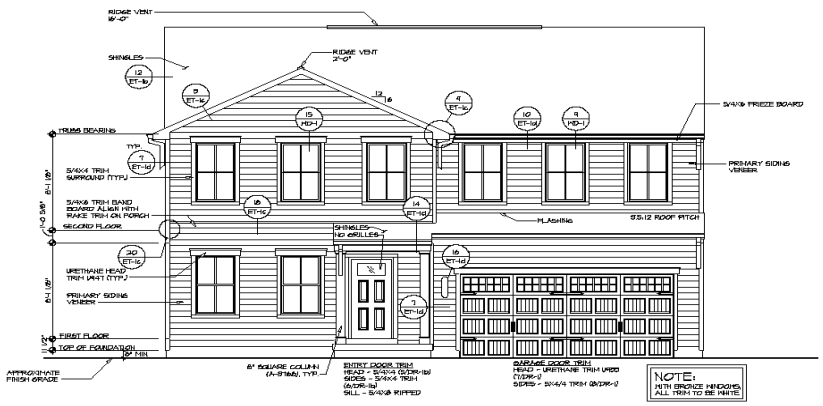
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – HAZELNUT



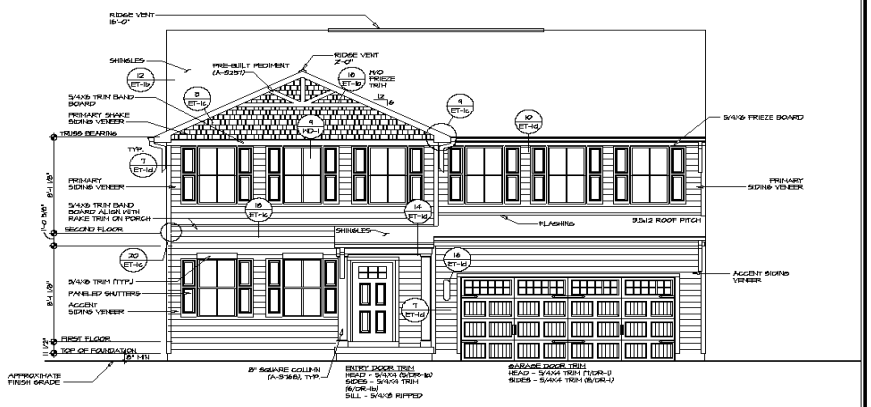


CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



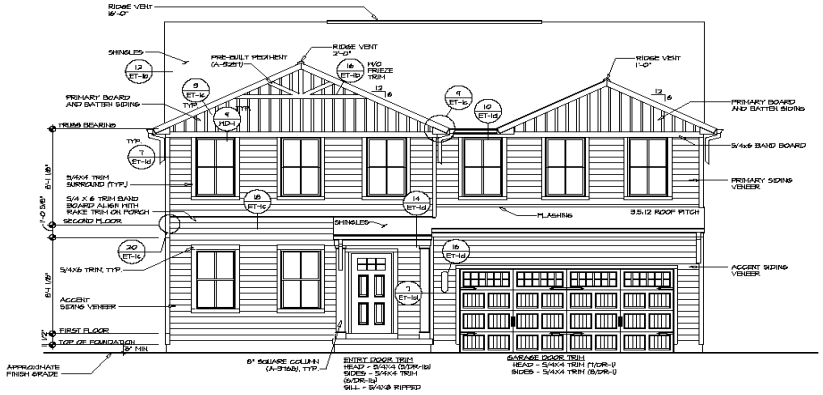
FRONT ELEVATION "F"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0"



FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0"

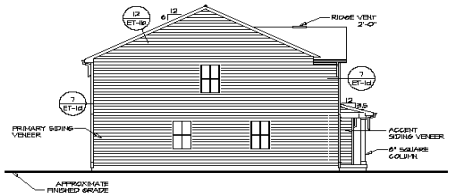
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

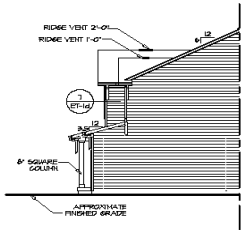
MODEL: HAZELNUT
FRONT ELEVATION
OPTION: SIDE/REAR
EXTERIOR TRIM - LINEAL FT/G

NVR

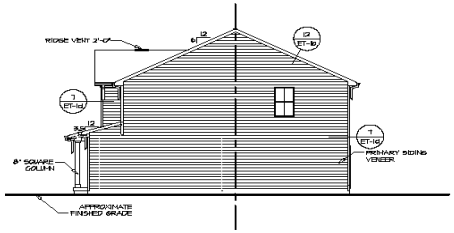
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



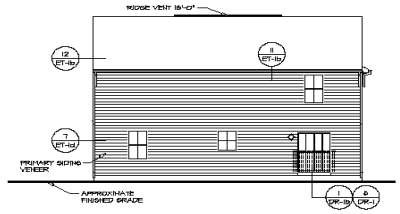
1 A-3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 A-3 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"



2 A-3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION F "ELF"
ELEVATION K "ELK"



4 A-3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

REMARKS | REV. NO. | DATE

NVR
NVR, Inc.
5200 Stonehenge Dr., Ste. 150
Frederick, MD 21703

MODEL: HAZELNUT
SIDES/REAR ELEVATION
OPTION: SIDE&REAR

SHEET NO.

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

Elevations – SILVER OAK

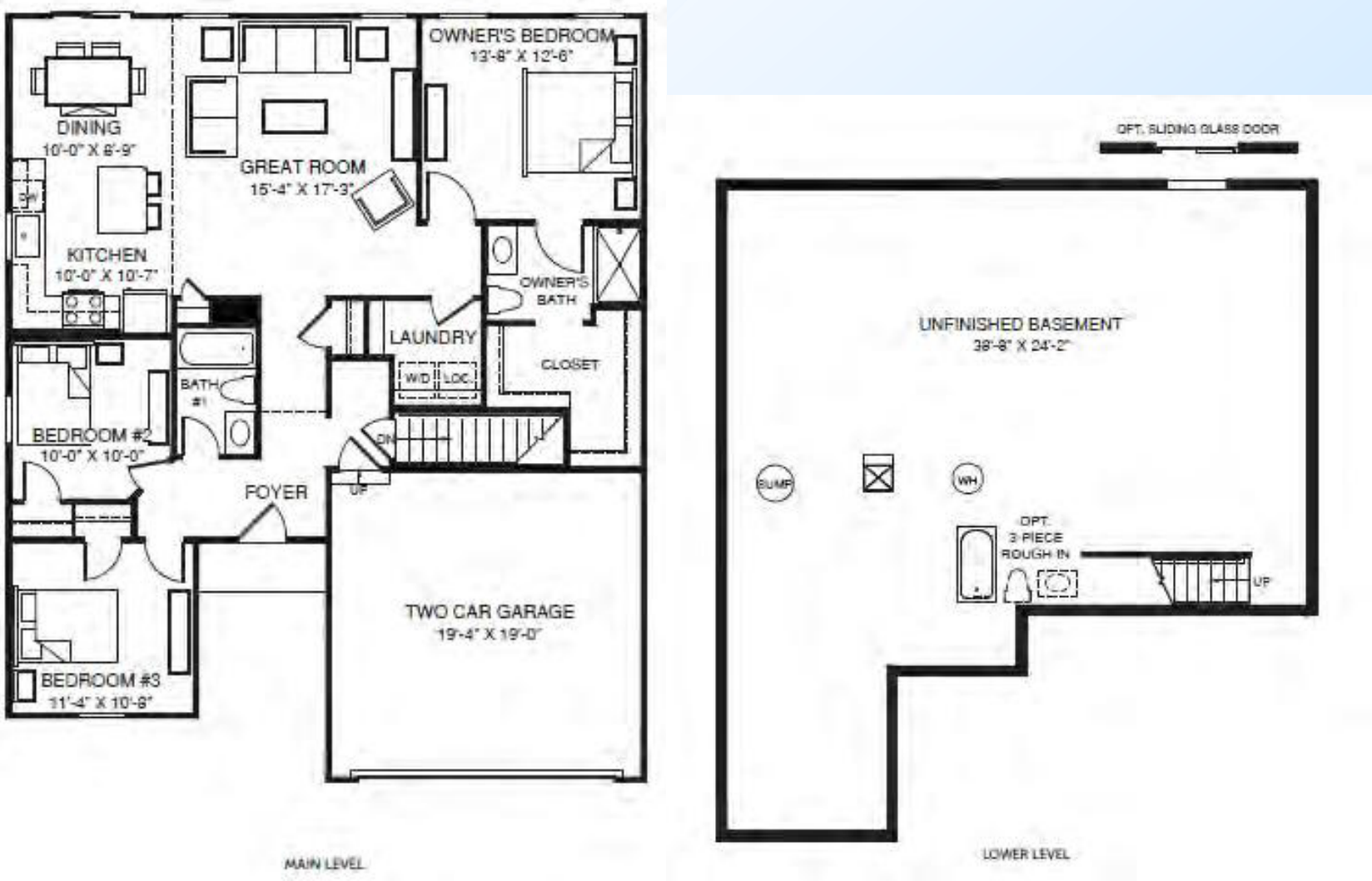
SILVER OAK

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

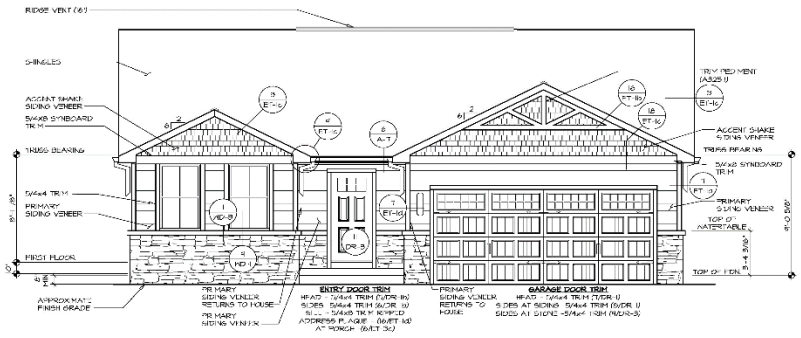
*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

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

Elevations – SILVER OAK

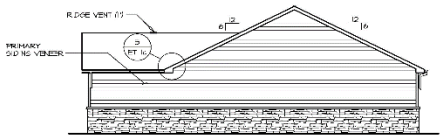


CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



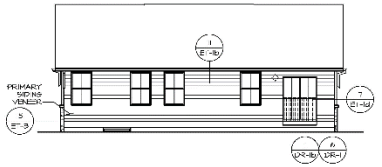
1 FRONT ELEVATION - L

SCALE: 1/4" = 1'-0"



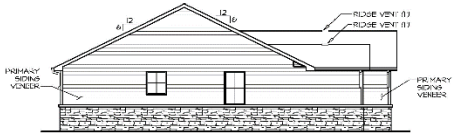
2 RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

SCALE: 1/8" = 1'-0"



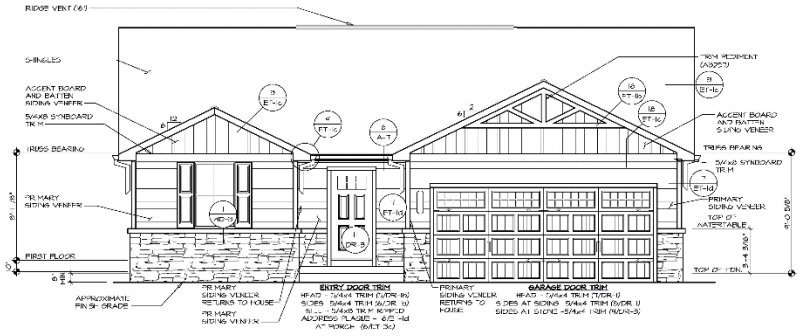
4 LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SILVER OAK

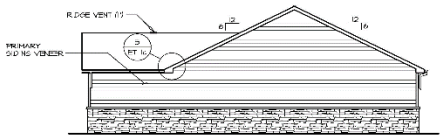
ELEVATION - COMMUNITY OPTION STONE WATER TABLE

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



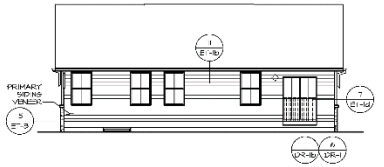
FRONT ELEVATION - K

C-5 SCALE: 1/4" = 1'-0"



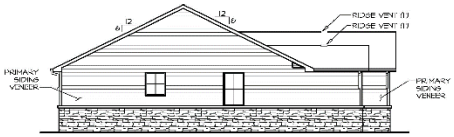
RIGHT SIDE ELEVATION

2 C-5 SCALE: 1/8" = 1'-0"



REAR ELEVATION

3 C-5 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

4 C-5 SCALE: 1/8" = 1'-0"

NVR

SILVER OAK

ELEVATION 'K'
COMMUNITY OPTION STONE WATER TABLE

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

Elevations – WALNUT

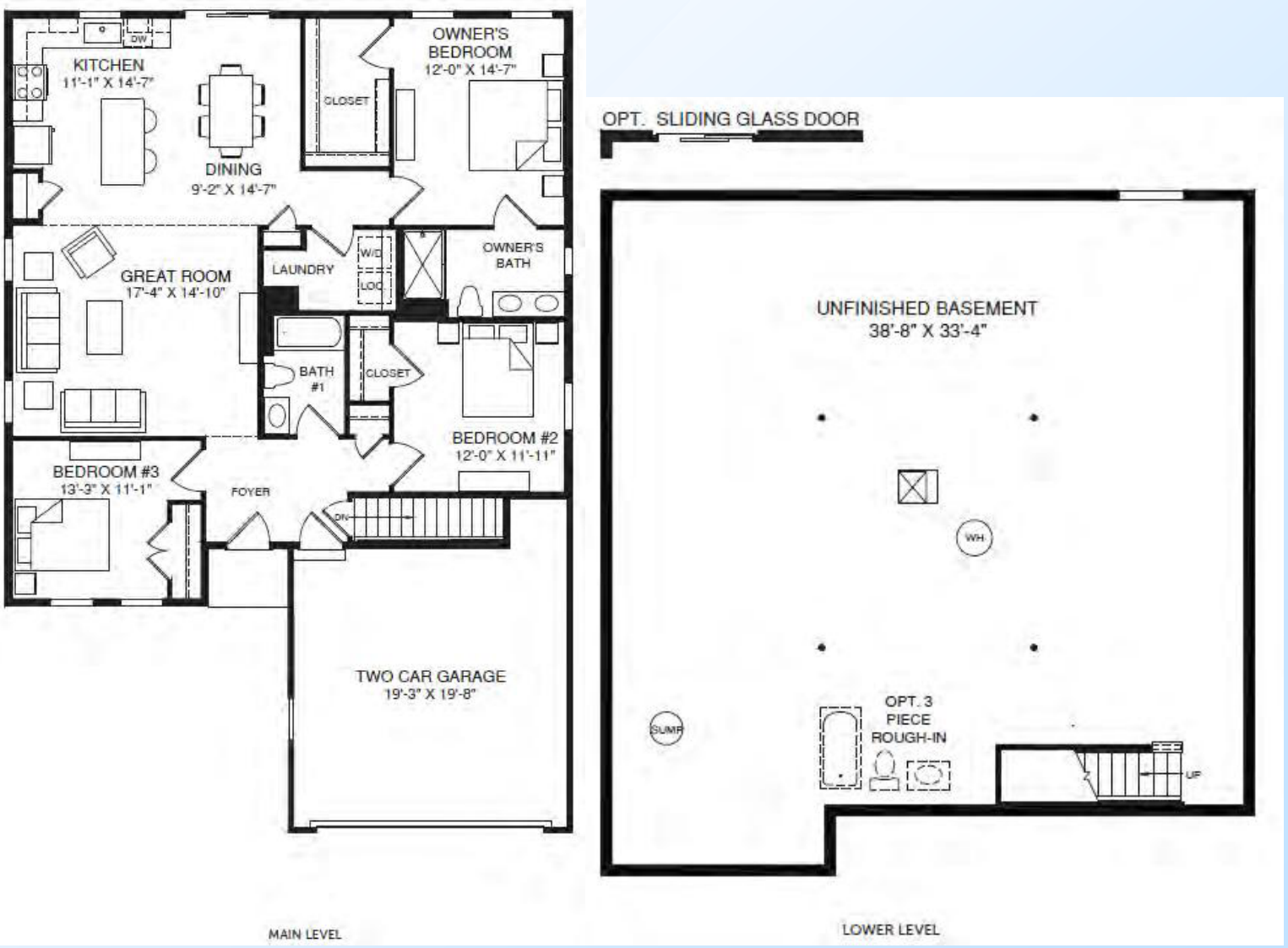
WALNUT

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

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

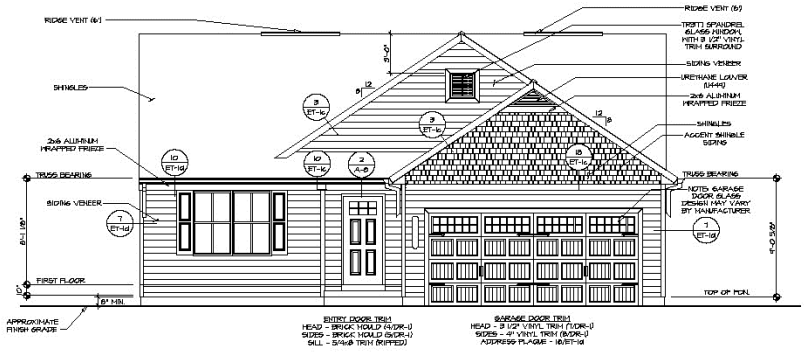
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – WALNUT



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

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

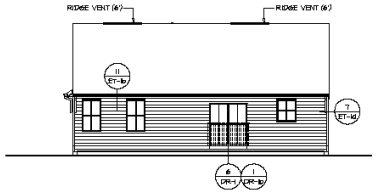


2 / A-1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"

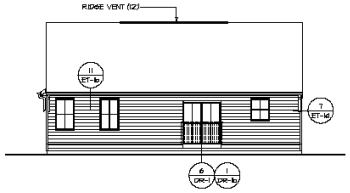
1 / A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"

MODEL: WALNUT
FRONT ELEVATION
OPTION
OPTION DESCRIPTION
SHEET NO.

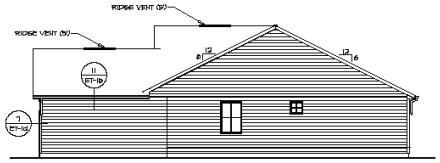
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



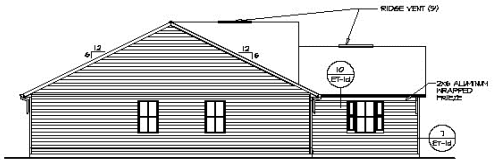
2 A-2e **REAR ELEVATION "L"**
SCALE: 1/8" = 1'-0"



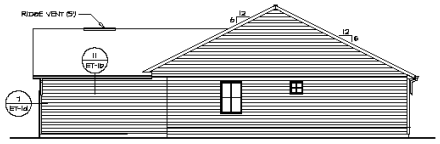
1 A-2e **REAR ELEVATION "K"**
SCALE: 1/8" = 1'-0"



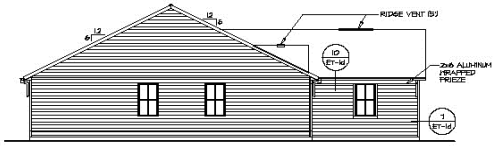
2 A-2e **RIGHT ELEVATION "L"**
SCALE: 1/8" = 1'-0"



3 A-2 **LEFT ELEVATION "L"**
SCALE: 1/8" = 1'-0"



1 A-2e **RIGHT ELEVATION "K"**
SCALE: 1/8" = 1'-0"



1 A-2 **LEFT ELEVATION "K"**
SCALE: 1/8" = 1'-0"

REMARKS

REV. NO. DATE

NVR

SHEET NO. MODEL - WALNUT OPTION DESCRIPTION OPTION

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

Product Offering – Single Family Attached

***Typical Driveway Width: 12ft**

(2-car minimum width)

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

- **Two-Story Homes**
- **3 beds**
- **2 bath**
- **1513 SF**
- **Single Car Front-Loaded Garage**

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

Product Offering – Single Family Attached

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

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

FRONT ELEVATION "A"

FRONT ELEVATION "B"

FRONT ELEVATION "C"

NOTE:
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER

NVR

MODEL PERIWINKLE

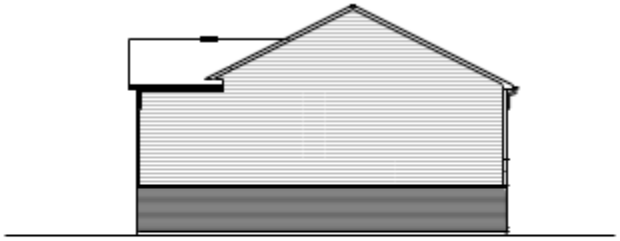
FRONT ELEVATIONS

OPTION DESCRIPTION

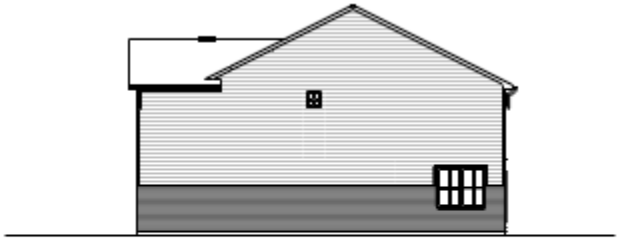
OPTION

4

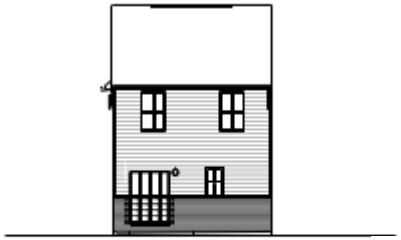
CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

4 - UNIT BUILDING

5 - UNIT BUILDING

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

NVR

MODEL PERIWINKLE

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

SAMPLE INTERIOR: ELDERBERRY

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

SAMPLE INTERIOR: ELDERBERRY

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

SAMPLE INTERIOR: ELDERBERRY

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

SAMPLE INTERIOR: ELDERBERRY

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

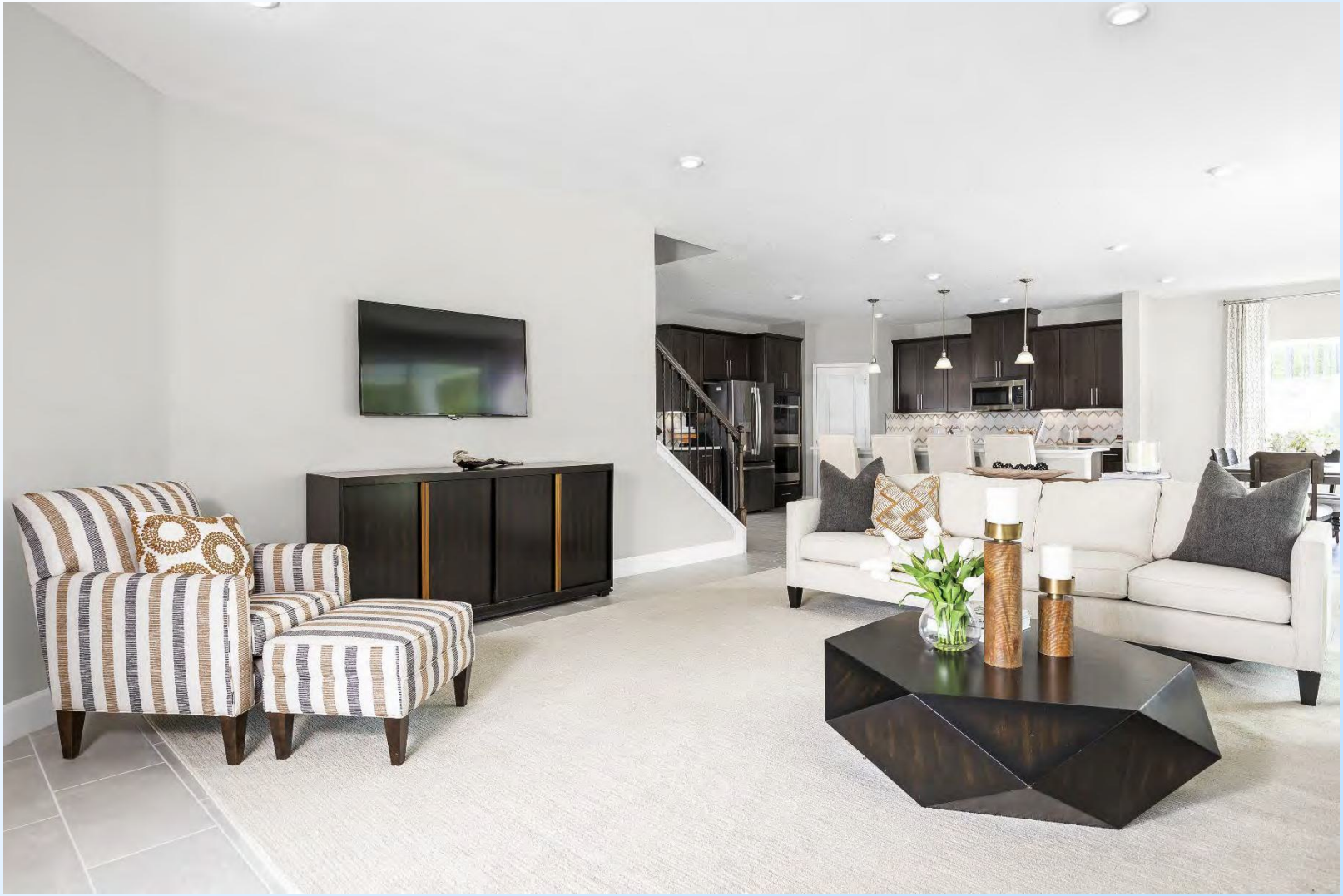
SAMPLE INTERIOR: ELDERBERRY

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

SAMPLE INTERIOR: PERIWINKLE

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

SAMPLE INTERIOR: PERIWINKLE



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

SAMPLE INTERIOR: PERIWINKLE

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

SAMPLE INTERIOR: PERIWINKLE

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

SAMPLE INTERIOR: PERIWINKLE

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

Thank You

Market Manager &
Vice President
Mike Ciabattoni
302.381.4718 | mciabatt@nvrinc.com

General Manager - Land
Mark Fields
630.212.9856 | mfields@nvrinc.com

Land Acquisition Manager
Charles Conde
914.815.0243 | cconde@nvrinc.com

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

LANDSCAPE PLAN FOR:

VISTA RIDGE SUBDIVISION

JOLIET, IL

Site Location Map

SHEET INDEX

SHEET	DESCRIPTION
CS-1.0	COVER SHEET
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN
L-3.0	LANDSCAPE PLAN
L-4.0	LANDSCAPE PLAN
L-5.0	LANDSCAPE PLAN
L-6.0	LANDSCAPE PLAN & PROTO-TYPICAL FOUNDATION LANDSCAPING
L-7.0	PARK AMENITIES

McNaughton DEVELOPMENT, LLC
YOUR LUXURY HOME BUILDER & DEVELOPER
40 YEARS OF EXCELLENCE 1983-2023
Waterfall Glen Execute Office Center – 11S220 Jackson Street, Burr Ridge, Il 60527
Phone: 630-325-3400 • Fax: 630-325-3402 • Web: McNaughtonDevelopment.com
Beautiful Homes and Communities in these Superior Locations:
Burr Ridge • Clarendon Hills • Downers Grove • Western Springs • La Grange Park • Joliet • Oak Brook • Lake Forest
Highland Park • Naperville • Palos Heights • Kildeer • Hinsdale • Orland Park • Powers Lake & Lauderdale Lakes, Wisconsin

PLANT LIST - PARKWAYS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	49	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.0" BB
AFM	20	Acer f. 'Marmo'	Marmo Freeman Maple	2.0" BB
AMM	41	Acer m. 'Morton'	State Street Maple	2.0" BB
CO	73	Celtis occidentalis	Hackberry	2.0" BB
GAG	20	Ginkgo b. 'Autumn Gold'	Autumn Gold Ginkgo	2.0" BB
GPS	23	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.0" BB
GTD	14	Gleditsia ti.'Draves'	Street Keeper Honeylocust	2.0" BB
GTS	79	Gleditsia ti.'Skyline'	Skyline Honeylocust	2.0" BB
GDE	40	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.0" BB
QB	53	Quercus bicolor	Swamp White Oak	2.0" BB
QI	34	Quercus imbricaria	Shingle Oak	2.0" BB
QR	44	Quercus rubra	Red Oak	2.0" BB
QRP	29	Quercus r. 'Long'	Regal Prince English Oak	2.0" BB
TAR	50	Tilia a.'Redmond'	Redmond Linden	2.0" BB
TCG	50	Tilia c. "Greenspire'	Greenspire Linden	2.0" BB
UA	45	Ulmus 'Morton'	Accolade Elm	2.0" BB
UF	30	Ulmus 'Frontier'	Frontier Elm	2.0" BB
UNH	40	Ulmus 'New Horizon'	New Horizon Elm	2.0" BB
		DECIDUOUS ORNAMENTAL TREES		
MRJ	13	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB
		DECIDUOUS SHRUBS & SHRUB ROSES		
HB	56	Hydrangea p. '1LVOBO'	Bobo Hydrangea	18"/#3
		EVERGREEN SHRUBS		
JDF	13	Juniperus c 'Daub's Frosted'	Daub's Frosted Juniper	24"/#5
		ORNAMENTAL GRASS & PERENNIALS		
CKF	35	Calamgrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SH	28	Sporobolus heterolepis	Prairie Dropseed	#1
ERS	62	Echinacea x. 'Ruby Star'	Ruby Star Coneflower	#1
HHR	57	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
HSW	57	Hemerocallis 'Summer Wine'	Summer Wine Daylily	#1
LBB	162	Liriope m. 'Big Blue'	Big Blue Lilyturf	3-1/4" Pot
PLS	66	Perovskia a. 'Little Spire'	Little Spire Russian Sage	#1

PLANT LIST - CATON FARM RD. BUFFER

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	3	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.0" BB
AS	15	Acer saccharum	Sugar Maple	2.0" BB
CO	5	Celtis occidentalis	Hackberry	2.0" BB
GTI	6	Gleditsia ti.'Shade Master'	Shade Master Honeylocust	2.0" BB
GD	5	Gymnocladus dioicus	Kentucky Coffeetree	2.0" BB
LT	6	Liriodendron tulipifera	Tuliptree	2.0" BB
QB	1	Quercus bicolor	Swamp White Oak	2.0" BB
QI	3	Quercus imbricaria	Shingle Oak	2.0" BB
QM	10	Quercus muehlenbergi	Chinkapin Oak	2.0" BB
QR	10	Quercus rubra	Red Oak	2.0" BB
UA	13	Ulmus 'Morton'	Accolade Elm	2.0" BB
		EVERGREEN TREES		
PA	23	Picea abies	Norway Spruce	6' BB
PGD	14	Picea g. 'Densata'	Black Hills Spruce	6' BB
PP	11	Picea pungens	Colorado Green Spruce	6' BB
PFA	8	Picea p. 'Fat Albert'	Fat Albert Colorado Spruce	6' BB
PFA	6	Picea p. 'Fat Albert'	Fat Albert Colorado Spruce	8' BB
PS	24	Pinus strobus	Eastern White Pine	6' BB
		DECIDUOUS ORNAMENTAL TREES		
CCI	15	Crataegus c. inermis	Thornless Cockspur Hawthorn	6' BBcl.
CWK	8	Crataegus viridis	Winter King Hawthorn	6' BBcl.
MDW	6	Malus 'Donald Wyman'	Donald Wyman Crabapple	2.0" BB
MPF	14	Malus 'Prairie Fire'	Prairie Fire Crabapple	2.0" BB
		DECIDUOUS SHRUBS & SHRUB ROSES		
CR	18	Cornus racemosa	Grey Dogwood	3' BB
CL	26	Cotoneaster lucidus	Peking Cotoneaster	36"/#5
EAC	34	Euonymus a. 'Compactus'	Dwarf Burning Bush	3' BB
HQF	12	Hydrangea p. 'Bulk'	Quick Fire Hydrangea	30"/#5
VD	16	Viburnum dentatum	Arrowwood Viburnum	3' BB
VLM	11	Viburnum l. 'Mohican'	Mohican Viburnum	3' BB
		EVERGREEN SHRUBS		
JDF	8	Juniperus c 'Daub's Frosted'	Daub's Frosted Juniper	24"/#5
JSG	126	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
		ORNAMENTAL GRASS & PERENNIALS		
DPF	12	Deschampsia c. 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	#1
PPF	18	Panicum v. 'Prairie Fire'	Prairie Fire Switch Grass	#1
NBW	34	Nepeta r. 'Blue Wonder'	Blue Wonder Catmint	#1

PLANT LIST - HIDDEN HORIZON DR. BUFFER

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AS	4	Acer saccharum	Sugar Maple	2.0" BB
CO	3	Celtis occidentalis	Hackberry	2.0" BB
LT	3	Liriodendron tulipifera	Tuliptree	2.0" BB
QB	2	Quercus bicolor	Swamp White Oak	2.0" BB
QI	3	Quercus imbricaria	Shingle Oak	2.0" BB
QBO	3	Quercus macrocrapa	Burr Oak	2.0" BB
QR	1	Quercus rubra	Red Oak	2.0" BB
		EVERGREEN TREES		
PA	15	Picea abies	Norway Spruce	6' BB
PGD	10	Picea g. 'Densata'	Black Hills Spruce	6' BB
PP	18	Picea pungens	Colorado Green Spruce	6' BB
PFA	6	Picea p. 'Fat Albert'	Fat Albert Colorado Spruce	6' BB
PS	5	Pinus strobus	Eastern White Pine	6' BB
		DECIDUOUS ORNAMENTAL TREES		
AAB	18	Amelanchier g. "Autumn Brilliance'	Autumn Brilliance Serviceberry	6' BBcl.
CRB	9	Cercis canadensis	Eastern Redbud	6' BBcl.
CCI	12	Crataegus c. inermis	Thornless Cockspur Hawthorn	6' BBcl.
MDW	9	Malus 'Donald Wyman'	Donald Wyman Crabapple	2.0" BB
		DECIDUOUS SHRUBS & SHRUB ROSES		
REK	10	Rosa 'BAlmir'	Easy Elegance Kashmir Rose	18"/#3
		EVERGREEN SHRUBS		
JDF	8	Juniperus c 'Daub's Frosted'	Daub's Frosted Juniper	24"/#5
		ORNAMENTAL GRASS & PERENNIALS		
PNW	22	Panicum v. 'Northwind'	Northwind Switch Grass	#1
NBW	20	Nepeta r. 'Blue Wonder'	Blue Wonder Catmint	#1

PLANT LIST - DETENTION

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AOG	11	Acer r. 'Autumn Gold'	Autumn Gold Red Maple	2.0" BB
QB	7	Quercus bicolor	Swamp White Oak	2.0" BB
TSB	10	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	2.0" BB
		EVERGREEN TREES		
PA	4	Picea abies	Norway Spruce	6' BB
PGD	8	Picea g. 'Densata'	Black Hills Spruce	6' BB
PP	6	Picea pungens	Colorado Green Spruce	6' BB
PS	10	Pinus strobus	Eastern White Pine	6' BB
		DECIDUOUS ORNAMENTAL TREES		
AAB	6	Amelanchier g. "Autumn Brilliance'	Autumn Brilliance Serviceberry	6' BBcl.
BN	20	Betula nigra	River Birch	6' BBcl.
CWK	2	Crataegus viridis	Winter King Hawthorn	6' BBcl.

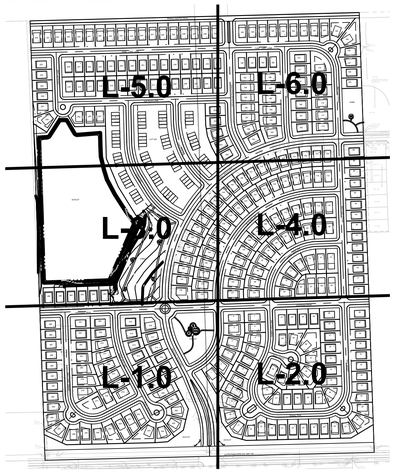
PLANT LIST - MULTI-FAMILY BUFFERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	3	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.0" BB
AFM	1	Acer f. 'Marmo'	Marmo Freeman Maple	2.0" BB
AS	2	Acer saccharum	Sugar Maple	2.0" BB
CO	2	Celtis occidentalis	Hackberry	2.0" BB
GTI	3	Gleditsia ti.'Shade Master'	Shade Master Honeylocust	2.0" BB
GDE	2	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.0" BB
QB	9	Quercus bicolor	Swamp White Oak	2.0" BB
QI	8	Quercus imbricaria	Shingle Oak	2.0" BB
QBO	2	Quercus macrocrapa	Burr Oak	2.0" BB
QM	1	Quercus muehlenbergi	Chinkapin Oak	2.0" BB
QR	2	Quercus rubra	Red Oak	2.0" BB
TSB	2	Taxodium d. 'Mickelson'	Shawnee Brave Bald Cypress	2.0" BB
TAR	5	Tilia a.'Redmond'	Redmond Linden	2.0" BB
TCG	3	Tilia c. "Greenspire'	Greenspire Linden	2.0" BB
UA	7	Ulmus 'Morton'	Accolade Elm	2.0" BB
		EVERGREEN TREES		
PA	15	Picea abies	Norway Spruce	6' BB
PP	12	Picea pungens	Colorado Green Spruce	6' BB
PS	6	Pinus strobus	Eastern White Pine	6' BB
		DECIDUOUS ORNAMENTAL TREES		
AAB	3	Amelanchier g. "Autumn Brilliance'	Autumn Brilliance Serviceberry	6' BBcl.
CRB	4	Cercis canadensis	Eastern Redbud	6' BBcl.
CCI	4	Crataegus c. inermis	Thornless Cockspur Hawthorn	6' BBcl.
CA	4	Cornus alternifolia	Pagoda Dogwood	6' BBcl.
MDW	12	Malus 'Donald Wyman'	Donald Wyman Crabapple	2.0" BB
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB
		DECIDUOUS SHRUBS & SHRUB ROSES		
CR	19	Cornus racemosa	Grey Dogwood	3' BB
CL	19	Cotoneaster lucidus	Peking Cotoneaster	36"/#5
PSW	27	Physocarpus o. 'Seward'	Summer Wine Ninebark	36"/#5
SMK	29	Syringa p. 'Miss Kim'	Miss Kim Lilac	30"/#5
VBM	24	Viburnum d. 'Christom'	Blue Muffin Arrowwood Viburnum	36"/#5
		EVERGREEN SHRUBS		
JKC	30	Juniperus c. 'Kalley's'	Kalleys Compact Juniper	24"/#5
JSG	39	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5

PLANT LIST - PARK SITES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	3	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
AFM	2	Acer f. 'Marmo'	Marmo Freeman Maple	2.5" BB
AS	5	Acer saccharum	Sugar Maple	2.5" BB
GTS	9	Gleditsia ti.'Skyline'	Skyline Honeylocust	2.5" BB
QB	4	Quercus bicolor	Swamp White Oak	2.5" BB
QM	2	Quercus muehlenbergi	Chinkapin Oak	2.5" BB
QR	6	Quercus rubra	Red Oak	2.5" BB
TCG	3	Tilia c. "Greenspire'	Greenspire Linden	2.5" BB
UA	5	Ulmus 'Morton'	Accolade Elm	2.5" BB
UNH	9	Ulmus 'New Horizon'	New Horizon Elm	2.5" BB
		EVERGREEN TREES		
PA	10	Picea abies	Norway Spruce	6' BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6' BB
PP	6	Picea pungens	Colorado Green Spruce	6' BB
PS	9	Pinus strobus	Eastern White Pine	6' BB
		DECIDUOUS ORNAMENTAL TREES		
AAB	1	Amelanchier g. "Autumn Brilliance'	Autumn Brilliance Serviceberry	6' BBcl.
CRB	4	Cercis canadensis	Eastern Redbud	6' BBcl.
CCI	3	Crataegus c. inermis	Thornless Cockspur Hawthorn	6' BBcl.
MDW	4	Malus 'Donald Wyman'	Donald Wyman Crabapple	2.0" BB
MRJ	6	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB
MPF	2	Malus 'Prairie Fire'	Prairie Fire Crabapple	2.0" BB
		DECIDUOUS SHRUBS & SHRUB ROSES		
HB	2	Hydrangea p. '1LVOBO'	Bobo Hydrangea	18"/#3
RMG	6	Rosa ' BAlgirl'	Easy Elegance My Girl	18"/#3
SMK	6	Syringa p. 'Miss Kim'	Miss Kim Lilac	30"/#5
		EVERGREEN SHRUBS		
JDF	6	Juniperus c 'Daub's Frosted'	Daub's Frosted Juniper	24"/#5
		ORNAMENTAL GRASS & PERENNIALS		
DCG	2	Deschampsia c. 'Goldtau'	Gold Dew Tufted Hair Grass	#1
SSC	18	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
ECS	16	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	#1
HSDO	24	Hemerocallis 'Stella-de-Oro'	Stella-de-Oro Daylily	#1
NKC	16	Nepeta f. 'Kit Cat'	Kit Cat Catmint	#1

SHEET INDEX



CALL JULIE
48 HOURS
BEFORE YOU DIG
1-800-892-0123
TOLL FREE
Operates 24 Hours Every Day

NORTH

0' 20' 40' 80'

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

VISTA RIDGE SUBDIVISION
JOLIET, ILLINOIS

SEAL:
STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
REGISTERED LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

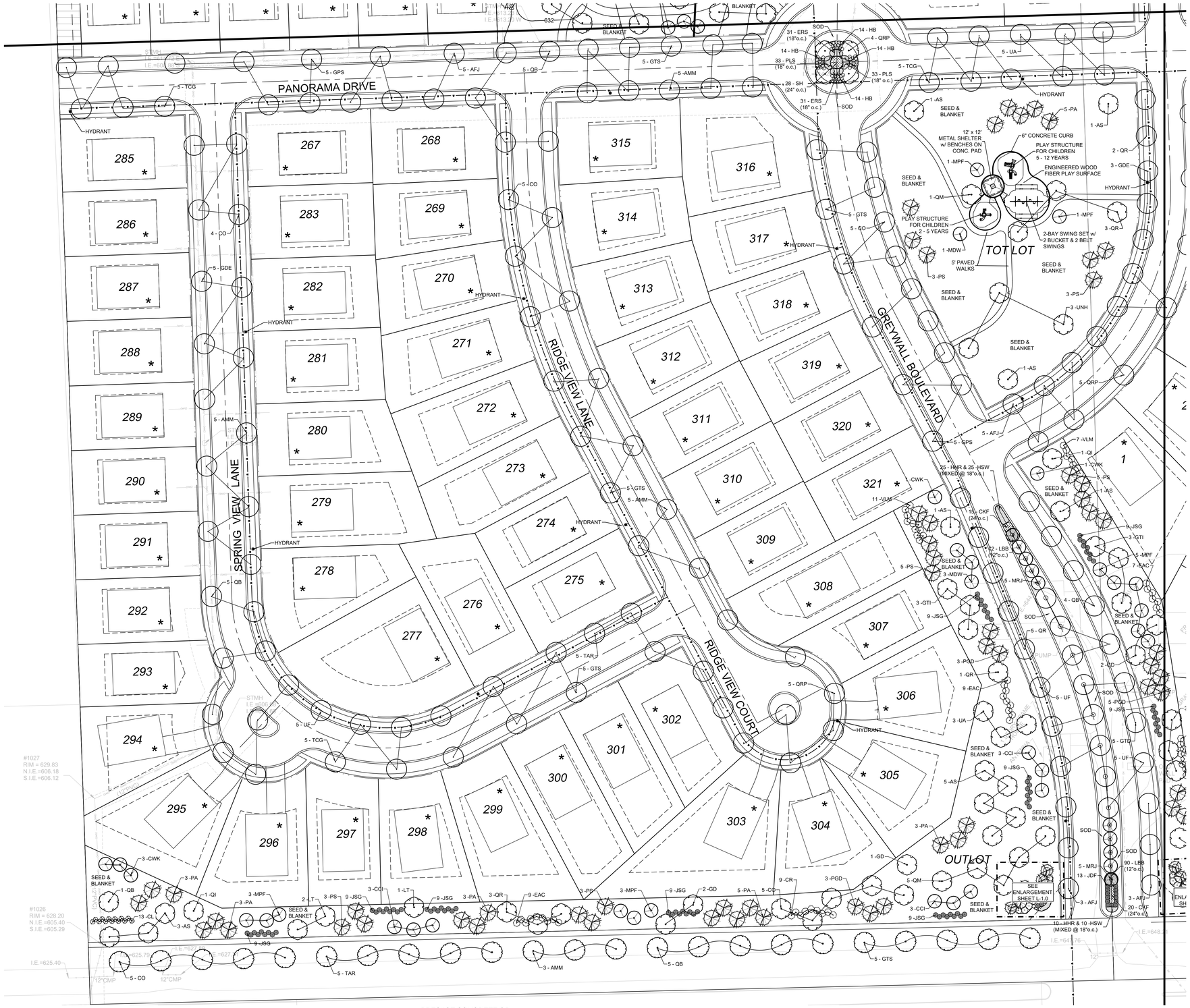
TITLE
COVER SHEET

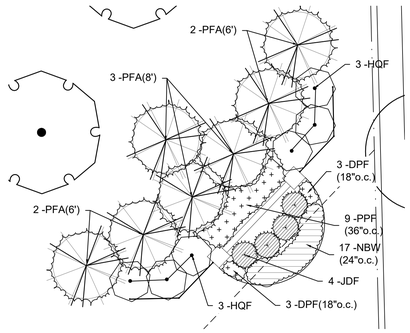
PROJECT NO.:
24-259

DATE: 9-25-2024
SCALE: 1"=40'

SHEET
CS-1.0

Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.





ENTRANCE MONUMENT LANDSCAPING

1"=10'

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

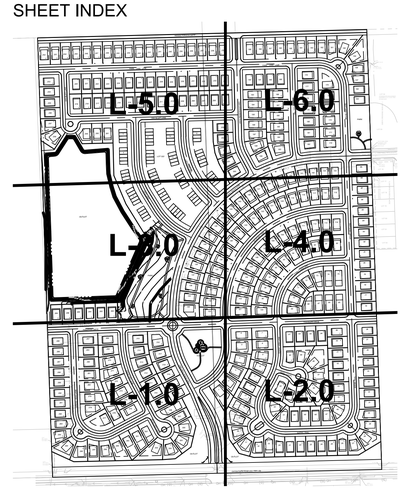
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

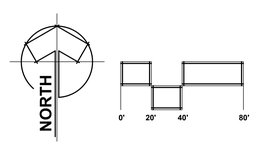
Sod shall be mineral base only.

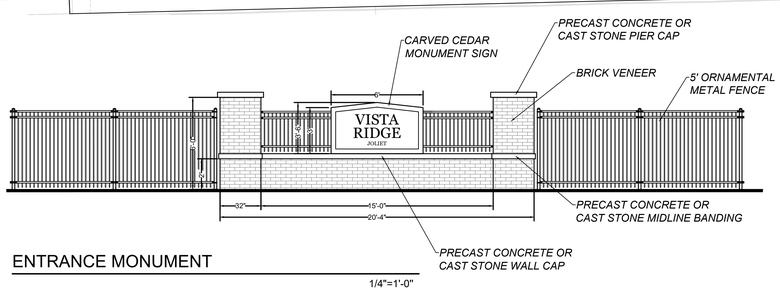
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

SHEET INDEX







ENTRANCE MONUMENT

1/4"=1'-0"

PARKWAY TREE INSTALLATION NOTES:

Landscape Contractor may not locate newly planted parkway trees within ten (10) feet from driveways, ten (10) feet from a fire hydrant, twenty (20) feet from street lights and thirty (30) feet away from intersecting right-of-way lines.

Newly planted parkway trees shall receive a donut-shaped mulch ring three (3) to four (4) inches deep from the base of the truck to the drip line. Mulch shall not be placed up along the base of the tuck creating a cone shaped ring.

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

SEAL:

RANDY F. METZ
PO. 157-000422
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

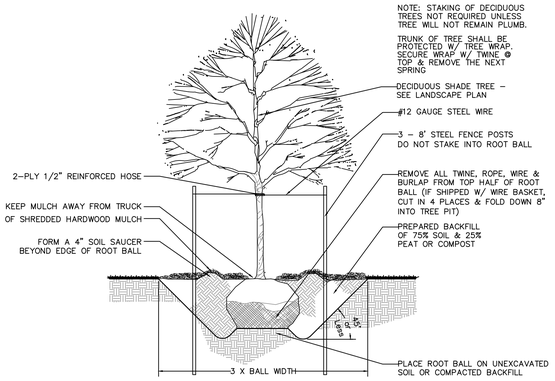
TITLE
LANDSCAPE PLAN

PROJECT NO.:
24-259

DATE: 9-25-2024
SCALE: 1"=40'

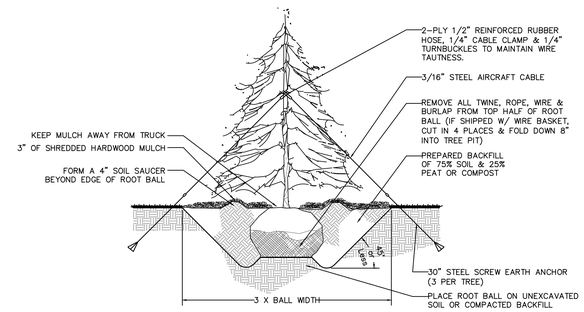
SHEET
L-1.0

© Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.



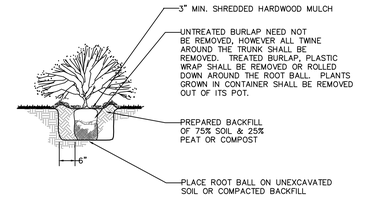
DECIDUOUS TREE

n.t.s.



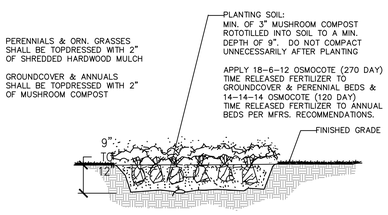
EVERGREEN TREE

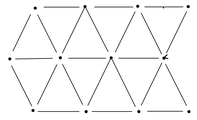
n.t.s.



SHRUBS

n.t.s.





ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING

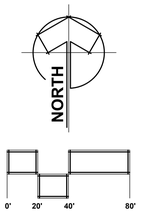
SEE SPECIFIC SPACING DIMENSION ON DRAWINGS

CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

SLICE, CUT, OR SEPARATE EXTERIOR ROOTS ON ROOT–BOUND CONTAINER PLANTS TO PROMOTE ROOT GROWTH.

BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVER & ANNUALS)

n.t.s.



REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
LICENSED LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

PROJECT NO.:
24-259

DATE: 9-25-2024

SCALE: 1"=40'

SHEET
L-2.0

© Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

EMERGENT WETLAND SEED MIX

Cardno-JFNew - Apply at 33.9 PLS pounds per acre

BOTANICAL/ (COMMON) NAME	PLS OZ./Ac
PERMANENT MATRIX:	
Carex comosa (Bristly Sedge)	2.50
Carex lacustris (Common Lake Sedge)	0.25
Carex lurida (Bottlebrush Sedge)	4.00
Carex vulpinoidea (Brown Fox Sedge)	6.00
Eleocharis ovata (Blunt Spike Rush)	1.00
Leersia oryzoides (Rice Cut Grass)	3.00
Juncus effusus (Common Rush)	1.00
Scirpus acutus (Hard-stemmed Bulrush)	2.50
Scirpus pungens (Chairmaker's Rush))	4.00
Scirpus validus (Great Bulrush)	6.00
TOTAL	**30.25**
TEMPORARY COVER:	
Avena sativa (Seed Oats)	360.00
TOTAL	**360.00**
FORBS:	
Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incarnata (Swamp Milkweed)	1.50
Cephalanthus occidentalis (Buttonbush	0.50
Decodon verticillatus (Swamp Loosestrife)	0.50
Eupatorium maculatum (Spotted Joe-Pye Weed)	0.50
Hibiscus spp. (Rose Mallow Mix)	3.00
Iris virginica (Blue Flag)	6.00
Lobelia siphilitica (Great Blue Lobelia)	1.50
Lobelia cardinalis (Cardinal Flower)	0.25
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.00
Peltandra virginica (Arrow Arum)	16.00
Penthorum sedoides (Ditch Stonecrop)	0.50
Polygonum spp. (Smartweed Mix)	0.50
Pondtederia cordata (Piclerel Weed)	10.00
Sagittaria latifolia (Common Arrowhead)	2.00
Sparganium americanum (American Bur Reed)	1.00
Sparganium eurycarpum (Common Bur Reed)	4.00
Verbena hastata (Blue Vervain)	1.00
TOTAL	**52.50**

WETLAND EDGE SEED MIX

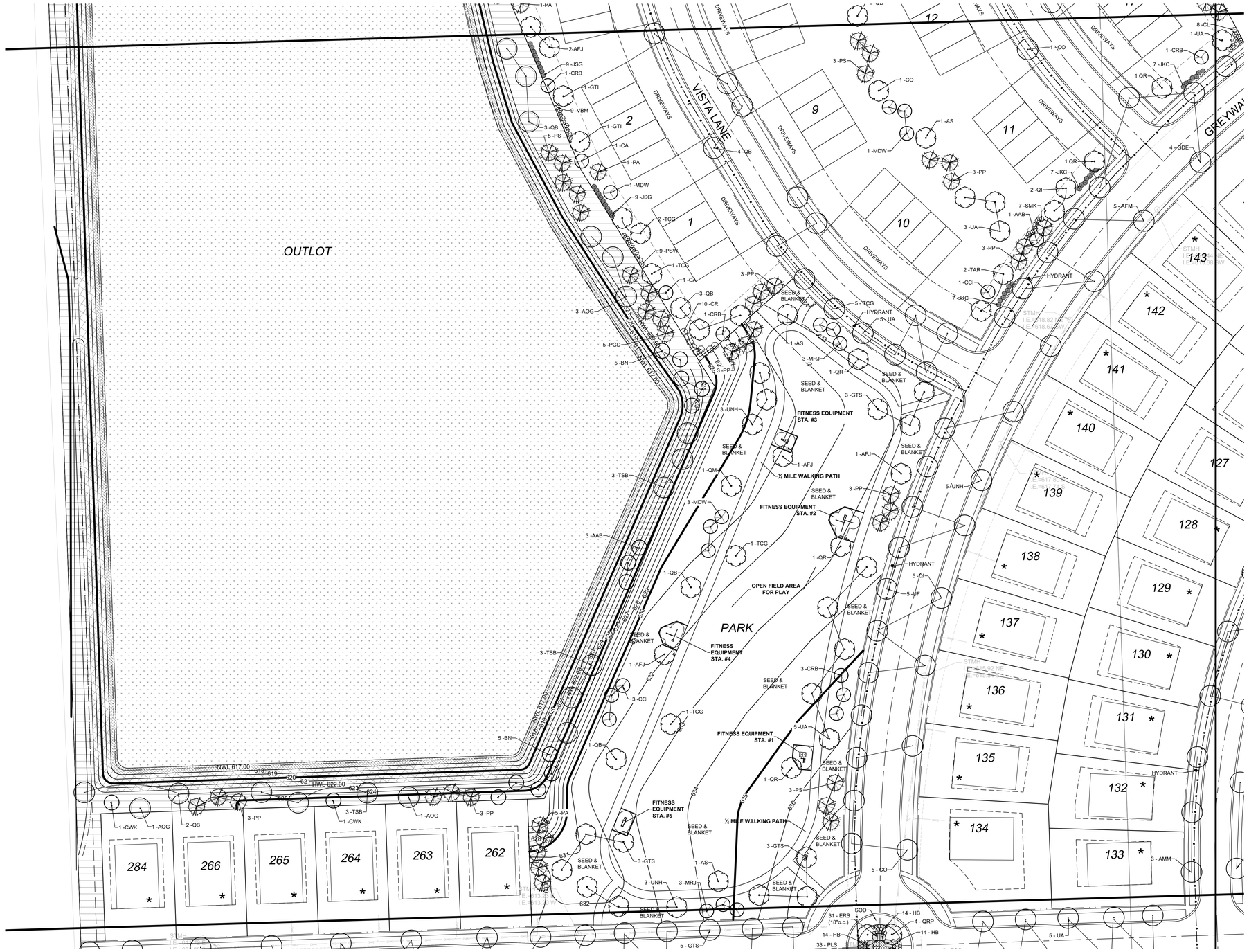
Cardno (or equivalent) - Apply @ 32.83 PLS pounds per acre

BOTANICAL/ (COMMON) NAME	PLS OZ./Ac
PERMANENT MATRIX:	
Carex comosa (Bristly Sedge)	1.00
Carex cristatella (Crested Oval Sedge)	2.00
Carex frankii (Bristly Cattail Sedge)	6.00
Carex vulpinoidea (Brown Fox Sedge)	3.00
Eleocharis palustris (Great Spike Rush)	0.50
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.00
Juncus effusus (Common Rush)	1.00
Leersia oryzoides (Rice Cut Grass)	0.50
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.75
Scirpus fluviatilis (River Bulrush)	0.50
Scirpus pungens (Chairmaker's Rush))	1.00
Scirpus validus (Great Bulrush)	2.50
TOTAL	**32.75**
TEMPORARY COVER:	
Avena sativa (Seed Oats)	360.00
TOTAL	**360.00**
FORBS:	
Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incarnata (Swamp Milkweed)	2.00
Aster puniceus (Bristly Aster)	1.00
Aster umbellatus (Flat-Top Aster)	0.25
Bidens spp. (Bidens Mix)	2.00
Eupatorium perfoliatum (Common Boneset)	1.00
Helenium autumnale (Sneezeweed)	2.00
Iris virginica (Blue Flag)	4.00
Lobelia cardinalis (Cardinal Flower)	0.10
Lobelia siphilitica (Great Blue Lobelia)	0.25
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.50
Penthorum sedoides (Ditch Stonecrop)	0.50
Polygonum spp. (Smartweed Mix)	0.50
Rudbeckia laciniata (Wild Golden Glow)	0.75
Sagittaria latifolia (Common Arrowhead)	2.00
Senna hebecarpa (Wild Senna)	2.00
Sparganium eurycarpum)Common Bur Reed)	4.00
Thalictrum dasycarpum (Purple Meadow Rue)	0.50
Verbena hastata (Blue Vervain)	1.50
Verbena alternifolia (Wingstem)	2.00
Vernonia spp. (Ironweed Mix)	2.00
TOTAL	**32.60**

LOW-PROFILE PRAIRIE SEED MIX

Cardno (or equivalent) - Apply @ 37.7 PLS pounds per acre

BOTANICAL/ (COMMON) NAME	PLS OZ./Ac
PERMANENT MATRIX:	
Bouteloua curtipendula (Side Oats Grama)	10.00
Carex spp. (Prairie Carex Mix)	4.00
Elymus canadensis (Canada Wild Rye)	32.00
Koeleria cristata (June Grass)	1.00
Panicum virgatum (Prairie Switch Grass)	1.00
Schizachyrium scoparium (Little Bluestem)	32.00
TOTAL	**80.00**
TEMPORARY COVER:	
Avena sativa (Seed Oats)	360.00
TOTAL	**360.00**
FORBS:	
Anemone cylindrica (Thimbleweed)	0.50
Asclepias tuberosa (Butterfly Weed)	2.00
Aster ericoides (Heath Aster)	0.25
Aster laevis (Smooth Blue Aster)	0.75
Aster novae-angliae (New England Aster)	0.25
Baptisia lactea (White Wild Indigo)	2.00
Chamaecrista fasciculata (Partridge Pea)	14.00
Coreopsis lanceolata (Sand Coreopsis)	5.00
Coreopsis palmata (Prairie Coreopsis)	1.00
Dalea candida (White Prairie Clover)	1.50
Dalea purpurea (Purple Prairie Clover)	1.50
Echinacea purpurea (Purple Coneflower)	7.00
Eryngium yuccifolium (Rattlesnake Master)	2.50
Lespedeza capitata (Round-Head Bush Clover)	2.00
Liatris aspera (Rough Blazing Star)	0.50
Lupinus perennis (Wild Lupine)	2.00
Monarda fistulosa (Wild Bergamot)	0.75
Parthenium integrifolium (Wild Quinine)	1.00
Penstemon digitalis (Foxglove Beard Tongue)	0.50
Pycnanthemum virginianum (Common Mountain Mint)	1.00
Ratibida pinnata (Yellow Coneflower)	4.00
Rudbeckia hirta (Black-Eyed Susan	5.00
Silphium integrifolium (Rosin Weed)	3.00
Silphium terebinthinaceum (Prairie Dock)	0.50
Solidago nemoralis (Old-Field Goldenrod)	0.50
Solidago rigida (Stiff Goldenrod)	1.00
Tradescantia ohiensis (Common Spiderwort)	0.75
Vernonia spp. (Ironweed Mix)	1.75
Veronicastrum virginicum (Culver's Root)	0.25
TOTAL	**63.75**

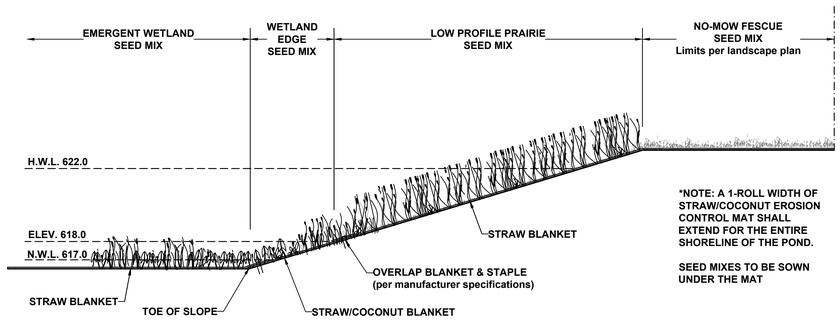


NO MOW FESCUE SEED MIX

Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scaidis Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre



SECTION - NATIVE DETENTION LANDSCAPE TREATMENT

N.T.S.

*NOTE: A 1-ROLL WIDTH OF STRAW/COCONUT EROSION CONTROL MAT SHALL EXTEND FOR THE ENTIRE SHORELINE OF THE POND.

SEED MIXES TO BE SOWN UNDER THE MAT

LEGEND

NO-MOW FESCUE SEED MIX	1.5 acres
LOW PROFILE PRAIRIE SEED MIX	1.0 acres
WETLAND EDGE SEED MIX	1,780 s.y.
EMERGENT WETLAND SEED MIX	8.5 acres

NORTH

0' 20' 40' 80'

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
LICENSED LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.: 24-259

DATE: 9-25-2024

SCALE: 1"=40'

SHEET

L-3.0

© Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:

1) Bare root materials (if any) shall cease on May 31

2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:

1) Evergreen Shrub planting to cease Oct. 31
2) Evergreen Tree planting to cease Oct. 15
3) Perennial & Ornamental Grass planting to cease Oct. 15

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

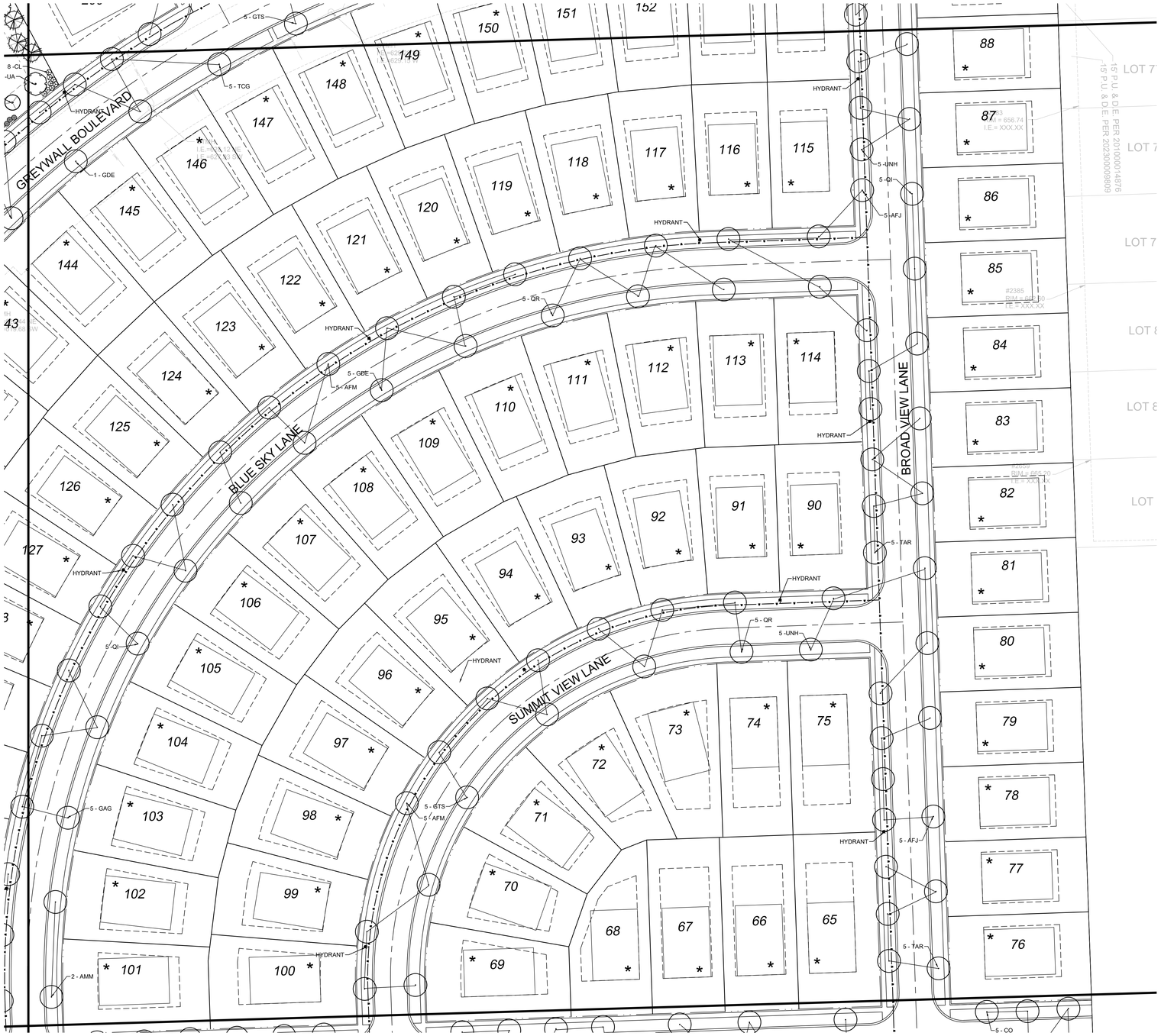
3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which as failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.

C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.

D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.



NORTH

0' 20' 40' 80'

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
REG.
#157-000422
LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

PROJECT NO.: 24-259
DATE: 9-25-2024
SCALE: 1"=40'

SHEET
L-4.0

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

1. PRIOR TO SEEDING AND/OR SODDING 6-24-24
   Nitrogen..... 6%
   Phosphorous..... 24%
   Potash..... 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9
   Nitrogen..... 18%
   Phosphorous..... 5%
   Potash..... 9%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
   60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
   30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
   10% ..... CREEPING RED FESCUE
   (Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
   40% ..... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
   30% ..... CREEPING RED FESCUE
   20% ..... KENTUCKY BLUEGRASS
   10% ..... PERENNIAL RYEGRASS
   (Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

B. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

1. PRIOR TO SEEDING AND/OR SODDING 6-24-24
   Nitrogen..... 6%
   Phosphorous..... 24%
   Potash..... 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9
   Nitrogen..... 18%
   Phosphorous..... 5%
   Potash..... 9%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
   60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
   30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
   10% ..... CREEPING RED FESCUE
   (Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
   40% ..... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
   30% ..... CREEPING RED FESCUE
   20% ..... KENTUCKY BLUEGRASS
   10% ..... PERENNIAL RYEGRASS
   (Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
   a. S-75 Straw Blanket (North American Green)
   b. AEC Premier Straw Blanket (American Excelsior Company)
   c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
   a. SC-150 Straw/Coconut Blanket (North American Green)
   b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
   c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

*** or as soon as the soil is free of frost and in a workable condition.**

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

1. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

A. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

B. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

LEGEND

	NO-MOW FESCUE SEED MIX	**1.5 acres**
	LOW PROFILE PRAIRIE SEED MIX	**1.0 acres**
	WETLAND EDGE SEED MIX	**1,780 s.y.**
	EMERGENT WETLAND SEED MIX	**8.5 acres**

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

PROJECT NO.:
24-259

DATE: 9-25-2024

SCALE: 1"=40'

SHEET
L-5.0

© Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

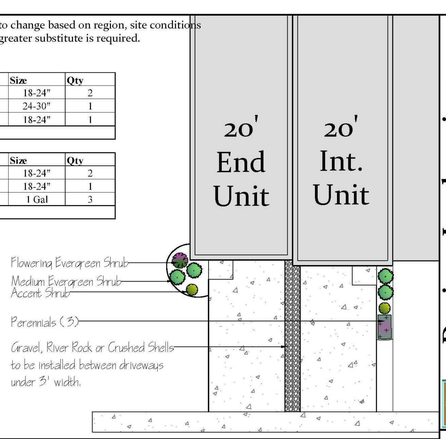
*Plant selections are subject to change based on region, site conditions and availability. An equal or greater substitute is required.

End Unit

Description	Size	Qty
Foundation Evergreen	18-24"	2
Flowering Evergreen	24-30"	1
Accent Shrub	18-24"	1

Interior Unit

Description	Size	Qty
Foundation Evergreen	18-24"	2
Accent Shrub	18-24"	1
Perennials	1 Gal	3



Denison Landscaping
8911 Oxon Hill Rd
Ft. Washington, MD 20744
denisonlandscaping.com
301-567-0210

Ryan Homes

1 Car Garage - 2 Car Parking
Town Home Landscape Plan

drawn: A. Davis
date: Mar. 2025

THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

1. The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the landscape plan to assist the Contractor in meeting required performance standards.
2. During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation in the native prairie plantings areas several times during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut no lower than 6 to 9 inches so the native seeding are unharmed. Selective weed whipping can also be used if conditions are unfit (i.e., too wet) for a tractor, or if only small isolated areas of vegetation required cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective control method that can be utilized.
3. The Contractor shall conduct chemical and/or mechanical weed control activities in all of the naturalized seeded areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of reed canary grass, purple loosestrife, thistle and common reed and 80% kill of other problematic, nuisance species to successfully complete each of the application periods specified below.
   a. Application Period One (early spring): problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.
   b. Application Period Two (late spring to mid-summer): problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and common reed.
   c. Application Period Three (mid to late summer): problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.
   d. Application Period Four (late summer to early fall): problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.
4. Natural regeneration of cattails in the stormwater management facilities will likely occur following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Aggressive cattail control will be required after planting throughout the three-year management period to ensure plant establishment. After planting the hand-wick application method to control cattails shall be required.
5. If permitted, the Contractor shall conduct a prescribed burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, City or Village, and local fire protect district and prepare all necessary documents required for the permit including a Burn Plan.
6. The Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements.
7. The Contractor shall remove and dispose of all planting enclosures during the second year of the management period.

PERFORMANCE CRITERIA

1. Within three (3) months of seed installation, at least 90% of the seeded area, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to wetland plug areas (if planted).
2. At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained throughout the end of the three-year maintenance period (if planted).
3. The stormwater management facilities shall not contain any rills greater than four inches (4") deep throughout and at the end of the three-year maintenance period.
4. At the end of the second and third growing seasons, no area greater than 1.0 square meters on slope areas shall be devoid of vegetation.
5. At the end of the second growing season, 30% seed mix presence for the prairie seed mix areas shall be achieved. At the end of the third growing season 50% seed mix presence for the prairie seed mixes shall be achieved.
6. At the end of the third growing season, the top three dominate species based on aerial coverage shall NOT be non-native species, cattail or reed grass
7. Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at the end of the three-year maintenance period.
8. Relative coverage (determined by ocular estimation) of common reed, reed canary grass, and loosestrife in aggregate shall be less than 5% throughout, and at the end of the three-year maintenance period.
9. Relative coverage (determined by ocular estimation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.
10. Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation.

The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "Three-year Monitoring and Reporting Activities' to assist with meeting the Contractor Performance Criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management to rectify areas at no additional cost to the Owner to achieve performance.

LONG-TERM MANAGEMENT ACTIVITIES

1.1. Following competition of the initial Three-year maintenance program the following Long-term maintenance shall be performed on a regular basis:

a.a. Prescribed burning will be performed every one to three years for established native prairie plantings and naturalized detention basins. Burning requires a permit from the Illinois EPA and notification of the local fire district and the City of Joliet.

a.b. Late fall or early winter mowing to a height of six to twelve inches (6"-12"), with the removal of hay and debris, will be performed in alternate years where burning is not practical or conditions are not conductive to burning.

a.c. Applications of herbicide to control invasive will be required if burning or mowing does not control or eliminate said problematic or nuisance species. Those species shall include, but not limited to, reed canary grass, purple loosestrife, cattail, thistle and common reed. All herbicide applications shall be performed by a certified and licensed applicator. Herbicides shall be non-toxic to animals and aquatic life and will be applied in an appropriate manner to prevent the killing of desirable native species.

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

VISTA RIDGE SUBDIVISION
JOLIET, ILLINOIS

Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

SEAL:

RANDY F. METZ no. 157-002422 LICENSED LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE PLAN

PROJECT NO.: 24-259

DATE: 9-25-2024

SCALE: 1"=40'

SHEET
L-6.0

FITNESS PARK

Station #1

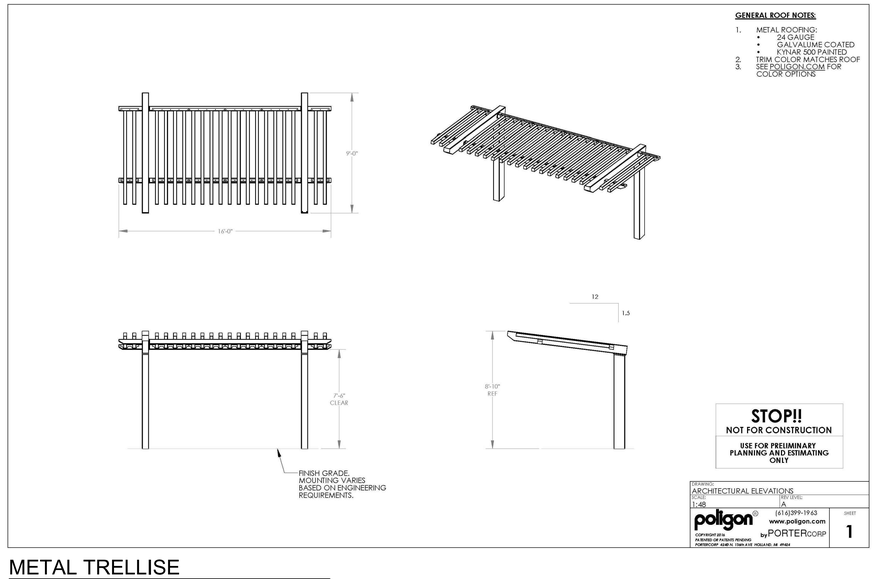
Station #2

Station #3

Station #4

Station #5

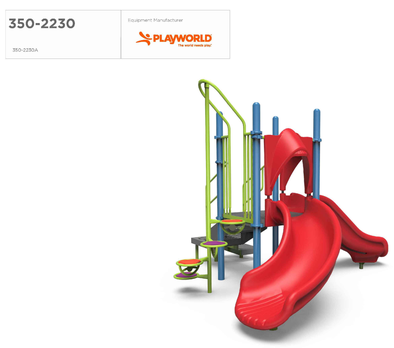
DEER CROSSING PARK EXPANSION

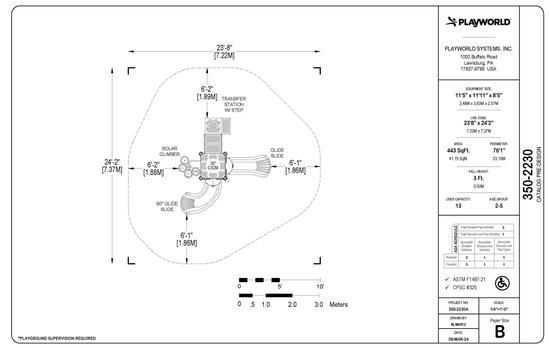


METAL TRELLISE

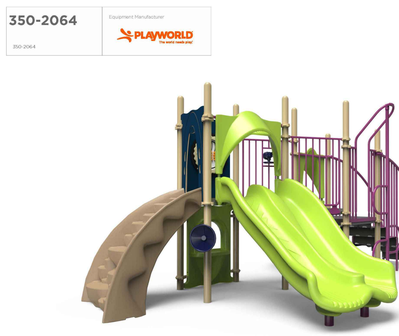
N.T.S.

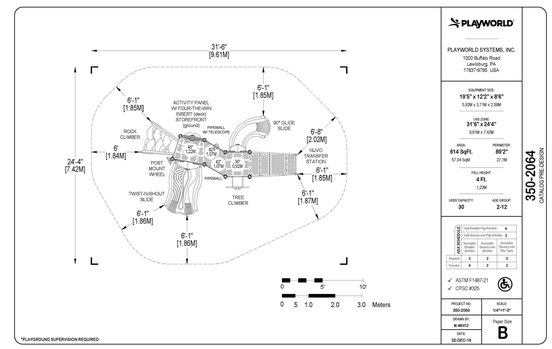
TOT LOT





PLAY STRUCTURE - AGES 2 to 5





PLAY STRUCTURE - AGES 5 to 12

2-BAY SWING SET

12' x 12' - TOT LOT SHELTER

REVISIONS

If this plan is not 30" x 42" in size, then it is a reproduction that may not be to scale

Copyright 2023 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited.

VISTA RIDGE SUBDIVISION

JOLIET, ILLINOIS

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
PROFESSIONAL LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
PARK SITE AMENITIES

PROJECT NO.:
24-259

DATE: 9-25-2024

SCALE: 1"=40'

SHEET
L-7.0

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Final

Wednesday, July 24, 2024

9:00 AM

City Hall, Council Chambers

Land Use & Economic Development Committee

Committee Members
Councilman Cesar Cardenas, Chairperson
Councilman Cesar Guerrero
Councilman Pat Mudron

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

Present Councilman Cesar Cardenas and Councilman Pat Mudron

Absent Councilman Cesar Guerrero

ALSO PRESENT: Planning Director James Torri, Economic Development Director Paulina Martínez, Interim Corporation Counsel Chris Regis, Planner Ray Heitner, and Planner Helen Miller

Councilman Guerrero arrived at approximately 9:05 a.m.

APPROVAL OF MINUTES

Land Use & Economic Development Committee Meeting Minutes - 6/26/24 **TMP-7543**

Attachments: Land Use & Economic Development Committee Minutes 06-26-24.pdf

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development Committee Meeting Minutes - 6/26/24. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

TC Energy - Laraway Compressor Station **TMP-7546**

Attachments: Land Use & Economic Development_Staff Report_TC Energy.pdf
TC Energy Map.pdf
TC Energy - Site Plan - 17014A-M-SK-001.pdf
Sandwich Compressor
Sandwich Compressor 2

Planning Director James Torri read the staff report into the record.

Non-Environmental Permit Coordinator Andrew Black of TC Energy appeared on behalf of the proposal.

In response to the Committee's questions, there was a lengthy discussion about

essential service zoning requirements, a required subdivision, the surrounding agricultural area, compressor station piping location, and possibility of a labor agreement.

A brief discussion was held regarding the role of the Committee, in which Interim Corporation Counsel Chris Regis described the Council Committee as an advisory committee.

Councilman Mudron highlighted the location of the compressor station.

Vista Ridge Residential Subdivision Proposal **TMP-7547**

Attachments: Land Use & Economic Development_Staff Report_Vista Ridge.pdf
Vista Ridge Map.pdf
2024-06-18-SP_RENDERING-Copy-Vista Ridge

Mr. Torri read the staff report into the record.

John Barry of McNaughton Development, LLC and Mark Fields of Ryan Homes appeared on behalf of the proposal. Mr. Fields gave a brief overview of the types of houses that will be built in Vista Ridge Subdivision.

In response to Councilman Mudron's questions, Mr. Torri and Mr. Fields explained the precedence for lot size change in other subdivisions, the number of units in the multi-family townhouses, and townhouse ownership.

Councilman Cardenas highlighted more houses being built as a sign of Joliet's growth.

Councilman Mudron inquired about the strain on infrastructure in the area. Mr. Torri responded that the developer and staff have given no indications that the proposal would cause strain on facilities.

Sales-Tax Sharing Agreement with World Automotive for Expansion and Retention **TMP-7549**

Attachments: World_Automotive_Sharing_Memo_27JUNE2024.pdf
World_Automotive_Schedule.pdf
World_Automotive_Renderings.pdf
World_Automotive_Signage.pdf
World_Automotive_Agreement.pdf

Economic Development Director Paulina Martínez gave a brief overview of the Sales Tax Sharing Agreement with World Automotive.

General Manager of World Kia Josh Falcone appeared on behalf of the proposal.

In response to the Committee's questions, Ms. Martínez explained that the sales-tax breakdown was in line with other dealerships, how the 25% Joliet resident workforce condition would be monitored, and confirmed the workforce condition applied to all employees and positions.

Councilman Cardenas highlighted the project as good for the City of Joliet and thanked World Automotive for remaining in Joliet.

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

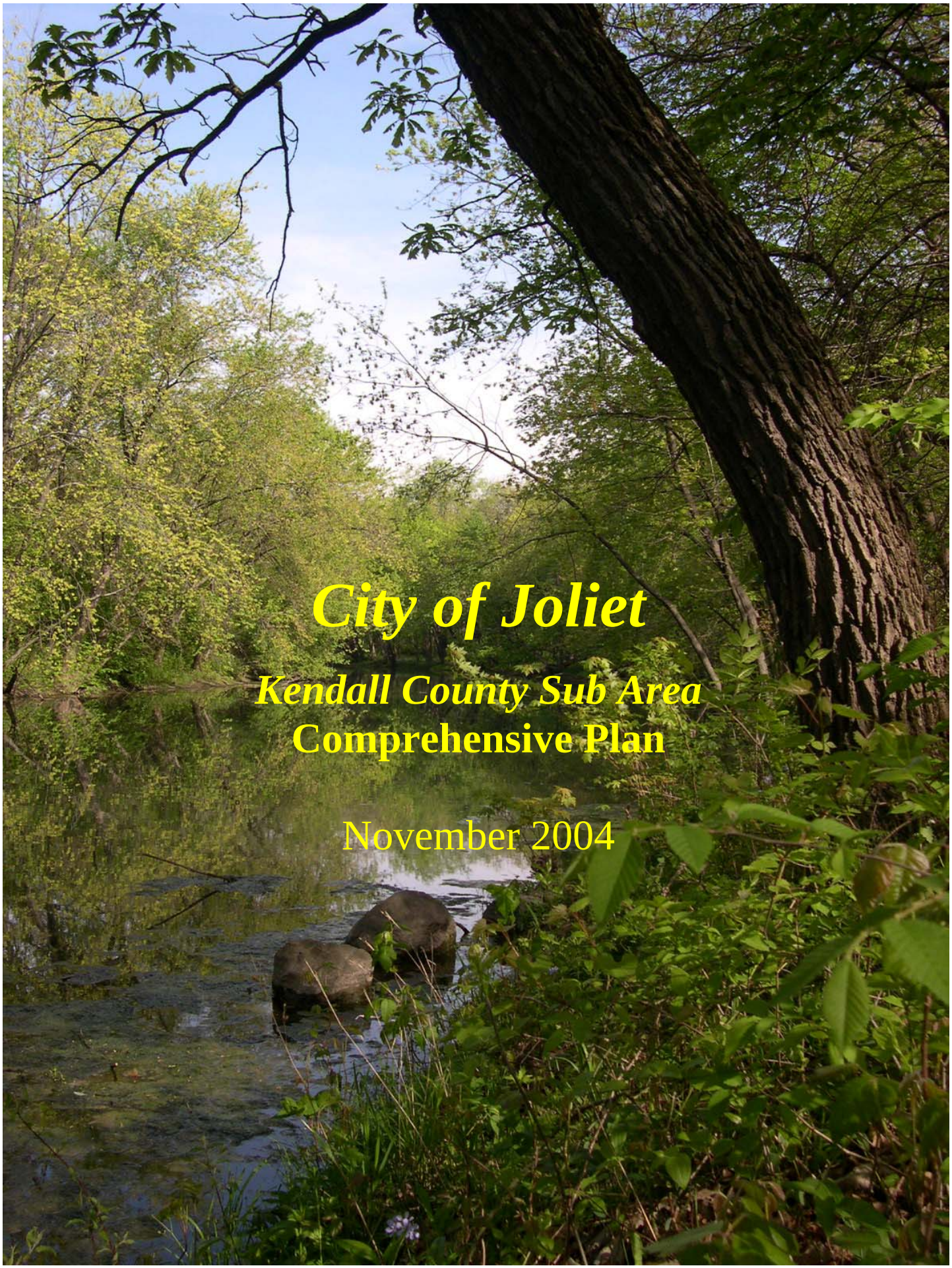
None

ADJOURNMENT

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to approve adjournment. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

Kendall County Sub Area
Comprehensive Plan

November 2004

ACKNOWLEDGEMENTS

Mayor
Arthur Schultz

City Council
Robert Hacker
Michael Turk
Thomas Giarrante
Joseph Shetina
Timothy Brophy
Anthony Uremovic
Alex Ledesma
Warren Dorris

City Manager
John Mezera

City Staff
James M. Haller, Director, Community and Economic Development
Donald Fisher, Planning Director
Janeen Vitali, Planner

Dennis Duffield, Director, Public Works & Utilities
James Trizna, Public Works Administrator
James Eggen, Public Utilities Administrator
Greg Ruddy, Engineer
Scott Gapsevich, Engineer

ACKNOWLEDGEMENTS

Comprehensive Plan Advisory Group
John Findlay, Resident
Cindy Ellis, Aux Sable Creek Watershed Coalition
Ksenia Rudensiuk, Aux Sable Creek Watershed Coalition
Brian/Sharon Homerding, Resident
Anne Vickery, Kendall County Board
Dr. David Behlow, Superintendent, Oswego Unit School District #308
Dr. John Harper, Superintendent, Plainfield Unit School District #202
Ralph Wilhite, Superintendent, Minooka Grade School District #201
Garry Raymond, Superintendent, Minooka High School District #111
Chief Drick, Joliet Fire Department
Chief Gerdes, Joliet Police Department
Ron Dodd, Joliet Park District
Greg Bott, Plainfield Township Park District
Annette Hattner, Kendall County Planning Commission
Jason Pettit, Kendall County Forest Preserve District
Kurt Wandrey, Lakewood Homes
John Gerl, Phoenix Developers
Tim Bossy, Mid America

Consultants

Civil Engineering
Rempe-Sharpe & Associates
324 West State Street
Geneva, Illinois 60134

Landscape Architecture / Planning
Gary R. Weber & Associates, Inc.
224 South Main Street
Wheaton, Illinois 60187

Joseph H. Abel & Associates
200 Forest Avenue
Glen Ellyn, Illinois 60137

Environmental
ENCAP, Inc.
12961 State Route 38
Cortland, Illinois 60112

TABLE OF CONTENTS

SECTION 1: INTRODUCTION

SECTION 2: EXISTING LAND USE

SECTION 3: DRAINAGE AND ENVIRONMENTAL

SECTION 4: TRANSPORTATION

SECTION 5: FUTURE LAND USE

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

SECTION 7: COMMUNITY SERVICES AND FACILITIES PLAN

SECTION 8: LAND USE AND DESIGN GUIDELINES

SECTION 9: IMPLEMENTATION

SECTION 1: INTRODUCTION

STUDY AREA

The City of Joliet is a rapidly growing community of detached and attached single-family residential, commercial and industrial uses. The westward expansion into Kendall County began in 1996 along the Caton Farm Road corridor. The City of Joliet has a boundary agreement with the Village of Plainfield, which will expire on January 1, 2012. The City of Joliet also has a boundary agreement with the Village of Shorewood to the south, ½ mile north of Rt. 52, which will expire on May 1, 2014. (See Exhibit 2-1, Existing Land Use.) The area included within the comprehensive plan goes slightly beyond these boundaries and includes the area (34.7 square miles) within Seward and Na-Au-Say Townships bounded by Wheeler Road on the north, Route 52 to the south, County Line Road to the east and Brisbin Road to the west (see Exhibit 1-1).

PURPOSE OF THE PLAN

Comprehensive land use planning has been a continuous function of the City of Joliet since 1964. The Kendall County Sub Area Comprehensive Plan is an extension of a land use plan prepared in 1991, called the Northwest Quadrant Land Use Plan, and an amendment adopted in 1997. Many of the goals and objectives of the City contained herein are modified to update the ideas and concepts presented and adopted in these earlier plans. The Plan lays out recommendations, both broad and specific, regarding the future growth and development within this important area, which will accommodate over 20 years of future urban type development.

The Comprehensive Plan is intended to serve as the principal policy document guiding the orderly growth and development of the area towards its ideal, which is outlined in the text and maps of this Plan. The fundamental objectives of this Comprehensive Plan are, first, to ensure that development within the area takes place in an orderly and complementary fashion; and, second, to ensure that the necessary land use and associated issues are considered and accommodate future development and the resultant future population estimated to be approximately 77,000. The Comprehensive Plan is advisory rather than prescriptive in nature. It should not be considered a regulatory document that controls the use and development of individual parcels of private property as that function is performed by other City ordinances such as the zoning ordinance. The Comprehensive Plan should be used by City officials as the policy basis for guiding decisions regarding new developments, zoning map and text amendments, and other land use and community facility expansion decisions.

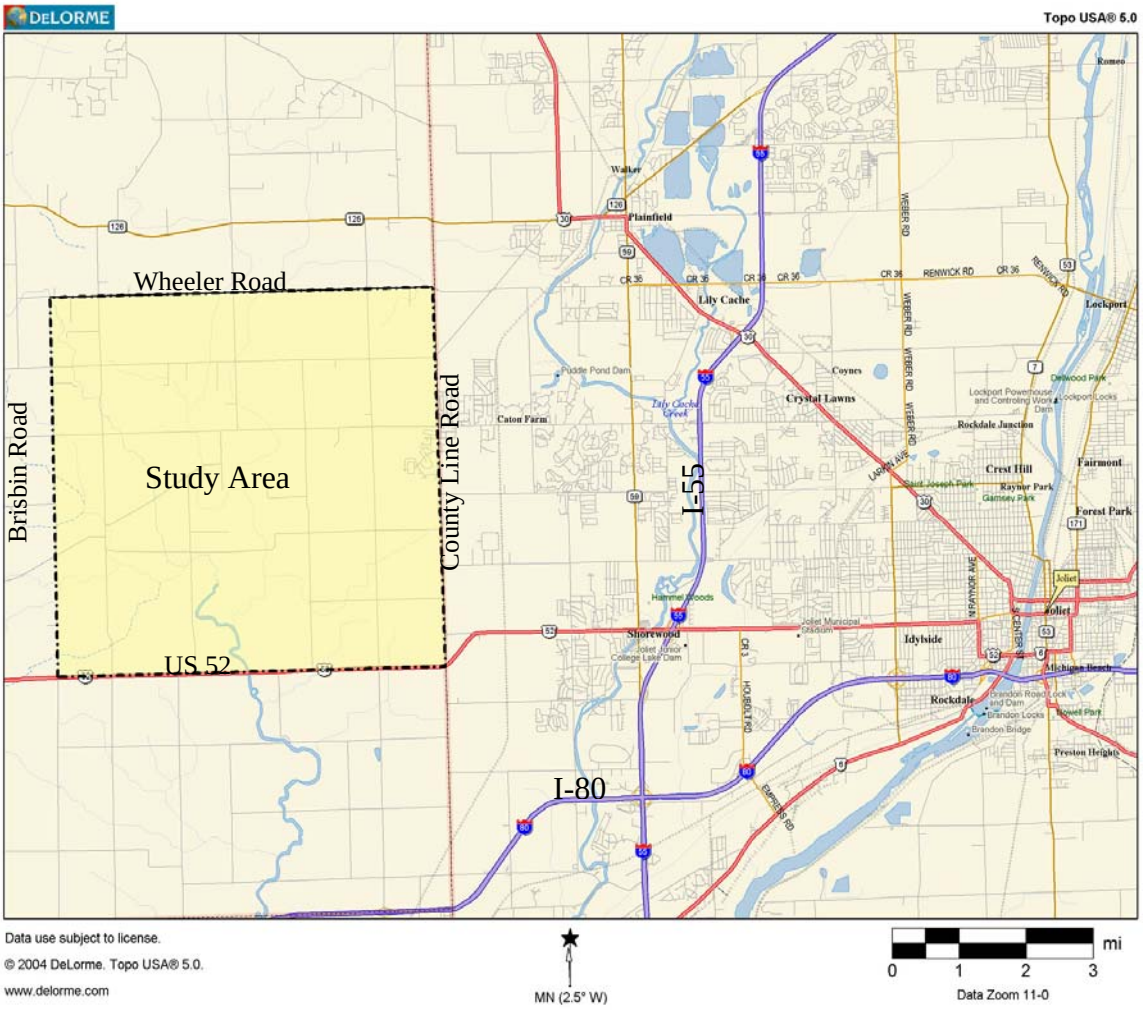


Exhibit 1-1
Site Location Map

OBJECTIVES

The following objectives are the over-arching principles driving the recommendations in the Plan:

1. To preserve the long established single family residential character of the City.

2. To protect residential neighborhoods from incompatible adjacent development.

3. To integrate low density multiple family residential development into the area, while maintaining a primarily single family character.

4. To examine opportunities for the expansion of working, shopping, and recreation within the area that will strengthen the overall tax base of the City.

5. To increase the amount of open undeveloped land (green space) in the City used for passive and active recreation and protection of flood prone areas, natural wetlands, and wooded areas.

6. To carefully control new development by maintaining high standards for compatibility between new development and existing adjacent land uses and incorporate the Planning and Design Guidelines of the Plan.

7. To annex development projects that will make a contribution to off site improvements for roads, schools, parks, utilities and other community facilities as required by the City of Joliet Ordinances.

8. To allow for sensitive development of land within the Aux Sable Protection Corridor in accordance with best management practices to facilitate and maintain the high water quality standards within this important natural resource.

9. To provide a guide for managing the future storm water needs of the entire watershed.

SECTION 2: EXISTING LAND USE

EXISTING LAND USE

The existing land use study is an important component of the planning process. The spatial distribution of land use presents a composite picture of existing development at a given point in time and provides many valuable insights into understanding development trends and related problems. In order to establish future courses for the development of land in the study area, important features such as concentrations of housing, business, and industry as well as their direction of growth must be understood. Although the comprehensive planning program is primarily for the unincorporated area of Kendall County, if proper coordination is to be achieved between urban and rural development, it must be based on a general understanding and knowledge of the land use within the incorporated areas as well. The study was conducted by analyzing the changes that have taken place since the 1997 Northwest Quadrant Land Use Plan was completed, interpretation of recent aerial photography and field inspections.

The study area contains 22,198 acres or 34.7 square miles. Of this total, 96% is unincorporated and has a predominantly rural character consisting of woodland, water areas and scattered single-family residences and farms. The remaining area consisting of 963 acres or 1.5 square miles, is within the City of Joliet.

Past growth has occurred in a quite orderly way - that is, urban type development (residential and commercial) and has been well contained within residential subdivisions that have followed the Caton Farm Road corridor in a westerly direction. On the other hand, recreation uses represent a very small percent of the land area due mainly to the total lack of large open space reserves or State parks. The Kendall County Forest Preserve District has a 25 acre preserve (Baker Woods) along Aux Sable Creek north of U.S. Rt. 52 and the Plainfield Park District has a 40 acre site at the Northeast corner of Walker Road and Ridge Road. The City of Joliet has incorporated park sites within all of the new residential developments.

Topographic relief in the study area is generally low, with most of the area nearly level or gently sloping. The areas with the greatest relief are along Aux Sable and its tributaries, and between Arbeiter Road and Ridge Road.

The Plainfield South High School is located in the study area and one Elementary School is scheduled for construction within the residential area south of Caton Farm Road between County Line Road and Ridge Road. A new sewage treatment facility is scheduled for construction on a 40 acre site located north of Jones Road and west of Ridge Road. The treatment facility will have a design capacity to accommodate a population equivalent of approximately 77,000.

SECTION 3: DRAINAGE AND ENVIRONMENTAL

EXISTING DRAINAGE

Approximately 31.5 square miles of the study area are tributary to the Aux Sable Creek which flows from north to south through the central portion of study area. The remaining 3.2 square miles of the study area are tributary to the DuPage River. At the downstream limits of the study area (Route 52) there are approximately 99 square miles of area tributary to the creek.

Existing Hydraulic and Hydrologic Modeling

The current regulatory hydrologic model was completed by the Army Corps of Engineers in 1981. The study used Technical Paper No. 40 (TP 40) Rainfall Frequency Atlas published by the U.S. Department of Commerce in May 1961 in conjunction with the HEC-1 runoff model using the SCS method to determine peak flows for each of the major branches of the Aux Sable Creek.

The current regulatory hydraulic model was completed by the Army Corps of Engineers 1976 and revised in January of 1981. HEC-2 was utilized in preparing the model. Only the main branch of the Aux Sable from Wildy Road (approximately 2 miles south of US Route 52) to Caton Farm Road was modeled.

Modifications to the Existing Models

Since the original hydrologic study was completed in 1981, a rainfall data study was completed by the Illinois State Water Survey (ISWS). In 1990 the ISWS published Bulletin 70 entitled, "Frequency Distribution and Hydroclimactic Characteristics of Heavy Rainstorms in Illinois." The data contained in this publication has become the standard for estimation of rainfall volumes in northeastern Illinois. Consequently this Comprehensive Plan has incorporated the Bulletin 70 rainfall data into a hydrologic model to reflect the current best estimate of peak runoff values for storms of varying probability. Storms with a probability of occurrence of 0.10, 0.02, 0.01 and 0.002 (commonly referred to as the 10, 50, 100 and 500 year storms respectively) were modeled in this study.

In order to maintain consistency with the existing regulatory flood flow rates, a hydrologic watershed model was developed using HEC-HMS software. This software is the most current version of the HEC-1 software originally utilized for development of peak runoff rates. The original HEC-1 model was not available for use; therefore, a new model was created using the TP 40 rainfall values and calibrated to obtain flow rates within 10% of the regulatory flow rates for the 0.01 probability storm event.

After model calibration, rainfall data from Bulletin 70 was input to the existing conditions hydrologic model, resulting in a significant increase in peak flow rates. Peak flows were found to increase by approximately 35 to 45 percent.

The current regulatory hydraulic model was developed using HEC-2 software. Since the time the modeling was originally completed, HEC-2 software has been replaced by HEC-RAS as the standard for hydraulic modeling. The water surface elevations generally matched the regulatory model within 0.10 feet. Exceptions generally occur around the bridge structures where differences in model routines account for larger discrepancies in the water surface elevation.

Once the model was found to be in general conformance with the existing model, the regulatory model was evaluated for accuracy. Model cross sections and structure data were reviewed against two foot contour mapping provided by the City of Joliet and USGS mapping where two foot contours are not available. Several discrepancies were noted and the model was revised to more accurately reflect the existing conditions. Once the modifications were completed, the main branch existing conditions model was run using the Bulletin 70 flow rates calculated by the HEC-HMS model. The resultant model generally showed an increase in flood flow elevations, as would be expected due to the increase in peak flow rates. Exhibit 3-1, Existing Conditions Drainage Plan, shows the existing drainage areas, the regulatory floodplain limits, the floodplain limits established by this study (non-regulatory) and the calculated flow rates for the 10, 50, 100 and 500 year, 24 hour theoretical storm events.

RECOMMENDATION FOR ALLOWABLE DISCHARGE RATES

The City of Joliet Stormwater Detention Regulations (Code of Ordinances, Section 31-205 as amended) currently requires that new development provide a restricted release rate of 0.15 cubic feet per second (cfs) per acre of property drained for the 100 year storm event and 0.04 cfs per acre for the 2 year storm event. These values are in concurrence with the recommendations of the Northeastern Illinois Planning Commission's study entitled "Evaluation of Stormwater Detention Effectiveness in Northeastern Illinois." However the City Ordinance also states that the allowable release rate can be more restrictive when the City Manager concludes that the capacity of the receiving stream is less than 0.15 cfs per acre. Based on the current Federal Emergency Management Agency (FEMA) regulatory flow rates for the Aux Sable Creek, the release rate is approximately 0.12 cfs per acre for the 100 year storm event. Because the headwaters of the Aux Sable are well beyond the limits of this study area and will likely remain undeveloped for the foreseeable future, it is the recommendation of this plan to adopt an allowable release rate of 0.10 cfs per acre for the 100 year, 24 hour storm event for new development within the study area. The intent of this restricted release rate is to maintain the existing regulatory flow rate and consequently the 100 year flood elevation. It is also recommended that the current regulatory release rate of 0.04 cfs/acre for the 2 year, 24 hour storm event be maintained.

PROPOSED DRAINAGE PLAN

Based on the 100 year floodplain and floodway limits calculated as described in the Existing Conditions portion of this study; the restricted release rate of 0.10 cfs per acre for the 100 year, 24 hour storm event and 0.04 cfs per acre for the 2 year 24 hour storm event; and the study area topography, a proposed drainage plan has been developed. The plan locates proposed sub-basins, approximate locations of stormwater detention facilities and outfall storm sewer or ditches for each basin not located adjacent to a defined waterway. The proposed detention volumes shown on the plan are based on the modified rational method for detention volume calculation and are based on assumed development characteristics. The detention volumes, stormwater storage unit sizes and locations are for general planning purposes. Each development will be analyzed in detail using site specific characteristics during the permitting process. Exhibit 3-2, Proposed Drainage Plan, shows the application of the proposed design criteria for individual parcels. A proposed storm sewer outfall system for parcels within the study area is also shown.

At various locations on the plan, stormwater storage units are shown to be located within the floodplain. The City of Joliet ordinances currently allow for the construction of stormwater storage basins within the floodplain, provided compensatory storage is provided at a ratio of 1:1 (Section 31-205(g)(1). This plan recommends adoption of an Ordinance requiring a 1.5:1 compensatory storage ratio for stormwater management units within the Aux Sable Creek Watershed. The storage volumes noted on the plan do not reflect the addition storage volume required for floodplain compensatory storage. Careful review of any proposal to provide stormwater storage within the floodplain should be conducted by City staff prior to approval of proposals to provide stormwater storage in floodplain areas.

The City stormwater ordinance also allows stormwater storage in the floodway; however, it strongly discourages the practice. This study does not recommend stormwater storage within the designated floodway area and recommends adoption of an Ordinance prohibiting stormwater storage in the floodway.

Depressional storage volumes are not defined in this study due to the level of detail of available topography. Depressional storage should be addressed at the time of engineering plan review in accordance with applicable regulations and good engineering practice. Depressional storage areas shall be preserved at a ratio of 1:1.

ENVIRONMENTAL ANALYSIS

Summary of Natural Resources

A total of sixty-five wetlands were mapped by the U.S. Fish and Wildlife Service National Wetland Inventory (NWI) and Kendall County Natural Resources Conservation Service (NRCS) Wetland Inventory. The Aux Sable Creek and tributaries extend throughout the study area. A statistical analysis of the wetlands (location and type) and Aux Sable Creek is as follows (see Exhibit 3-3, Natural Resource Area Map):

- 40% of identified wetlands occur outside of mapped floodplain boundaries
- 60% Wetlands occurring in the floodplain to the Aux Sable Creek and associated tributaries (Regulatory floodplain as currently illustrated on Flood Insurance Rate Maps)
- 21% Forested Wetlands
- 26% Farmed Wetlands
- East Aux Sable Creek Tributary 31,435 linear feet within the study area
- Middle Aux Sable Creek Tributary 25,816 linear feet within the study area
- West Aux Sable Creek Tributary 22,041 Linear Feet within the study area
- Unnamed Tributary 49,171 Linear Feet within the study area
- Aux Sable Creek 4, 338 Linear Feet within the study area

Thirteen significant wooded areas were identified by the U.S. Geological Survey Topographic Map and 2002 Aerial Photograph interpretation. The wooded areas total approximately 265 acres and are primarily located along the Aux Sable Creek and associated tributaries. Because there are so few existing wooded areas, the City of Joliet promotes incorporation of this resource into land planning. A tree survey identifying quality, large diameter trees should be completed during the preliminary planning phases of development. Incorporation of mature trees into the planned development is strongly recommended.

In addition, one ecologically sensitive area has been identified by the Illinois Department of Natural Resources (IDNR). This area is located in the southern portion of the study area (see Exhibit 3-3) and is considered an Illinois Natural Area Inventory (INAI) site by the IDNR. The area is ecologically sensitive due to extent of forested wetland habitat and presence of a threatened species of fish, the River Redhorse *(Moxostoma valenciennesi)*.

- The River Redhorse has red fins, fleshy lips, a square snout, and is a member of the sucker family. Average adult size is 12” in length. The River Redhorse prefers moderate to swift flowing waters of large rivers, lower portions of main tributaries, reservoirs, and pools over clean gravel. Both the River Redhorse and mollusks on which they feed are intolerant to siltation and turbidity.

SECTION 3: DRAINAGE AND ENVIRONMENTAL

Stormwater management on properties adjacent to the sensitive area is critical to the well being of this natural resource. Stormwater best management practices that reduce sediment and pollutant discharge shall be implemented. As with all development in the watershed, appropriate buffers shall be utilized.

Applicable Regulations

Federal - Jurisdictional Wetlands and Waters of the U.S. are regulated under the Nationwide Permit Program by the U.S. Army Corps of Engineers (USACE). The study area falls under the jurisdiction of the USACE- Rock Island District. The majority of anticipated development within the study area will consist of residential, commercial, and institutional dwellings. These projects typically are permitted under Nationwide Permit (NWP) 39. The general guidelines and regulations for NWP 39 are as follows:

- The Nationwide 39 Permit authorizes 0.1 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater.
- Under the existing regulations, secondary impacts (both on-site and off-site) from filling of Waters of the U.S. during development also must be evaluated.
- Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the appropriate authority. The Army Corps of Engineers will determine if they have jurisdiction, otherwise, the City of Joliet will be the regulatory authority.
- A USACE permit is not required if the wetlands are avoided and/or construction erosion near a wetland is controlled.

Other types of development may require a separate NWP. Each proposed development within the study area will need to review the federal regulations as they pertain to their project.

State- Illinois House Bill 0422 passed the Illinois General Assembly in spring 2003; This bill would "regulate isolated wetlands in Illinois by explicitly approving various county stormwater ordinances, authorizing other counties to enact their own standards, and enacting one set of standards for the rest of the state subject to the regulation of the Illinois Department of Natural Resources" (Gardner, Carton & Douglas, 2003). This bill will be voted on by the general public in the November 2004 election. Further information regarding Illinois House Bill 0422 must be reviewed prior to individual site development as it becomes available.

County- The Kendall County Stormwater Management Ordinance includes unincorporated portions of Kendall County but not areas annexed to the City of Joliet. The County Ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments.

Local- The City of Joliet has adopted the Aux Sable Creek Protection Ordinance. "The purpose and intent of the Aux Sable Creek Protection Ordinance is to promote the health, safety and general welfare of persons residing near the Aux Sable Creek watershed and associated drainage areas and wetlands by providing for the protection, preservation, proper maintenance, and use of the Aux Sable Creek, including the East, Middle, and West Branches." The Aux Sable Creek Protection Area is the real property lying within one hundred feet of an ordinary high water mark of the Aux Sable Creek, within twenty-five feet of the upland edge of any wetland within the Aux Sable Creek Watershed, or within one hundred feet of the center thread of any tributary to the Aux Sable Creek actually located in the 100-year floodplain.

A special use permit must be obtained for any development of a lot or parcel containing territory located within the Aux Sable Creek Protection Area. A special use permit can be issued in accordance with the Aux Sable Creek Protection Ordinance. Each proposed development within the study area that lies within the Aux Sable Creek Protection area will need to review the Ordinance in regards to the specific project.

Best Management Practices Recommendations

Protection of Wetland, Riparian, and Woodland Environments- The City protects and prohibits the modification of the wetland, woodland, and riparian environments, except as strictly provided for within the Aux Sable Protection Ordinance, and the City encourages the preservation of wetland, woodland, and riparian environments whenever possible. The natural functions of these areas include: improved water quality, stormwater storage, groundwater recharge, filtering of sediment and pollutants, and provide wildlife habitat.

Minimization of Impervious Surfaces- Reduction of impervious surfaces within the City of Joliet Standards should be considered during planning. Minimization of impervious surfaces avoids generating excess stormwater runoff and reduces impacts to ecologically sensitive areas. Recent Ordinances adopted by the City of Joliet require larger lot sizes, larger park donations, and increased open space. Concrete channels will not be allowed in dry bottom detention basins. Where concrete channels have historically been used, pervious materials will be substituted.

Aux Sable Creek Protection Ordinance- Enforcement of the Aux Sable Creek Protection Ordinance ensures long-term protection of the Aux Sable Creek and associated wetland and natural areas.

Naturalized Stormwater Management- Naturalization of on-site stormwater management features should be implemented during development whenever possible. Stormwater storage basins and vegetated outfall swales should be planted with native prairie and wetland vegetation. Native vegetation adds environmental benefits that conventional basins utilizing rip-rap and/or turf grass do not. Native vegetation provides greater soil stabilization, increased water infiltration, filters sediment and pollutants, provides wildlife habitat, and offers an aesthetically pleasing landscape.

Management of these areas is essential to the success of the native plantings. Typically, a minimum of three years is required for native vegetation to become adequately established. Management is significantly reduced as the native area matures. Assigning performance standards for the first three years to naturalized stormwater features ensures success of the native plant community.

Soil Erosion Control and Stabilization- Applicable recommendations of the "Standard Specifications for Soil Erosion and Sediment Control" and City of Joliet standards should be followed during and after site construction to minimize erosion impacts to the Aux Sable Creek and DuPage River. Numerous practices are recommended in the standard specifications and a site specific plan should be developed in accordance with City of Joliet ordinances. Where current watercourses show evidence of streambank erosion, a site specific plan shall be developed to stabilize critical locations.

The Illinois Urban Manual prepared by the United States Department of Agriculture, Natural Resource Conservation Service, shall be used as a basis for specific best management practices to be implemented at any specific site. At a minimum, the following practices should be considered:

- Vegetated strips / bioswales at storm detention outfalls to the Aux Sable Creek or it's tributaries;
- Spreader boxes or level spreaders;
- Depressed landscape islands in parking lots with parking lot runoff directed through curb openings to storm inlets in the center of the islands;
- Infiltration trenches;
- Grassed filter strips;
- Stream bank stabilization.

More information on the above best management practices can be found on the NRCS website (www.il.nrcs.usda.gov).

Species Recommendations for the Aux Sable Creek Enhancement Areas and other Naturalized Areas (see Exhibit 6-1 for location of Aux Sable Creek Enhancement Areas)

The following species are recommended to be planted within enhancement and other naturalized areas including storm detention ponds, creek banks and other areas as noted and referenced on Exhibit 6-1. These species are native to this region and are commonly found in native plant communities. An environmental consultant or landscape architect experienced in planting of native species shall determine which species and planting methods are most appropriate for specific site conditions and anticipated water fluctuations. This general list should not be considered all inclusive. Additions and/or substitutions that are native to this region are permissible.

Native Grasses

Scientific Name	**Common Name**
Andropogon gerardii	Big Bluestem Grass
Andropogon scoparius	Little Bluestem Grass
Bouteloua curtipendula	Side-Oats Gramma
Calamagrostis canadensis	Blue Joint Grass
Glyceria striata	Fowl Manna Grass
Panicum virgatum	Switch Grass
Sorghastrum nutans	Indian Grass
Spartina pectinata	Prairie Cord Grass
Sporobolus heterolepsis	Prairie Dropseed
Elymus candensis	Canada Wild Rye

Native Forbs

Scientific Name	**Common Name**
Asclepias incarnata	Swamp Milkweed
Aster novae-angliae	New England Aster
Carex spp.	Sedge Species
Cassia fasciculata	Partridge Pea
Coreopsis tripteris	Tall Coreopsis
Echinacea purpurea	Purple Coneflower
Epilbium coloratum	Cinnamon Willow Herb
Eryngium yuccifolium	Rattlesnake Master
Eupatorium maculatum	Spotted Joe Pye Weed
Eupatorium perfoliatum	Common Boneset
Helenium autumnale	Sneezeweed
Iris virginica shrevei	Blue Flag
Juncus dudleyi	Dudley's Rush

Juncus torreyi	Torrey's Rush
Lespedeza capitata	Round-Headed Bush Clover
Liatris spp.	Blazing Star Species
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Lycopus americanus	Common Water Horehound
Monarda fistulosa	Wild Bergamot
Panicum virgatum	Switch Grass
Petalostemum purpureum	Purple Prairie Clover
Physostegia virginiana	Obedient Plant
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Silphium laciniatum	Compass Plant
Silphium perfoliatum	Cup Plant
Silphium terebinthinaceum	Prairie Dock
Solidago graminifolia	Grass-leaved Goldenrod
Solidago nemoralis	Old-Field Goldenrod
Solidago riddellii	Riddell's Goldenrod
Solidago rigida	Stiff Goldenrod
Tradescantia ohiensis	Common Spiderwort
Verbena hastata	Blue Vervain
Verbena stricta	Hoary Vervain
Vernonia fasciculata	Common Ironweed
Veronicastrum virginicum	Culver's Root
Zizia aurea	Golden Alexander

Native Shrubs

Scientific Name	**Common Name**
Amelanchier arborea	Serviceberry
Amorpha fruticosa	Indigo Bush
Amorpha canescens	Lead Plant
Ceanothus americanus	New Jersey Tea
Cephalanthus occidentalis	Buttonbush
Cornus stolonifera	Red-osier Dogwood
Cornus obliqua	Silky Dogwood
Corylus americana	Hazelnut
Hamamel virginiana	Witch Hazel
Hypericum prolificum	Shrubby St. John's Wort
Ilex verticillata	Winterberry
Rhus glabra	Smooth Sumac

Rhus typhina	Staghorn Sumac
Spiraea alba	Meadowsweet
Viburnum acerifolium	Maple-leaved Arrowwood
Viburnum rafinesquianum	Downy Arrowwood
Viburnum trilobum	Highbush Cranberry

Native Trees

Scientific Name	**Common Name**
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Betula nigra	River Birch
Carya ovata	Shagbark Hickory
Celtis occidentalis	Hackberry
Juglans nigra	Black Walnut
Juniperus virginiana	Red Cedar
Malus ioensis	Iowa Crab
Pinus strobus	White Pine
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus imbricaria	Shingle Oak
Quercus macrocarpa	Bur Oak
Quercus palustris	Pin Oak
Quercus rubra	Red Oak
Quercus velutina	Black Oak
Tilia americana	American Basswood

Management Recommendations for the Aux Sable Creek Enhancement Areas and other Naturalized Areas (see Exhibit 6-1 for location of Aux Sable Creek Enhancement Areas)

Management of native plant communities is essential to the successful establishment of a quality plant community. As natural areas mature required management needs are typically reduced. Management activities should be conducted for a minimum of three-years following planting. This is the typical period required for establishment of native species. A professional trained in evaluation of native plant communities should determine appropriate management measures for site specific conditions. Common management activities are as follows:

- Mowing/Hand Removal. The naturalized area should be mowed to a height of six inches one to four times during the growing season if an abundance of annual weeds are present. This is especially important during the first two years after planting so that the success of

the native plantings is not compromised. Mowing shall take place prior to or when non-native and weedy species are flowering so as to prevent seed set.

Hand-pulling of non-native and weedy species can be utilized when target species exhibit minimal coverage, chemical applications can not be performed, or in small naturalized areas. All above and below ground stems and roots or rhizomes of the plant should be removed from the naturalized area when utilizing this management technique. Plant material shall be removed from site or disposed of in a manner that prohibits re-growth of the plant.

- Herbicide Application. Perennial weeds within naturalized areas should be treated with appropriate herbicide as necessary. Perennial weeds will aggressively out compete native vegetation for sunlight, nutrients, and space if left unmanaged. Herbicide should be applied with utmost caution by a trained and licensed applicator. Appropriate herbicide techniques include spot treatments, backpack/spray bottle treatments, and/or handwicking. Site specific weather conditions including rain, wind speed and direction and temperature must also be considered when using herbicide. Chemical applications should be conducted in accordance with the herbicide label. Common non-native and weedy species requiring herbicide management include but are not limited to: Canada Thistle *(Cirsium arvense)*, Bull Thistle *(Cirsium vulgare)*, Reed Canary Grass *(Phalaris arundinacea)*, Purple Loosestrife *(Lythrum salicaria)* and Common Reed *(Phragmites australis)*.

- Burning. As appropriate, fire can be introduced to the naturalized area as an additional management tool. Trained professionals experienced in herbaceous fuel types shall conduct burning. State and local permits shall be obtained prior to prescribed burning. Surrounding property owners as well as local police and fire departments shall be notified prior to burn. A burn plan designating the preferred wind direction and speed, location of firebreaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

  The initial burn shall be dependant on fuel availability that is directly related to the quantity and quality of the vegetation present within the planting area. The recommended burn season is November 1 through April 30. Generally, a new prairie/wetland area shall be burned annually for two years after the second or third growing season and then every other year thereafter burning approximately 50-75% of the area.

  Prescribed burning simulates historical processes that once maintained prairies in this area prior to European settlement. Burning reduces invasive woody species and promotes the growth of native herbaceous species. Prescribed burning is the best

management practice for native plant communities. However, when burning is not practical due to site constraints or local restrictions implementation of the above management techniques can be utilized as an alternative.

A quality native plant community creates an attractive landscape and provides habitat for local wildlife.

Recommendations for Evaluating Success of Aux Sable Creek Enhancement Areas and other Naturalized Areas

A three year monitoring and management period should be implemented for all enhanced and naturalized areas. General performance criteria for evaluation purposes are listed below. Additional or modified performance criteria based on site specific conditions and goals may be implemented.

- By the end of the third year, a minimum of 90% of all naturalized areas must be stabilized with vegetation. No area greater than 0.5 square meters shall be devoid of vegetation as measured by aerial coverage. This standard does not apply to emergent and aquatic communities.

- By the end of the third year, none of the three most dominant plant species in any plant community zone may be non-native species or weedy species, including but not limited to: *Phragmites australis*, *Phalaris arundinacea*, *Lythrum salicaria*, *Meliotus sp.*, *Cirsium arvense*, and *Cirsium vulgare*.

- By the end of the third year, a minimum of 75% of the vegetative coverage within and enhanced or naturalized area must consist of native, non-invasive species.

SECTION 4: TRANSPORTATION

PURPOSE

The purpose of the proposed transportation plan is to define the size and location of major roadways in order to efficiently carry traffic through and within the study area. The Aux Sable Creek and associated tributary streams and floodplain provide a formidable obstacle to construction of an efficient roadway network. Therefore, advanced planning for the orderly development of a transportation network is necessary to guide the City in decisions regarding development.

EXISTING TRANSPORTATION NETWORK

The current roadway network consists of two lane roadways with bituminous or gravel surfaces (see the Existing Land Use Plan). All roads are under the jurisdiction of the Na-Au-Say and Seward township highway departments or the City of Joliet with the following exceptions:

- US Route 52 – Illinois Department of Transportation jurisdiction
- Grove Road (CH2)– Kendall County Highway Department jurisdiction
- Ridge Road (CH11)- Kendall County Highway Department jurisdiction
- Caton Farm Road (CH23)- Kendall County Highway Department jurisdiction

A total of approximately 172 drainage structures were inventoried by this study. Structures range from 10 inch diameter culverts to multi-span bridges. Nineteen bridge structures and fourteen culverts with at least one dimension over six feet were identified by the study (see Exhibit 4-1, Proposed Transportation Plan).

PROPOSED TRANSPORTATION NETWORK

The purpose of the proposed transportation network is to efficiently move traffic thru the study area and from one destination to another within the study area. In order to accomplish this, the following roadway functional classifications have been identified:

- Major Arterial – five lanes (2 in each direction plus a turn lane) designed to carry large volumes of traffic thru and between regions.
- Arterial – four lanes (2 in each direction) designed to carry large traffic volumes within the region and feed into the major arterials
- Collector – one parking lane and two traffic lanes (1 in each direction) designed to move local traffic to the larger roadway network. This functional classification is not identified on the Proposed Transportation Plan, as it is largely a function of individual land development plans.

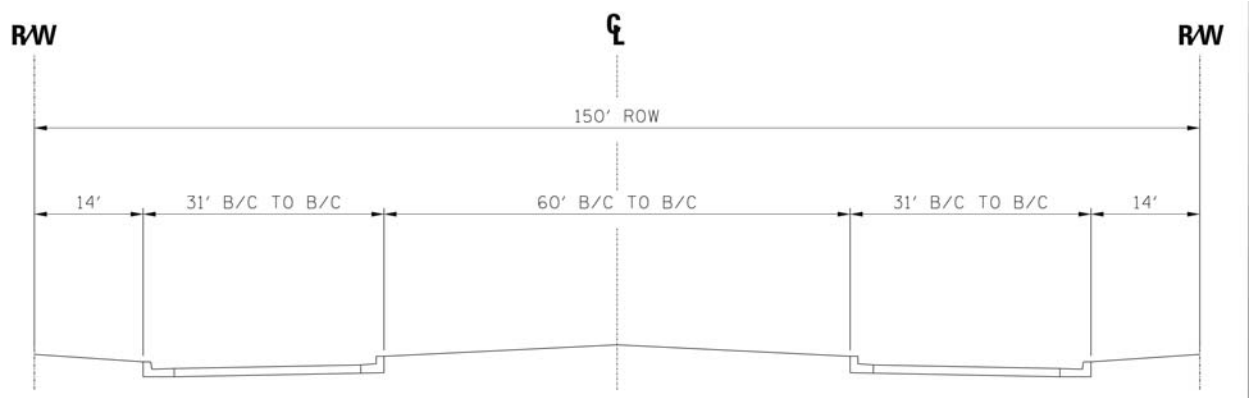
Typical pavement cross sections for each of the above functional classifications is provided as Exhibit 4-2 of this study. Arbeiter Road, McKanna Road, Black Road from County Line Road to Arbeiter Road, and Theodore Street west of Ridge Road shall have a 16 foot, landscaped center median.

It should be noted that Ridge Road is currently identified as a Major Arterial. Current regional plans have identified this corridor as a portion of the WIKADUKE Trial, a regional arterial. The roadway section required for the WIKADUKE is shown as Exhibit 4-2 of this report. At this time, plans for the WIKADUKE Trail have not been finalized, however, right of way should be obtained and other planning efforts should reflect the potential for construction of this roadway.

ACCESS LOCATIONS

The Proposed Transportation Plan identifies approximate locations for sites to access the larger roadway network. The City of Joliet policy allows for full access at approximately ¼ mile intervals. This policy serves as the basis for the recommended access locations. Access to roadways under the jurisdiction of other agencies (the Illinois Department of Transportation and Kendall County Highway Department) will be permitted under the policies of those agencies. Ridge Road, Grove Road, Chicago Road west of Grove Road, and Caton Farm Road are under Kendall County jurisdiction. In addition, the Wikaduke Trail Plan allows access at ¼ mile spacing in regional commercial centers.

The primary access to each major residential sub-division shall have a traffic circle with the cross section as shown below. See Section 8 for additional information regarding required access features.

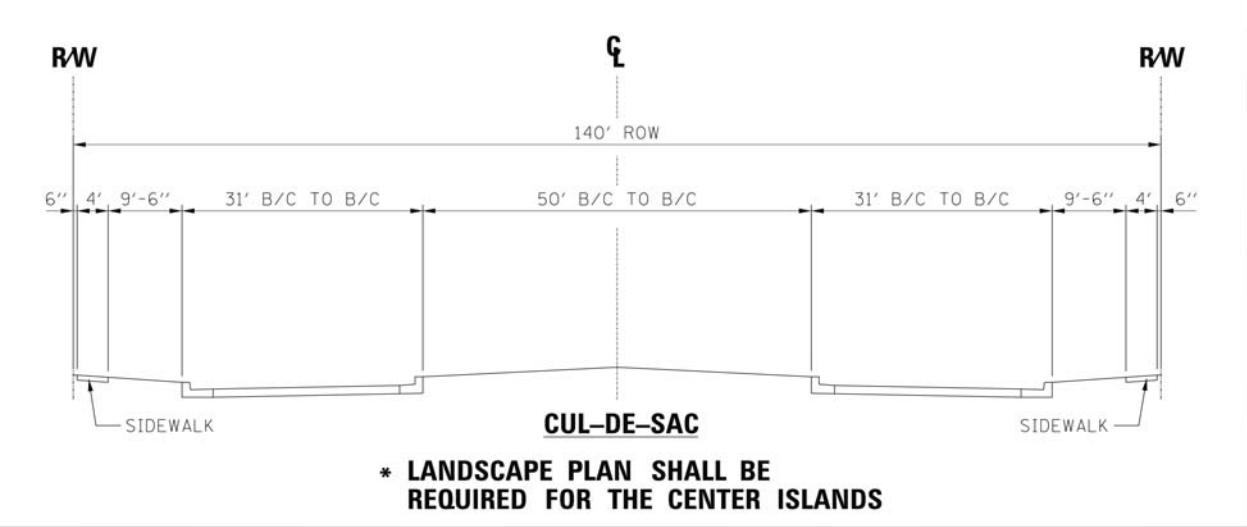


TRAFFIC CIRCLES

*** LANDSCAPE PLAN SHALL BE REQUIRED FOR THE CENTER ISLANDS**

CUL-DE-SAC

Cul-de-sacs shall be incorporated into the land plan where appropriate and where permitted by City Ordinance. The center island of the cul-de-sac shall have an approved landscape plan.



INTERSECTION IMPROVEMENTS

Channelization and signalization of intersections will be required to maintain the safe and efficient flow of traffic through and within the study area. The Proposed Transportation Plan identifies the locations where intersection improvements will likely be necessary. The extent of the improvements required will be dictated by traffic volumes and surrounding land uses as determined by a detailed engineering analysis.

INFRASTRUCTURE IMPROVEMENTS

In order to implement the roadway network described above, significant infrastructure improvements will be required. These improvements include roadway widening, channelization and signalization of intersections, bridge widening, and culvert extensions. Current City of Joliet policy requires developers of property that is adjacent to an existing roadway to widen and improve the roadway to the ultimate cross section. While this policy has proven adequate with past development, growth into the Aux Sable drainage basin will present new and different challenges.

Parcels adjacent to existing bridges or large culverts will require costly structure widening. In addition, most parcels adjacent to an existing structure are largely inundated by floodplain, increasing the cost to develop the property. Given these factors, development of parcels adjacent

to existing structures becomes undesirable. If these parcels remain undeveloped while traffic volumes in the region continue to increase, a "bottleneck" will occur at bridge locations. In order to mitigate the congestion, the City of Joliet will need to become the lead agency to widen the existing structures.

This study evaluated the costs associated with bridge widening and culvert extensions (or replacements) to carry the proposed roadway cross section and multi-use path across various branches of the Aux Sable Creek. The total estimated construction cost in year 2004 dollars is $35 million. This does not include the US Route 52 bridge as this is under the jurisdiction of the Illinois Department of Transportation. The bridges and culverts currently under the jurisdiction of the Kendall County Department of Transportation are included in the estimate of cost. The costs provided in this study are for construction only. Should the City of Joliet obtain jurisdiction over routes currently under County control, funding for maintenance and repair of these facilities will need to be evaluated. One means of obtaining the necessary funding is to develop a transportation impact fee for properties within the study area that are annexed into the City. As of October, 2004, there are approximately 12,760 acres of land within the limits of the study area and the boundary line agreements that have not been annexed to the City. If the $35 million construction cost were to be spread over this area, an impact fee of approximately $2,750 per acre would be necessary. Prior to implementing such a fee, a more detailed construction cost and financial analysis should be conducted.

Review of the hydraulic analysis for the study area shows that the existing bridge opening for Van Dyke Road over the East Branch of the Aux Sable Creek does not pass the 50 year flow without roadway overtopping. As this will be a major arterial road, consideration should be given to raising the roadway grade and increasing the size of the bridge opening to safely pass the 50 year flood under the road. Preliminary bridge design and calculation of the cost associated with this improvement is not within the scope of this study.

SECTION 5: FUTURE LAND USE

FUTURE LAND USE

The Future Land Use plan (see Exhibit 5-1) designates the distribution of the various categories of land for private, public, and semi-public development. It establishes, in accordance with the requirements of a modern community addition to the City of Joliet, the amount and relationship of the lands set apart for various categories of land use, such as residential, commercial, office, public and semi-public. With almost 100 percent of the land within the study area undeveloped, there exists a significant area for potential growth.

Within the unincorporated area, Joliet now exercises control over standards of land subdivision design and quality of land improvements such as streets and utilities installed by developers. Annexation of adjacent land into the City will provide direct controls for securing desirable residential, commercial, and community facility developments in accordance with the planned pattern of land use for the entire community.

RESIDENTIAL LAND USE

In order to provide for a wide range of housing types to meet the projected demand within the study area, to preserve and enhance the character of the Aux Sable Watershed, and to provide appropriate buffers between commercial and residential uses, the Future Land Use plan proposes a distribution of residential land use within two classifications organized into planning units or neighborhoods. Each planning unit includes recreation areas such as local parks and playgrounds based on a standard of 7.5 acres of park land per 333 lots or a population of approximately 1,000.

The new planning units have major thorough-fare access at their periphery and will connect to and focus on a greenbelt trail system along the Aux-Sable Creeks, through regional multi-use trails, or local neighborhood trails (see attached Map, Exhibit 5-1). The greenbelt will provide area for bike trails that will connect to an open space network.

RESIDENTIAL – 3 DWELLING UNITS/ACRE

The residential areas illustrated on the Land Use Plan are based on single-family average lot sizes of 10,000 square feet for an entire subdivision with a minimum lot size of 9,100 square feet. A density of 2.5 dwelling units per acre will be allowed if the development is single family and 3.0 dwelling units per acre for mixed use development. Any planned unit development component will be limited to no more than 20% of the total dwelling units.

All multi-family developments must be reviewed as a planned unit development. The maximum density for multi-family is six dwelling units per acre. A mix of town homes and duplexes is desired, with review of elevations an important feature. The location of multi-family units should be internal within a subdivision, near open space components, and not used as a buffer between commercial or major arterials.

RESIDENTIAL – AUX SABLE DESIGN CORRIDOR

The Aux Sable Corridor is all about prairie, woodland marsh and floodplain being incorporated into the design of urban type residential developments in order to preserve the natural character of the area.

The most efficient, most amenable use of space is the guiding principle for design and construction of homes in the Aux Sable Corridor. A variety of exterior materials, changing roof lines, variations in the way residences are positioned on lots of different sizes, all work together to create quality residential communities.

Some areas within the Corridor will be set aside for non-housing uses, such as golf courses, recreation areas, and possibly a location for a town center, but the majority of the area will be utilized for residential developments in cluster type arrangements. It is this concept of clustering that allows much of the land to remain open space.

Prairie, woodland and floodplain areas that surround or adjoin residential developments will preserve the natural character of the Corridor. Lakes will be created that will provide water frontage for many lots.

Within the corridor, design objectives include maximizing open space, natural feature enhancement and implementation of best management practices, creative land planning and higher landscape and architectural standards. See Section 8: Land Use and Design Guidelines.

COMMERCIAL

In order to provide for a well-balanced tax base, to preserve and promote the existing downtown, to provide a convenient shopping experience for future residents of the planning area, and to eliminate strip commercial development, the plan classifies commercial land use into two categories – Community Commercial and Local Commercial.

The main Community Commercial areas are located along Ridge Road near Caton Farm Road and at the intersection of U.S. Route 52.

The Community centers should contain 60 acres adjoining major arterials or at intersections and 20-30 acres along minor arterials or at intersections. Collector intersections would have 5-10 acre neighborhood commercial centers.

TOWN CENTER

Two sites for town centers are shown on the plan – one at the intersection of Black Road extended and Ridge Road and one at the intersection of Chicago Road/Schlapp Road and Caton Farm Road.

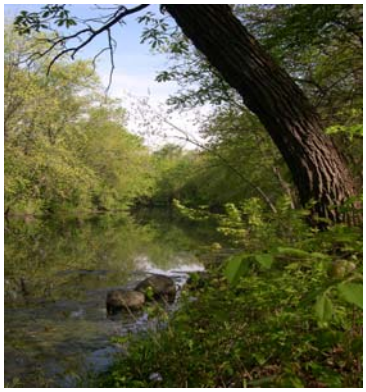
The Town Center should be a focal point for the surrounding neighborhood areas. The Town Center should consist of an area of approximately 20 to 40 acres. This limited size allows for a human scale of development that is pedestrian friendly.

Uses within the Town Center include, but are not limited to, commercial and residential uses, and may include a post office, restaurants and outdoor cafes, banks, offices, churches and civic uses such as a library. Apartments and lofts can be located above the retail uses. The Town Center would ideally be located adjacent to regional open space and parks.

Open space should be a prominent feature in the Town Center and readily accessible to those who use the area. Also prominent in the design of the Town Center are the pedestrian/bicycle trails that connect the Town Center to the surrounding area.

A town center creates a retail/office core adjacent to high density residential and open space.

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES



Aux Sable Creek
Through Baker Forest Preserve

- Open space, tree preservation and natural areas are important to the City of Joliet and the provision for neighborhood parks, regional parks and pedestrian/bike trails is desired. The focus of the open space should be towards the Aux Sable Creek and its tributaries. Within the last year, the City of Joliet has adopted several ordinances for the protection and preservation of the Aux Sable Creek Watershed. Specifically, the City adopted

  Aux Sable Creek Protection Area Ordinance
  Flood Plain Hazard Area Ordinance
  Will County Storm Water Ordinance
  Kendall County Trails and Greenway Plan
  WIKADUKE Trail Land Use and Access Management Study

The proposed Open Space, Recreation and Natural Resources Plan is presented as Exhibit 6-1.

Open Space Site Plan

- Open space planning should respect the natural features and characteristics of the existing landscape and provide for the open space and recreational needs of existing and future residents of the City.

- Floodplains, wetlands, areas of ecological or archaeological significance and mature forests should be protected and enhanced as open space.

Neighborhood Park Plan

- Conservation easements should be provided for protection of trail system, open space, parks and environmental areas.

New residential development should provide neighborhood parks in close proximity to all of the homes, with generous frontage, as well as pedestrian linkages to community parks and open space. Depending on recreational needs, they can vary in size as determined with consultation from local park districts or other recreation authorities.

Playground

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

Community Park

Community parks are larger and provide a broader range of recreational needs than neighborhood parks. They should serve two or more neighborhoods and should be accessed by arterial or collector streets, as well as the multi-use trail system. A community park may range from twenty to one hundred acres based on land and requirements for desired uses.

- In appropriate locations land to accommodate softball and soccer fields, as well as indoor facilities shall be provided. Provisions for the appropriate parking facilities should also be provided.

- The following planning factors will influence the location and size of the selected site:

Recreational Needs of the Community
Drainage
Water Resources
Existing wetland, areas of ecological significance
Existing and proposed trail systems
Existing and proposed roadway networks
Existing and proposed public lands
Existing and proposed schools
Private recreational uses

Existing Trail Through Baker Forest Preserve

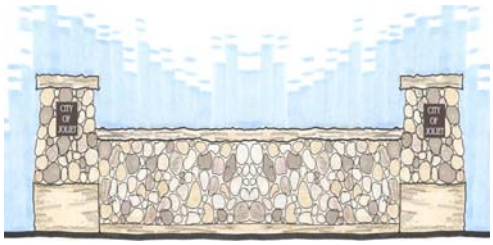
Natural Enhancement Areas

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

Interpretive Signage

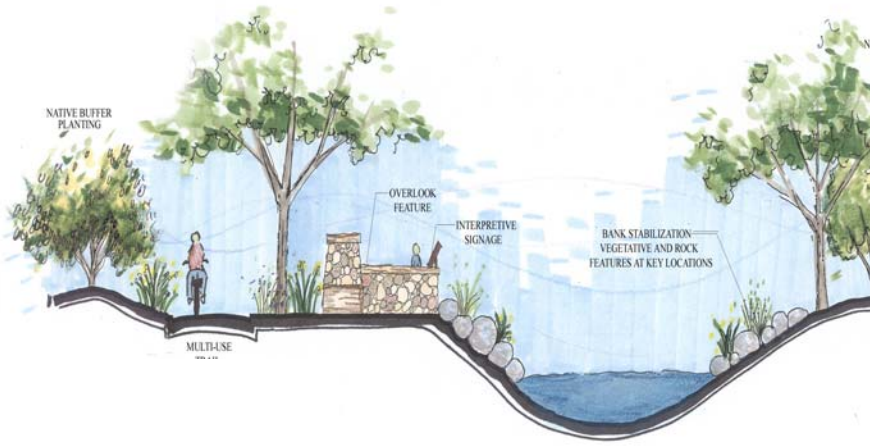
Regional multi-use trails are proposed along roadways and greenway corridors. These trails provide safe recreational opportunities for all age groups and encourage physical activity. They provide pedestrian orientated linkages to parks, natural areas, environmental corridors, as well as shopping activities and residential neighborhoods. Regional multi-use trails are proposed along roadway and greenway corridors. They should be located at least 10' from the creek bank and 2' above normal water level. It is proposed that the path will be 10' wide constructed of asphalt with 3' turf shoulders on each side.

Overlooks provide rest areas along the trail. They should be sited to take advantage of quality vistas and designed to incorporate and enhance interesting site features. Interpretive signage and seating should be included.

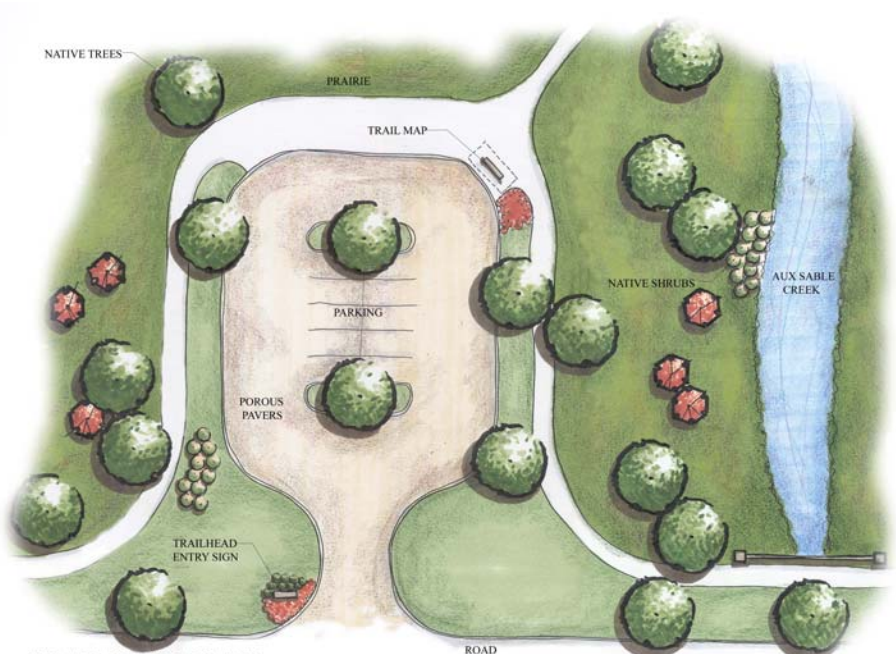


Bridge Crossing Elevation

Trailheads should be provided at strategic locations and be sited for good visibility and accessibility, avoiding environmentally sensitive areas. Trailheads should have limited parking, and directional information and signage. Approximately ½ acre of land is required for each trailhead.



Overlook Section



Trailhead Plan

Aux Sable Creek Enhancement Areas

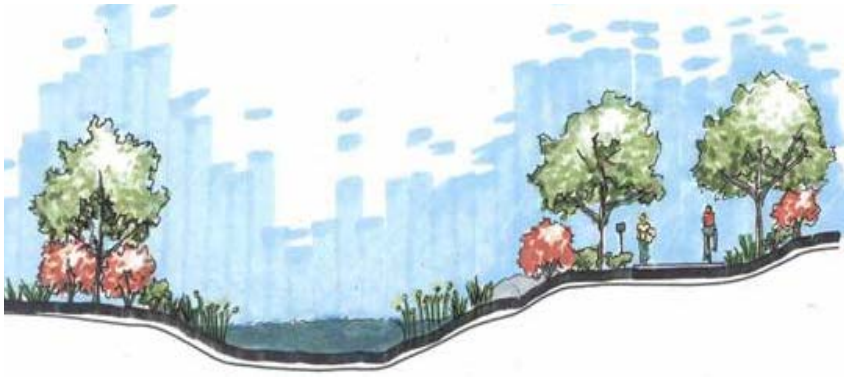
Portions of the Aux Sable Creek are identified on the Open Space, Recreation and Natural Resources plan as Enhancement Areas. These locations are currently excavated channels with farmed property up to the stream bank. The City desires to restore these sections of channel to a more natural state by modifying the channel to contain pools and riffs, with a meandering alignment. Upstream and downstream conditions shall be evaluated to determine if the improvements are beneficial to the long term success of the entire stream corridor. The side banks shall be stabilized as necessary to prevent erosion. The preferred option for stream bank stabilization is native vegetation, where practical. Engineering analysis shall be utilized to determine channel velocities and design appropriate erosion protection.

Wetlands shall be evaluated prior to planning improvements. All stream bank improvements will be subject to the approval of the Army Corps of Engineers, Illinois Department of Natural Resources or other governing bodies with jurisdiction. Improvement to wildlife habitat shall also be considered as part of the enhancement efforts.

SECTION 6: OPEN SPACE, RECREATION AND NATURAL RESOURCES

Areas outside the limits of the designated enhancement areas shall be evaluated for excessive erosion on a case by case basis. Where necessary, erosion control and stream bank stabilization measures shall be implemented.

Existing Aux Sable Tributary
To be Enhanced



Proposed Trail Along Aux Sable
Creek

SECTION 7: COMMUNITY SERVICES AND FACILITIES PLAN

Future sites for schools, fire and police stations, municipal facilities, libraries, parks and recreational facilities are part of the social infrastructure which serves residential neighborhoods. Individual taxing bodies have the authority for planning, locating and funding many of these facilities. This is an ongoing process carried out in conjunction with annexation and development activity. Specific sites for most of these facilities are therefore not shown on the Plan and will be considered in the evaluation of each new development (see Exhibit 7-1, Community Services and Facilities Plan).

Currently the City has all of its Police operations in downtown Joliet. A Police sub-station is planned to be located in the proposed interim municipal center, which will be located in the former Fire Station 9, located on Caton Farm Road just west of County Line Road. Station 9 will relocate to Caton Farm Road east of Drauden. The Plan proposes a new municipal center adjacent to the Municipal Treatment/Public Works facility and town center node located along Van Dyke/Black Road west of Ridge Road. The Plan proposes the general location for 3 new Fire Stations in the study area.

New Fire Station 10:

With the recent annexations and plat approvals in and around Ridge, Caton Farm, Arbeiter and Van Dyke Roads, the need for new, Fire Station 10 is critical. Our comprehensive plan calls for this Station to be open in summer of 2006. Station 10 will be located on Theodore (its extension beyond Ridge), west of Ridge Road. Because this will be the headquarters facility for the "West District" it will need 2 acres of land.

New Fire Station 11:

As growth and development continues south of Caton Farm Road, in the areas of McKanna Road and Grove Road, there will be a need to build Station 11. This station requires 1.5-2 acres and could be located north of Van Dyke and ¼ to ½ mile west of McKanna Road.

New Fire Station 12:

As growth and development continues in the area north of Caton Farm Road, west of Schlapp Road, there will be a need to build Station 12. This station requires 1.5-2 acres and could be located north of Walker Road, near Grove Road.

Since two hospitals are currently located in Joliet (Provena St. Joseph and Silver Cross) and a new hospital is being considered in Plainfield approximately 4 miles to the northeast, no new hospital sites are proposed on the Plan. However, there will be a need for out patient medical facilities located near the major commercial nodes.

SECTION 7: COMMUNITY SERVICES AND FACILITIES PLAN

EDUCATION

The provision for educational services is a very important component of the Plan. There are five school districts in the study area: Oswego Community Unit School District 308, Plainfield Community Consolidated School District 202, Minooka Intermediate and Junior High School District 201, Minooka Community High School District 111, and Yorkville Community Unit School District 115. Provision for school sites under the Joliet School Site Donation Ordinance will be required in all new residential developments. Typically one elementary school is required per square mile. Two to three elementary schools feed a middle school and two middle schools feed a high school. Exact location of school sites and the required acreage shall be coordinated with the appropriate school district.

SECTION 8: LAND USE AND DESIGN GUIDELINES

TTHE PURPOSE OF THE GUIDELINES

The purpose of the following land use and design guidelines is to provide site planning direction and to promote attractive quality development with consistent and compatible site planning and design elements. Preservation, protection, and enhancement of natural features, and the provision for neighborhood parks, community parks, and trails is desired.

Attractive Park and Pond Feature

RESIDENTIAL DEVELOPMENT

The City of Joliet has created a new residential zoning district, R-1B single family, for lots in Kendall County. That zoning district requires a minimum lot size of 9,100 square feet, within a minimum lot width of 75 feet, and a mean average lot size for an entire subdivision of 10,000 square feet. A blend of lot sizes is desirable, and the City will allow 70 foot minimum width lots not to exceed 50% of the subdivision. The mean average of the lot widths shall be 72 ½ feet. The maximum gross density is 3 units per acre.

Gatehouse Entry and Traffic Circle

All multi-family developments must be reviewed as a planned unit development. The maximum density for multi-family is six dwelling units per acre. The review of architectural elevations is important. The City has revised its philosophy on the design and location of multi-family within a subdivision. The location of multi-family should be within the subdivision, near open space components, and not used as a buffer between commercial or major arterials. Townhome units cannot exceed 20% of the total unit count.

All sub-division developments within the study area shall provide the following design elements: 8:12 roof pitch, entrance traffic circle, review of architectural elevations, entrance gate house, naturalized stormwater detention, identification of key lots, and adherence to the City brick ordinance and landscape ordinance.

Aux Sable Creek Tributary
Quality Native Vegetation
to be Preserved

SECTION 8: LAND USE AND DESIGN GUIDELINES

Aux Sable Design Corridor

The future land use plan indicates an area adjacent to the Aux Sable Creek and tributaries as the Aux Sable Design Corridor. This is an area where innovative, high quality development, is required. The following standards apply:

Mixed Landscape Buffer

- Maximize quality, accessible open space, that includes corridor protection through enhancement of natural features.

- Selected best management principles are recommended. (See Section 3 Drainage and Environmental, best management practices recommendations.)

- Flexibility in creative quality land planning.

- Higher Landscape Standards – See Below

- Higher Architectural Standards – See Below

Site Planning

- The City desires residential development with an open space landscape component at the entrance, including wet bottom stormwater management ponds with landscaped features as appropriate to the site.

- The plan should be responsive to site natural features, including significant trees and vegetation, stream corridors, wetlands and topographic features. Protection of the Aux Sable Creek Watershed is a key priority.

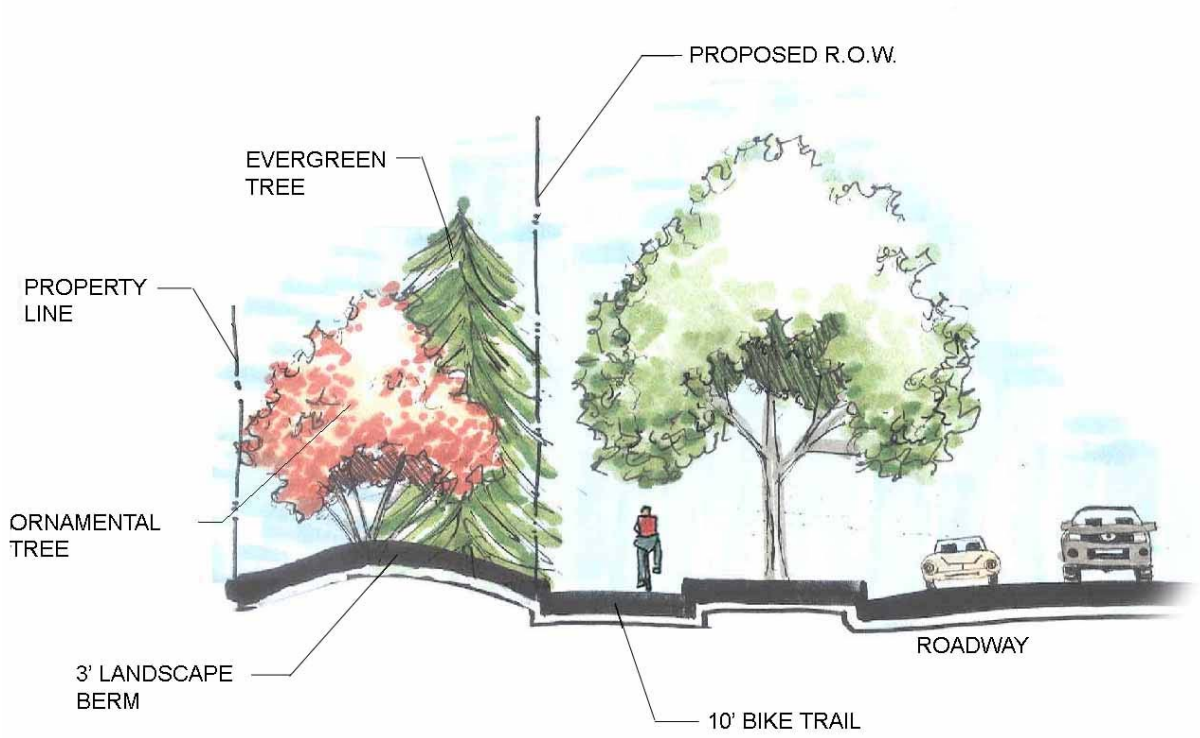
- Planning should provide for a usable and accessible network of parks and open space safely linked to regional corridors through trail systems. Neighborhood parks should be incorporated into each development and be located with good street frontage and accessibility.

Pedestrian Walk and Buffer

- Dwellings adjacent to major and minor arterial roadways or backing up to collector streets should be

buffered with landscaped berms located in dedicated open space outlots. Any fencing should be located on the dwelling side of the berm. Fencing should be a development coordinated design element.

- In addition to multi-use trails, bikeways should be incorporated into one side of collector streets as appropriate.



Bike Trail/Buffer Section

SECTION 8: LAND USE AND DESIGN GUIDELINES

Landscape Design

- Landscape Design should incorporate restoration of remnant native landscapes and the use of native plant materials where appropriate. Permitted trees are listed in the City's Landscaping Ordinance. See Species Recommendations pages 3-8 thru 3-10.

- Landscape buffers and perimeter landscaping should include berming (no greater than 3:1) and a mixture of deciduous and evergreen plant materials to provide for attractive and effective screening which meet or exceed the landscape ordinance.

- Parkway trees are required with spacing and species mixture as specified in the landscape ordinance.

- Special attention to entrance treatments and site theming, including landscaped boulevards, gate house, gated entrances or other innovative entry features.

- A typical landscape plan should define the minimum landscape required for individual homesites which meet or exceed the landscape ordinance.

- Foundation planting plans should be included for multi-family dwellings which meet or exceed the landscape ordinance.

- Stormwater basins shall be landscaped with a mixture of deciduous and evergreen materials. Best management practices should be incorporated where appropriate. (See Section 3 Drainage and Environmental Best Management Practices recommendations.)

Traffic Circle Entry Feature

Entrance Monument Elevation

Gate House

Landscape Design – Aux Sable Design Corridor

- Ten percent of perimeter and buffer deciduous trees and evergreen trees shall be increased in size to 4" caliper and

8' tall, respectively. These plant materials shall be located at key high visibility areas.

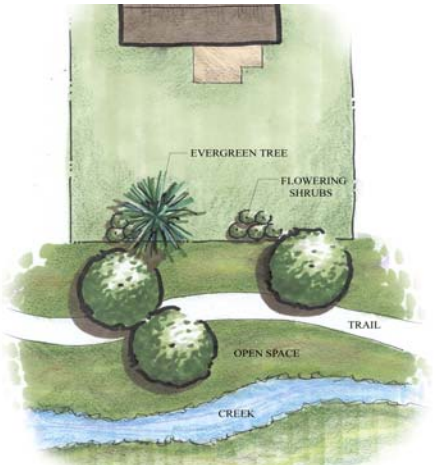
- Parkway trees shall have a minimum trunk size of 3" caliper as measured 6" above grade.

- Selected best management practices shall be incorporated into site plans. (See Section 3 Drainage and Environmental Best Management Practices recommendations.)

- Rear yard landscaping on lots which are visible from a trail, public right of way, or conservation easement, must provide at least one evergreen tree, a minimum of 6 feet tall, one ornamental, a minimum of 6 feet tall, one shade tree, a minimum of 2" in caliper, and seven evergreen or deciduous shrubs per 100 lineal feet. An approved landscape package provided by a developer may be substituted for the required rear yard landscaping.

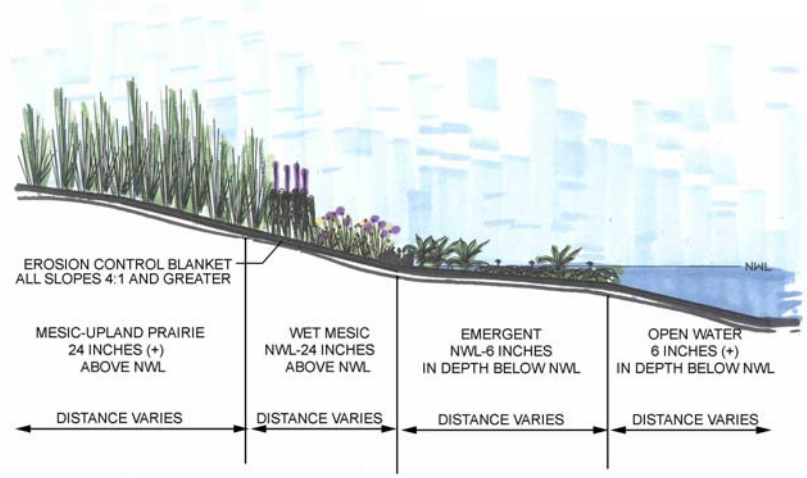
- Themed site amenities, such as stone design elements, street signs and lighting, should be appropriately appointed throughout site.

- Focal points and highly visible 'key lots' should be identified on the site plan. Special design attention should be given to these locations including landscape treatments and the addition of site amenities such as seating areas or overlooks to view corridors.



Rear Yard Landscaping

Key Lot Landscaping and Site Amenities



Naturalized Stormwater Cross Section

SECTION 8: LAND USE AND DESIGN GUIDELINES

Architectural Standards

- All residential developments shall comply with the City of Joliet Anti-monotony regulations through creative design and material selection.

- Facades visible from arterial and collector streets, trails and conservation easements shall be articulated appropriately with windows, shutters, roof lines a minimum of 8:12 pitch, bay windows, arch windows, wider roof overhangs, porches, decks, decorative railings, steeper roof pitches, brick fireplaces/chimneys, grilles in windows, gables and peaks, arbors, trellises/planter boxes, rear or side loaded garages, window and/or door bump-outs, roofed entrances, and other unique architectural treatments, which provides visual interest and not monotony. At least 30% of the structures shall contain brick, stone, or other masonry on at least 25% of all elevations.

- The architectural design and use of building materials shall reflect residential character.

- The prominent materials shall be of high quality including brick, stone, wood, and siding and shall be in accordance with the City's Brick Ordinance which requires 50% of the single family and duplex homes have 25% of the front façade in brick, stone or masonry and all multi-family dwellings to have 50% of the front façade and 25% of the side and rear facades in brick, stone or masonry.

- Exterior color schemes should provide a variety of compatible colors, which are respectful of the surrounding neighborhood.

- Architectural review of all elevations is required for all proposed projects.

- All new development must comply with City plans, policies, subdivision regulations and ordinances.

Quality Design and Materials

Appropriately Articulated Rear Façade as Viewed from Collector Street

Decorative Railings and Roofed Porches

Steep Roof Pitches and Bay Windows

SECTION 8: LAND USE AND DESIGN GUIDELINES

COMMERCIAL DEVELOPMENT

The commercial/industrial component of the City of Joliet has grown along with the residential areas. During the past ten years, 1400 acres have been platted for office, commercial, or industrial use in Joliet. The amendment to the land use plan adopted in 1997, anticipated 215 acres of commercial within the study area. However, the City anticipates a need for more commercial and office use within Kendall County, with major community commercial centers containing 60 acres along major arterials or at intersections, and 20-30 acres along minor arterials or at intersections. Collector intersections would have 5-10 acre neighborhood commercial center with a minimum size of 4 acres.

Entrance Landscape Emphasis

Site Planning

- Pedestrian/bikeway trails should be connected to commercial developments.

- Curb cuts to commercial developments should be minimized. Use of shared driveways and collector street access is recommended.

- Minimum lot size for neighborhood convenient shopping is 4 acres.

- Loading areas should accommodate safe truck circulation and appropriate buffering from adjacent uses and public streets.

- Structures and on-site circulation systems should be designed to minimize pedestrian/vehicular conflicts.

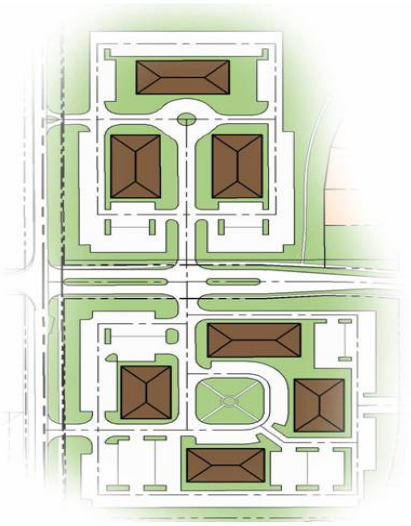
Architectural Style Reflects Residential Character

- Sidewalks extending the full length of the building must be provided along any façade featuring a customer entrance and along any façade abutting public parking areas. Such sidewalks shall be located at least six feet from the façade of the building to provide planting beds for foundation landscaping.

- The internal pedestrian walkways must be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.

- Cross-access easements should be provided to adjacent existing and future potential commercial properties.

- Pedestrian oriented exterior spaces are recommended, providing for quality shopping environments.



Site Design with Shared Driveways and Parking

Landscape Buffer Adjacent to Street

SECTION 8: LAND USE AND DESIGN GUIDELINES

Landscape Design

- Landscape buffers and perimeter landscaping should include berming (no greater then 3:1) and a mixture of deciduous and evergreen plant materials to provide for attractive and effective screening.

- Landscape buffers shall be no less than 30' wide. Exterior pedestrian oriented spaces are recommended, providing quality shopping environments.

- Parking areas adjacent to streets shall be buffered with landscape berms and landscaping to screen automobiles from view while maintaining visibility to storefronts. Site signage should be incorporated into landscape plan.

- The interior of parking areas shall include landscaped parking islands with a maximum number of 20 spaces between islands.

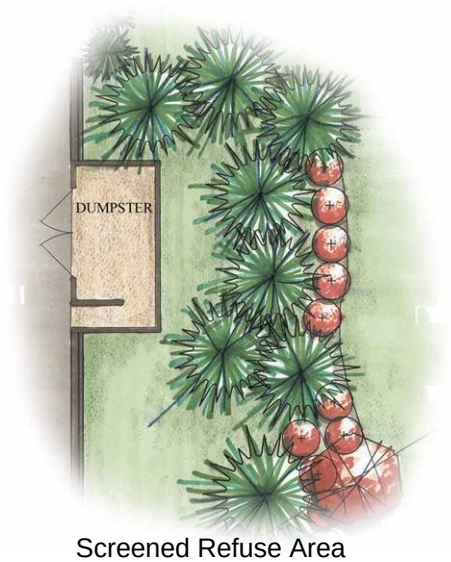
- Stormwater basins shall be landscaped with a mixture of deciduous and evergreen materials. Best management practices should be introduced in appropriate areas.

- Building landscape should include either foundation planting or urban solutions, such as trees in grates or planters of quality materials.

- All refuse areas shall be screened on three sides by a solid enclosure matching the building materials on-site, and gated on the 4th side. The open, gated side of the enclosure should not face streets or adjacent neighborhoods. Landscaping should be included for additional buffering.

- Landscaping shall meet or exceed the Joliet Landscape Ordinance.

Appropriate Materials and Amenities



Screened Refuse Area

Parking Area Landscaping

SECTION 8: LAND USE AND DESIGN GUIDELINES

Architectural Standards

- Architectural style and colors should reflect the residential character of the area.

- Exterior materials shall be masonry brick with architectural pre-cast accents as appropriate.

- Facades visible from street articulated appropriately with windows, shutters, roof lines and detailing, which provides visual interest and not monotony.

- All architectural elevations require City approval.

- Commercial signage should be low-lying, understated and coordinated with the building materials and colors.

- Site lighting shall be high quality and compatible with residential neighborhoods, designed to avoid glare and excessive spillage upon adjacent residential properties or public rights-of-way.

- All rooftop mechanical equipment shall be effectively screened from public view by the roof structure or parapet wall.

- All meters and other mechanical equipment located on the exterior wall or ground shall be effectively screened by landscaping or architectural elements.

- All new development must comply with City plans, policies, subdivision regulations and ordinances. The height of commercial buildings shall be no more than 2.5 stories.

Attractive Pedestrian Spaces

Screening of Mechanical Equipment

Understated Quality Signage

Architectural Style and Colors

SECTION 9: IMPLEMENTATION

In order to effectively utilize this plan for development in the Kendall County Sub-area, the following issues should be considered:

GENERAL PLAN USE

Plan Adoption- The Comprehensive Plan should be adopted by the City Council and recognized as the guidance document for development within the defined area. Each development which approaches the City for annexation should be made fully aware of the plan and thus the desires of the City for development within the plan. During the annexation process, each land plan presented to the City should be measured against this Comprehensive Plan and careful consideration should be given to the impact of variances from the Comprehensive Plan.

Continual Plan Improvement- Market forces will play a large role in how and when the study area develops. As such, the Comprehensive Plan should be a flexible document that is evaluated against the needs of the City on a periodic basis. At a minimum, the plan should be reviewed and updated on a five year basis to incorporate new practices and standards that the City feels would be an enhancement to the Plan.

SPECIFIC PLAN RECOMMENDATIONS

The following recommendations refer to specific items contained in the Comprehensive Plan:

Regulatory Floodplain/Floodway- As discussed in Section 3 of this Plan, the current regulatory floodplain and floodway were not calculated from the current state of the industry standards. In accordance with the "Joliet Special Flood Hazard Areas Development Ordinance," Section 8-505(d), "When no base flood or 100-year frequency flood elevation exists, the base flood or 100-year frequency flood elevation for a riverine SFHA shall be determined from a backwater model…Flood flows should be based on anticipated future land use conditions in the water shed as determined from adopted local and regional land use plans." Based on this ordinance, we recommend that the floodplain elevations and floodway boundaries contained within this study be utilized as the basis for floodplain determination when the limits are more conservative than the current Flood Insurance Rate Maps and/or Flood Insurance Study. Should the developer disagree with the floodplain elevations contained within the study, they may proceed with development of their own model to be reviewed and approved by the Illinois Department of Natural Resources.

Regional Recreation Facilities- The plan shows an approximately 130 acre lake located south of Van Dyke Road between the East Branch and the Middle Branch of the Aux Sable Creek. This area is largely floodplain and as such may be better utilized as a regional recreational amenity rather than a private residential development. Regional water facilities can be constructed and maintained by the municipality with funds collected from developers or with

general tax revenues. These facilities are larger than a typical stormwater detention pond and can become an aesthetic landmark and a significant open space area. Local residents can utilize the area for recreational purposes including small watercraft boating, fishing, wildlife viewing, and ice skating. Even though the area may be primarily used for regional water facilities, it also could be used for other recreation such as: golf courses, softball or soccer fields. A pedestrian trail system can be installed along the banks providing additional recreational possibilities. Planting all or portions of a water facility and surrounding areas with native vegetation should be implemented whenever possible. Due to the large amount of floodplain located in the immediate vicinity of the proposed water facility, the opportunity for win-win relationships with adjacent developers should be considered. Land currently within the floodplain will require fill to raise property above the base flood elevation. In addition, filled properties will need a location to provide compensatory floodplain storage. Both of these needs can be met by construction of a regional basin. Any development of a regional basin will need to be accomplished with great care due to the proximity to the Aux Sable Creek. With appropriate management, the water facility can become a benefit to the Aux Sable Creek watershed as well as a regional recreational amenity.

As the Plan area develops and larger tracts of property are aggregated by individual developers, the opportunity for construction of other regional detention facilities should be evaluated.

Public Involvement/Education- The future residents of the Plan area should be informed and educated about the natural resources that occur within their community. They should be educated about common daily practices and their effects on the local natural resources. With proper training, local residents can become involved with the maintenance and management of the natural areas. A public awareness and concern for the protection of the natural resources is essential to the long-term success of the natural features within the study area. The education can be in the form of simple brochures provided to area homeowners or presentations to schools and community groups.

Transportation Infrastructure – As noted in Section 4 of this Plan, the estimated cost for structure widening and improvement in the study area is $12.3 million. Under the current City policy the adjacent landowner pays for roadway improvements at the time of development. Due to the high cost of structure widening and the generally less desirable land characteristics (large amounts of floodplain and floodway) of property adjacent to major drainage structures within the Aux Sable Creek watershed, it would be anticipated that these properties would be among the last to develop. Consequently, a "bottleneck" may develop where roadways cross drainage channels. In order to maintain the efficient flow of traffic through the Plan area, it is recommended that the City of Joliet assume the responsibility for widening of major structures within the Plan area. As these improvements will benefit all residents within the region, we recommend the use of alternative funding sources, such as a traffic impact fee, to implement the necessary bridge widening.

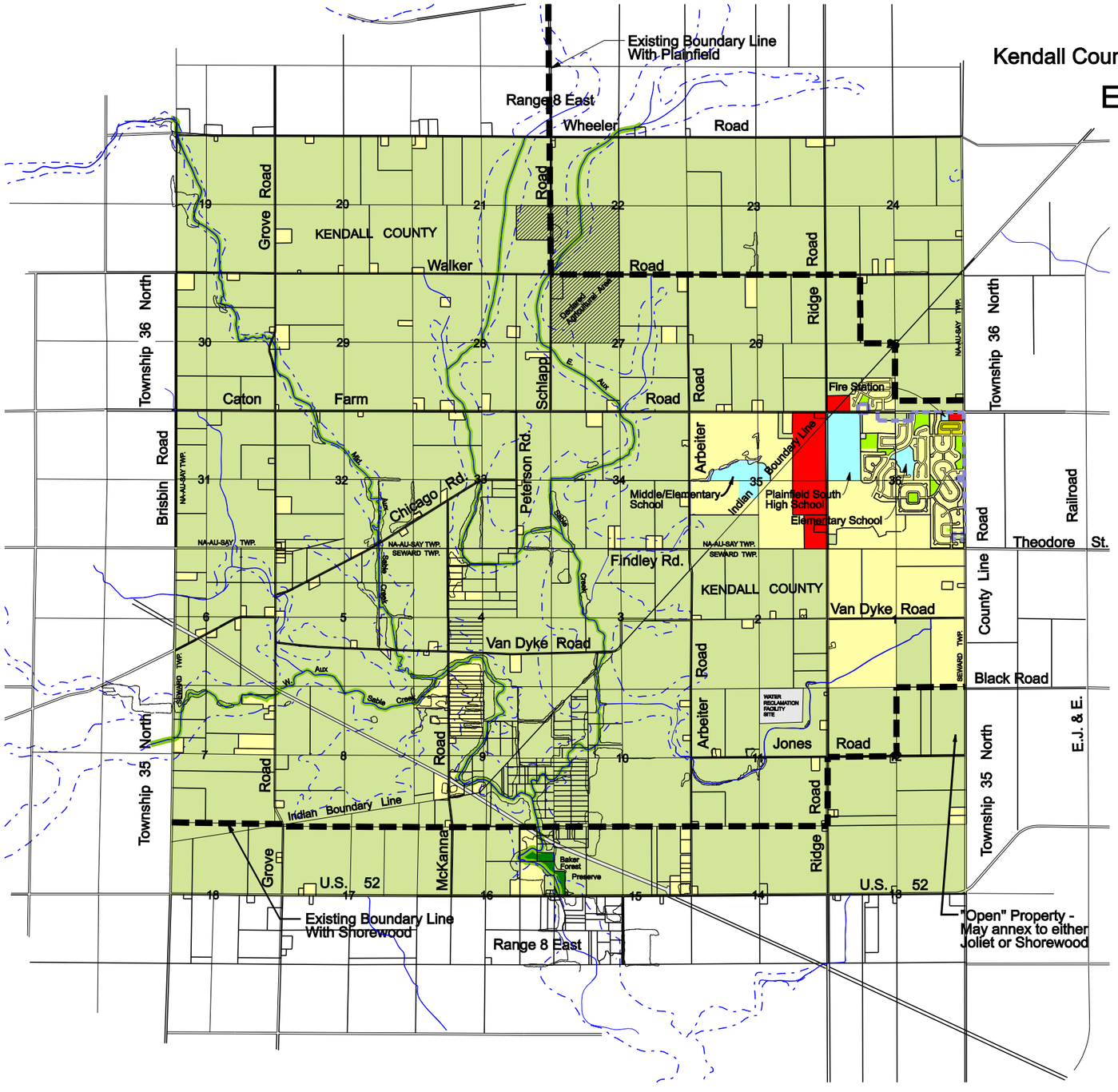
ADDITIONAL RESOURCES

Additional information regarding the City of Joliet and City staff contact information is available via the City's web page at www.CityofJoliet.info.

City of Joliet

Kendall County Sub Area Comprehensive Plan

Existing Land Use



Legend

Residential

- Single Family Detached Residential - 3 DU/AC
- Duplex Residential - One or Two Family
- Multi-Family Residential - 6 DU/AC

Commercial

- General Business

Municipal/Institutional
(Schools, Churches, Hospitals, Fire District & Municipal Facilities)

- As Labeled
- Utilities

Public Open Space

- Kendall County Forest Preserve
- Parks

Agricultural

- Agricultural
- Declared Agricultural Area
- Aux. Sable Creek
- Flood Plain
- Tree Line

NORTH

1200 0 1200 2400

Joseph H. Abel & Associates
Land Use Planning • Zoning • Economic Development • Expert Testimony
200 Forest Avenue
Glen Ellyn, Illinois 60137
(630) 858-5085
Fax (630) 790-1116

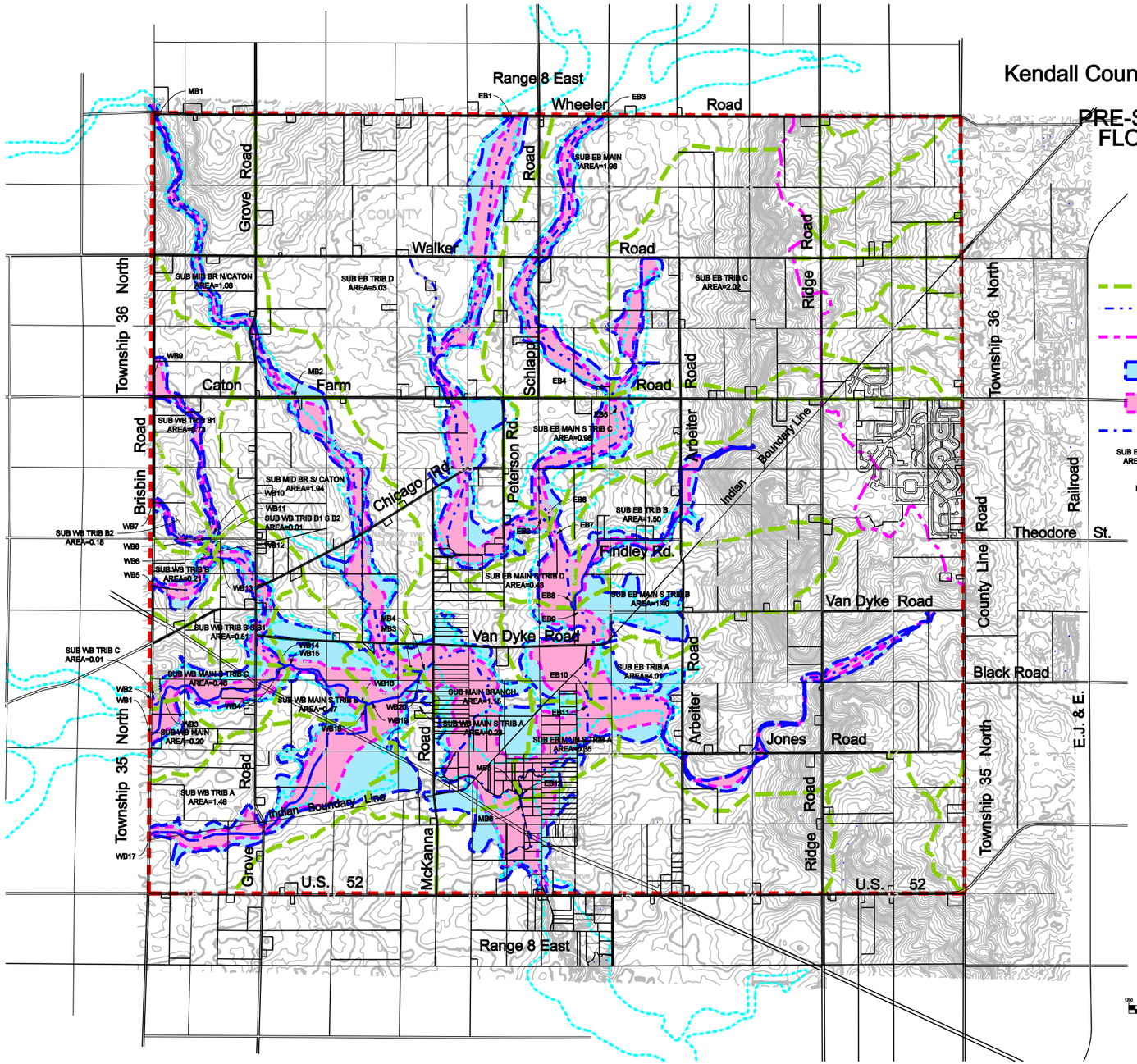
REMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1630

ENCAP, Inc.

EXHIBIT 2-1

City of Joliet
Kendall County Sub Area Comprehensive Plan

PRE-STUDY FEMA FLOODPLAIN AND FLOODWAY VS STUDY FINDINGS



Legend

- SUB-BASIN WATERSHED DIVIDE
- CHANNEL CENTERLINE
- MAJOR WATERSHED DIVIDE BETWEEN THE AUX SABLE CREEK AND THE DUPAGE RIVER
- 100 YEAR FLOODPLAIN BOUNDRY PER STUDY (NON-REGULATORY)
- APPROXIMATE FLOODWAY BOUNDRY PER STUDY (NON-REGULATORY)
- EXISTING FLOODWAY LIMITS
- SUB EB TRIB B AREA=1.50 — WATERSHED SUB-BASIN NAME AND TRIBUTARY AREA (SQUARE MILES)
- EB1 — POINT WHERE THEORETICAL FLOW RATES HAVE BEEN CALCULATED (SEE SHEET 2 OF 2)

NORTH

1200 0 1200 2400

REMPE-SHARPE
CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1629

EXHIBIT 3-1

SHEET 1 OF 2

Summary of Peak Discharges Calculated by HEC-HMS Using Bulletin 70 Rainfall Data						
Map Key	HEC-HMS Model Descriptor	Cumulative Drainage Area (sq mi)	Peak Discharge (cfs)/Recurrance Interval 500 Year	100 Year	50 Year	10 Year
WB1	WB MAIN (OFF-SITE)	28.71	4369	3455	2661	1537
WB2	WB TRIB C (OFF-SITE)	9.91	1741	1378	1063	615
	SUB WB TRIB C	0.01	9	8	6	4
	SUB WB MAIN	0.20	172	139	110	67
WB3	WB TRIB C (JUNCTION)	38.83	6057	4792	3692	2134
	SUB WB MAIN S TRIB C	0.46	231	185	145	87
WB4	J1 WB TRIB B	39.29	6060	4793	3693	2135
WB5	WB TRIB B (OFF-SITE)	1.27	666	535	419	251
	SUB WB TRIB B	0.21	160	129	102	62
WB6	J1 WB TRIB B1	1.48	738	592	464	278
WB7	WB TRIB B2 (OFF)	0.85	457	367	288	173
	SUB WB TRIB B2	0.18	131	105	83	50
WB8	J1 WB TRIB B2	1.03	538	431	338	203
WB9	WB TRIB B1 (OFF)	1.41	812	653	513	308
	SUB WB TRIB B1	0.73	367	294	231	138
WB10	J2 WB TRIB B2	2.14	1179	947	743	446
WB11	WB TRIB B2 (JUNCT)	3.17	1708	1372	1077	646
	SUB WB TRIB B1 S B2	0.01	9	8	6	4
WB12	J2 WB TRIB B1	3.18	1708	1372	1077	646
WB13	WB TRIB B1 (JUNCT)	4.66	2444	1962	1539	922
	SUB WB TRIB B S B1	0.51	289	232	182	110
WB14	J2 WB TRIB B	5.17	2696	2164	1698	1017
WB15	WB TRIB B (JUNCTION)	44.46	6078	4807	3703	2140
	SUB WB MAIN S TRIB B	0.47	257	206	162	97
WB16	J2 WB TRIB A	44.93	6078	4807	3704	2140
WB17	WB TRIB A (OFF-SITE)	1.03	422	338	264	156
	SUB WB TRIB A	1.48	526	420	327	193
WB18	J1 WB TRIB A	2.51	949	758	591	349
WB19	WB TRIB A (JUNCTION)	47.44	6174	4883	3761	2173
	SUB WB MAIN S TRIB A	0.23	145	117	92	56
WB20	ASC 31	47.67	6174	4883	3761	2173
MB1	SUB MID BR (OFF)	12.92	3435	2731	2117	1237
	SUB MID BR N/CATON	1.06	488	391	306	182
	ASC 40	13.98	3547	2819	2184	1276
MB2	MID BRANCH S/CATON	13.98	3547	2819	2184	1276
	SUB MID BR S/CATON	1.94	713	569	443	262
MB3	ASC 30A	15.92	3869	3073	2379	1388
MB4	WEST BR ASC 30	63.59	9246	7314	5636	3259
	SUB MAIN BRANCH	1.15	252	200	155	90
MB5	ASC 20A	64.74	9470	7492	5773	3338
EB1	EB TRIB D OFF-SITE	4.91	1732	1382	1076	634
	SUB EB TRIB D	5.03	1012	802	619	359
EB2	J1 TRIB D	9.94	2613	2078	1611	942
EB3	EB MAIN OFF-SITE	11.75	2886	2293	1775	1035
	SUB EB MAIN	1.96	610	486	378	222
EB4	J1 EB TRIB C	13.71	3353	2663	2062	1202
	SUB EB TRIB C	2.02	966	774	606	362
EB5	EB TRIB C	15.73	3541	2811	2174	1266
	SUB EB MAIN S TRIB C	0.98	468	375	294	175
EB6	J2 TRIB D	16.71	3624	2876	2224	1294
EB7	TRIB D	26.65	6220	4938	3820	2225
	SUB EB MAIN S TRIB D	0.43	205	165	129	77
EB8	J1 EB MAIN S TRIB B	27.08	6263	4972	3846	2240
	SUB EB TRIB B	1.50	626	501	391	232
EB9	EB TRIB B	28.58	6525	5178	4004	2330
	SUB EB MAIN S TRIB B	1.40	640	512	401	239
EB10	J1 EB TRIB A 1	29.98	6712	5324	4115	2393
	SUB EB TRIB A	4.01	925	734	568	331
EB11	EB TRIB A	33.99	7623	6048	4675	2719
	SUB EB MAIN S TRIB A	0.35	160	128	100	60
EB12	ASC 21	34.34	7661	6078	4698	2732
MB6	EAST BR ASC 20	99.08	16608	13141	10129	5860
*	SUB MAIN S EB	8.85	1780	1411	1089	632
*	ASC 10	107.93	18383	14547	11214	6490
*	Points located downstream of study area at Wildy Road					

City of Joliet
Kendall County Sub Area Comprehensive Plan

PRE-STUDY FEMA FLOODPLAIN AND FLOODWAY VS STUDY FINDINGS

Legend

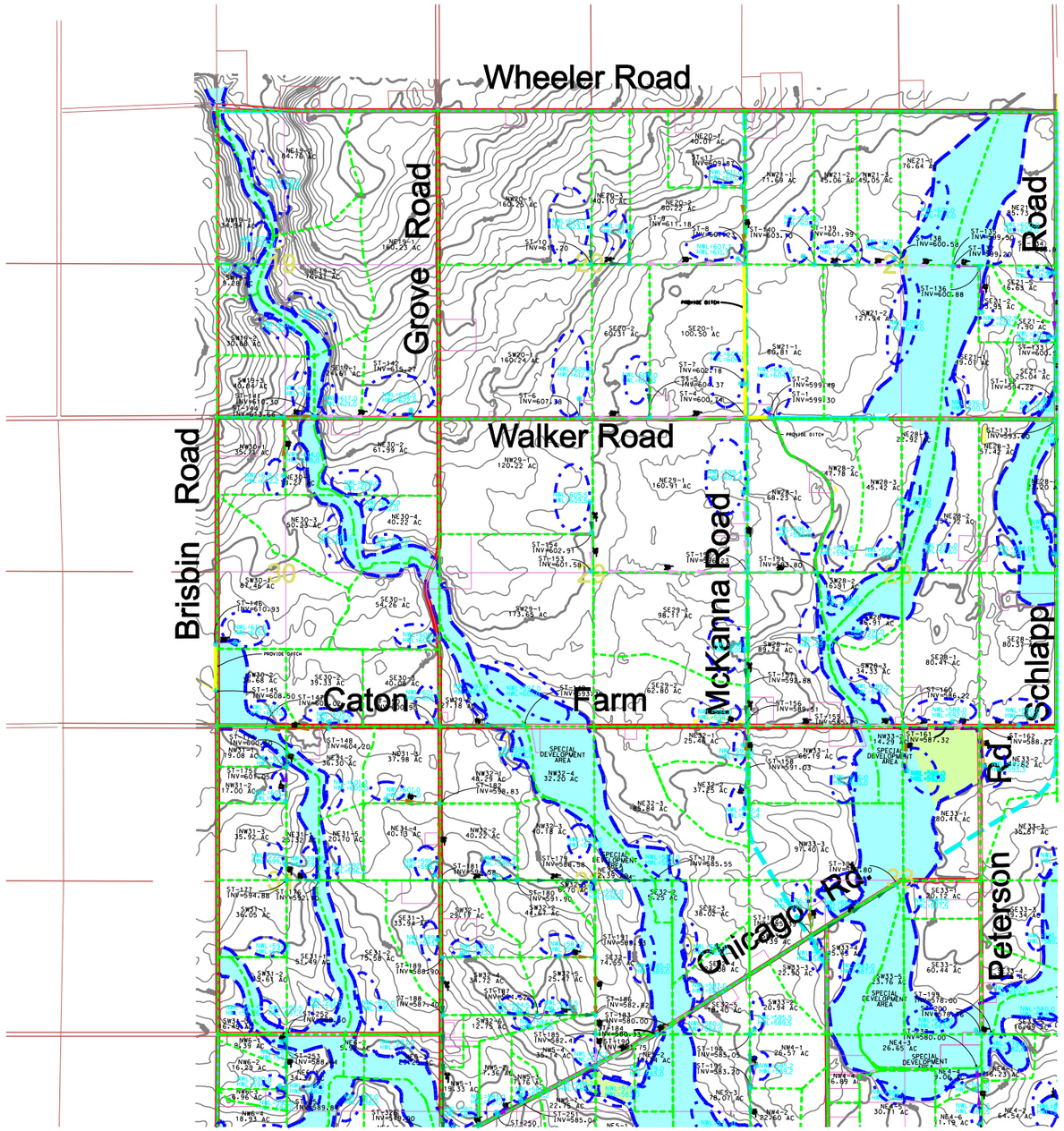
- SUB-BASIN WATERSHED DIVIDE
- CHANNEL CENTERLINE
- MAJOR WATERSHED DIVIDE BETWEEN THE AUX SABLE CREEK AND THE DUPAGE RIVER
- 100 YEAR FLOODPLAIN BOUNDRY PER STUDY (NON-REGULATORY)
- APPROXIMATE FLOODWAY BOUNDRY PER STUDY (NON-REGULATORY)
- EXISTING FLOODWAY LIMITS
- SUB EB TRIB B AREA=1.50 — WATERSHED SUB-BASIN NAME AND TRIBUTARY AREA (SQUARE MILES)
- EB1 — POINT WHERE THEORETICAL FLOW RATES HAVE BEEN CALCULATED (SEE SHEET 2 OF 2)

NORTH

1200 0 1200 2400

TREMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1629

EXHIBIT 3-1
SHEET 2 OF 2



City of Joliet

Kendall County Sub Area Comprehensive Plan

Proposed Drainage Plan
Northwest Study Quadrant
Sections 19-21, and 28-33
Na-Au-Say Township

Legend

Storm Sewer Sizing

- 12"
- 15"
- 18"
- 24"
- 30"
- 36"
- 42"
- 48"
- 54"

Stormwater Management

- Recommended Location of Stormwater Management Unit (Detention)
- Drainage Area Name and Size
- Sub-basin Divide
- Recommended High Water and Normal Water Levels
- Proposed Storm Structure Number and Invert Elevation
- Approximate Floodplain Boundary as Calculated by this Study (Non-Regulatory)
- Area with Potential for Floodplain Reclaimation
- Flood Plain as Calculated By This Study

Roadway Improvments

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NOTES:

1. PROPOSED STORMWATER STORAGE AREAS, SHAPES, ELEVATIONS, LOCATIONS AND TYPES ARE SCHEMATIC ONLY AND ARE INTENDED TO ILLUSTRATE THE APPLICATION OF THE DESIGN RECOMMENDATIONS TO EACH LARGE PARCEL

2. "SPECIAL DEVELOPMENT AREA" IS NOTED WHERE LARGE PORTIONS OF INDIVIDUAL PARCELS ARE WITHIN THE FLOODPLAIN AND/OR FLOODWAY.

3. PROPOSED STORMWATER STORAGE VOLUMES DO NOT INCLUDE DEPRESSIONAL STORAGE AREAS. ADDITIONAL DEPRESSIONAL STORAGE VOLUMES TO BE DETERMINED FROM DETAILED SITE SURVEY.

REMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0527 - Fax (630) 232-1620

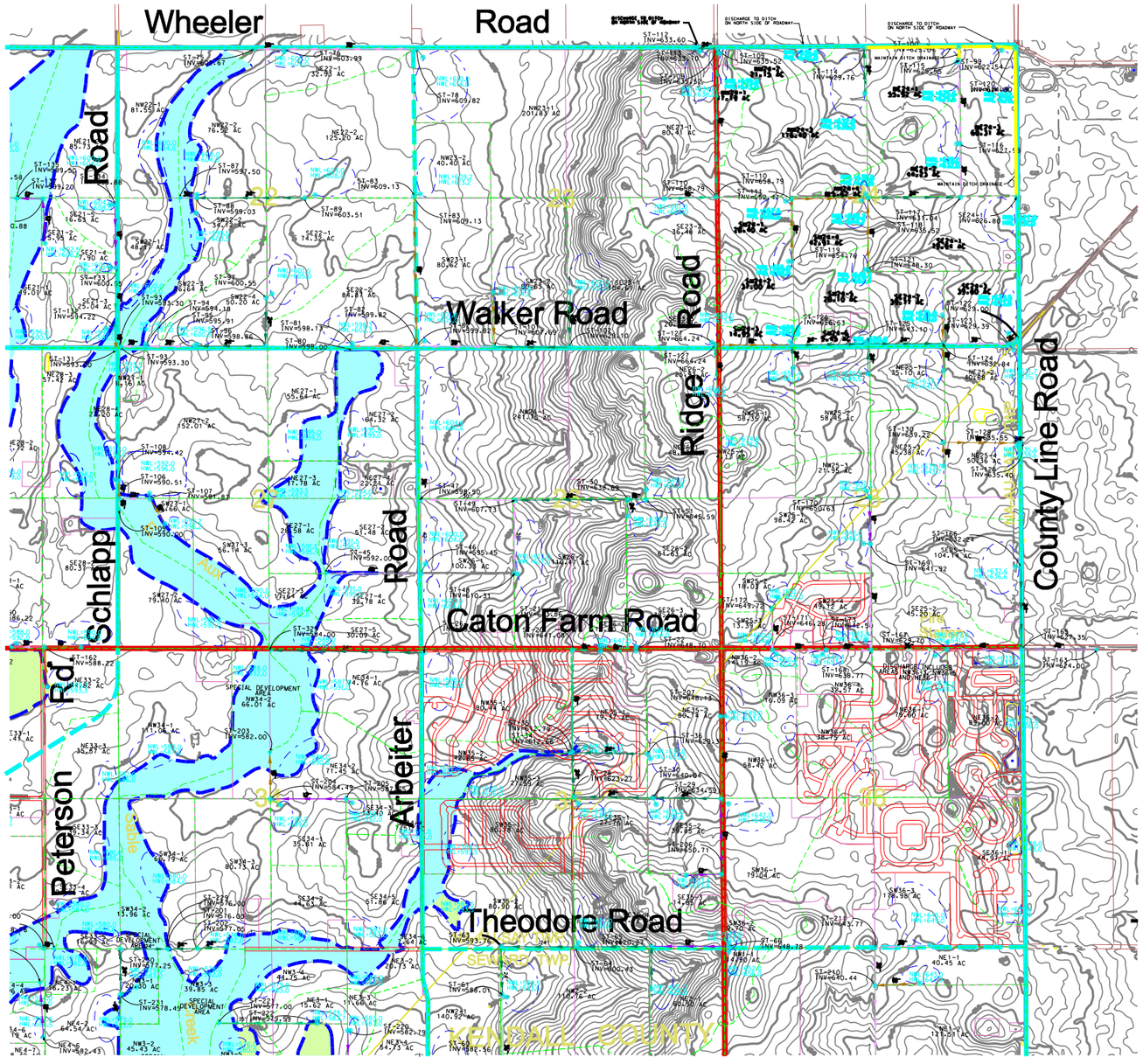
NORTH

EXHIBIT 3-2
SHEET 1 OF 4

City of Joliet

Kendall County Sub Area Comprehensive Plan

Proposed Drainage Plan Northeast Study Quadrant Sections 22-27, and 34-36 Na-Au-Say Township



Legend

Storm Sewer Sizing

- 12"
- 15"
- 18"
- 24"
- 30"
- 36"
- 42"
- 48"
- 54"

Stormwater Management

- Recommended Location of Stormwater Management Unit (Detention)
- Drainage Area Name and Size
- Sub-basin Divide
- Recommended High Water and Normal Water Levels
- Proposed Storm Structure Number and Invert Elevation
- Approximate Floodplain Boundary as Calculated by this Study (Non-Regulatory)
- Area with Potential for Floodplain Reclaimation
- Flood Plain as Calculated By This Study

Roadway Improvments

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NOTES:

1. PROPOSED STORMWATER STORAGE AREAS, SHAPES, ELEVATIONS, LOCATIONS AND TYPES ARE SCHEMATIC ONLY AND ARE INTENDED TO ILLUSTRATE THE APPLICATION OF THE DESIGN RECOMMENDATIONS TO EACH LARGE PARCEL

2. "SPECIAL DEVELOPMENT AREA" IS NOTED WHERE LARGE PORTIONS OF INDIVIDUAL PARCELS ARE WITHIN THE FLOODPLAIN AND/OR FLOODWAY.

3. PROPOSED STORMWATER STORAGE VOLUMES DO NOT INCLUDE DEPRESSIONAL STORAGE AREAS. ADDITIONAL DEPRESSIONAL STORAGE VOLUMES TO BE DETERMINED FROM DETAILED SITE SURVEY.

NORTH

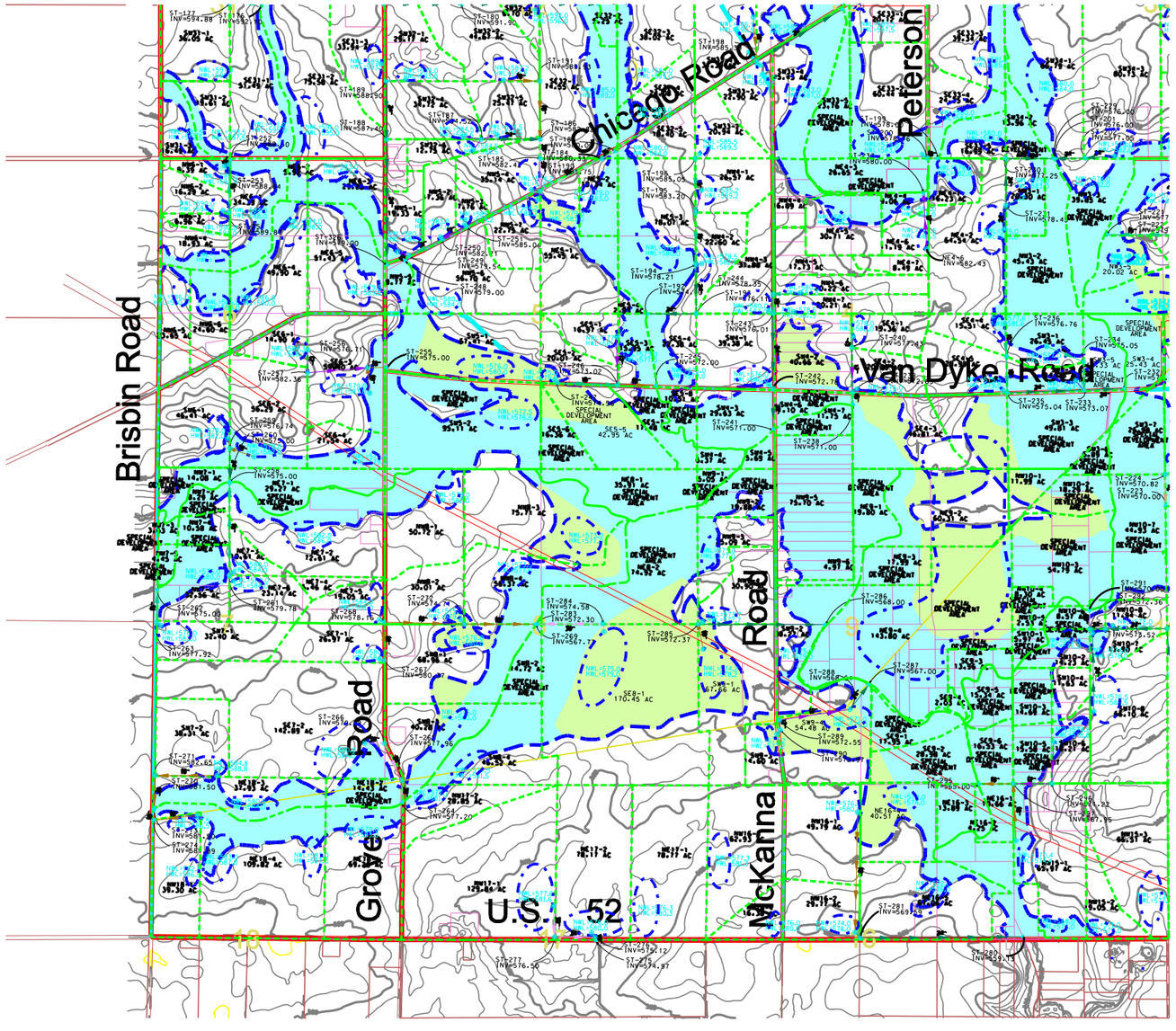
REMPE-SHARPE CONSULTING ENGINEERS
334 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone: (630) 232-0207 - Fax: (630) 232-1629

EXHIBIT 3-2
SHEET 2 OF 4

City of Joliet

Kendall County Sub Area Comprehensive Plan

Proposed Drainage Plan
Southwest Study Quadrant
Sections 4-9, and 16-18
Seward Township



Legend

Storm Sewer Sizing

12"
15"
18"
24"
30"
36"
42"
48"
54"

Stormwater Management

Recommended Location of Stormwater Management Unit (Detention)

Drainage Area Name and Size

Sub-basin Divide

Recommended High Water and Normal Water Levels

Proposed Storm Structure Number and Invert Elevation

Approximate Floodplain Boundary as Calculated by this Study (Non-Regulatory)

Area with Potential for Floodplain Reclaimation

Flood Plain as Calculated By This Study

Roadway Improvments

Major Arterial Roads

Major Arterial Roads (Future)*

Arterial Roads

Arterial Roads (Future)*

Collector Roads

NOTES:

1. PROPOSED STORMWATER STORAGE AREAS, SHAPES, ELEVATIONS, LOCATIONS AND TYPES ARE SCHEMATIC ONLY AND ARE INTENDED TO ILLUSTRATE THE APPLICATION OF THE DESIGN RECOMMENDATIONS TO EACH LARGE PARCEL

2. "SPECIAL DEVELOPMENT AREA" IS NOTED WHERE LARGE PORTIONS OF INDIVIDUAL PARCELS ARE WITHIN THE FLOODPLAIN AND/OR FLOODWAY.

3. PROPOSED STORMWATER STORAGE VOLUMES DO NOT INCLUDE DEPRESSIONAL STORAGE AREAS. ADDITIONAL DEPRESSIONAL STORAGE VOLUMES TO BE DETERMINED FROM DETAILED SITE SURVEY.

REMPE-SHARPE
CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0827 - Fax (630) 232-1629

NORTH

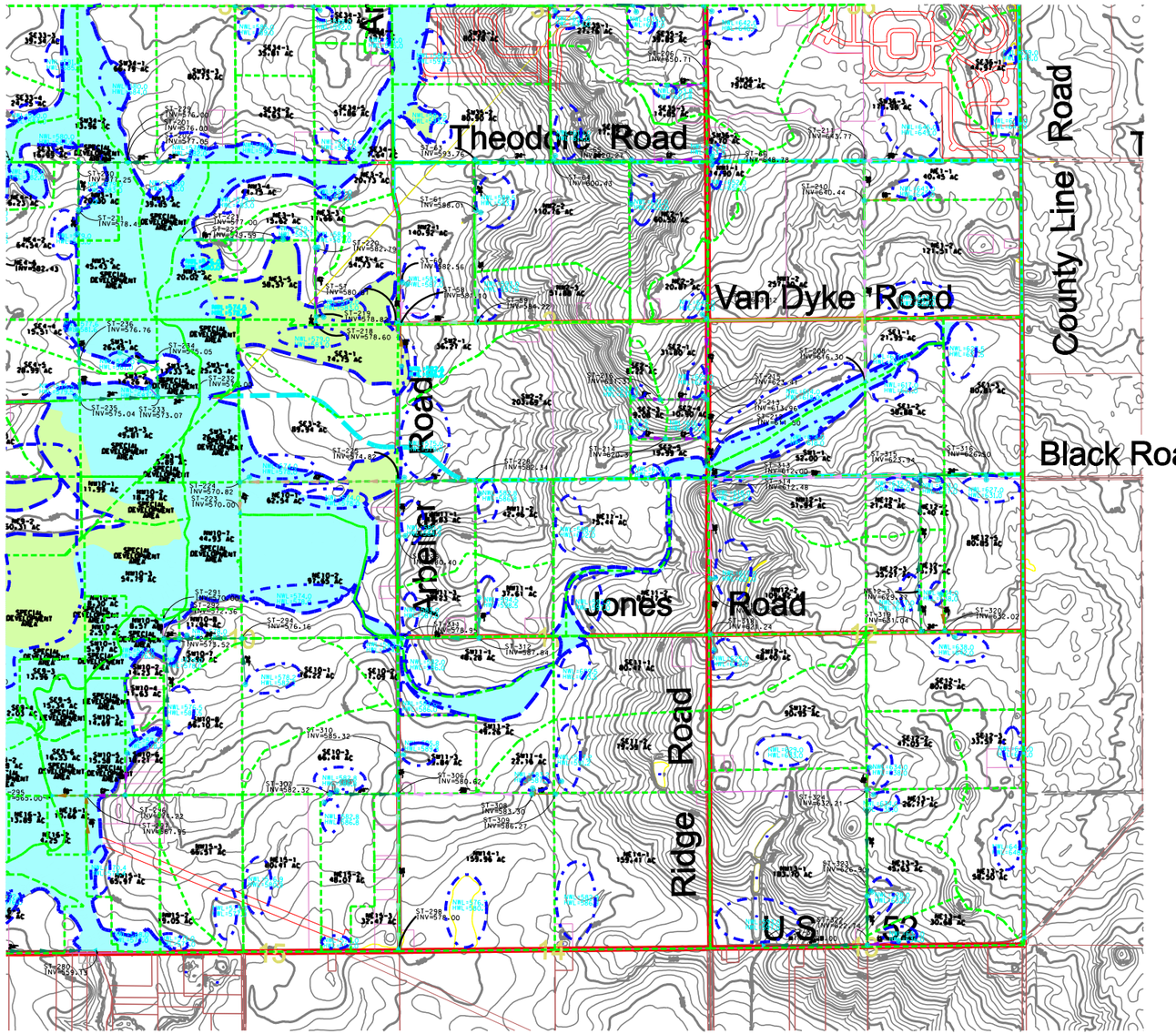
600 0 600 1200

EXHIBIT 3-2
SHEET 3 OF 4

City of Joliet

Kendall County Sub Area Comprehensive Plan

Proposed Drainage Plan
Southeast Study Quadrant
Sections 1-3, and 10-15
Seward Township



Legend

Storm Sewer Sizing

12"
15"
18"
24"
30"
36"
42"
48"
54"

Stormwater Management

- Recommended Location of Stormwater Management Unit (Detention)
- Drainage Area Name and Size
- Sub-basin Divide
- Recommended High Water and Normal Water Levels
- Proposed Storm Structure Number and Invert Elevation
- Approximate Floodplain Boundary as Calculated by this Study (Non-Regulatory)
- Area with Potential for Floodplain Reclaimation
- Flood Plain as Calculated By This Study

Roadway Improvments

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NOTES:

1. PROPOSED STORMWATER STORAGE AREAS, SHAPES, ELEVATIONS, LOCATIONS AND TYPES ARE SCHEMATIC ONLY AND ARE INTENDED TO ILLUSTRATE THE APPLICATION OF THE DESIGN RECOMMENDATIONS TO EACH LARGE PARCEL

2. "SPECIAL DEVELOPMENT AREA" IS NOTED WHERE LARGE PORTIONS OF INDIVIDUAL PARCELS ARE WITHIN THE FLOODPLAIN AND/OR FLOODWAY.

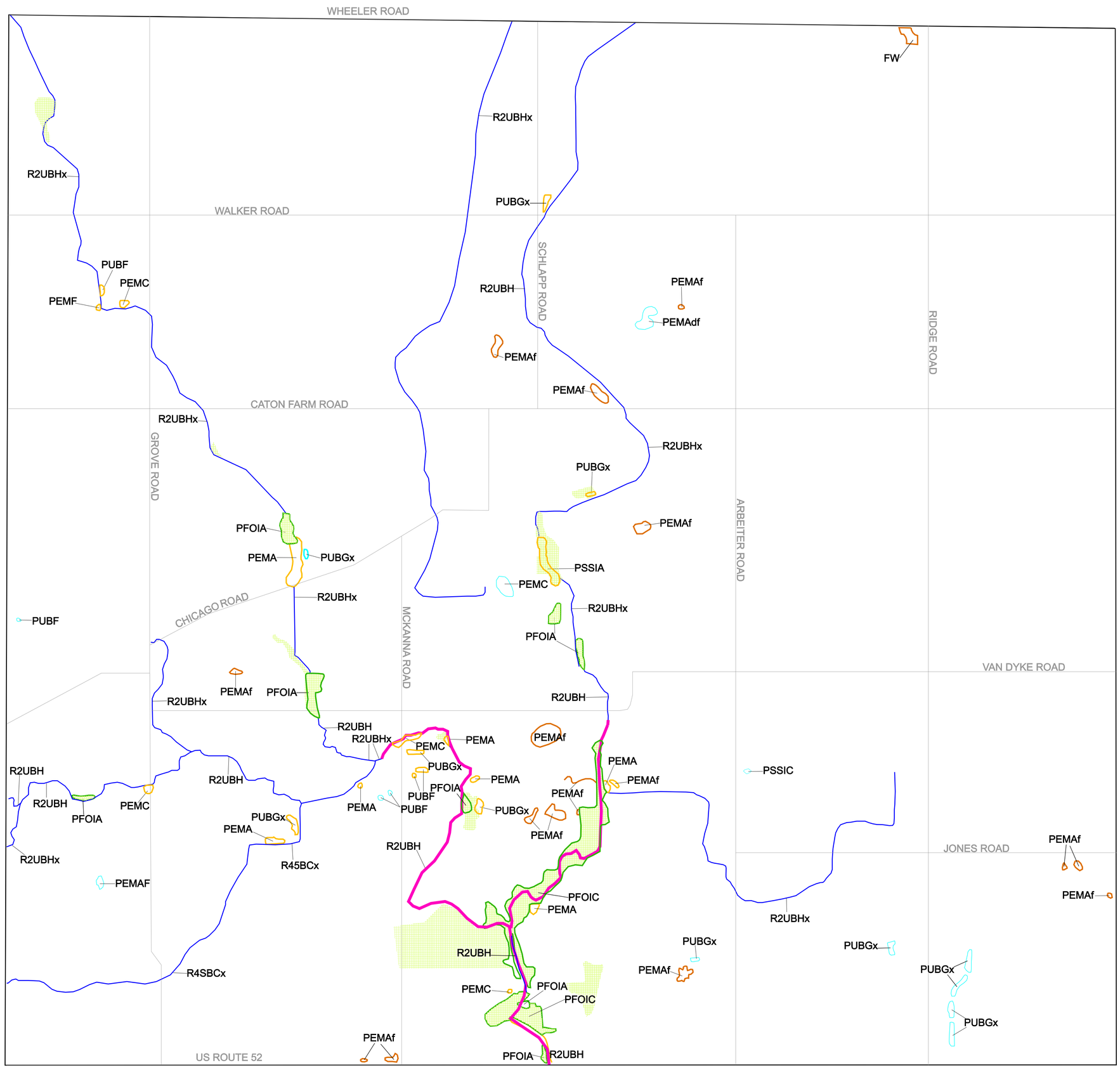
3. PROPOSED STORMWATER STORAGE VOLUMES DO NOT INCLUDE DEPRESSIONAL STORAGE AREAS. ADDITIONAL DEPRESSIONAL STORAGE VOLUMES TO BE DETERMINED FROM DETAILED SITE SURVEY.

REMPE-SHARPE CONSULTING ENGINEERS
334 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone: (630) 232-4027 - Fax: (630) 232-1639

NORTH

600 0 600 1200

EXHIBIT 3-2
SHEET 4 OF 4



WETLAND LEGEND:

SYSTEM: P-PALUSTRINE

CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	AB-AQUATIC BED	US-UNCONSOLIDATED SHORE	ML-MOSS/LICHEN	EM-EMERGENT	FO-FORESTED	OW-OPEN WATER/Unknown Bottom
Subclass	1 Bedrock 2 Boulder	1 Cobble/Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Unknown Submergent 6 Unknown Surface	1 Cobble/Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	1 Moss 2 Lichen	1 Persistent 2 Nonpersistent	1 Broad-leaved Deciduous 2 Needle-leaved Deciduous 3 Broad-leaved Evergreen 4 Needle-leaved Evergreen 5 Dead 6 Deciduous 7 Evergreen	

SYSTEM: R-RIVERINE

SUBSYSTEM	1 - Tidal	2 - Lower Perennial		3 - Upper Perennial		4 - Intermittent	5 - Unknown Perennial
CLASS	RB-ROCK BOTTOM	UB-UNCONSOLIDATED BOTTOM	SB-STREAMBED	AB-AQUATIC BED	RS-ROCKY SHORE	US-UNCONSOLIDATED SHORE	**EMERGENT	OW-OPEN WATER/Unknown Bottom
Subclass	1 Bedrock 2 Boulder	1 Cobble/Gravel 2 Sand 3 Mud 4 Organic	1 Bedrock 2 Rubble 3 Cobble/Gravel 4 Sand 5 Mud 6 Organic 7 Vegetated	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 Floating 6 Unknown Submergent 7 Unknown Surface	1 Bedrock 2 Rubble	1 Cobble/Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	2 Nonpersistent	

MODIFIERS

WATER REGIME				WATER CHEMISTRY			SOIL
Non-Tidal		Tidal		Coastal Halinity	Inland Salinity	pH Modifiers for all Fresh Water	
A Temporarily Flooded	H Permanently Flooded	K Artificially Flooded	*S Temporary Tidal	1 Hyperhaline	7 Hypersaline	a Acid	g Organic
B Saturated	J Intermittently Flooded	L Subtidal	*R Seasonal Tidal	2 Euhaline	8 Eusaline	t Circumneutral	n Mineral
C Seasonally Flooded	K Artificially Flooded	M Irregularly Exposed	*T Semipermanent Tidal	3 Mixohaline (Brackish)	9 Mixosaline	l Alkaline	
D Seasonally Flooded-Well Drained	W Intermittently Flooded/Temp	N Regularly Flooded	*V Permanent Tidal	4 Polyhaline	0 Fresh		
E Seasonally Flooded-Saturated	Y Saturated/ Semipermanent/ Seasonals	P Irregularly Flooded	U Unknown	5 Mesohaline			
F Semipermanently Flooded	Z Intermittently Exposed/Perm	*These water regimens are only used on tidally influenced freshwater systems		6 Oligohaline			
G Intermittently Exposed	U Unknown			0 Fresh			

NATURAL RESOURCE AREA MAP

Source: US Fish and Wildlife Service, Kendall County NRCS, & Illinois Department of Natural Resources

Yorkville South East Quadrangle

CITY OF JOILET
KENDALL COUNTY SUB AREA COMPREHENSIVE PLAN

EXHIBIT 3-3

0 1500 3000 6000

SCALE: 1"=1500'

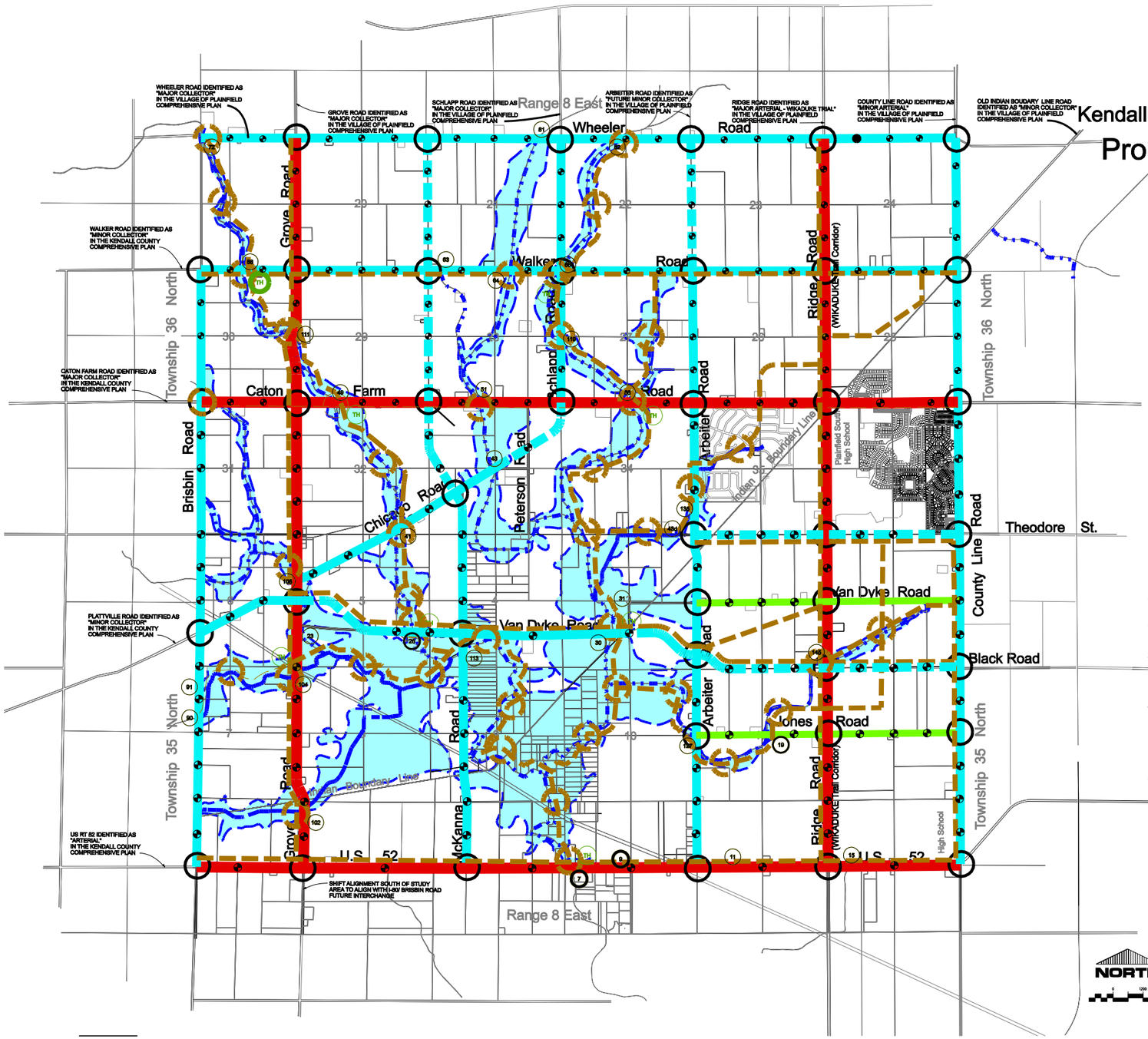
NORTH

LEGEND:

- Project Area
- Wetland Outside Floodplain (40%)
- Wetland Inside Floodplain (60 %)
- Aux Sable Creek
- Woodland
- *INAI Aux Sable Creek (*Illinois Natural Area Inventory)
- NRCS Farmed Wetland (FW)
- Forested Wetland All Within Floodplain (21%)
- Farmed Wetland (26%)

ENCAP, Inc.

City of Joliet
Kendall County Sub Area Comprehensive Plan
Proposed Transportation Plan



Legend

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads
- Proposed Multi-Use Trail
- Major Structure Number
- Approximate Access Location
- Proposed Intersection Improvements
- 100 Year Flood Plain Boundary as Determined by This Study (Non-Regulatory)
- Stream Centerline
- Proposed Multi-Use Trail Roadway or Creek Crossing
- Proposed Multi-Use Trail Head

* Roadways Noted As "FUTURE" Are Along Alignments Where No Right - Of - Way Is Currently Provided

NOTES:

1) ACCESS LOCATIONS TO STATE AND COUNTY HIGHWAYS ARE UNDER THE JURISDITION OF THE CORRESPONDING HIGHWAY AUTHORITY.

2) ACCESS LOCATIONS SHOWN ARE APPROXIMATE AND ARE INTENDED FOR PLANNING PURPOSES ONLY. ACTUAL LOCATIONS WILL BE DETERMINED BY THE CITY DURING THE LAND DEVELOPMENT AND ANNEXATION PROCESS.

3) THE EXTENT OF PROPOSED INTERSECTION IMPROVEMENTS WILL BE DETERMINED BY DETAILED ENGINEERING ANALYSIS

4) RIDGE ROAD SHALL BE CONSTRUCTED TO THE WIKADUKE TRAIL CROSS SECTION

5) ARBEITER ROAD, McKANNA ROAD AND BLACK ROAD FROM COUNTY LINE ROAD TO ARBEITER ROAD SHALL BE CONSTRUCTED WITH A 16' LANDSCAPED CENTER MEDIAN

6) SEE TABLES ON SHEET 2 OF 2 FOR STRUCTURE INFORMATION.

NORTH

REMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1629

EXHIBIT 4-1

SHEET 1 OF 2

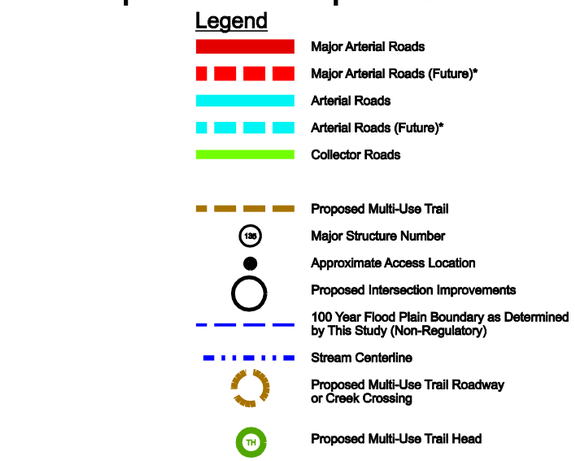
SUMMARY OF MAJOR CULVERT STRUCTURES

Structure No.	Structure Type	Road Name	Proposed Roadway Section	Number of Barrels	Opening Height (ft)	Opening Width (ft)	Wingwalls
9	Concrete Box Culvert	Route 52	Major Arterial	1	3	6	45 Degree
11	Concrete Box Culvert	Route 52	Major Arterial	1	3.5	10.5	45 Degree
15	Concrete Box Culvert	Route 52	Major Arterial	1	6	9.83	45 Degree
19	Concrete Box Culvert	Jones Road	Major Collector	1	6	12	45 Degree
23	Twin Concrete Box Culverts	Van Dyke Road	Major Arterial	2	5	6	45 Degree
31	CMP Arch Pipe	Van Dyke Road	Major Arterial	1	6.5	9	None
63	CMP Multi-Plate	Walker Road	Major Arterial	1	6.25	8.5	None
66	Three Concrete Box Culverts	Walker Road	Major Arterial	3	9	10	45 Degree
102	Concrete Box Culvert	Grove Road	Major Arterial	1	5.5	10	45 Degree
106	Twin Concrete Box Culverts	Grove Road	Major Arterial	2	4	7	45 Degree
127	Twin Concrete Box Culverts	Arbeiter Road	Minor Arterial	2	6	7	45 Degree
135	CMP Multi-Plate	Arbeiter Road	Minor Arterial	1	6	9	None
145	Twin Concrete Box Culverts	Ridge Road	Wik-A-Duke	2	8	6	45 Degree
43d	Concrete Box Culvert with Wingwalls	Findley Road	Minor Collector	1	6.5	9	45 Degree

SUMMARY OF MAJOR BRIDGE STRUCTURES

Structure No.	Road Name	Number of Spans	Structure Length (ft)	Deck Type	Existing Design Load	Structure No.	Proposed Roadway Section
7	Route 52	3	145	CIP	MS 18	047-0060	Major Arterial
26	Van Dyke Road	1	44	Pcast/Pstress Conc. Deck Beam	HS 15	047-3094	Major Arterial
30	Van Dyke Road	3	121	Pcast/Pstress Conc. Deck Beam	HS 20	047-3118	Major Arterial
41	Chicago Road	1	49	Pcast/Pstress Conc. Deck Beam	HS 15	047-3093	Minor Arterial
43	Chicago Road	1	41	Pcast/Pstress Conc. Deck Beam	H 15	047-3092	Minor Arterial
49	Caton Farm Road	2	69	CIP Conc Normally Formed	HS 15	047-3013	Major Arterial
51	Caton Farm Road	2	50	CIP Conc Normally Formed	HS 15	047-3014	Major Arterial
56	Caton Farm Road	2	61	CIP Conc Normally Formed	HS 15	047-3015	Major Arterial
58	Walker Road	1	50	Pcast/Pstress Conc. Deck Beam	HS 20	047-3037	Major Arterial
64	Walker Road	1	55	Pcast/Pstress Conc. Deck Beam	HS 20	047-3148	Major Arterial
72	Wheeler Road	3	74	Pcast/Pstress Conc. Deck Beam	H 20	047-3113	Minor Arterial
81	Wheeler Road	1	44	Pcast/Pstress Conc. Deck Beam	HS 20	047-3142	Minor Arterial
82	Wheeler Road	1	49	Pcast/Pstress Conc. Deck Beam	HS 15	047-3083	Minor Arterial
90	Brisbin Road	1	49	Pcast/Pstress Conc. Deck Beam	HS 15	047-3085	Minor Arterial
91	Brisbin Road	1	66	Pcast/Pstress Conc. Deck Beam	H 20	047-3120	Minor Arterial
104	Grove Road	2	52	CIP Conc Normally Formed	H 20	047-3016	Major Arterial
111	Grove Road	1	82	CIP Conc Normally Formed	HS 20	047-3154	Major Arterial
113	McKanna Road	3	125	Pcast/Pstress Conc. Deck Beam	H 20	047-3115	Minor Arterial
119	Schlapp Road	1	54	Pcast/Pstress Conc. Deck Beam	Unknown	047-3069	Minor Arterial

City of Joliet
Kendall County Sub Area Comprehensive Plan
Proposed Transportation Plan



* Roadways Noted As "FUTURE" Are Along Alignments Where No Right - Of - Way Is Currently Provided

NOTES:

1) ACCESS LOCATIONS TO STATE AND COUNTY HIGHWAYS ARE UNDER THE JURISDITION OF THE CORRESPONDING HIGHWAY AUTHORITY.

2) ACCESS LOCATIONS SHOWN ARE APPROXIMATE AND ARE INTENDED FOR PLANNING PURPOSES ONLY. ACTUAL LOCATIONS WILL BE DETERMINED BY THE CITY DURING THE LAND DEVELOPMENT AND ANNEXATION PROCESS.

3) THE EXTENT OF PROPOSED INTERSECTION IMPROVEMENTS WILL BE DETERMINED BY DETAILED ENGINEERING ANALYSIS

4) RIDGE ROAD SHALL BE CONSTRUCTED TO THE WIKADUKE TRAIL CROSS SECTION

5) ARBEITER ROAD, McKANNA ROAD AND BLACK ROAD FROM COUNTY LINE ROAD TO ARBEITER ROAD SHALL BE CONSTRUCTED WITH A 16' LANDSCAPED CENTER MEDIAN

6) SEE TABLES ON SHEET 2 OF 2 FOR STRUCTURE INFORMATION.

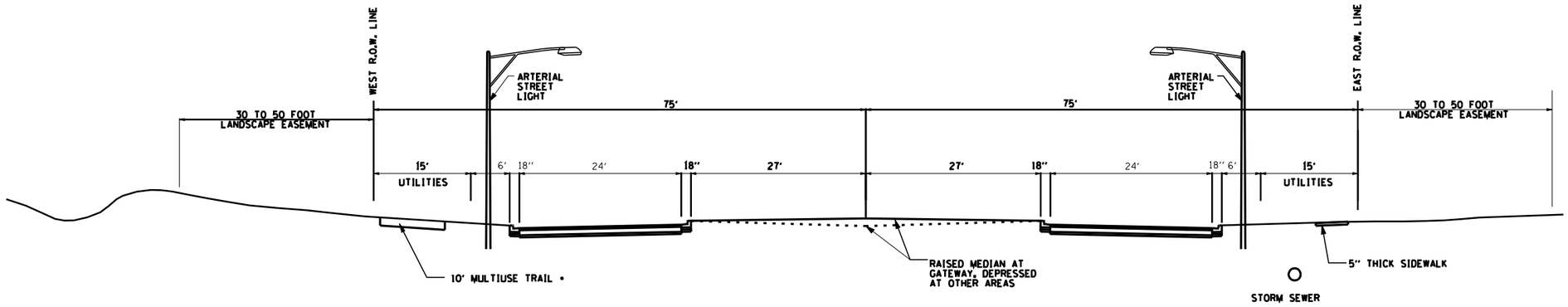
NORTH

0 1200 2400

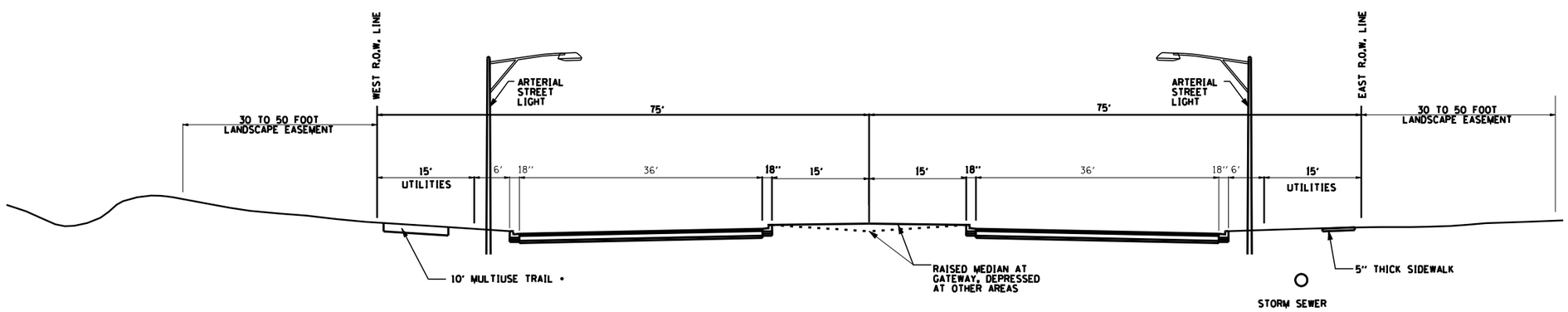
REMPE-SHARPE CONSULTING ENGINEERS
524 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1629

EXHIBIT 4-1

SHEET 2 OF 2



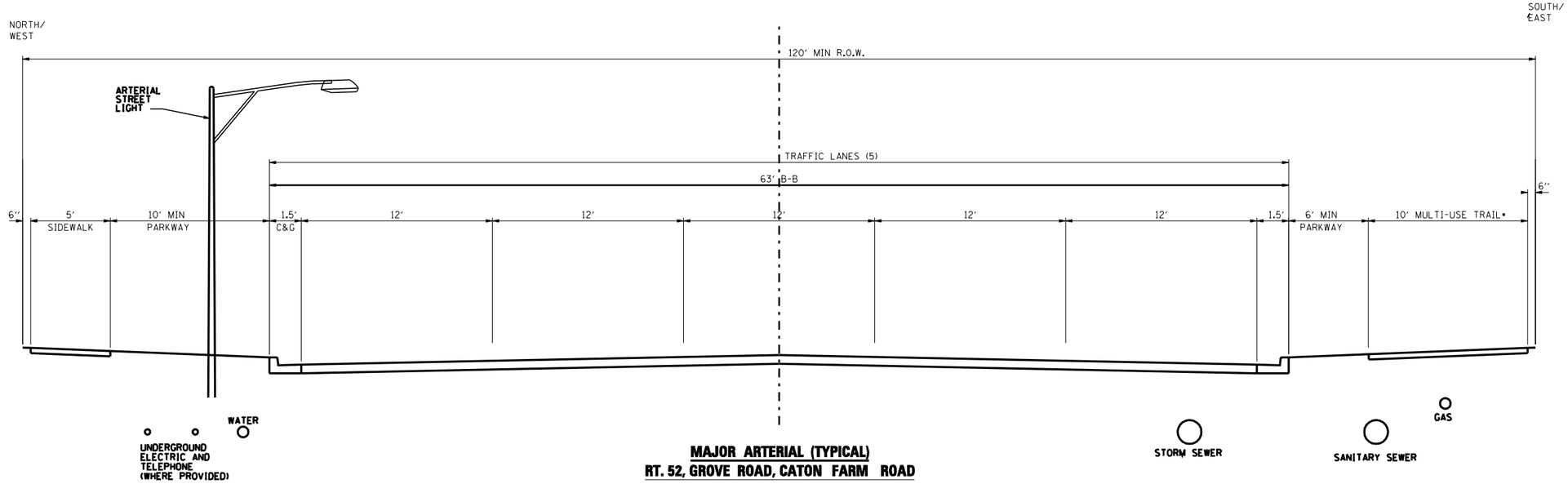
WIKADUKE TRAIL – INITIAL CONSTRUCTION
(RIDGE ROAD)



WIKADUKE TRAIL – ULTIMATE BUILD–OUT
(RIDGE ROAD)

*** PROVIDED MULTI–USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE, RECREATION AND NATURAL RESOURCES PLAN**

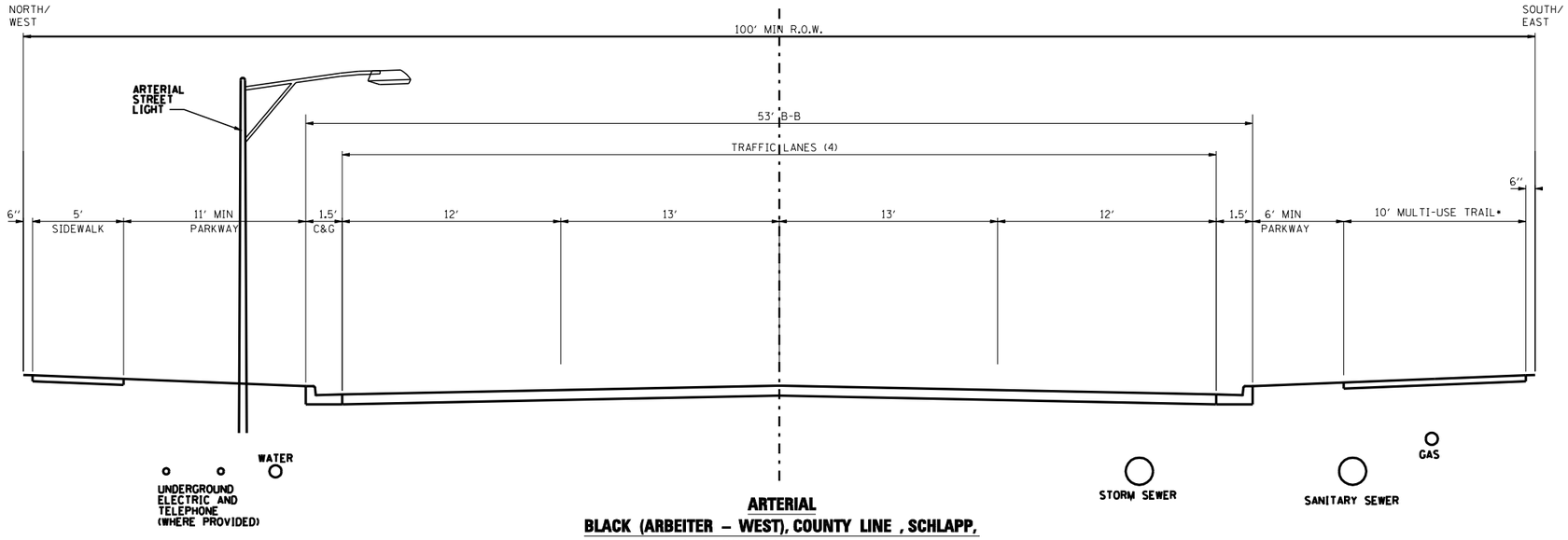
EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 1 OF 4
NOT TO SCALE



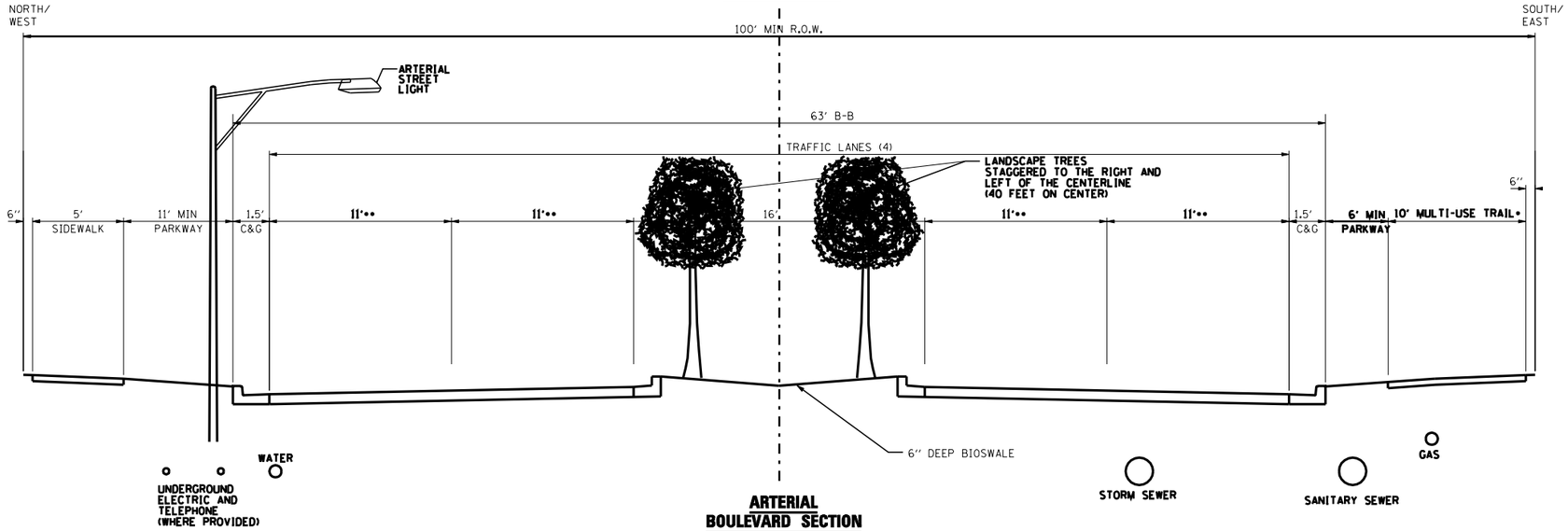
MAJOR ARTERIAL (TYPICAL)
RT. 52, GROVE ROAD, CATON FARM ROAD

*** PROVIDE MULTI-USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE, RECREATION AND NATURAL RESOURCES PLAN**

EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 2 OF 4
NOT TO SCALE



ARTERIAL
BLACK (ARBEITER – WEST), COUNTY LINE , SCHLAPP,
CHICAGO, BRISBIN, WHEELER,
WALKER ROADS

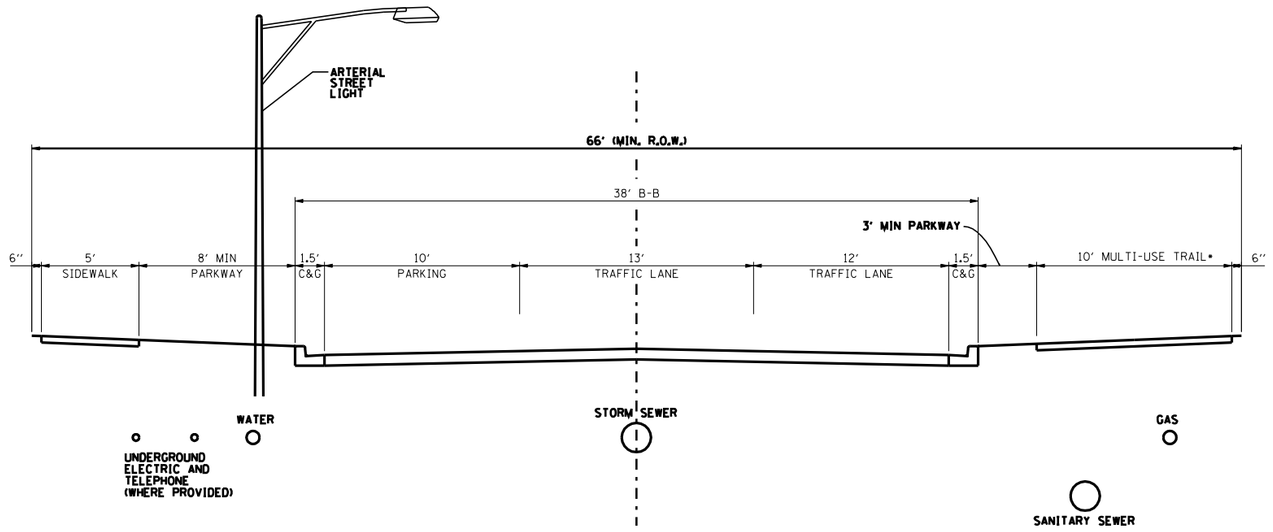


ARTERIAL
BOULEVARD SECTION
BLACK (COUNTY LINE – ARBEITER), McKANNA, ARBEITER ROADS
AND THEODORE STREET WEST OF RIDGE ROAD

*** PROVIDE MULTI–USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE, RECREATION AND NATURAL RESOURCES PLAN**

**** PROVIDE 12' LANES ALONG BLACK ROAD**

EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 3 OF 4
NOT TO SCALE



COLLECTOR
JONES, VAN DYKE ROADS

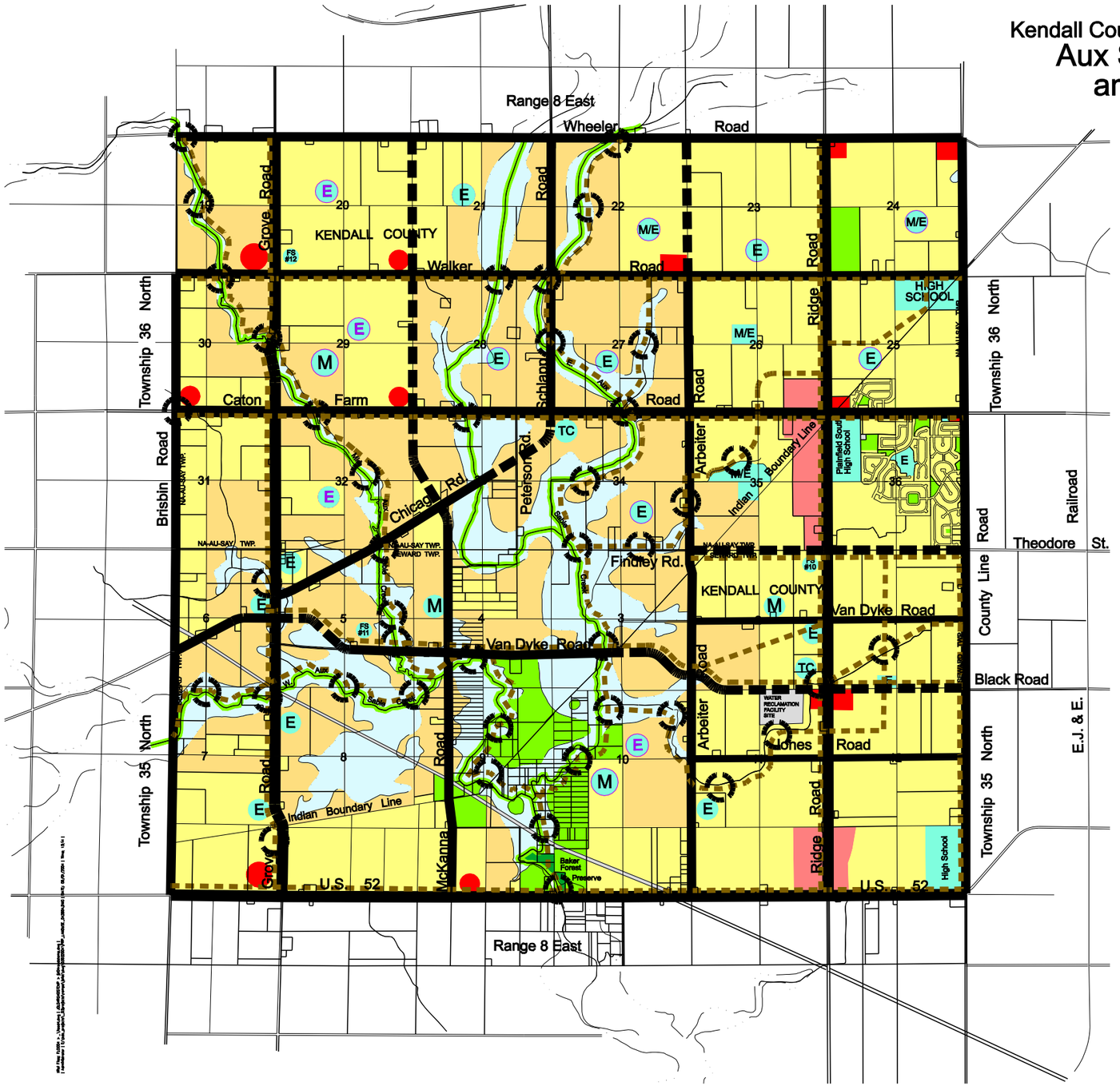
*** PROVIDE MULTI-USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE, RECREATION AND NATURAL RESOURCES PLAN**

EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 4 OF 4
NOT TO SCALE

City of Joliet

Kendall County Sub Area Comprehensive Plan

Aux Sable Design Corridor and Future Land Use



Legend

Residential

- Residential - 2.5 Dwelling Units/Acre if Single Family 3.0 Dwelling Units/Acre if Mixed Use PUD Components are limited to no more than 20% of the total Dwelling Units
- Residential - Aux Sable Design Corridor Same Densities as Above , See Section 8 for Design Amenities.

Commercial

- Local Commercial
- General Location of Commercial Centers
- Community Commercial

Municipal/Institutional

(Schools Fire Stations & Municipal Facilities)

- As Labeled
- TC — Town Center
- M/E — Elementary / Middle Schools
- # — Fire Stations
- Utilities

Public Open Space

- Kendall County Forest Preserve
- Parks
- Aux Sable Creek Protection Corridor
- Aux Sable Creek
- Flood Plain
- Multi-Use Trail
- Pathway Bridge crossing

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NORTH

1200 0 1200 2400

Joseph H. Abel & Associates
Land Use Planning • Zoning • Economic Development • Expert Testimony
200 Forest Avenue
Glen Ellyn, Illinois 60137
(630) 858-5085
Fax (630) 790-1116

REMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax: (630) 232-1629

ENCAP, Inc.

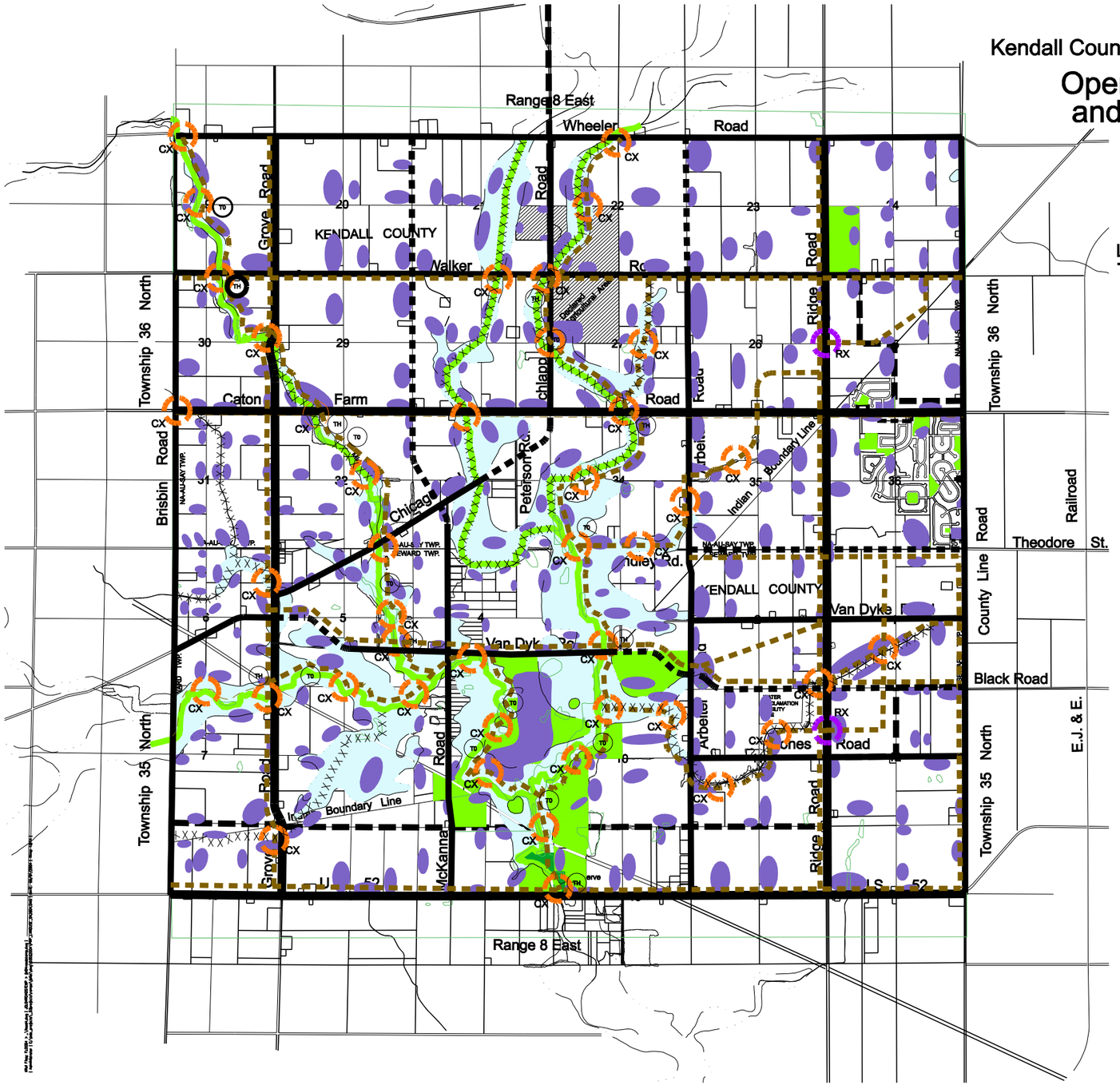
LAND PLANNING
324 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE: 630-668-7197
FACSIMILE: 630-668-9689

EXHIBIT 5-1

City of Joliet

Kendall County Sub Area Comprehensive Plan

Open Space, Recreation and Natural Resources



Legend

Public Open Space

- Kendall County Forest Preserve
- Parks
- Aux Sable Creek Protection Corridor
- Aux Sable Creek
- Flood Plain
- Storm Water Management Unit
- Multi-Use Trail
- RX — Pathway Bridge Crossing Over Roadway
- CX — Pathway Bridge/Dry Weather Crossing Over Creek
- TH — Pathway Trailhead and Natural Enhancement Area
- TO — Trail Overlook
- XXXXXXX Streambank Enhancement Area
- Non-riverine Wetland

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NORTH

1200 0 1200 2400

Joseph H. Abel & Associates
Land Use Planning • Zoning Economic Development Expert Testimony
200 Forest Avenue
Glen Ellyn, Illinois 60137
(630) 858-5085
Fax (630) 790-1116

REMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1629

ENCAP, Inc.

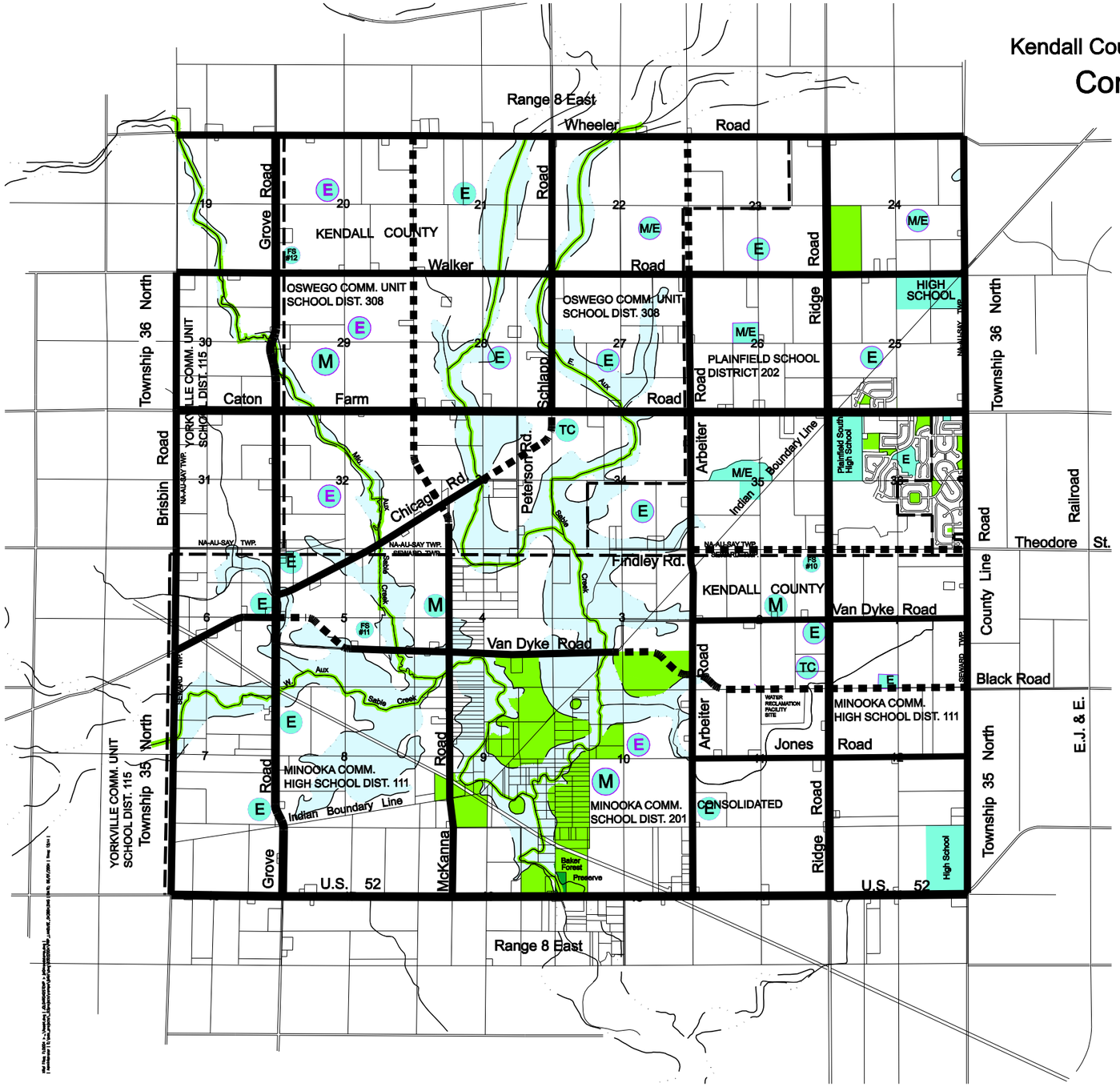
LAND PLANNERS
224 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE 630-668-7197
FACSIMILE 630-668-9435

EXHIBIT 6-1

City of Joliet

Kendall County Sub Area Comprehensive Plan

Community Services and Facilities Plan



Legend

Municipal/Institutional
(Schools Fire Stations & Municipal Facilities)

- As Labeled
- TC — Town Center
- M/E — Elementary / Middle Schools
- # — Fire Stations
- Utilities
- School District Boundaries

Public Open Space

- Kendall County Forest Preserve
- Parks
- Aux Sable Creek Protection Corridor
- Aux Sable Creek
- Flood Plain

- Major Arterial Roads
- Major Arterial Roads (Future)*
- Arterial Roads
- Arterial Roads (Future)*
- Collector Roads

NORTH

1200 0 1200 2400

Joseph H. Abel & Associates
Land Use Planning • Zoning Economic Development Expert Testimony
200 Forest Avenue
Glen Ellyn, Illinois 60137
(630) 858-5085
Fax (630) 790-1116

REMPE-SHARPE CONSULTING ENGINEERS
324 WEST STATE STREET - GENEVA, ILLINOIS 60134
Telephone (630) 232-0627 - Fax (630) 232-1629

ENCAP, Inc.

LAND PLANNING
324 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE 630/665-1127
FACSIMILE 630/665-9693

EXHIBIT 7-1

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

__X__ **Preliminary Plat**
_____ **Final Plat**
_____ **Recording Plat**

NAME OF SUBDIVISION: Vista Ridge

NAME OF PETITIONER: Vista Ridge Development LLC

CELL #: 708-767-1222 **E-MAIL:** johnb@mcnaughtondevelopment.com

HOME ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, illinois 60527

HOME PHONE: 630-325-3400

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS PHONE: 630-325-3400

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: John Barry

ADDRESS: 11S220 Jackson Street, Suite # 101 Burr Ridge, IL 60527 PHONE: 630-325-3400

OWNER: S & E Investments

HOME ADDRESS: 2411 DORINA DRIVE PHONE: 847-840-0906

CITY, STATE, ZIP: NORTHFIELD,IL 60093

BUSINESS ADDRESS: 2411 DORINA DRIVE PHONE: _____

CITY, STATE, ZIP: NORTHFIELD,IL 60093

CELL #: 847-840-0906 **E-MAIL:** david.erickson79@comcast.net

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: 630-947-9946

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: 630-947-9946

ATTORNEY: Thomas Osterberger - KGG, LLC

ADDRESS: 111 N. Ottawa Street, Joliet Illinois 60423 PHONE: 815-685-1218

LEGAL DESCRIPTION OF PROPERTY: PARCEL 1: THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS. PARCEL 2: THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 1489 Caton Farm Rd, Plainfield, IL 60586

PERMANENT INDEX NUMBER (Tax No.): 06-26-300-005 & 06-26-400-003

SIZE: 120.0 ACRES

NO. OF LOTS: 321 Single Family Lots & 76 Townhome Lots

PRESENT USE: Farm EXISTING ZONING: R1B & R4

USES OF SURROUNDING PROPERTIES: North: Farm

South: Single Family Residential

East: Single Family Residential & Farm

West: Farm

Name of Park District: Plainfield Park District

Date Contacted Park District: July 24, 2024

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

If yes, what amount? +/- 5.2 Acres

(Acknowledgment by Park District Official) Bob Collins, Director of Planning

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: Stormwater Pond Fluctuation

Attach ten (10) copies of the plat to this petition.

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

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, John Barry, 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: 9/26/2024 Petitioner's Name

Subscribed and sworn to before me this 26th day of SEPTEMBER, 20 24

Notary Public My Commission Expires: 11.15.2024

OFFICIAL SEAL
AGNIESZKA LUKASZCZYK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/15/2024

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:

1489 Caton Farm Rd, Plainfield, IL 60586

PIN(s): _____

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

_____

_____

_____

_____

E-MAIL: johnb@mcnaughtondevelopment.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

E-MAIL: david.erickson79@comcast.net 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: John T Barry

DATE: 9/24/2024

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

John Barry, Project Manager
630-325-3400

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: Vista Ridge Development LLC

HOME ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

HOME PHONE: 630-325-3400

CELL #: 708-767-1222 **E-MAIL**: johnb@mcnaughtondevelopment.com

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS PHONE: 630-325-3400

LEGAL DESCRIPTION OF PROPERTY: PARCEL 1: THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS. PARCEL 2: THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 1489 Caton Farm Rd, Plainfield, IL 60586

PERMANENT INDEX NUMBER (Tax No. PIN): 06-26-300-005 & 06-26-400-003

LOT SIZE: WIDTH 1,977.97 DEPTH 2,641.39 AREA 120.0 ACRES

PRESENT USE: FARM ZONING: R1B

USES OF SURROUNDING PROPERTIES:

NORTH FARM

SOUTH SINGLE FAMILY RESIDENTIAL

EAST: FARM / SINGLE FAMILY RESIDENTIAL

WEST FARM

ZONING CLASSIFICATION REQUESTED: R2

REASON FOR REQUEST: Market Driven Zoning Classification

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: S & E Investments

HOME ADDRESS: 2411 DORINA DRIVE

CITY, STATE, ZIP: NORTHFIELD,IL 60093

HOME PHONE: 847-840-0906

CELL: 847-840-0906 **E-MAIL**: _____

BUSINESS ADDRESS: 2411 DORINA DRIVE

CITY, STATE, ZIP: NORTHFIELD,IL 60093

BUSINESS PHONE: 847-840-0906

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, John T. Barry, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

Petitioner's Signature

Subscribed and sworn to before me this 26th day of SEPTEMBER, 2024

Notary Public

OFFICIAL SEAL
AGNIESZKA LUKASZCZYK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/15/2024

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:

1489 Caton Farm Rd, Plainfield, IL 60586

PIN(s): 06-26-300-005 & 06-26-400-003

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

SCOTT SAMUELSON 50%

DAVID ERICKSON 50%

E-MAIL: johnb@mcnaughtondevelopment.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

N/A

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.

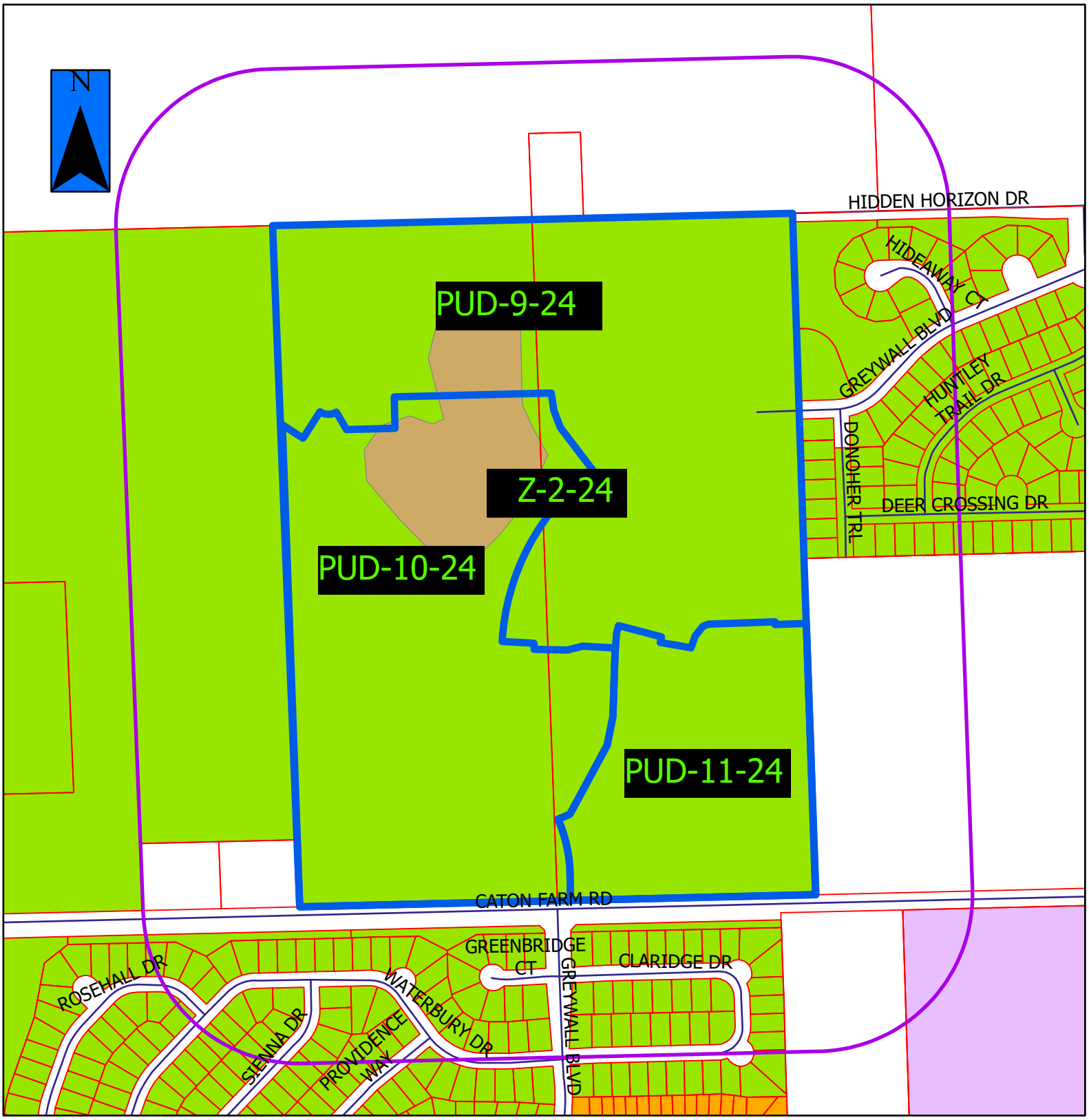
SIGNED: John T Barry

DATE: 9/26/2024

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

John T. Barry, Project Manager

630-325-3400



PUD-9-24 & PUD-10-24 & PUD-11-24 & Z-2-24

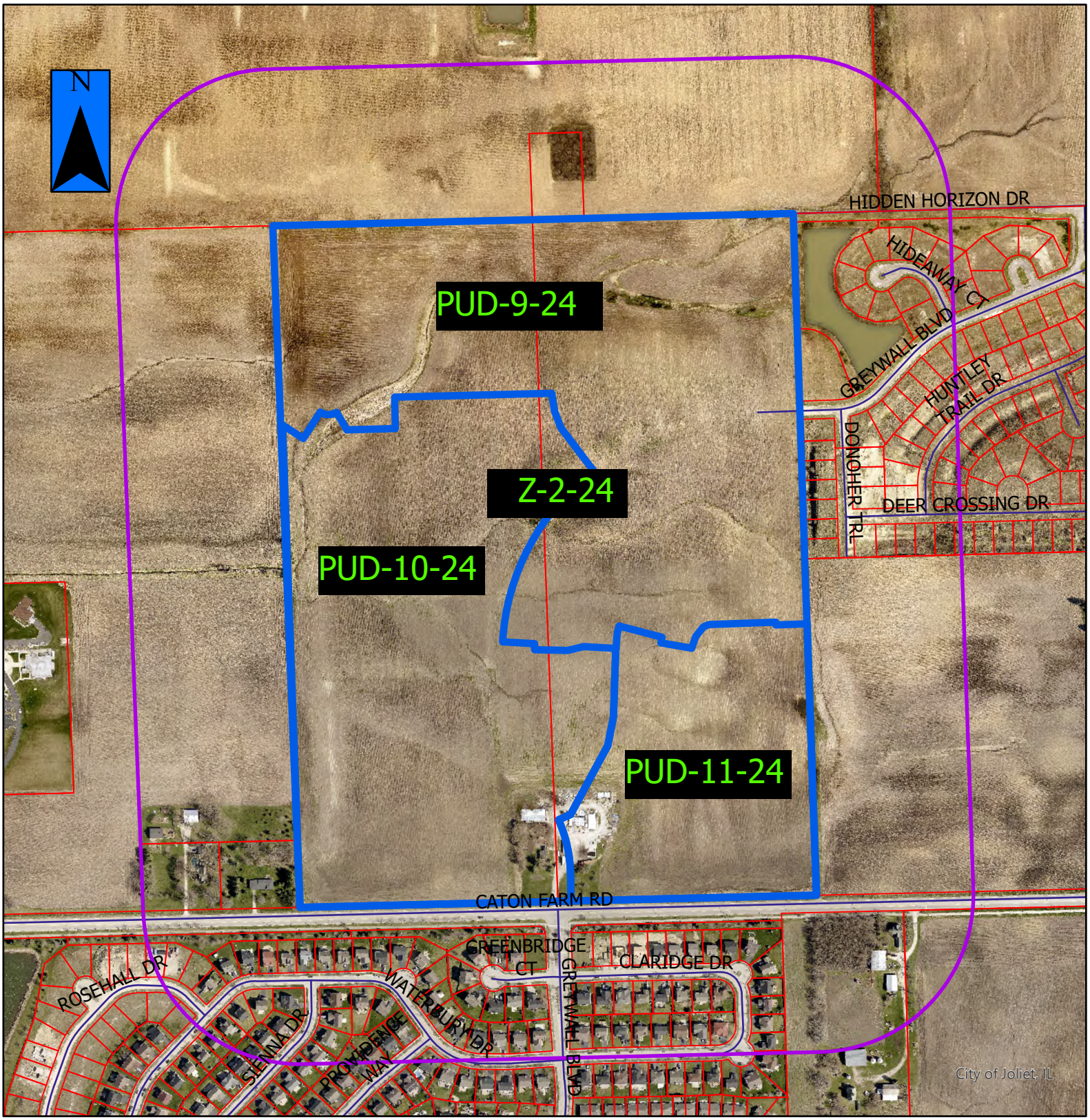
JOLIET PLANNING DIVISION

= 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



PUD-9-24a & PUD-10-24a & PUD-11-24a & Z-2-24a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)