



February 24, 2025

Helen Miller
City of Joliet - Planner
150 W. Jefferson Street
Joliet, IL 60432

Re: Prairie Landing Development

Dear Ms. Miller:

The Plainfield Park District agrees in concept to the Park Site Plans as revised and sent on February 11th, 2024, for DR Horton's development at Prairie Landing. Based on the concept plan and discussions, DR Horton will be constructing a 0.6045-acre pocket park for the Plainfield Park District.

Based on the City of Joliet Ordinance for Dedication of Park Lands or Payment of Fees in Lieu thereof, DR Horton is responsible for dedicating 3.6 acres of land with a cash equivalent of \$313,002 to the Park District. This is based on the proposed 120 lots, and the appraisal value of \$86,945 per acre. Subtracting the 0.6045 acres of land for the proposed park site valued at \$52,558.25, DR Horton still owes cash in lieu of \$260,443.75 to the Park District. These funds will be used to develop the park site, with any remainder being donated to the Plainfield Park District.

The Park District and DR Horton are currently finalizing the details of the Developer agreement for Prairie Landing. The Plainfield Park District is comfortable to say that these details will be worked out based on past experiences with DR Horton.

Please contact me if you have any questions.

Sincerely,

Bob Collins
Director of Planning
Plainfield Park District

CC: Carlo Capalbo, Executive Director, Plainfield Park District
Chris Funkhouser, Land Acquisition Project Manager, DR Horton

Prairie Activity & Recreation Center 24550 West Renwick Rd. Plainfield, IL 60544 Phone: (815) 436-8812	Recreation Administration Center 23729 W. Ottawa St. Plainfield, IL 60544 Phone: (815) 436-8813	Streams Recreation Center 24319 Cedar Creek Ln. Plainfield, IL 60586 Phone: (815) 436-8829	Normantown Equestrian Center 12151 S. Normantown Rd. Plainfield, IL 60585 Phone: (815) 254-1950	Plainfield Township Community Center 15014 S. DesPlaines St. Plainfield IL 60544 Phone: (815) 436-2029	Maintenance Shop 22500 W. Lockport St., Plainfield, IL 60544 Phone: (815) 436-8812
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