

DATE: December 13, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-12-24: Preliminary Planned Unit Development of Prairie Landing Subdivision

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision **TO BE TABLED**

Z-3-24: Reclassification of 17.9 Acres located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning

GENERAL INFORMATION:

APPLICANT: DR Horton

STATUS OF APPLICANT: Contract Purchaser / Developer

OWNER: Westside Joliet RE LLC

REQUESTED ACTION: Approval of the preliminary planned unit development of Prairie Landing and reclassification of the existing R-4 and B-3 zoning to R-2 zoning

PURPOSE: To allow development of a 120-lot residential subdivision

EXISTING ZONING: R-2 (single-family residential), R-4 (multi-family residential), and B-3 (general business)

LOCATION: 2200 Essington Road (06-03-36-100-033-0000)

SIZE: 44 acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Residential (Picardy subdivision), R-2 (single-family residential)

SOUTH: Residential (Warwick Five subdivision), R-2 (single-family residential)

EAST: Agricultural / undeveloped, unincorporated Will County A-1 (agricultural)
WEST: Commercial (self-storage facility, car dealership), B-3 (general business)

SITE HISTORY: The subject site is located on the east side of Essington Road near the intersection with Old Castle Road. The bulk of the site is located to the east of the businesses at 2000 – 2100 Essington Road and is currently zoned R-2 (single-family residential) and R-4 (low density multi-family residential). A strip of the property at the northwest corner, currently zoned B-3 (general business), provides access to Essington Road across from Old Castle Road in the Wexford subdivision.

The subject site is 44 acres total, with 16.6 acres zoned R-4, 1.3 acres zoned B-3, and 26 acres zoned R-2. The site was annexed in 1973 along with the surrounding land east of Essington Road and north of Theodore Street. In 1993, the property was reclassified to its current R-2 and R-4 zoning for a proposed single- and multiple-family subdivision that was never recorded or built. Recently, the subject property was included as Lots 4 and 5 of the preliminary plat for Westside Joliet Real Estate LLC Subdivision, approved in 2021. Unit 1 of that subdivision was recorded in 2021 and includes the three commercial lots (Lots 1, 2, and 3) adjacent to the northwest side of the site. Lots 4 and 5 were never recorded and the preliminary plat has since expired. Storm detention for the three lots in Unit 1 is located on the subject parcel, and stormwater management easements for this were recorded in September 2021.

SPECIAL INFORMATION: The preliminary Planned Unit Development of Prairie Landing Subdivision consists of 120 single-family lots on approximately 44 acres. The lots are organized around a main road which is accessed from Essington Road. The subdivision includes a small park lot and multiple storm detention areas. The petitioner is requesting an associated zoning reclassification to rezone the existing B-3 and R-4 portions of the site to R-2 zoning so that the entire site has R-2 zoning. The proposed lots will be built to R-2 zoning requirements, which include a minimum lot area of 7,500 square feet.

The proposed house plans include three models with around ten total elevations. The houses will be two-stories and approximately 2,000 to 2,600 square feet with four to five bedrooms, two-and-a-half bathrooms, and two-car attached garages. The front elevations include between 25 percent and 41 percent brick or stone, with an average of 34 percent. The petitioner is requesting a variation from the residential design standards which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The proposed elevations will have at least 25 percent brick or stone on 100 percent of the dwelling units. Staff supports this request given the design of the proposed elevations, which are comparable to existing houses in nearby subdivisions.

The subdivision will have a main access road (Road A) off Essington Road along with interior streets that feed back into the main street. Road A is designed to connect to the undeveloped site to the east if that were ever developed. Road A will intersect Essington Road in alignment with Old Castle Road on the west side. The intersection will be designed to accommodate a traffic signal if that were ever needed in the future. All streets within the subdivision will be public streets to be dedicated to the City. The petitioner is requesting a variance from the Public Works construction ordinance to allow local streets with a 60-foot right-of-way instead of a 66-foot right-of-way. Staff does not support this request; however, the developer has proposed a 15-foot public utility easement in the front yard of all lots so that the main utilities, such as gas, electric, and communications, can locate in this area instead of within the right-of-way. The developer will be responsible for working with those utility companies to formalize that arrangement prior to final and recording plat approval. Road A, which runs east-west across the site and would be the future connection for the undeveloped property to the east, will have the required right-of-way width of 66 feet.

The petitioner has submitted a landscape plan and tree survey and preservation plan for the site. The landscaping plan includes plant materials around the storm detention ponds, parkway trees along the streets, and additional landscaping near the entrance sign and in the park lot. The tree survey shows that some of the existing trees on site will remain but most will be removed. The developer will need to replace or pay into the tree bank for any trees of acceptable species that are removed, as required in the Unified Tree Ordinance.

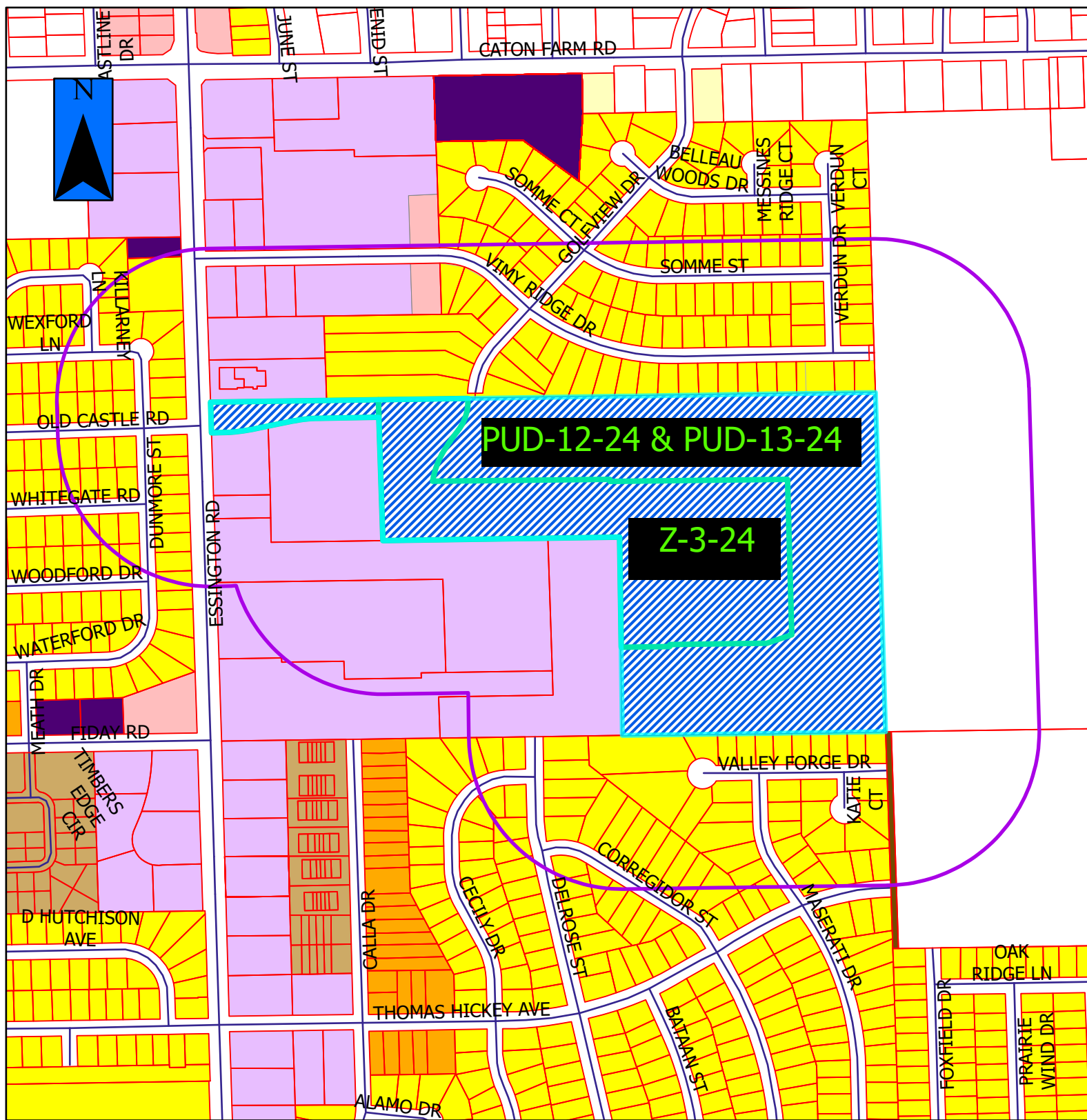
The attached project narrative outlines the phasing, financial, and marketing plan for the development. The development will be completed in one phase with full buildout projected to be completed within approximately three years. Public improvements, water and sewer connection fees, school donation fees, and development impact fees will be required for this subdivision. The developer is currently working with the Plainfield Park District to determine the amount for a cash contribution in lieu of a park and recreation land donation. The developer presented this subdivision proposal to the City's Land Use and Economic Development Committee on November 25, 2024.

As of the writing of this report, the petitioner has organized a neighborhood meeting for the evening of December 16, 2024 to discuss their proposal with property owners near the site within the adjacent residential subdivisions.

Staff is requesting that the final Planned Unit Development of Prairie Landing Subdivision, which was advertised with the preliminary PUD and reclassification, be

tabled to the January 16, 2025 Plan Commission meeting to provide additional time for the developer's team to finalize and for staff to then review the engineering plans associated with the final plat.

ANALYSIS: Approval of the preliminary Planned Unit Development of Prairie Landing Subdivision, along with the reclassification of the existing R-4 and B-3 zoning to R-2 zoning, will allow the developer to proceed with finalizing the plans for development of a 120-lot residential subdivision with R-2 zoning throughout. Future approval of the final Planned Unit Development is still required.



PUD-12-24 & PUD-13-24 & Z-3-24



- = Zoning Area in Question
- = Property in Question
- = 600' Public Notification Boundary

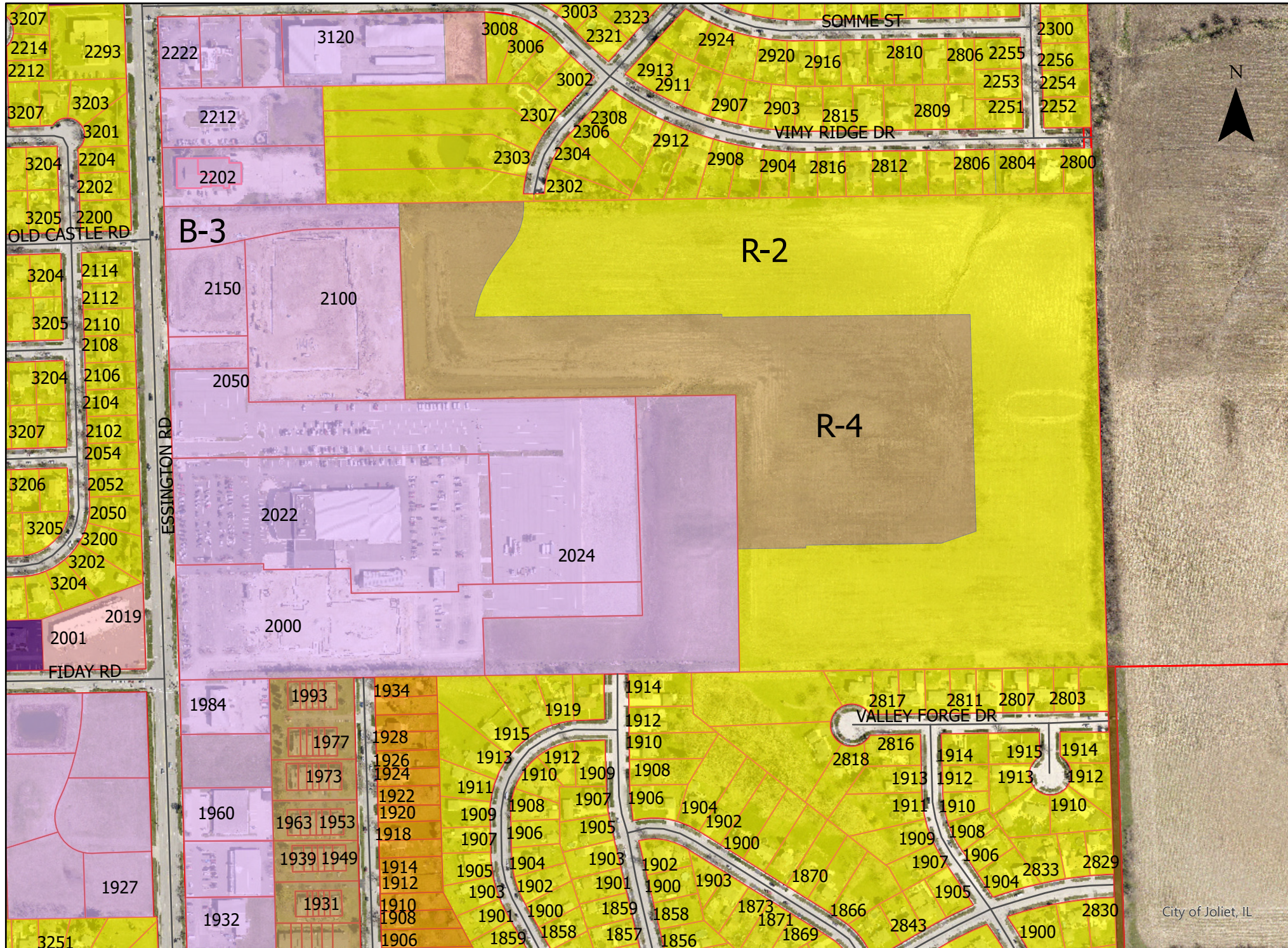


PUD-12-24a & PUD-13-24a & Z-3-24a



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

Existing Zoning Map - 2200 Essington Road



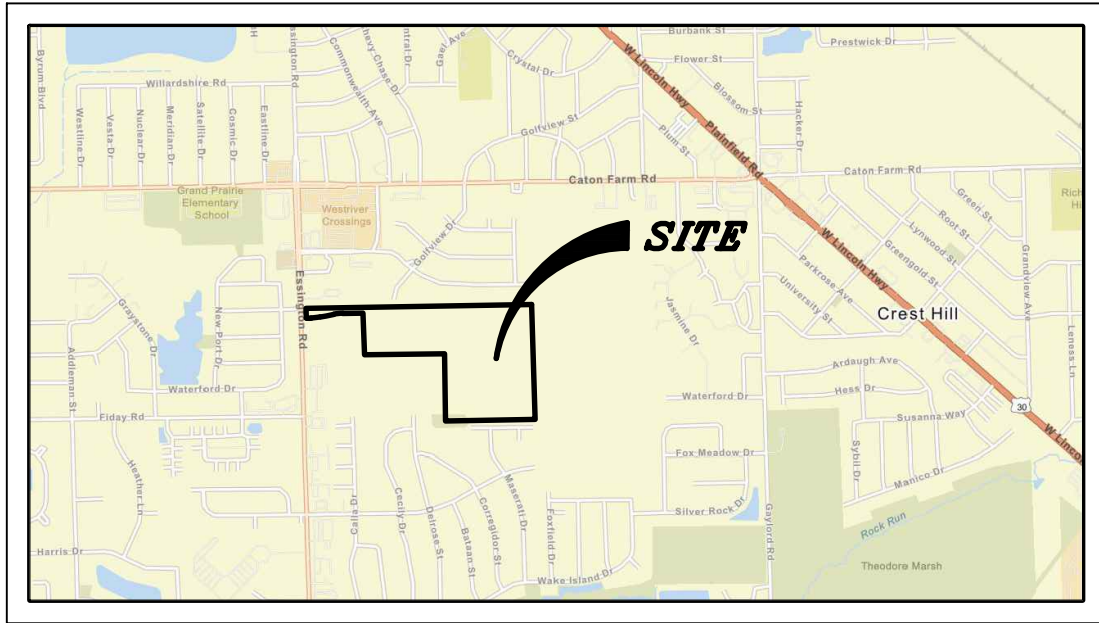


SITE DATA			
LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (60'w x 125'd TYP.)	120	30.2	68.8%
DETENTION / PARK	-	13.7	31.2%
TOTAL	120	43.9 AC.	100.0%

ILLUSTRATIVE PLAN

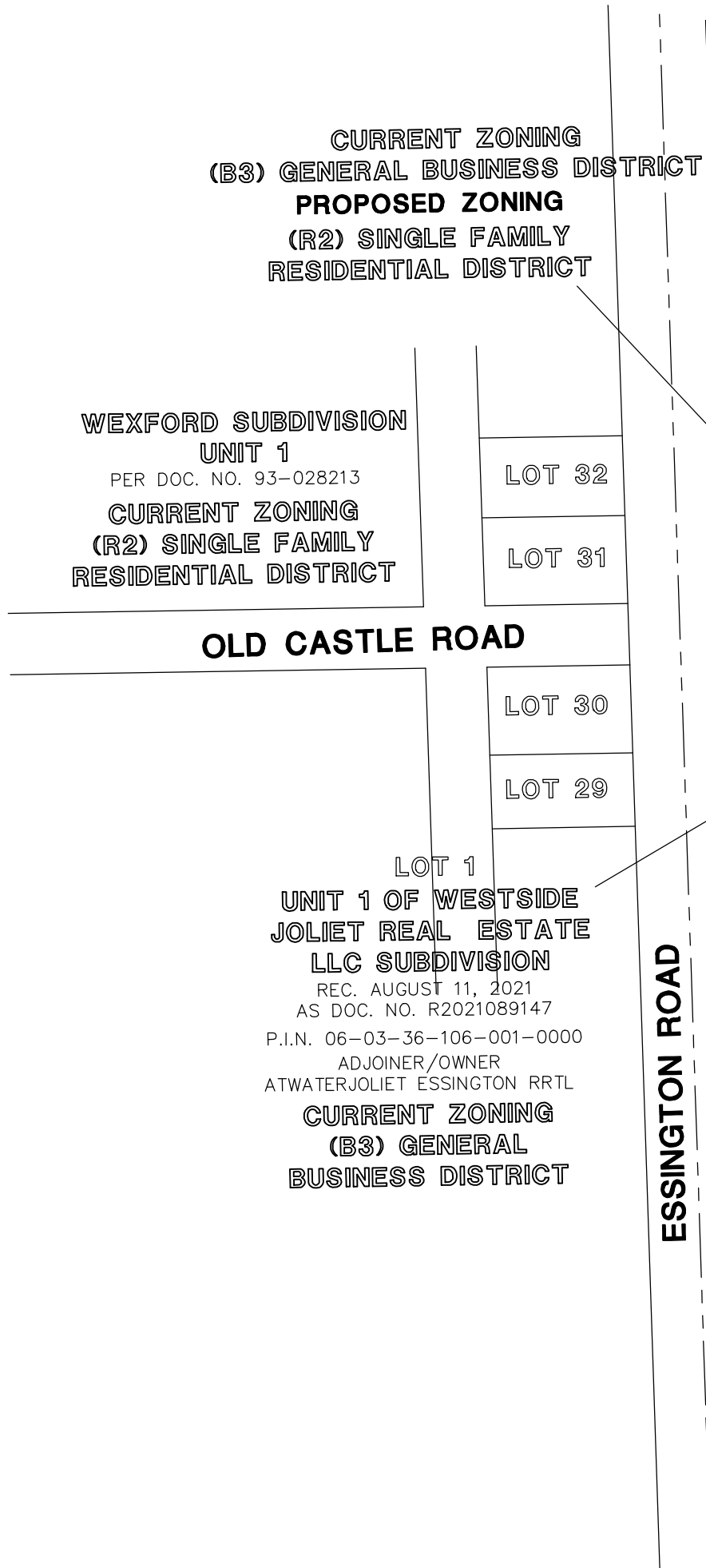
JOLIET, ILLINOIS

11/15/2024



LOCATION MAP

NOT TO SCALE



ZONING INFORMATION

THE CURRENT SURVEYED PROPERTY IS ZONED B3 GENERAL BUSINESS DISTRICT, R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND R2 SINGLE FAMILY RESIDENTIAL DISTRICT BASED ON THE ZONING MAP OF THE CITY OF JOLIET, ZONING MAP AS OF DECEMBER 5, 2024.

THE SOURCES OF ZONING INFORMATION UTILIZED IN THE PREPARATION OF THIS EXHIBIT INCLUDE:

THE ZONING MAP FOR THE CITY OF JOLIET CAN BE OBTAINED FROM THE CITY OF JOLIET ZONING WEBSITE: <https://www.joliet.gov/government/departments/community-development/planning-zoning/zoning>

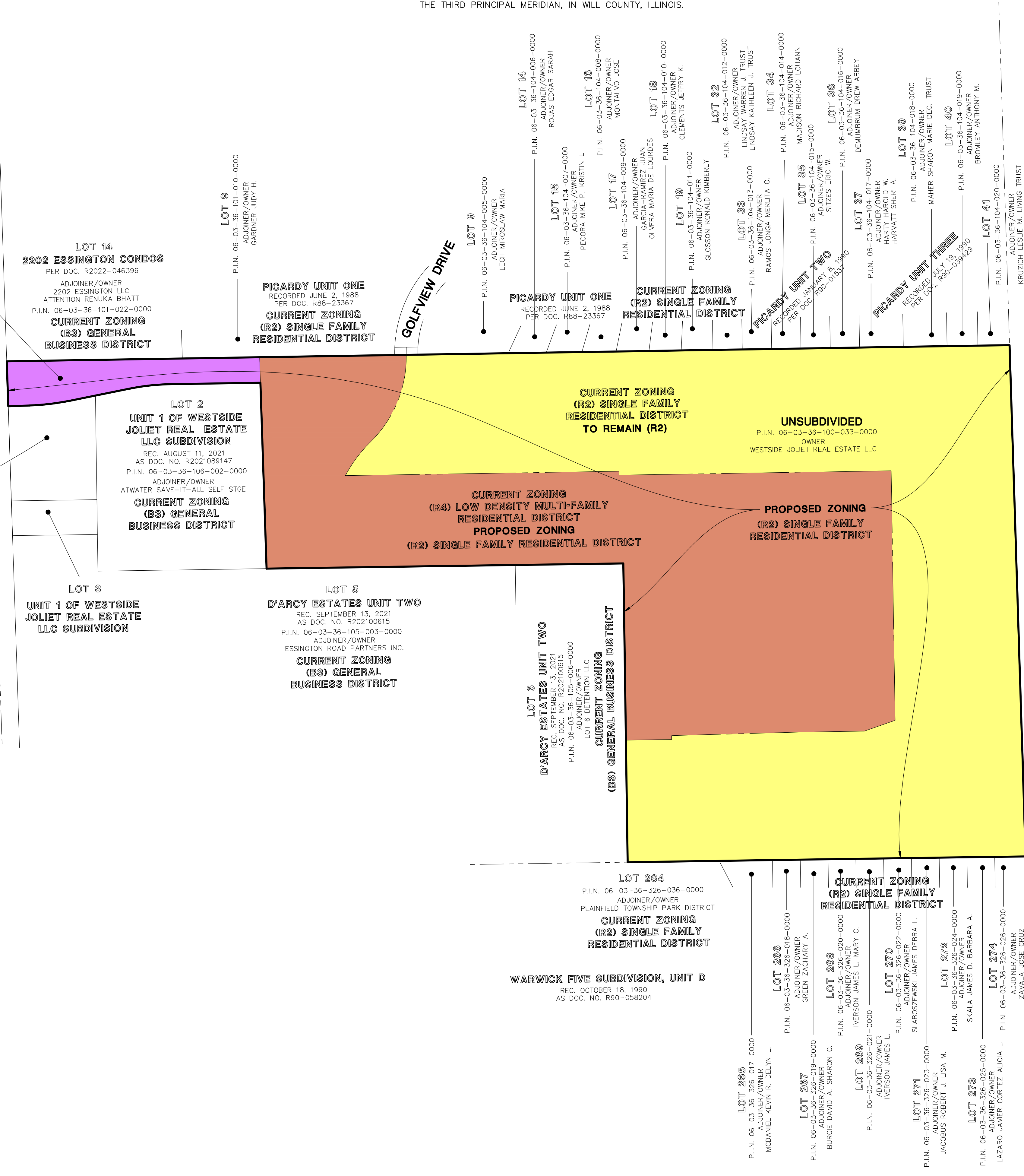
SURVEYOR'S NOTES

- THIS EXHIBIT IS BASED SOLELY ON PUBLICLY AVAILABLE INFORMATION FROM SOURCES SHOWN HEREON.
- PIN NUMBERS AND OWNER INFORMATION BASED ON WILL COUNTY WEBSITE ACCESSED ON DECEMBER 05, 2024.

ZONING EXHIBIT

OF

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

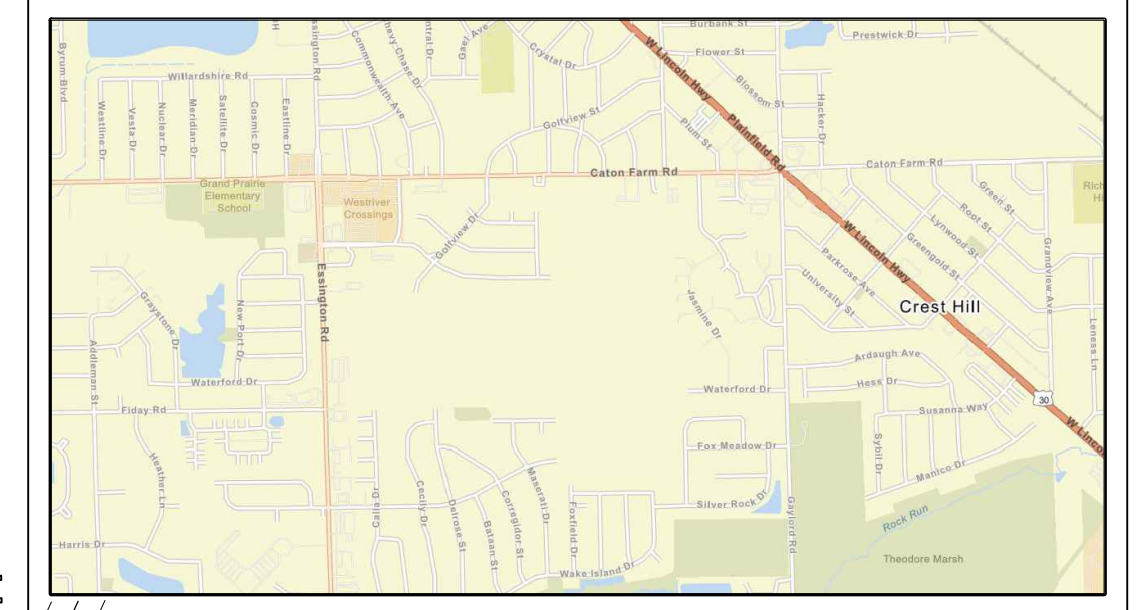


PRELIMINARY PLAT
OF

SEIL SUBDIVISION
UNIT NO. 1

PICARDY UNIT ONE

PICARDY UNIT ONE



NOT TO SCALE

<u>LAND USE</u>	<u>UNITS</u>	<u>AREA</u>
SINGLE FAMILY (60'x125')	120	33.3 AC
<u>OPEN SPACE / DETENTION</u>		<u>10.7 AC</u>
TOTAL	120	44.0 AC

2200 ESSINGTON ROAD
JOLIET, IL 60435

PIN'S

06-03-36-100-033-0000

ZONING SUMMARY

CURRENT ZONING – (R4) LOW DENSITY
MULTI-FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING – (R2) SINGLE FAMILY
RESIDENTIAL DISTRICT

EXISTING ZONING EAST – (A1) AGRICULTURE

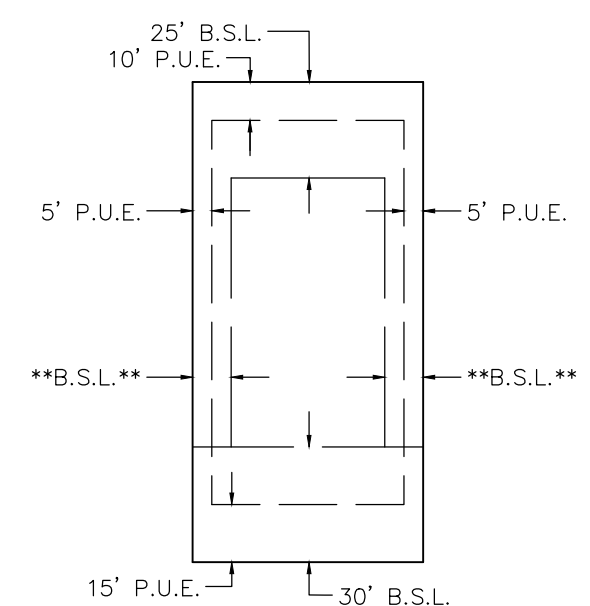
EXISTING ZONING SOUTH – (R2) SINGLE FAMILY

EXISTING ZONING WEST – (B3) GENERAL
BUSINESS DISTRICT

EXISTING ZONING NORTH – (R2) SINGLE FAMILY

1. VARIANCE FROM RESIDENTIAL DESIGN STANDARDS TO ALLOW 25% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPRISED OF BRICK OR STONE.
2. VARIANCE FROM RESIDENTIAL DESIGN STANDARDS TO ALLOW 60' ROW WITH 15' FRONT UTILITY EASEMENTS ON LOCAL ROADS.

1. HOA WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OUTLOTS AND COMMON AREAS
2. DETENTION PONDS WILL BE PRIVATELY OWNED WITH AN AGREEMENT FOR MAINTENANCE



** MINIMUM SIDE YARD SETBACK 8 FEET;
SUM OF SIDE YARD SETBACKS 20 FEET **

ADJACENT OWNERS TABLE

OWNER	ADDRESS 1	ADDRESS 2	ZIP
2202 ESSINGTON LLC	2202 ESSINGTON RD STE 1	JOLIET IL	60435
ATWATER JOLIET ESSINGTON RTL	162 W GRAND AVE STE 300	CHICAGO IL	60654
ATWATER SAVE IT ALL	162 W GRAND AVE STE 300	CHICAGO IL	60654
BROMLEY ANTHONY M	2802 VIMY RIDGE DR	JOLIET IL	60435
BURGIE DAVID A SHARON C	2815 VALLEY FORGE DR	JOLIET IL	60435
CLEMENTS JEFFREY K	2904 VIMY RIDGE DR	JOLIET IL	60435
GLOSON RONALD KIMERLY	2902 VIMY RIDGE DR	JOLIET IL	60435
DEMUMBRUM DREW	2808 VIMY RIDGE DR	JOLIET IL	60435
ESSINGTON ROAD PARTNERS INC	2000 ESSINGTON RD	JOLIET IL	60435
GARCIA JUAN	1822 N CENTER ST	CREST HILL IL	60403
GARDNER JUDITH H	2303 GOLFVIEW DR	JOLIET IL	60435
GREEN ZACHARY A	2817 VALLEY FORGE DR	JOLIET IL	60435
HARTY HAROLD W	2806 VIMY RIDGE DR	JOLIET IL	60435
HERRON ALICE G	2965 S PLATEAU DR	SALT LAKE CITY UT	84109
IVERSON JAMES L MARY C	2813 VALLEY FORGE DR	JOLIET IL	60435
JACOBUS ROBERT J LISA M	2807 VALLEY FORGE DR	JOLIET IL	60435
KRUZICH LESLIE M	2800 VIMY RIDGE DR	JOLIET IL	60435
LAZARO JAVIER	2803 VALLEY FORGE DR	JOLIET IL	60435
LECH MIROSLAW MARIA	2302 GOLF VIEW DR	JOLIET IL	60435
LINDSAY WARREN J TRUST	2816 VIMY RIDGE DR	JOLIET IL	60435
LOT 6 DETENTION LLC	701 ESSINGTON RD STE 100	JOLIET IL	60435
MADISON RICHARD LOUANN	2812 VINY RIDGE DR	JOLIET IL	60435
MAHER SHARON MARIE DEC TR	2804 VIMY RIDGE DR	JOLIET IL	60435
MCDANIEL KEVIN R DELYN L	2819 VALLEY FORGE DR	JOLIET IL	60435
MONTALVO JOSE	2908 VIMY RIDGE DR	JOLIET IL	60435
PECORA MIKE P KRISTIN L	2910 VIMY RIDGE DR	JOLIET IL	60435
PLAINFIELD TWP PRK DIST	23729 W OTTAWA ST	PLAINFIELD IL	60544
RAMOS JONGA MERLITA O	2814 VIMY RIDGE DR	JOLIET IL	60435
ROJAS EDGAR SARAH	2912 VIMY RIDGE DR	JOLIET IL	60435
SITZES ERIC W	2810 VIMY RIDGE DR	JOLIET IL	60435
SKALA JAMES D BARBARA A	2805 VALLEY FORGE DR	JOLIET IL	60435
SLABOSZEWSKI JAMES DEBRA L	2809 VALLEY FORGE DR	JOLIET IL	60435
ZAVALA JOSE CRUZ	2801 VALLEY FORGE DR	JOLIET IL	60435

TOT	AREA (S.F.)	AREA (AC.)	LOT	AREA (S.F.)	AREA (AC.)	LOT	AREA (S.F.)	AREA (AC.)	LOT	AREA (S.F.)	AREA (AC.)	LOT	AREA (S.F.)	AREA (AC.)
OUTLOT D	11,461	0.263	21	7,884	0.181	46	7,500	0.172	71	7,500	0.172	96	11,572	0.266
OUTLOT A	58,145	1.335	22	7,500	0.172	47	7,500	0.172	72	7,500	0.172	97	18,310	0.420
OUTLOT B	148,238	3.403	23	7,500	0.172	48	7,500	0.172	73	7,500	0.172	98	9,211	0.211
OUTLOT C	288,916	6.633	24	7,500	0.172	49	7,500	0.172	74	7,500	0.172	99	7,681	0.176
ROW	378,896	8.698	25	7,500	0.172	50	7,500	0.172	75	11,883	0.273	100	7,500	0.172
1	8,012	0.184	26	7,500	0.172	51	7,500	0.172	76	8,174	0.188	101	7,508	0.172
2	7,938	0.182	27	7,500	0.172	52	8,518	0.196	77	11,898	0.273	102	7,751	0.178
3	11,161	0.256	28	7,500	0.172	53	9,967	0.229	78	7,500	0.172	103	12,130	0.278
4	10,429	0.239	29	7,500	0.172	54	11,128	0.255	79	7,500	0.172	104	11,347	0.260
5	10,945	0.251	30	7,500	0.172	55	8,611	0.198	80	7,500	0.172	105	7,741	0.178
6	13,040	0.299	31	7,500	0.172	56	8,416	0.193	81	7,500	0.172	106	7,518	0.173
7	11,513	0.264	32	7,535	0.173	57	7,500	0.172	82	7,500	0.172	107	7,500	0.172
8	10,553	0.242	33	8,651	0.199	58	7,500	0.172	83	7,500	0.172	108	7,500	0.172
9	7,866	0.181	34	14,503	0.333	59	7,500	0.172	84	7,500	0.172	109	7,500	0.172
10	11,632	0.267	35	14,266	0.328	60	7,500	0.172	85	10,250	0.235	110	7,500	0.172
11	8,415	0.193	36	8,313	0.191	61	7,500	0.172	86	10,774	0.247	111	7,500	0.172
12	8,156	0.187	37	7,741	0.178	62	7,500	0.172	87	7,948	0.182	112	7,500	0.172
13	7,824	0.180	38	7,682	0.176	63	7,500	0.172	88	8,003	0.184	113	7,500	0.172
14	7,541	0.173	39	10,588	0.243	64	7,500	0.172	89	8,058	0.185	114	7,500	0.172
15	7,514	0.172	40	10,250	0.235	65	7,500	0.172	90	8,113	0.186	115	7,500	0.172
16	10,250	0.235	41	12,219	0.281	66	7,500	0.172	91	8,168	0.188	116	7,500	0.172
17	7,712	0.177	42	11,264	0.259	67	10,250	0.235	92	8,223	0.189	117	7,500	0.172
18	8,685	0.199	43	7,500	0.172	68	7,500	0.172	93	8,278	0.190	118	7,500	0.172
19	10,701	0.246	44	7,500	0.172	69	7,500	0.172	94	8,333	0.191	119	7,507	0.172
20	9,049	0.208	45	7,500	0.172	70	7,500	0.172	95	8,585	0.197	120	7,756	0.178

PRELIMINARY PLAT
OF

VIMY RIDGE DRIVE

PICARDY UNIT TWO

PICARDY UNIT THREE

PICARDY UNIT ONE

BASIN 3:
 DETENTION PROVIDED = 2.30 AC-FT
 NWL = 592.0
 HWL = 595.7

UNSUBDIVIDED

0 30 60 120

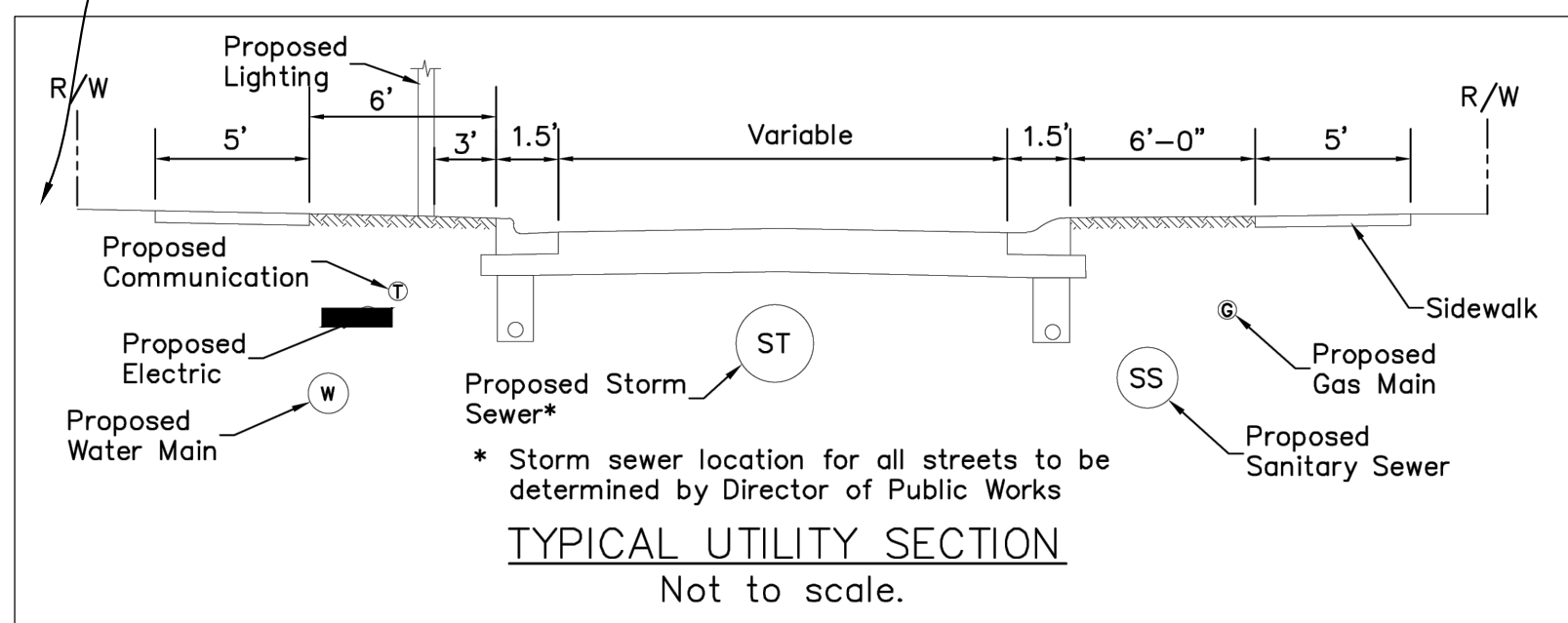
SCALE: 1"=60'

D'ARCY ESTATES UNIT TWO

BASIN 2:
DETENTION PROVIDED = 22.46 AC-FT
NWL = 592.5
HWL = 597.0

EX. DETENTION BASIN
NWL = 592.0
HWL = 595.5
VOL = 11.65 AC-FT

PROPOSED ELECTRIC
ADJACENT ROW IN 15' FRONT
YARD UTILITY EASEMENT



* Storm sewer location for all streets to be determined by Director of Public Works

TYPICAL UTILITY SECTION
Not to scale.

FOR CONTINUATION - SEE SHEET 3

[illegible]

Manhard
CONSULTING

232 East Fairfield Road, Suite 600, Lombard, IL 60148
630-261-8800
manhard.com

Civil Engineers • Water-Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

2100 ESSINGTON ROAD, JOLIET, ILLINOIS 60435

PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET

2 OF 3

DRHJOIL04

December 10, 2024 - 10:39 Dwg Name: \\mcl-io-nas\Projects-LO\DrhJoli04\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOLI04-PRE PUD PLAT.dwg Updated By: DRiendeau

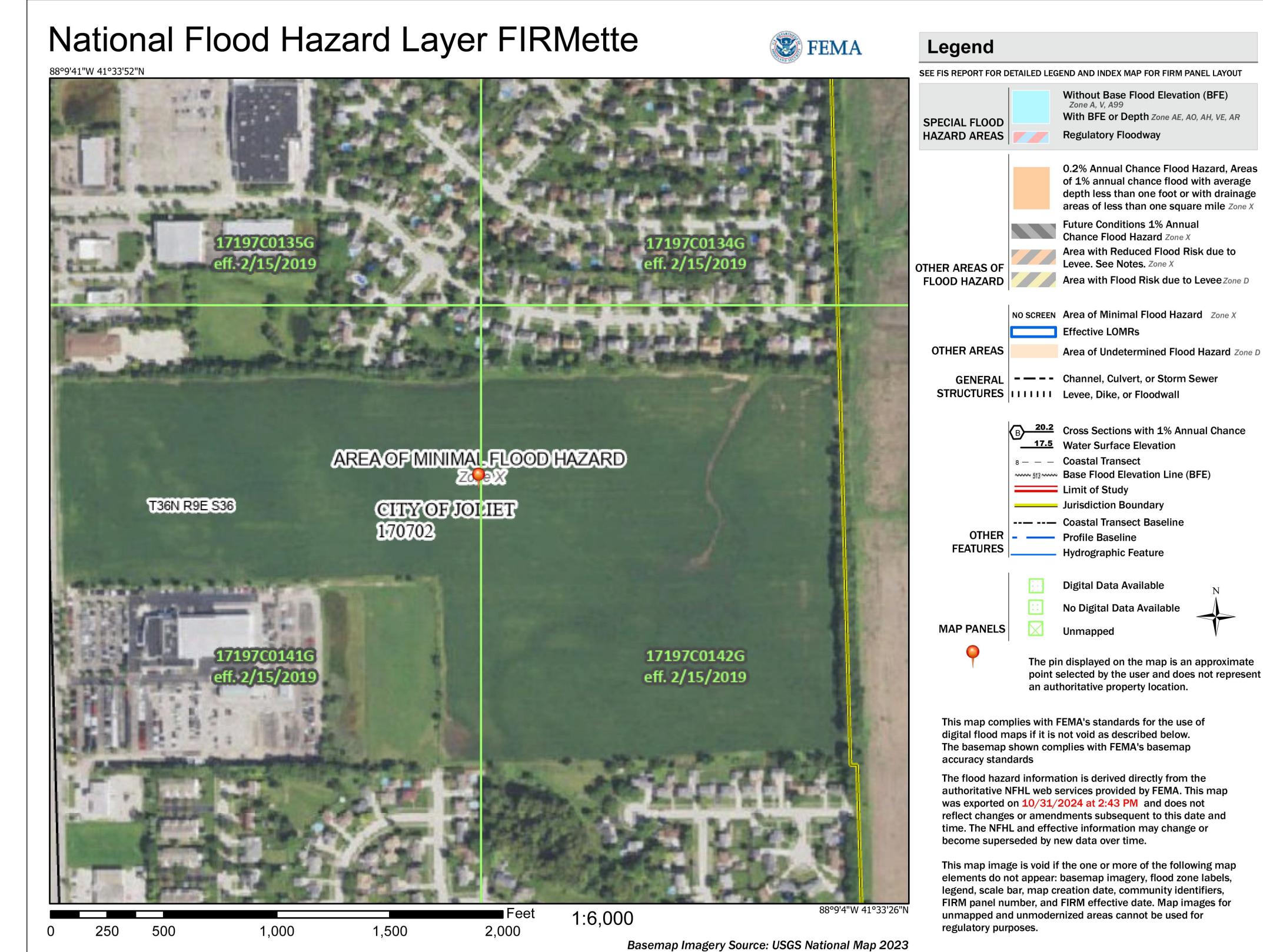
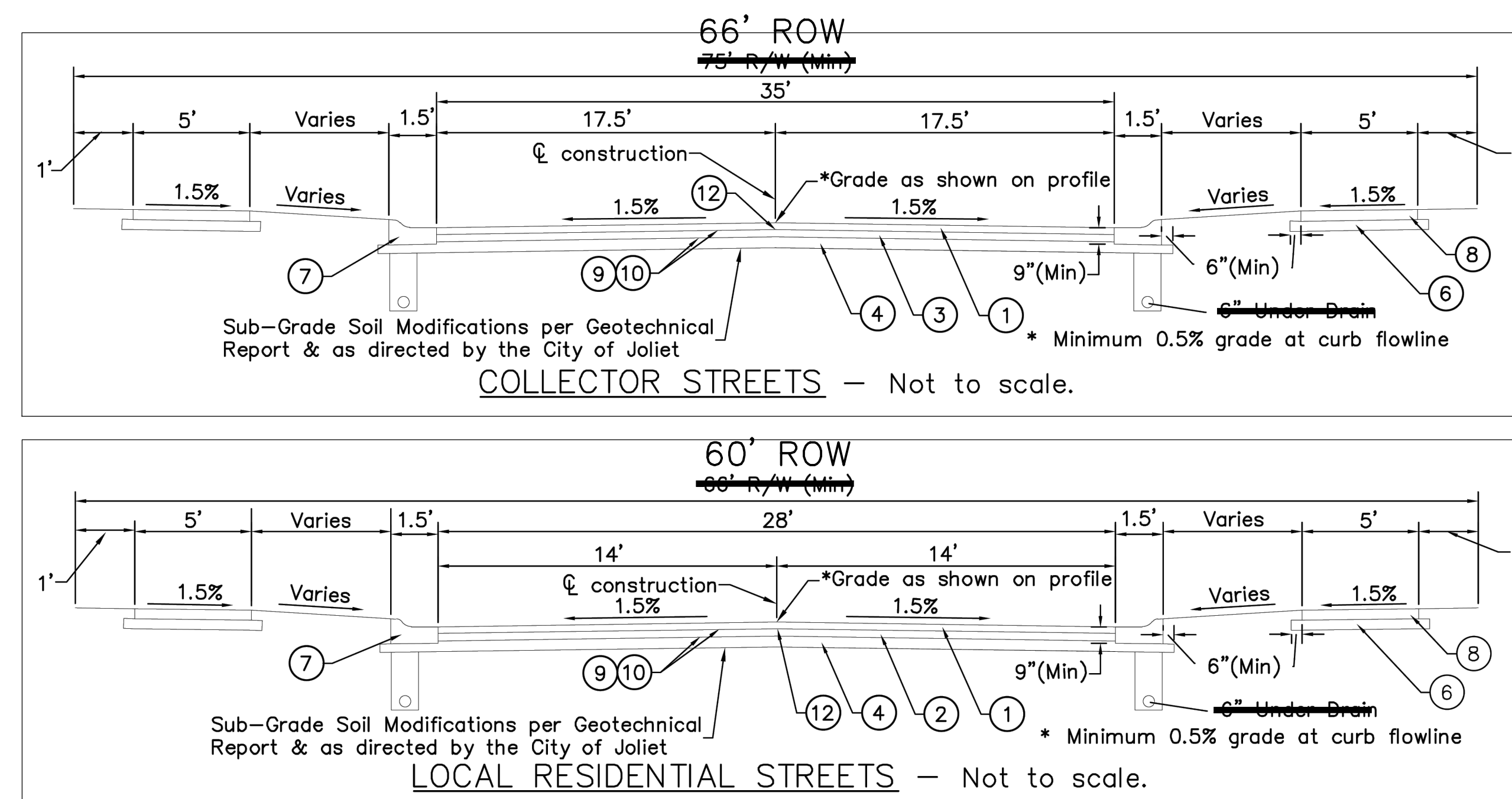
PRELIMINARY PLAT
OF
SUBDIVISION PLANNING
FOR CONTINUATION - SEE SHEET 2

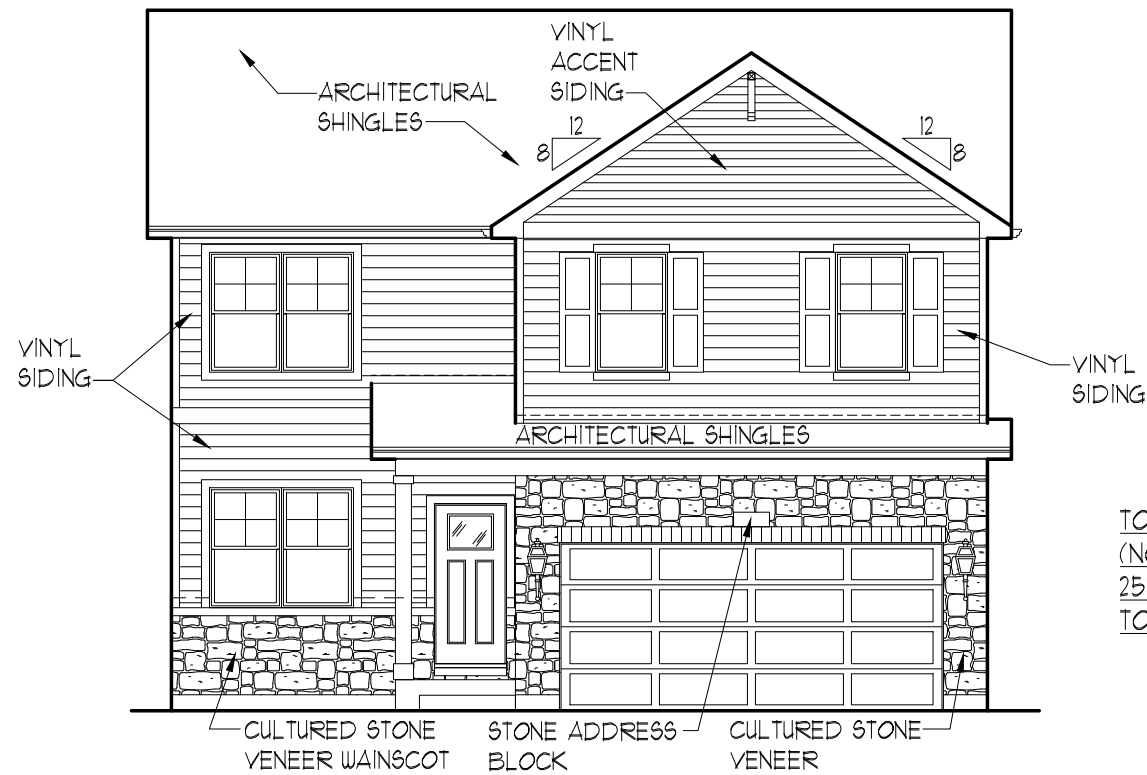
THIS PLAT IS NOT FOR RECORD



FLOOD HAZARD NOTE:

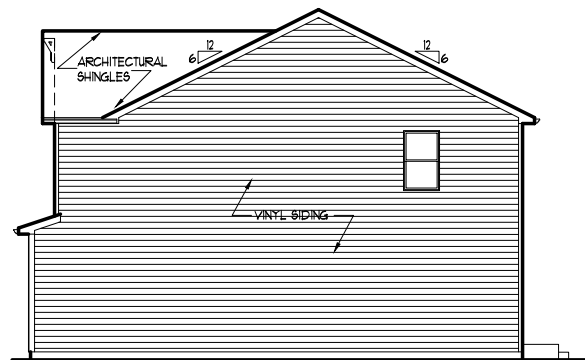
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C0141G WITH AN EFFECTIVE DATE OF 2/15/2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS.



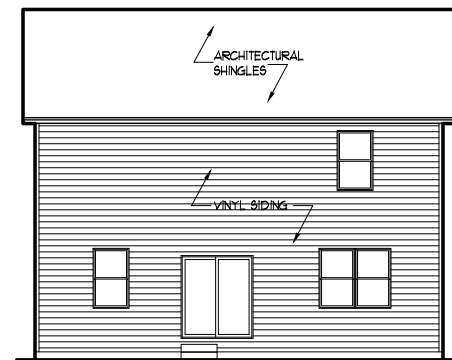


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA = 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

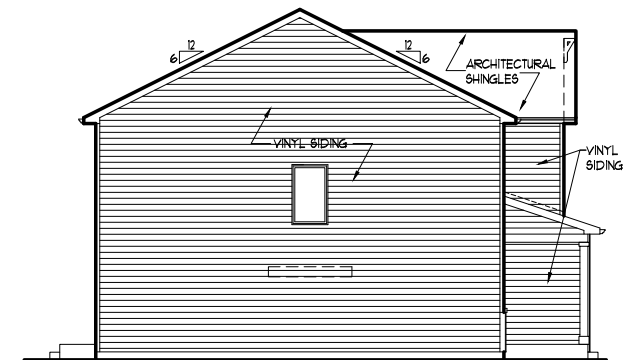
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

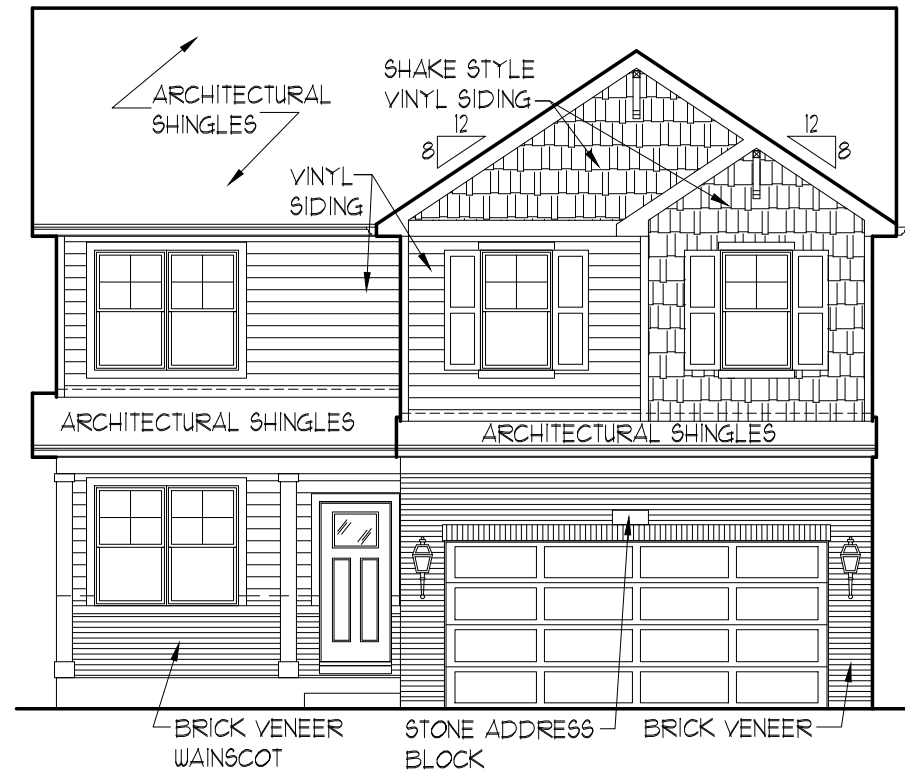


TYPICAL REAR ELEVATION



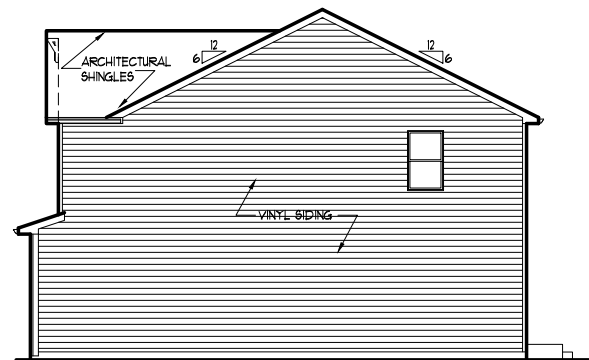
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

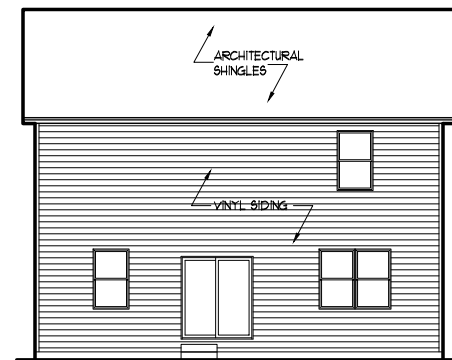


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
25% OF SIDEABLE AREA = 107.25 SQ. FT.
TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

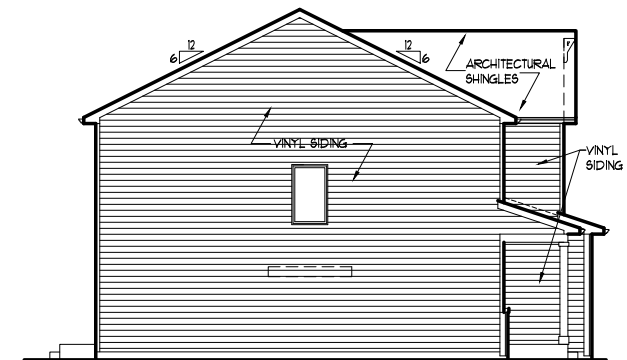
ELEVATION "B4"



TYPICAL RIGHT ELEVATION

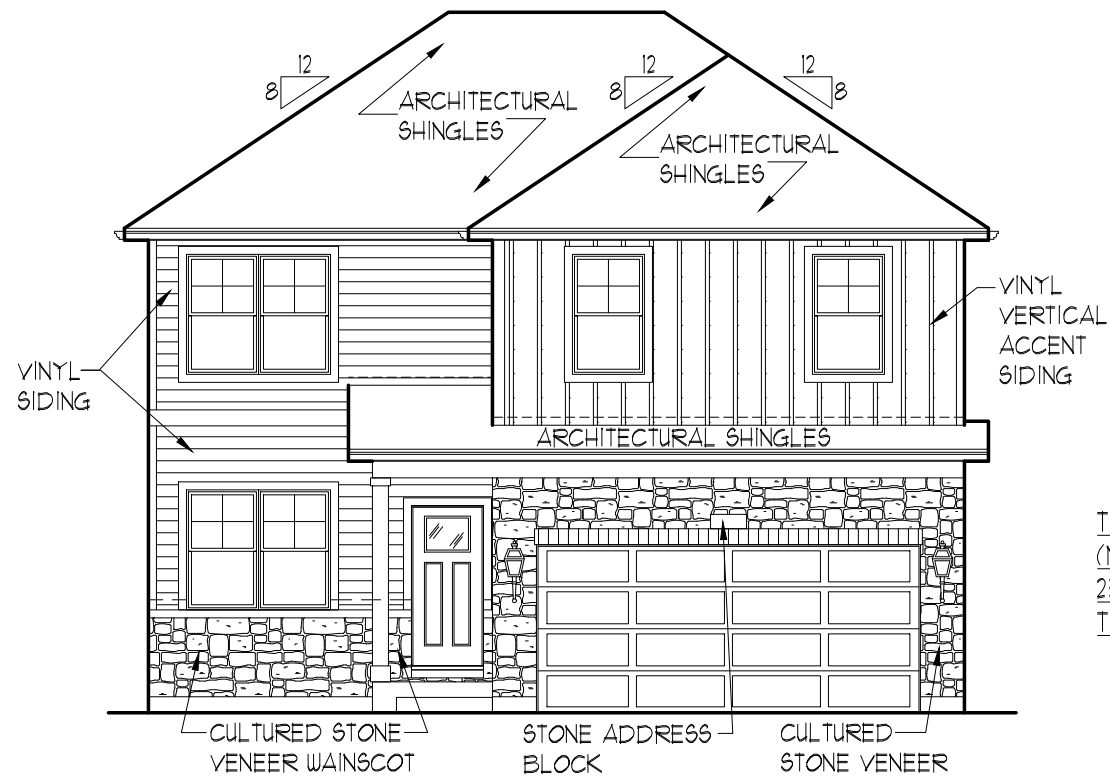


TYPICAL REAR ELEVATION



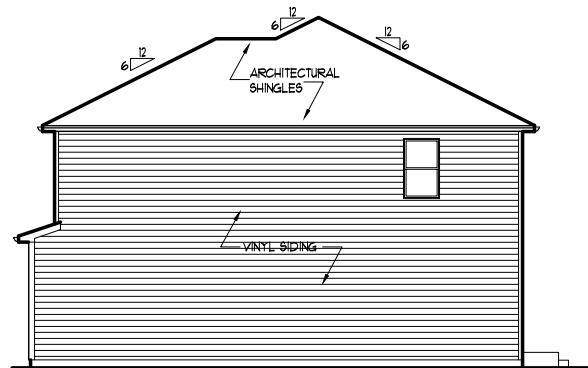
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

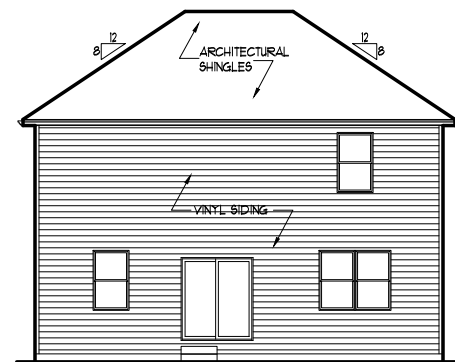


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA = 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

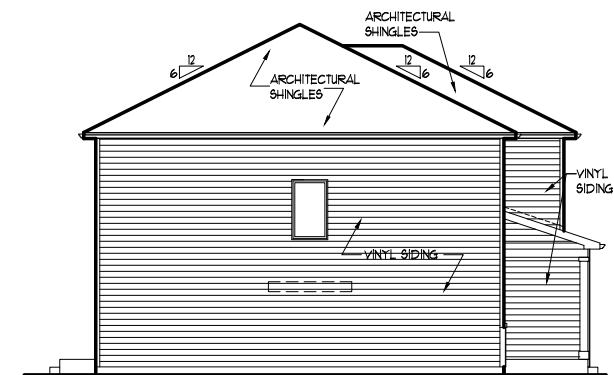
ELEVATION "C5"



TYPICAL RIGHT ELEVATION

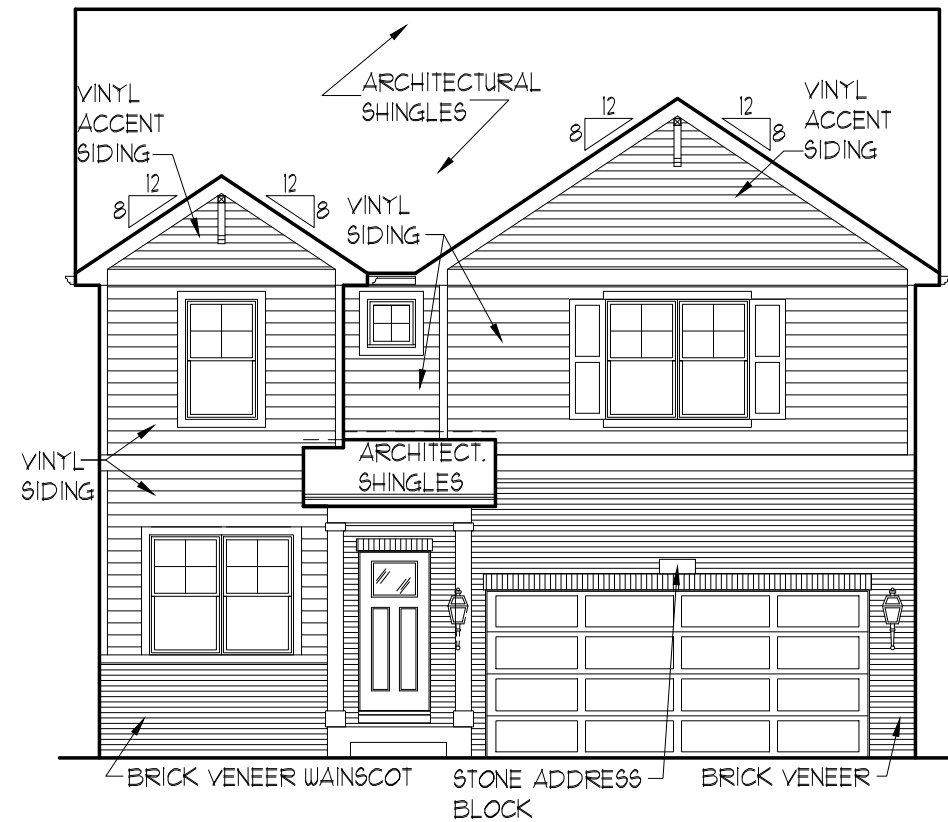


TYPICAL REAR ELEVATION



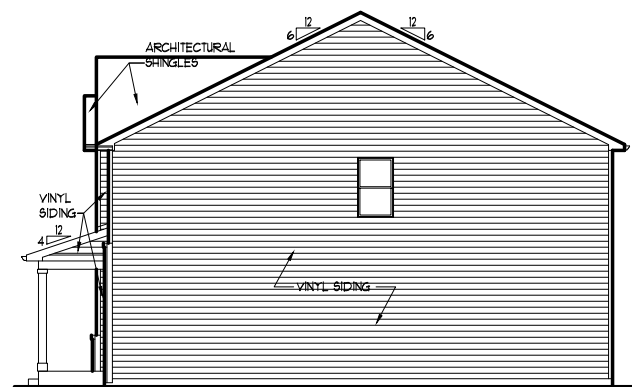
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

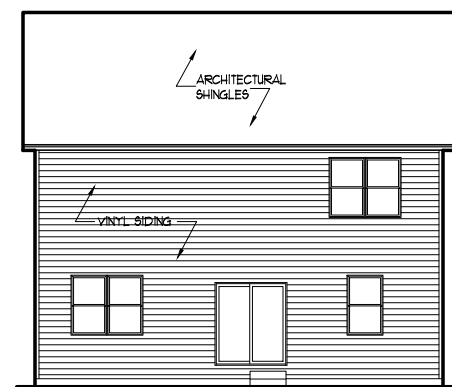


ELEVATION "A4"

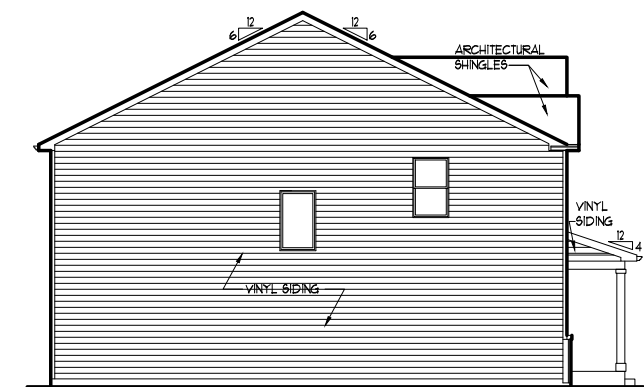
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA = 130.26 SQ. FT.
TOTAL MASONRY AREA = 191.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION

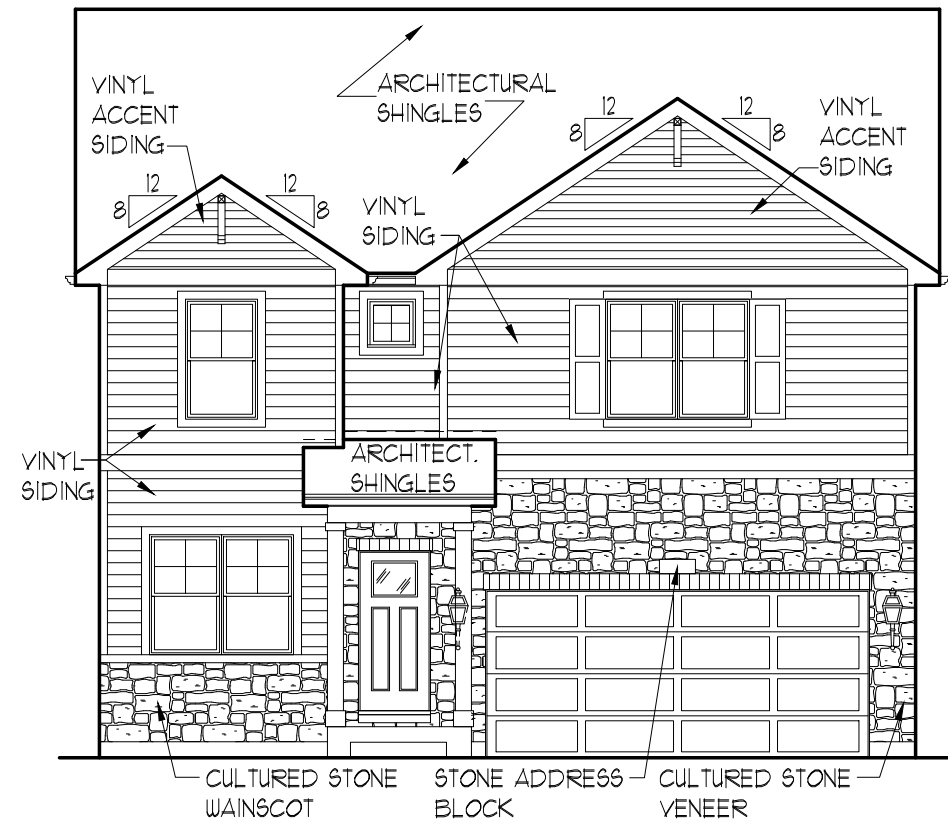


TYPICAL REAR ELEVATION



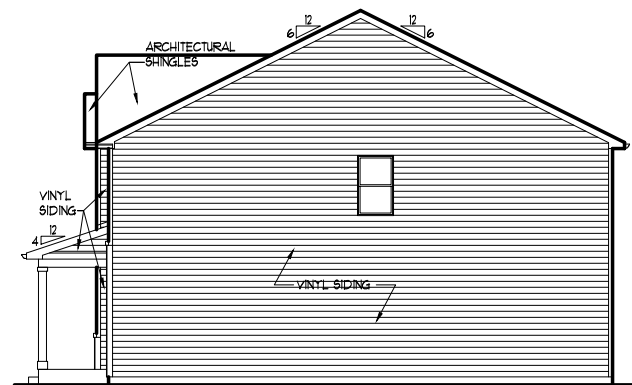
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

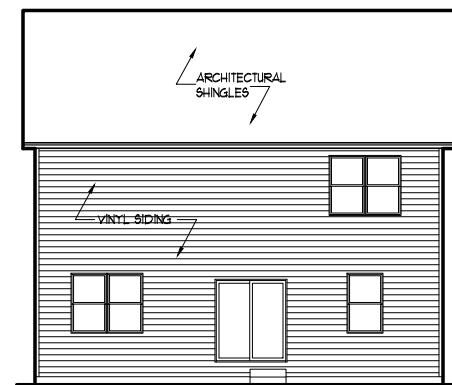


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)

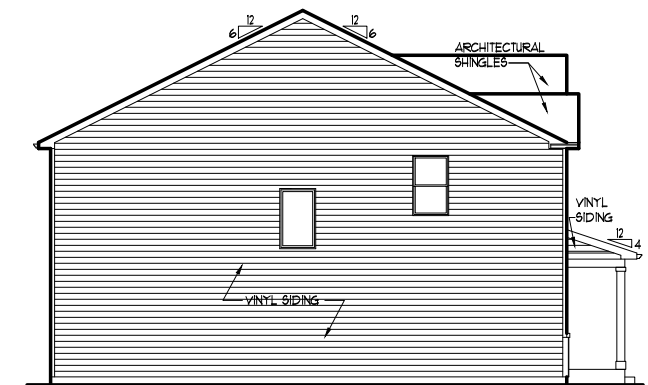
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

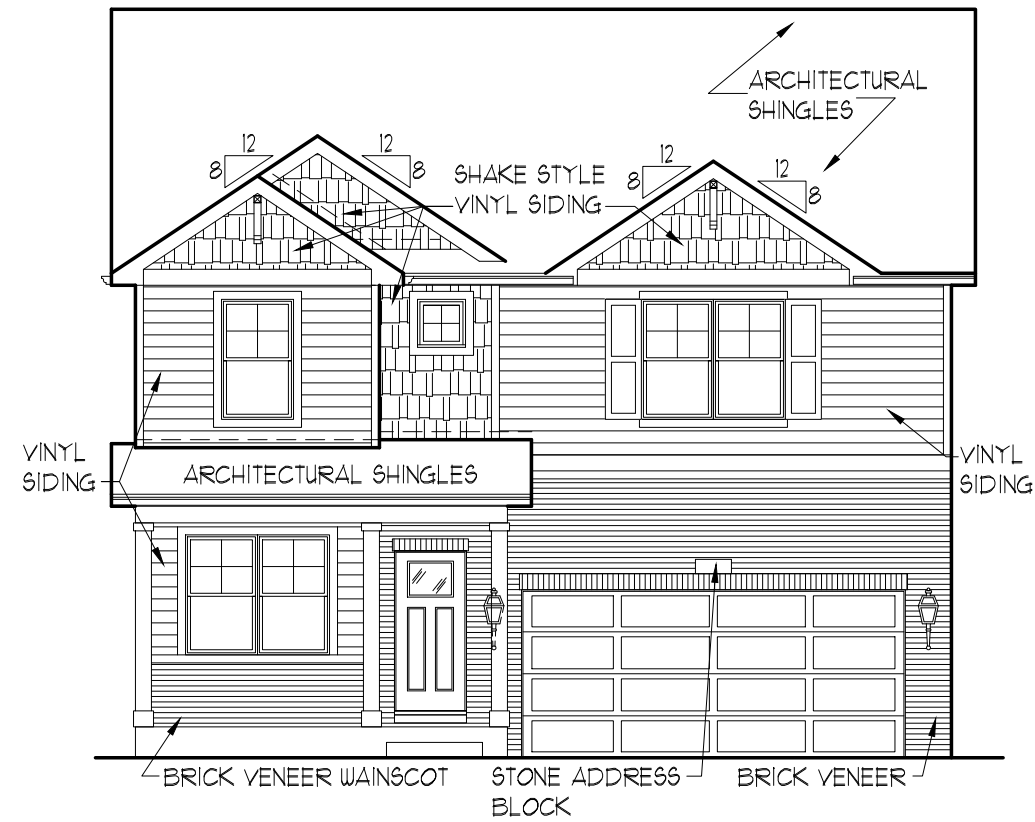


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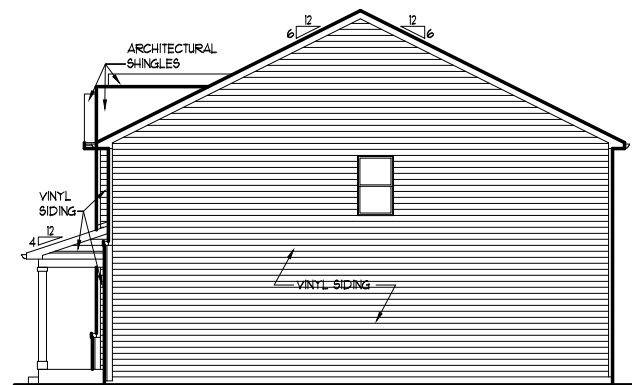
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

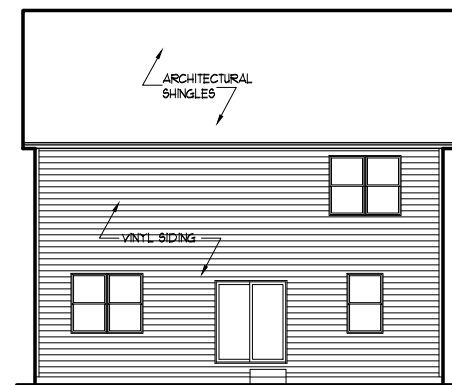


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
25% OF SIDEABLE AREA = 114.96 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

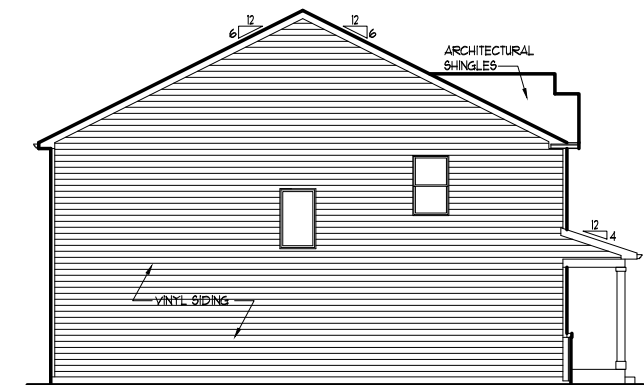
ELEVATION "B4"



TYPICAL RIGHT ELEVATION

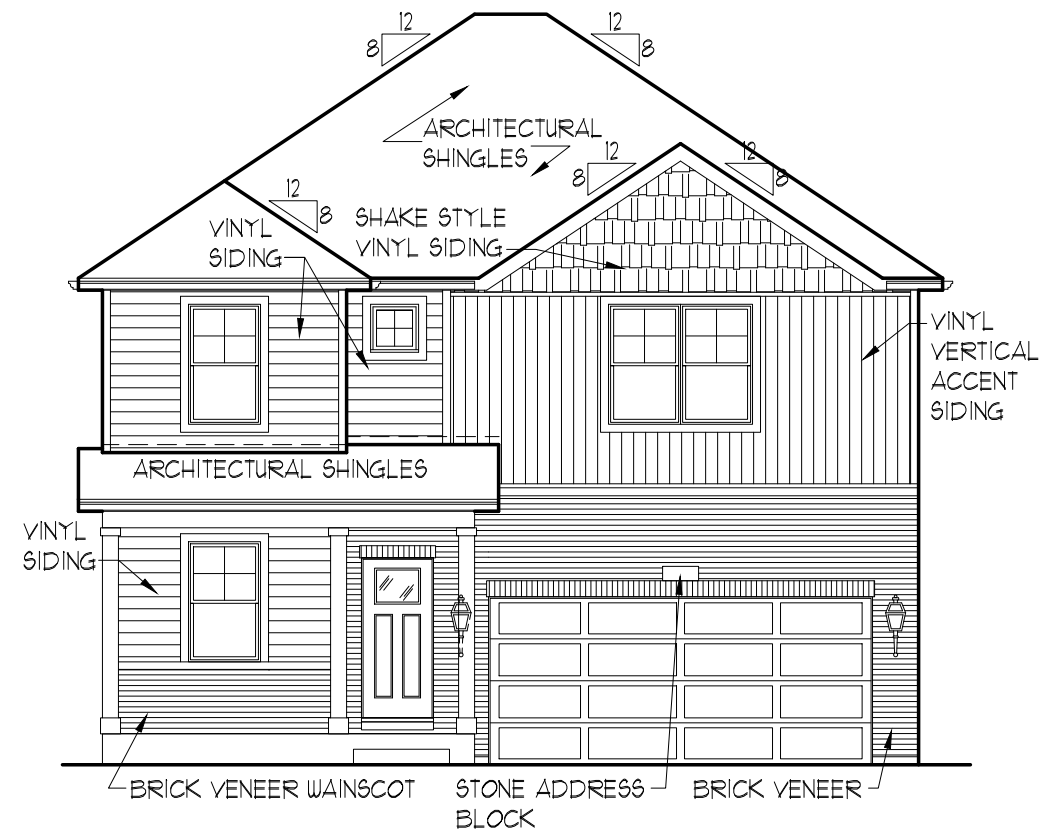


TYPICAL REAR ELEVATION



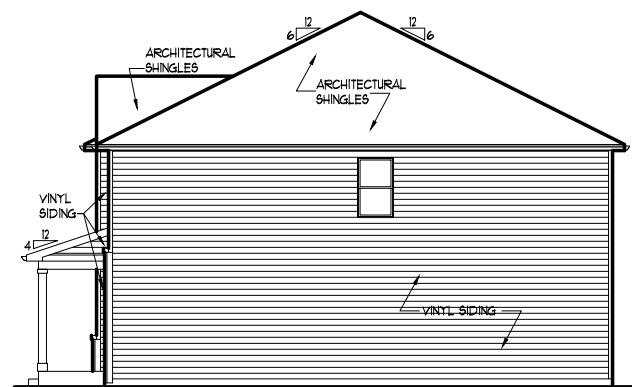
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

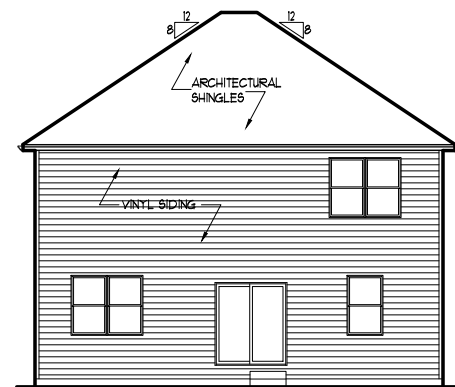


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA = 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

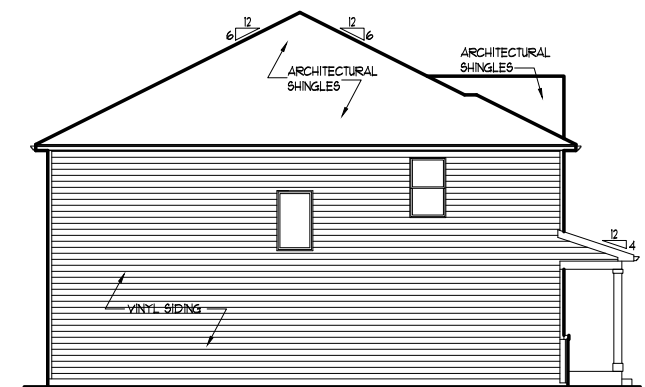
ELEVATION "D4"



TYPICAL RIGHT ELEVATION

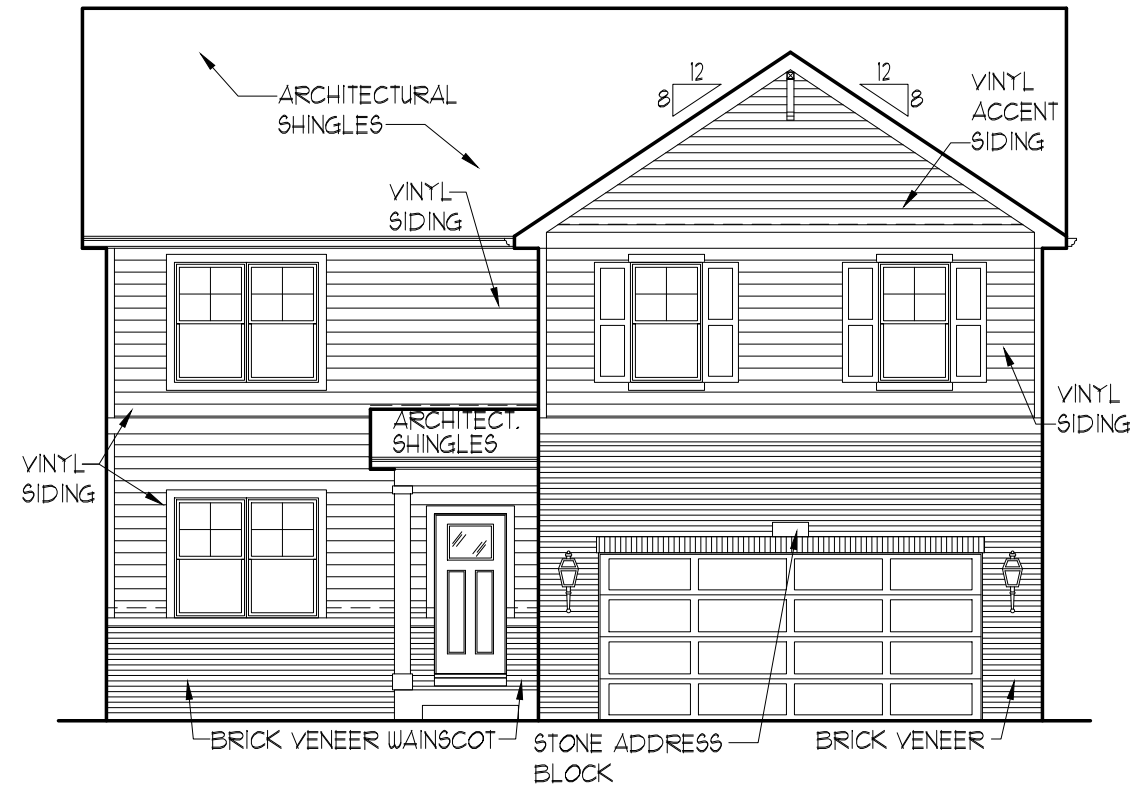


TYPICAL REAR ELEVATION



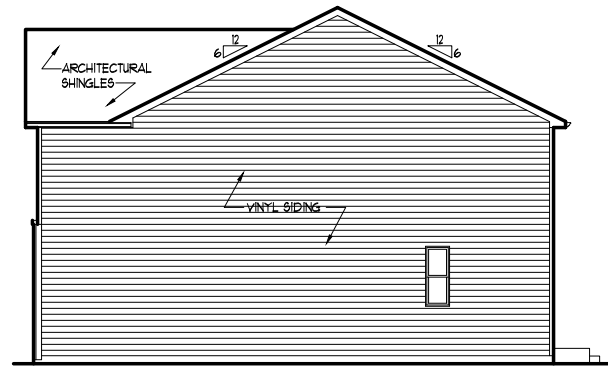
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

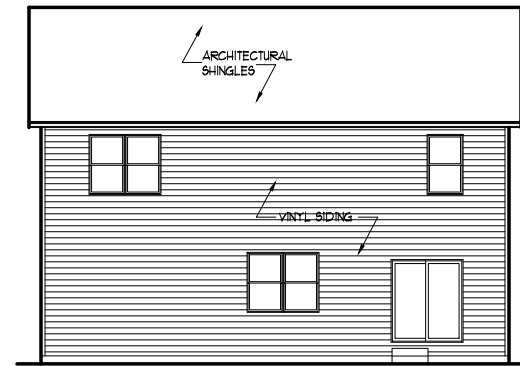


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA = 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

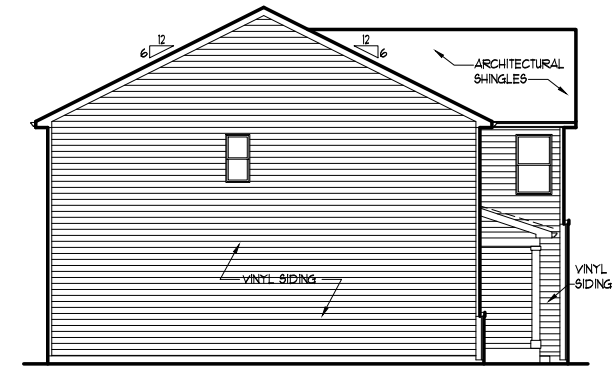
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



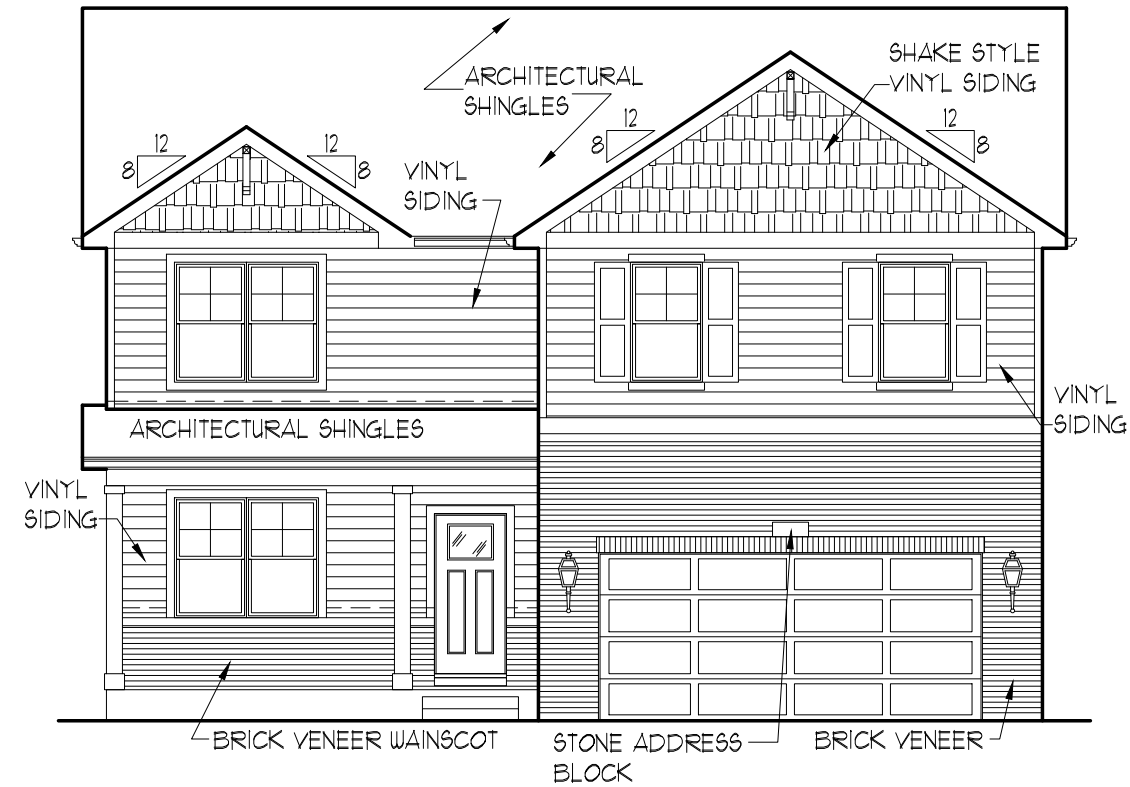
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

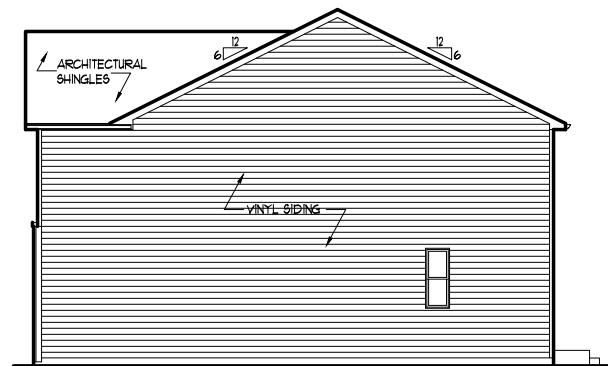
JOLIET, IL.

X-SERIES

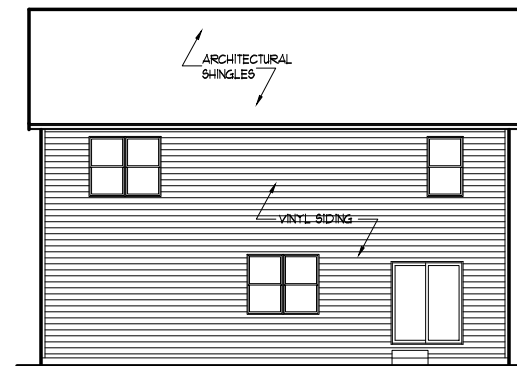


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA = 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

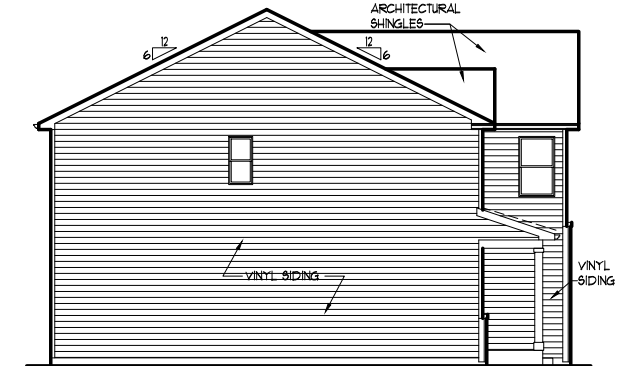
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



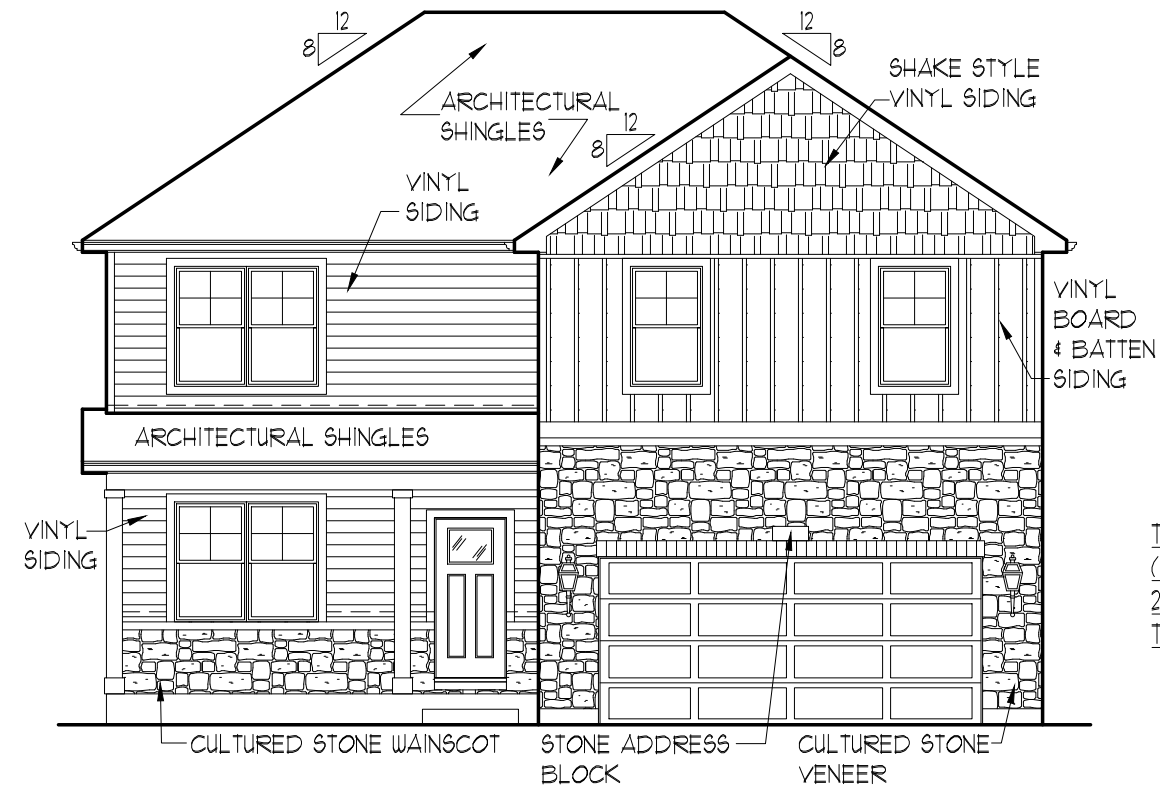
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

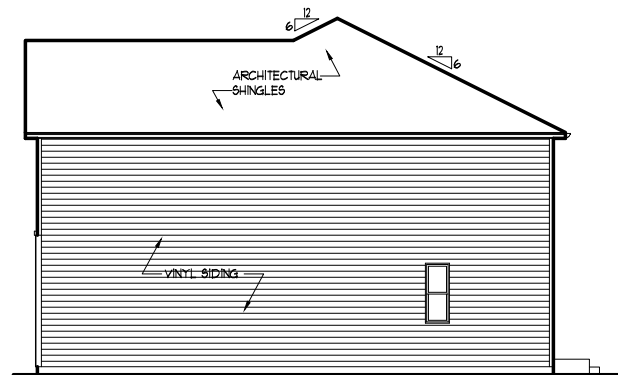
JOLIET, IL.

X-SERIES

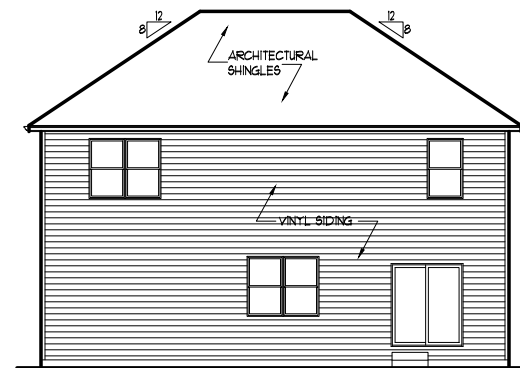


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA = 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

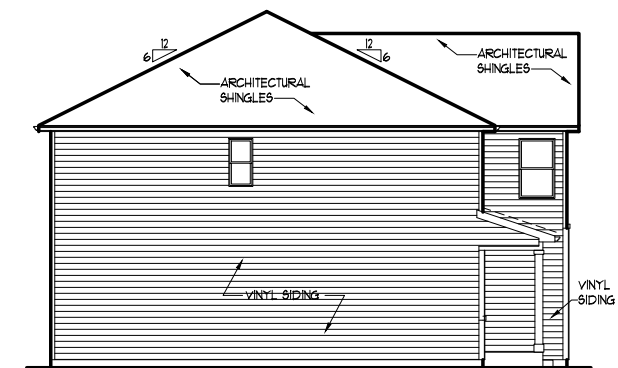
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



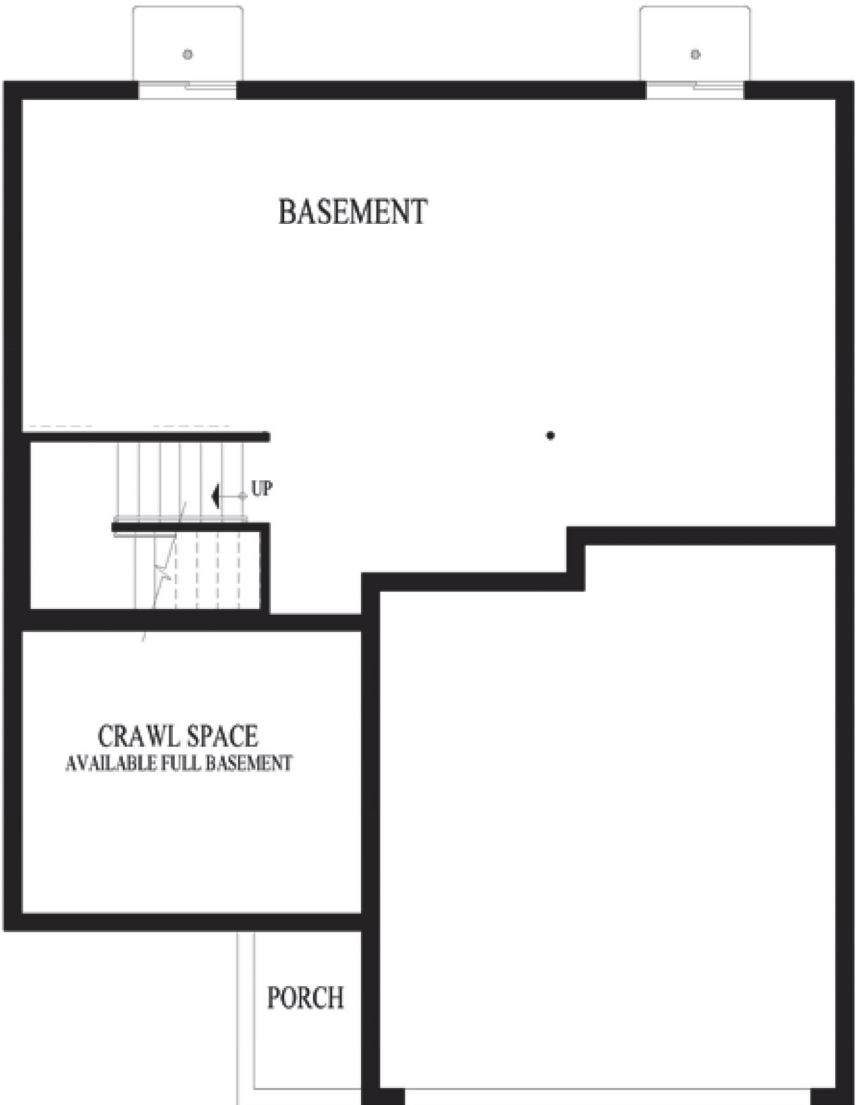
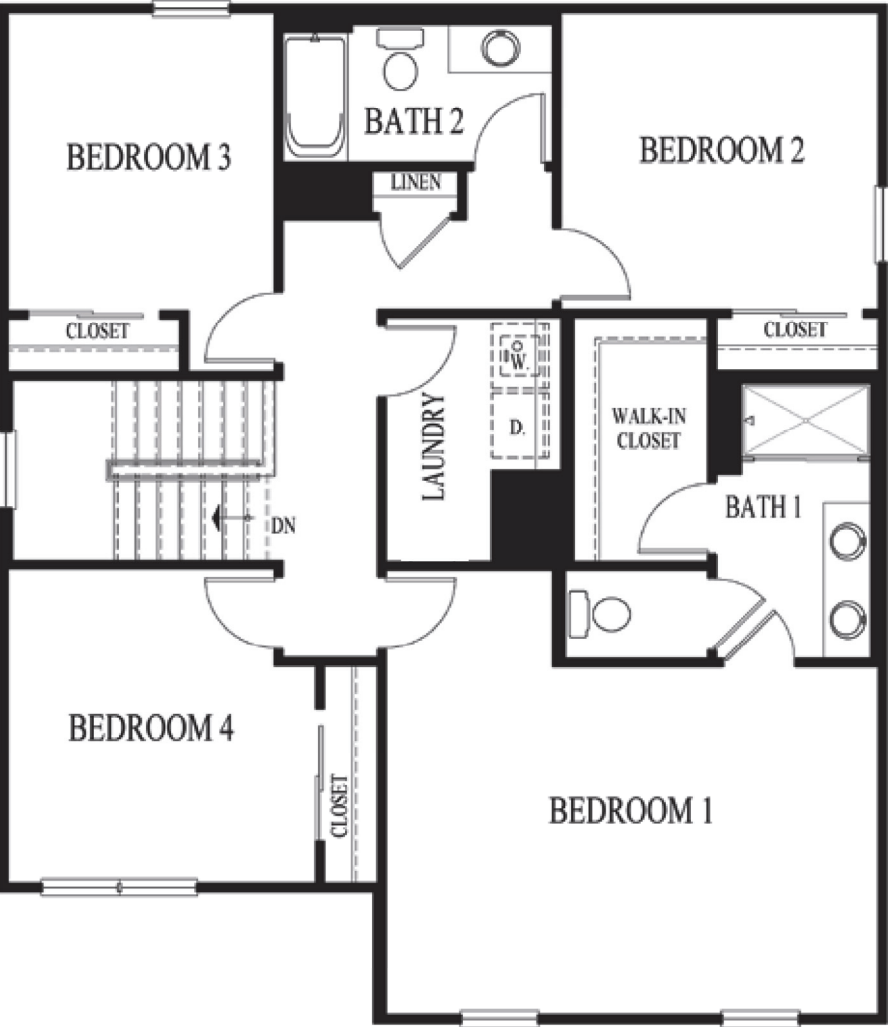
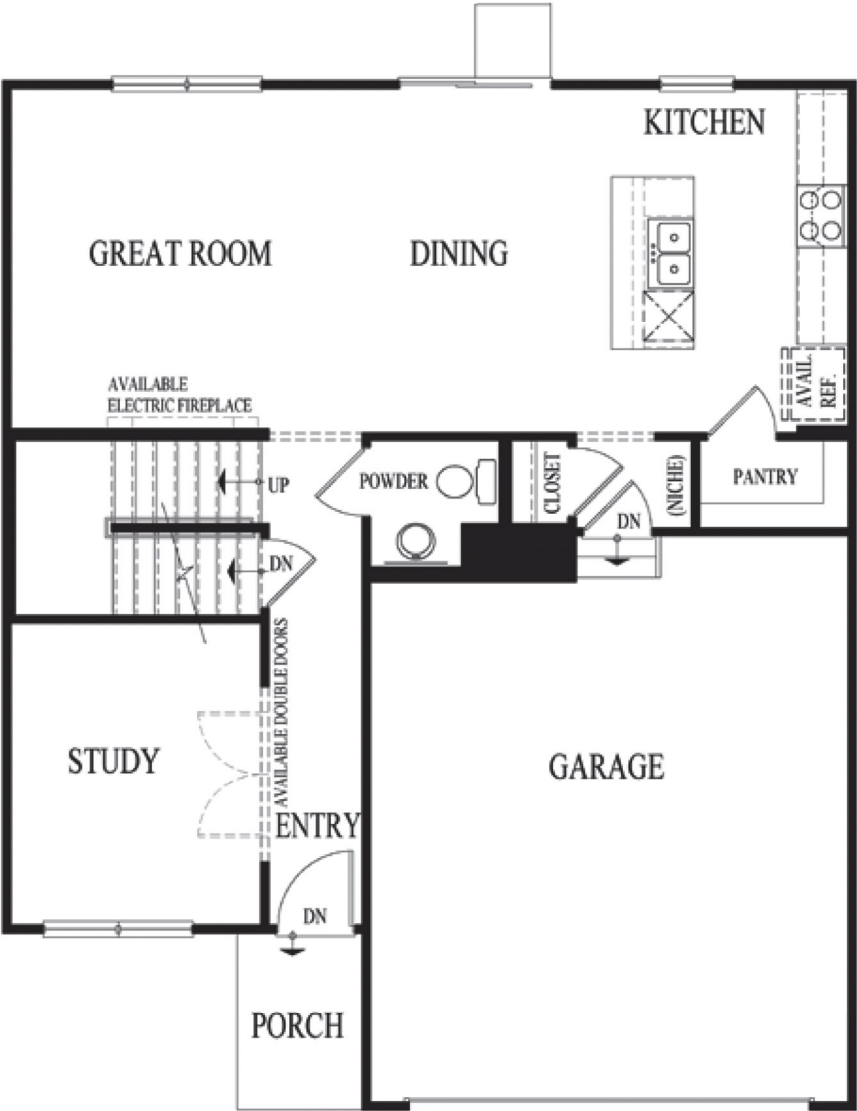
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

JOLIET, IL.

X-SERIES



Main Level

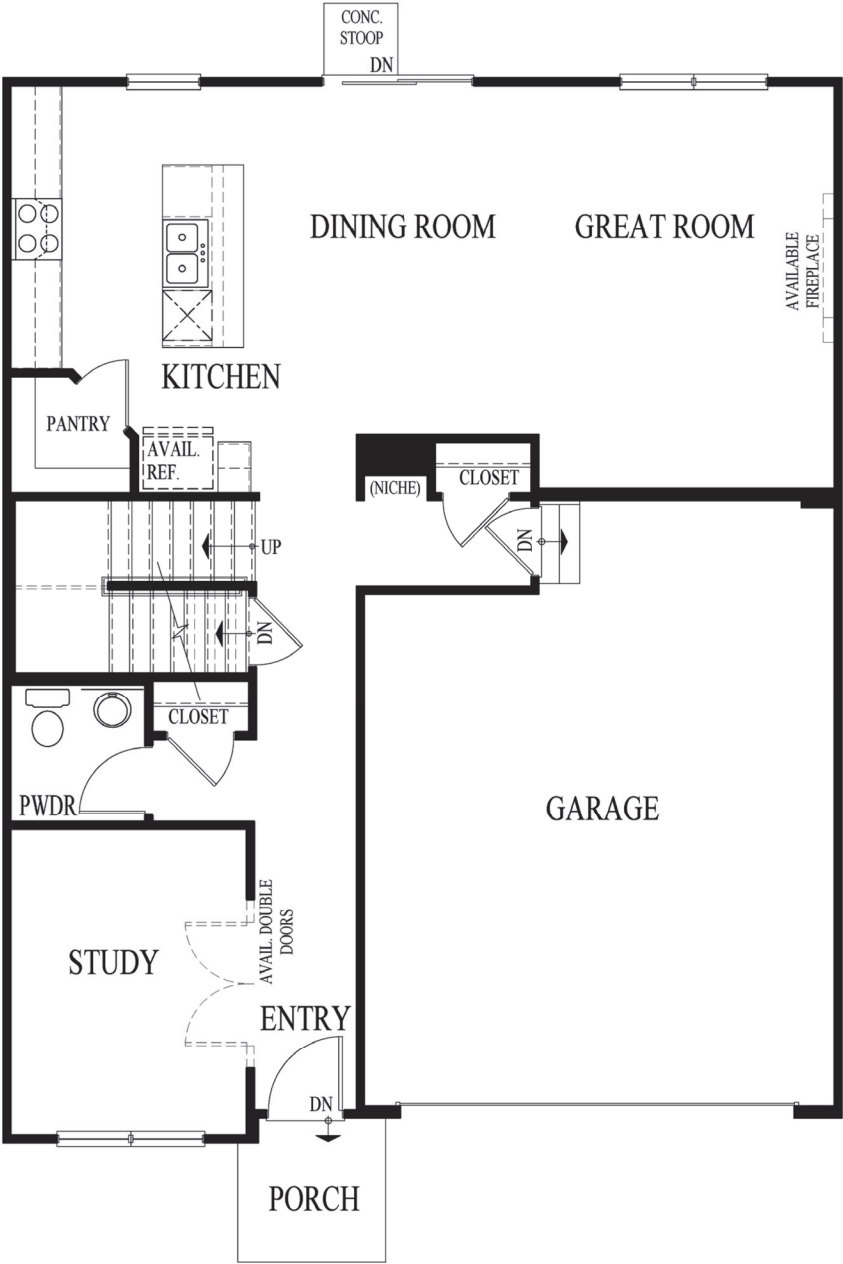
Upper Level

Partial Basement*

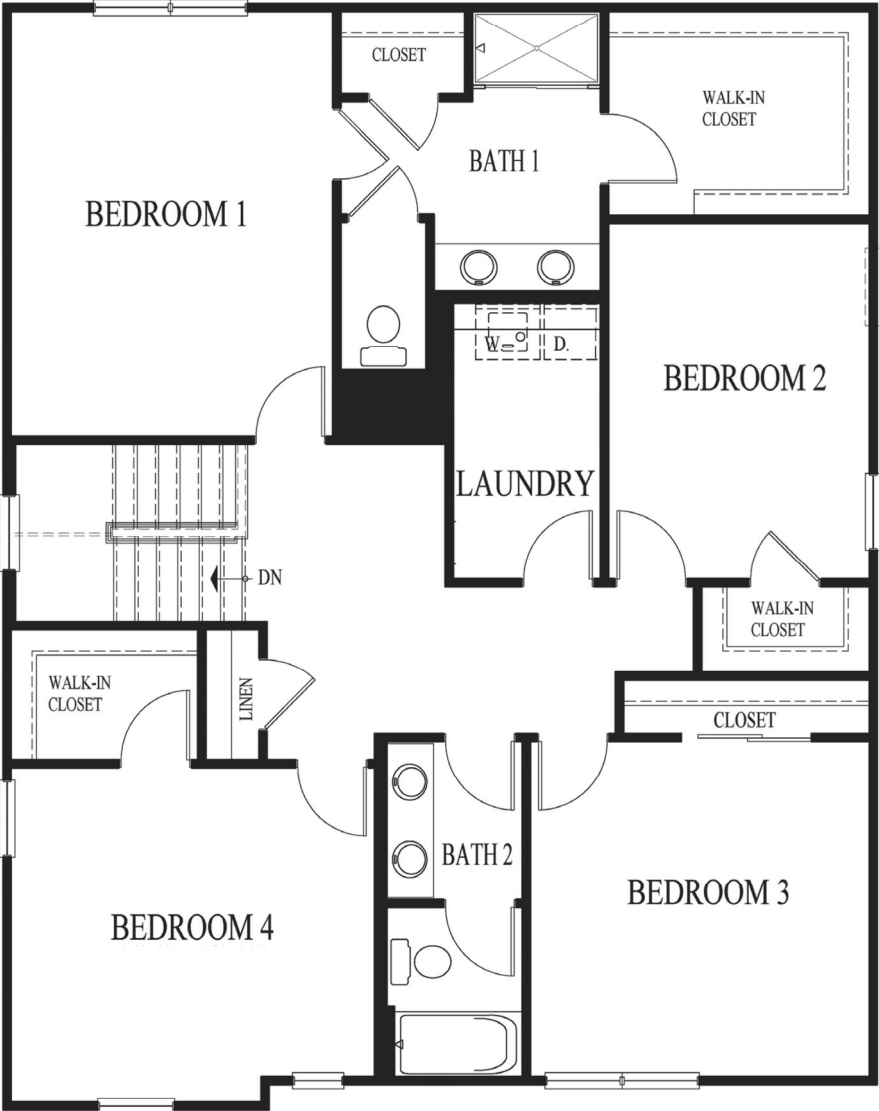
*Mechanical and window locations may vary. See a sales representative for details.



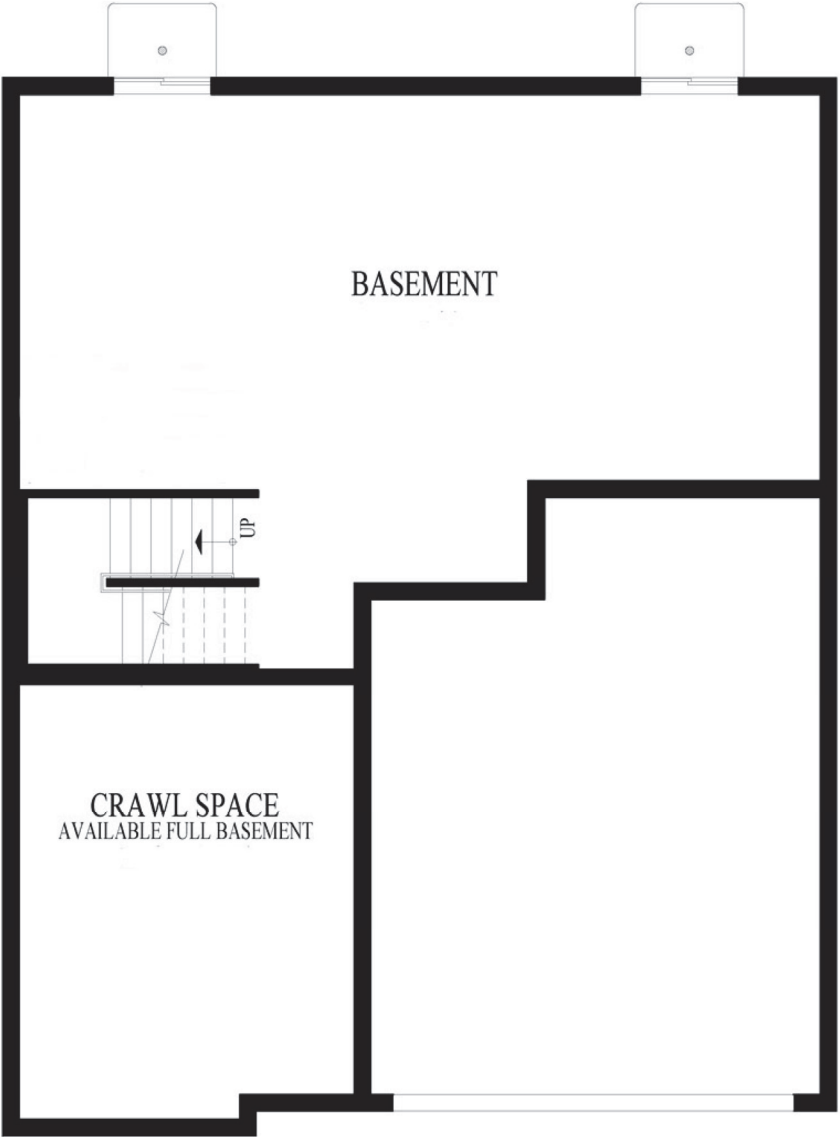
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716



Main Level



Upper Level



Partial Basement*

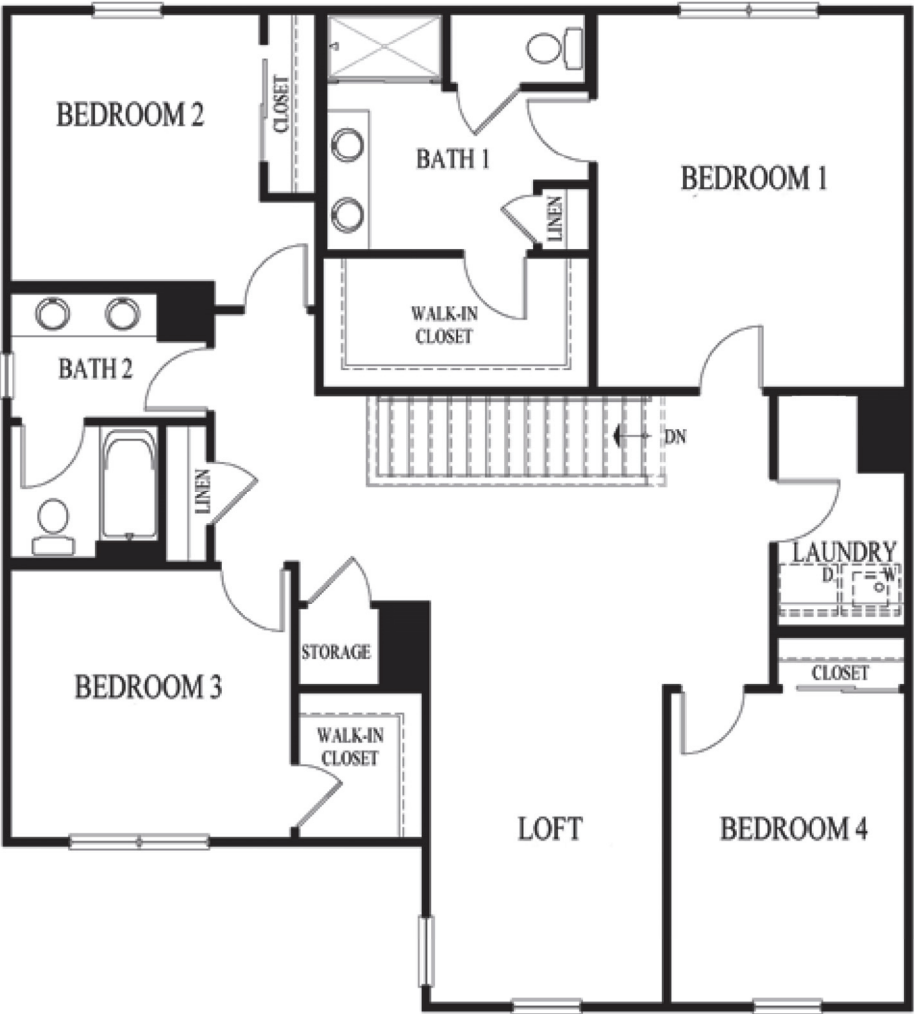
*Mechanical and window locations may vary. See a sales representative for details.



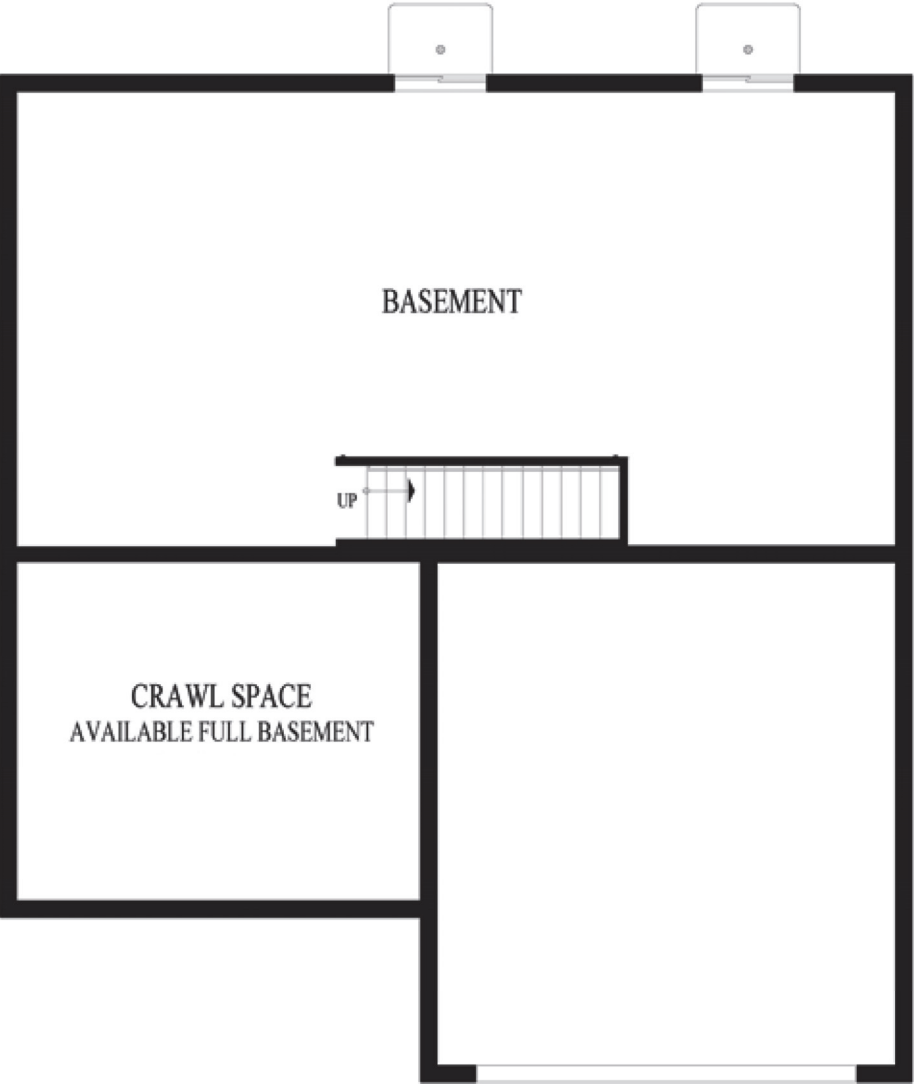
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716



Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.



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Final Landscape Plan

PRAIRIE LANDING

Joliet, Illinois

November 14, 2024

CONSULTANTS:



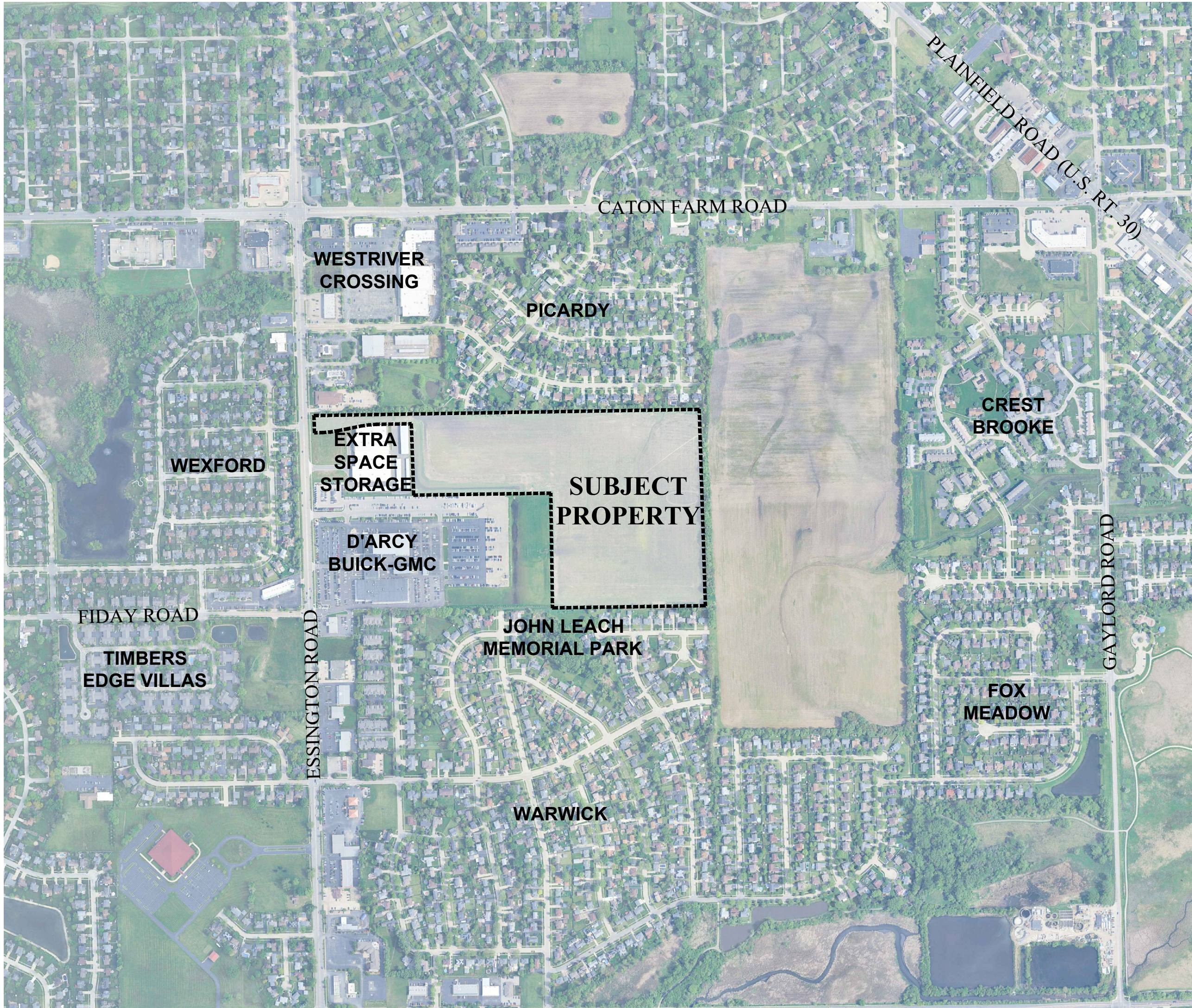
LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:

MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148



LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	AMENITY PLANS
6	MONUMENT DETAILS
7	TREE PRESERVATION PLAN
8	TREE PRESERVATION PLAN & INVENTORY
9	TREE INVENTORY
10	LANDSCAPE SPECIFICATIONS





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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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PHONE: 630-668-7197
www.grwainc.com

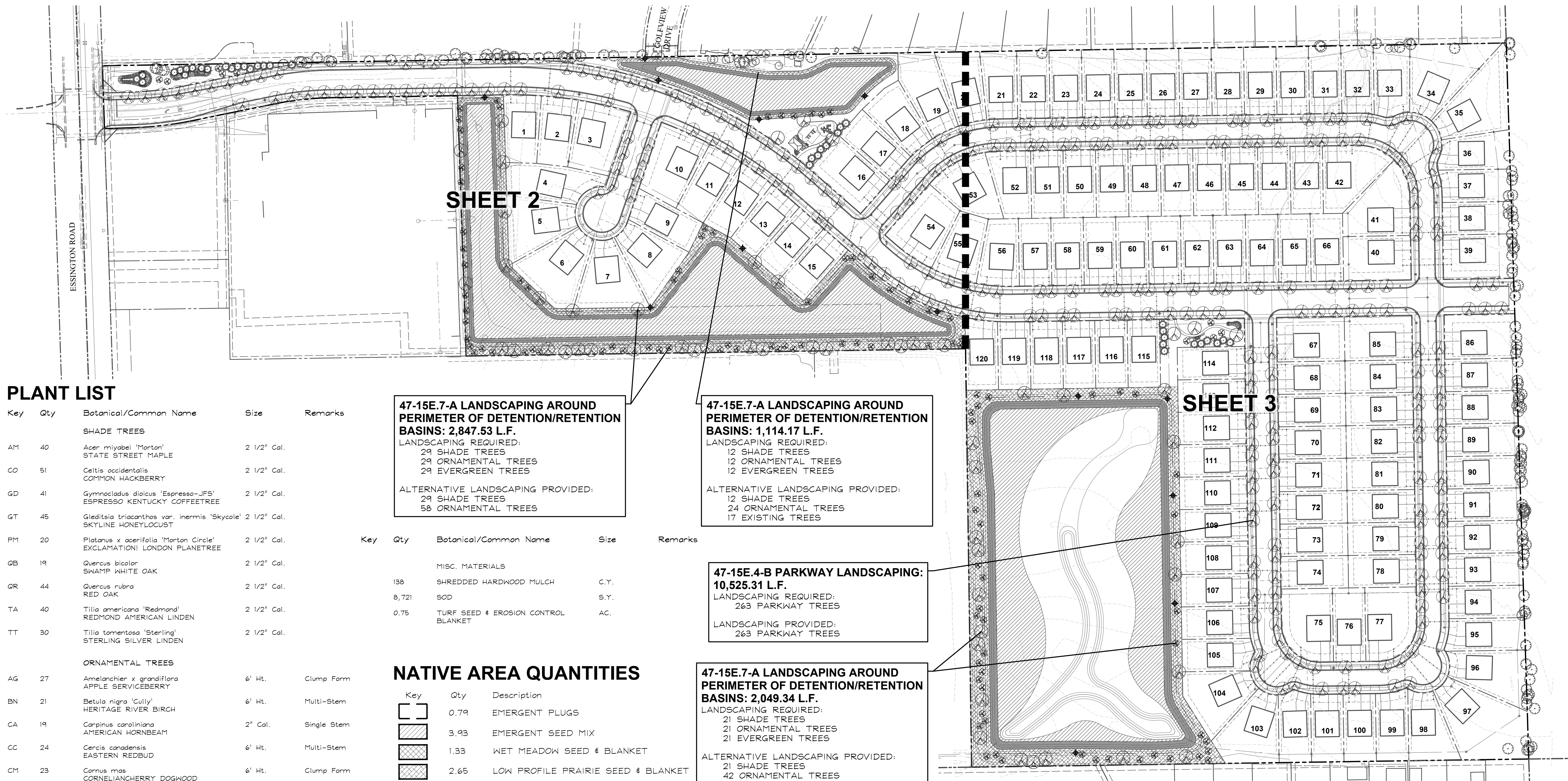
CLIENT
D.R. HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
CIVIL ENGINEER
MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148

PRAIRIE LANDING JOLIET, ILLINOIS OVERALL LANDSCAPE PLAN

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.

1 OF 10



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AM	40	Acer mlyabell 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	51	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	41	Gymnocladus dioica 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
GT	45	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
PM	20	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	19	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QR	44	Quercus rubra RED OAK	2 1/2" Cal.	
TA	40	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TT	30	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	27	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
BN	21	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	19	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
CC	24	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	23	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
EVERGREEN TREES				
PA	16	Picea abies NORWAY SPRUCE	8' Ht.	
PP	14	Picea pungens COLORADO SPRUCE	8' Ht.	
PS	8	Pinus strobus EASTERN WHITE PINE	8' Ht.	
DECIDUOUS SHRUBS				
HP	15	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
VT	15	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
WB	15	Weigela florida 'Branwell' FINE WINE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
JB	18	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	4' O.C.
JK	13	Juniperus chinensis 'Kallaya Compact' KALLAYA'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	50	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SA	47	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
PERENNIALS				
AB	49	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
EC	55	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HH	64	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
SE	22	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 2,847.53 L.F.
LANDSCAPING REQUIRED:
29 SHADE TREES
29 ORNAMENTAL TREES
29 EVERGREEN TREES
ALTERNATIVE LANDSCAPING PROVIDED:
29 SHADE TREES
58 ORNAMENTAL TREES

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 1,114.17 L.F.
LANDSCAPING REQUIRED:
12 SHADE TREES
12 ORNAMENTAL TREES
12 EVERGREEN TREES
ALTERNATIVE LANDSCAPING PROVIDED:
12 SHADE TREES
24 ORNAMENTAL TREES
17 EXISTING TREES

47-15E.4-B PARKWAY LANDSCAPING: 10,525.31 L.F.
LANDSCAPING REQUIRED:
263 PARKWAY TREES
LANDSCAPING PROVIDED:
263 PARKWAY TREES

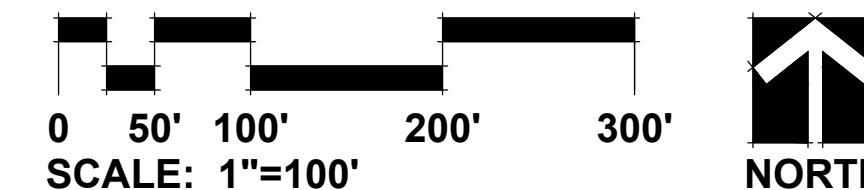
47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 2,049.34 L.F.
LANDSCAPING REQUIRED:
21 SHADE TREES
21 ORNAMENTAL TREES
21 EVERGREEN TREES
ALTERNATIVE LANDSCAPING PROVIDED:
21 SHADE TREES
42 ORNAMENTAL TREES

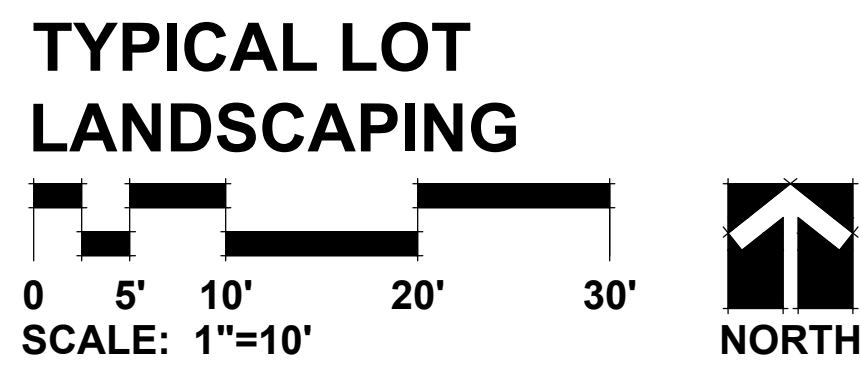
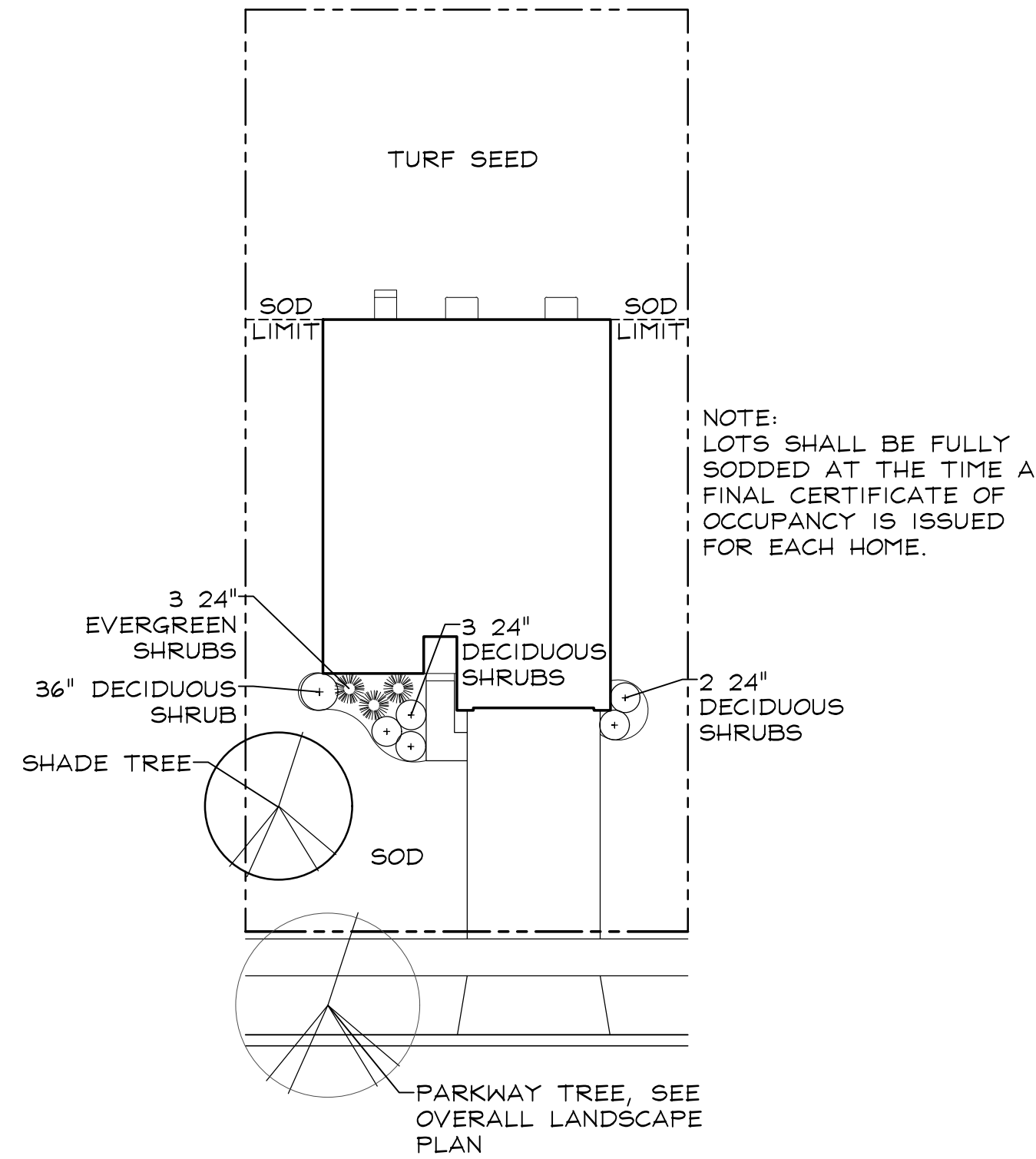
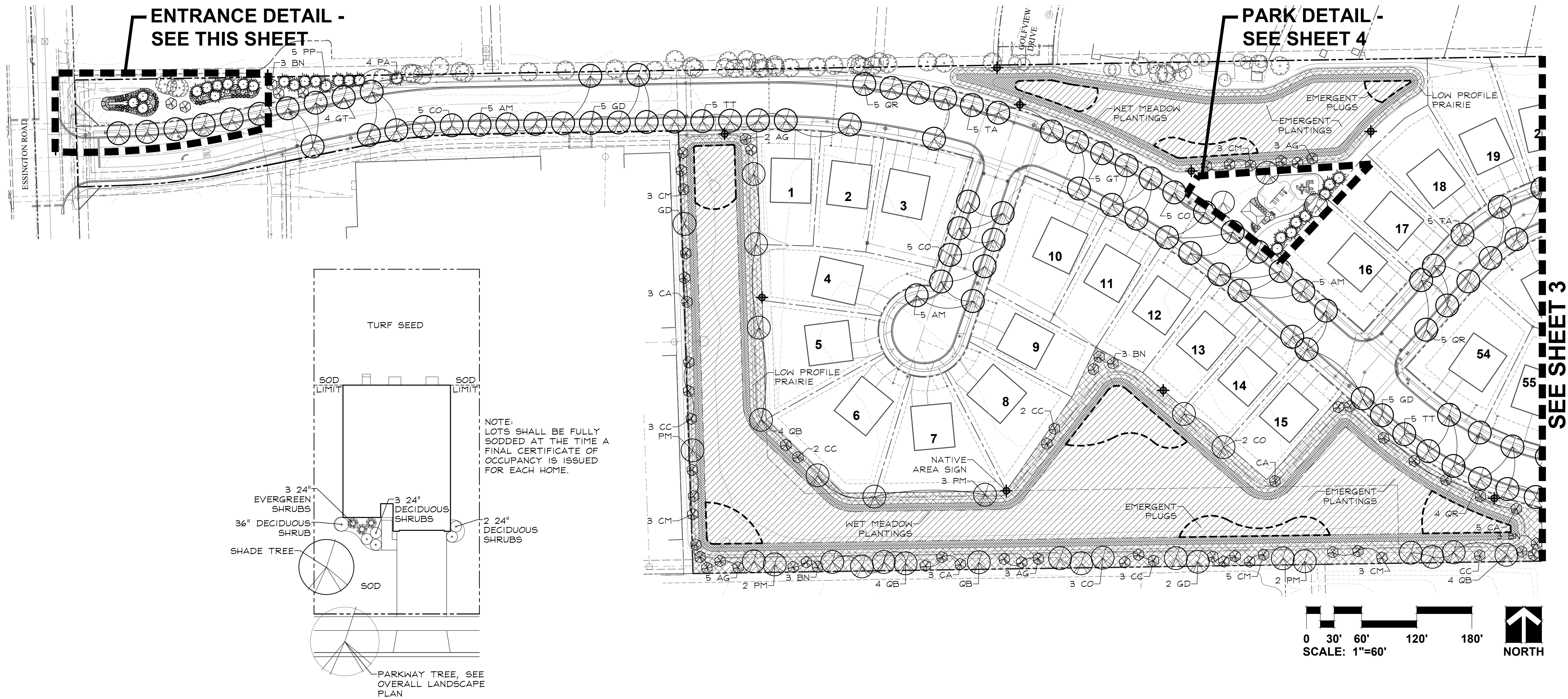
NATIVE AREA QUANTITIES

Key	Qty	Description
	0.79	EMERGENT PLUGS
	3.93	EMERGENT SEED MIX
	1.33	WET MEADOW SEED & BLANKET
	2.65	LOW PROFILE PRAIRIE SEED & BLANKET
	14	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- No trees shall be planted within 5' of a hydrant, underground utility or 10' from an above ground utility structure or pole. Trees to be planted clear of all traffic control services and signs. Mulch must not touch tree trunks.
- All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the Village, should they die or be in a declining condition in the opinion of the Village arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.





GRWA
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PRAIRIE LANDING
JOLIET, ILLINOIS
LANDSCAPE PLAN

1
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
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SHEET NO.

2 OF 10



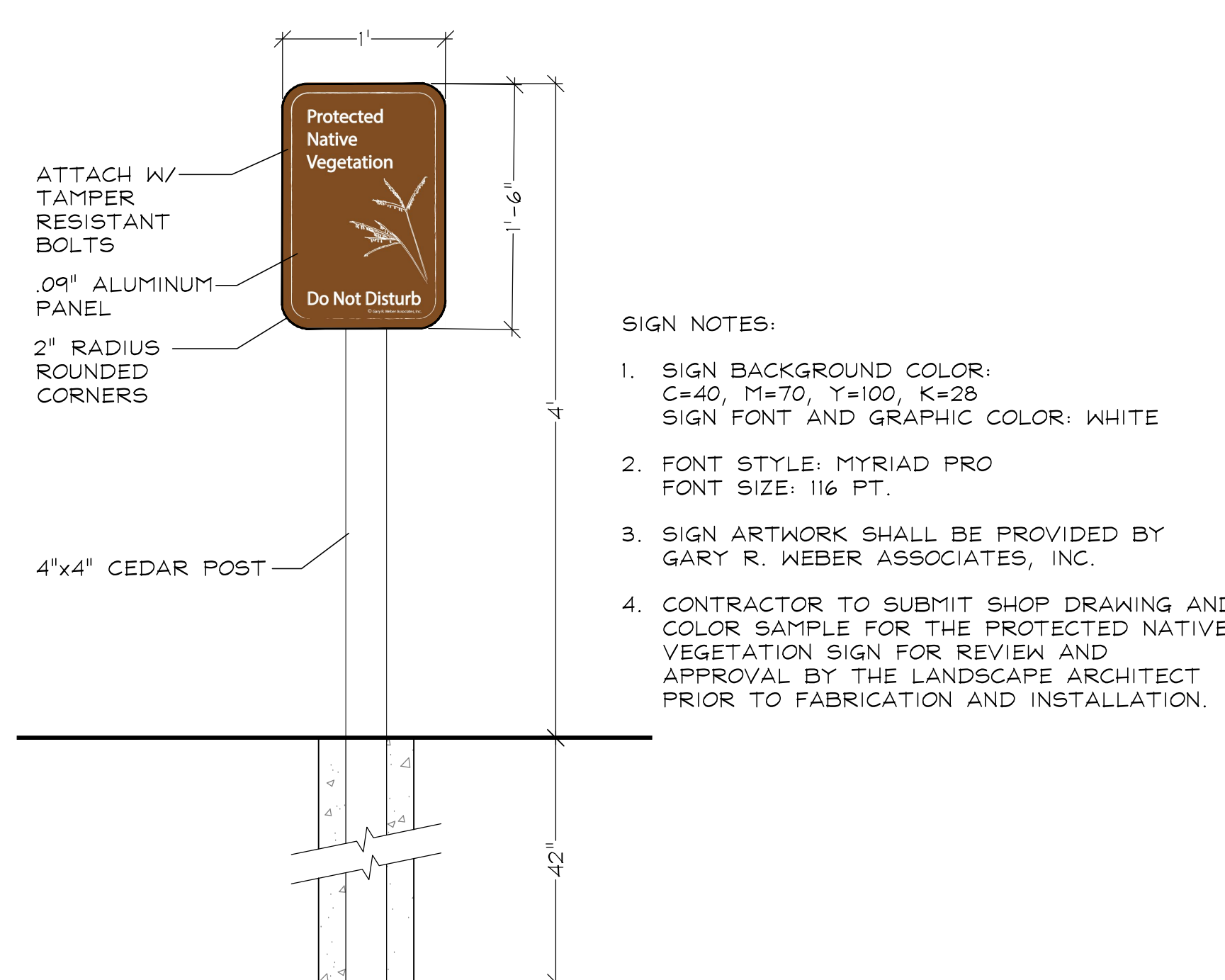
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LOMBARD, IL 60148

PRAIRIE LANDING JOLIET, ILLINOIS LANDSCAPE PLAN

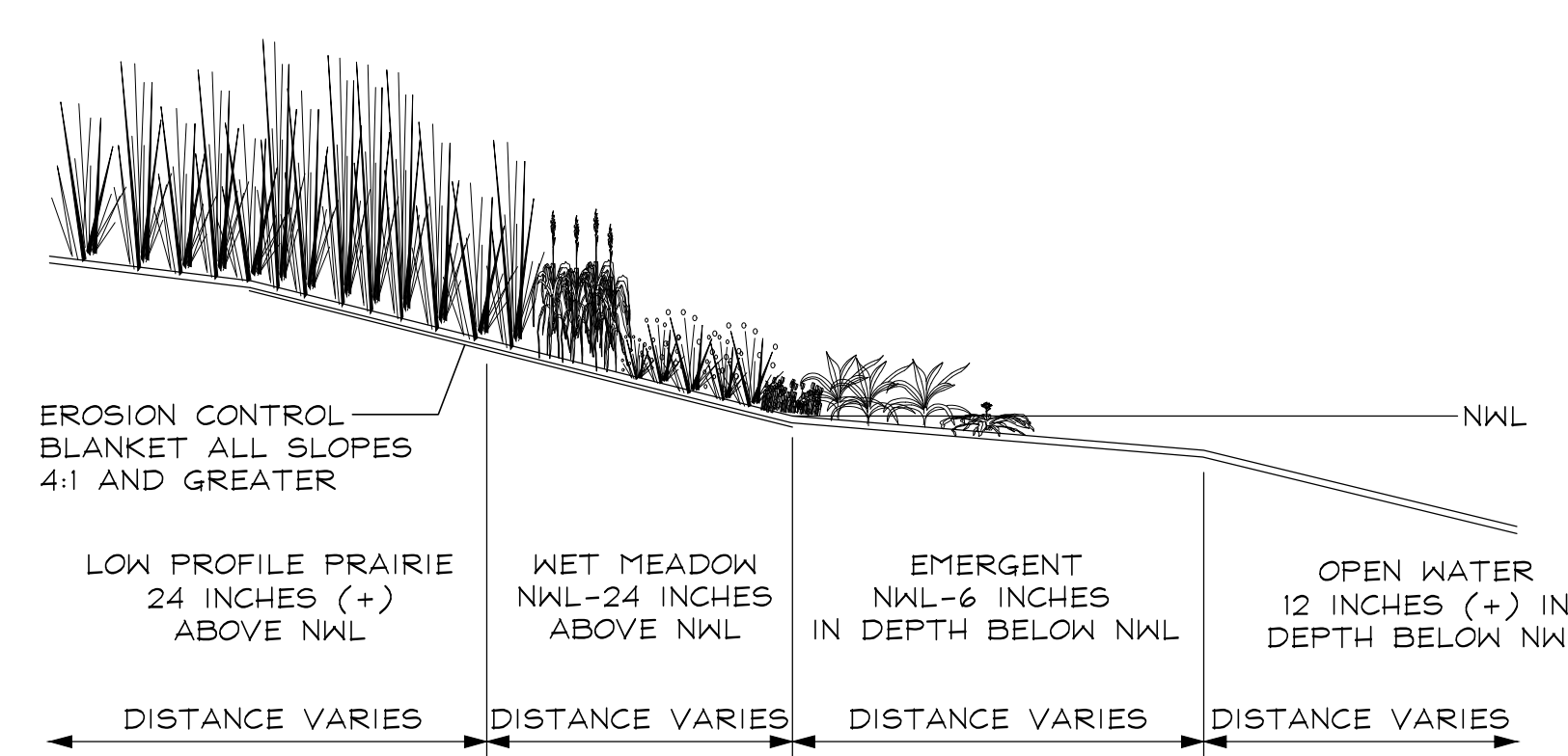
11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.



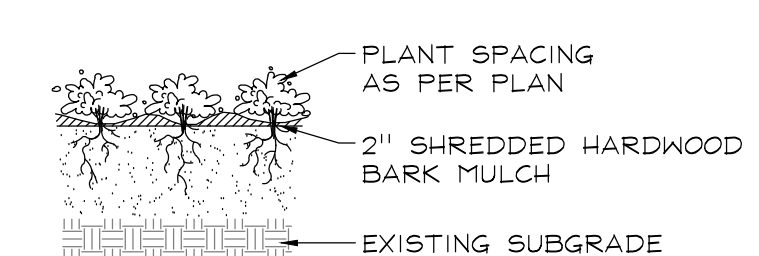
- SIGN NOTES:
1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28
SIGN FONT AND GRAPHIC COLOR: WHITE
 2. FONT STYLE: MYRIAD PRO
FONT SIZE: 11/6 PT.
 3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
 4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA SIGN DETAIL
SCALE: NTS

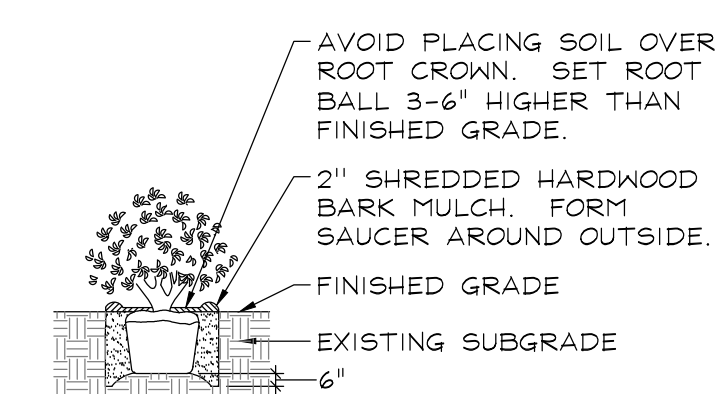


NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

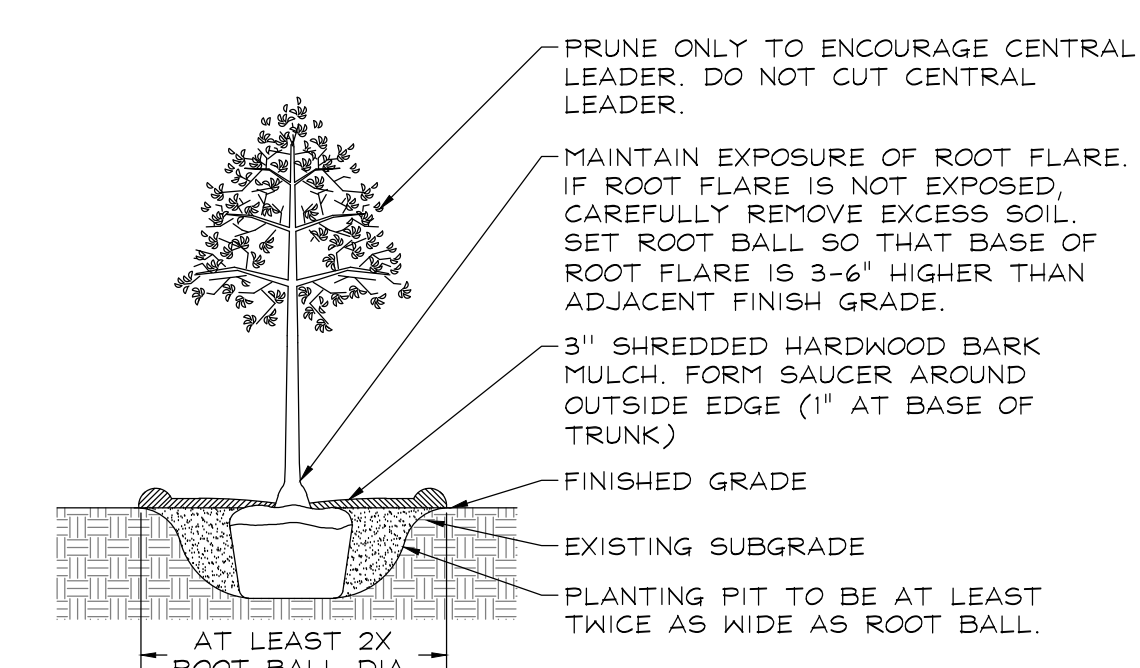
PLANTING DETAILS



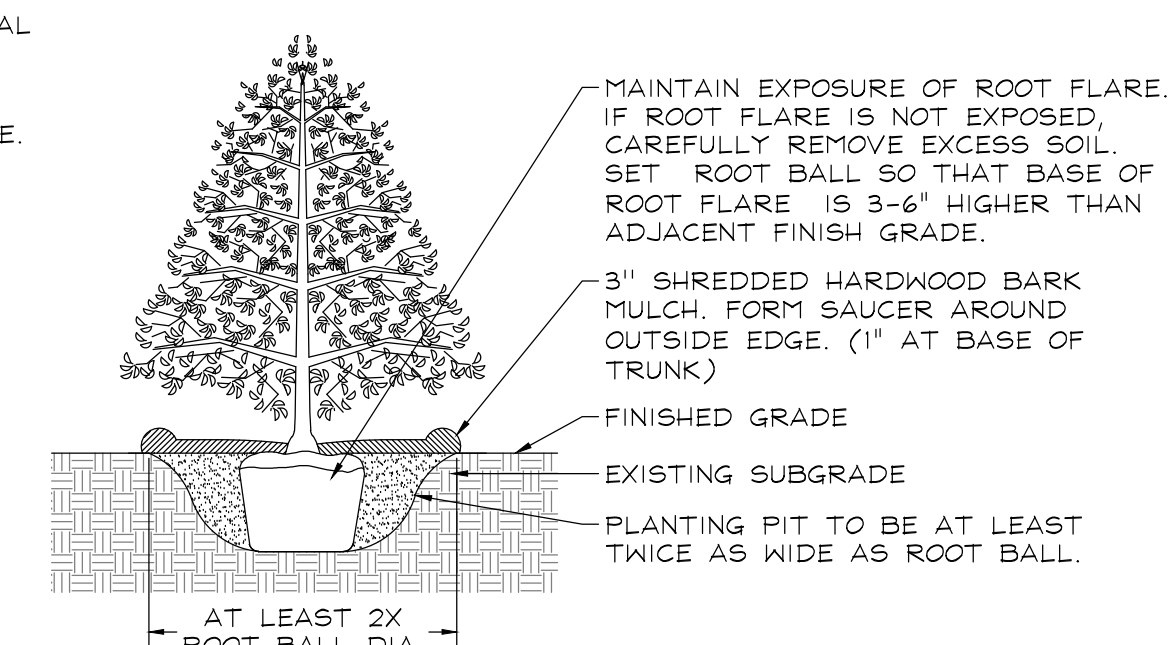
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



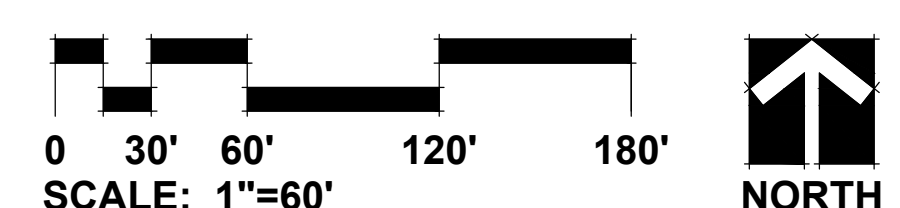
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

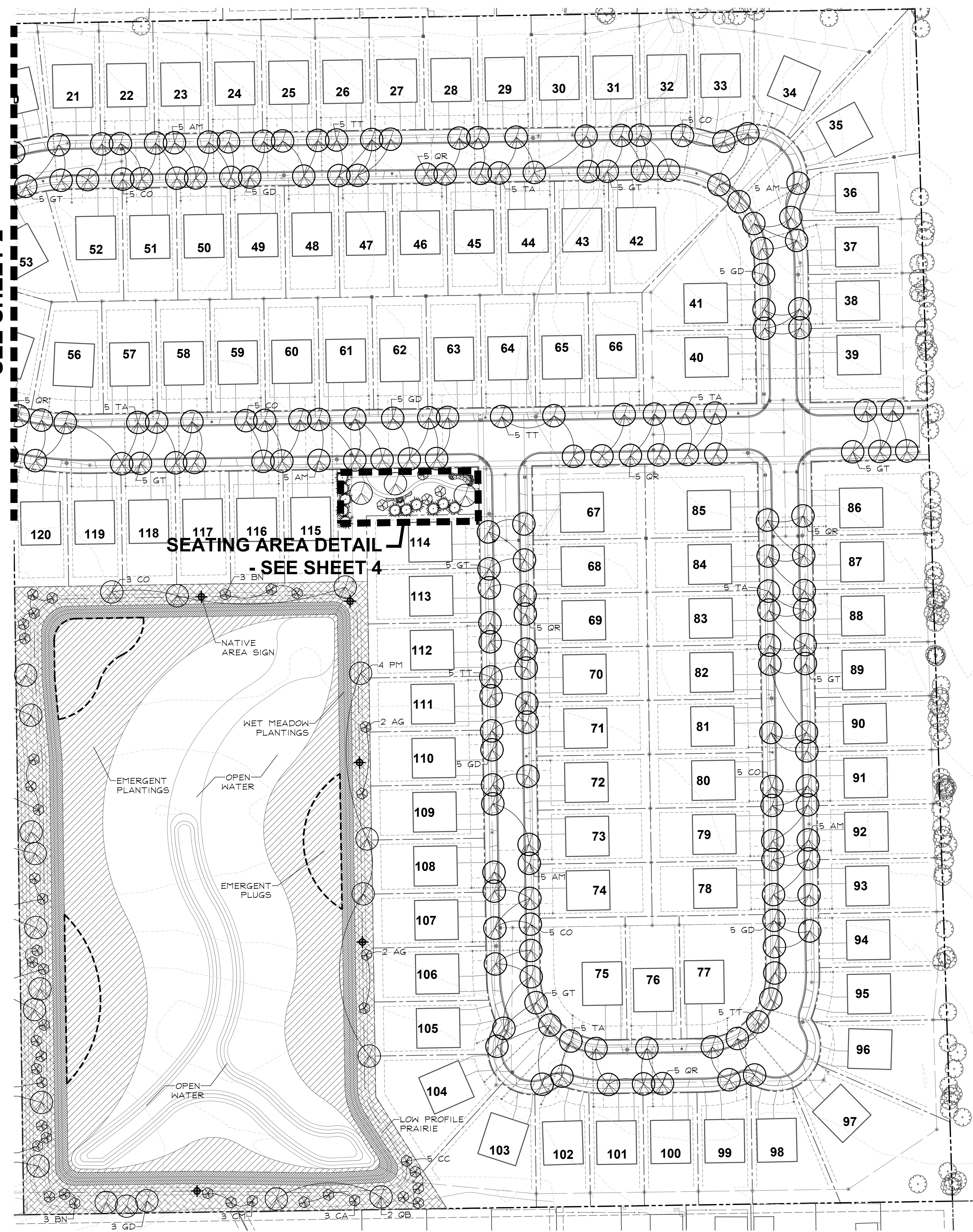


EVERGREEN TREES
NOT TO SCALE



SEE SHEET 2

SEATING AREA DETAIL - SEE SHEET 4





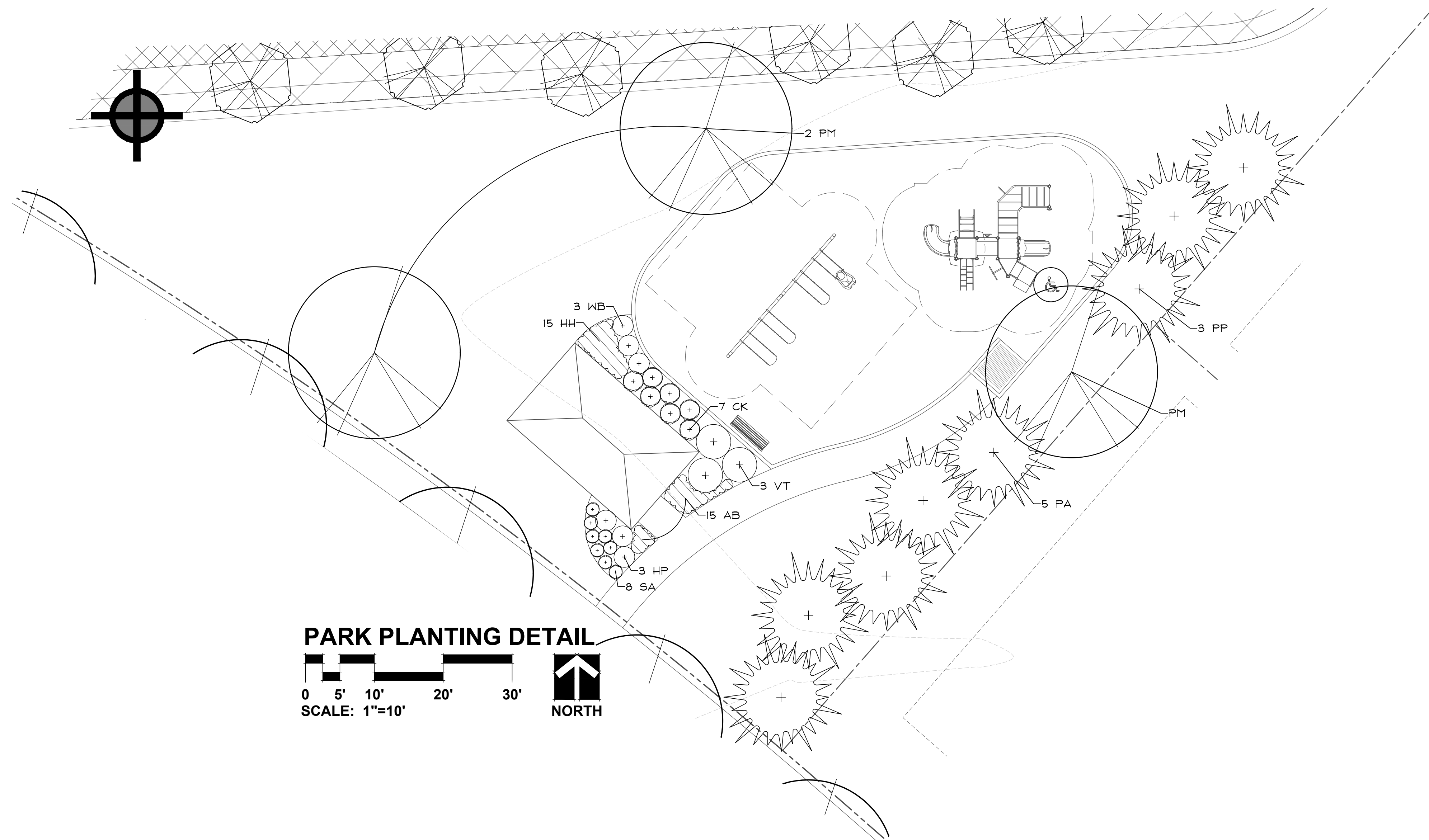
GARY R. WEBER
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LANDSCAPE ARCHITECTURE
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WHEATON, ILLINOIS 60187
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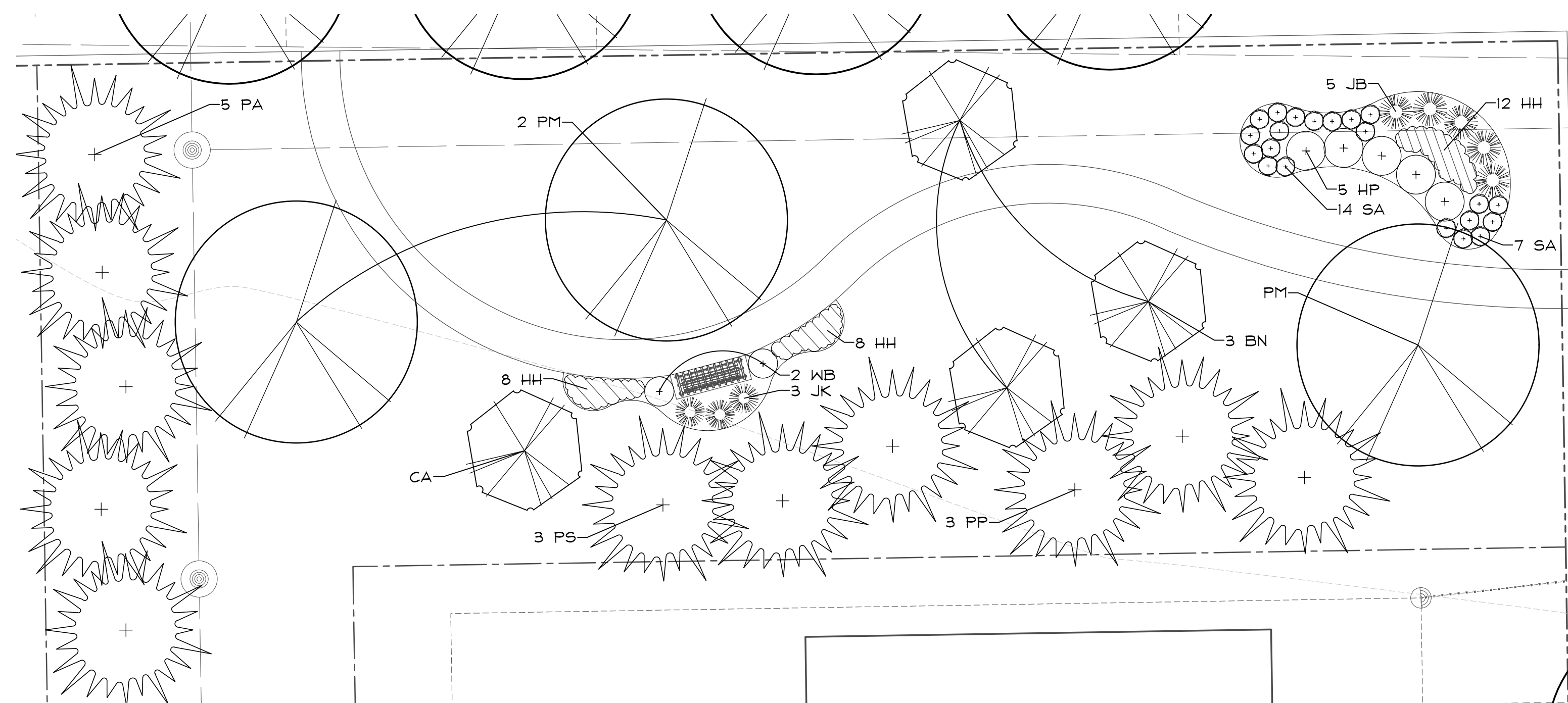
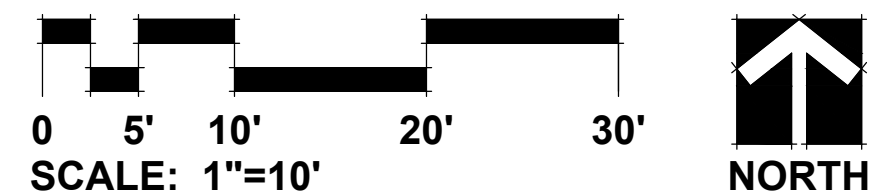
PRAIRIE LANDING

JOLIET, ILLINOIS

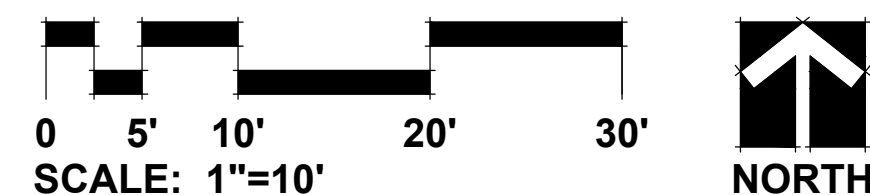
LANDSCAPE DETAILS



PARK PLANTING DETAIL



SEATING AREA
PLANTING DETAIL



1	REVISIONS	11.14.2024
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PROJECT NO. DR23154
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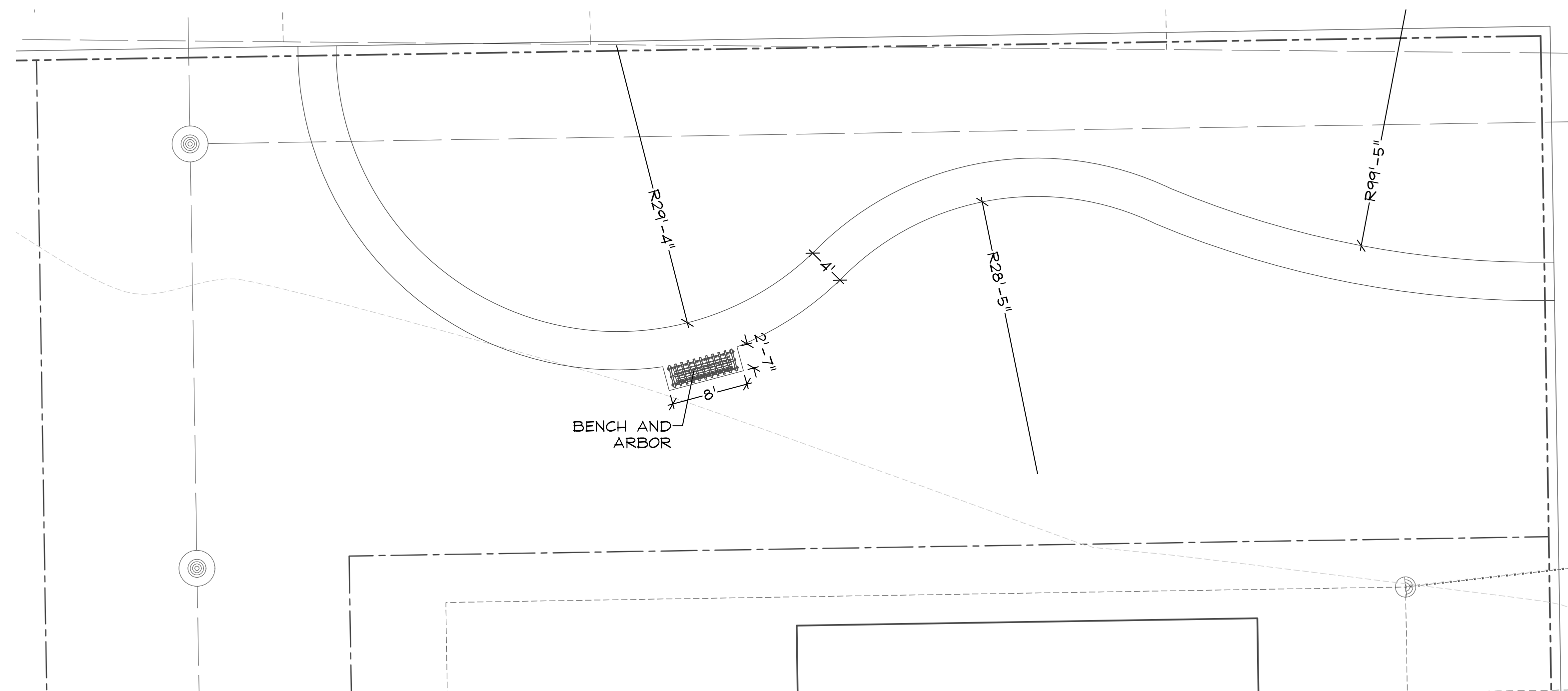
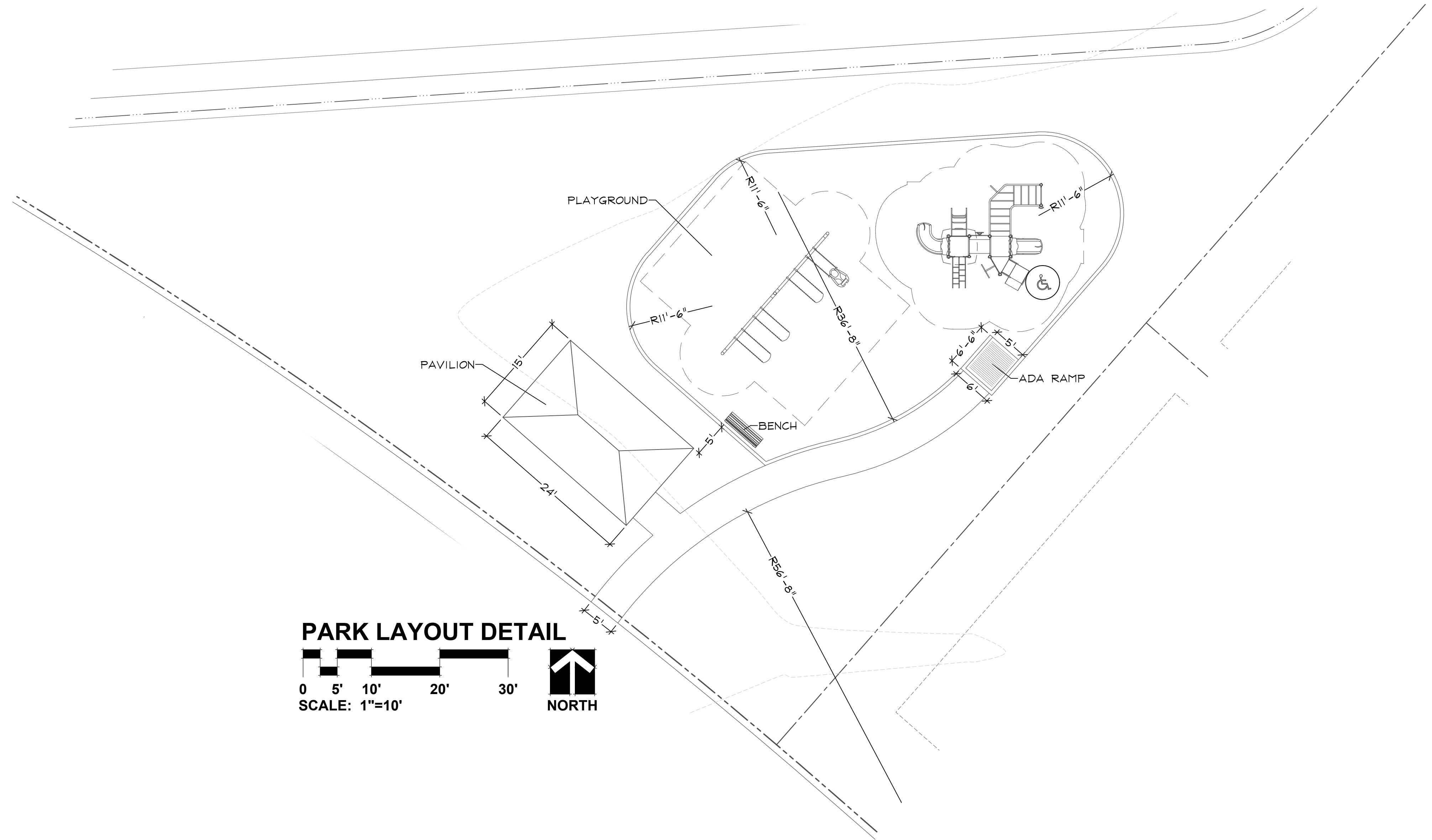
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PRAIRIE LANDING
JOLIET, ILLINOIS
AMENITY PLANS

1	11.14.2024
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SITE FURNISHING SCHEDULE

ITEM	MANUFACTURER	MODEL	QUANTITY	DETAILS
BENCH	XXX	XXX XXX	2	SURFACE MOUNTED COLOR: BLACK FINISH: POWDER COAT
CONCRETE WALKS/PAD			XXX S.F.	
CONCRETE CURB			XX LF	
DECORATIVE PAVERS	UNILOCK	HOLLAND STONE	XXX SF	PATTERN: HERRINGBONE WITH SOLDIER COURSE BORDER COLOR: NATURAL
UPLIGHTS	ALLIANCE - OR APPROVED EQUAL	BULLET LIGHT 200 - 5W	2 EA.	MATERIAL: CAST BRASS CATALOG NUMBER: LLALBL200LED
PAVILION	XX	XX	1 EA.	ROOF COLOR: XX COLUMN COLOR: XX SIZE: 24' x 15'



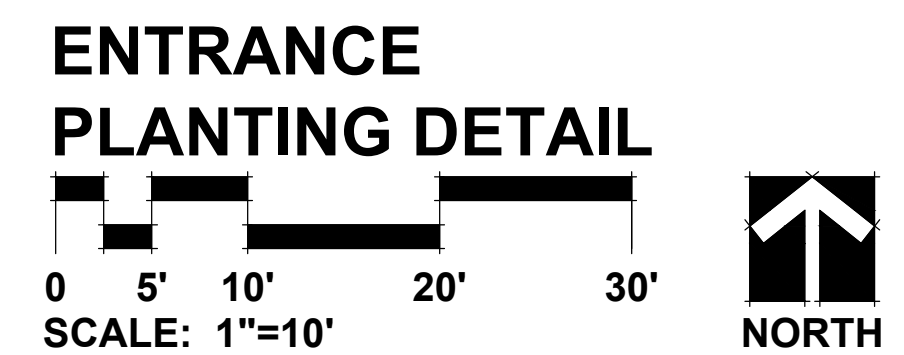
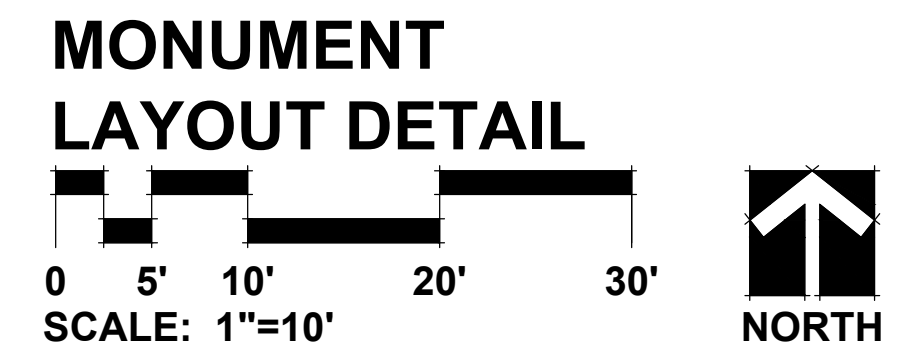
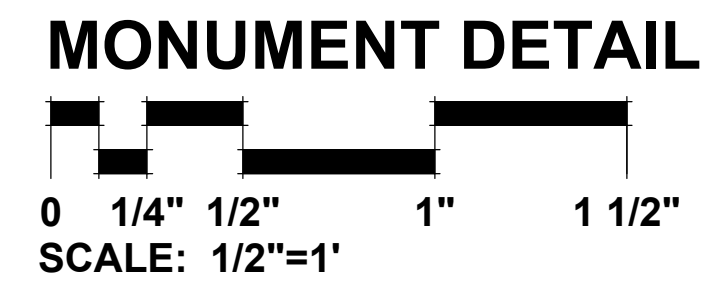
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PRAIRIE LANDING

JULIE I, ILLINOIS

MONUMENT DETAILS

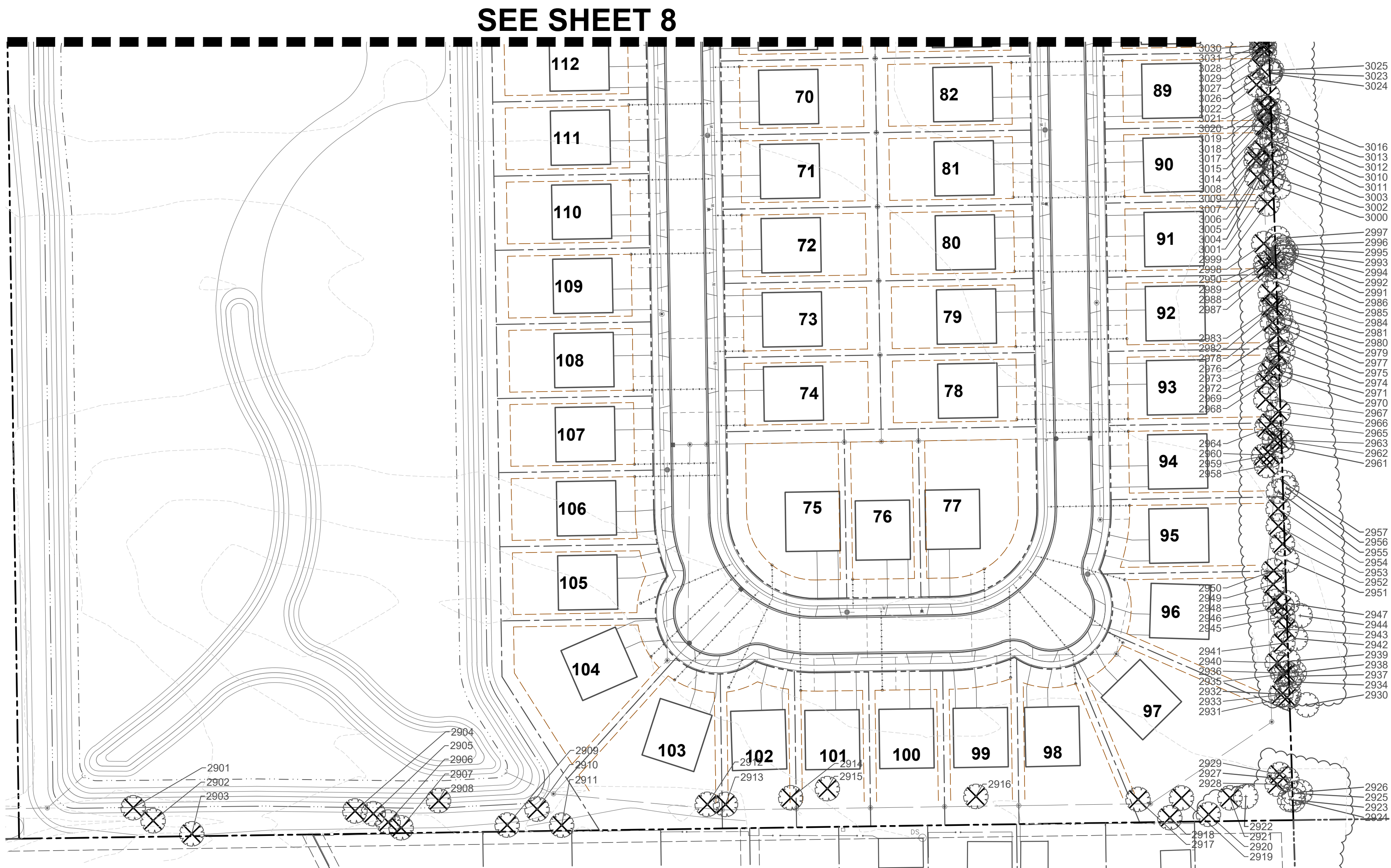
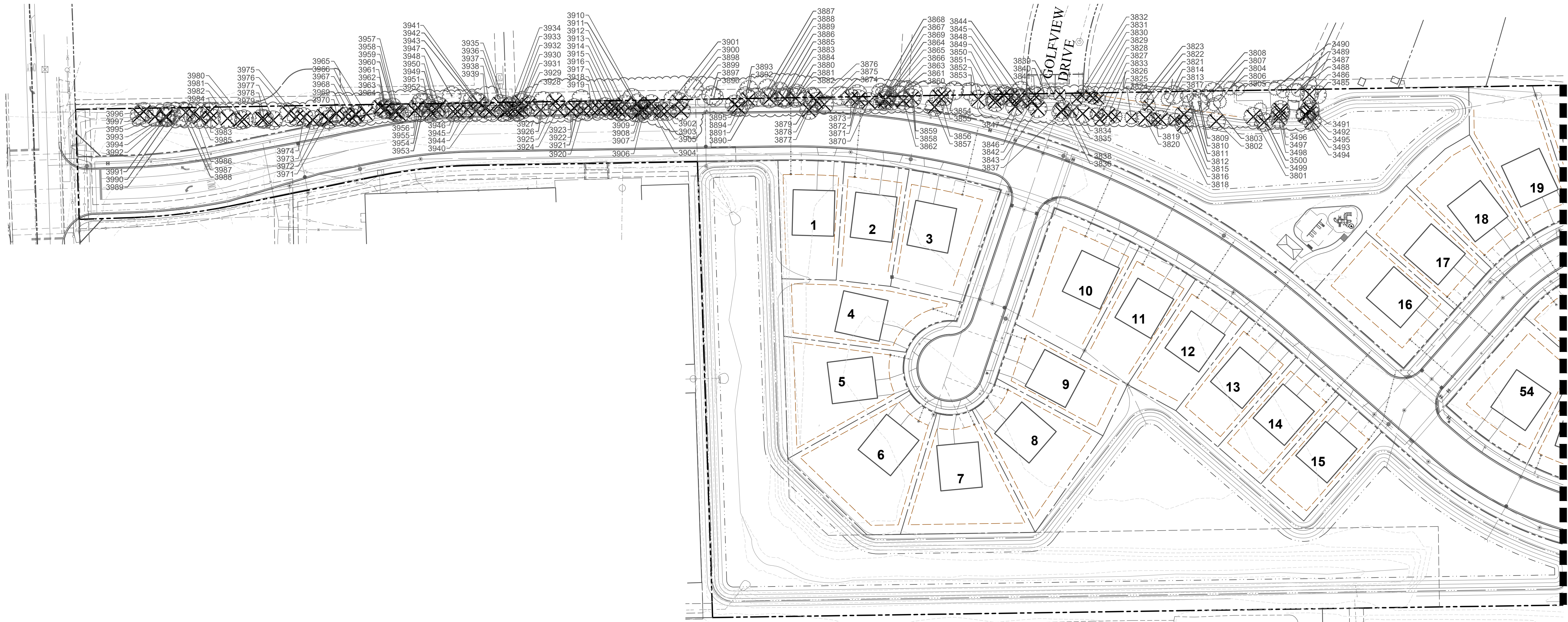


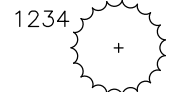
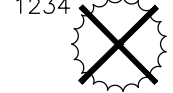
11.14.2024

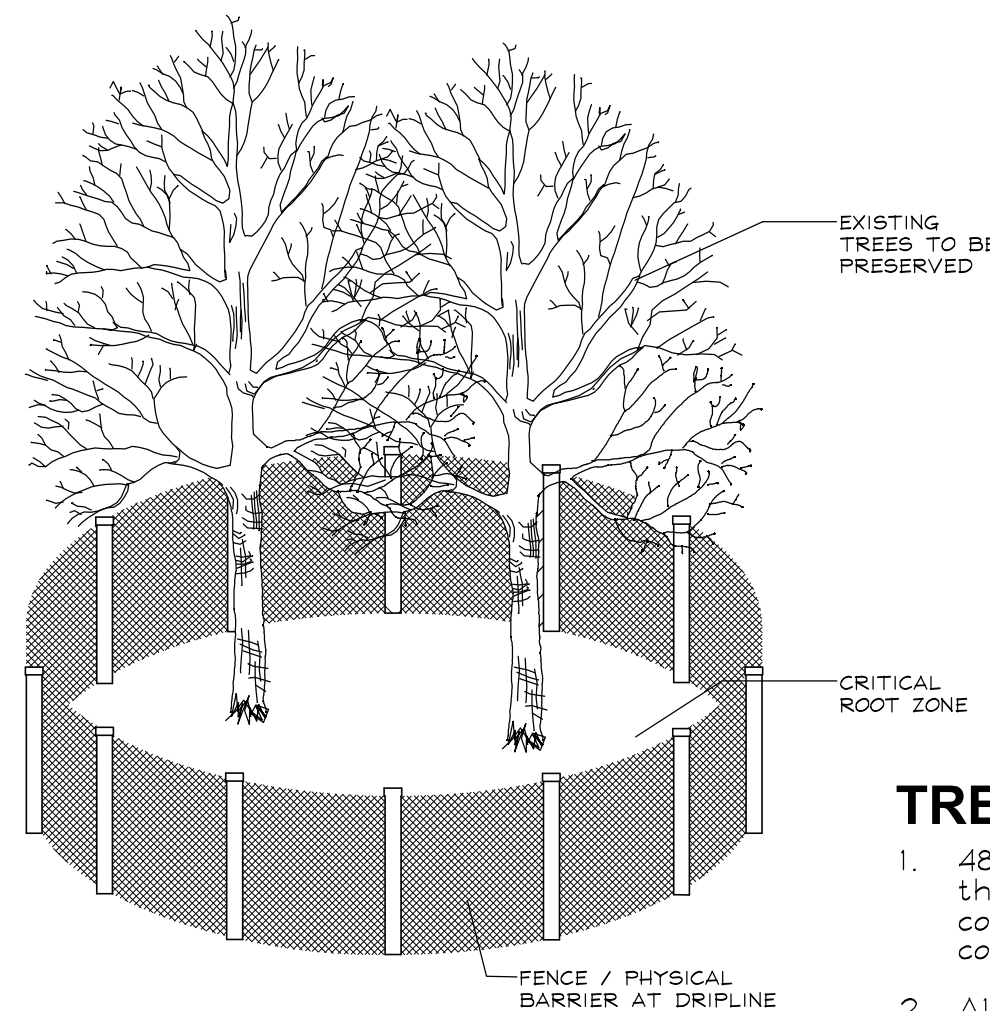
DATE	11.01.2024
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6 OF 10





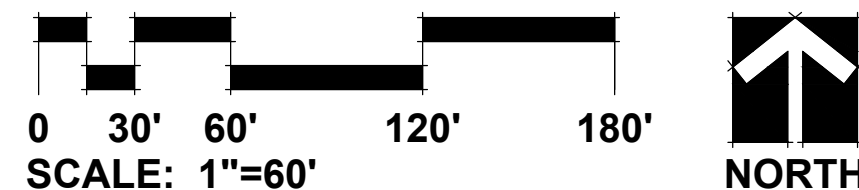
- LEGEND**
- 1234  **EXISTING TREE**
- 1234  **EXISTING TREE TO BE REMOVED**



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



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PRAIRIE LANDING
JOLIET, ILLINOIS
TREE PRESERVATION PLAN

1	11.14.2024
REVISIONS	

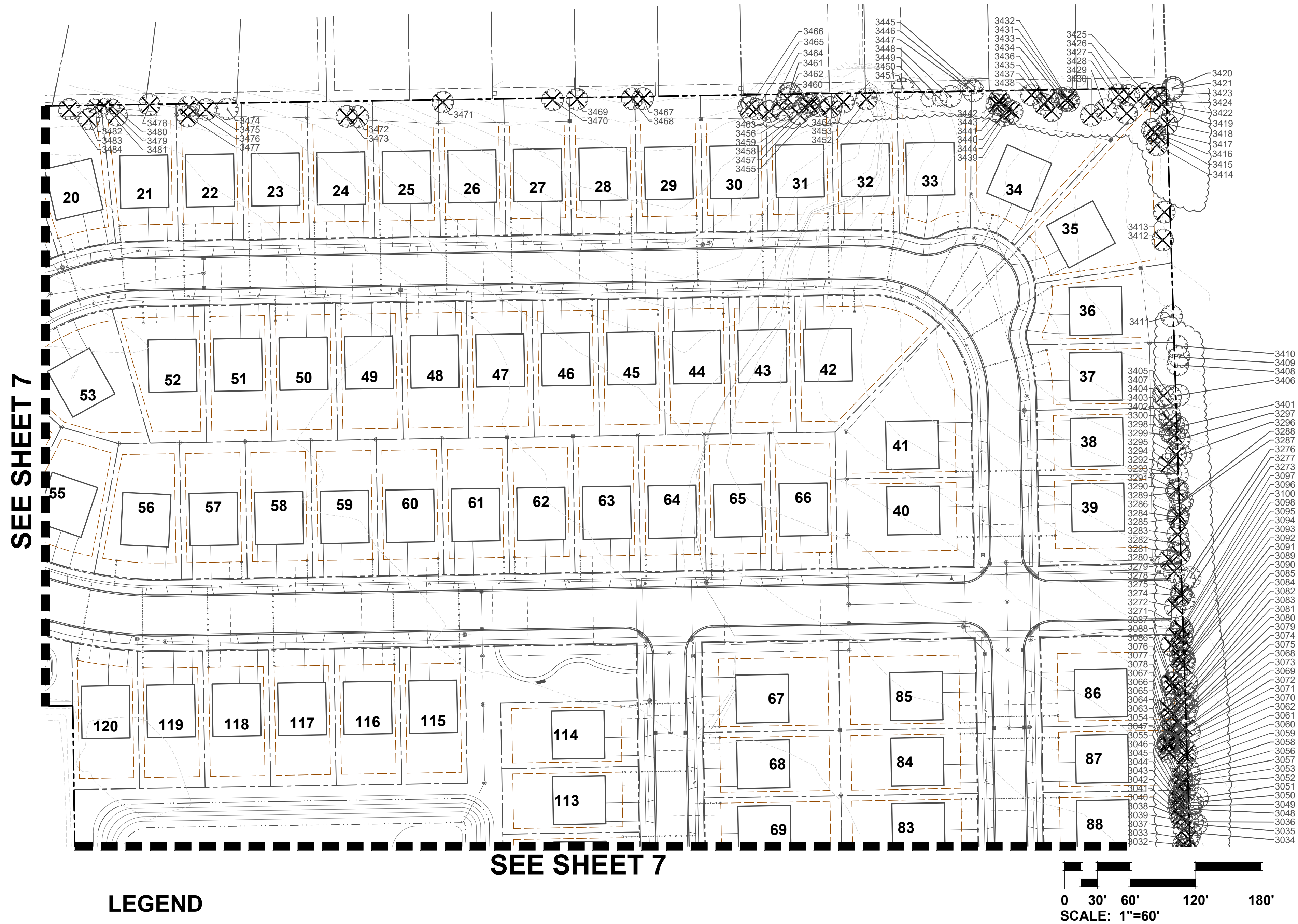
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RATING AND SURVEY CRITERIA			
1) Trees measured at 4.5 ft. above the ground - DBH (diameter Breast Height)			
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.			
3) Health Rating:			
Rating	Description	Criteria	
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects	
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay	
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities	
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage	
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities	
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay	

TOTAL TREE COUNT: 524 (2901-3098, 3100, 3201-3300, 3401-3500, 3801-3997)

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
2901	<i>Prunus serotina</i>	Pear	6	3 - Fair	Crowded		Remove
2902	<i>Fraxinus sp.</i>	Ash	14.14	5 - Poor	V-shaped joint/Doube Leader/Split Risk	Dead Leader	Remove
2903	<i>Prunus serotina</i>	Pear	5	2 - Good			Remove
2904	<i>Gleditsia triacanthos</i>	Honey Locust	14	2 - Good			Remove
2905	<i>Morus sp.</i>	Crabapple	7	3 - Fair		Trunk Scar	Remove
2906	<i>Prunus serotina</i>	Black Cherry	18	3 - Fair	Unbalanced	>50% dead wood/Dead Leader/Adventitious Growth	Remove
2907	<i>Fraxinus sp.</i>	Ash	7	5 - Poor		Trunk Scar	Remove
2908	<i>Fraxinus sp.</i>	Ash	7.6	5 - Poor	V-shaped joint/Doube Leader/Split Risk		Remove
2909	<i>Prunus serotina</i>	Black Cherry	11	4 - Fair/Poor	Lean		Remove
2910	<i>Fraxinus sp.</i>	Ash	6.5.5	5 - Poor	V-shaped joint/Multi Leader/Split Risk	30% dead wood	Remove
2911	<i>Fraxinus sp.</i>	Ash	6	3 - Fair	Lean/Unbalanced		Remove
2912	<i>Morus alba</i>	White Mulberry	23.22.14	5 - Poor	V-shaped joint/Doube Leader/Multi Leader	Trunk Scar	Remove
2913	<i>Fraxinus sp.</i>	Ash	11	5 - Fair	Lean	10% dead wood	Remove
2914	<i>Fraxinus sp.</i>	Ash	7.6	5 - Poor	V-shaped joint/Doube Leader/Split Risk	20% dead wood	Remove
2915	<i>Prunus serotina</i>	Pear	7.5.3	5 - Poor	V-shaped joint/Multi Leader/Split Risk		Remove
2916	<i>Prunus serotina</i>	Black Cherry	26	4 - Fair/Poor	Fused Leaders	Fungus-Stem	Remove
2917	<i>Acer saccharum</i>	Silver Maple	11.10	5 - Poor	V-shaped joint/Doube Leader/Split Risk	Trunk Scar	Remove
2918	<i>Prunus serotina</i>	Black Cherry	18.13	5 - Poor	V-shaped joint/Doube Leader/Split Risk/Broken Leader	Trunk Scar	Remove
2919	<i>Prunus serotina</i>	Pear	7	2 - Good	Lean		Remove
2920	<i>Morus alba</i>	White Mulberry	18.13	5 - Poor	V-shaped joint/Doube Leader/Split Risk	Trunk Scar	Remove
2921	<i>Prunus serotina</i>	Black Cherry	11.8	5 - Poor	V-shaped joint/Doube Leader/Split Risk	>50% dead wood/Trunk Damage	Remove
2922	<i>Juniperus virginiana</i>	Red Cedar	8.35 Tall	3 - Fair	Unbalanced		Preserve
2923	<i>Celtis occidentalis</i>	Hackberry	22	2 - Good			Preserve
2924	<i>Maclura pomifera</i>	Osage Orange	20.16.16	5 - Poor	V-shaped joint/Multi Leader/Split Risk	Wood rot/Trunk Scar	Preserve
2925	<i>Maclura pomifera</i>	Osage Orange	15	4 - Fair/Poor	Lean/Crown Lean/Crowded	30% dead wood	Preserve
2926	<i>Maclura pomifera</i>	Osage Orange	18	5 - Poor	Horizontal Growth	40% dead wood/Trunk Damage	Preserve
2927	<i>Celtis occidentalis</i>	Hackberry	26	2 - Good	Unbalanced		Preserve
2928	<i>Celtis occidentalis</i>	Hackberry	7	4 - Fair/Poor	Crown Lean/Crowded		Remove
2929	<i>Celtis occidentalis</i>	Hackberry	6.2	5 - Poor	V-shaped joint/Doube Leader/Split Risk/Crown Lean		Remove
2930	<i>Prunus serotina</i>	Black Cherry	12.7.6	5 - Poor	V-shaped joint/Multi Leader/Split Risk	Wood rot/Cavity	Preserve
2931	<i>Prunus serotina</i>	Black Cherry	9	4 - Fair/Poor	Unbalanced/Crown Lean		Remove
2932	<i>Prunus serotina</i>	Black Cherry	9	3 - Fair	Lean		Preserve
2933	<i>Prunus serotina</i>	Black Cherry	14	4 - Fair/Poor	Unbalanced	Trunk Damage	Remove
2934	<i>Prunus serotina</i>	Siberian Elm	29	3 - Fair		10% dead wood/Trunk Scar	Preserve
2935	<i>Prunus serotina</i>	Black Cherry	11	4 - Fair/Poor	Lean/Unbalanced	Fungus-Stem	Remove
2936	<i>Prunus serotina</i>	Black Cherry	7	4 - Fair/Poor	Lean/Unbalanced		Remove
2937	<i>Prunus serotina</i>	Black Cherry	4	6 - Dead			Preserve
2938	<i>Prunus serotina</i>	Black Cherry	6	5 - Poor	Lean	30% dead wood/Sparse foliage	Preserve
2939	<i>Celtis occidentalis</i>	Hackberry	12	3 - Fair	Unbalanced		Preserve
2940	<i>Prunus serotina</i>	Black Cherry	8	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
2941	<i>Prunus serotina</i>	Black Cherry	14	4 - Fair/Poor	Unbalanced/Crowded		Remove
2942	<i>Morus alba</i>	White Mulberry	23.13.10	5 - Poor	V-shaped joint/Doube Leader/Split Risk	Dead Leader/Cavity	Preserve
2943	<i>Prunus serotina</i>	Black Cherry	21	5 - Poor	Crown Lean/Crowded	20% dead wood/Wood rot/Trunk Damage	Remove
2944	<i>Prunus serotina</i>	Black Cherry	17	3 - Fair	Unbalanced	20% dead wood	Preserve
2945	<i>Prunus serotina</i>	Black Cherry	12	6 - Dead			Remove
2946	<i>Prunus serotina</i>	Black Cherry	6.5	5 - Poor	V-shaped joint/Doube Leader/Split Risk	Dead Leader/Cavity	Remove
2947	<i>Prunus serotina</i>	Black Cherry	6	6 - Dead			Preserve
2948	<i>Maclura pomifera</i>	Osage Orange	14	5 - Poor	Unbalanced/Crowded	Cavity	Remove
2949	<i>Maclura pomifera</i>	Osage Orange	7	4 - Fair/Poor	Unbalanced/Crowded	30% dead wood	Remove
2950	<i>Maclura pomifera</i>	Osage Orange	13	5 - Poor	Strong lean/Crowded		Remove
2951	<i>Prunus serotina</i>	Black Cherry	15.11	4 - Fair/Poor	U-shaped joint/Doube Leader/Lean/Crown Lean		Preserve
2952	<i>Maclura pomifera</i>	Osage Orange	3.20.20.15.15.11.11	5 - Poor	V-shaped joint/Multi Leader/Split Risk	30% dead wood	Preserve
2953	<i>Maclura pomifera</i>	Osage Orange	2.20.19.18.15.13	5 - Poor	V-shaped joint/Multi Leader/Split Risk	Cavity	Remove
2954	<i>Celtis occidentalis</i>	Hackberry	20	4 - Fair/Poor		Cavity	Remove
2955	<i>Celtis occidentalis</i>	Hackberry	14	3 - Fair	Crown Lean/Crowded		Preserve
2956	<i>Prunus serotina</i>	Black Cherry	18	4 - Fair/Poor	Lean	10% dead wood/Trunk Scar	Preserve
2957	<i>Prunus serotina</i>	Black Cherry	13	4 - Fair/Poor	Lean/Crown Lean	20% dead wood/Dead Limbs	Preserve
2958	<i>Maclura pomifera</i>	Osage Orange	8.6	5 - Poor	V-shaped joint/Doube Leader/Split Risk/Crowded		Remove
2959	<i>Ulmus pumila</i>	Siberian Elm	4	4 - Fair/Poor	Crown Lean/Crowded/Broken Limb		Remove
2960	<i>Maclura pomifera</i>	Osage Orange	26	5 - Poor	Fused Leaders/Lean	Trunk Damage	Remove
2961	<i>Prunus serotina</i>	Black Cherry	12	6 - Dead			Preserve
2962	<i>Prunus serotina</i>	Black Cherry	13	6 - Dead			Remove
2963	<i>Prunus serotina</i>	Black Cherry	20	3 - Fair	Unbalanced/Crown Lean		Remove
2964	<i>Ulmus pumila</i>	Siberian Elm	6	3 - Fair	Unbalanced		Remove
2965	<i>Prunus serotina</i>	Black Cherry	5	5 - Poor	Strong lean/Crowded		Remove
2966	<i>Prunus serotina</i>	Black Cherry	29	5 - Poor	Split Leaders/Strong lean		Remove
2967	<i>Maclura pomifera</i>	Osage Orange	7.2	5 - Poor	V-shaped joint/Doube Leader/Split Risk/Crowded		Remove
2968	<i>Celtis occidentalis</i>	Hackberry	9	2 - Good			Remove
2969	<i>Celtis occidentalis</i>	Hackberry	2	2 - Good	Crowded		Preserve
2970	<i>Prunus serotina</i>	Black Cherry	15.10	5 - Poor	U-shaped joint/Doube Leader/Broken Leader	20% dead wood	Preserve
2971	<i>Prunus serotina</i>	Black Cherry	21	5 - Poor	U-shaped joint/Doube Leader/Broken Leader	30% dead wood/Wood rot/Cavity/Trunk Damage	Preserve
2972	<i>Prunus serotina</i>	Black Cherry	9	5 - Poor	Strong lean/Crowded		Remove
2973	<i>Morus alba</i>	White Mulberry	9	5 - Poor	Crown Lean/Crowded		Remove
2974	<i>Prunus serotina</i>	Black Cherry	24.17	5 - Poor	V-shaped joint/Doube Leader/Broken Limb	20% dead wood/Trunk Damage	Preserve
2975	<i>Unknown</i>	Unknown	9	6 - Dead			Preserve
2976	<i>Prunus serotina</i>	Black Cherry	14	5 - Poor	Unbalanced	30% dead wood/Trunk Damage	Remove
2977	<i>Morus alba</i>	White Mulberry	15.13.9	5 - Poor	V-shaped joint/Multi Leader/Split Risk/Lean/Crown Lean		Preserve
2978	<i>Prunus serotina</i>	Black Cherry	4	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
2979	<i>Prunus serotina</i>	Black Cherry	24	3 - Fair		10% dead wood	Preserve
2980	<i>Prunus serotina</i>	Black Cherry	7	5 - Poor	Lean/Crown Lean/Crowded	Trunk Damage	Preserve
2981	<i>Prunus serotina</i>	Black Cherry	23	3 - Fair	Unbalanced		Preserve
2982	<i>Prunus serotina</i>	Black Cherry	8	6 - Dead			Remove
2983	<i>Prunus serotina</i>	Black Cherry	14.12	5 - Poor	U-shaped joint/Doube Leader/Lean	Cavity/Trunk Damage	Remove
2984	<i>Prunus serotina</i>	Black Cherry	6	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
2985	<i>Prunus serotina</i>	Black Cherry	18	5 - Poor	Broken Limb	Dead Limbs/Fungus-Stem/Trunk Damage	Preserve
2986	<i>Prunus serotina</i>	Black Cherry	7	3 - Fair	Lean		Preserve
2987	<i>Prunus serotina</i>	Black Cherry	6	4 - Fair/Poor	Lean	50% dead wood	Remove
2988	<i>Ulmus pumila</i>	Siberian Elm	13	4 - Fair/Poor	Lean/Unbalanced/Broken Limb	10% dead wood	Remove
2989	<i>Prunus serotina</i>	Black Cherry	14	3 - Fair			Remove
2990	<i>Prunus serotina</i>	Black Cherry	8	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
2991	<i>Prunus serotina</i>	Black Cherry	6	5 - Poor	Strong lean/Crown Lean	50% dead wood/Dead Leader	Preserve
2992	<i>Unknown</i>	Unknown	6	6 - Dead			Preserve
2993	<i>Prunus serotina</i>	Black Cherry	10	4 - Fair/Poor	Lean/Crown Lean	20% dead wood	Preserve
2994	<i>Prunus serotina</i>	Black Cherry	17	4 - Fair/Poor	Lean	20% dead wood/Trunk Scar	Preserve
2995	<i>Prunus serotina</i>	Black Cherry	10	4 - Fair/Poor	Lean/Crown Lean/Crowded		Preserve
2996	<i>Prunus serotina</i>	Black Cherry	7	4 - Fair/Poor	Lean/Crown Lean	Fungus-Stem	Preserve
2997	<i>Celtis occidentalis</i>	Hackberry	15	2 - Good	Unbalanced		Preserve
2998	<i>Ulmus pumila</i>	Siberian Elm	4	4 - Fair/Poor	Crown Lean/Crowded	20% dead wood	Remove
2999	<i>Prunus serotina</i>	Black Cherry	12	5 - Poor	Strong lean		Remove
3000	<i>Prunus serotina</i>	Black Cherry	16.14.13.10	5 - Poor	V-shaped joint/Multi Leader/Split Risk	20% dead wood/Cavity	Preserve
3001	<i>Prunus serotina</i>	Black Cherry	5	5 - Poor	Strong lean	Cavity	Remove
3002	<i>Prunus serotina</i>	Black Cherry	16.12.12	5 - Poor	V-shaped joint/Multi Leader/Split Risk	Dead Leader/Cavity	Preserve
3003	<i>Prunus serotina</i>	Black Cherry	24	4 - Fair/Poor	Fused Leaders/Lean	10% dead wood	Preserve
3004	<i>Prunus serotina</i>	Black Cherry	10	3 - Fair			Preserve
3005	<i>Prunus serotina</i>	Black Cherry	8	4 - Fair/Poor	Crown Lean/Crowded		Remove
3006	<i>Prunus serotina</i>	Black Cherry	5	3 - Fair			Remove
3007	<i>Prunus serotina</i>	Black Cherry	4	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
3008	<i>Prunus serotina</i>	Black Cherry	5	4 - Fair/Poor	Lean/Crown Lean		Remove
3009	<i>Prunus serotina</i>	Black Cherry	6	6 - Dead			Remove
3010	<i>Acer negundo</i>	Box Elder	6	4 - Fair/Poor	Lean/Crown Lean		Preserve
3011	<i>Prunus serotina</i>	Black Cherry	10	3 - Fair	Lean/Unbalanced		Preserve
3012	<i>Celtis occidentalis</i>	Hackberry	18.4	3 - Fair	Double Leader	Trunk Scar	Preserve
3013	<i>Prunus serotina</i>	Black Cherry	21.17	6 - Poor	V-shaped joint/Doube Leader/Split Risk	Cavity	Preserve
3014	<i>Celtis occidentalis</i>	Hackberry	5	3 - Fair	Unbalanced/Crown Lean		Remove
3015	<i>Prunus serotina</i>	Black Cherry	10	3 - Fair	Unbalanced		Remove
3016	<i>Celtis occidentalis</i>	Hackberry	17	4 - Fair/Poor	Unbalanced		Preserve
3017	<i>Prunus serotina</i>	Black Cherry	5	6 - Dead			Remove
3018	<i>Prunus serotina</i>	Black Cherry	7	5 - Poor	Strong lean	Trunk Scar	Remove
3019	<i>Prunus serotina</i>	Black Cherry	7	4 - Fair/Poor	Lean/Crowded		Remove
3020	<i>Prunus serotina</i>	Black Cherry	20	4 - Fair/Poor	Lean/Unbalanced	Fungus-Stem/Trunk Damage	Remove
3021	<i>Celtis occidentalis</i>	Hackberry	24	2 - Good			Remove
3022	<i>Prunus serotina</i>	Black Cherry	6	4 - Fair/Poor	Lean/Crowded	20% dead wood	Remove
3023	<i>Celtis occidentalis</i>	Hackberry	6	3 - Fair	Crown Lean/Crowded		Preserve
3024	<i>Celtis occidentalis</i>	Hackberry	10	2 - Good	Crowded		Preserve
3025	<i>Prunus serotina</i>	Black Cherry	36	3 - Fair		Fungus-Stem/Trunk Scar	Preserve
3026	<i>Celtis occidentalis</i>	Hackberry	7	3 - Fair	Crown Lean/Crowded		Preserve
3027	<i>Prunus serotina</i>	Black Cherry	4.3	6 - Poor	V-shaped joint/Doube Leader/Split Risk/Lean/Crowded		Remove
3028	<i>Prunus serotina</i>	Black Cherry	9	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
3029	<i>Prunus serotina</i>	Black Cherry	4	4 - Fair/Poor	Lean/Crown Lean		Remove
3030	<i>Unknown</i>	Unknown	7	6 - Dead			Remove
3031	<i>Prunus serotina</i>	Black Cherry	9.7.5	5 - Poor	V-shaped joint/Multi Leader/Split Risk/Strong lean	Trunk Damage	Remove
3032	<i>Prunus serotina</i>	Black Cherry	8	5 - Poor	Strong lean	Trunk Damage	Remove
3033	<i>Acer negundo</i>	Box Elder	17	4 - Fair/Poor	Unbalanced	Trunk Scar	Remove
3034	<i>Prunus serotina</i>	Black Cherry	22	4 - Fair/Poor		30% dead wood/Dead Limbs/Trunk Damage	Preserve
3035	<i>Celtis occidentalis</i>	Hackberry	16	3 - Fair	Lean/Unbalanced	10% dead wood	Preserve
3036	<i>Celtis occidentalis</i>	Hackberry	12	3 - Fair			Preserve
3037	<i>Prunus serotina</i>	Black Cherry	14	4 - Fair/Poor	Lean/Unbalanced	20% dead wood	Remove
3038	<i>Celtis occidentalis</i>	Hackberry	9	3 - Fair	Unbalanced/Crown Lean	Trunk Scar	Preserve
3039	<i>Prunus serotina</i>	Black Cherry	12	3 - Fair	Lean		Remove
3040	<i>Prunus serotina</i>	Black Cherry	9	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
3041	<i>Prunus serotina</i>	Black Cherry	12	5 - Poor	Strong lean/Crowded		Remove
3042	<i>Morus alba</i>	White Mulberry	14	4 - Fair/Poor	Lean/Crown Lean/Crowded	Trunk Scar	Remove
3043	<i>Prunus serotina</i>	Black Cherry	4	6 - Dead			Remove
3044	<i>Prunus serotina</i>	Black Cherry	6	4 - Fair/Poor	Lean/Crowded		Remove
3045	<i>Prunus serotina</i>	Black Cherry	9	4 - Fair/Poor	Lean/Crowded		Remove
3046	<i>Prunus serotina</i>	Black Cherry	8	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
3047	<i>Prunus serotina</i>	Black Cherry	6	4 - Fair/Poor	Lean/Crown Lean/Crowded		Remove
3048	<i>Maclura pomifera</i>	Osage Orange	7.4	5 - Poor	V-shaped joint/Doube Leader/Split Risk		Preserve

TREE INVENTORY CONTINUED ON SHEET 8



LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT
D.R. HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
CIVIL ENGINEER
MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS
TREE PRESERVATION PLAN & INVENTORY

1
REVISIONS
DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
8 OF 10

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)										2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.									
3) Health Rating:																			
Rating	Description	Criteria																	
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects																	
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay																	
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities																	
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage																	
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities																	
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only decay																	
TOTAL TREE COUNT: 524 (2901-3098, 3100, 3271-3301, 3401-3500, 3801-3997)																			
3049	Celtis occidentalis	Hackberry	4	3-Fair	Crowned														
3050	Madura pomifera	Osage Orange	14,10.0.9	5-Poor	V-shaped joint/Multi Leader/Split Risk														
3051	Celtis occidentalis	Hackberry	20	2-Good															
3052	Prunus serotina	Black Cherry	10	3-Fair	10														
3053	Prunus serotina	Black Cherry	14	3-Fair															
3054	Prunus serotina	Black Cherry	8	4-Fair/Poor	Lean/Unbalanced														
3055	Prunus serotina	Black Cherry	6	5-Poor	Broken Leader														
3056	Prunus serotina	Black Cherry	14	3-Fair	Crown Lean														
3057	Prunus serotina	Black Cherry	8	4-Fair/Poor	Lean														
3058	Prunus serotina	Black Cherry	11	4-Fair/Poor	Lean														
3059	Prunus serotina	Black Cherry	9.5	5-Poor	Fused Leaders														
3060	Prunus serotina	Black Cherry	8	6-Dead															
3061	Unknown	Unknown	8.4	6-Dead															
3062	Prunus serotina	Black Cherry	4	3-Fair	Lean														
3063	Prunus serotina	Black Cherry	4	4-Fair/Poor	Lean/Crown Lean/Crowned														
3064	Morus alba	White Mulberry	7	5-Poor	Unbalanced/Crowned														
3065	Prunus serotina	Black Cherry	5	5-Poor	Unbalanced/Crowned														
3066	Prunus serotina	Black Cherry	5	5-Poor	Unbalanced/Crowned														
3067	Prunus serotina	Black Cherry	6.4	4-Fair/Poor	Lean/Crown Lean/Crowned														
3068	Prunus serotina	Black Cherry	5	4-Fair/Poor	Lean/Crown Lean/Crowned														
3069	Prunus serotina	Black Cherry	4	4-Fair/Poor	Unbalanced/Crowned														
3070	Prunus serotina	Black Cherry	6	5-Poor	Strong lean														
3071	Prunus serotina	Black Cherry	12	5-Poor	Crown Lean														
3072	Madura pomifera	Osage Orange	19,14.7,6.4.4	5-Poor	V-shaped joint/Multi Leader/Split Risk														
3073	Juniperus virginiana	Red Cedar	32	4-Fair/Poor	Trunk Damage/Sparse foliage														
3074	Celtis occidentalis	Hackberry	9	3-Fair	Unbalanced/Crowned														
3075	Celtis occidentalis	Hackberry	5	3-Fair	Unbalanced/Crowned														
3076	Prunus serotina	Black Cherry	4	3-Fair	Unbalanced/Crown Lean														
3077	Prunus serotina	Black Cherry	5	4-Fair/Poor	Lean/Crown Lean														
3078	Prunus serotina	Black Cherry	8	4-Fair/Poor	Fused Leaders/Lean/Crown Lean/Crowned														
3079	Prunus serotina	Black Cherry	6	3-Fair	Lean														
3080	Prunus serotina	Black Cherry	6	6-Dead															
3081	Prunus serotina	Black Cherry	7	4-Fair/Poor	Lean/Crown Lean														
3082	Prunus serotina	Black Cherry	5	5-Poor	Horizontal Growth														
3083	Prunus serotina	Black Cherry	7	5-Poor	Trunk Damage														
3084	Prunus serotina	Black Cherry	6	5-Poor	Strong lean														
3085	Prunus serotina	Black Cherry	25,10.8.4	5-Poor	Crown Lean														
3086	Prunus serotina	Black Cherry	6	4-Fair/Poor	Unbalanced/Crown Lean														
3087	Prunus serotina	Black Cherry	4	3-Fair	Lean/Crown Lean/Crowned														
3088	Prunus serotina	Black Cherry	4	4-Fair/Poor	Lean/Crown Lean/Crowned														
3089	Ulmus parviflora	Siberian Elm	12.9	5-Poor	V-shaped joint/Double Leader/Split Risk														
3090	Prunus serotina	Black Cherry	7	4-Fair/Poor	Lean														
3091	Prunus serotina	Black Cherry	11.8	4-Fair/Poor	U-shaped joint/Double Leader/Lean														
3092	Prunus serotina	Black Cherry	18	4-Fair/Poor	Crown Lean														
3093	Ulmus pumila	Siberian Elm	4	4-Fair/Poor	Crown Lean/Crowned														
3094	Morus alba	White Mulberry	4	5-Poor	Unbalanced														
3095	Morus alba	White Mulberry	4.3	5-Poor	V-shaped joint/Double Leader/Split Risk														
3096	Ulmus pumila	Siberian Elm	7	3-Fair	Unbalanced														
3097	Celtis occidentalis	Hackberry	4	3-Fair	Unbalanced/Crown Lean														
3098	Prunus serotina	Black Cherry	14.8	6-Poor	V-shaped joint/Double Leader/Split Risk/Lean														
3100	Prunus serotina	Black Cherry	6	5-Poor															
3271	Prunus serotina	Black Cherry	15.11	5-Poor	V-shaped joint/Double Leader/Split Risk														
3272	Prunus serotina	Black Cherry	5	3-Fair	Crown Lean														
3273	Celtis occidentalis	Hackberry	7	3-Fair	Unbalanced/Crowned														
3274	Prunus serotina	Black Cherry	19,16.8	5-Poor	V-shaped joint/Multi Leader/Split Risk														
3275	Celtis occidentalis	Hackberry	1	5-Fair	Unbalanced/Crowned														
3276	Prunus serotina	Black Cherry	7.6	5-Poor	V-shaped joint/Double Leader/Split Risk/Crown Lean														
3277	Prunus serotina	Black Cherry	12	4-Fair/Poor	Lean														
3278	Prunus serotina	Black Cherry	11	3-Fair	Unbalanced														
3279	Pyrus calleryana	Pear	4	4-Fair/Poor	Lean/Crown Lean/Crowned														
3280	Prunus serotina	Black Cherry	18.14	6-Poor	Doube Leader/Split Risk/Dead														
3281	Celtis occidentalis	Hackberry	30	3-Fair															
3282	Prunus serotina	Black Cherry	14	3-Fair	Unbalanced														
3283	Prunus serotina	Black Cherry	18.16	6-Poor	V-shaped joint/Double Leader/Split Risk														
3284	Celtis occidentalis	Hackberry	6	3-Fair	Crown Lean/Crowned														
3285	Prunus serotina	Black Cherry	9	4-Fair/Poor	Lean/Crown Lean/Crowned														
3286	Prunus serotina	Black Cherry	9	6-Dead															
3287	Prunus serotina	Black Cherry	16.15	5-Poor	U-shaped joint/Doube Leader														
3288	Celtis occidentalis	Hackberry	8	3-Fair	Unbalanced/Crowned														
3289	Celtis occidentalis	Hackberry	8	3-Fair	Crown Lean/Crowned														
3290	Prunus serotina	Black Cherry	11	3-Fair															
3291	Prunus serotina	Black Cherry	4	4-Fair/Poor	Lean/Crown Lean/Crowned														
3292	Prunus serotina	Black Cherry	20,10	3-Fair	U-shaped joint/Doube Leader/Unbalanced														
3293	Juniperus virginiana	Red Cedar	7,25	5-Fair	Crowned														
3294	Madura pomifera	Osage Orange	7,7.5,4.4	5-Poor	V-shaped joint/Multi Leader/Split Risk														
3295	Prunus serotina	Black Cherry	8.6	4-Fair/Poor	U-shaped joint/Doube Leader														
3296	Prunus serotina	Black Cherry	8	3-Fair	Lean														
3297	Prunus serotina	Black Cherry	14	4-Fair/Poor	Unbalanced/Crown Lean														
3298	Prunus serotina	Black Cherry	4	4-Fair/Poor	Crown Lean/Crowned														
3299	Juniperus virginiana	Red Cedar	12,35	3-Fair	Crowned														
3300	Ulmus pumila	Siberian Elm	22	5-Fair	Unbalanced														
3401	Prunus serotina	Black Cherry	4	6-Poor	Strong lean														
3402	Prunus serotina	Black Cherry	4	5-Poor	Lean/Crown Lean/Crowned														
3403	Prunus serotina	Black Cherry	24,12	5-Poor	U-shaped joint/Doube Leader														
3404	Celtis occidentalis	Hackberry	1	3-Good															
3405	Celtis occidentalis	Hackberry	6	3-Fair	Crown Lean														
3406	Celtis occidentalis	Hackberry	7	3-Fair	Lean/Unbalanced/Crown Lean														
3407	Pyrus calleryana	Pear	4	3-Fair	Unbalanced														
3408	Prunus serotina	Black Cherry	10.9	6-Poor	V-shaped joint/Doube Leader/Split Risk/Unbalanced														
3409	Prunus serotina	Black Cherry	20,13	5-Poor	V-shaped joint/Doube Leader/Split Risk														
3410	Prunus serotina	Black Cherry	11,9.8.8	5-Poor	V-shaped joint/Multi Leader/Split Risk														
3411	Prunus serotina	Black Cherry	3	5-Fair															
3412	Ulmus pumila	Siberian Elm	4	2-Good															
3413	Prunus serotina	Black Cherry	12,8,7.5,3	5-Poor	V-shaped joint/Multi Leader/Split Risk														
3414	Prunus serotina	Black Cherry	6	4-Fair/Poor	Lean/Crown Lean/Crowned														
3415	Prunus serotina	Black Cherry	6	4-Fair/Poor	Lean/Crown Lean														
3416	Prunus serotina	Black Cherry	7	3-Fair	Lean														
3417	Prunus serotina	Black Cherry	8	5-Poor	Strong lean														
3418	Ulmus pumila	White Mulberry	10	3-Fair															
3419	Celtis occidentalis	Hackberry	15	2-Good															
3420	Ulmus parviflora	White Mulberry	20	3-Fair	Unbalanced														
3421	Celtis occidentalis	Hackberry	13	5-Fair	Lean/Unbalanced														
3422	Prunus serotina	Black Cherry	14.10	6-Poor	V-shaped joint/Doube Leader/Split Risk/Strong lean														
3423	Acer negundo	Box Elder	6	4-Fair/Poor	Unbalanced/Crown Lean														
3424	Prunus serotina	Black Cherry	11.9	5-Poor	V-shaped joint/Doube Leader/Split Risk														
3425	Morus alba	White Mulberry																	

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

☒ Preliminary
☒ Final

NAME OF PUD: PRAIRIE LANDING

NAME OF PETITIONER: D.R. HORTON, INC. - MIDWEST

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 630-772-3569 E-MAIL: cafunkhouser@DRHorton.com

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Chris Funkhouser

ADDRESS: 1750 E Golf Rd, Suite 925 PHONE: 630-772-3569

OWNER: Westside Joliet Real Estate, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 847-875-8262 E-MAIL: Robert.calzaretta@yahoo.com

BUSINESS ADDRESS: 3501 Regent Drive PHONE: _____

CITY, STATE, ZIP: Paletine, IL 60067

BUSINESS PHONE: _____

ENGINEER: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500

PHONE: 847-696-1400

LAND SURVEYOR: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500

PHONE: 847-696-1400

ATTORNEY: Rosanova & Whitaker, Ltd

ADDRESS: 445 Jackson Ave. Suite 200 Naperville, IL 60540

PHONE: 630-355-4600

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: 2200 block of Essington Rd. Joliet

PERMANENT INDEX NUMBER (Tax No.): 06-03-36-100-033-0000

SIZE: 43.949

NO. OF LOTS: 120

PRESENT USE: Vacant Agricultural

EXISTING ZONING: R-2, R-4 & B-3

USES OF SURROUNDING PROPERTIES: North: B-3 (Gen Biz) & R-2 (Residential)

South: B-3 (Gen Biz) & R-2 (Residential)

East: Ag/Undeveloped Will County A-1

West: B-3 (Gen Biz)

Name of Park District: Plainfield Park District

Date Contacted Park District: 11-14-2024

Is any open space/park site being offered as part of a preliminary PUD? No (Private HOA parklette)

If yes, what amount? _____

(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: Requesting variance from masonry requirement of 50% of front facade for 50% of all homes.

Request is to allow 25% masonry on 100% of all homes in the community.

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: 06-03-36-100-033-0000

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

Date: 11/15/2024 _____
Petitioner's Name

Subscribed and sworn to before me this 15 day of November, 2024

Sabrina A Buelens _____
Notary Public My Commission Expires: 7/23/2025



CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: D.R. HORTON, INC. - MIDWEST

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 630-772-3569 E-MAIL: cafunkhouser@DRHorton.com

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached Legal Description

COMMON ADDRESS: 2200 block of Essington Rd. Joliet

PERMANENT INDEX NUMBER (Tax No. PIN): 06-03-36-100-033-0000

LOT SIZE: WIDTH Varies DEPTH Varies AREA 43.949

PRESENT USE: Vacant Agricultural ZONING: R-2, R-4 & B-3

USES OF SURROUNDING PROPERTIES: NORTH B-3 (Gen Biz) & R-2 (Residential)

SOUTH B-3 (Gen Biz) & R-2 (Residential)

EAST: Ag/Undeveloped Will County A-1

WEST B-3 (Gen Biz)

ZONING CLASSIFICATION REQUESTED: R-2 (single-family residential)

REASON FOR REQUEST: Residential Development

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Westside Joliet Real Estate, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL: _____ **E-MAIL:** Robert.calzaretta@yahoo.com

BUSINESS ADDRESS: 3501 Regent Drive

CITY, STATE, ZIP: Paletine, IL 60067

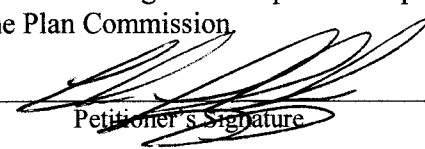
BUSINESS PHONE: 847-875-8262

CELL: _____ E-MAIL: _____
BUSINESS ADDRESS: _____
CITY, STATE, ZIP: _____
BUSINESS PHONE: _____

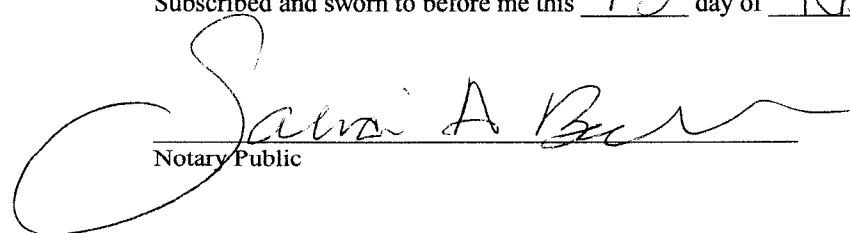
The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, CHRIS FUNKHOUSER, 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 15 day of November, 2024


Notary Public



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:

Property located east of the intersection of Essginton Rd. and Old Castle Rd.

PIN(s): 06-03-36-100-033-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

WESTSIDE JOLIET REAL ESTATE, LLC

ROBERT CALZARETTA, MANAGER 100%

3501 REGENT DR PALATINE, IL

847-875-8262

E-MAIL: ROBERT.CALZARETTA@YAHOO.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: _____ **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: _____

DATE: _____

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

ROBERT CALZARETTA, MANAGER 847-875-8242



December 12, 2024

Prairie Landing – Planned Unit Development

Phasing for Prairie Landing:

DRH is excited to develop Prairie Landing in a streamlined, single-phase approach. Construction is set to begin in early spring 2025, with the first homes breaking ground by May. Sales are anticipated to launch in August 2025, with an expected absorption rate of 3-4 homes per month. Full buildout is projected to be completed within approximately three years.

Financial Plan:

DRH will self-develop Prairie Landing or collaborate with a partner developer to prepare the site, after which all lots will be sold back to DRH for home construction. With internal financing capabilities, DRH requires no external funding to bring this project to life.

Marketing Strategy:

For Prairie Landing, DRH leverages a proven, in-house approach rather than engaging an external market study firm. By analyzing regional and local sales data, we assess market velocity, optimal price points, and demand trends. Our experienced internal sales and marketing team will drive strategic efforts to connect with buyers, ensuring strong market presence and steady sales performance.