



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.

**Ryan Homes**

**NVR**

**NVHomes**

**HEARTLAND HOMES**

**15 states, 35 metro areas**

Over 510,000 homeowners have benefited from our expertise.

- **Mid Atlantic:** Maryland, Virginia, West Virginia, Delaware, Washington DC
- **North East:** Eastern Pennsylvania, New Jersey
- **Mid East:** Western Pennsylvania, New York, Ohio, Indiana, Illinois
- **South East:** North Carolina, South Carolina, Florida, Tennessee, Georgia



# Local Success – Chicago, IL Market

## Top 5 Builder in IL:

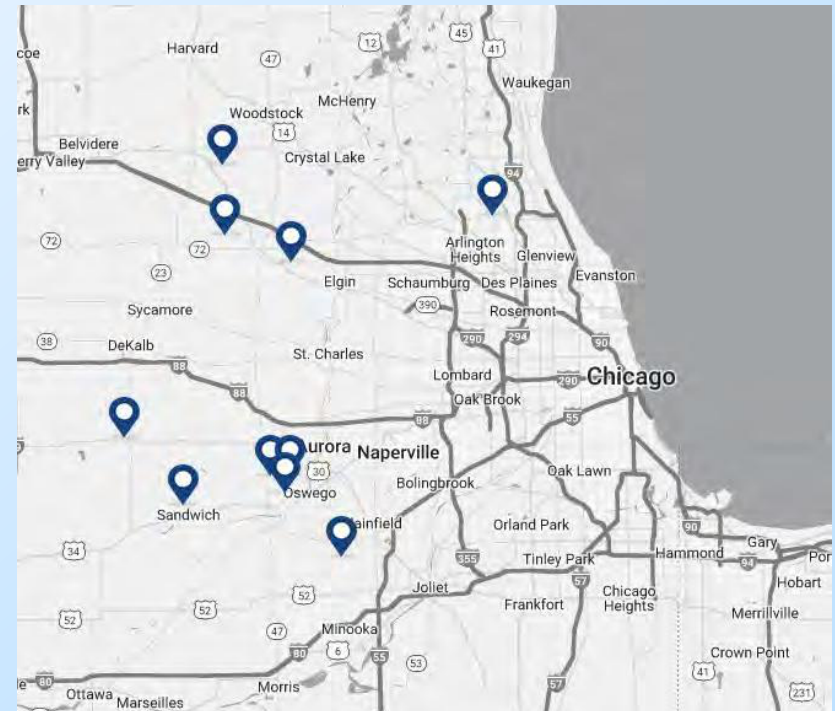
- 10+ Active Communities
- 473 Closings in 2023

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



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# Product Offering – Single Family Detached



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



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

# Elevations – ASH

ASH

ELEVATION K



ELEVATION L



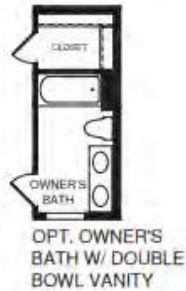
**Standard: 3 Beds, 2 Baths, 2-Car Garage, 1473 SF**

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

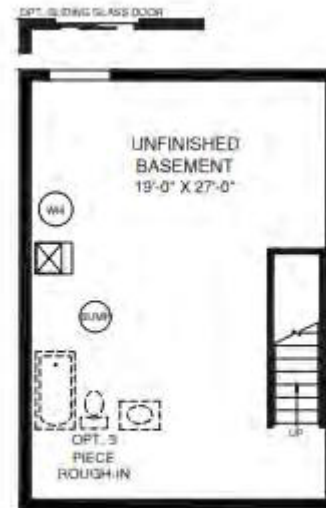
# Elevations – ASH



UPPER LEVEL



MAIN LEVEL

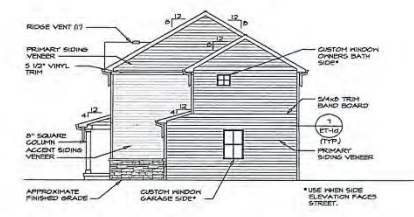


LOWER LEVEL

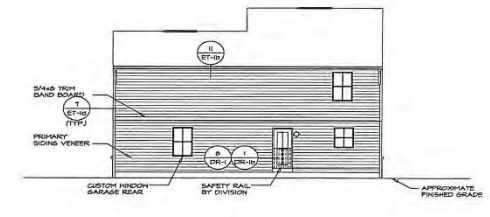




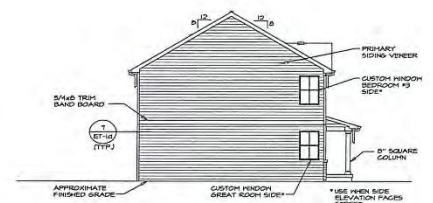
1 FRONT ELEVATION "K"  
SCALE: 1/4" = 1'-0"



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



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



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

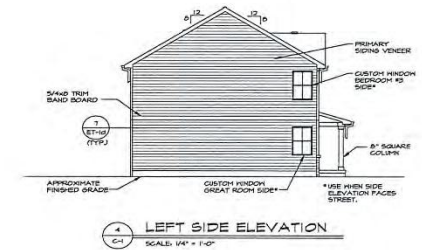
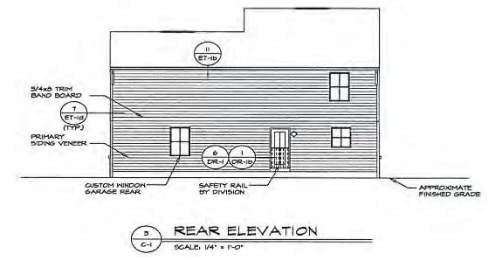
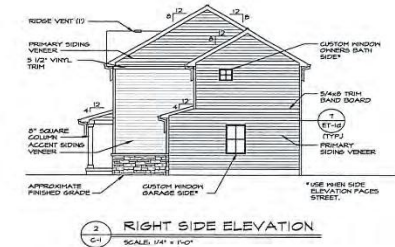
REV.	NO.	DATE	REVISIONS

<p>LET NO. ASPOD PROJECT NO. DATE OPTION</p>	<p>LET NO. ASPOD PROJECT NO. DATE OPTION</p>
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<p>ASH ARCHITECTS ELEVATIONS WITH COMMUNITY OPTIONS GRAPHIC REPRESENTATION</p>	<p>NVR NVR ARCHITECTS 1535 FRANCIS AVE. #202 DALLAS, TX 75204</p>
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REVISIONS	
REV. NO.	DATE
<p>1. NVR, Inc., is not responsible for errors or omissions in this drawing or any other drawings prepared by any other party and for any consequences arising therefrom, even if caused by negligence, unless such negligence is proven in a court of law.</p>	
<p><b>NVR</b> NVR, Inc. 315 S. 11th St. P.O. Box 1000 Sioux Falls, SD 57105 Phone: 605.338.1100 Fax: 605.338.1101</p>	
<p>1. SHEET NO. APPROX. VISION OF DRAWING TITLE DATE: 07/20/18</p>	<p>2. SHEET NO. APPROX. VISION OF DRAWING TITLE DATE: 07/20/18</p>
<p>3. SHEET NO. APPROX. VISION OF DRAWING TITLE DATE: 07/20/18</p>	<p>4. SHEET NO. APPROX. VISION OF DRAWING TITLE DATE: 07/20/18</p>

# Elevations – BAYBERRY

ELEVATION K



ELEVATION L



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

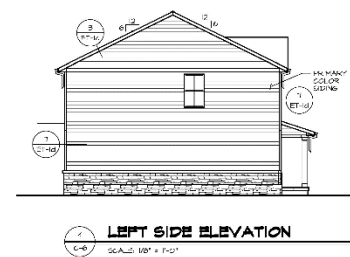
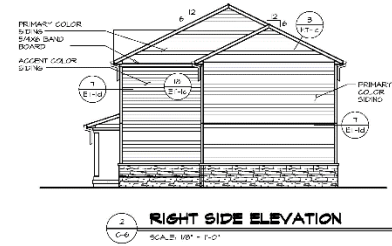
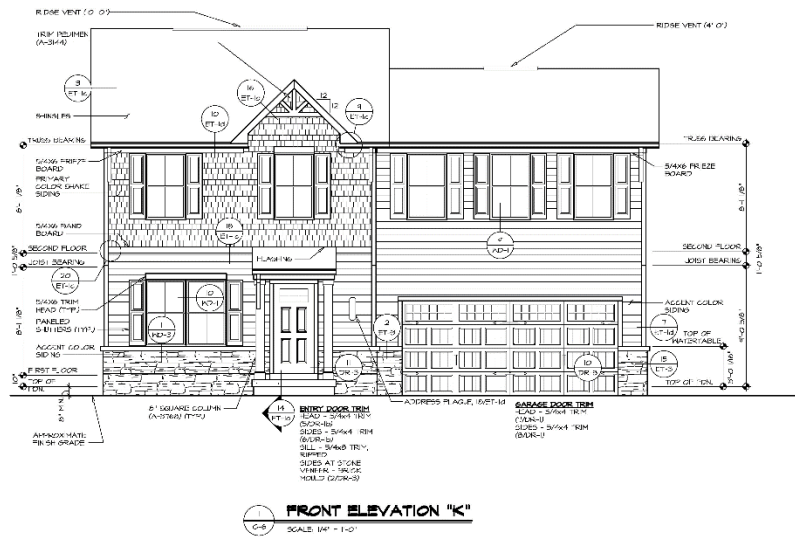
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**



# Elevations – BAYBERRY



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



11/14/23

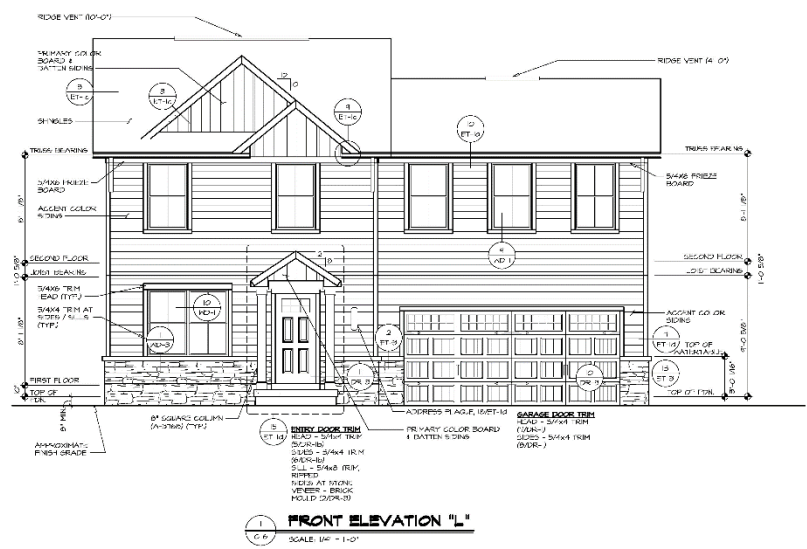
SHEET NO. DATE

ALL WORK SHALL BE ACCORDING TO THE NATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OBTAINING PERMITS OR INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OBTAINING PERMITS OR INSURANCE.

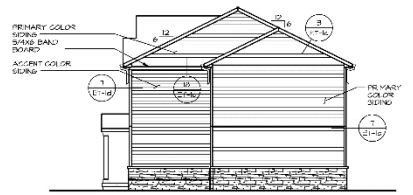


SHEET NO. MISSY BAYBERRY

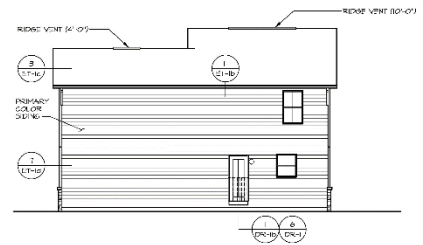
PROJECT NO. 2400000000  
ELEVATION K  
COMMENTS: OPT ON STONE WATER TABLE



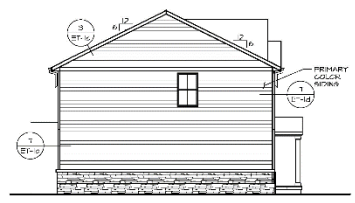
**1 FRONT ELEVATION "L"**  
SCALE: 1/8" = 1'-0"



**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"

DATE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	

DRAWING TITLE: **ELEVATION L**  
 COMMENT: **OPT. STORE WATER TABLE**

**BAYBERRY**  
 ARCHITECTS  
 1000 PINEHURST DRIVE  
 SUITE 100  
 FARMINGDALE, NY 11735



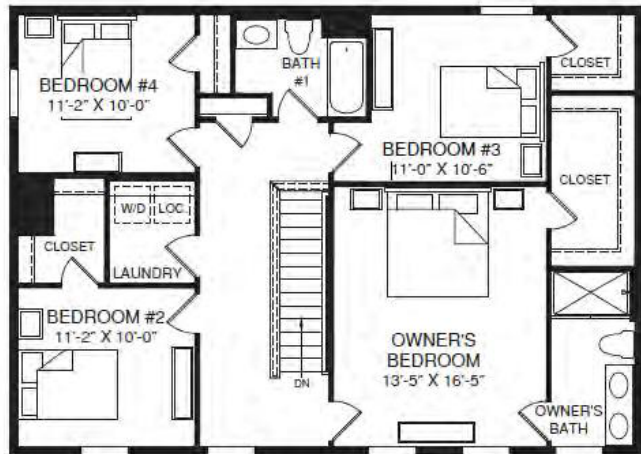
# Elevations – CYPRESS



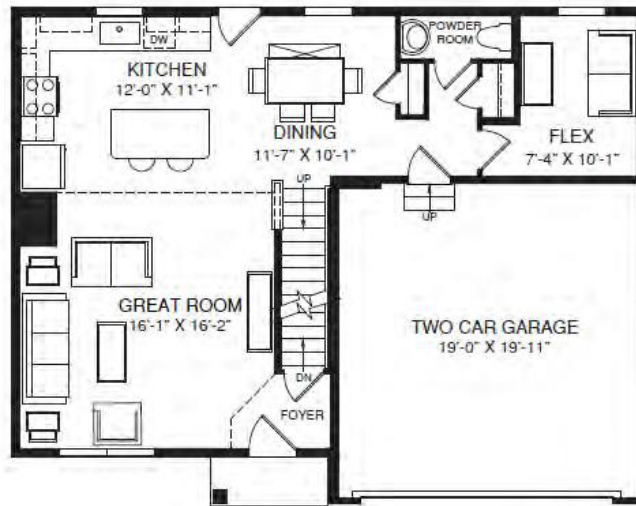
**Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1932 SF**

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

# Elevations – CYPRESS

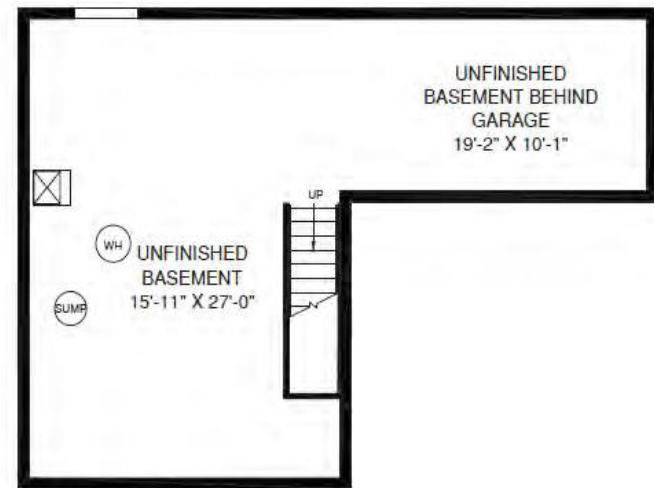


UPPER LEVEL



MAIN LEVEL

OPT. SLIDING GLASS DOOR



LOWER LEVEL







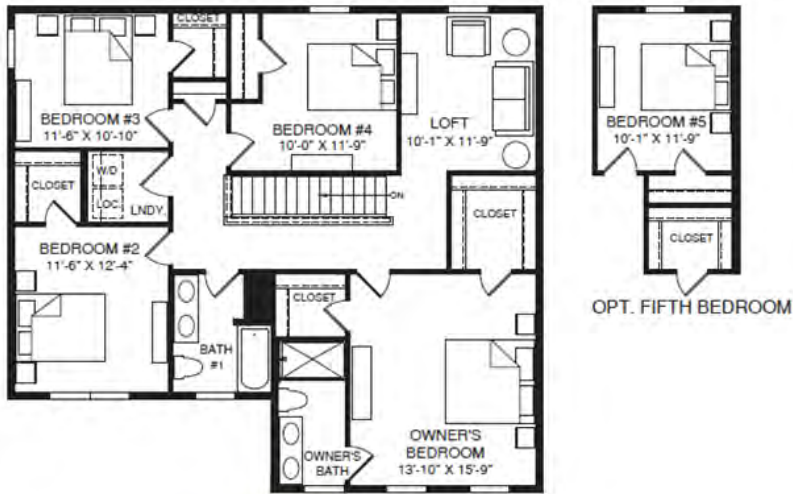
# Elevations – ELDERBERRY



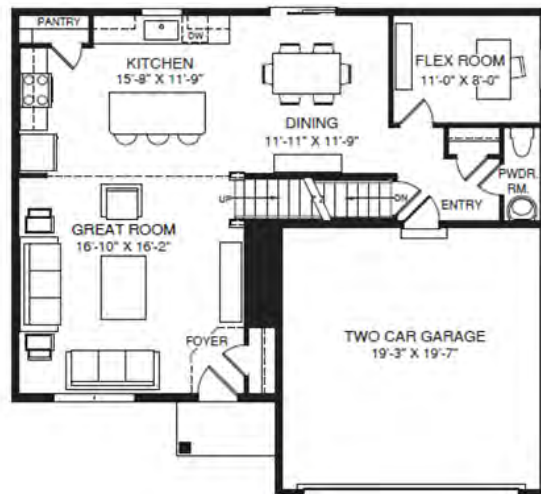
**Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2231 SF**

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

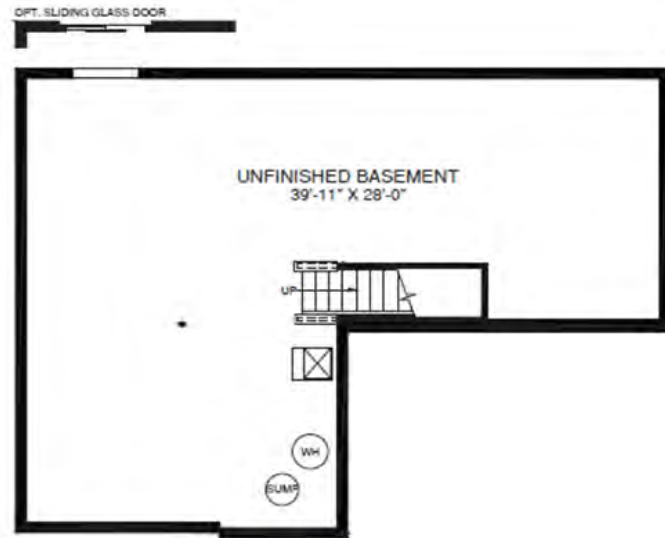
# Elevations – ELDERBERRY



UPPER LEVEL

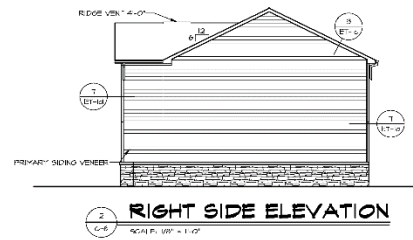


MAIN LEVEL



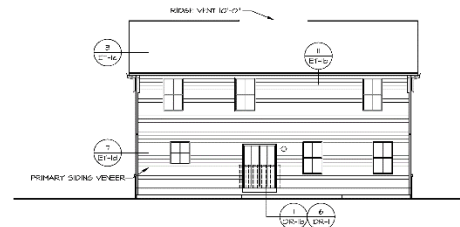
LOWER LEVEL





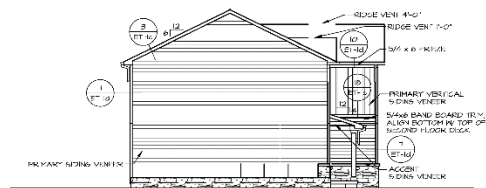
**RIGHT SIDE ELEVATION**

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



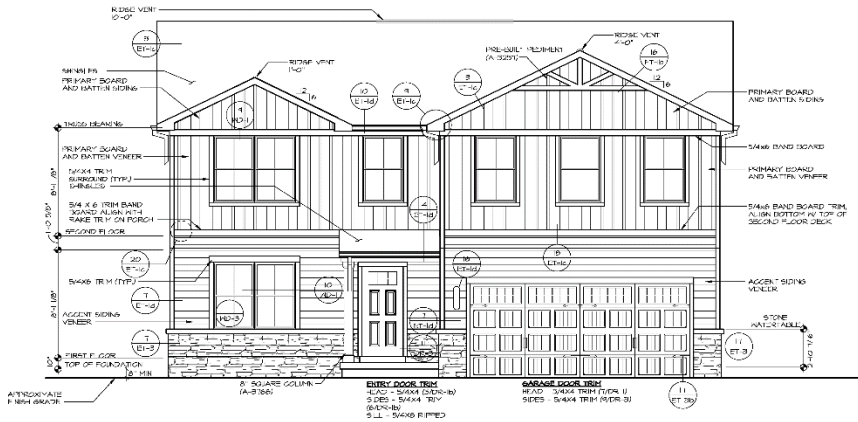
**REAR ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**FRONT ELEVATION "L"**

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

NUMBER

REV. NO. DATE

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE BOOKS, AS APPLICABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

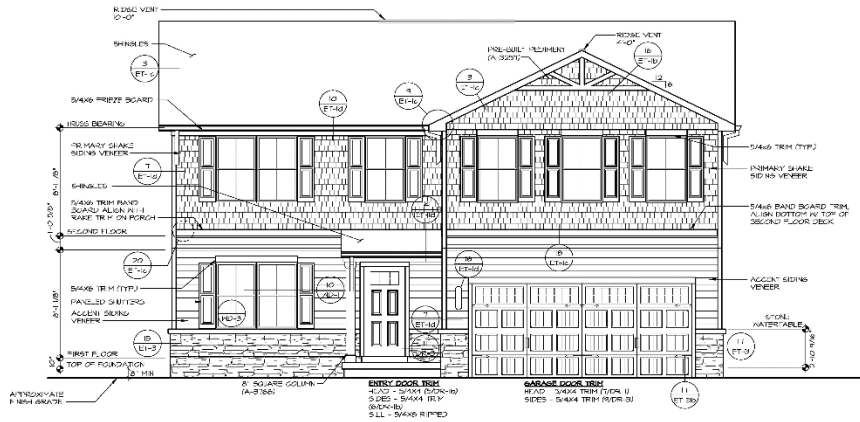


ELDERBERRY

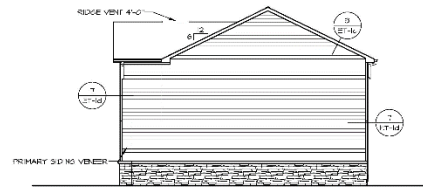
3/20/2024

1/1

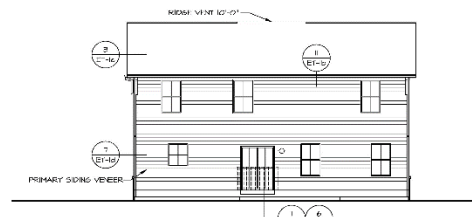
OPTION 5/10/24 WATER TABLE



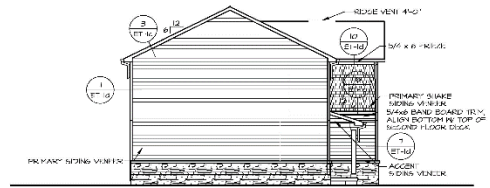
**FRONT ELEVATION "K"**  
SCALE: 1/4" = 1'-0"



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



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



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

REV. NO. DATE

ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE INTERNATIONAL BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS.



SHEET NO. ELDERBERRY SOURCE: T-17

FOR CITY, TOWNSHIP OR COUNTY OPTIONS, SEE WATER TABLE

# Elevations – HAZELNUT

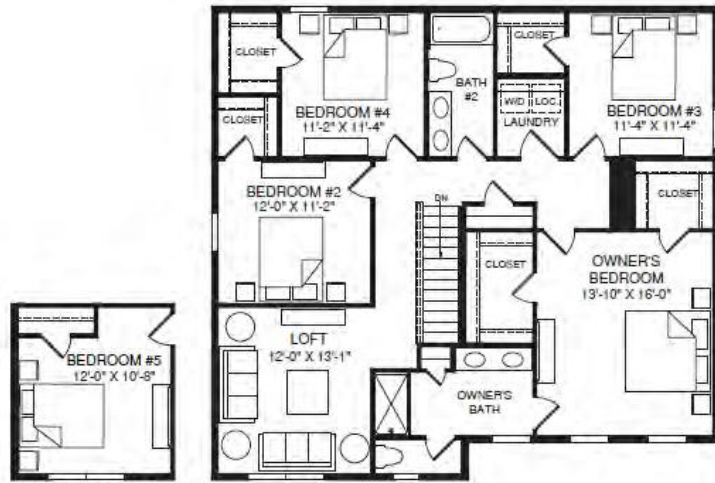


**Standard: 5 Beds, 3 Baths, 2-Car Garage, 2571 SF**

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

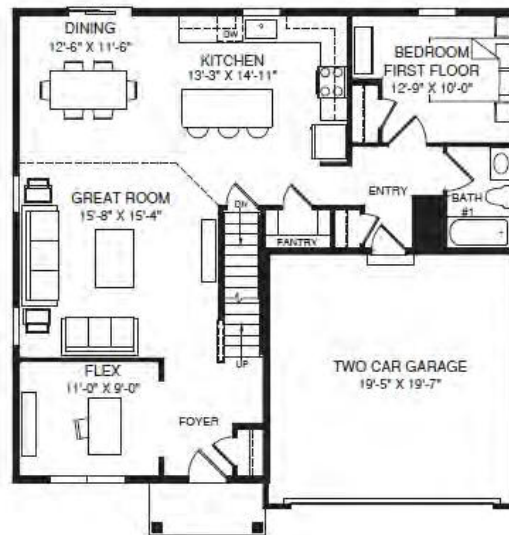


# Elevations – HAZELNUT

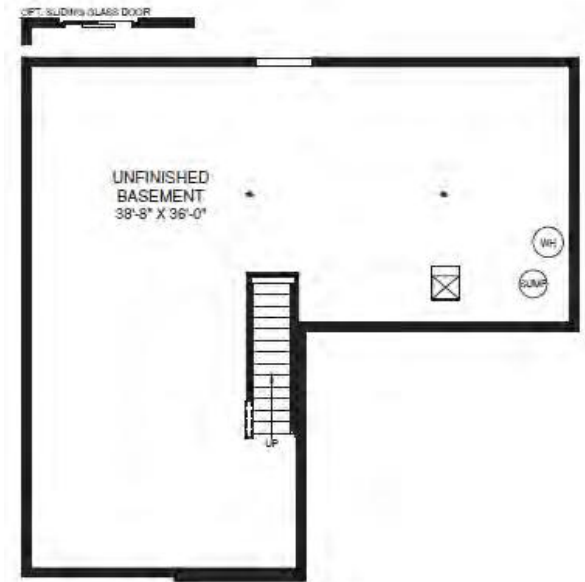


OPT. FIFTH BEDROOM  
ILO LOFT

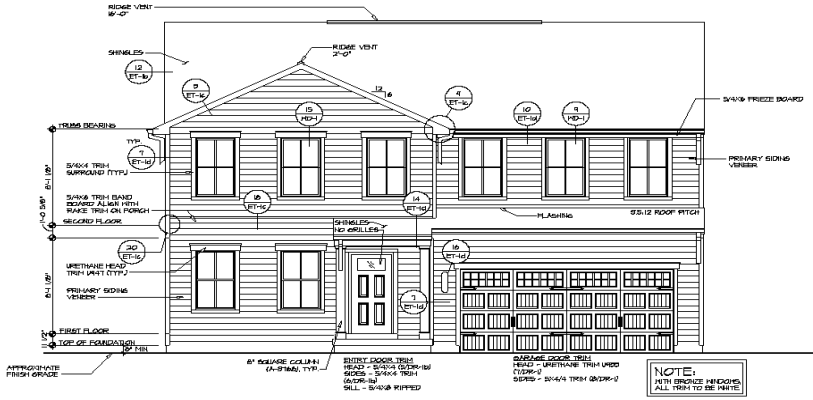
UPPER LEVEL



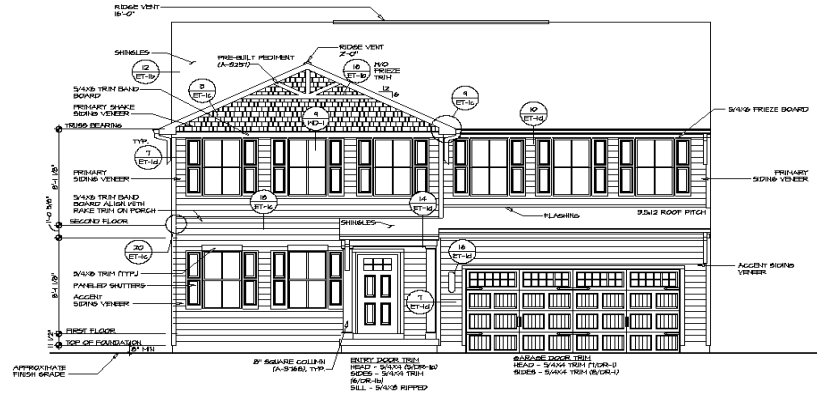
MAIN LEVEL



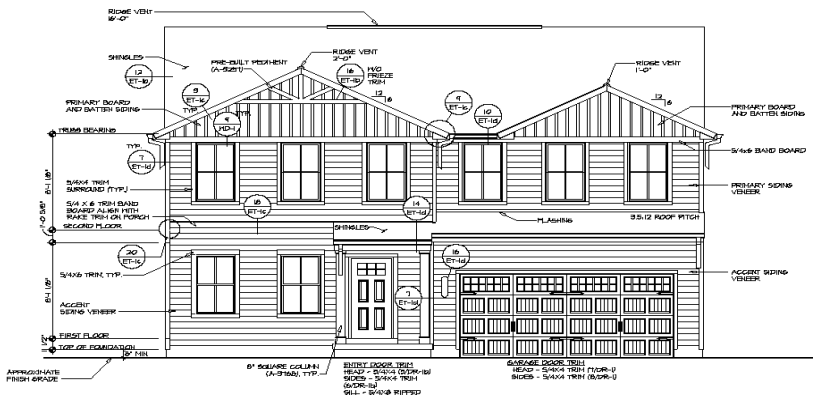
LOWER LEVEL



2  
A1  
**FRONT ELEVATION "F"**  
SCALE: 1/4" = 1'-0"



2  
A1  
**FRONT ELEVATION "K"**  
SCALE: 1/4" = 1'-0"



2  
A1  
**FRONT ELEVATION "L"**  
SCALE: 1/4" = 1'-0"

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

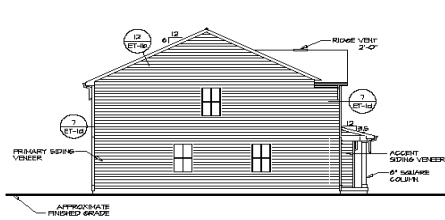
NOTE:  
GARAGE DOOR BLIND  
DESIGN MAY VARY BY  
MANUFACTURER

NO.	DATE	REVISIONS

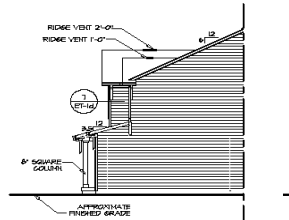
ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES INDICATE ALTERNATE DIMENSIONS. MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES. SEE SPECIFICATIONS FOR CONSTRUCTION DETAILS. SEE SPECIFICATIONS FOR NOTES AND LEGEND. SEE SPECIFICATIONS FOR NOTES AND LEGEND. SEE SPECIFICATIONS FOR NOTES AND LEGEND.



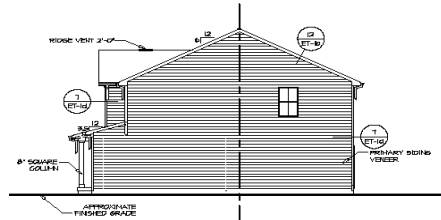
PROJECT: HAZELNUT  
PROJECT ELEVATION  
DATE: 08/26/2014  
DRAWN BY: JLD/ALP/PC



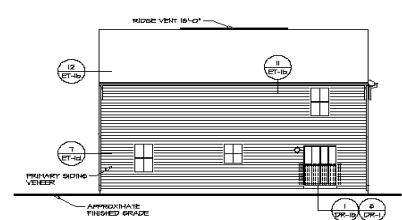
**1 LEFT ELEVATION**  
SCALE: 1/8\" = 1'-0\"



**3 PARTIAL RIGHT ELEVATION**  
SCALE: 1/8\" = 1'-0\"  
ELEVATION L. R. 1/4\"



**2 RIGHT ELEVATION**  
SCALE: 1/8\" = 1'-0\"  
ELEVATION R. 1/4\"  
ELEVATION K. 1/4\"



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

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

REVISIONS	
NO.	DATE
<small>           NVR, Inc. 4425 N. Highway 101, Suite 200, P.O. Box 7900, Dallas, Texas 75226            972-444-2121            www.nvr.com            © 2018 NVR, Inc. All rights reserved.         </small>	
<small>           FILE NO. _____            PROJECT _____            HAZELNUT            SECTIONAL ELEVATION         </small>	<small>           DRAWING NO. _____            DATE _____            CDR _____            CHK _____         </small>



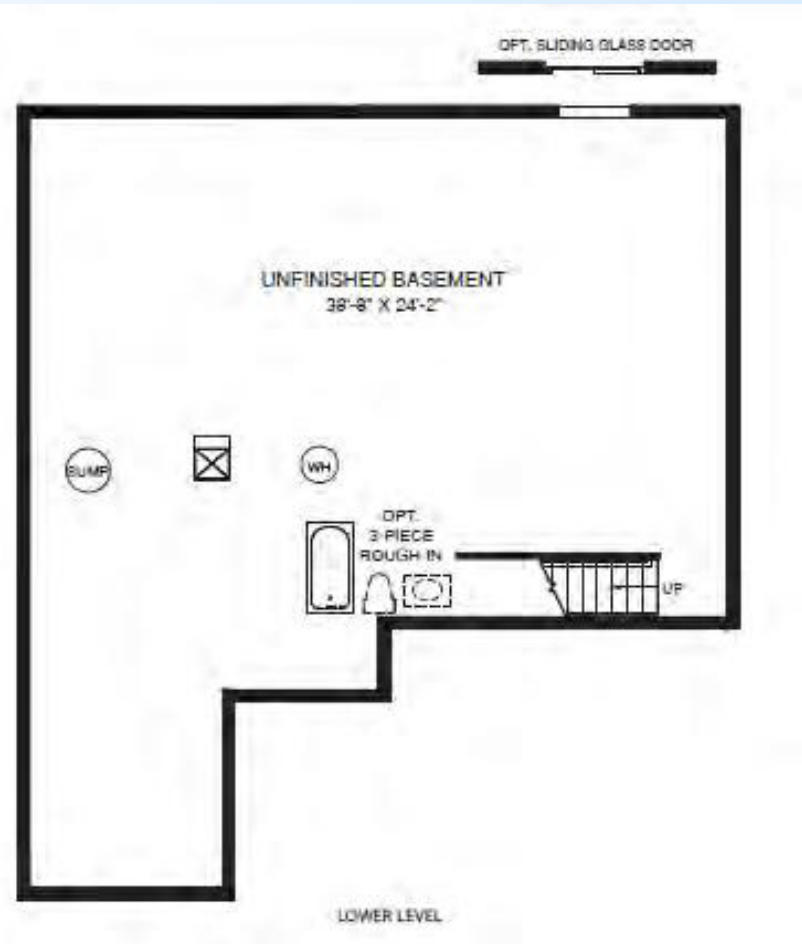
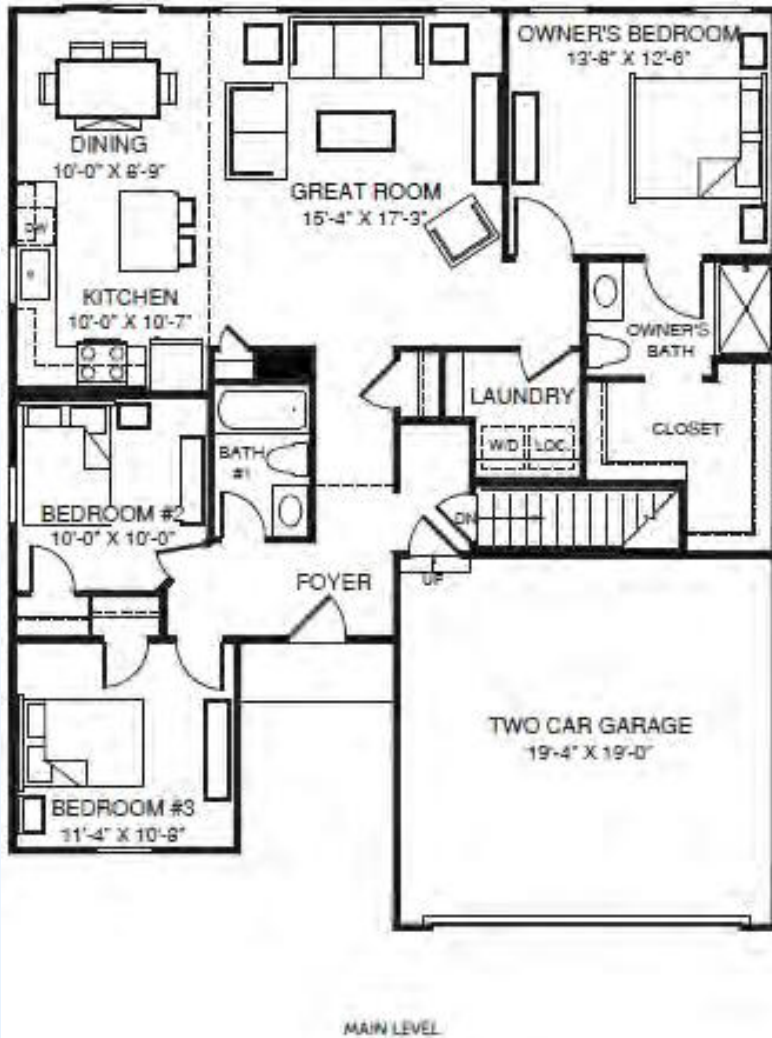
# Elevations – SILVER OAK

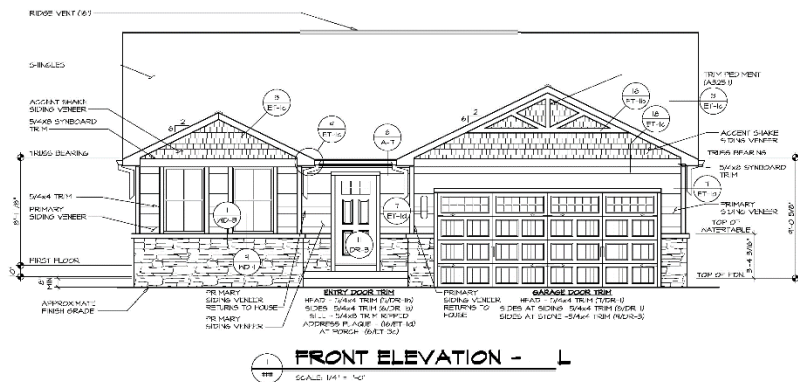


**Standard: 3 Beds, 2 Baths, 2-Car Garage, 1379 SF**

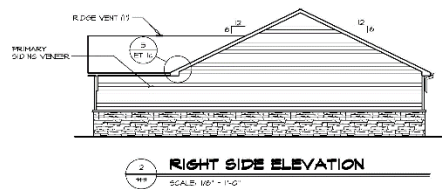
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# Elevations – SILVER OAK

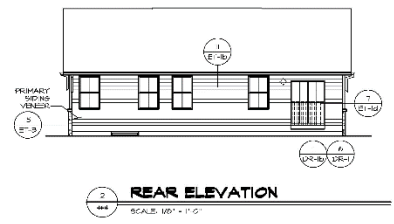




**FRONT ELEVATION - L**  
SCALE: 1/4" = 1'-0"



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



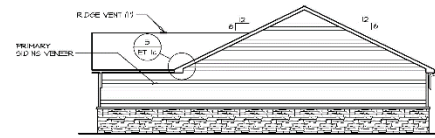
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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

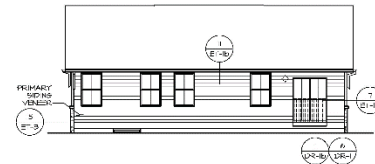
SHEET NO. **SILVER OAK**  
 SOURCE: T-17  
 IN CITY, BANGOR, OR  
 ELEVATION -  
 COMMUNITY OPTION STOVE WATER TABLE  
 REV. NO. DATE  
 NVR  
 NVR ARCHITECTURE, INC.  
 1000 N. 10TH AVE., SUITE 100  
 BANGOR, OR 97001  
 TEL: 503.683.1100  
 FAX: 503.683.1101  
 WWW.NVRARCHITECTURE.COM  
 © 2014 NVR ARCHITECTURE, INC.





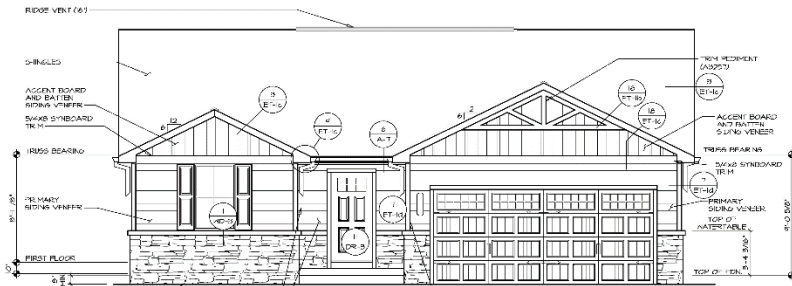
**RIGHT SIDE ELEVATION**

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



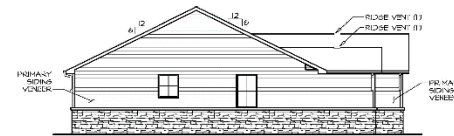
**REAR ELEVATION**

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



**FRONT ELEVATION - K**

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



**LEFT SIDE ELEVATION**

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

NUMBER

REV. NO. DATE

ALL VIEWS, UNLESS OTHERWISE NOTED, ARE TO BE CONSIDERED AS CONCEPTUAL AND NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CLIENT ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND DOCUMENTATION OF THE PROJECT. THE ARCHITECT DOES NOT PROVIDE CONTRACT ADMINISTRATION SERVICES. THE ARCHITECT'S OFFICE IS NOT A LICENSED ARCHITECTURAL FIRM IN THE STATE OF TEXAS.



SHEET NO. **SILVER OAK**  
 FOUNDATION PLAN  
 OPTION 5 (STONE WATER TABLE)  
 ELEVATION 'K'

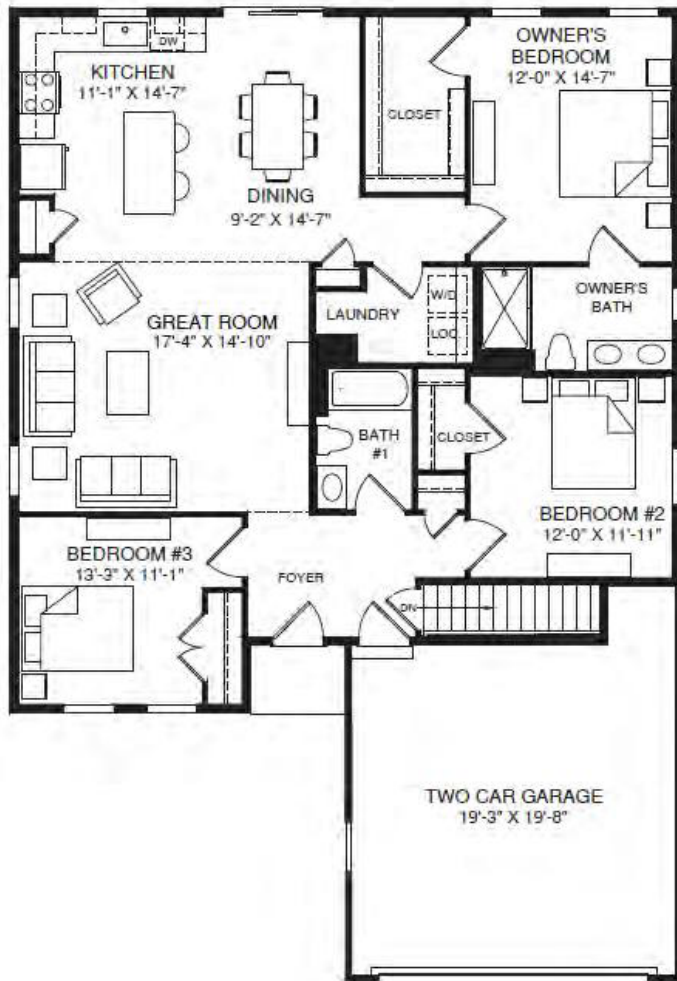
# Elevations – WALNUT



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

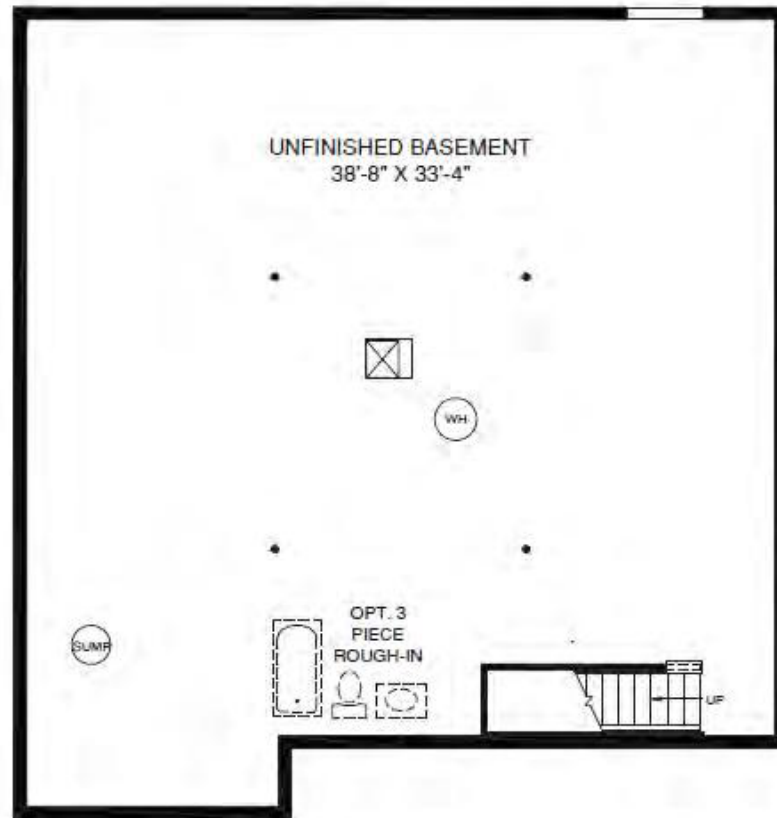
**\* Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

# Elevations – WALNUT



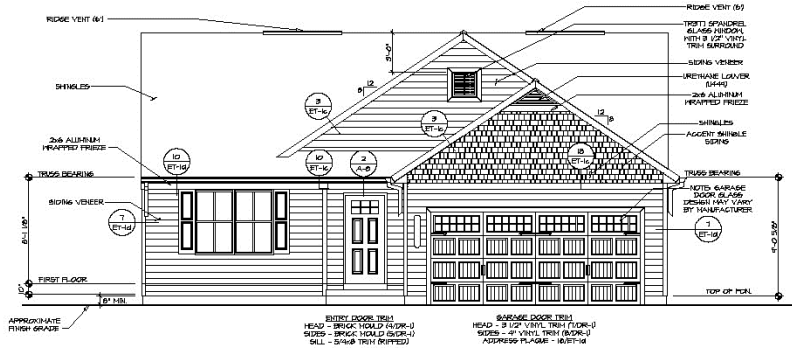
MAIN LEVEL

OPT. SLIDING GLASS DOOR

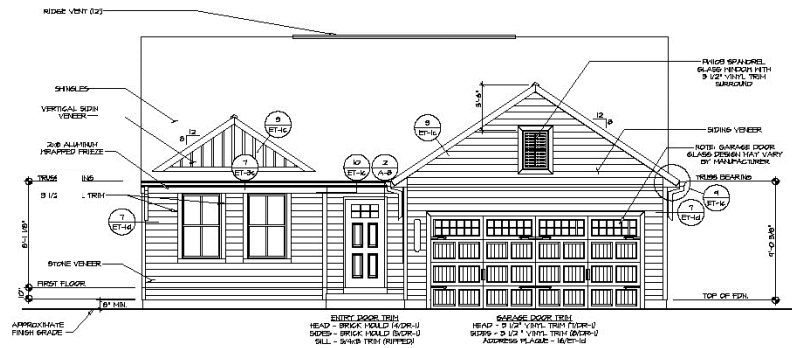


LOWER LEVEL

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



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



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

REV. NO. DATE

REV. NO. DATE

NOTE: THESE DRAWINGS ARE PRELIMINARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.



OPTION

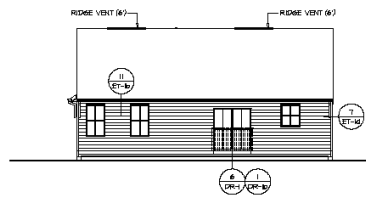
SHEET NO.

WALNUT

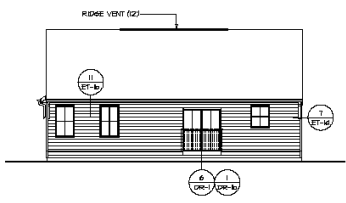
FRONT ELEVATION

OPTION DESCRIPTION

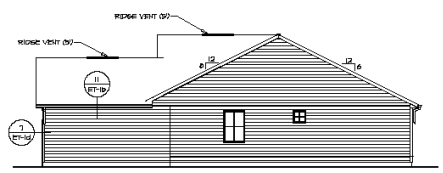




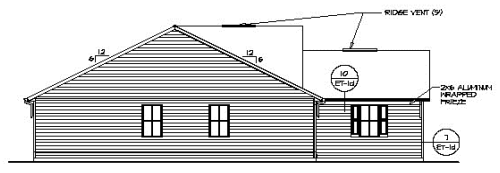
**2 REAR ELEVATION "L"**  
SCALE: 1/8" = 1'-0"



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



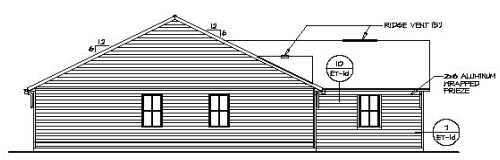
**2 RIGHT ELEVATION "L"**  
SCALE: 1/8" = 1'-0"



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



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



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

REVISIONS

REV. NO. DATE

NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR INSURANCE.



PROJECT NO.

MODEL

DATE

OPTION

DESCRIPTION

DATE

# 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**

# Product Offering – Single Family Attached



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



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



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



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

NOTE:  
GARAGE DOOR GLASS  
COLOR MAY VARY BY  
MANUFACTURER

REVISIONS

REV. NO. DATE

DATE: 10/20/2023  
PROJECT: 23-001-001  
DRAWN BY: J. PERWINKLE  
CHECKED BY: J. PERWINKLE  
SCALE: AS SHOWN



OPTION

PROJECT: PERWINKLE  
PROJECT: PERWINKLE  
OPTION DESCRIPTION





# SAMPLE INTERIOR: ELDERBERRY

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

# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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# SAMPLE INTERIOR: ELDERBERRY

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

# SAMPLE INTERIOR: PERIWINKLE

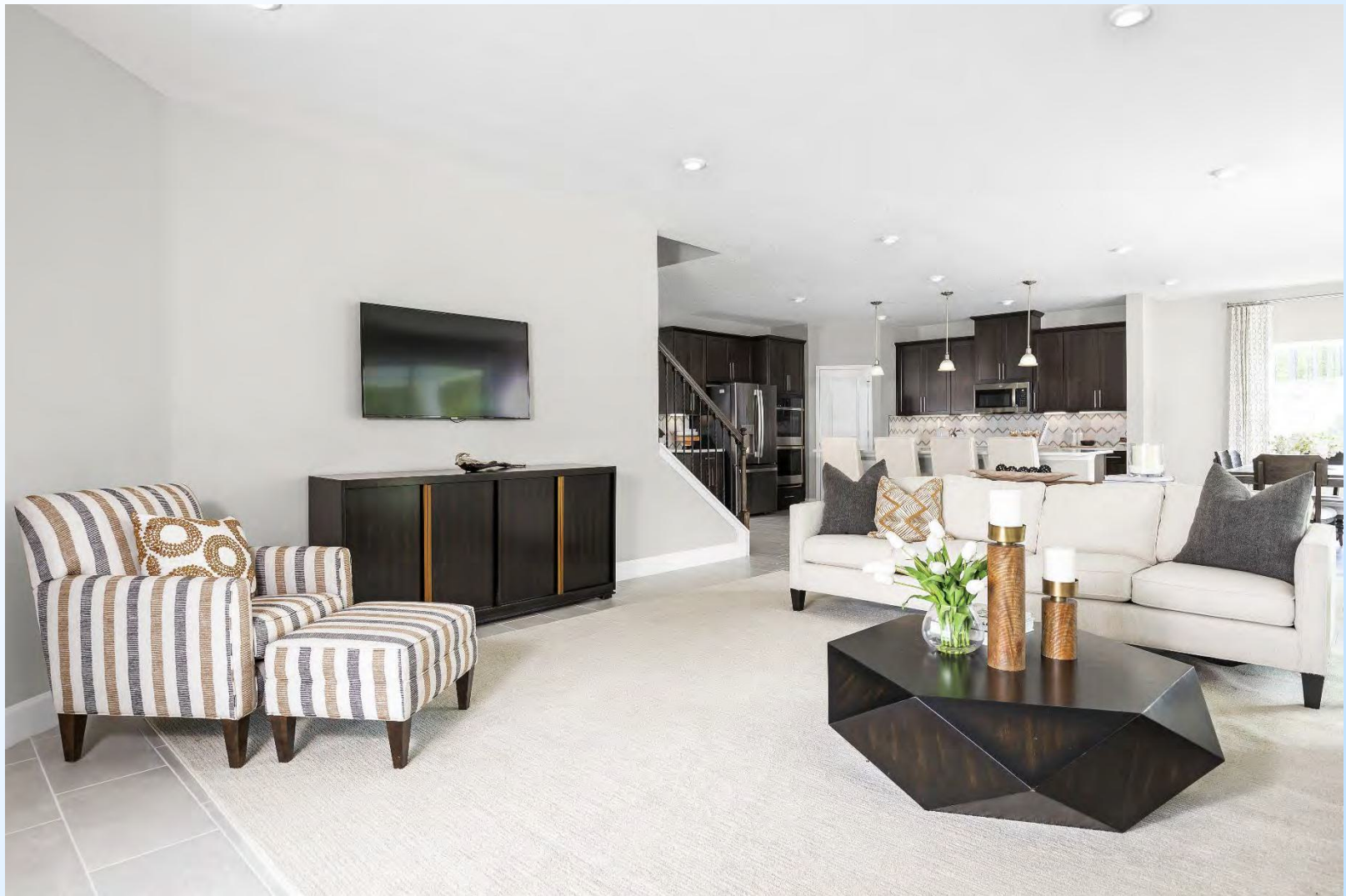
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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE

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# SAMPLE INTERIOR: PERIWINKLE

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

# Thank You

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