

DATE: June 12, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-2-25: Annexation of 19535 NE Frontage Road, Classification to R-5 (Multi-Family Residential) Zoning, and Approval of an Annexation Agreement

PUD-3-25: Preliminary Planned Unit Development of The Preserve Townhomes

GENERAL INFORMATION:

APPLICANT: Calc Holdings, LLC

STATUS OF APPLICANT: Owner

REQUESTED ACTION: Approval of annexation of 19535 NE Frontage Road and classification to R-5 zoning; and approval of the preliminary planned unit development of The Preserve Townhomes

PURPOSE: To allow development of a 90-unit townhome community

EXISTING ZONING: Will County A-1 (Agricultural)

LOCATION: 19535 NE Frontage Road
(05-06-10-400-034-0000)

SIZE: 7.68 acres (annexation)
8.47 acres (PUD)

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Commercial (truck dealer), Village of Shorewood I-2 (general industrial)

SOUTH: Forest Preserve, Unincorporated Will County A-1 (agricultural)

EAST: Industrial (concrete ready-mix plant; manufacturing), Village of Shorewood I-2 (general industrial) and Unincorporated Will County A-1 (agricultural)

WEST: Residential (Deer Run Estates and Deer Run Townhouses), City R-4 (multi-family residential); and commercial (auto repair and storage units), Village of Shorewood B-3 (general commercial)

SITE HISTORY: The 8.47-acre subject site is located within unincorporated Will County and is currently undeveloped. Most of the parcel lies within the City of Joliet boundary area for annexation; however, the entrance at the northwest corner of the site lies within Shorewood's planning boundary. The annexation request includes only the 7.68 acres that lie within Joliet's boundary area. The 0.79 acres at the northwest corner will remain in unincorporated Will County. According to the petitioner, the Village of Shorewood may request that this entrance portion be annexed to Shorewood in the future if the Joliet annexation is approved.

In May 2024, the Plan Commission reviewed the same request for annexation of the subject site and preliminary and final Planned Unit Development of The Preserve Townhomes (A-2-24, PUD-3-24, and PUD-4-24). The Plan Commission voted five to one to recommend denial of those petitions. Those petitions were never brought forward to City Council so no final action was taken. Since a year has elapsed since the 2024 Plan Commission hearing, the petitioner is restarting the process for the same development proposal.

In March 2022, the Plan Commission reviewed an annexation request for the subject site in association with a development proposal for a truck and trailer repair and parking operation. The Plan Commission voted to recommend denial of that petition. The petition was subsequently withdrawn and was not heard by the City Council.

SPECIAL INFORMATION: The Planned Unit Development of The Preserve Townhomes consists of 90 townhome units on approximately 8.47 acres. There are fourteen townhome buildings: seven 8-unit buildings, four 6-unit buildings, two 3-unit buildings, and one 4-unit building. The density for the development is 10.6 units per acre; the requested zoning classification is R-5 (multi-family residential) zoning, which permits a density of 10 units per acre. As part of the PUD, the petitioner is requesting a variation to slightly exceed the density permitted in the R-5 district.

The two-story townhome units range from around 1150 to 1200 square feet and will each contain two bedrooms and two bathrooms. Units would be sold to individual owners. The petitioner anticipates that the sale price for each unit will be less than \$300,000, not including the garage units which would be sold separately. The development will have a homeowner's association which will be responsible for maintenance of all common areas. The proposal includes 180 surface parking spaces, located in front of the buildings, and

44 garage units, located along the east side of the site. The number of parking spaces provided exceeds the parking requirement for 90 units, which is 135 spaces.

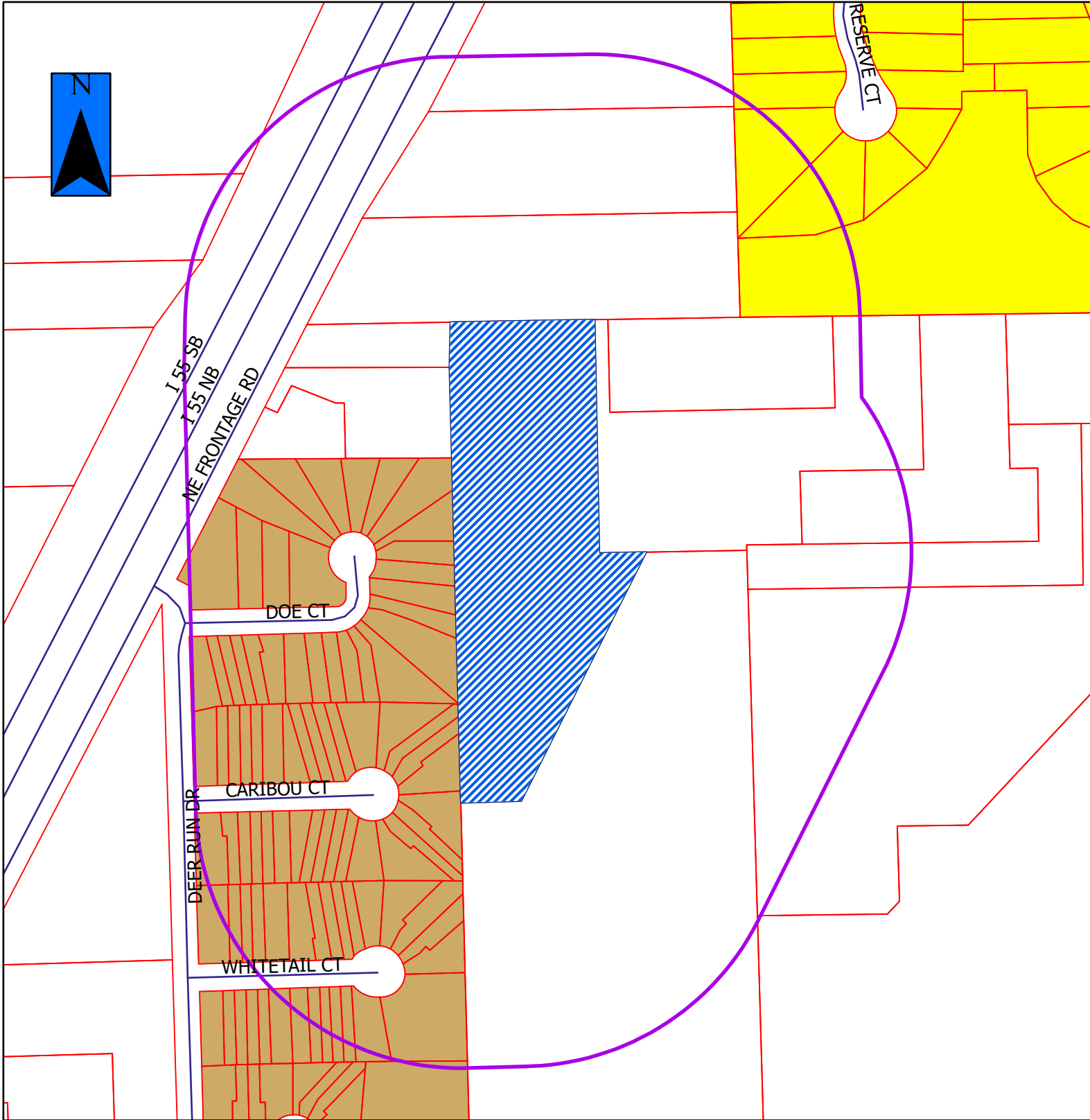
The exterior materials for the proposed two-story buildings are fiber cement board siding and stone veneer. The elevations contain less brick or stone than the Zoning Ordinance requires for multi-family structures (per Section 47-17.30(E), at least 100 percent of the front elevations and 50 percent of the side and rear elevations of multi-family buildings shall be comprised of brick or stone), so the PUD includes a variation from the residential design standards. Staff believes the elevations are acceptable and are consistent with other developments in the City. Architectural elevations, floor plans, landscaping plans, and a tree survey are attached. A narrative with phasing, financing, and marketing information is also attached.

The site is located adjacent to an industrial property containing a concrete ready-mix plant (Prairie Materials) and a manufacturing facility (Knauer Industries). The access to the property containing these facilities is a private concrete road that runs east-west along the north side of the subject site. The subject property contains an ingress / egress easement for this access road. The proposed development will also use this access road – the townhome buildings will be served by a new private road that loops off the existing road. The proposed garage buildings are designed as a buffer between the industrial property and the townhome development. The two garage buildings are located along the east property line and have a high rear roof to create the tallest barrier possible on the one-story garages. The main elevation of the garage buildings will complement the townhome buildings, while the rear elevation facing the adjacent concrete plant will use EIFS for the exterior material.

The fourteen townhome buildings and two garage buildings would each be on their own lot, with outlots for the private drive and the three storm detention areas. Water and sewer connection fees, school donation fees, and development impact fees will be required for this development. The Joliet Park District has indicated that they will require a cash contribution in lieu of land dedication for this development. The amount of the cash contribution would be determined at the time of approval of the final Planned Unit Development. Troy School District 30-C has indicated that significant enrollment from this development could be difficult to accommodate due to the capacity of the local elementary school. The petitioner does not anticipate a high number of school-aged children within the proposed development due to the size of the units.



It should be noted that the petitioner held a neighborhood meeting about their proposal on April 25, 2024, prior to the May 2024 Plan Commission meeting. The petitioner sent meeting notices to residents of the Deer Run and Woodedcreek subdivisions.


ANALYSIS: Approval of the annexation of 19535 NE Frontage Road and the Preliminary Planned Unit Development of The Preserve Townhomes will allow the developer to proceed with finalizing the plans for development of a 90-unit townhome community on an undeveloped 8.47-acre property. Future approval of the Final Planned Unit Development is still required.

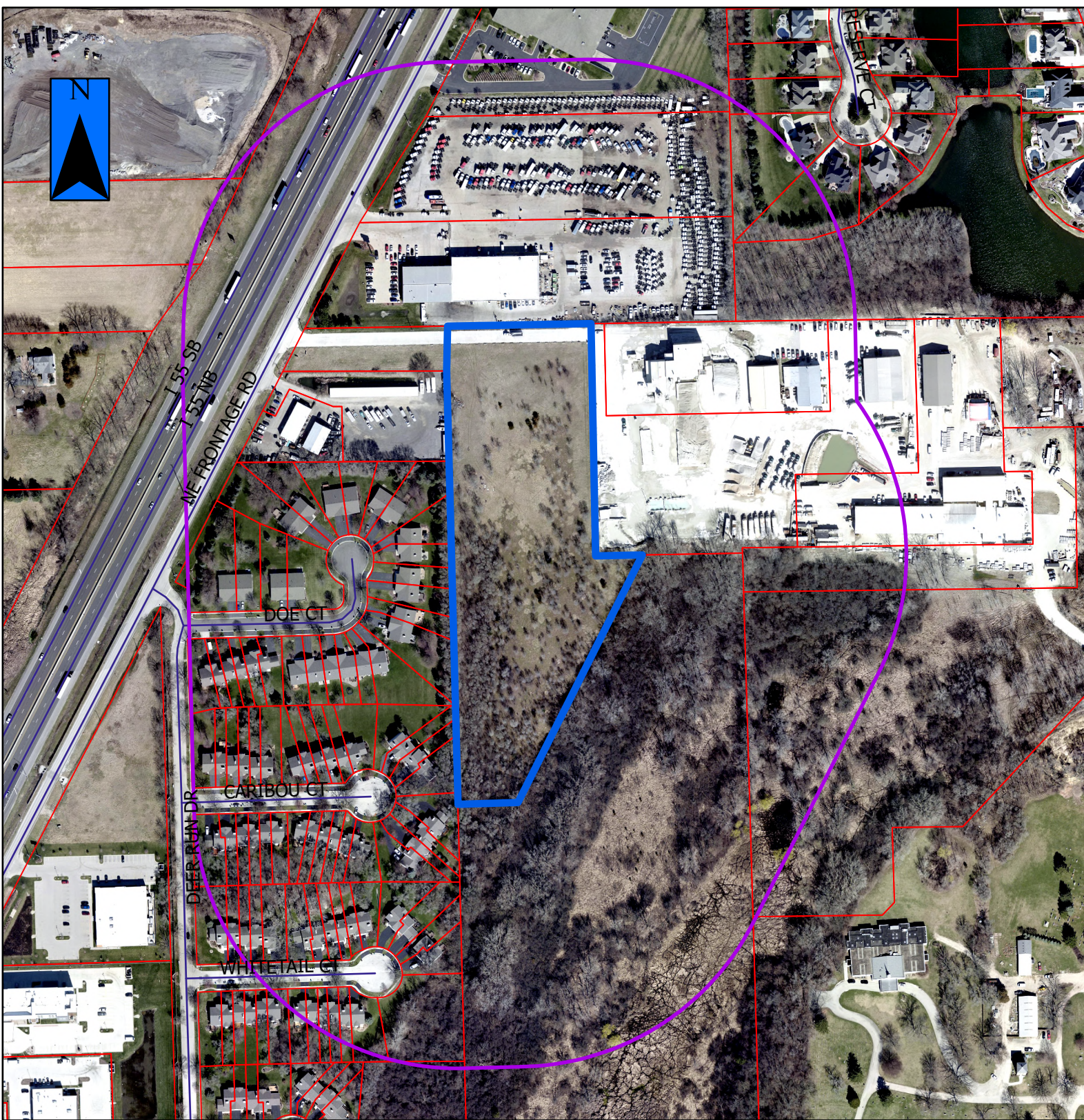


A-2-25 & PUD-3-25



 = Property in Question
 = 600' Public Notification Boundary

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



A-2-25a & PUD-3-25a



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

SHOREWOOD

Entrance area
to remain
unincorporated

JOLIET

Joliet /
Shorewood
boundary

7.68 acres to
be annexed
into the City
of Joliet

JOLIET

INTERSTATE 55
INTERSTATE 55
NE FRONTAGE RD

DOE CT

CARIBOU CT

WHITETAIL CT

DEER RUN DR

RESERVE CT

ROCKERY CT

Figure 1: Subject site entrance off of NE Frontage Road, view east from NE Frontage Road (May 2023)



Figure 2: Private access driveway along the north side of the subject site, view east from NE Frontage Road (May 2024)



Figure 3: Subject site, view south from the private access drive (May 2024)



Figure 4: East side of site and adjacent concrete plant, view southeast from the private driveway (May 2024)



Figure 5: West side of site, view southwest from the private driveway (May 2024)



RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR _____ COUNTY DO
HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY
OF _____, A.D., 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS _____

PLEASE TYPE/PRINT NAME _____

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
THIS IS TO CERTIFY THAT
A CORPORATION AUTHORIZED TO DO BUSINESS IN ILLINOIS, AS OWNER OF THE PROPERTY
DESCRIBED ON THE ATTACHED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED
HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

BY: _____
TITLE: _____

ATTEST: _____
TITLE: _____

STATE OF ILLINOIS)
COUNTY OF _____) SS
I, _____, A NOTARY PUBLIC IN AND FOR

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND
_____ OF _____ PERSONALLY KNOWN TO
ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT
AS SUCH _____ AND _____ APPEARED BEFORE ME THIS DAY
IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT
AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID
CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID
ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF
SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN
FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION,
FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,
THIS _____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT OF ANNEXATION IS IDENTIFIED
AS THAT INCORPORATED INTO AND MADE A PART OF JOLIET ORDINANCE
NUMBER _____ ADOPTED BY THE MAYOR AND BOARD
OF TRUSTEES OF SAID CITY.

BY: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT WE, WEBSTER, McGRATH & AHLBERG, LTD., HAVE PREPARED
THE MAP HEREON FROM OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING THE SAME
INTO THE CITY OF JOLIET, ILLINOIS, AND THAT THIS PLAT OF ANNEXATION DEPICTS
SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS _____ DAY OF
_____, A.D. 20____.

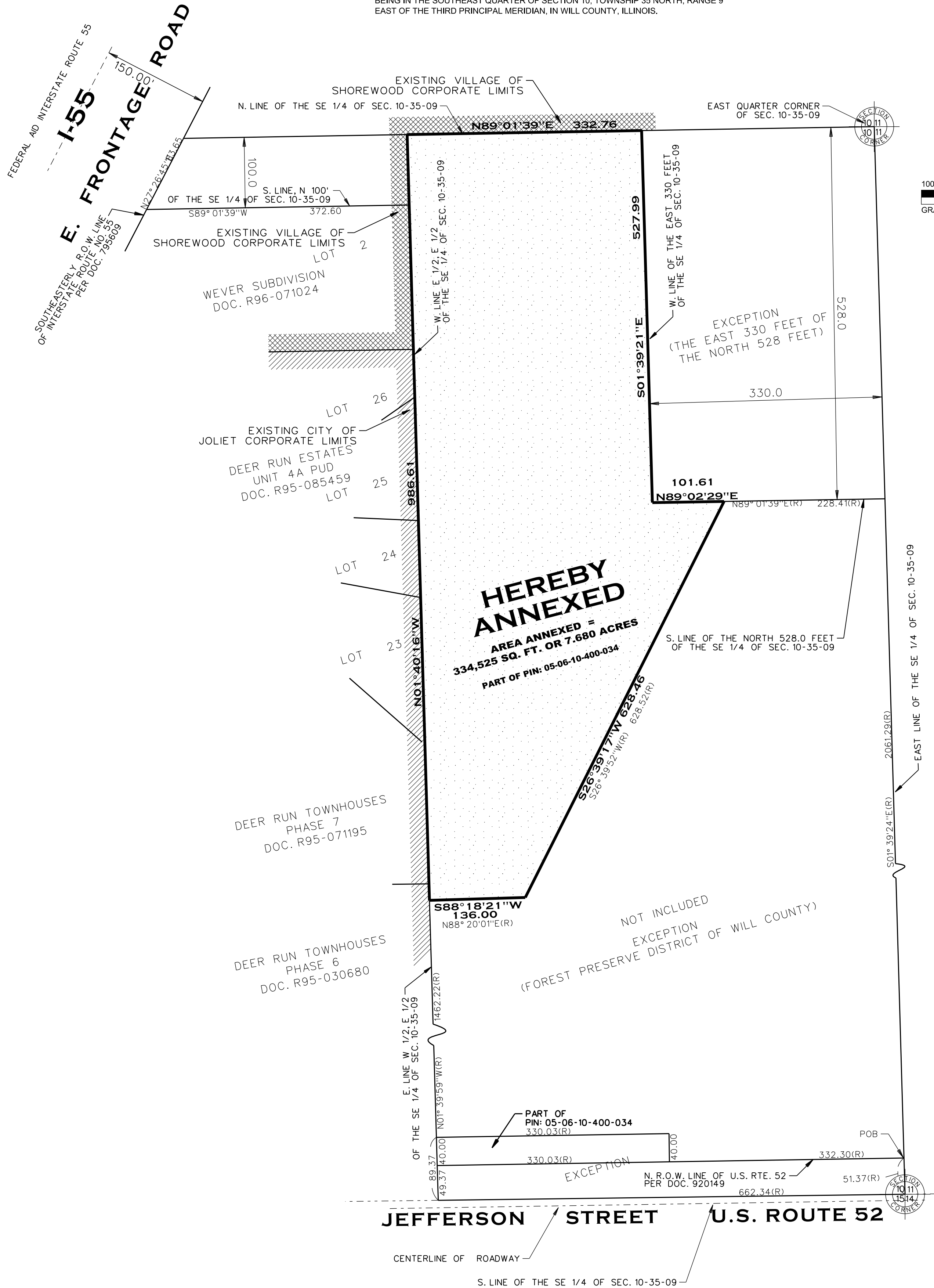
WEBSTER, McGRATH & AHLBERG, LTD.

BY: _____

ILLINOIS LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

PLAT OF ANNEXATION
TO
THE CITY OF JOLIET, ILLINOIS

BEING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LEGAL DESCRIPTION OF LAND BEING ANNEXED TO THE CITY OF JOLIET

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF U.S. ROUTE 52 (JEFFERSON STREET) PER DOCUMENT 920149 AND THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE OF U.S. ROUTE 52; A DISTANCE OF 332.30 FEET TO A POINT ON A LINE THAT IS 330.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE THAT IS 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF U.S. ROUTE 52; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1462.22 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE NORTH 26 DEGREES 39 MINUTES 52 SECONDS EAST, 628.52 FEET TO A POINT ON A LINE THAT IS 528.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 01 MINUTES 39 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 228.41 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 2061.29 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AND:

THE EAST 330 FEET OF THE NORTH 528 FEET OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AND ALSO:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF U.S. ROUTE 52 (JEFFERSON STREET) PER DOCUMENT 920149 AND THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE OF U.S. ROUTE 52; A DISTANCE OF 332.30 FEET TO A POINT ON A LINE THAT IS 330.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE THAT IS 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF U.S. ROUTE 52; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 39 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 88.37 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 15 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 662.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 10 A DISTANCE OF 51.37 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

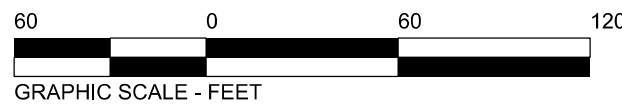
LINE LEGEND

- = LIMITS OF LAND HEREBY ANNEXED
- ▨ = EXISTING CITY OF JOLIET CORPORATE LIMITS
- ▩ = EXISTING VILLAGE OF SHOREWOOD CORPORATE LIMITS

Rev	Date	Description	By	
1	4-11-2024	REVISED PER REVIEW/SOUTH PARCEL	JCV	
2	4-15-2024	REVISED PER REVIEW/SOUTH PARCEL	JCV	
				PLAT OF ANNEXATION
				LOCATION: THE PRESERVE TOWNHOMES EAST FRONTAGE ROAD AND RTE. 52 JOLIET, IL
				PREPARED FOR: CALIC HOLDINGS LLC PO BOX 113 WHEATON, IL 60187 PHONE: 630.415.6425
WEBSTER, McGRATH & AHLBERG LTD.				
JOB #:		DATE:	12-07-2021	SCALE: 1"=100'
SURV:		JCV	DRAWN: JCV	DESIGN: XXX
FILE #:		WILL CO. 10-35-09		SHEET #:
				1 of 1



LOCATION MAP



BASIS OF BEARINGS

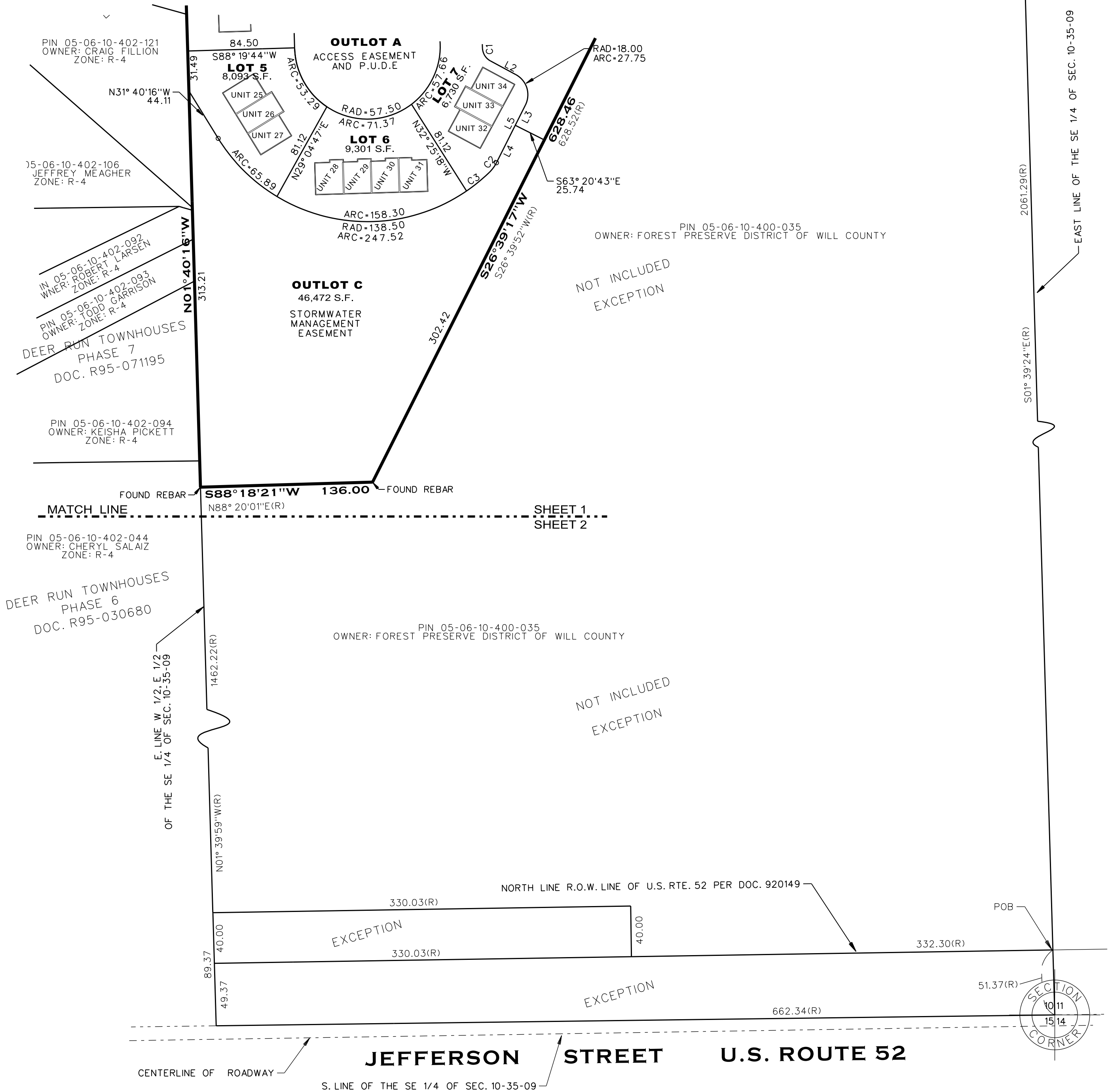
NAD 83, ILLINOIS STATE PLANE, EAST ZONE
AS DETERMINED BY TRIMBLE VRS NETWORK



PRELIMINARY
PLANNED UNIT DEVELOPMENT
FOR
THE PRESERVE TOWNHOMES

BEING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 05-06-10-400-034-0000



LINE TABLE		
L1	N01° 40'16"W	17.00
L2	S61° 40'16"E	22.83
L3	S26° 39'17"W	18.02
L4	S26° 39'17"W	33.07
L5	S26° 39'17"W	51.10

CURVE TABLE		
NO.1	RADIUS	ARC
C1	12.00	12.57
C2	28.00	9.42
C3	138.50	23.33

DEVELOPMENT TABLE	
ACREAGE	7.68 ACRES (ANNEXED TO JOLIET) 0.79 ACRES (UNINCORPORATED) 8.47 TOTAL ACRES
NUMBER OF LOTS	16 LOTS 4 OUTLOTS
NUMBER OF UNITS	90 RESIDENTIAL UNITS 44 GARAGE UNITS
DENSITY CALCULATIONS	10.6 DWELLING UNITS PER NET RESIDENTIAL ACRE

LOT TABLE	
LOT #	USAGE DESCRIPTION
LOT 1	RESIDENTIAL UNITS
LOT 2	RESIDENTIAL UNITS
LOT 3	RESIDENTIAL UNITS
LOT 4	RESIDENTIAL UNITS
LOT 5	RESIDENTIAL UNITS
LOT 6	RESIDENTIAL UNITS
LOT 7	RESIDENTIAL UNITS
LOT 8	RESIDENTIAL UNITS
LOT 9	RESIDENTIAL UNITS
LOT 10	RESIDENTIAL UNITS
LOT 11	RESIDENTIAL UNITS
LOT 12	RESIDENTIAL UNITS
LOT 13	RESIDENTIAL UNITS
LOT 14	RESIDENTIAL UNITS
LOT 15	GARAGE UNITS
LOT 16	GARAGE UNITS
OUTLOT A	ACCESS, PUBLIC UTILITY & DRAINAGE EASEMENT
OUTLOT B	STORMWATER MANAGEMENT EASEMENT
OUTLOT C	STORMWATER MANAGEMENT EASEMENT
OUTLOT D	STORMWATER MANAGEMENT EASEMENT

LINE	LEGEND
	= BOUNDARY LINE
	= LOT LINE
	= EASEMENT LINE
	= SETBACK LINE
	= SECTION LINE
P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT	

Rev	Date	Description	By	PLANNED UNIT DEVELOPMENT			
				LOCATION: THE PRESERVE TOWNHOMES EAST FRONTAGE ROAD AND RTE. 52 JOLIET, IL			
				PREPARED FOR: CALIC HOLDINGS LLC PO BOX 113 WHEATON, IL 60187 PHONE: 630.415.6425			
				JOB #: 44515 DATE: 05-02-2024 SCALE: 1"=60'			
				SURV: JCV DRAWN: JCV DESIGN: MR			
				FILE #: WILL CO. 10-35-09 PUD SHEET #: 2 of 2			
WEBSTER, McGRATH & AHLBERG LTD.				LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE			
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187				Over a Century of Service to our Clients			
PH: 630.668-7683 FAX: 630.668-7684 WWW.WMAA-ILL.COM				Design Firm License No. 184-003101			



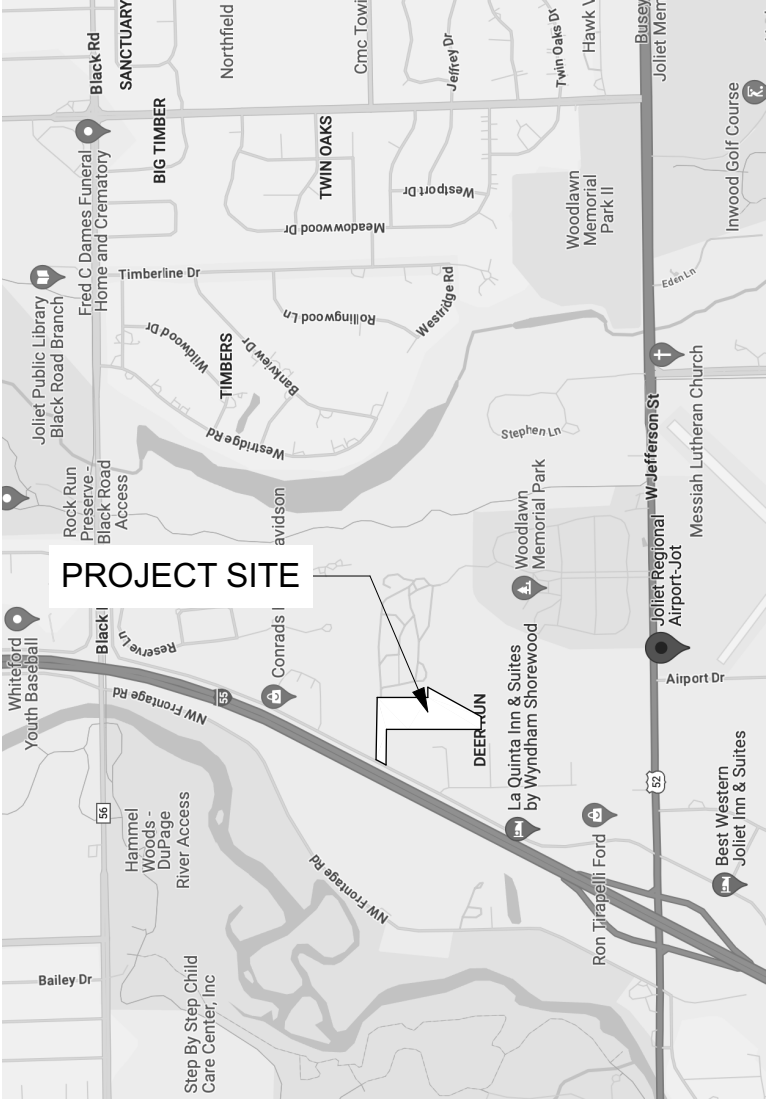
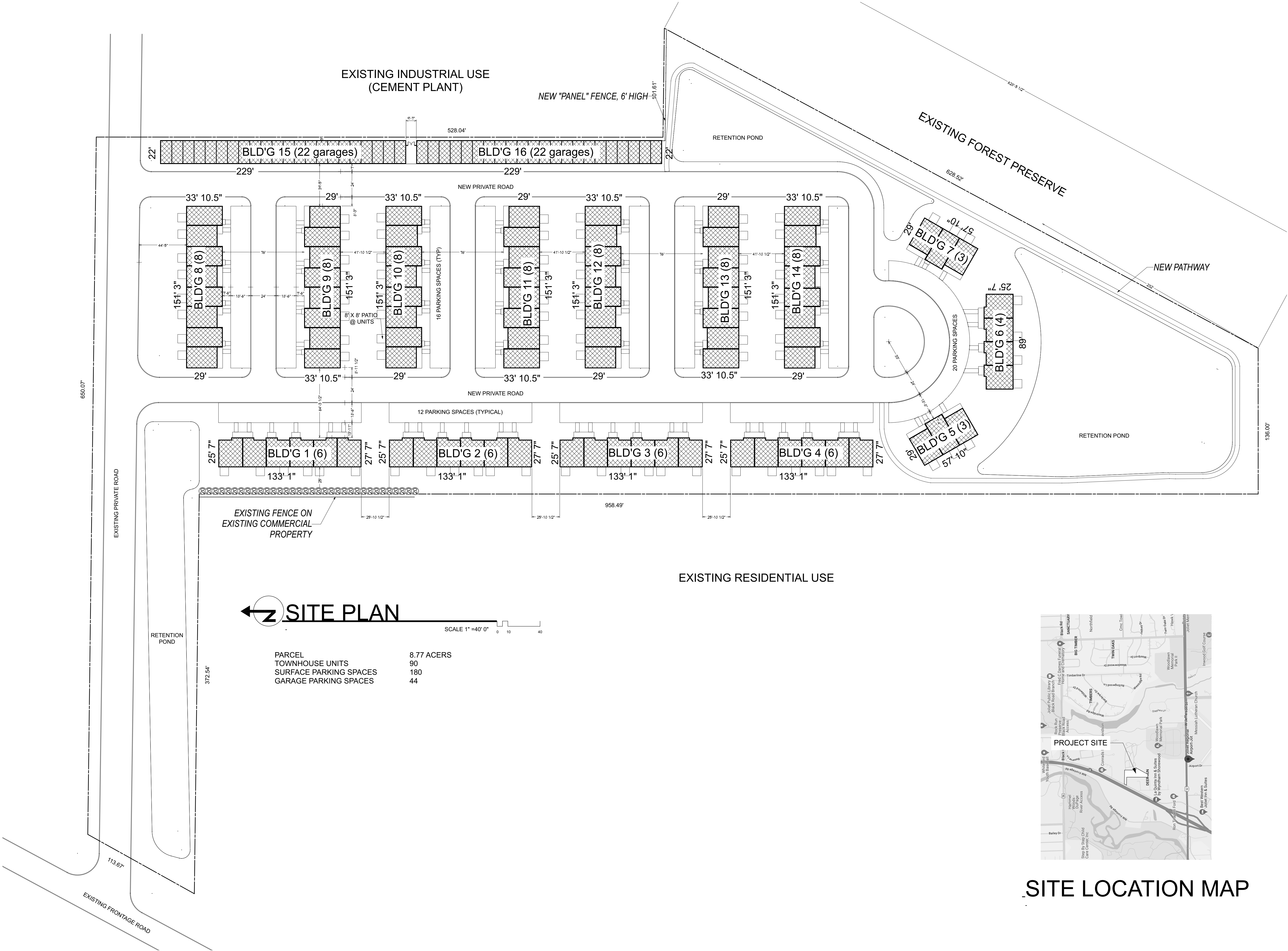
PRESERVE TOWNHOMES

FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

SHEET NUMBER

1

April 19, 2024
REV- May 15, 2024



PRESERVE TOWNHOMES

FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

SHEET NUMBER

2

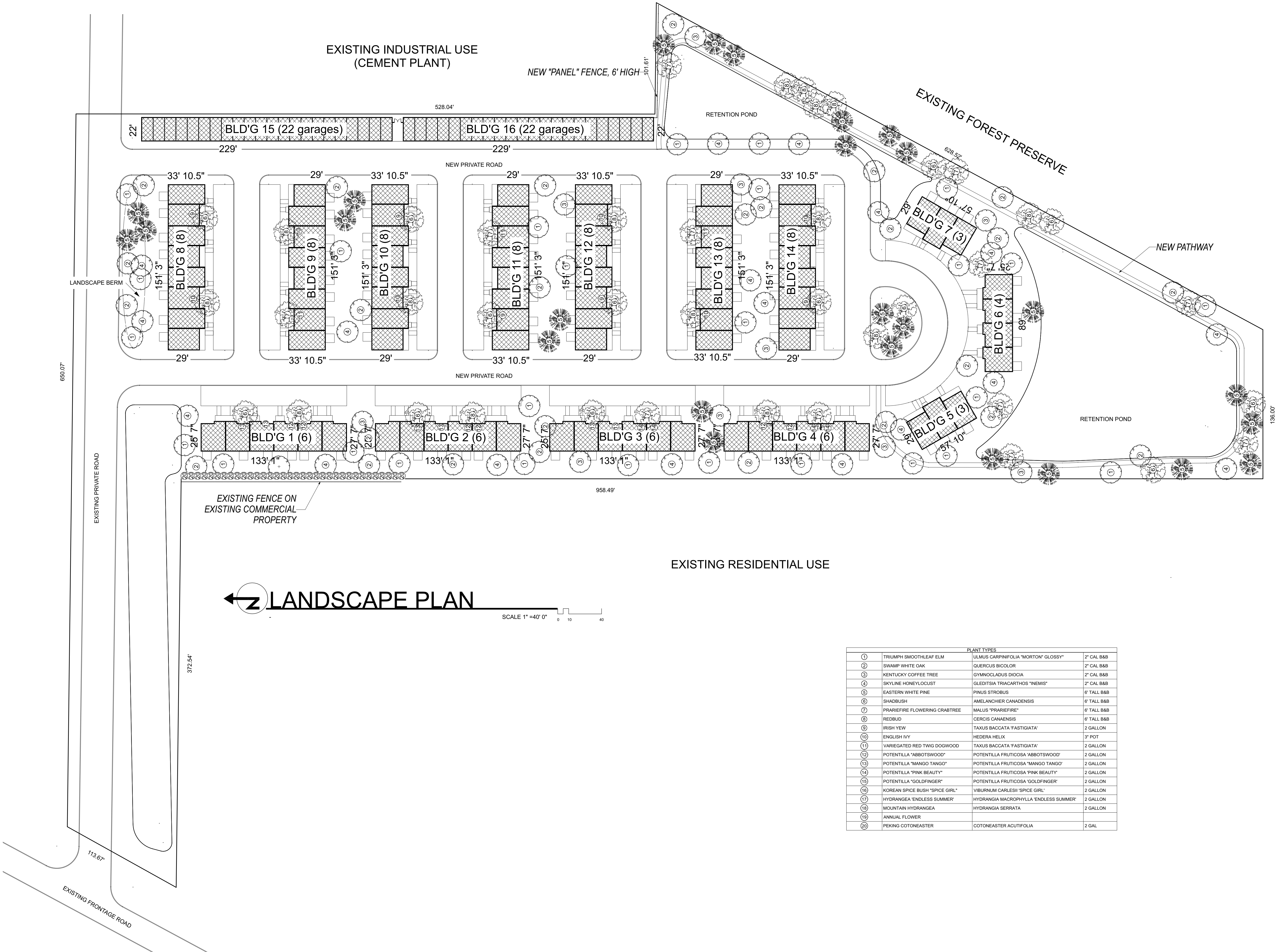
April 19, 2024
REV- May 15, 2024

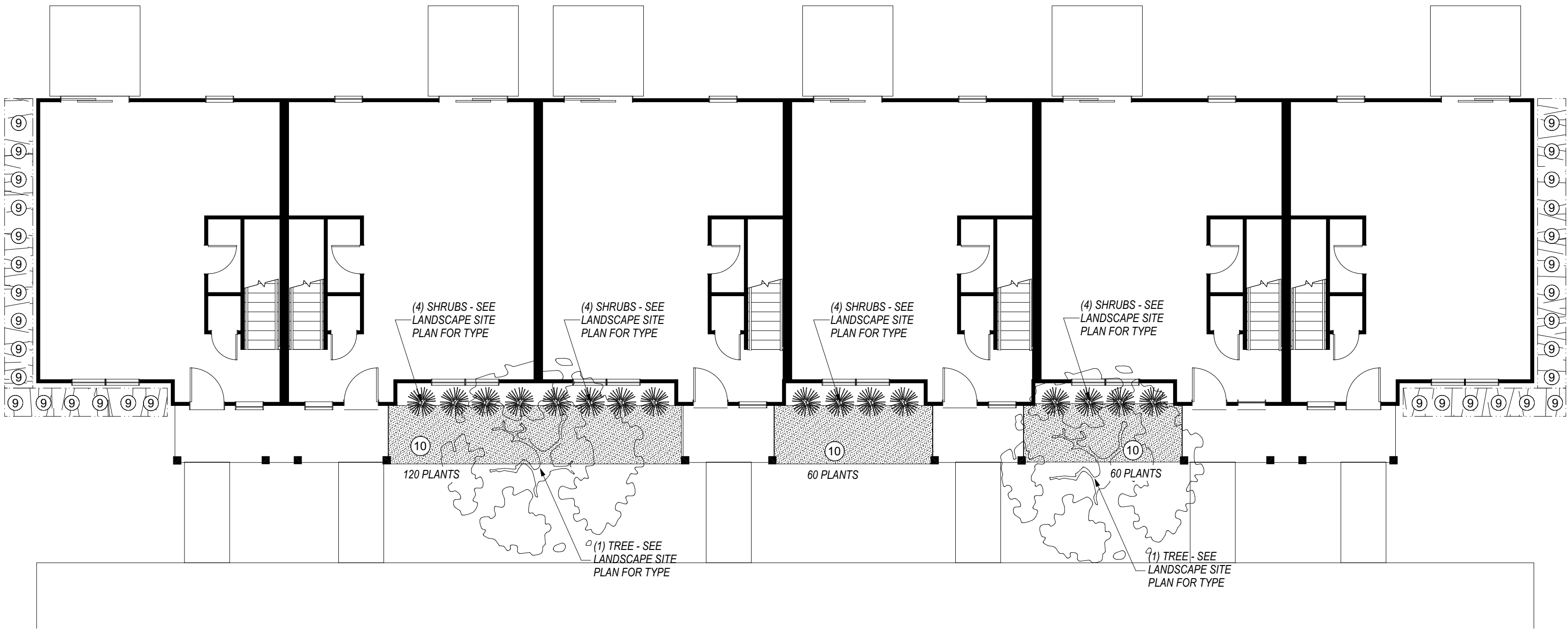
PRESERVE TOWNHOMES
FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

SHEET NUMBER

3

April 19, 2024
REV- May 15, 2024

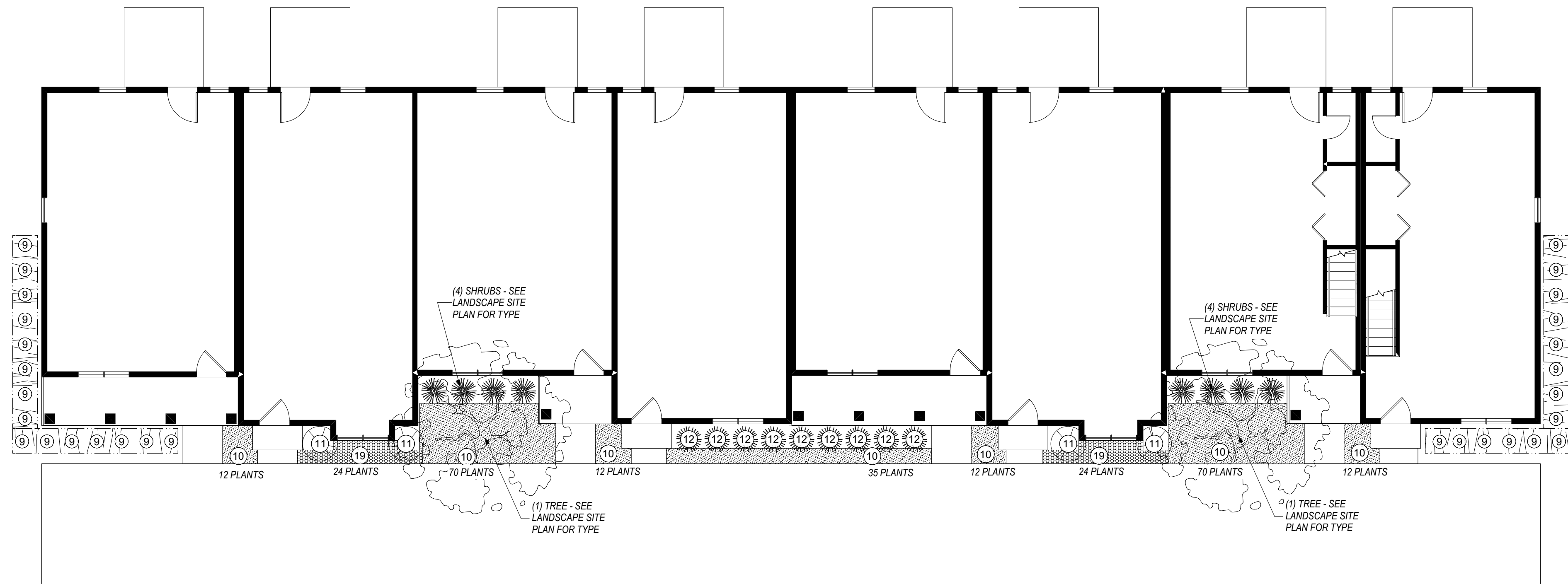




PLANT TYPES			
①	TRIUMPH SMOOTHLEAF ELM	ULMUS CARPINIFOLIA "MORTON" GLOSSY"	2" CAL B&B
②	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL B&B
③	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICIA	2" CAL B&B
④	SKYLINE HONEYLOCUST	GLEDITSIA TRIACARTHOS "INEMIS"	2" CAL B&B
⑤	EASTERN WHITE PINE	PINUS STROBUS	6" TALL B&B
⑥	SHADBUSH	AMELANCHIER CANADENSIS	6" TALL B&B
⑦	PRAIRIEFIRE FLOWERING CRABTREE	MALUS "PRAIRIEFIRE"	6" TALL B&B
⑧	REDBUD	CERCIS CANAENSIS	6" TALL B&B
⑨	IRISH YEW	TAXUS BACCATA "FASTIGIATA"	2 GALLON
⑩	ENGLISH IVY	HEDERA HELIX	3" POT
⑪	VARIEGATED RED TWIG DOGWOOD	TAXUS BACCATA "FASTIGIATA"	2 GALLON
⑫	POTENTILLA "ABBOTSWOOD"	POTENTILLA FRUTICOSA "ABBOTSWOOD"	2 GALLON
⑬	POTENTILLA "MANGO TANGO"	POTENTILLA FRUTICOSA "MANGO TANGO"	2 GALLON
⑭	POTENTILLA "PINK BEAUTY"	POTENTILLA FRUTICOSA "PINK BEAUTY"	2 GALLON
⑮	POTENTILLA "GOLDFINGER"	POTENTILLA FRUTICOSA "GOLDFINGER"	2 GALLON
⑯	KOREAN SPICE BUSH "SPICE GIRL"	VIBURNUM CARLESII "SPICE GIRL"	2 GALLON
⑰	HYDRANGEA "ENDLESS SUMMER"	HYDRANGIA MACROPHYLLA "ENDLESS SUMMER"	2 GALLON
⑱	MOUNTAIN HYDRANGEA	HYDRANGIA SERRATA	2 GALLON
⑲	ANNUAL FLOWER		
⑳	PEKING COTONEASTER	COTONEASTER ACUTIFOLIA	2 GAL

6 UNIT BUILDING - LANDSCAPE PLAN

SCALE 1/8" = 1' 0"



8 UNIT BUILDING - LANDSCAPE PLAN

SCALE 1/8" = 1' 0"

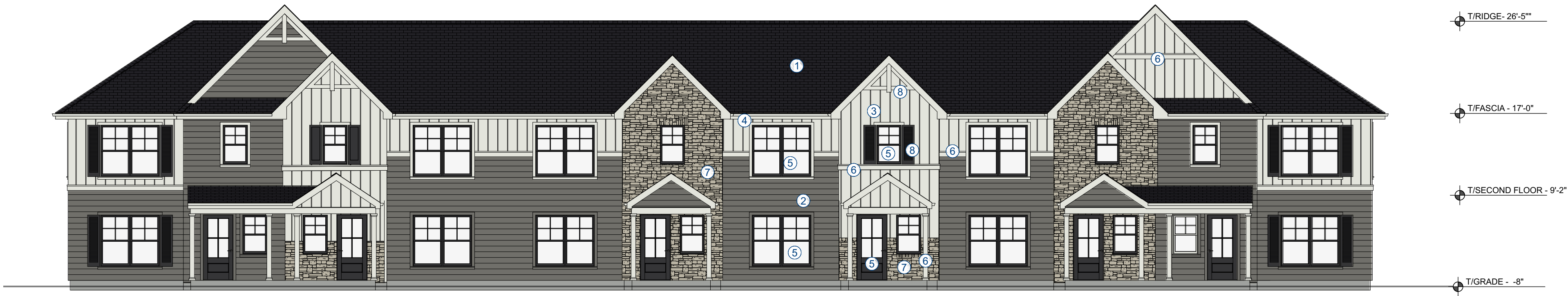
PRESERVE TOWNHOMES

FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

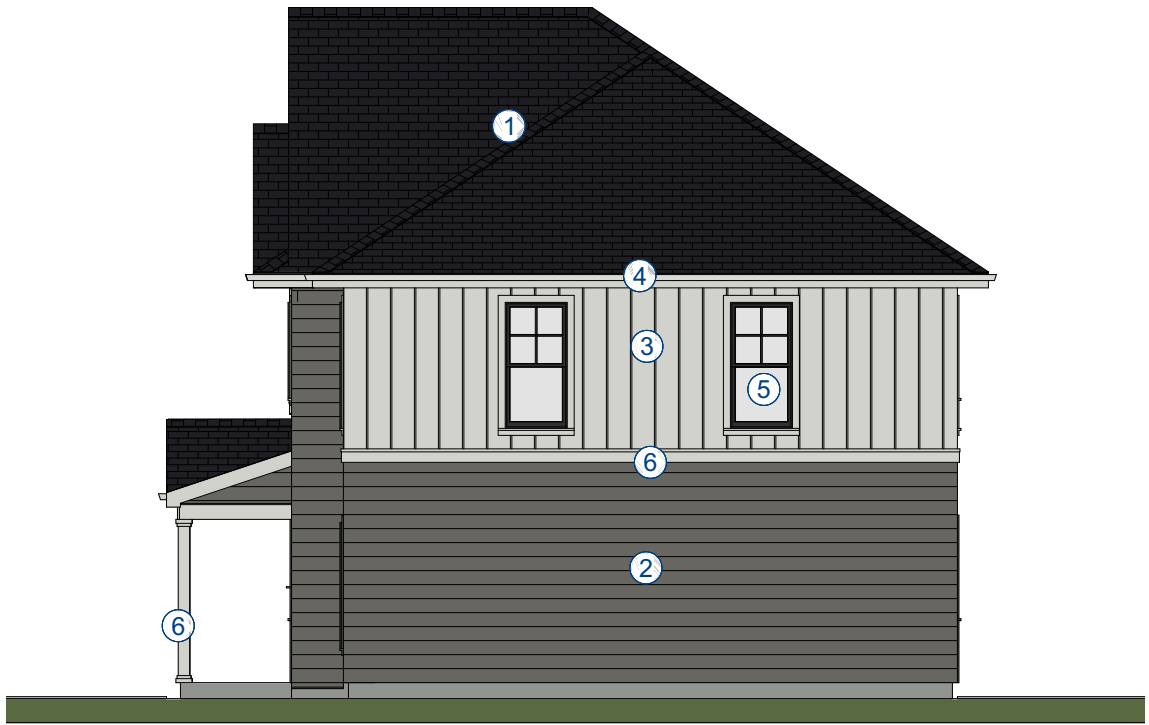
SHEET NUMBER

3A

April 19, 2024
REV- May 15, 2024



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

NOTE SCHEDULE	
①	ASPHALT SHINGLE
②	7" LAP SIDING - FIBER CEMENT
③	12" BOARD AND BATTEN SIDING - FIBER CEMENT
④	FIBER CEMENT FASCIA BOARD, ALUMINUM GUTTER
⑤	FIBERGLASS WINDOW OR DOOR
⑥	FIBER CEMENT TRIM BOARDS OR COLUMNS
⑦	STONE VENEER
⑧	PVC TRIM ACCESSORY, SHUTTER, BRACKET, OR V
⑨	FIBERGLASS SLIDING DOOR

6 UNIT BUILDING

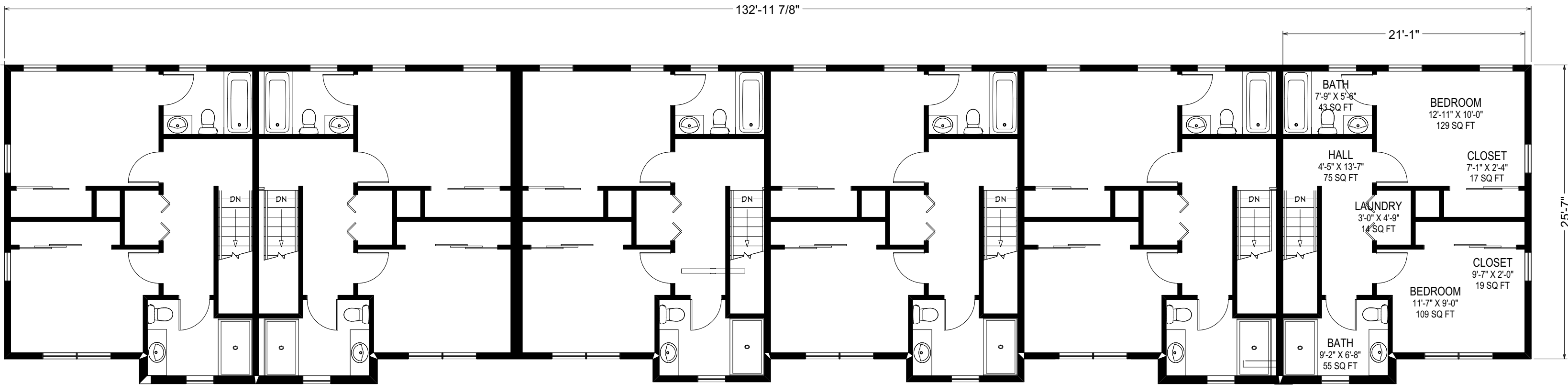
SCALE 1/8" = 1' 0"

SHEET NUMBER

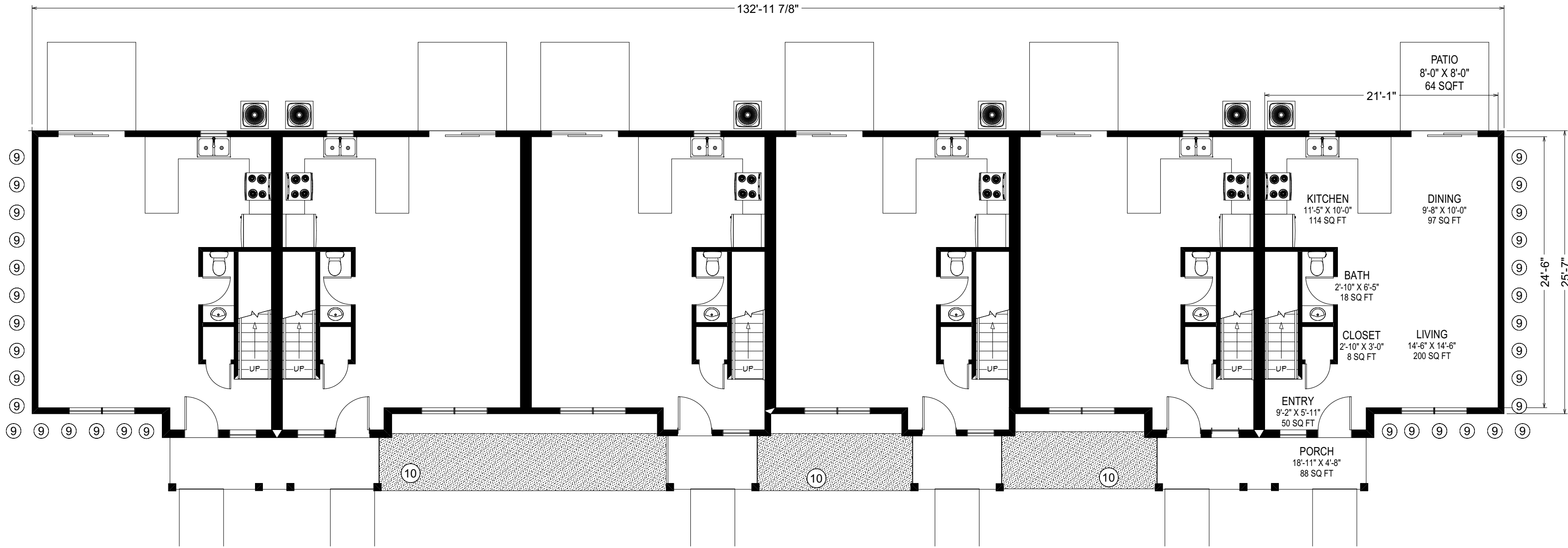
5

April 19, 2024
REV- May 15, 2024

PRESERVE TOWNHOMES
FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431



SECOND FLOOR



FIRST FLOOR

TYPICAL UNIT 1,200 SQFT TOTAL GROSS AREA
BUILDING FOOTPRINT 3,535 TOTAL SQFT

6 UNIT BUILDING

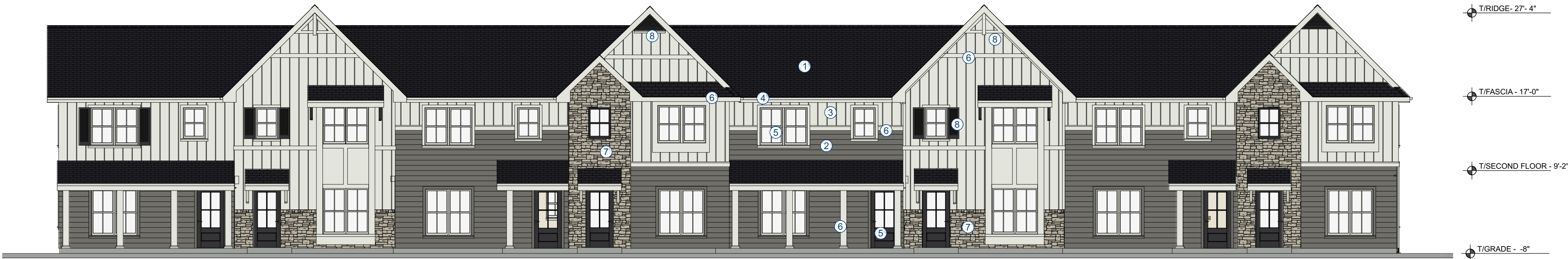
SCALE 1/8" = 1' 0"

PRESERVE TOWNHOMES
FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

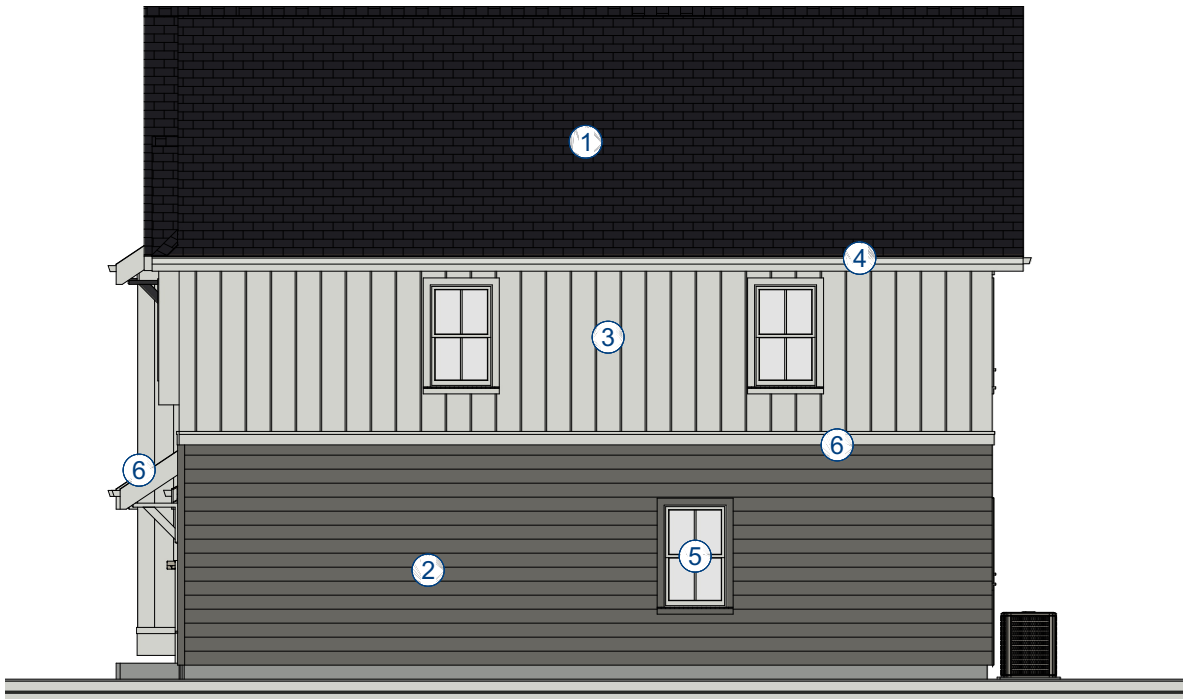
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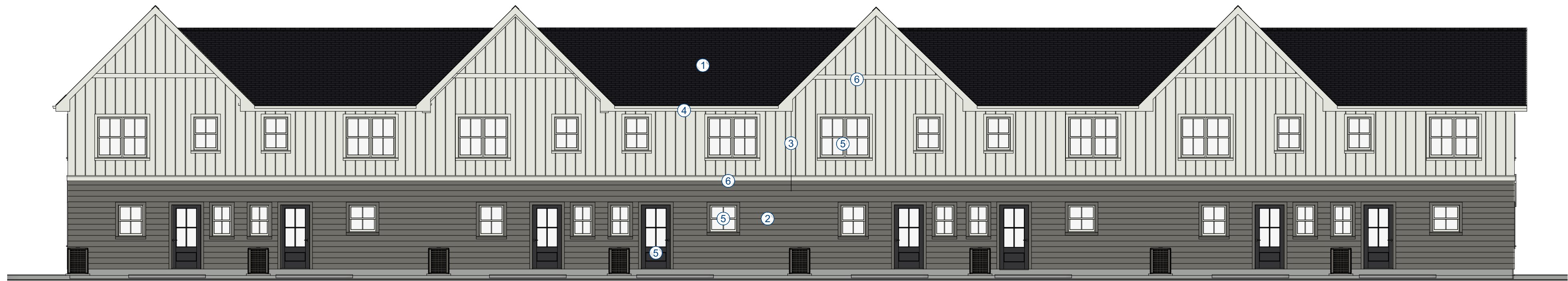
April 19, 2024
REV- May 15, 2024



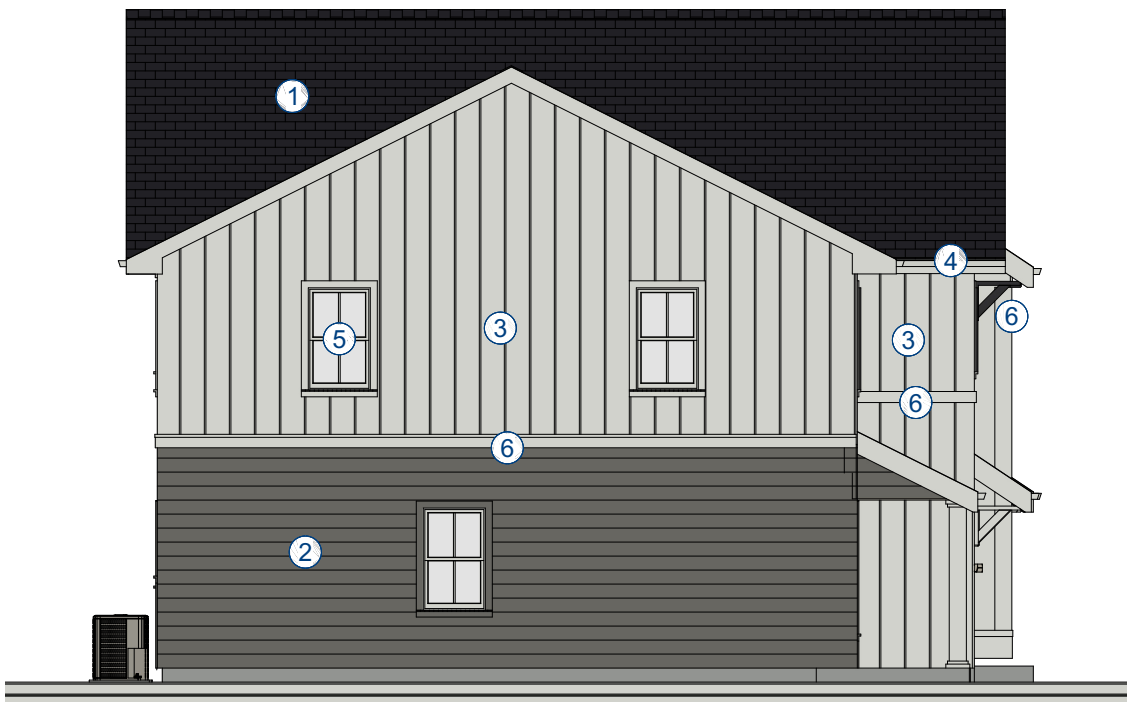
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

8 UNIT BUILDING

SCALE 1/8" = 1' 0"

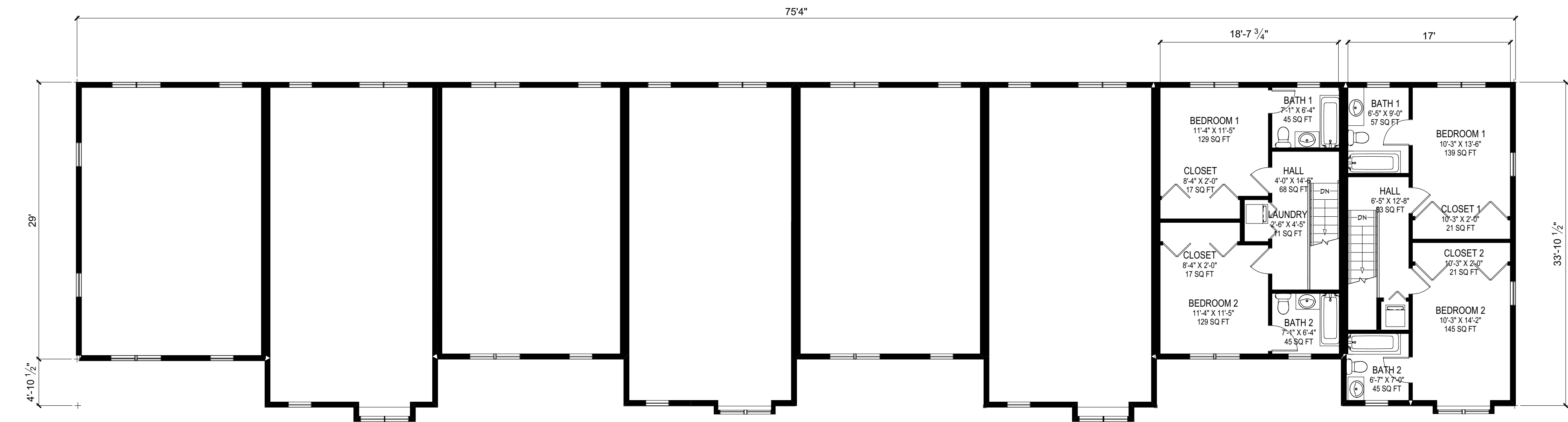
NOTE SCHEDULE	
①	ASPHALT SHINGLE
②	7" LAP SIDING - FIBER CEMENT
③	12" BOARD AND BATTEN SIDING - FIBER CEMENT
④	FIBER CEMENT FASCIA BOARD, ALUMINUM GUTTER
⑤	FIBERGLASS WINDOW OR DOOR
⑥	FIBER CEMENT TRIM BOARDS OR COLUMNS
⑦	STONE VENEER
⑧	PVC TRIM ACCESSORY, SHUTTER, BRACKET, OR V
⑨	FIBERGLASS SLIDING DOOR

SHEET NUMBER

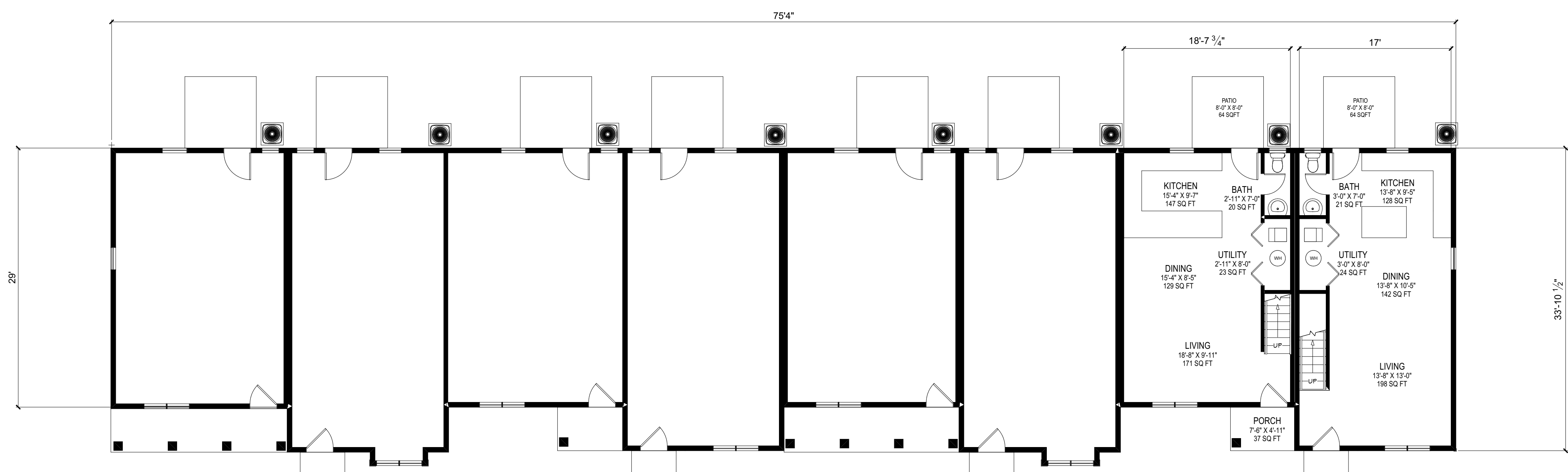
6

April 19, 2024
REV- May 15, 2024

PRESERVE TOWNHOMES
FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431



SECOND FLOOR



FIRST FLOOR

TYPICAL 18'8" UNIT 1,150 SQFT TOTAL GROSS AREA
TYPICAL 17' UNIT 1,210 SQFT TOTAL GROSS AREA
BUILDING FOOTPRINT 4,760 TOTAL SQFT

8 UNIT BUILDING

SCALE 1/8" = 1' 0"

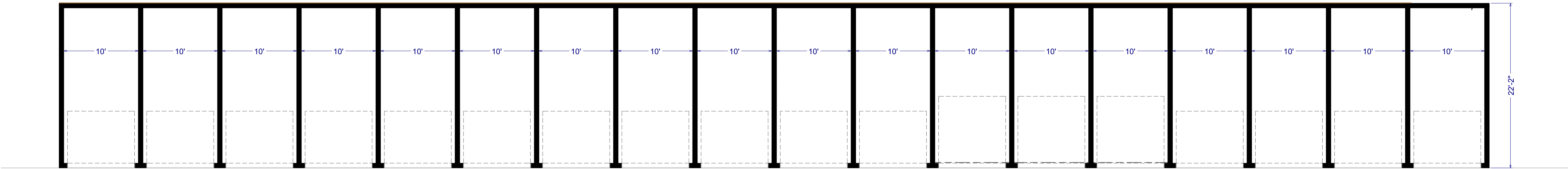
PRESERVE TOWNHOMES

FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

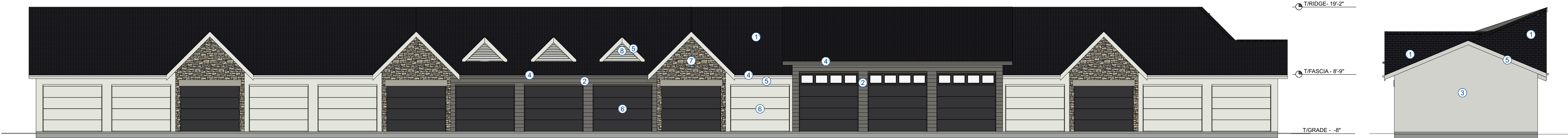
SHEET NUMBER

7

April 19, 2024
REV- May 15, 2024

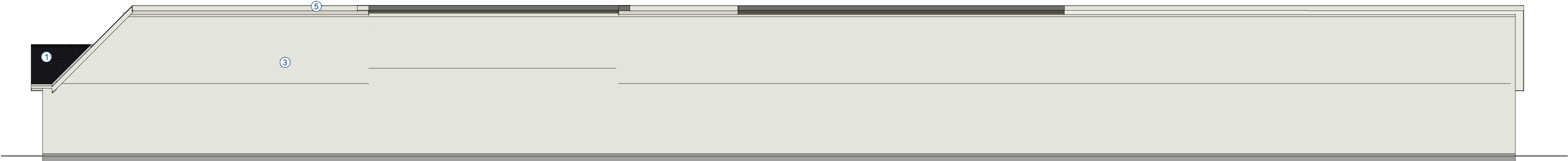


FIRST FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

NOTE SCHEDULE	
①	ASPHALT SHINGLES
②	7" LAP SIDING - FIBER CEMENT
③	EIFS
④	FIBER CEMENT FASCIA W/ ALUMINUM GUTTER
⑤	TRIM - FIBER CEMENT
⑥	FIBERGLASS GARAGE DOOR
⑦	STONE VENEER
⑧	PVC ACCESSORY - VENT

GARAGE BUILDING

SCALE 1/8" = 1' 0"

SHEET NUMBER

8

April 19, 2024
REV- May 15, 2024

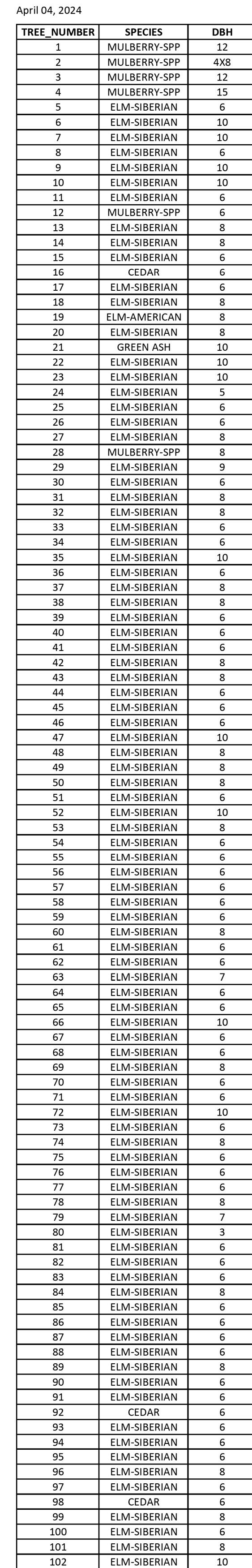
PRESERVE TOWNHOMES

FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

FRONTAGE ROAD & ROUTE 52 JOLIET, ILLINOIS 60431

April 19, 2024
REV- May 15, 2024





0 60 120

GRAPHIC SCALE - FEET

**THE PRESERVE TOWNHOMES
FRONTAGE ROAD & ROUTE 52, JOLIET, IL**

Prepared For:
CALC HOLDINGS
222 E. Roosevelt Road
Wheaton, IL 60187
630-222-0050

WEBSTER, MCGRATH & AHLBERG, LTD.



Over 100 Years of Service to Clients

**2100 MANCHESTER ROAD, BLDG. A, SUITE 203
WHEATON, ILLINOIS 60187
PH: (630)668-7603 WEB: WWW.WMALTD.COM**

Section-Township-Range					
WII: SE¼ 10-35N-09E					
JOB #	44515	SURV:	BC / JCV		
DRAWN:	MJB	REVIEW:	SMR		
SCALE:	1"=60'	DATE:	04-10-24		
SHEET NAME					

TREE SURVEY

SHEET # **TS-1**

STATE OF TENNESSEE)

) SS.
COUNTY OF DAVIDSON)

BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

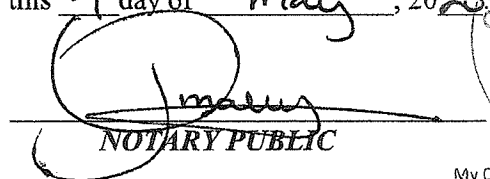
Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

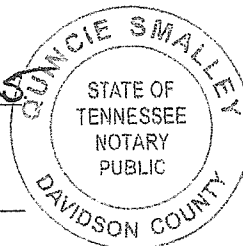
1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 5-7-25


PETITIONER

Subscribed and Sworn to before me
this 7 day of May, 2025


NOTARY PUBLIC



My Commission Expires Jan. 24, 2027

CASE NO. _____
DATE FILED _____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

Calc Holdings, LLC

FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
PO Box 113	Wheaton	IL	60187
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (630) 415-6425 (W) () CELL ()

E-MAIL ADDRESS: **craig@henningergroup.com**

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.

Calc Holdings, LLC

FN	(MI)	(LN)	(Suffix)
FN	(MI)	(LN)	(Suffix)

HOME ADDRESS (include Suite, Apt. No.)	CITY	STATE	ZIP CODE
PO Box 113	Wheaton	IL	60187
BUSINESS ADDRESS	CITY	STATE	ZIP CODE

CONTACT NUMBERS:

(H) (630) 415-6425 (W) () CELL ()

E-MAIL ADDRESS: **craig@henningergroup.com**

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

III. Agent Authorization:

Please check one of the following:

☐ I will represent my petition before the Plan Commission and the City Council of the City of Joliet.

☒ I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

Nathaniel P. Washburn

KGG LLC

Agent's Name

Company Name (If Applicable)

111 N. Ottawa Street, Joliet Illinois 60432

Agent's Mailing Address City/State/Zip

(815) 727-4511

()

Agent's Phone

Area Code Mobile

(815) 727-1586

Area code

Fax

Email address: nwashburn@kggllc.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature(s):



Date:

5-7-25

Date:

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

N/A

NAME

ADDRESS

()

Area Code

Phone

N/A

NAME

ADDRESS

()

Area Code

Phone

N/A

NAME

ADDRESS

()

Area Code

Phone

v. Property information:

PROPERTY ADDRESS:

Vacant NE Frontage Road Joliet Illinois Troy 60431
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): _____

05-06-10-400-034-0000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

SEE ATTACHED

LOT SIZE: WIDTH _____ DEPTH _____ AREA Approx: 8.77 Acres

PRESENT LAND USE: Vacant

EXISTING ZONING: A-1 Agriculture (Will County)

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: _____

Residential Townhome Development

ZONING CLASSIFICATION REQUESTED: R-5

USES OF SURROUNDING PROPERTIES:

NORTH Industrial / Business (Shorewood) EAST Industrial (Will County)

SOUTH Vacant / Undeveloped (Will County) WEST Multi-Family Residential (Joliet)

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

[Signature]
PETITIONER

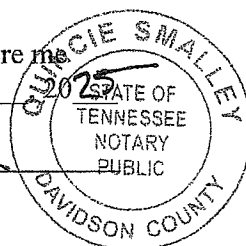
5-7-25
DATE

PETITIONER

DATE

Subscribed and Sworn to before me
this 7 day of May

[Signature]
NOTARY PUBLIC



My Commission Expires Jan. 24, 2027

LEGAL DESCRIPTION OF LAND BEING ANNEXED TO THE CITY OF JOLIET

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF U.S. ROUTE 52 (JEFFERSON STREET) PER DOCUMENT 920149 AND THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE OF U.S. ROUTE 52, A DISTANCE OF 332.30 FEET TO A POINT ON A LINE THAT IS 330.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE THAT IS 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF U.S. ROUTE 52; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1462.22 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE NORTH 26 DEGREES 39 MINUTES 52 SECONDS EAST, 628.52 FEET TO A POINT ON A LINE THAT IS 528.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 01 MINUTES 39 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 228.41 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 2061.29 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AND;

THE EAST 330 FEET OF THE NORTH 528 FEET OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AND ALSO

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF U.S. ROUTE 52 (JEFFERSON STREET) PER DOCUMENT 920149 AND THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE OF U.S. ROUTE 52, A DISTANCE OF 332.30 FEET TO A POINT ON A LINE THAT IS 330.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE THAT IS 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF U.S. ROUTE 52; THENCE SOUTH 89 DEGREES 04 MINUTES 37 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 39 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 89.37 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 15 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 662.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 10 A DISTANCE OF 51.37 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

CASE NO. PUD-3-25

DATE FILED: 5/12/25

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

X Preliminary
_____ Final

NAME OF PUD: The Preserve Townhomes

NAME OF PETITIONER: Calc Holdings, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: craig@henningergroup.com

BUSINESS ADDRESS: PO Box 113

CITY, STATE, ZIP: Wheaton, Illinois 60187

BUSINESS PHONE: 630-415-6425

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa St., Joliet, Illinois PHONE: (815) 727-4511

OWNER: Calc Holdings, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: _____

BUSINESS ADDRESS: PO Box 113 PHONE: _____

CITY, STATE, ZIP: Wheaton, Illinois 60187

BUSINESS PHONE: 630-415-6425

ENGINEER: Mark Richards (WMA)

ADDRESS: 2100 Manchester Road, Building A, Suite 203, Wheaton IL PHONE: 630-668-7619

LAND SURVEYOR: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa St., Joliet, IL PHONE: (815) 727-4511

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED

COMMON ADDRESS: Vacant NE Frontage Road, Joliet, IL 60431

PERMANENT INDEX NUMBER (Tax No.): 05-06-10-400-034-0000

SIZE: Approximately 8.77 acres

NO. OF LOTS: _____

PRESENT USE: Vacant EXISTING ZONING: Will County A-1

USES OF SURROUNDING PROPERTIES: North: Commercial

South: Forest Preserve

East: Industrial and Forest Preserve

West: Residential and Commercial

Name of Park District: Joliet Park District

Date Contacted Park District: 10/21/2024

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

If yes, what amount? _____

(Acknowledgment by Park District Official) Per communications with Brad Staab & Glenn Kelly a fee in lieu of park donation will be required.

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: Density variance to allow 90 units on 8.77 acres in requested R-5 zoning

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF TENNESSEE) ss
COUNTY OF DAVIDSON)

I, Craig Henninger, Manager of Calc Holdings, LLC, 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: 5-7-25 _____
Petitioner's Name

Subscribed and sworn to before me this 7th day of May, 20 25

Notary Public [Signature]
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 01-24-27

My Commission Expires Jan. 24, 2027

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

Vacant NE Frontage Road, Joliet

PIN(s): 05-06-10-400-034-0000

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

Craig Henninger - 1700 Jonahs Ridge Way, Holensville, TN 37135 - 50% Interest

Sarah Henninger - 1700 Jonahs Ridge Way, Holensville, TN 37135 - 50% Interest

E-MAIL: craig@henningergroup.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: 5/12/25

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

Nathaniel Washburn, Attorney, 815-727-4511

PRINT

The Preserve “The Townhome Community”

Planned Unit Development

The Phasing Plan for The Preserve:

There are seven 8-unit buildings, four 6-unit buildings, two 3-unit buildings and one 4-unit buildings for The Preserve development. The buildings will be constructed one at a time starting with building 6 near the detention areas southside of the project. When an occupancy permit is issued for one completed building, construction will start on the next building. It is anticipated that all buildings will be completed by the middle of 2027.

The Financial Plan:

The Preserve will secure financing from institutional debt, limited partners and high net worth individuals to satisfy the equity needed to finish the project.

The Marketing Plan:

The Preserve “A Town Home Community” has retained the services of Bill Caton from Caton Commercial as a primary broker and cooperating with Caton Residential Real Estate to handle the sale of the individual condominium units. Local advertising and social media in various other publications and magazines will be utilized to advertise the development.