



# City of Joliet

## Plan Commission

### Meeting Agenda

#### Commission Members

Jason Cox  
Jeff Crompton  
Mike Eulitz  
John Kella  
Wendell Martin  
Roberto Perez  
Debbie Radakovich  
Brigette Roehr  
Michael F. Turk

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**Thursday, January 15, 2026**

**4:00 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Plan Commission Meeting Minutes 11-20-25

**Attachments:** [Plan Commission Meeting Minutes 11-20-25.pdf](#)

### **CITIZENS TO BE HEARD ON AGENDA ITEMS**

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

### **OLD BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

## **OLD BUSINESS**

### **NEW BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

PUD-1-26: Amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to Allow Additional House Plans. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

**Attachments:** [PUD-1-26 \(Prairie Landing house plans\) Staff Report Packet.pdf](#)  
[Ordinance 18739 Final PUD of Prairie Landing Subdivision.pdf](#)

P-1-26: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision. (3500 Houbolt Road) (PIN #'s 04-10-01-201-003-0000 and 10-11-06-101-004-0000) (COUNCIL DISTRICT #5)

**Attachments:** [P-1-26 \(CICJ Phase 28\) Staff Report Packet.pdf](#)

## **NEW BUSINESS**

### **NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION**

Joliet Comprehensive Plan – Status Update

Interstate 80 Des Plaines River Bridge Community Plan – Status Update

Downtown Joliet Equitable Transit Oriented Development Plan – Status Update

## **PUBLIC COMMENT**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## **ADJOURNMENT**

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



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9312

**Agenda Date:** 1/15/2026

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Thursday, November 20, 2025

4:00 PM

City Hall, Council Chambers

### Plan Commission

*Commission Members*

*Jason Cox*

*Jeff Crompton*

*Mike Eulitz*

*John Kella*

*Wendell Martin*

*Roberto Perez*

*Debbie Radakovich*

*Brigette Roehr*

*Michael F. Turk*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present** Jason Cox, Mike Eulitz, John Kella, Wendell Martin, Brigette Roehr and Michael F. Turk  
**Absent** Jeff Crompton, Roberto Perez and Debbie Radakovich

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Francisco Jimenez, Planner Helen Miller, Civil Engineer Kyle Hinson, and Community Development Administrative Assistant Lauren Helland

## APPROVAL OF MINUTES

**Plan Commission Meeting Minutes 10-16-25**

[TMP-9141](#)

Attachments: [Plan Commission Meeting Minutes 10-16-25.pdf](#)

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve Plan Commission Meeting Minutes 10-16-25. The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

## CITIZENS TO BE HEARD ON AGENDA ITEMS

Planner Raymond Heitner explained that City staff recommended Petitions PUD-7-25, A-4-25, and PUD-8-25 be deferred indefinitely, informing the public that comments regarding those petitions should be made during Citizens to be Heard on Agenda Items.

Eighteen members of the public spoke in opposition to Petitions A-4-25 and PUD-8-25. Four members of the public spoke in opposition to Petition PUD-10-25. One member of the public spoke in opposition to Petitions PUD-7-25, A-4-25, and PUD-8-25.

## OLD BUSINESS: PUBLIC HEARING

**FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy  
Subdivision. (4101 S. Cherry Hill Road) (PIN #  
10-11-12-200-002-0000) (COUNCIL DISTRICT #5)**

[TMP-9142](#)

Attachments: [FP-4-25\\_TC Energy FP\\_Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Andrew Black with TC Energy ANR Pipeline appeared on behalf of the petition. There were no comments or questions from the Board. No members of the public spoke in favor of or in

opposition to the petition.

A motion was made by Wendell Martin, seconded by Jason Cox, to approve FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

**PUD-7-25: Preliminary Planned Unit Development of Cumberland South Forty, Unit Five. (East of Cumberland Drive at Truman Drive) (PIN #'s 05-06-06-300-008-0000 and 05-06-06-301-001-0000) (COUNCIL DISTRICT #3) \*\*TO BE DEFERRED INDEFINITELY\*\***

[TMP-9143](#)

Attachments: [PUD-7-25 \(Cumberland South Forty Unit Five\) Nov deferral.pdf](#)

Mr. Heitner explained City staff recommended Petition PUD-7-25 be deferred indefinitely.

A motion was made by Brigette Roehr, seconded by Michael F. Turk, to defer PUD-7-25: Preliminary Planned Unit Development of Cumberland South Forty, Unit Five. (East of Cumberland Drive at Truman Drive) (PIN #'s 05-06-06-300-008-0000 and 05-06-06-301-001-0000) (COUNCIL DISTRICT #3) \*\*TO BE DEFERRED INDEFINITELY\*\*. The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

**A-4-25: Annexation of Approximately 793 Acres Surrounding S. Rowell Road and Bernhard Road, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE DEFERRED INDEFINITELY\*\***

[TMP-9144](#)

**PUD-8-25: Preliminary Planned Unit Development of Joliet Technology Center Subdivision. (S. Rowell Road and**

**Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE DEFERRED INDEFINITELY\*\***

Attachments: [A-4-25 & PUD-8-25 \(Joliet Tech Center\) staff report November 2025 deferred.pdf](#)

Mr. Heitner explained City staff recommended Petitions A-4-25 and PUD-8-25 be deferred indefinitely.

A motion was made by Michael F. Turk, seconded by Brigette Roehr, to defer A-4-25: Annexation of Approximately 793 Acres Surrounding S. Rowell Road and Bernhard Road, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) **\*\*TO BE DEFERRED INDEFINITELY\*\***. The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

A motion was made by Brigette Roehr, seconded by Michael F. Turk, to defer PUD-8-25: Preliminary Planned Unit Development of Joliet Technology Center Subdivision. (S. Rowell Road and Bernhard Road) (PIN #'s 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, and 10-11-03-200-002-0000) (COUNCIL DISTRICT #5) **\*\*TO BE DEFERRED INDEFINITELY\*\***. The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

**OLD BUSINESS**

None

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**NEW BUSINESS: PUBLIC HEARING**

**A-5-25: Annexation of 580 Caton Farm Road, Classification to B-1 (Neighborhood Business) District, and Approval of an Annexation Agreement. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3)**

[TMP-9145](#)

**PUD-9-25: Preliminary Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3)**

Attachments: [A-5-25 PUD-9-25 \(580 Caton Farm Rd\) Staff Report Packet.pdf](#)

Mr. Heitner read the staff report into the record. Planner Helen Miller noted the daycare special use permit was final at the Zoning Board of Appeals and would not need Council approval. Nathaniel Washburn with KGG, LLC appeared on behalf of the petition and mentioned concerns that came up at the Zoning Board of Appeals meeting, including traffic, pedestrian traffic, restaurant lot size, and stormwater management. In response to Commissioner Cox's question about development of Lots 1-3, Mr. Washburn noted Lot 1 would be developed, with basic site work completed on Lots 2 and 3. Two members of the public spoke in opposition to the petition. Mr. Washburn and Bill Caton addressed concerns about traffic, zoning, site location, and development need related to area growth.

A motion was made by Jason Cox, seconded by Mike Eulitz, to approve A-5-25: Annexation of 580 Caton Farm Road, Classification to B-1 (Neighborhood Business) District, and Approval of an Annexation Agreement. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3)

PUD-9-25: Preliminary Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #'s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

**PUD-10-25: Preliminary Planned Unit Development of Joliet Catholic Academy Subdivision. (1201 Wyoming Avenue and 1200 N. Larkin Avenue) (PIN #'s 30-07-06-201-010-0000, 30-07-06-201-014-0000, and Part of 30-07-05-104-004-0000) (COUNCIL DISTRICT #2)**

[TMP-9146](#)

Attachments:     [PUD-10-25 Staff Report \(JCA PUD\) v2 Staff Report Packet.pdf](#)

Commissioner Eulitz recused himself from the public hearing and vote. Mr. Heitner read the staff report into the record. Jeff Budz, David Silverman, Ryan Quigley, Javier Millan, and Shawn Benson appeared on behalf of the petition and provided a presentation about the concept plan, project phases, number of yearly events, event attendance, traffic and parking management, sound, lighting, stormwater management, and security measures.

Commissioner Turk noted that his questions regarding sound and traffic had been addressed. Commissioner Cox asked about the type and location of the detention pond, and Mr. Benson stated it would be north of the track with both wet and dry components and a depth of about three feet.

Two members of the public spoke in opposition to the petition. Two members of the public spoke in favor of the petition.

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve PUD-10-25: Preliminary Planned Unit Development of Joliet Catholic Academy Subdivision. (1201 Wyoming Avenue and 1200 N. Larkin Avenue) (PIN #'s 30-07-06-201-010-0000, 30-07-06-201-014-0000, and Part of 30-07-05-104-004-0000) (COUNCIL DISTRICT #2). The motion carried by the following vote:

- Aye:**                    Cox, Kella, Martin, Roehr and Turk
- Absent:**                Crompton, Perez and Radakovich
- Recused:**             Eulitz

**NEW BUSINESS**

None

**NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION**

**Joliet Comprehensive Plan Status Update**                    [TMP-9147](#)

Mr. Heitner reported that Phase 2 of the Comprehensive Plan was nearly complete, with the Advisory Committee set to review the vision, goals, and objectives document in December and key topic workshops planned for December and January.

**I-80 Des Plaines River Bridge Community Plan Status Update**                    [TMP-9148](#)

The Planning Director was unable to deliver a presentation on this agenda item; however, Mr. Heitner did note that the City received technical assistance for another project to update zoning and development regulations for the downtown

during 2026 and hoped to have draft regulations for Plan Commission and City Council review in 2027.

## **PUBLIC COMMENT**

None

## **ADJOURNMENT**

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve adjournment. The motion carried by the following vote:

**Aye:** Cox, Eulitz, Kella, Martin, Roehr and Turk

**Absent:** Crompton, Perez and Radakovich

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



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9314

**Agenda Date:** 1/15/2026

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DATE: January 6, 2026  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: PUD-1-26: Amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to Allow Additional House Plans

GENERAL INFORMATION:

APPLICANT: D.R. Horton, Inc.  
STATUS OF APPLICANT: Owner / Builder  
OWNER: D.R. Horton, Inc. and Ross Lane Development LLC  
REQUESTED ACTION: Approval of an amendment to the Planned Unit Development to allow additional house plans  
PURPOSE: To allow two one-story house models in addition to the previously approved two-story models  
EXISTING ZONING: R-2 (Single-Family Residential);  
Planned Unit Development of Prairie Landing Subdivision  
LOCATION: 2200 Essington Road (06-03-36-100-033-0000)  
(Council District #1)  
SUBDIVISION SIZE: 44 acres  
EXISTING LAND USE: Residential subdivision under development

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: In April 2025, City Council approved the Final Planned Unit Development of Prairie Landing Subdivision, which is located on the east side of Essington Road at Old Castle Road. The subdivision contains 120 single-family lots, a small park lot, and multiple storm detention areas. The house plans approved with the PUD include three models with ten total elevations. All models are two-story houses with living areas between 2,000 and 2,600 square feet. The houses include four to five bedrooms, two-and-a-half bathrooms, and attached two-car garages.

The residential design standards in the Zoning Ordinance require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units in a new residential subdivision to be comprised of brick or stone. As part of the PUD request, the petitioner received approval of a variation from this requirement to allow 25 percent of the front elevations of 100 percent of the dwelling units to be brick or stone. The approved two-story house plans include between 25 and 41 percent brick or stone on their front elevations.

Prairie Landing Subdivision is currently under development, and home construction began in November 2025.

SPECIAL INFORMATION: The petitioner, D.R. Horton Inc., is requesting to add two additional house models to the set of approved house plans for the Prairie Landing Planned Unit Development. Both models are one-story and have the same architectural style and roof pitch as the approved plans. Each model has four possible elevations, all of which meet or exceed the requirement of 25 percent brick or stone on the front façade. One model has around 1,700 square feet of living area and contains four bedrooms, while the second model has around 1,500 square feet of living area and contains three bedrooms. Both models include attached two-car garages.

The petitioner is required to amend the Planned Unit Development to add these additional models because they differ in the number of stories from the approved house plans. The petitioner requests this amendment due to market interest for this size and style of home.

This request does not change any other characteristic of the Planned Unit Development, such as number of lots, lot size, or overall site layout.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the amendment to the Final Planned Unit Development of Prairie Landing Subdivision (Ordinance #18739) to allow one-story house models to be included with the set of approved house plans for the subdivision. The proposed plans are the same style and materials as the approved two-story plans. The subdivision is new and home

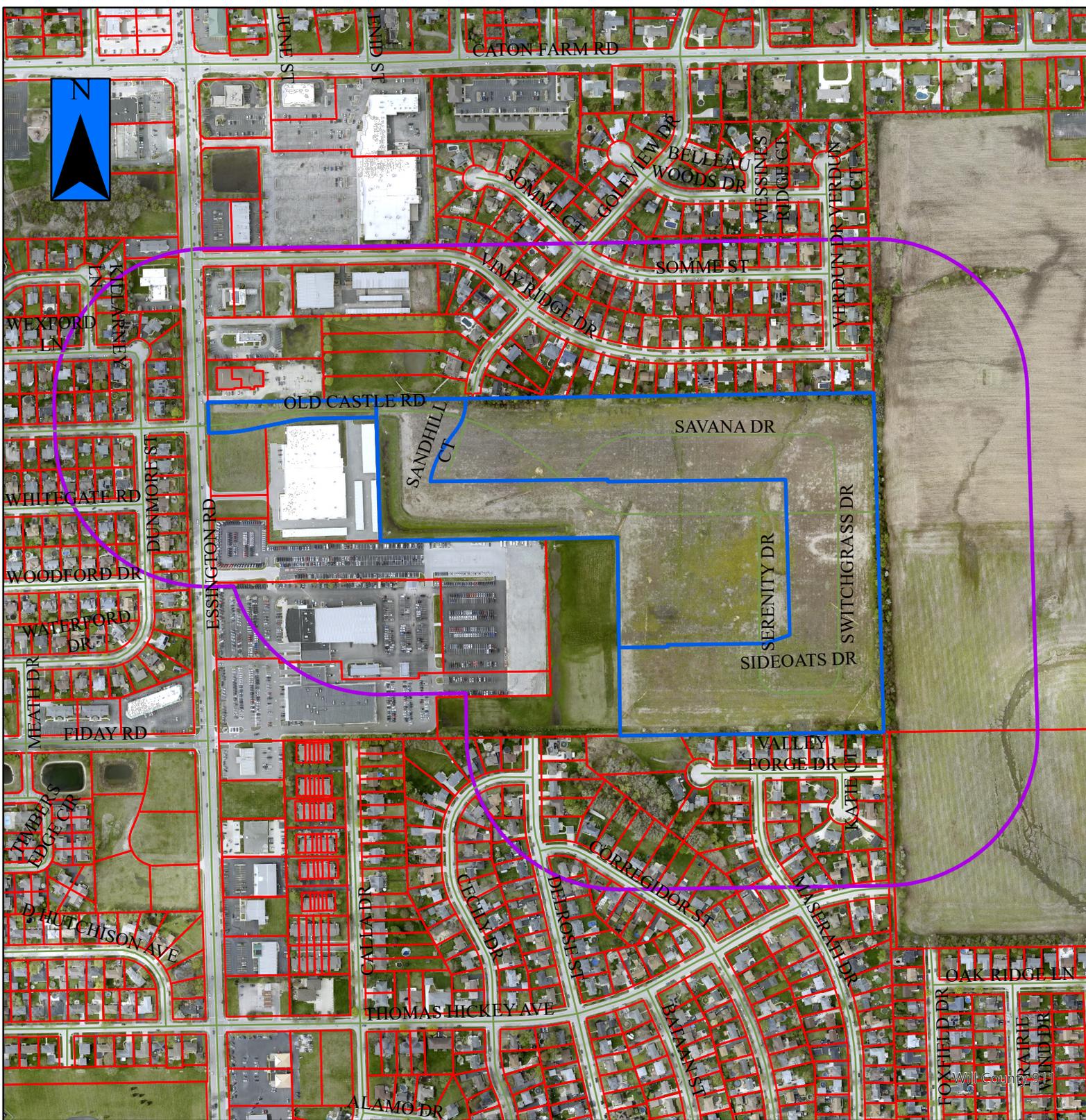
construction has just started, so if approved, the additional plans will be available to almost all prospective home buyers.

Figure 1: Subject site at Essington Road and Old Castle Road (2025)



Figure 2: Prairie Landing Subdivision under construction, view east from entrance road (Jan 2026)

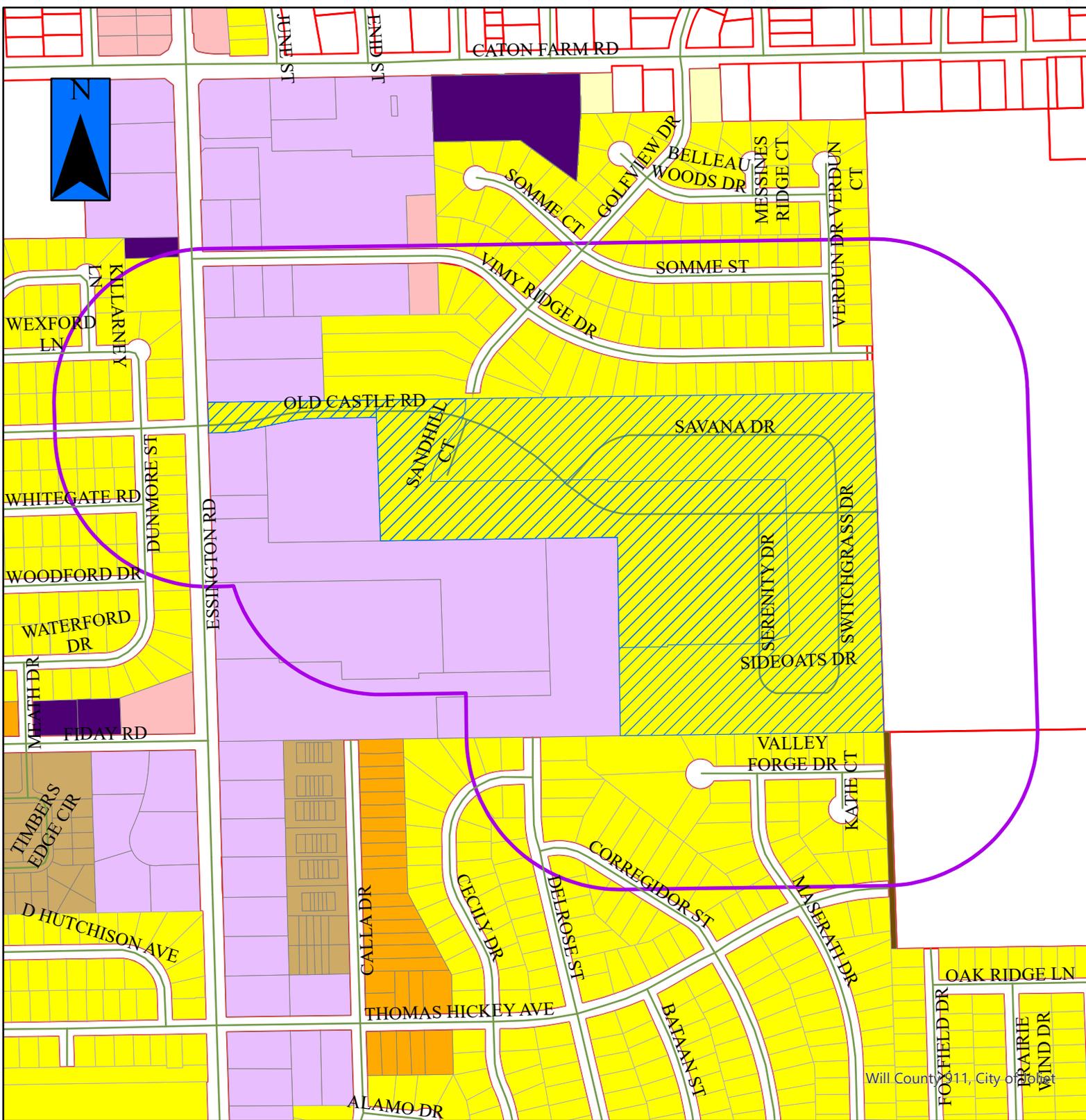




## PUD-1-26a



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

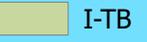
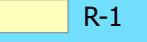


Will County 2011, City of Joliet

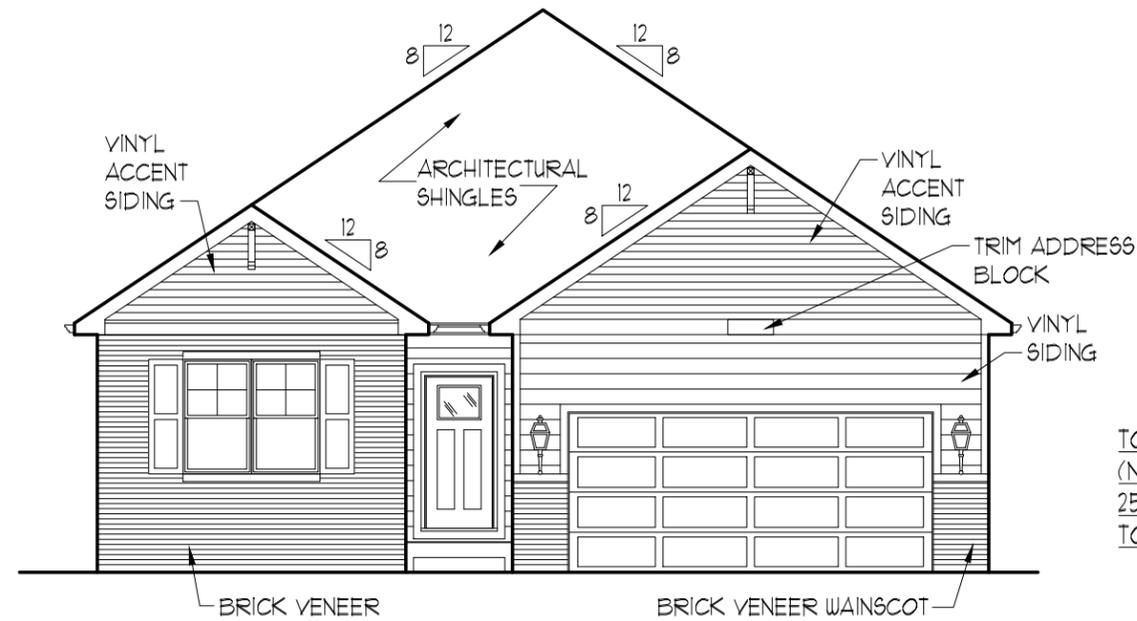
## PUD-1-26



 = Property in Question  
 = 600' Public Notification Boundary

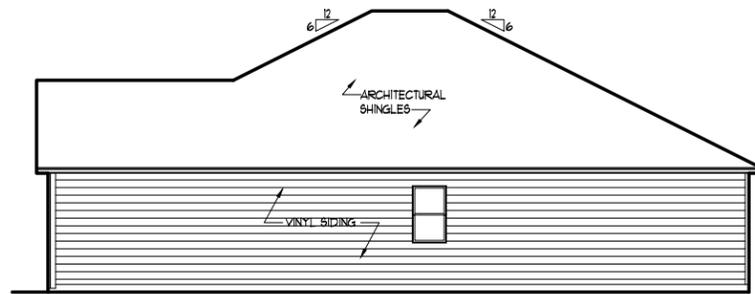
Legend			
	B-1		R-2
	B-2		I-TA
	B-3		I-TB
	I-1		R-2A
	I-2		R-1
	I-T		R-1A
			R-1B
			R-3
			R-4
			R-5
			R-B

# PROPOSED ADDITIONAL HOUSE PLANS

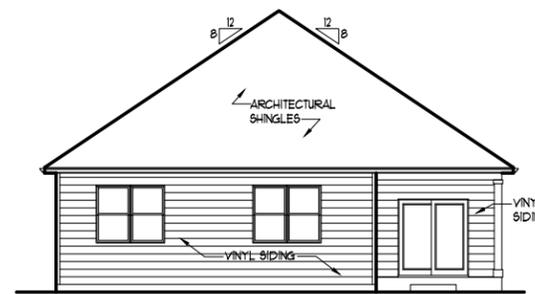


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.  
 25% OF SIDEABLE AREA = 84.57 SQ. FT.  
 TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

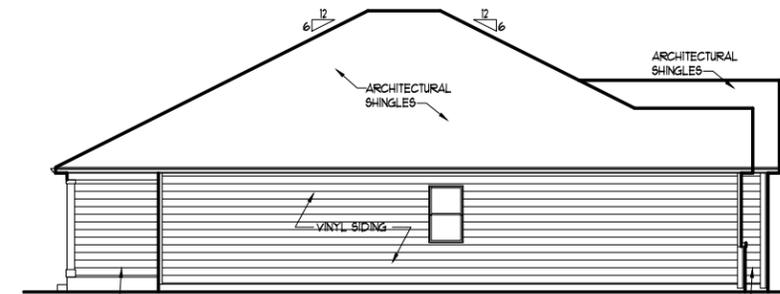
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



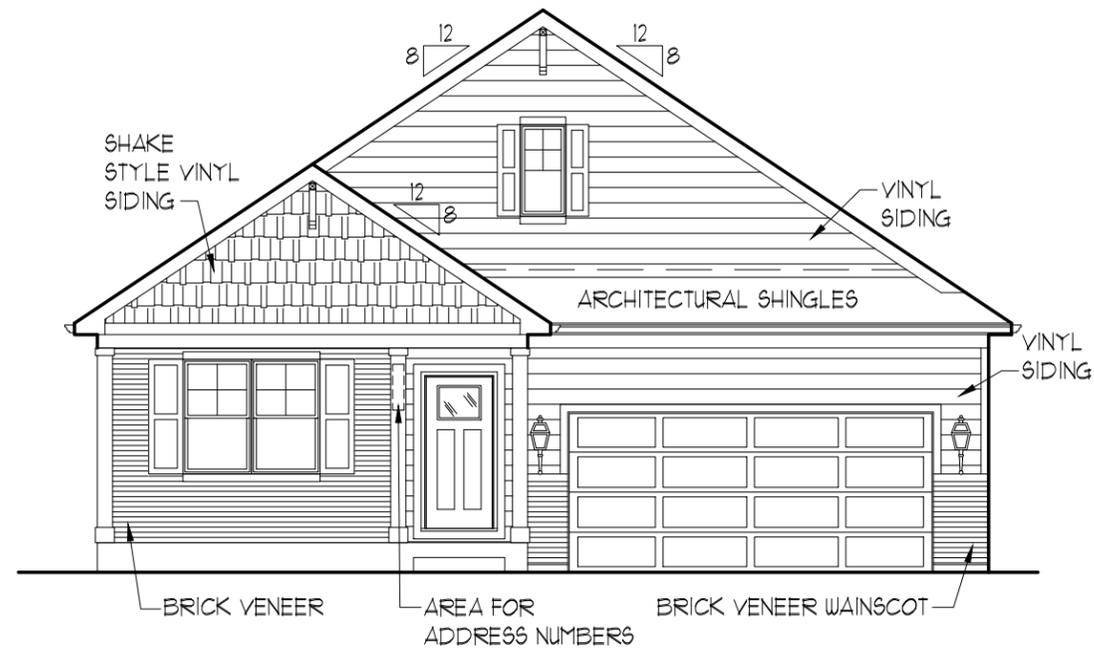
TYPICAL LEFT ELEVATION

x422

PRAIRIE LANDING

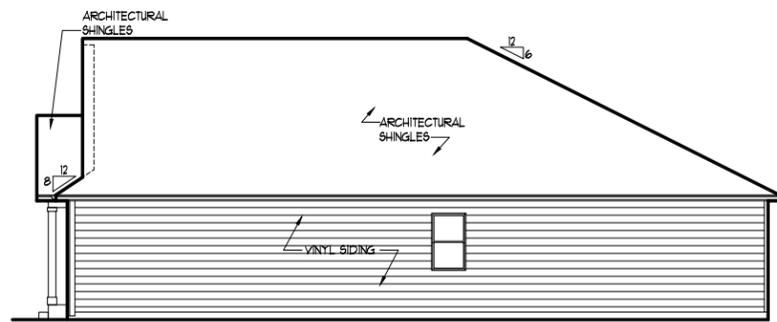
JOLIET, IL.

X-SERIES

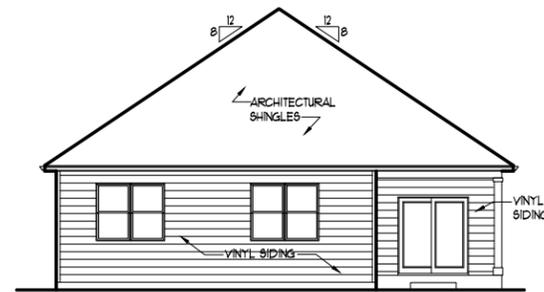


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.  
 25% OF SIDEABLE AREA = 104.86 SQ. FT.  
 TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)

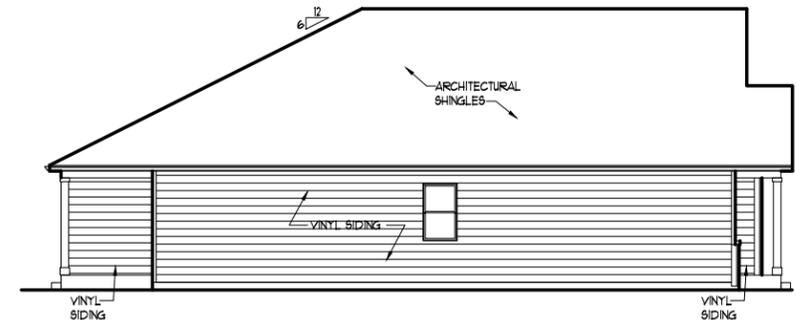
**ELEVATION "B4"**



TYPICAL RIGHT ELEVATION

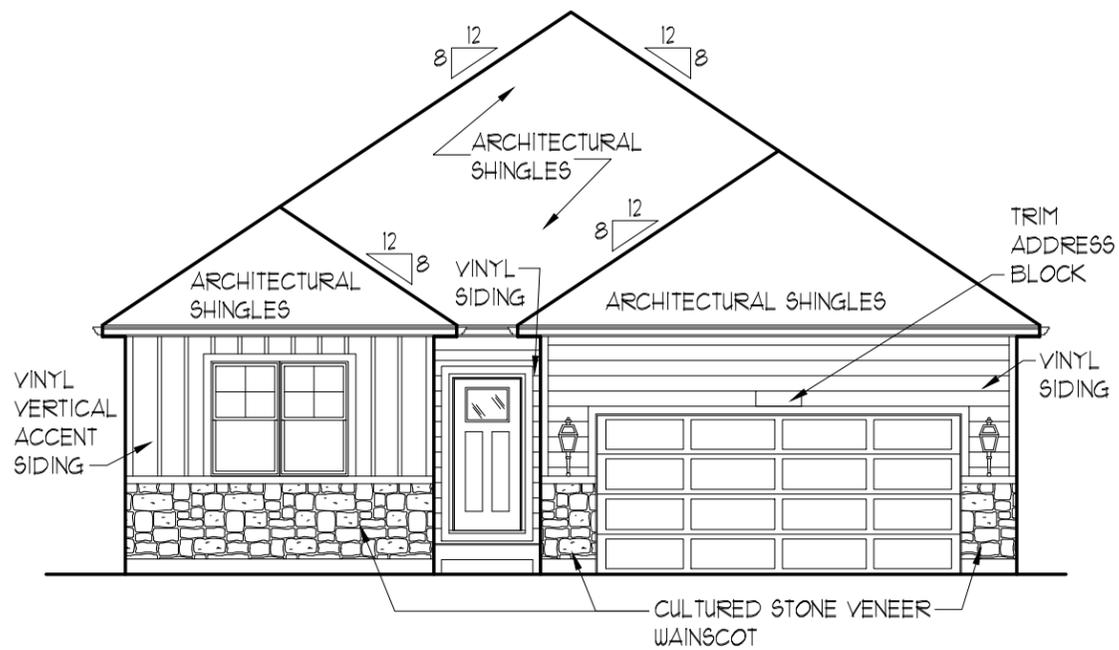


TYPICAL REAR ELEVATION



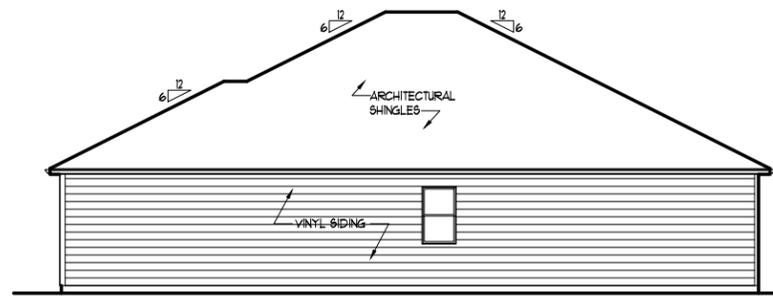
TYPICAL LEFT ELEVATION

**x422**  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

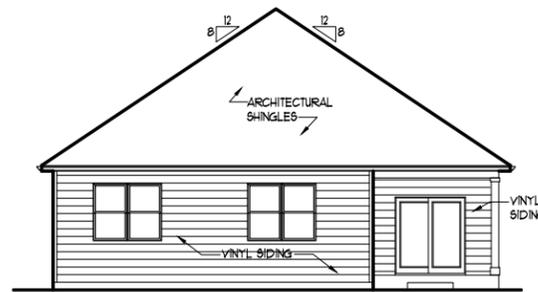


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.  
 25% OF SIDEABLE AREA = 55.29 SQ. FT.  
 TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)

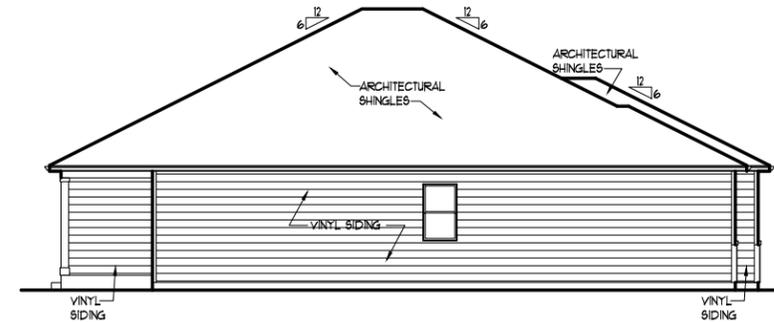
ELEVATION "C3"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



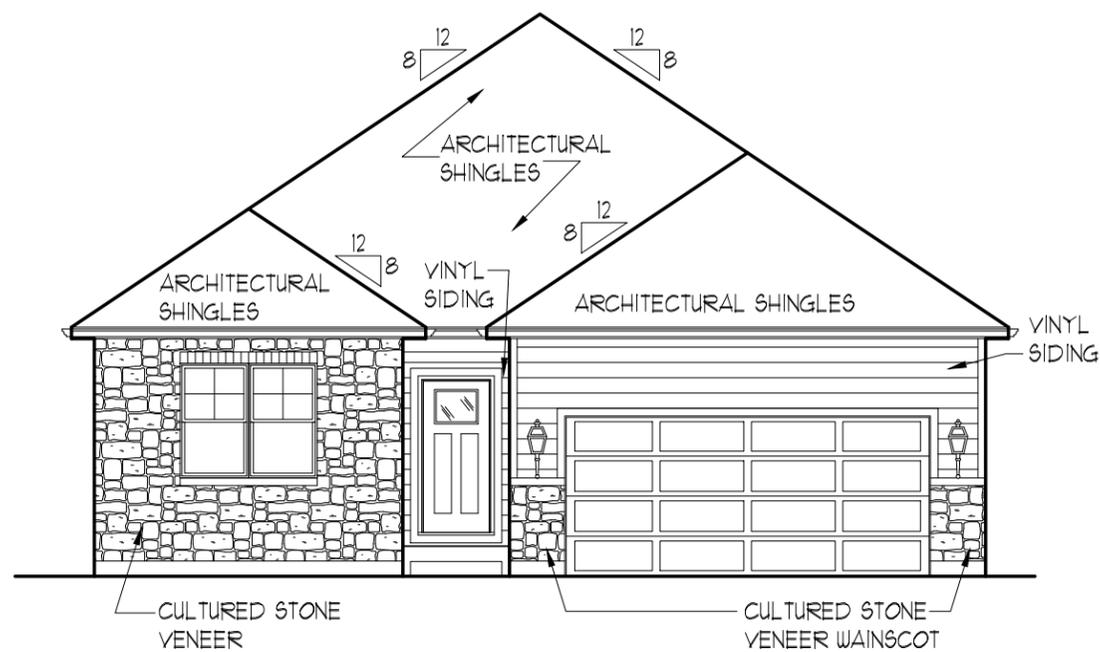
TYPICAL LEFT ELEVATION

x422

PRAIRIE LANDING

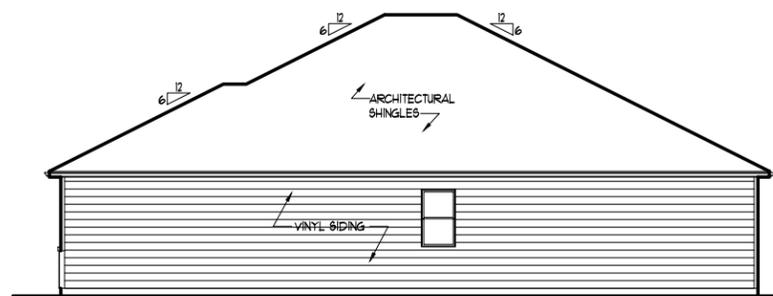
JOLIET, IL.

X-SERIES

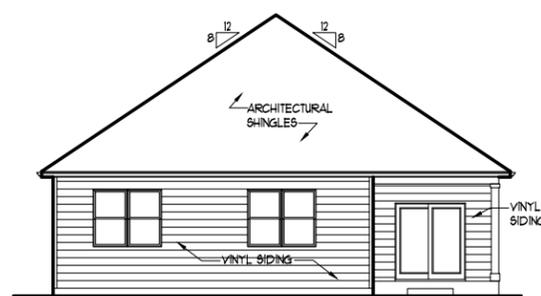


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.  
 25% OF SIDEABLE AREA = 55.29 SQ. FT.  
 TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

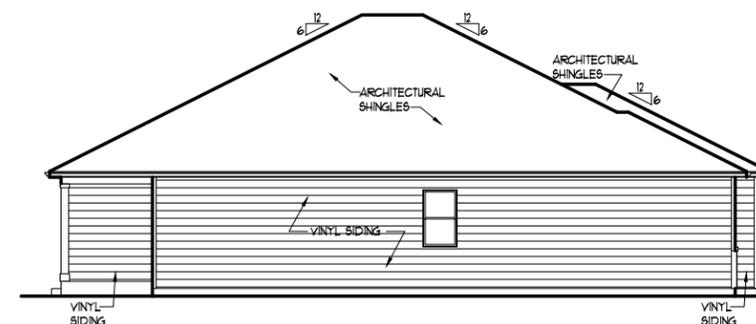
**ELEVATION "C5"**



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



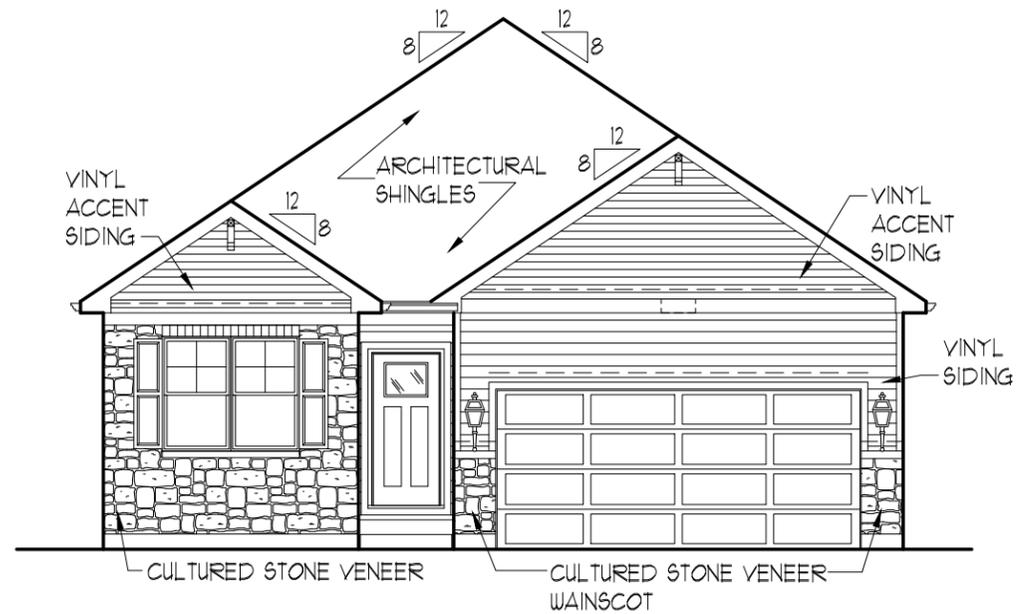
TYPICAL LEFT ELEVATION

**x422**

**PRAIRIE LANDING**

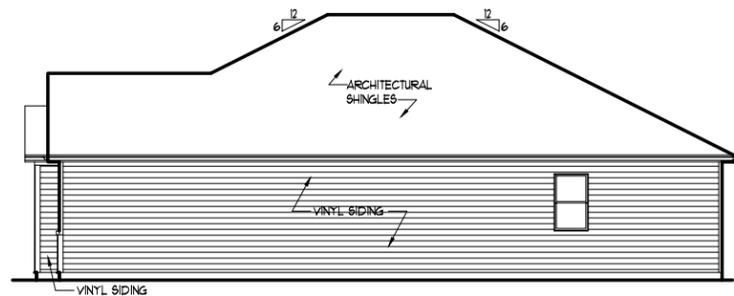
**JOLIET, IL.**

**X-SERIES**

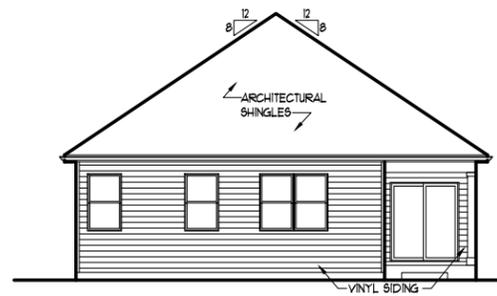


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.  
 25% OF SIDEABLE AREA = 69.73 SQ. FT.  
 TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

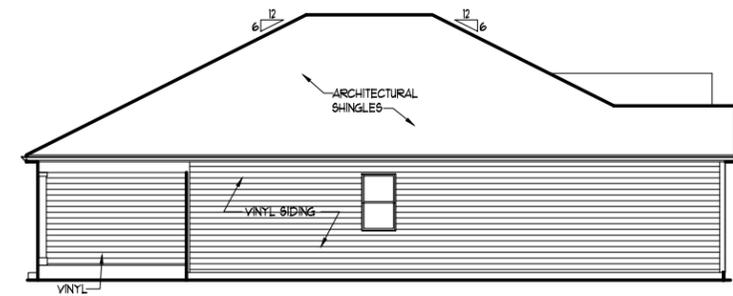
**ELEVATION "A5"**



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



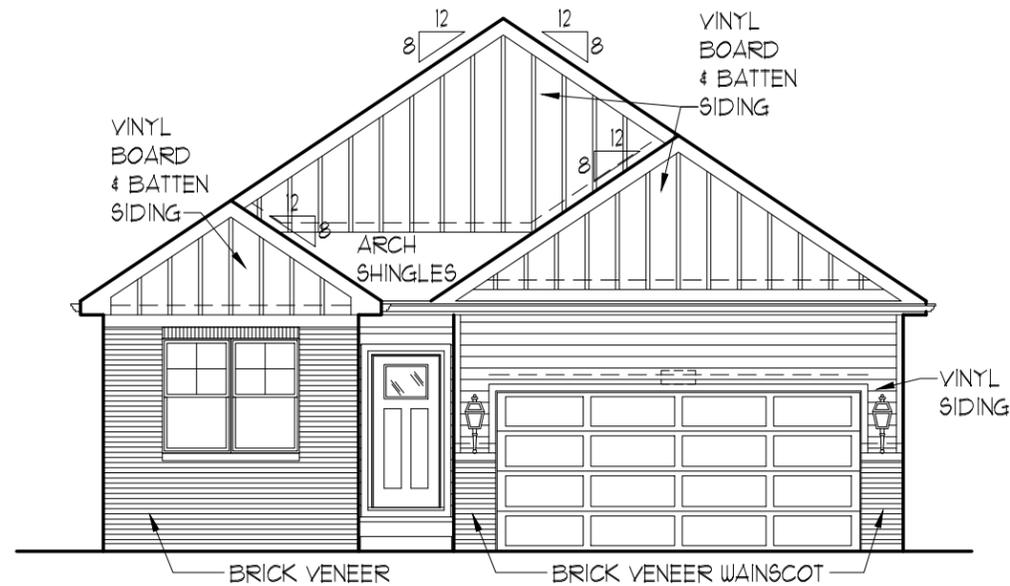
TYPICAL LEFT ELEVATION

x435

PRAIRIE LANDING

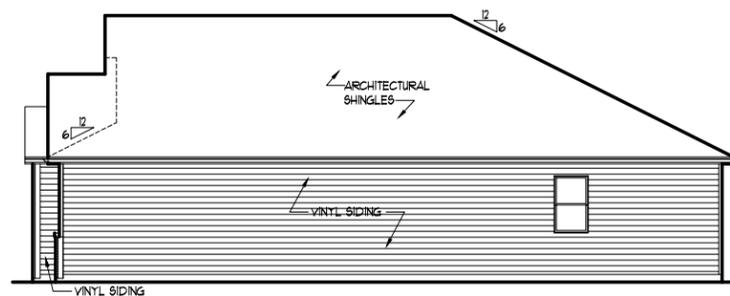
JOLIET, IL.

X-SERIES

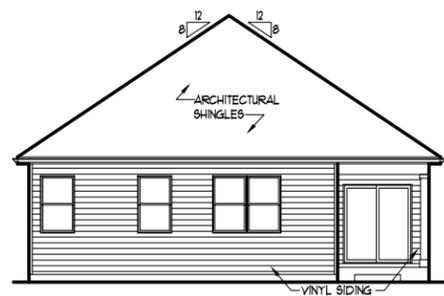


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.  
 25% OF SIDEABLE AREA = 87.10 SQ. FT.  
 TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)

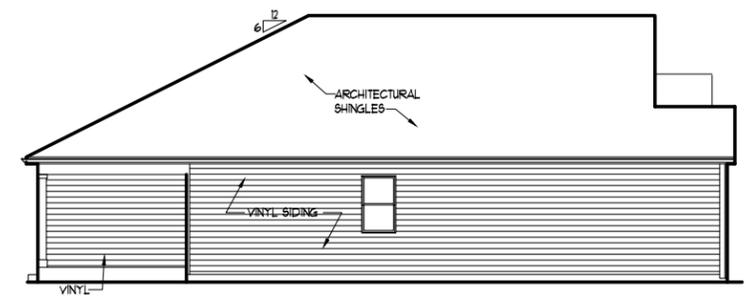
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



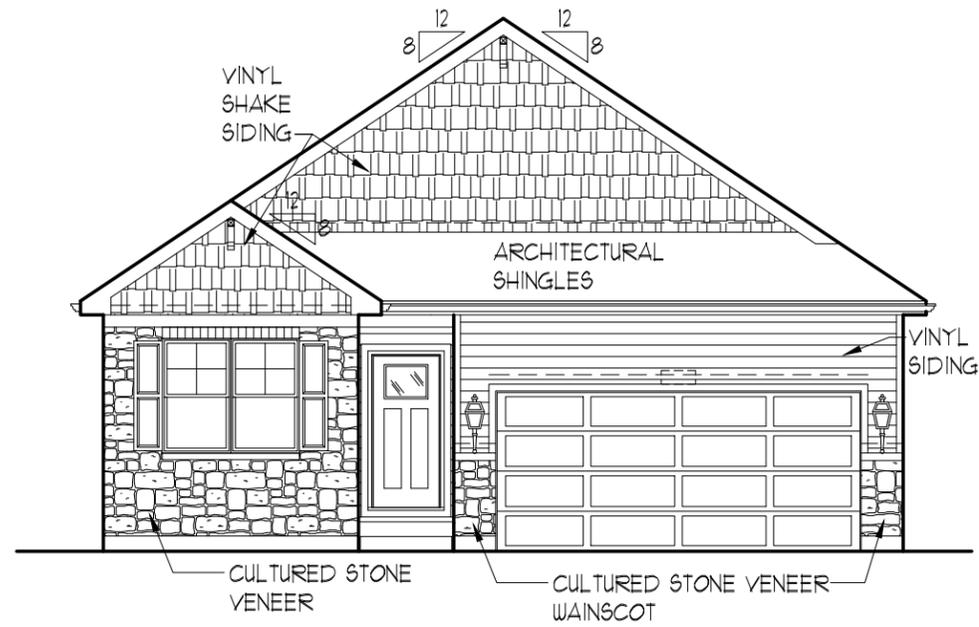
TYPICAL LEFT ELEVATION

x435

PRAIRIE LANDING

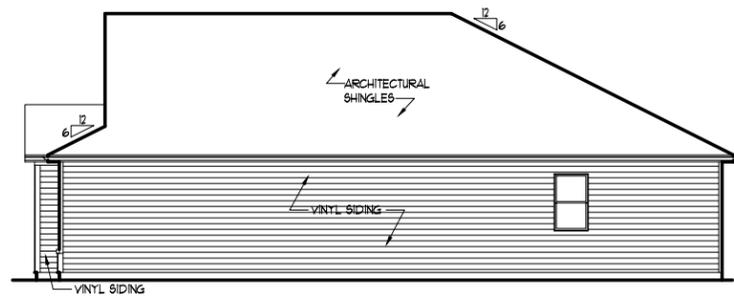
JOLIET, IL.

X-SERIES

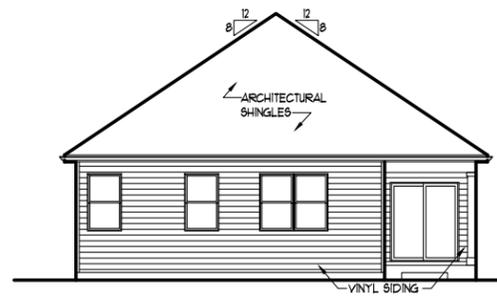


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.  
 25% OF SIDEABLE AREA = 79.20 SQ. FT.  
 TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)

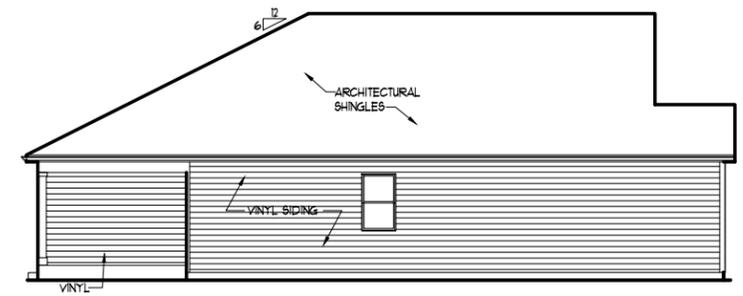
**ELEVATION "C5"**



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



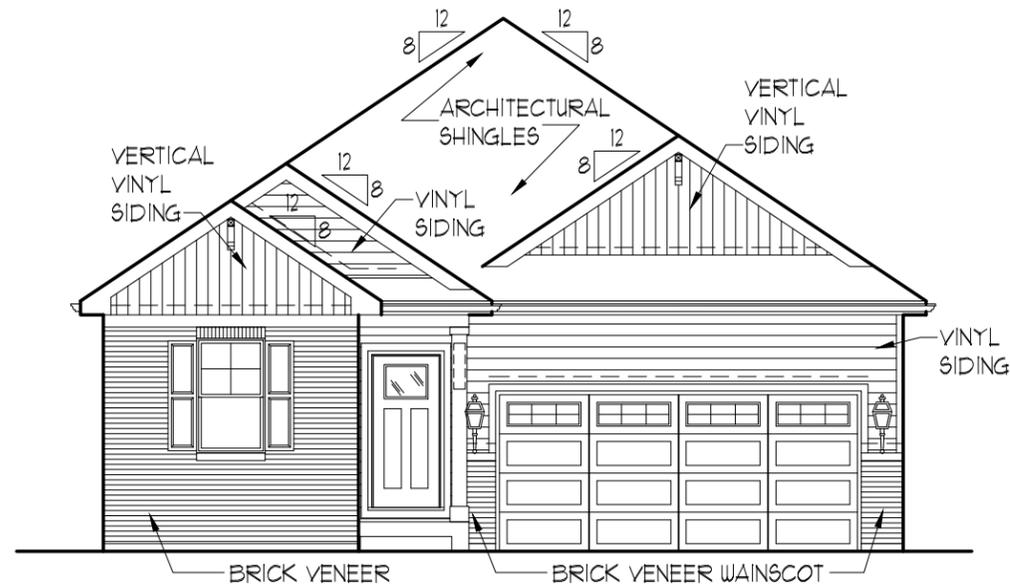
TYPICAL LEFT ELEVATION

**x435**

PRAIRIE LANDING

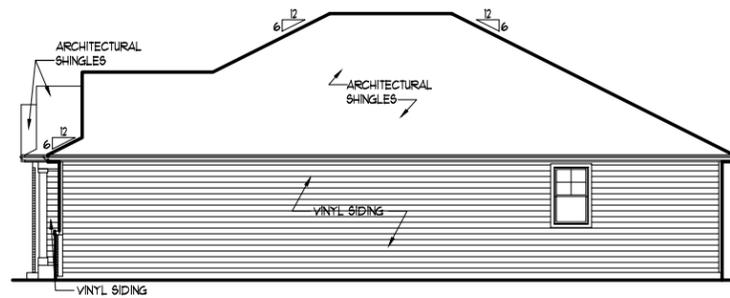
JOLIET, IL.

**X-SERIES**

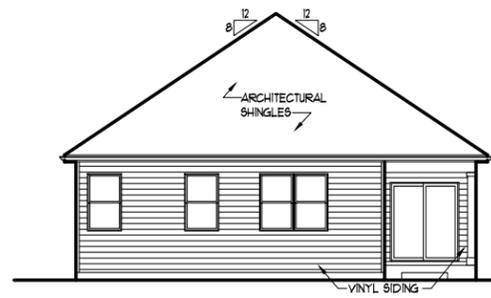


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.  
 25% OF SIDEABLE AREA = 66.44 SQ. FT.  
 TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

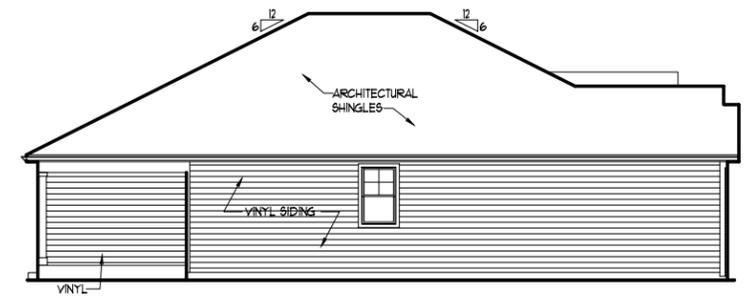
## ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x435

PRAIRIE LANDING

JOLIET, IL.

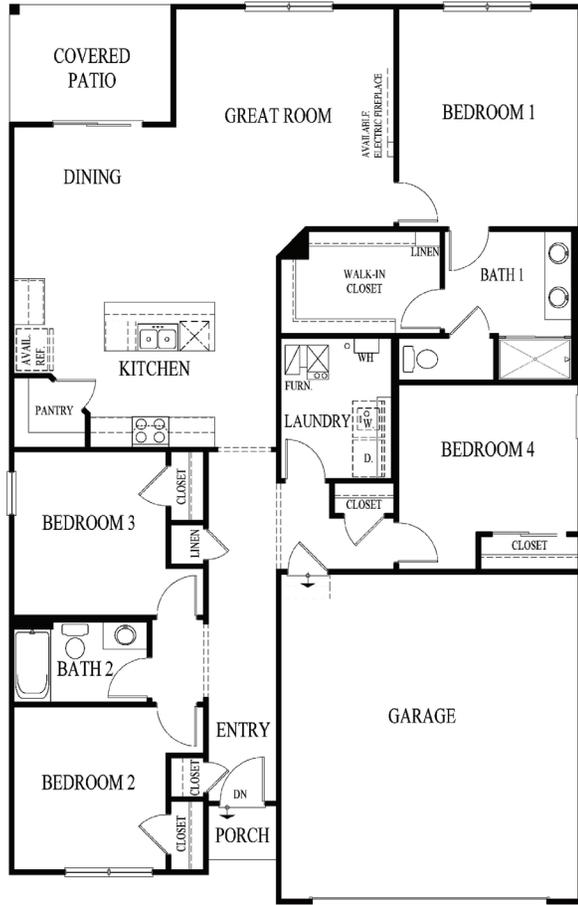
X-SERIES



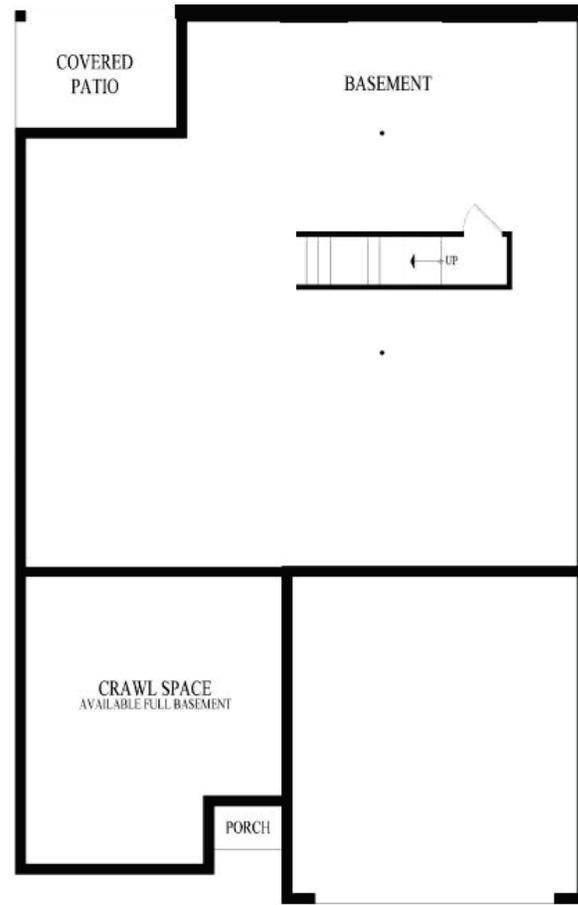
Main Level Configuration with Basement Stairs



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 210811



Main Level

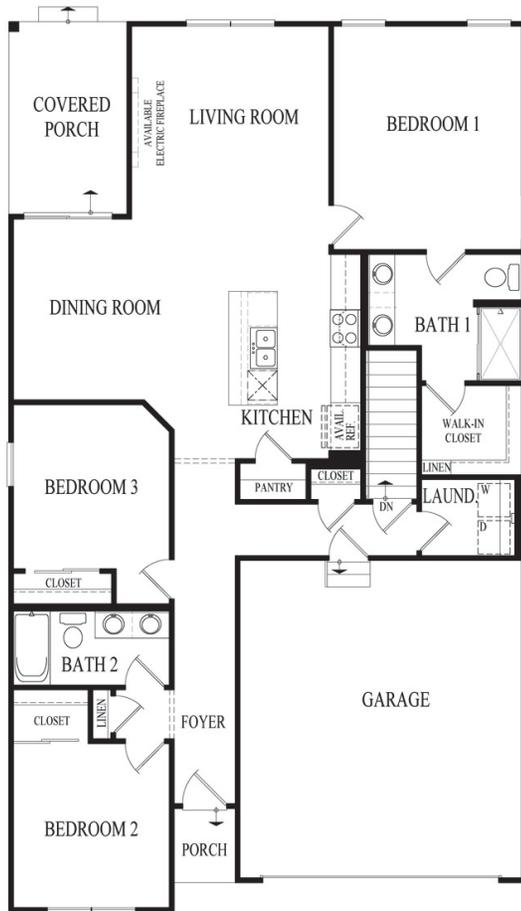


Basement\*

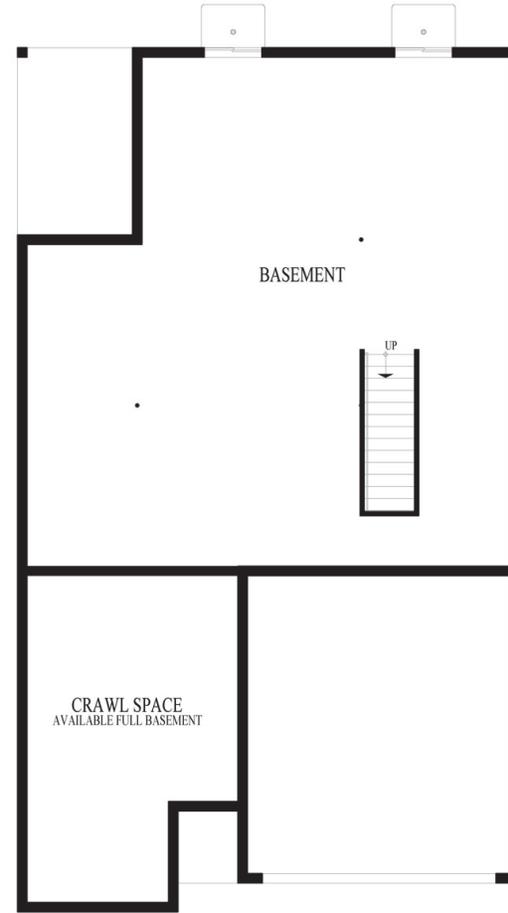
\*Mechanical and window locations may vary. See a sales representative for details.



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 2/08/11



Main Level



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 250123

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

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

\_\_\_\_ Preliminary  
\_\_\_\_ Final  
x \_\_\_\_\_ Amendment

NAME OF PUD: Prairie Landing

AMENDMENT REQUESTED: Amendment to authorize the addition of one-story/ranch dwelling units (consisting of not less than 25% masonry on the front building facade) as an approved dwelling unit type amongst the previously approved two-story dwelling units previously authorized under the Prairie Landing planned unit development.

NAME OF PETITIONER: D.R. Horton, Inc. - Midwest (DRH) for itself, as owner in part, and with the authorization of Ross Lane Development LLC - Prairie Landing Series (RLD), as owner in part

BUSINESS ADDRESS: 1750 E. Golf Road, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: [REDACTED] E-MAIL [REDACTED]

INTEREST OF PETITIONER: DRH is owner of those 36 lots identified on Ex. A attached hereto.

NAME OF LOCAL AGENT: N/A

ADDRESS: N/A PHONE: N/A

OWNER: RLD is owner excluding 1) those lots identified on Ex. A and 2) dedicated ROW.

BUSINESS ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS PHONE: N/A E-MAIL N/A

ENGINEER: N/A

ADDRESS: N/A PHONE: N/A

LAND SURVEYOR: N/A

ADDRESS: N/A PHONE: N/A

ATTORNEY: Steven C. Bauer for and on behalf of DRH

ADDRESS: 1750 E. Golf Road, Schaumburg, IL 60173 PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: Please see Ex. B attached hereto.

COMMON ADDRESS: Please see Ex. C attached hereto.

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

SIZE: Please see Recording Plat of Prairie Landing Subdivision Planned Unit Development.

NO. OF LOTS: 120

PRESENT USE: Under development EXISTING ZONING: R-2

USES OF SURROUNDING PROPERTIES: North: Single-family detached residential

South: Single-family detached residential

East: Agricultural

West: Commercial

Name of Park District: Plainfield Park District

Date Contacted Park District: N/A to this petition for amendment.

Is any open space/park site being offered as part of a preliminary PUD? Yes

If yes, what amount? 0.561 acre

(Acknowledgment by Park District Official) N/A to this petition for amendment.

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 \_\_\_\_\_ No X

If yes, describe: N/A

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

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

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

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

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Steven C. Bauer for and on behalf of DRH, 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: 12/08/25 [Redacted]  
Petitioner's Name

Subscribed and sworn to before me this 8 day of December, 20 25

[Redacted] 9/25/27  
Notary Public My Commission Expires:



The undersigned, as manager and duly authorized representative of Ross Lane Development LLC - Prairie Landing Series, an Illinois limited liability company ("RLD"), being the owner in part of the real property upon which the Prairie Landing Subdivision is located as more fully described above in this petition, hereby authorizes (i) D.R. Horton, Inc. - Midwest, a California corporation, to submit this petition for planned unit development amendment and (ii) the City of Joliet, an Illinois municipal corporation, to process and grant approval of this petition.

Signature: [Redacted] Date: 12.15.25  
Print Name: Tommy L. Scofield, Jr.  
Company: Ross Lane Development LLC - Prairie Landing Series

State of Illinois )  
) SS  
County of Will )

Subscribed and sworn to before me this 15 day of December 2025.

Notary Public Signature: [Redacted]



[Seal]

**Exhibit A to Petition for Planned Unit Development Amendment**  
(Prairie Landing)

Legal Description of Lots Owned by DRH

LOTS 1 THROUGH 28, BOTH INCLUSIVE, AND LOTS 46 THROUGH 53, BOTH INCLUSIVE, IN PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 12, 2025 AS DOCUMENT NUMBER R2025030828 IN WILL COUNTY, ILLINOIS.

**Exhibit B to Petition for Planned Unit Development Amendment**  
(Prairie Landing)

Legal Description of Prairie Landing Property

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 45.00 FEET THEREOF; ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN D'ARCY ESTATES UNIT TWO, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2021, AS DOCUMENT NUMBER R2021100615; AND ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2021, AS DOCUMENT NUMBER R2021089147; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING (EXCEPTION) AT THE SOUTHWEST CORNER OF LOT 9 IN PICARDY UNIT ONE, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1988, AS DOCUMENT NUMBER R88-23367 AND TWO CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NUMBERS R88-33659 AND R92-51764; THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER AND ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 234.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 12 DEGREES 06 MINUTES 38 SECONDS WEST 24.54 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 37 SECONDS WEST 40.08 FEET; THENCE NORTH 74 DEGREES 25 MINUTES 44 SECONDS WEST 30.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 12.26 FEET OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE, 159.36 FEET, TO A POINT THAT IS LOCATED 12.26 FEET SOUTH OF THE POINT OF BEGINNING (EXCEPTION), AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF AFORESAID LOT 9; THENCE NORTH 00 DEGREES 54 MINUTES 56 SECONDS WEST 12.26 FEET TO THE POINT OF BEGINNING (EXCEPTION), IN WILL COUNTY, ILLINOIS. Containing 43.871 acres more or less.

**Exhibit C to Petition for Planned Unit Development Amendment**  
(Prairie Landing)

<b>Plat Lot Number</b>	<b>Address</b>	<b>PIN Number</b>
1	3016 OLD CASTLE RD	TBD
2	3014 OLD CASTLE RD	TBD
3	3012 OLD CASTLE RD	TBD
4	2155 SANDHILL CT	TBD
5	2153 SANDHILL CT	TBD
6	2151 SANDHILL CT	TBD
7	2150 SANDHILL CT	TBD
8	2152 SANDHILL CT	TBD
9	2154 SANDHILL CT	TBD
10	3010 OLD CASTLE RD	TBD
11	3008 OLD CASTLE RD	TBD
12	3006 OLD CASTLE RD	TBD
13	3004 OLD CASTLE RD	TBD
14	3002 OLD CASTLE RD	TBD
15	3000 OLD CASTLE RD	TBD
16	2921 SAVANA DR	TBD
17	2919 SAVANA DR	TBD
18	2917 SAVANA DR	TBD
19	2915 SAVANA DR	TBD
20	2913 SAVANA DR	TBD
21	2911 SAVANA DR	TBD
22	2909 SAVANA DR	TBD
23	2907 SAVANA DR	TBD
24	2905 SAVANA DR	TBD
25	2903 SAVANA DR	TBD
26	2901 SAVANA DR	TBD
27	2829 SAVANA DR	TBD
28	2827 SAVANA DR	TBD
29	2825 SAVANA DR	TBD
30	2823 SAVANA DR	TBD
31	2821 SAVANA DR	TBD
32	2819 SAVANA DR	TBD
33	2817 SAVANA DR	TBD
34	2815 SAVANA DR	TBD
35	2813 SAVANA DR	TBD
36	2811 SAVANA DR	TBD
37	2809 SAVANA DR	TBD

38	2807 SAVANA DR	TBD
39	2805 SAVANA DR	TBD
40	2804 SAVANA DR	TBD
41	2806 SAVANA DR	TBD
42	2818 SAVANA DR	TBD
43	2820 SAVANA DR	TBD
44	2822 SAVANA DR	TBD
45	2824 SAVANA DR	TBD
46	2826 SAVANA DR	TBD
47	2828 SAVANA DR	TBD
48	2900 SAVANA DR	TBD
49	2904 SAVANA DR	TBD
50	2906 SAVANA DR	TBD
51	2908 SAVANA DR	TBD
52	2912 SAVANA DR	TBD
53	2916 SAVANA DR	TBD
54	2913 OLD CASTLE RD	TBD
55	2911 OLD CASTLE RD	TBD
56	2909 OLD CASTLE RD	TBD
57	2907 OLD CASTLE RD	TBD
58	2905 OLD CASTLE RD	TBD
59	2903 OLD CASTLE RD	TBD
60	2901 OLD CASTLE RD	TBD
61	2815 OLD CASTLE RD	TBD
62	2813 OLD CASTLE RD	TBD
63	2811 OLD CASTLE RD	TBD
64	2809 OLD CASTLE RD	TBD
65	2807 OLD CASTLE RD	TBD
66	2805 OLD CASTLE RD	TBD
67	2910 OLD CASTLE RD	TBD
68	2908 OLD CASTLE RD	TBD
69	2906 OLD CASTLE RD	TBD
70	2904 OLD CASTLE RD	TBD
71	2902 OLD CASTLE RD	TBD
72	2900 OLD CASTLE RD	TBD
73	2016 SERENITY DR	TBD
74	2014 SERENITY DR	TBD
75	2012 SERENITY DR	TBD
76	2010 SERENITY DR	TBD

77	2008 SERENITY DR	TBD
78	2006 SERENITY DR	TBD
79	2004 SERENITY DR	TBD
80	2002 SERENITY DR	TBD
81	2805 SIDEOATS DR	TBD
82	2803 SIDEOATS DR	TBD
83	2801 SIDEOATS DR	TBD
84	2003 SWITCHGRASS DR	TBD
85	2005 SWITCHGRASS DR	TBD
86	2007 SWITCHGRASS DR	TBD
87	2009 SWITCHGRASS DR	TBD
88	2011 SWITCHGRASS DR	TBD
89	2013 SWITCHGRASS DR	TBD
90	2015 SWITCHGRASS DR	TBD
91	2017 SWITCHGRASS DR	TBD
92	2020 SWITCHGRASS DR	TBD
93	2018 SWITCHGRASS DR	TBD
94	2016 SWITCHGRASS DR	TBD
95	2014 SWITCHGRASS DR	TBD
96	2012 SWITCHGRASS DR	TBD
97	2010 SWITCHGRASS DR	TBD
98	2008 SWITCHGRASS DR	TBD
99	2006 SWITCHGRASS DR	TBD
100	2004 SWITCHGRASS DR	TBD
101	2002 SWITCHGRASS DR	TBD
102	2000 SWITCHGRASS DR	TBD
103	2800 SIDEOATS DR	TBD
104	2802 SIDEOATS DR	TBD
105	2804 SIDEOATS DR	TBD
106	2806 SIDEOATS DR	TBD
107	2808 SIDEOATS DR	TBD
108	2810 SIDEOATS DR	TBD
109	2812 SIDEOATS DR	TBD
110	2814 SIDEOATS DR	TBD
111	2001 SERENITY DR	TBD
112	2003 SERENITY DR	TBD
113	2005 SERENITY DR	TBD
114	2007 SERENITY DR	TBD
115	2009 SERENITY DR	TBD

116	2011 SERENITY DR	TBD
117	2013 SERENITY DR	TBD
118	2015 SERENITY DR	TBD
119	2017 SERENITY DR	TBD
120	2019 SERENITY DR	TBD

## 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:

Please see Exhibit A attached hereto.

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

### 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

D.R. Horton, Inc. - Midwest is owner of those 36 lots identified on Ex. B hereto.

Ross Lane Development LLC - Prairie Landing Series is the owner of the subject

property described on Ex. C hereto excluding 1) those lots identified on Ex. B

and 2) dedicated rights-of-way.

E-MAIL: [REDACTED]

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

D.R. Horton, Inc. - Midwest ("Petitioner") is a California corporation (i) authorized to transact business in the State of Illinois under Illinois Secretary of State business services file number 60318468, (ii) having a principal place of business located at 1750 E. Golf Road, Suite 925, Schaumburg, Illinois 60173 and (iii) a wholly owned subsidiary of D.R. Horton CA2, Inc., a California corporation, having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011, which latter corporation is a wholly owned subsidiary of D.R. Horton, Inc., a Delaware corporation ("DHI"), having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011. DHI is a publicly traded company dual listed on each of the New York Stock Exchange and NYSE Texas.

The name and address of the corporate officers of Petitioner are as follows: President - Paul J. Romanowski, 1341 Horton Circle, Arlington, Texas 76011; Secretary - Thomas B. Montano, 1341 Horton Circle, Arlington, Texas 76011.

E-MAIL: [REDACTED] 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: [REDACTED]

DATE: December 8, 2025

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

Steven C. Bauer, Entitlements Manager & Land Use Counsel

Phone: [REDACTED]

**PRINT**

**Exhibit A to Ownership Disclosure Form**  
(Prairie Landing)

<b>Plat Lot Number</b>	<b>Address</b>	<b>PIN Number</b>
1	3016 OLD CASTLE RD	TBD
2	3014 OLD CASTLE RD	TBD
3	3012 OLD CASTLE RD	TBD
4	2155 SANDHILL CT	TBD
5	2153 SANDHILL CT	TBD
6	2151 SANDHILL CT	TBD
7	2150 SANDHILL CT	TBD
8	2152 SANDHILL CT	TBD
9	2154 SANDHILL CT	TBD
10	3010 OLD CASTLE RD	TBD
11	3008 OLD CASTLE RD	TBD
12	3006 OLD CASTLE RD	TBD
13	3004 OLD CASTLE RD	TBD
14	3002 OLD CASTLE RD	TBD
15	3000 OLD CASTLE RD	TBD
16	2921 SAVANA DR	TBD
17	2919 SAVANA DR	TBD
18	2917 SAVANA DR	TBD
19	2915 SAVANA DR	TBD
20	2913 SAVANA DR	TBD
21	2911 SAVANA DR	TBD
22	2909 SAVANA DR	TBD
23	2907 SAVANA DR	TBD
24	2905 SAVANA DR	TBD
25	2903 SAVANA DR	TBD
26	2901 SAVANA DR	TBD
27	2829 SAVANA DR	TBD
28	2827 SAVANA DR	TBD
29	2825 SAVANA DR	TBD
30	2823 SAVANA DR	TBD
31	2821 SAVANA DR	TBD
32	2819 SAVANA DR	TBD
33	2817 SAVANA DR	TBD
34	2815 SAVANA DR	TBD
35	2813 SAVANA DR	TBD
36	2811 SAVANA DR	TBD
37	2809 SAVANA DR	TBD

38	2807 SAVANA DR	TBD
39	2805 SAVANA DR	TBD
40	2804 SAVANA DR	TBD
41	2806 SAVANA DR	TBD
42	2818 SAVANA DR	TBD
43	2820 SAVANA DR	TBD
44	2822 SAVANA DR	TBD
45	2824 SAVANA DR	TBD
46	2826 SAVANA DR	TBD
47	2828 SAVANA DR	TBD
48	2900 SAVANA DR	TBD
49	2904 SAVANA DR	TBD
50	2906 SAVANA DR	TBD
51	2908 SAVANA DR	TBD
52	2912 SAVANA DR	TBD
53	2916 SAVANA DR	TBD
54	2913 OLD CASTLE RD	TBD
55	2911 OLD CASTLE RD	TBD
56	2909 OLD CASTLE RD	TBD
57	2907 OLD CASTLE RD	TBD
58	2905 OLD CASTLE RD	TBD
59	2903 OLD CASTLE RD	TBD
60	2901 OLD CASTLE RD	TBD
61	2815 OLD CASTLE RD	TBD
62	2813 OLD CASTLE RD	TBD
63	2811 OLD CASTLE RD	TBD
64	2809 OLD CASTLE RD	TBD
65	2807 OLD CASTLE RD	TBD
66	2805 OLD CASTLE RD	TBD
67	2910 OLD CASTLE RD	TBD
68	2908 OLD CASTLE RD	TBD
69	2906 OLD CASTLE RD	TBD
70	2904 OLD CASTLE RD	TBD
71	2902 OLD CASTLE RD	TBD
72	2900 OLD CASTLE RD	TBD
73	2016 SERENITY DR	TBD
74	2014 SERENITY DR	TBD
75	2012 SERENITY DR	TBD
76	2010 SERENITY DR	TBD

77	2008 SERENITY DR	TBD
78	2006 SERENITY DR	TBD
79	2004 SERENITY DR	TBD
80	2002 SERENITY DR	TBD
81	2805 SIDEOATS DR	TBD
82	2803 SIDEOATS DR	TBD
83	2801 SIDEOATS DR	TBD
84	2003 SWITCHGRASS DR	TBD
85	2005 SWITCHGRASS DR	TBD
86	2007 SWITCHGRASS DR	TBD
87	2009 SWITCHGRASS DR	TBD
88	2011 SWITCHGRASS DR	TBD
89	2013 SWITCHGRASS DR	TBD
90	2015 SWITCHGRASS DR	TBD
91	2017 SWITCHGRASS DR	TBD
92	2020 SWITCHGRASS DR	TBD
93	2018 SWITCHGRASS DR	TBD
94	2016 SWITCHGRASS DR	TBD
95	2014 SWITCHGRASS DR	TBD
96	2012 SWITCHGRASS DR	TBD
97	2010 SWITCHGRASS DR	TBD
98	2008 SWITCHGRASS DR	TBD
99	2006 SWITCHGRASS DR	TBD
100	2004 SWITCHGRASS DR	TBD
101	2002 SWITCHGRASS DR	TBD
102	2000 SWITCHGRASS DR	TBD
103	2800 SIDEOATS DR	TBD
104	2802 SIDEOATS DR	TBD
105	2804 SIDEOATS DR	TBD
106	2806 SIDEOATS DR	TBD
107	2808 SIDEOATS DR	TBD
108	2810 SIDEOATS DR	TBD
109	2812 SIDEOATS DR	TBD
110	2814 SIDEOATS DR	TBD
111	2001 SERENITY DR	TBD
112	2003 SERENITY DR	TBD
113	2005 SERENITY DR	TBD
114	2007 SERENITY DR	TBD
115	2009 SERENITY DR	TBD

116	2011 SERENITY DR	TBD
117	2013 SERENITY DR	TBD
118	2015 SERENITY DR	TBD
119	2017 SERENITY DR	TBD
120	2019 SERENITY DR	TBD

**Exhibit B to Ownership Disclosure Form**  
(Prairie Landing)

Legal Description of Lots Owned by DRH

LOTS 1 THROUGH 28, BOTH INCLUSIVE, AND LOTS 46 THROUGH 53, BOTH INCLUSIVE, IN PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 12, 2025 AS DOCUMENT NUMBER R2025030828 IN WILL COUNTY, ILLINOIS.

**Exhibit C to Ownership Disclosure Form**  
(Prairie Landing)

Legal Description of Prairie Landing Property

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 45.00 FEET THEREOF; ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN D'ARCY ESTATES UNIT TWO, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2021, AS DOCUMENT NUMBER R2021100615; AND ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2021, AS DOCUMENT NUMBER R2021089147; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING (EXCEPTION) AT THE SOUTHWEST CORNER OF LOT 9 IN PICARDY UNIT ONE, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1988, AS DOCUMENT NUMBER R88-23367 AND TWO CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NUMBERS R88-33659 AND R92-51764; THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER AND ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 234.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 12 DEGREES 06 MINUTES 38 SECONDS WEST 24.54 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 37 SECONDS WEST 40.08 FEET; THENCE NORTH 74 DEGREES 25 MINUTES 44 SECONDS WEST 30.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 12.26 FEET OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST ALONG SAID SOUTH LINE, 159.36 FEET, TO A POINT THAT IS LOCATED 12.26 FEET SOUTH OF THE POINT OF BEGINNING (EXCEPTION), AS MEASURED PERPENDICULARLY TO THE SOUTH LINE OF AFORESAID LOT 9; THENCE NORTH 00 DEGREES 54 MINUTES 56 SECONDS WEST 12.26 FEET TO THE POINT OF BEGINNING (EXCEPTION), IN WILL COUNTY, ILLINOIS. Containing 43.871 acres more or less.

# ORDINANCE #18739

## ORDINANCE NO. 18739

### AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT (Prairie Landing Subdivision)

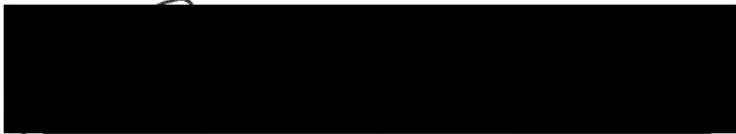
**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The attached final planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this 15<sup>th</sup> day of April, 2025



**MAYOR PRO TEM**



**CITY CLERK**

**VOTING YES:** Councilmen Cardenas, Clement, Guerrero, Hug, Councilwoman Ibarra, Councilman Mudron, Councilwomen Quillman, and Reardon.

**VOTING NO:** None.

**NOT VOTING:** Mayor D'Arcy (Recused).

SUBDIVISION: Prairie Landing Subdivision

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

PLAN COMMISSION APPROVED: Yes

CONDITIONS IMPOSED: Yes

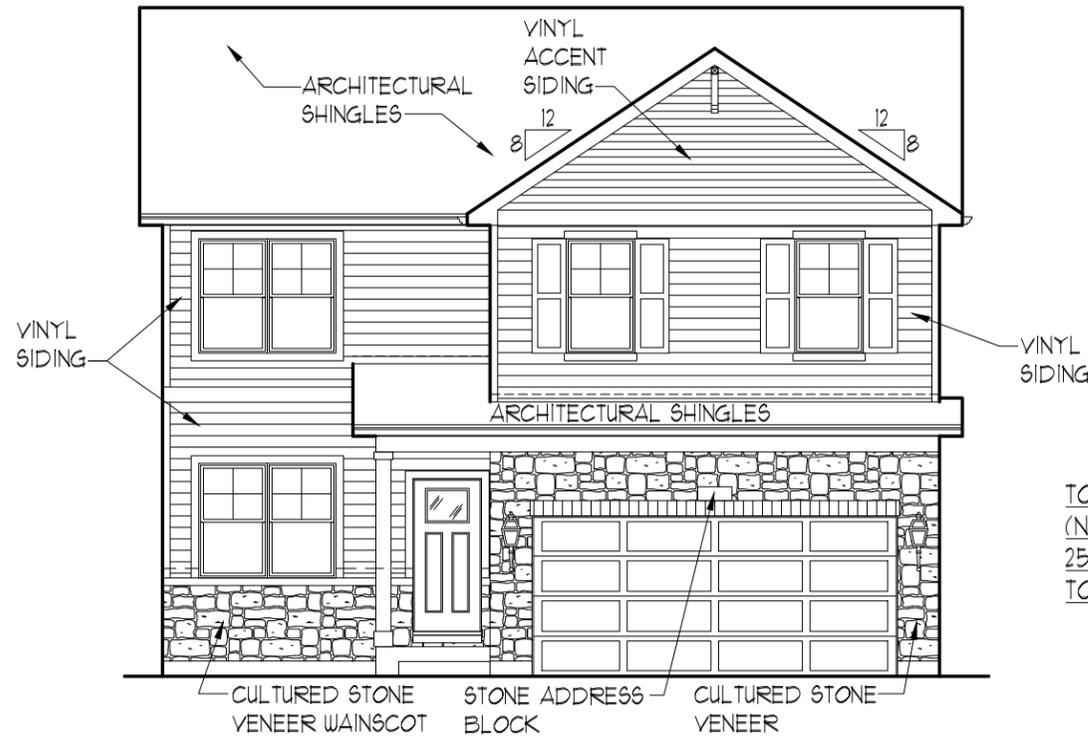
CED DOC. NO.: PUD-13-24

# ORDINANCE #18739

## EXHIBIT A

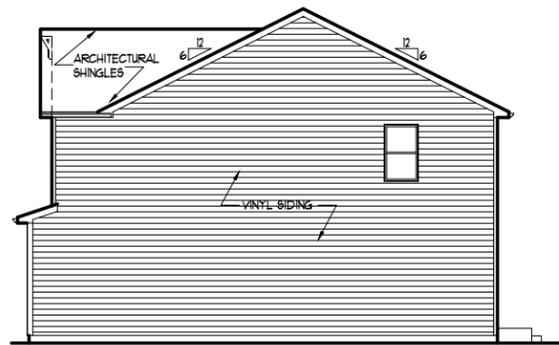
### **ARCHITECTURAL STANDARDS:**

The architectural elevations and floor plans are approved by the City and attached hereto. Developer shall construct the buildings on the subject property in conformance with the approved architectural elevations and floor plans.

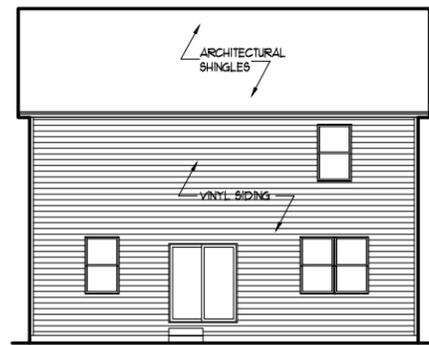


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.  
 25% OF SIDEABLE AREA = 114.79 SQ. FT.  
 TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

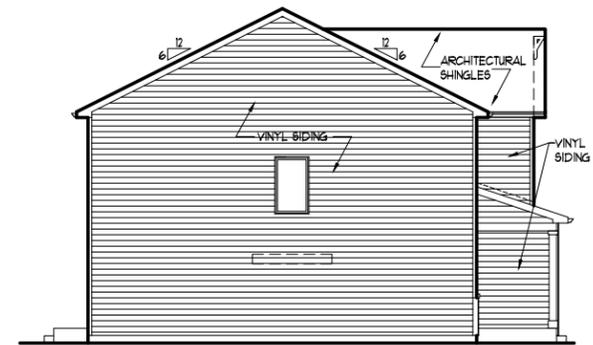
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

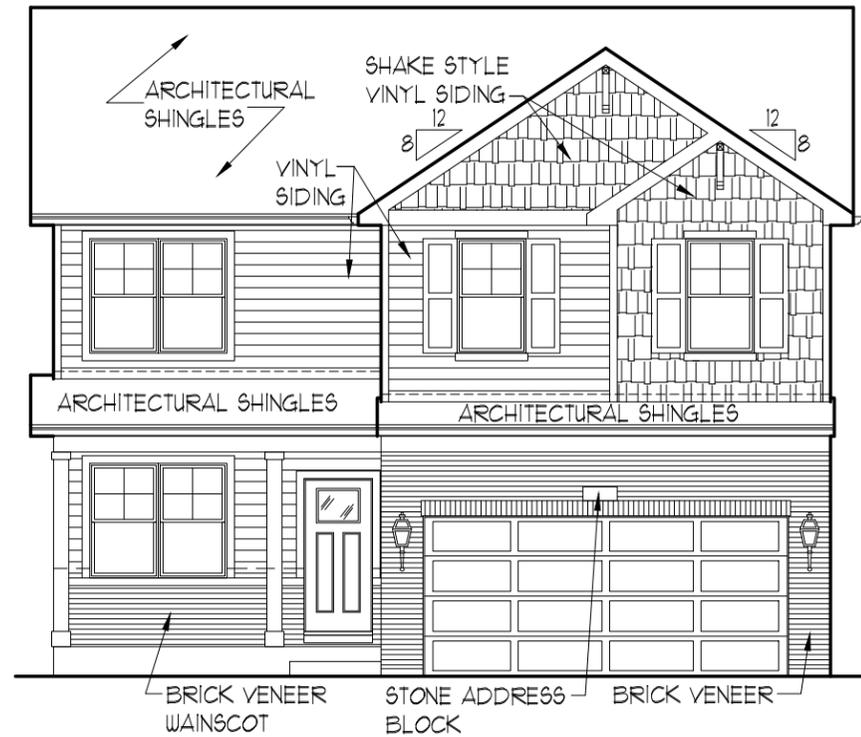


TYPICAL REAR ELEVATION



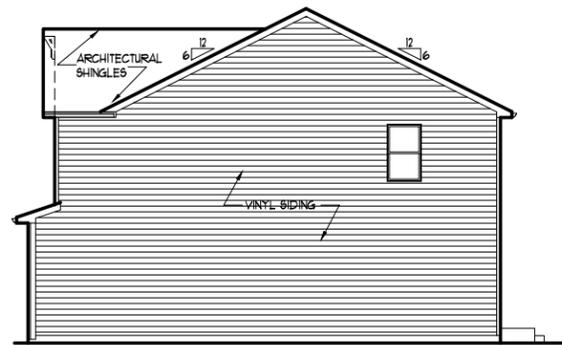
TYPICAL LEFT ELEVATION

x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

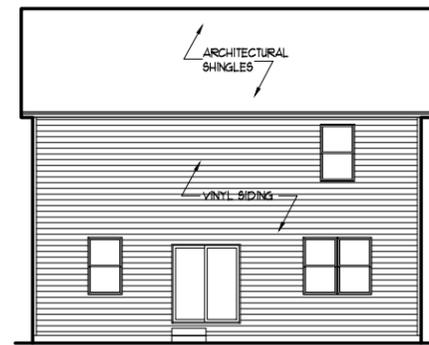


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.  
 25% OF SIDEABLE AREA = 107.25 SQ. FT.  
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

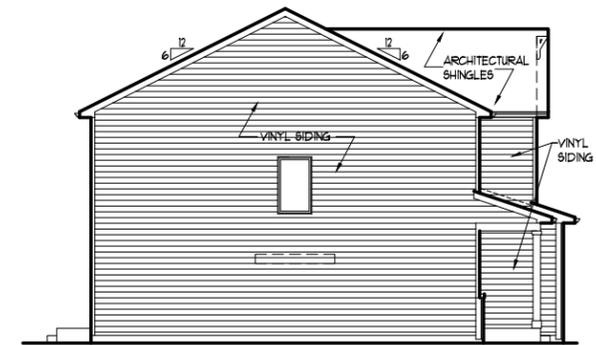
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



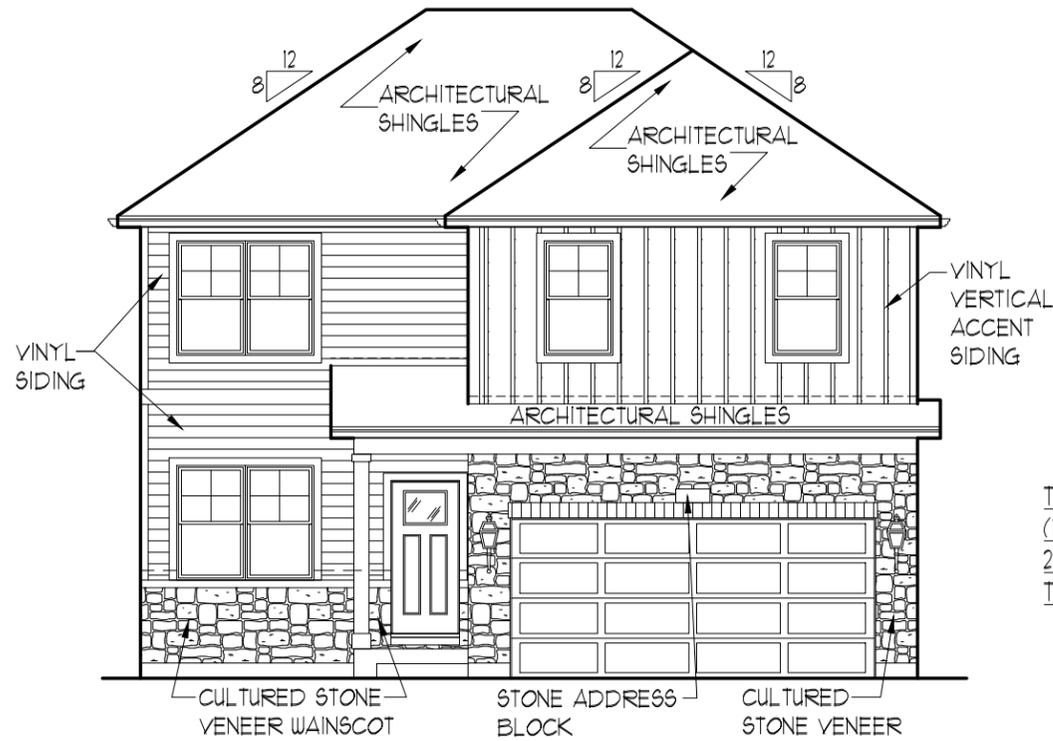
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

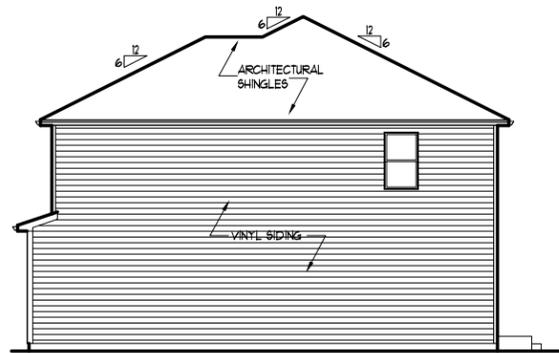
x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

ORDINANCE #18739

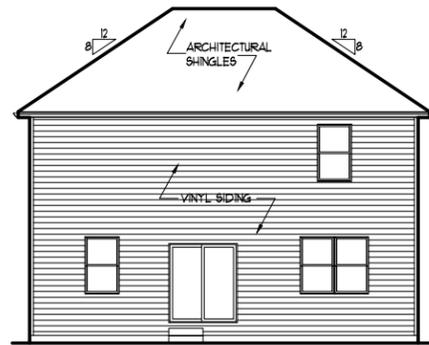


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.  
 25% OF SIDEABLE AREA = 96.60 SQ. FT.  
 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

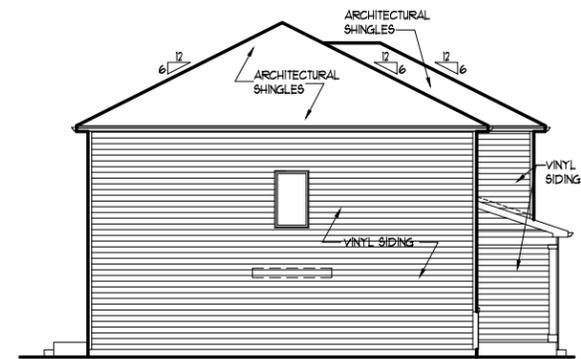
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



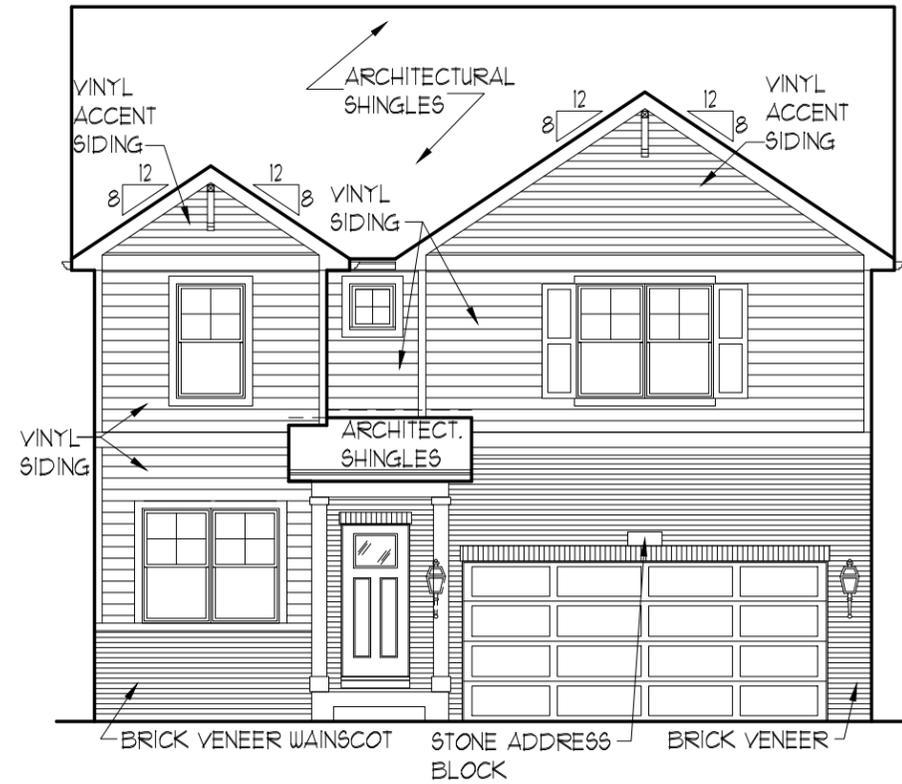
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

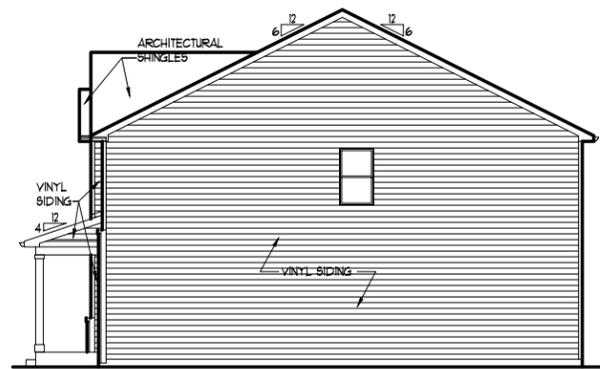
x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

ORDINANCE #18739

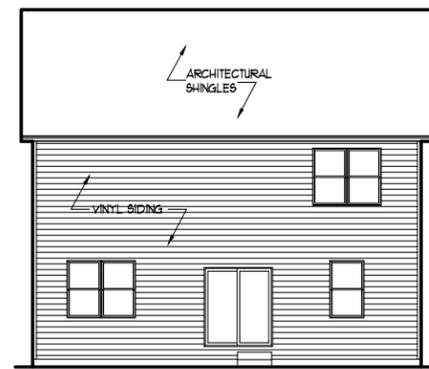


TOTAL FRONT ELEVATION SIDEABLE AREA  
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.  
25% OF SIDEABLE AREA = 130.26 SQ. FT.  
TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)

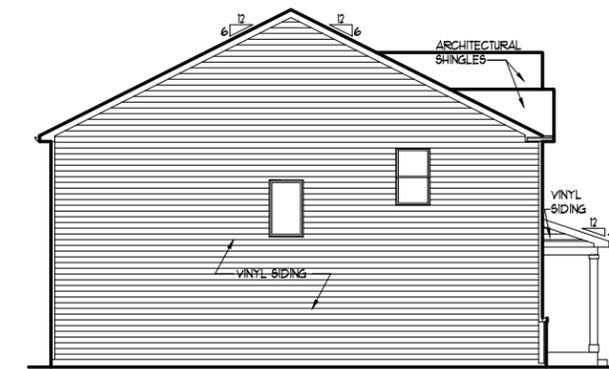
### ELEVATION "A4"



TYPICAL RIGHT ELEVATION



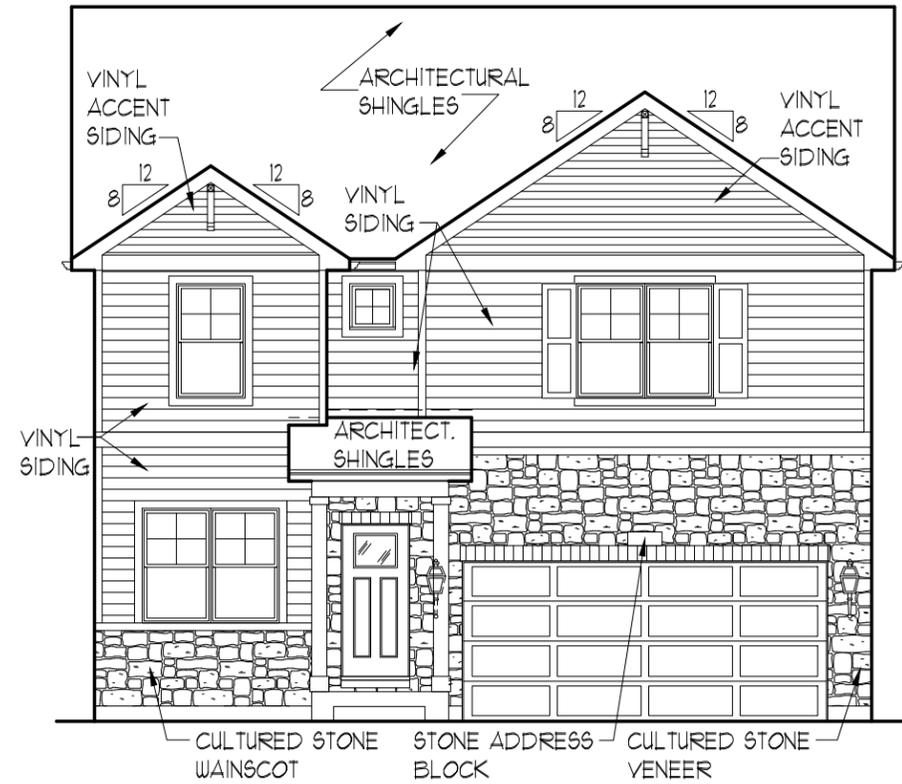
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

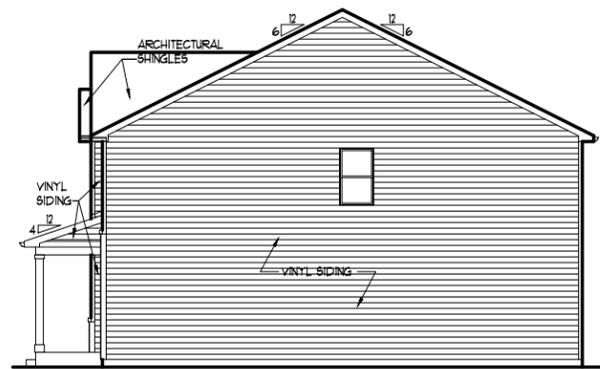
x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

ORDINANCE #18739

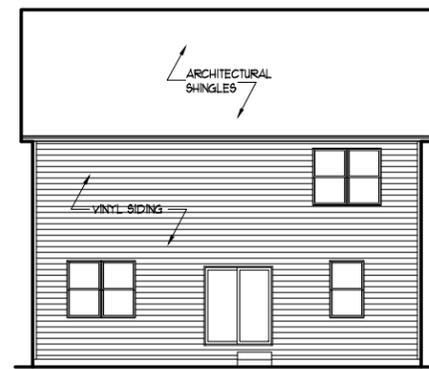


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.  
 25% OF SIDEABLE AREA = 130.26 SQ. FT.  
 TOTAL MASONRY AREA = 193.00 SQ. FT. (31.0%)

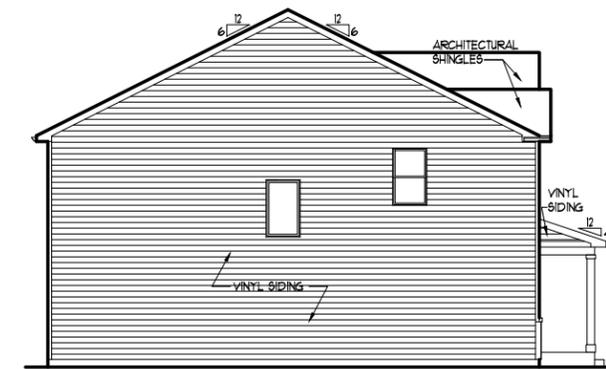
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



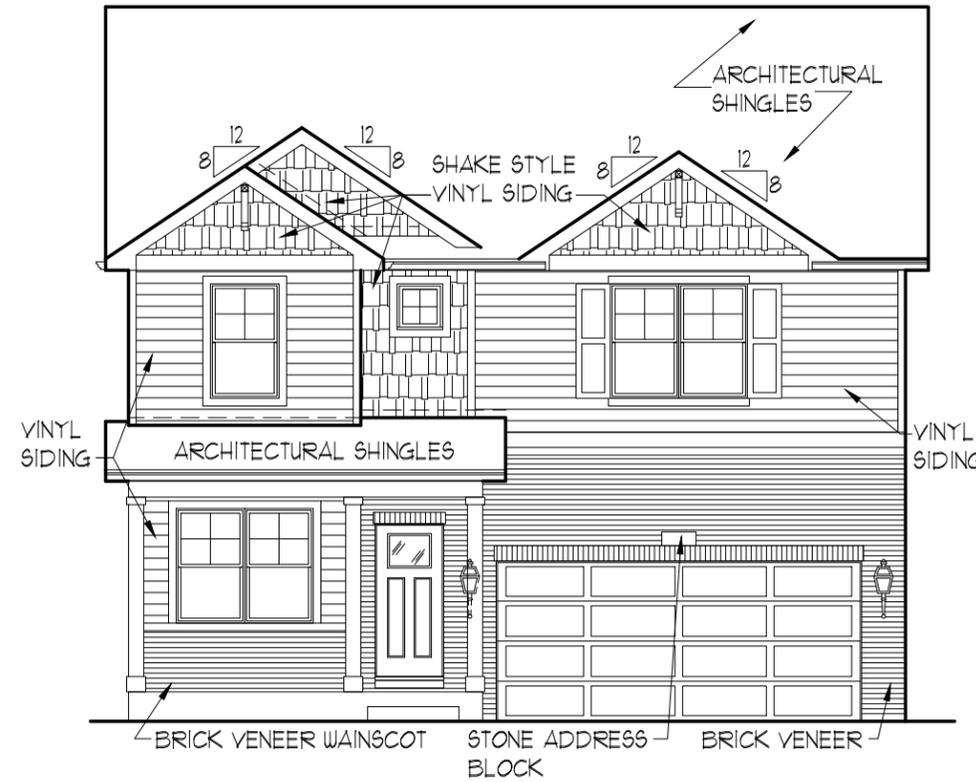
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

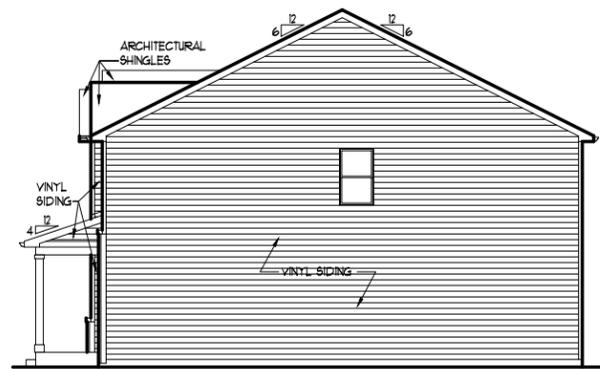
x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

ORDINANCE #18739

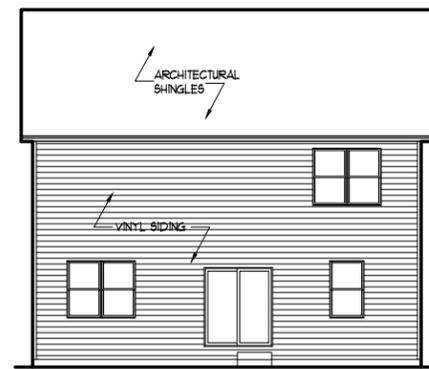


TOTAL FRONT ELEVATION SIDEABLE AREA  
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.  
25% OF SIDEABLE AREA = 114.96 SQ. FT.  
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

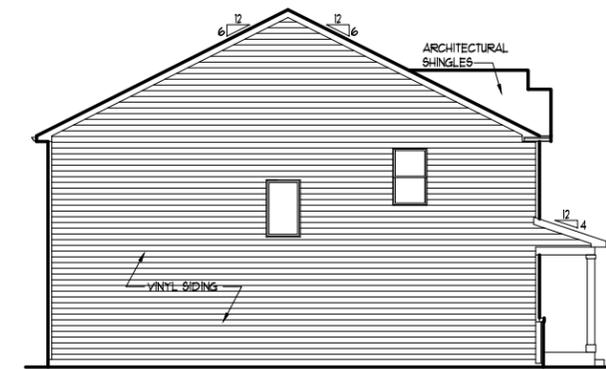
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



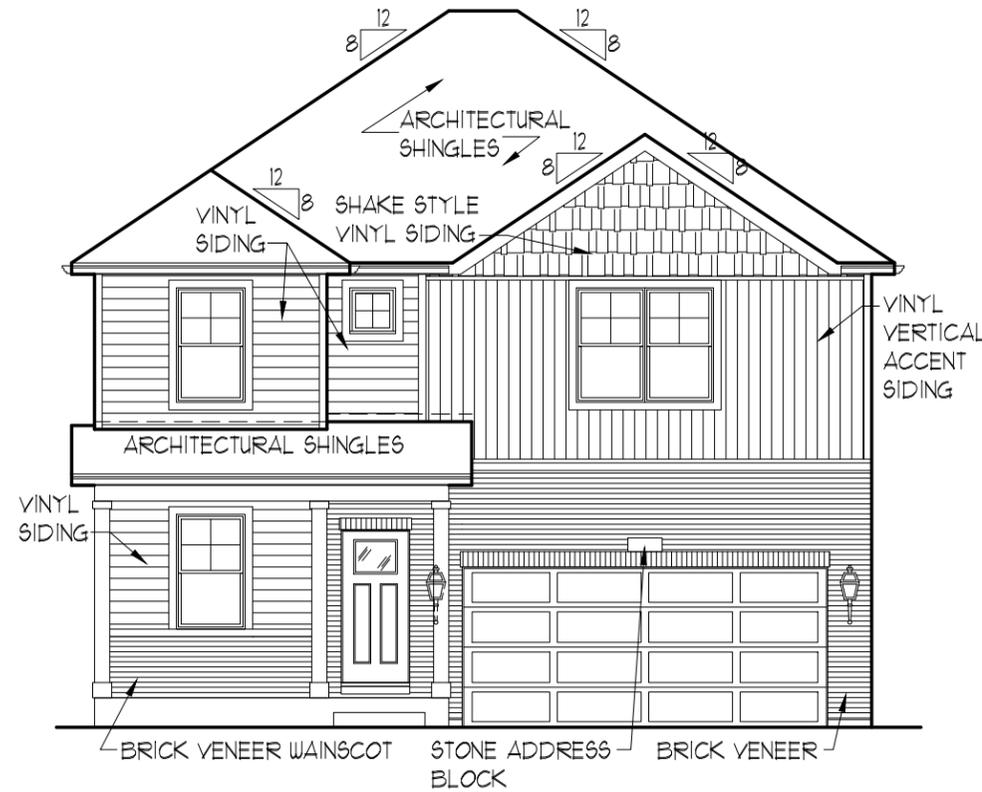
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

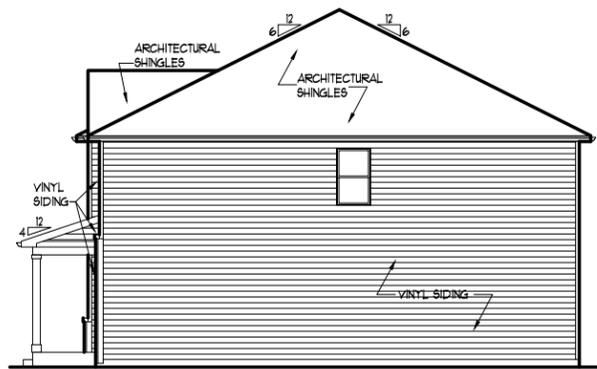
x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

ORDINANCE #18739

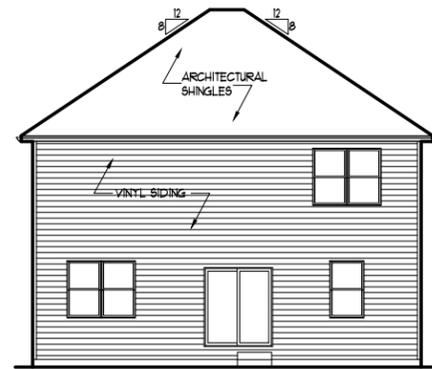


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.  
 25% OF SIDEABLE AREA = 114.46 SQ. FT.  
 TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

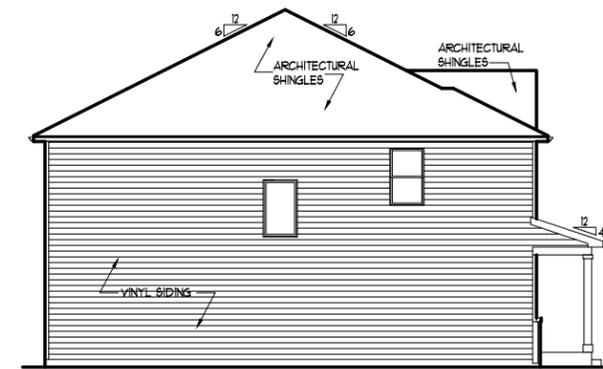
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



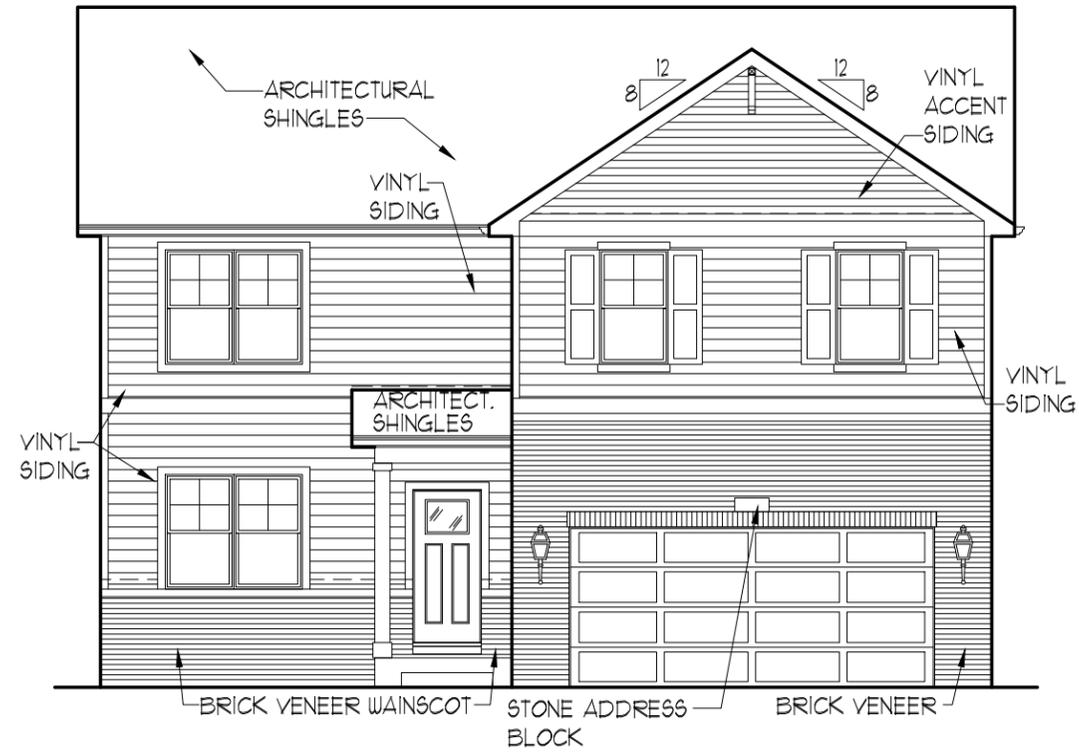
TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

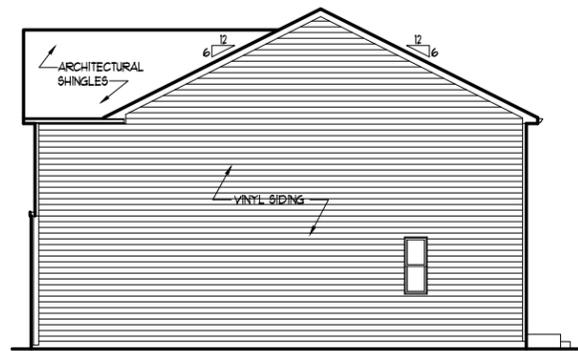
x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

ORDINANCE #18739

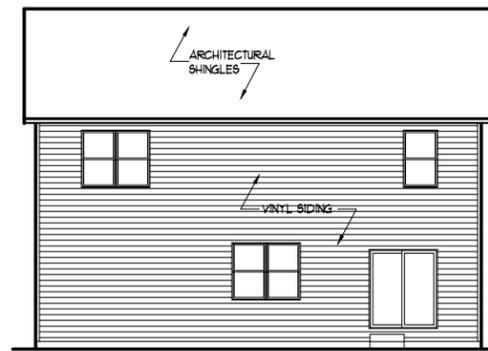


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.  
 25% OF SIDEABLE AREA = 148.40 SQ. FT.  
 TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

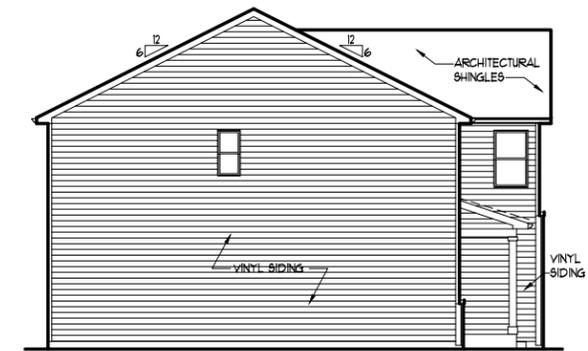
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



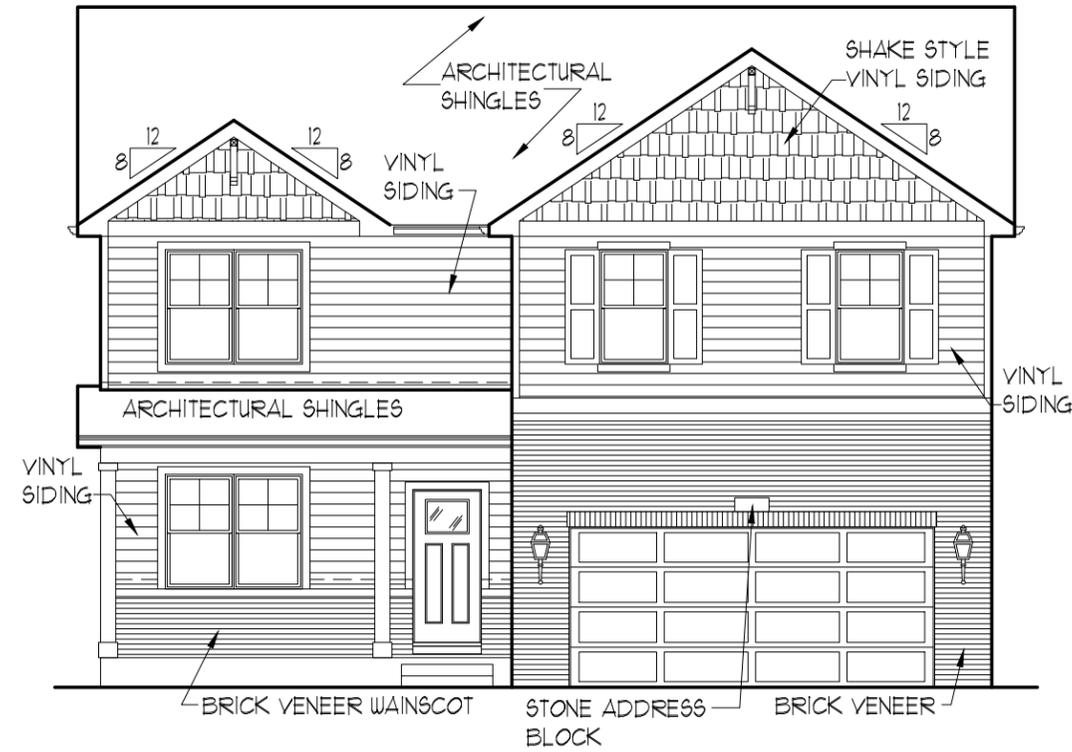
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

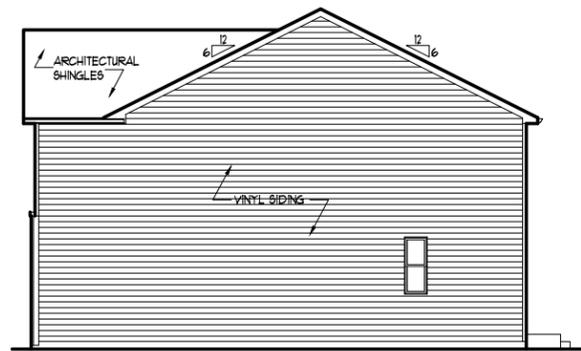
JOLIET, IL.

X-SERIES

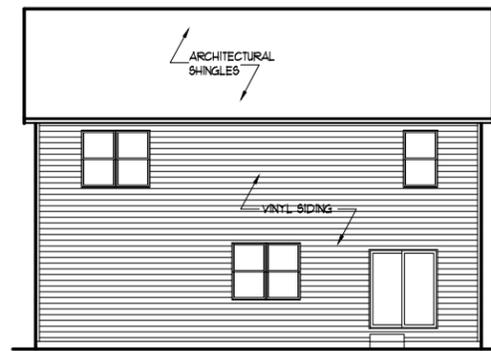


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.  
 25% OF SIDEABLE AREA = 145.88 SQ. FT.  
 TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

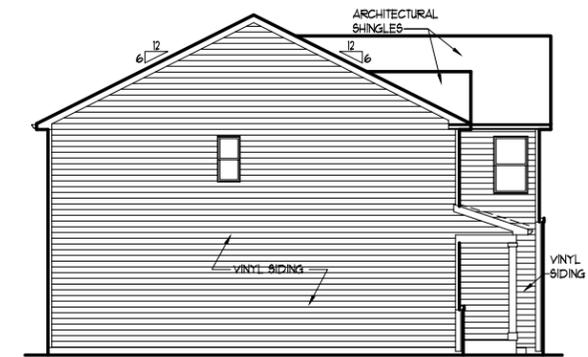
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



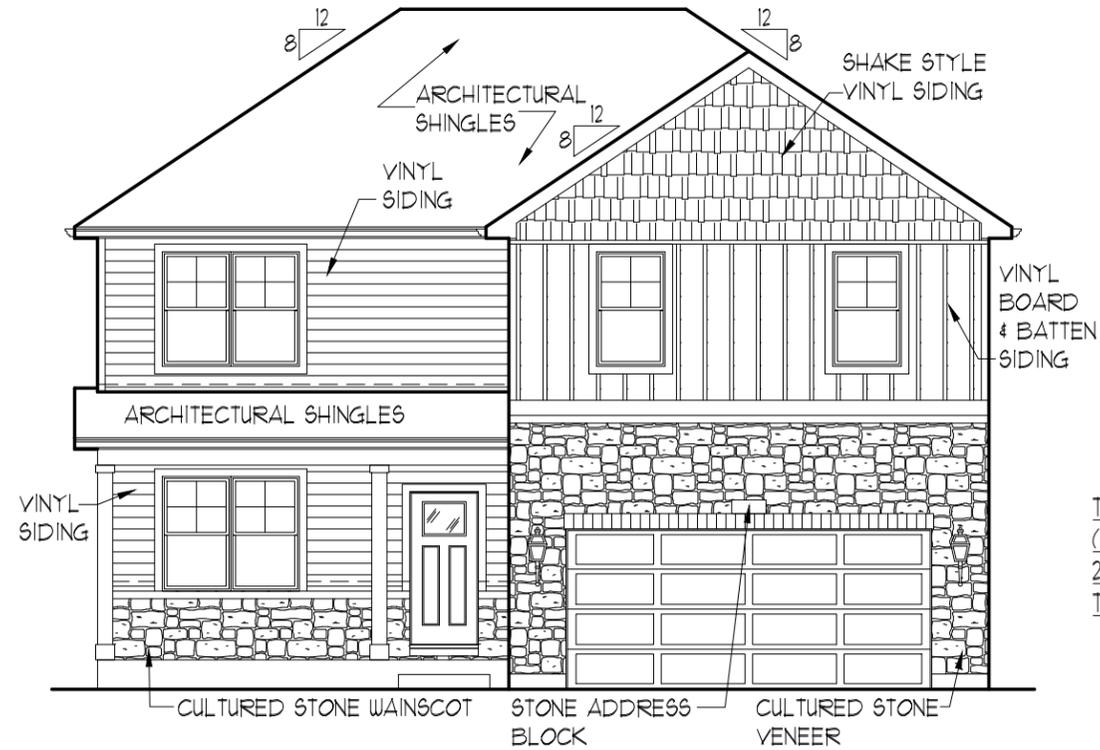
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

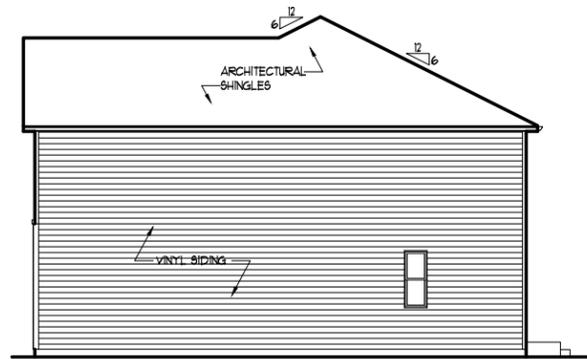
JOLIET, IL.

X-SERIES

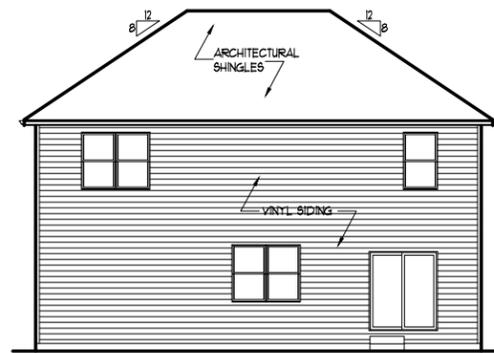


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.  
 25% OF SIDEABLE AREA = 139.02 SQ. FT.  
 TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

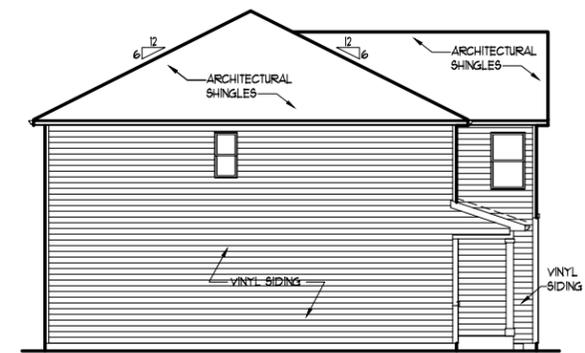
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

**ORDINANCE NO. 18739**

**AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT  
(Prairie Landing Subdivision)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,  
AS FOLLOWS:**

**SECTION 1:** The attached final planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this 15<sup>th</sup> day of April, 2025



**MAYOR PRO TEM**



**CITY CLERK**

**VOTING YES:** Councilmen Cardenas, Clement, Guerrero, Hug, Councilwoman Ibarra,  
Councilman Mudron, Councilwomen Quillman, and Reardon.

**VOTING NO:** None.

**NOT VOTING:** Mayor D'Arcy (Recused).

SUBDIVISION: Prairie Landing Subdivision  
PIN: 06-03-36-100-033-0000  
PLAN COMMISSION APPROVED: Yes  
CONDITIONS IMPOSED: Yes  
CED DOC. NO.: PUD-13-24

## **EXHIBIT A**

### **ARCHITECTURAL STANDARDS:**

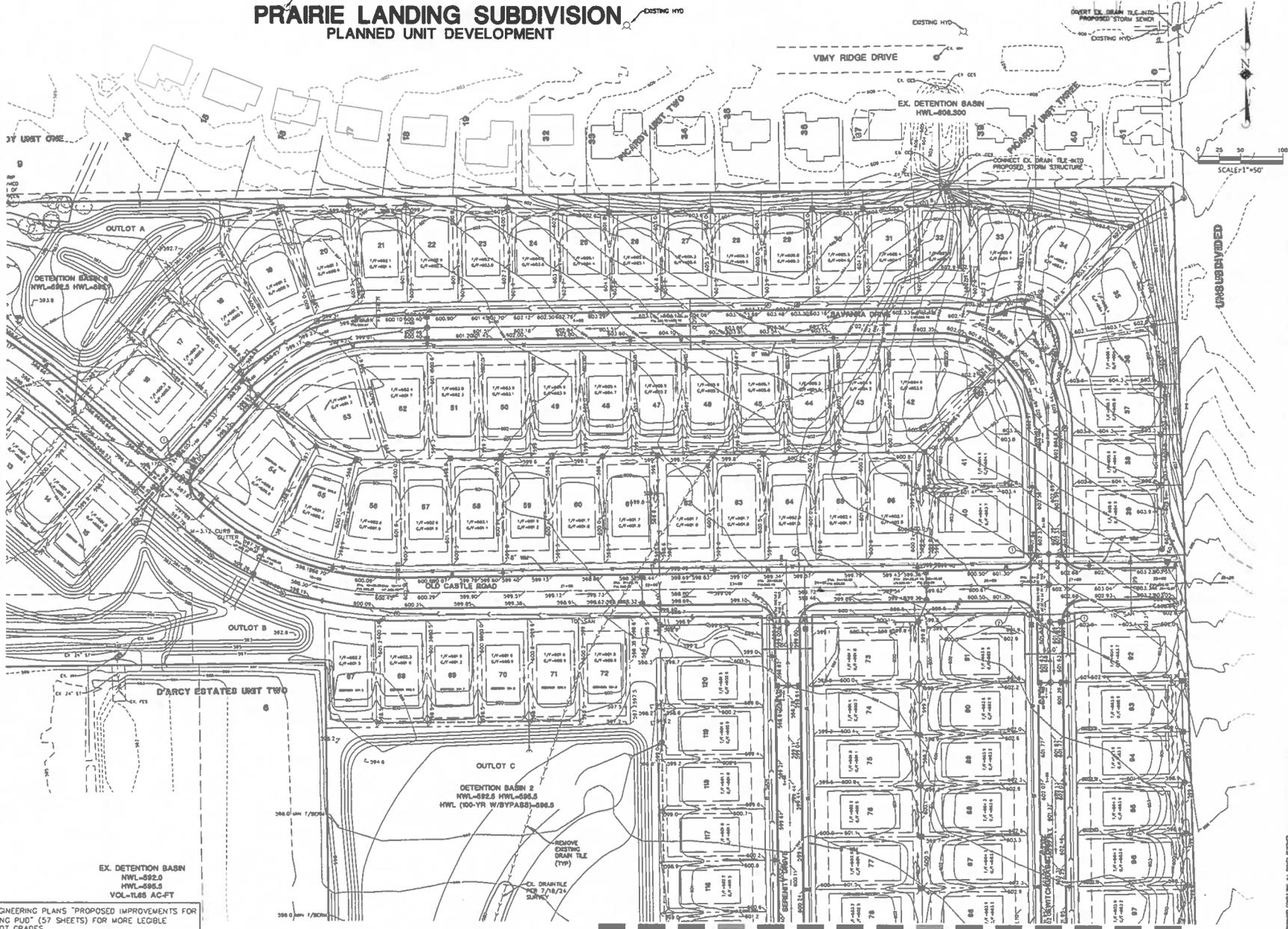
The architectural elevations and floor plans are approved by the City and attached hereto. Developer shall construct the buildings on the subject property in conformance with the approved architectural elevations and floor plans.





FINAL PLAT  
OF  
**PRAIRIE LANDING SUBDIVISION**  
PLANNED UNIT DEVELOPMENT

THIS PLAT IS NOT FOR RECORD



FOR CONTINUATION - SEE SHEET 2



**Manhard CONSULTING**  
 1211 West Harrison Street, Suite 200, Joliet, IL 60438  
 815-741-1100  
 www.manhardconsulting.com

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
 2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435  
 FINAL PUD PLAT

3 OF 8 SHEETS  
 DRW-JOLI04

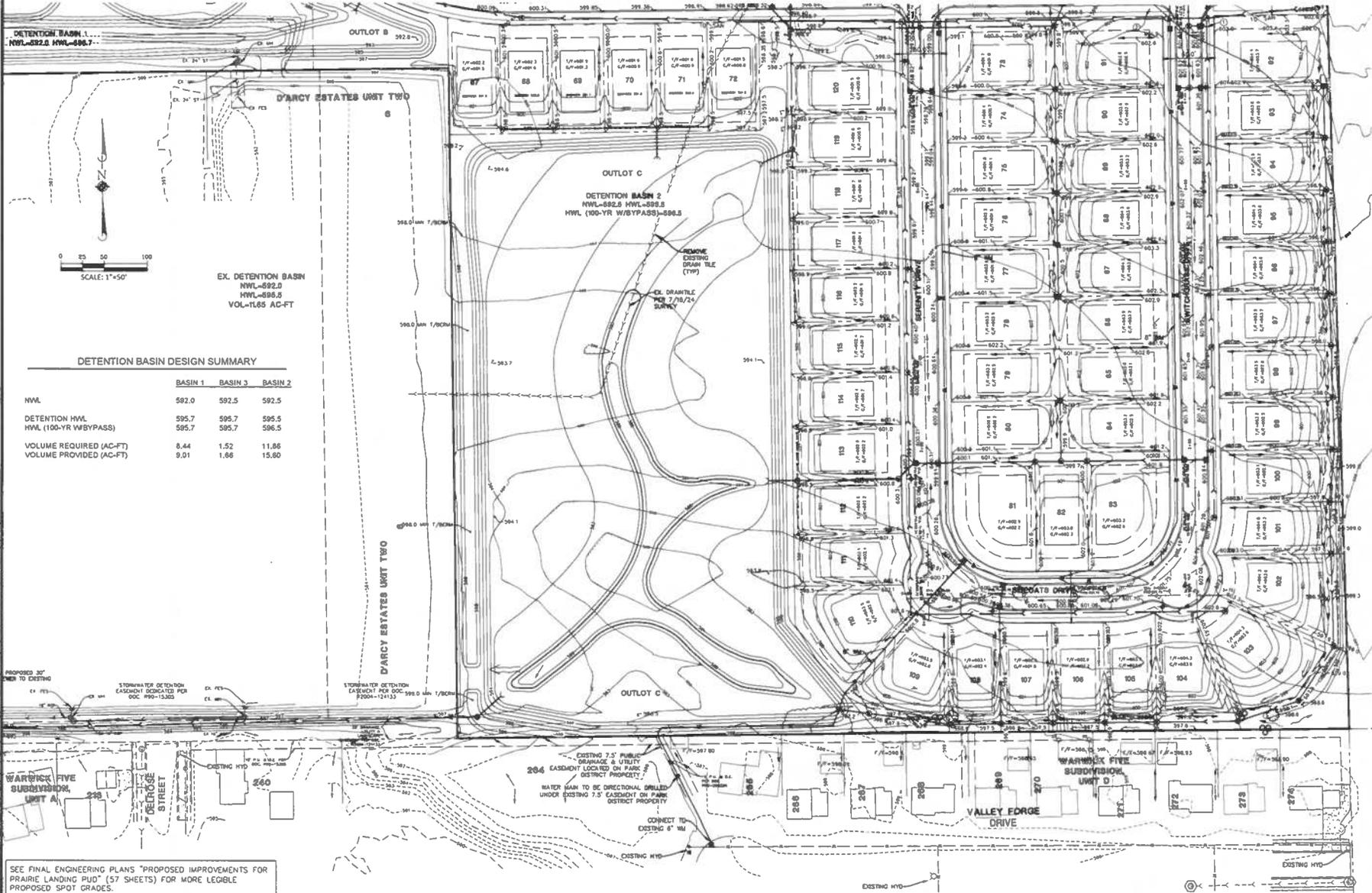
SEE FINAL ENGINEERING PLANS "PROPOSED IMPROVEMENTS FOR PRAIRIE LANDING PUD" (57 SHEETS) FOR MORE LEGIBLE PROPOSED SPOT GRADES.

FOR CONTINUATION - SEE SHEET 4

**FINAL PLAT**  
OF  
**PRAIRIE LANDING SUBDIVISION**  
PLANNED UNIT DEVELOPMENT

THIS PLAT IS NOT FOR RECORD

FOR CONTINUATION - SEE SHEET 3



EX. DETENTION BASIN  
NWL-592.0  
HWL-596.5  
VOL-1169 AC-FT

DETENTION BASIN DESIGN SUMMARY

	BASIN 1	BASIN 3	BASIN 2
NWL	592.0	592.5	592.5
DETENTION HWL	595.7	595.7	595.5
HWL (100-YR W/BYPASS)	595.7	595.7	596.5
VOLUME REQUIRED (AC-FT)	8.44	1.52	11.86
VOLUME PROVIDED (AC-FT)	9.01	1.86	15.60

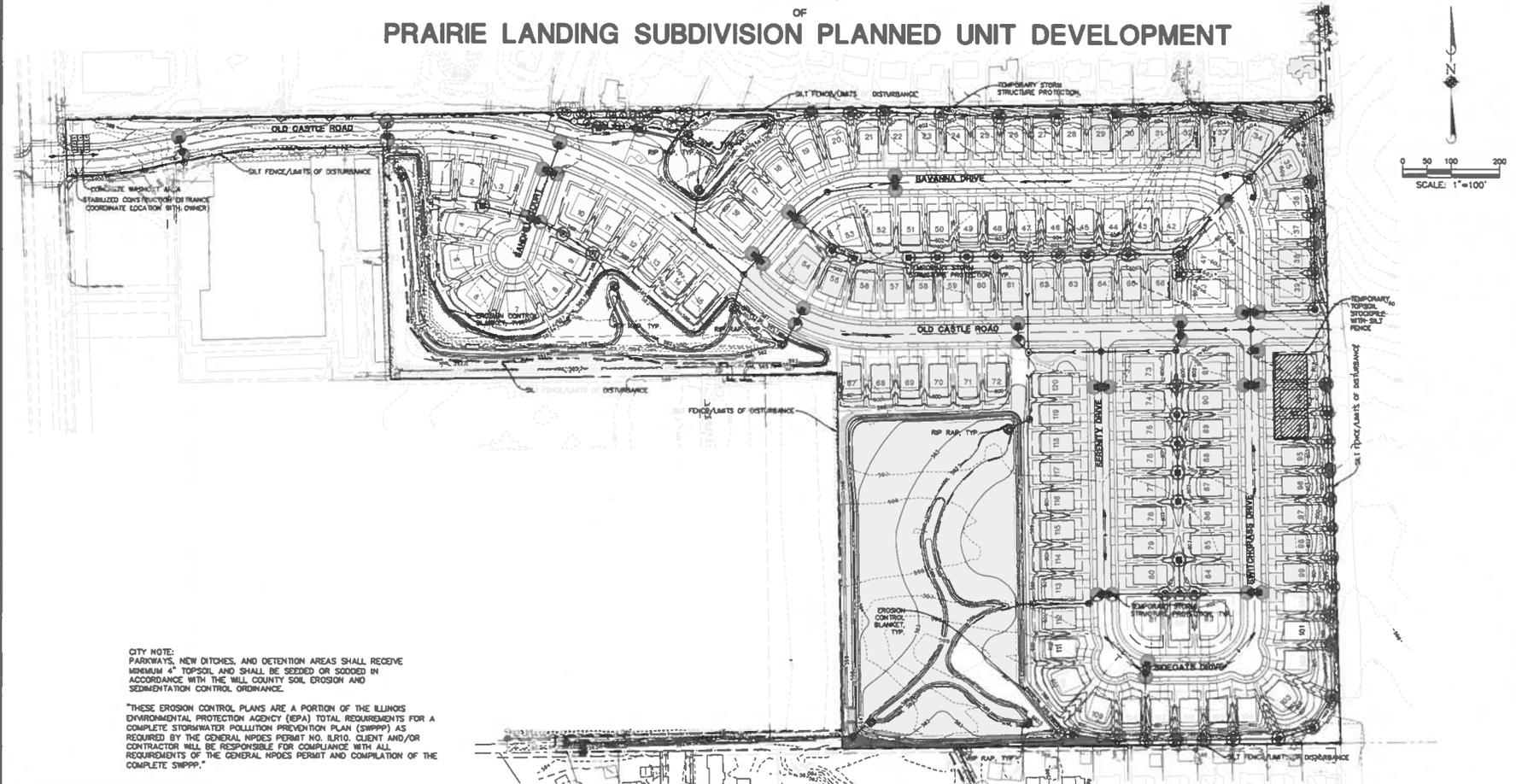
SEE FINAL ENGINEERING PLANS "PROPOSED IMPROVEMENTS FOR PRAIRIE LANDING PUD" (57 SHEETS) FOR MORE LEGIBLE PROPOSED SPOT GRADES.

DATE	DESCRIPTION
11/20/24	FINAL PLAT
11/20/24	REVISION 1
11/20/24	REVISION 2
11/20/24	REVISION 3
11/20/24	REVISION 4
11/20/24	REVISION 5
11/20/24	REVISION 6
11/20/24	REVISION 7
11/20/24	REVISION 8
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11/20/24	REVISION 100

**Manhard CONSULTING**  
 100 West 10th Street, Suite 200, Joliet, IL 60438  
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 Civil Engineering • Surveying • Environmental Engineering • Landmark Preservation • Planning

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
 2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60438  
 FINAL PUD PLAT

# FINAL PLAT OF PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT



**CITY NOTE:**  
PARKWAYS, NEW DITCHES, AND DETENTION AREAS SHALL RECEIVE MINIMUM 4" TOPSOIL AND SHALL BE SEEDED OR SOODED IN ACCORDANCE WITH THE ILLINOIS COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.

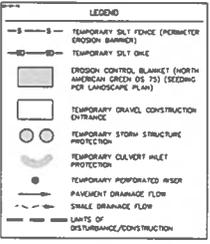
\*THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (EPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL IMPROVEMENTS PERMIT NO. ILLD01 CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL IMPROVEMENTS PERMIT AND COMPILATION OF THE COMPLETE SWPPP.\*

**SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:**

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ON-SITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR PILING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION. THE CONTRACTOR SHALL CONSTRUCT DITCHES, SMALL SEDIMENTATION TRAPS AND SATIATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SHALES, SEDIMENT TRAPS AND SATIATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATION OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS./ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THE WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE OR VISIBLE OILY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS TO THE EXTENT FEASIBLE. USE WELL VEGETATED (e.g. GRASSY OR WOODED) UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FIELDED STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (10% OR GREATER) IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADS TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADSWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY OUTLET OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

**SOIL PROTECTION CHART**

STABILIZATION	PER	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE
STABILIZATION	PER	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE
STABILIZATION	PER	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE	TEN	ELEVEN	TWELVE

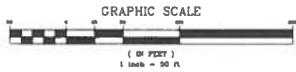


- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
  2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
  3. CONSTRUCT TEMPORARY DITCHES, SHALES, SEDIMENT TRAPS AND/OR BASINS.
  4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
  5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
  6. CONSTRUCT STORMWATER MANAGEMENT (DETENTION) FACILITIES TO SUB-GRADE AND INSTALL OUTLET PIPES.
  7. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SOODING OF STORMWATER MANAGEMENT FACILITIES.
  8. CUT AND FILL SITE TO PLAN SUB-GRADE.
  9. CONSTRUCT UNDERDRAINAGE IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER, ETC.
  10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
  11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
  12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
  13. INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

DATE	12/18/21
SCALE	1"=100'
PROJECT	PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
CLIENT	2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
DESIGNER	Manhard Consulting, Inc.
CHECKED BY	[Signature]
APPROVED BY	[Signature]

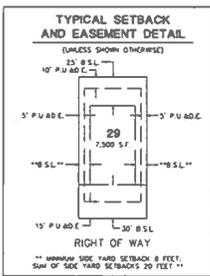
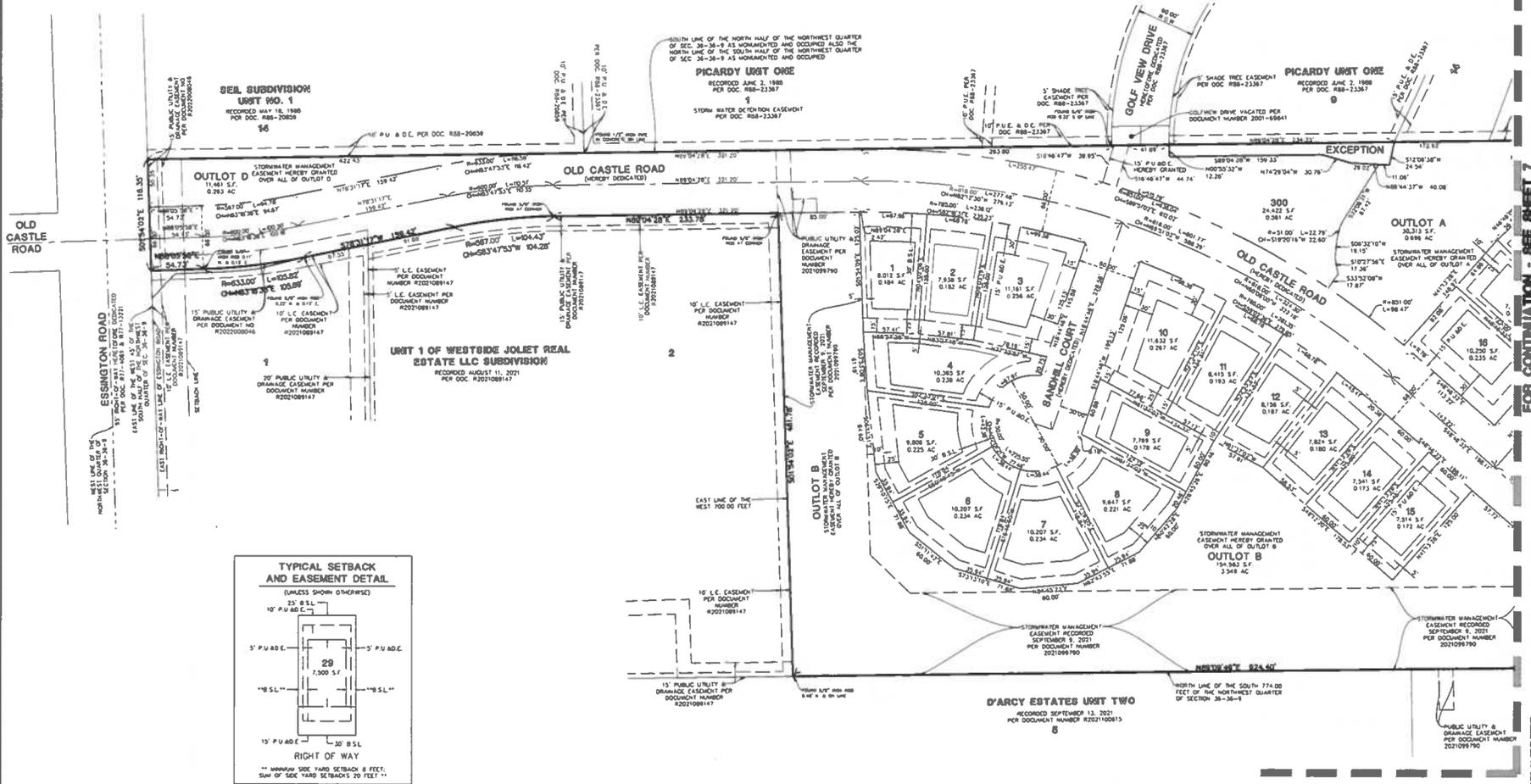


PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
 2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435  
 FINAL PUD PLAT



# FINAL PLAT OF PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ILLINOIS.



P.U.A.D.C. = PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

DATE	
BY	
FOR	
PROJECT	
DESCRIPTION	
OWNER	
PREPARED BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	

**Manhard CONSULTING**

2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435

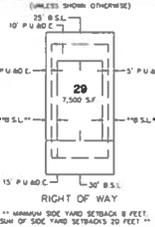
FOR CONTINUATION - SEE SHEET 7

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435  
FINAL PUD PLAT

DATE	05/18/2021
BY	JL
CHECKED BY	JL
DATE	05/18/2021
SCALE	1" = 50'
SHEET	6 OF 8
DRW-101014	

FOR CONTINUATION - SEE SHEET 7

**TYPICAL SETBACK AND EASEMENT DETAIL**

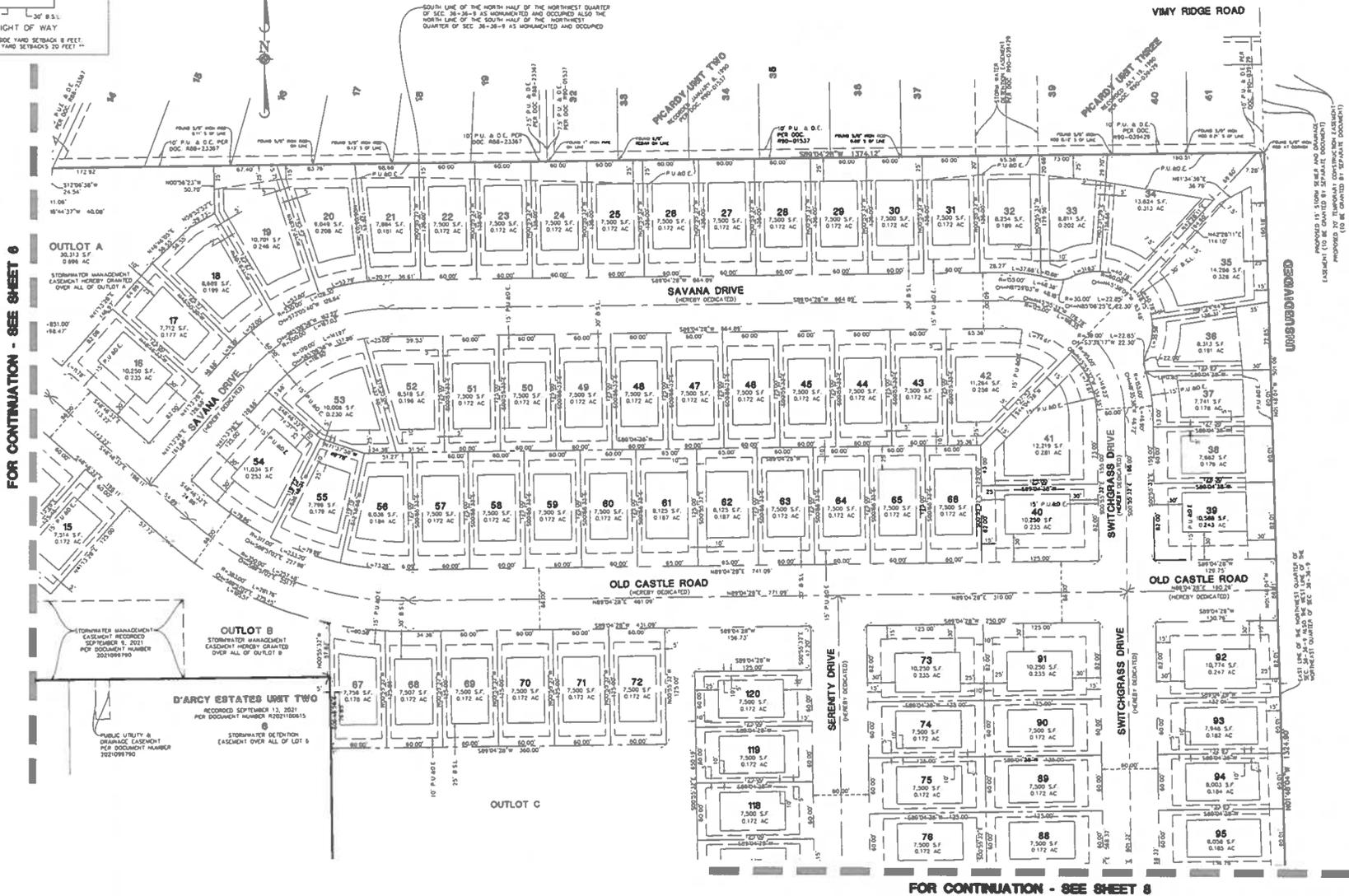


**GRAPHIC SCALE**



**FINAL PLAT**  
OF  
**PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT**

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

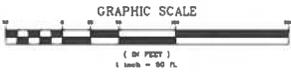


FOR CONTINUATION - SEE SHEET 6

FOR CONTINUATION - SEE SHEET 8



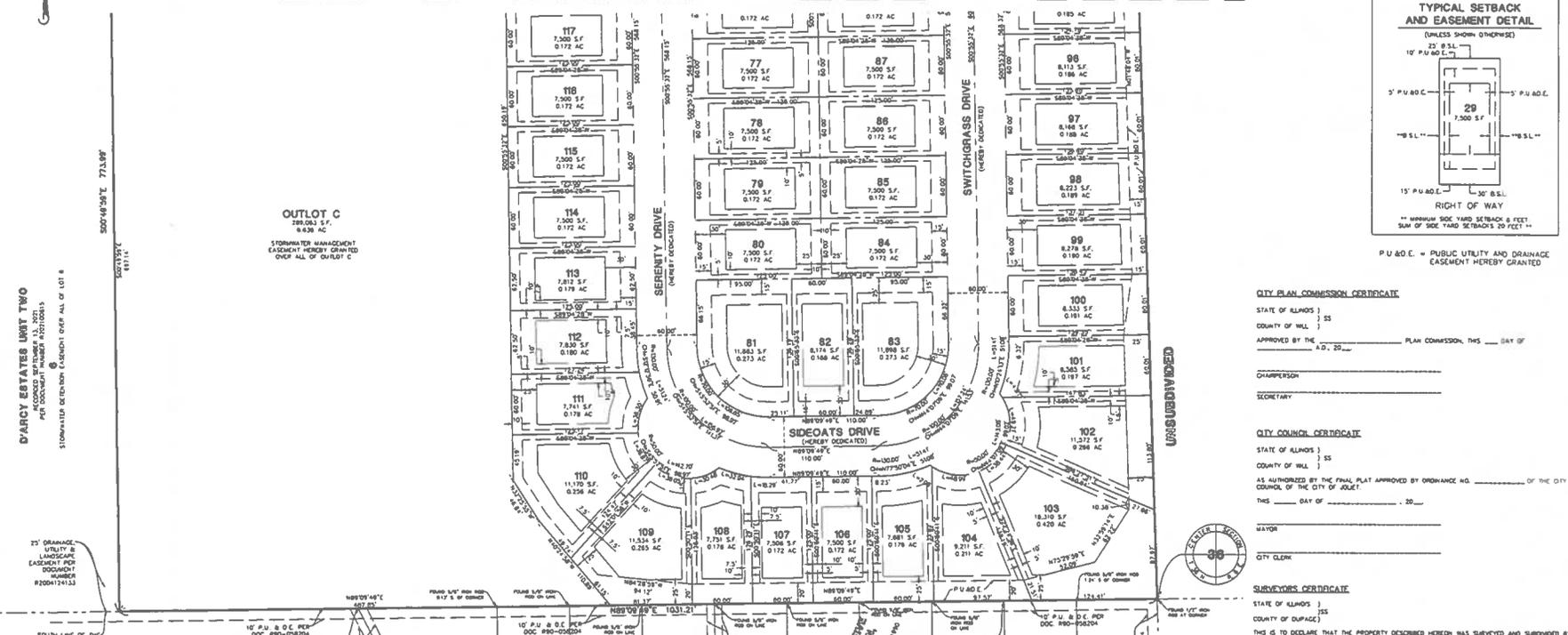
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60438  
FINAL PUD PLAT



# FINAL PLAT OF PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

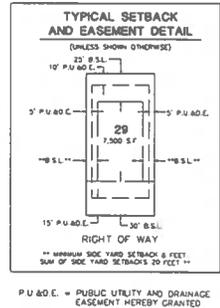
BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

FOR CONTINUATION - SEE SHEET 7



**D'ARCY ESTATES UNIT TWO**  
RECORDED SEPTEMBER 13, 2021  
FOR DOCUMENT NUMBER 2021000133  
SHOWS THE SETBACKS AND EASEMENTS OVER ALL OF LOT 8

**OUTLOT C**  
289.03 S.F.  
0.659 AC.  
STORMWATER MANAGEMENT  
EASEMENT HEREBY GRANTED  
OVER ALL OF OUTLOT C.



**CITY PLAN COMMISSION CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) 25  
APPROVED BY THE \_\_\_\_\_ PLAN COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**CITY COUNCIL CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF WILL ) 25  
AS AUTHORIZED BY THE FINAL PLAT APPROVED BY ORDINANCE NO. \_\_\_\_\_ OF THE CITY COUNCIL OF THE CITY OF JOLIET.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) 25  
THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD. UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 45.00 FEET THEREOF ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN D'ARCY ESTATES UNIT TWO BEING A SUBDIVISION OF PART OF THE AFORESAID SOUTH HALF, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2021, AS DOCUMENT NUMBER 2021000133; AND ALSO EXCEPTING THEREFROM THE PROPERTY LYING WITHIN LOT 8 OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2021, AS DOCUMENT NUMBER 2021000131; AND ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:  
BEINGING (EXCEPTED) AT THE SOUTHWEST CORNER OF LOT 8 IN PARCELS UNIT ONE, BEING A SUBDIVISION OF PART OF THE AFORESAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1988, AS DOCUMENT NUMBER 888-13388 AND TWO CORPORAES OF CORRECTION RECORDED AS DOCUMENT NUMBERS 888-13858 AND 890-51784; THENCE NORTH 89 DEGREES 05 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER AND ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 214.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 12 DEGREES 04 MINUTES 36 SECONDS WEST 24.34 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 27 SECONDS WEST 40.86 FEET; THENCE NORTH 14 DEGREES 23 MINUTES 44 SECONDS WEST 30.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 12.26 FEET OF THE SOUTH HALF OF THE AFORESAID NORTHWEST QUARTER; THENCE SOUTH 86 DEGREES 05 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE 109.26 FEET, TO A POINT THAT IS LOCATED 12.26 FEET SOUTH OF THE POINT OF BEGINNING (EXCEPTED), AS MEASURED PERPENDICULARLY, TO THE SOUTH LINE OF AFORESAID LOT 8; THENCE NORTH 00 DEGREES 34 MINUTES 36 SECONDS WEST 12.26 FEET TO THE POINT OF BEGINNING (EXCEPTED), IN WILL COUNTY, ILLINOIS.



GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

**FOR REVIEW ONLY**  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 0217  
LICENSE EXPIRES NOVEMBER 30, 2028  
SEVEN YEAR PROFESSIONAL REGISTRATION  
NO 184003350-EXPIRES APRIL 30, 2025

**Manhard CONSULTING**

2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435

FINAL PUD PLAT

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PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435

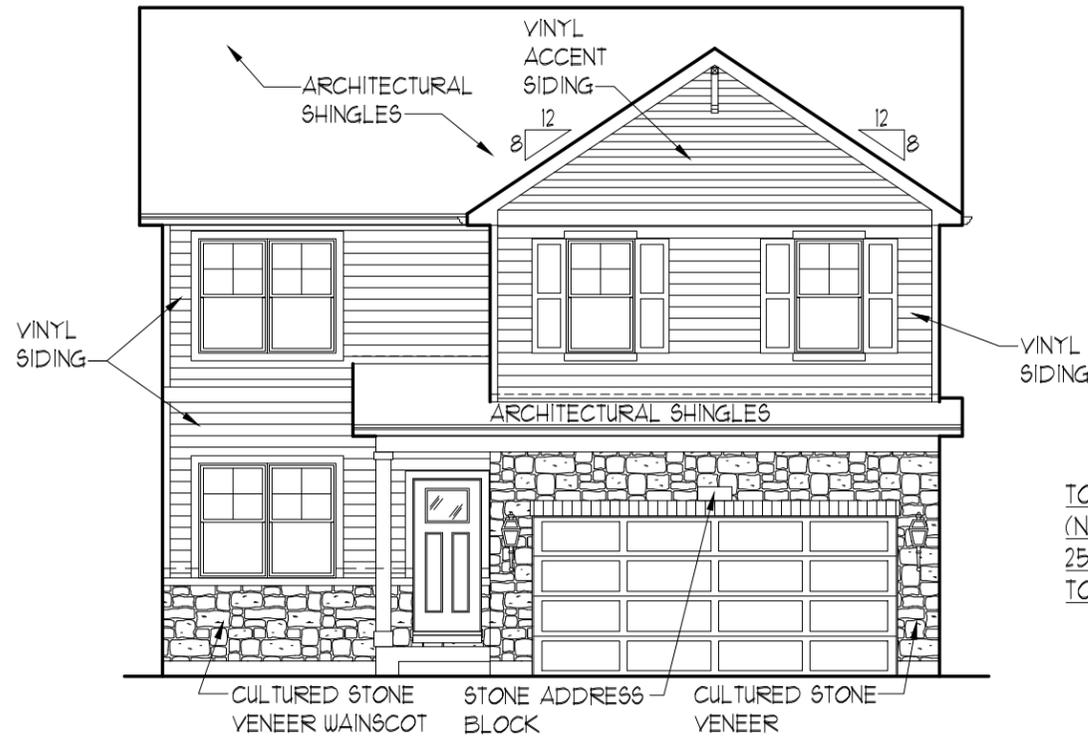
FINAL PUD PLAT

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FINAL PUD PLAT: 08  
PUD AREA: 58  
SHEET: 18  
DATE: 10/20/24  
SCALE: 1" = 80'

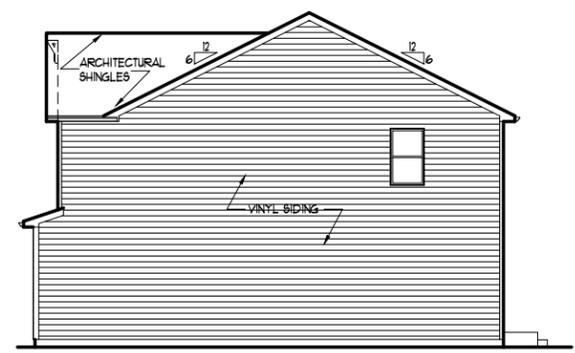
8 OF 8

DPH-JOLIET-04

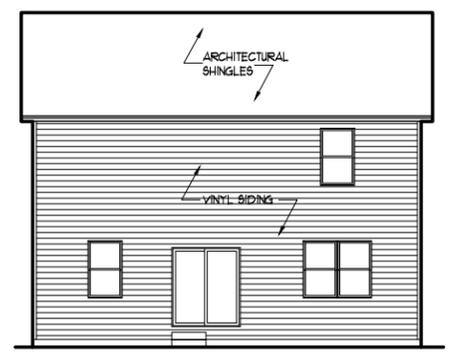


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.  
 25% OF SIDEABLE AREA = 114.79 SQ. FT.  
 TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

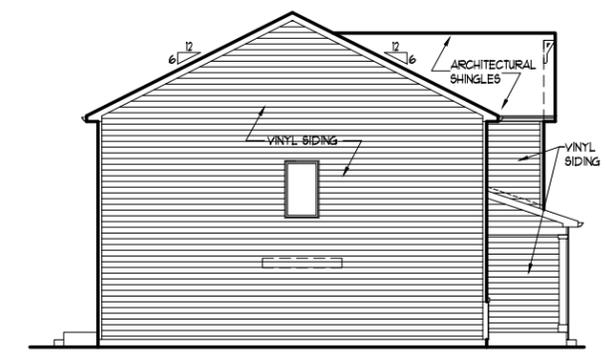
**ELEVATION "A5"**



TYPICAL RIGHT ELEVATION

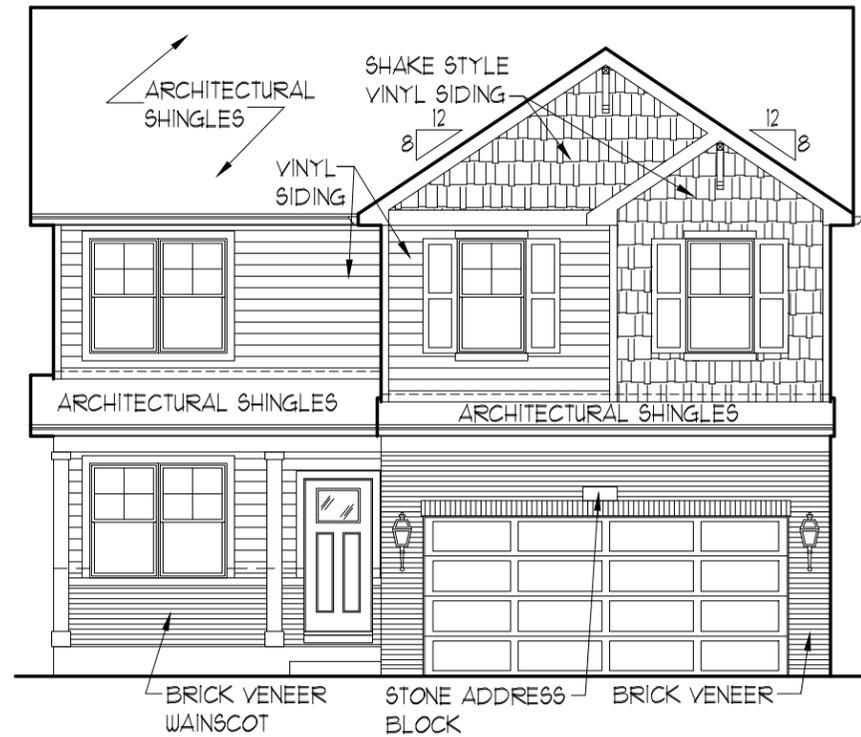


TYPICAL REAR ELEVATION



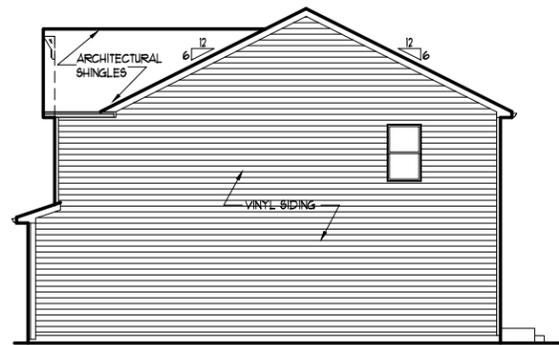
TYPICAL LEFT ELEVATION

**x424**  
**PRAIRIE LANDING**  
**JOLIET, IL.**  
**X-SERIES**

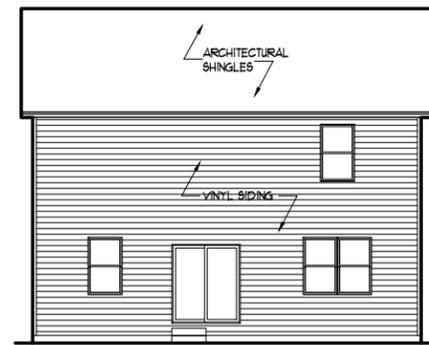


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.  
 25% OF SIDEABLE AREA = 107.25 SQ. FT.  
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

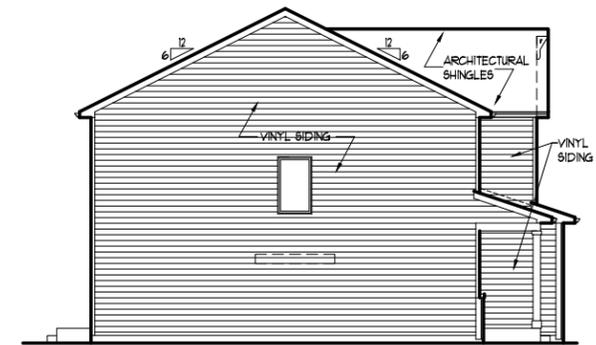
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION

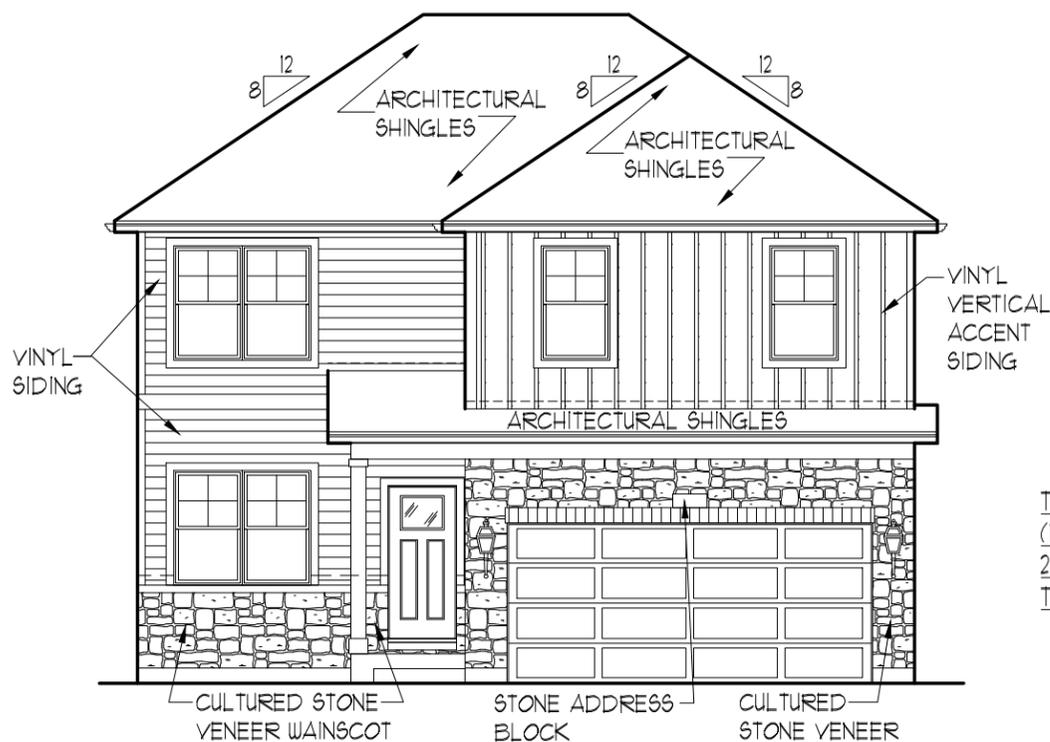


TYPICAL REAR ELEVATION



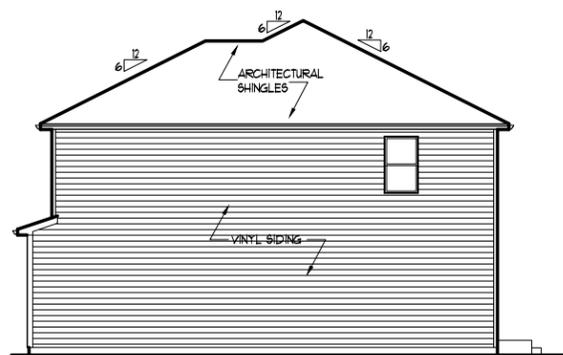
TYPICAL LEFT ELEVATION

x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

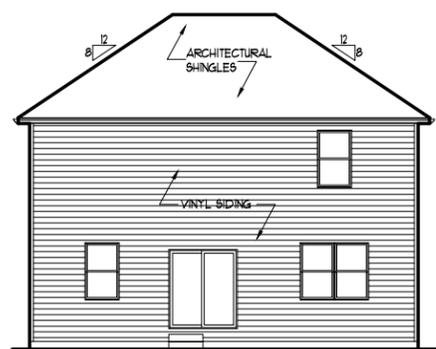


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.  
 25% OF SIDEABLE AREA = 96.60 SQ. FT.  
 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

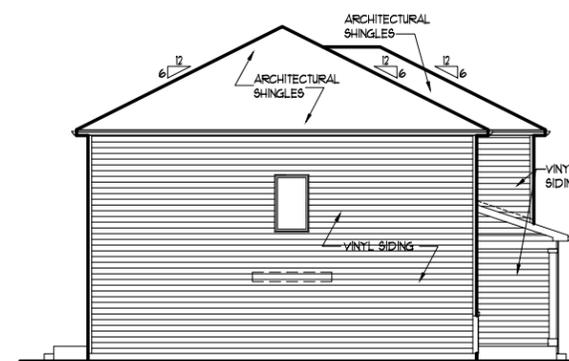
ELEVATION "C5"



TYPICAL RIGHT ELEVATION

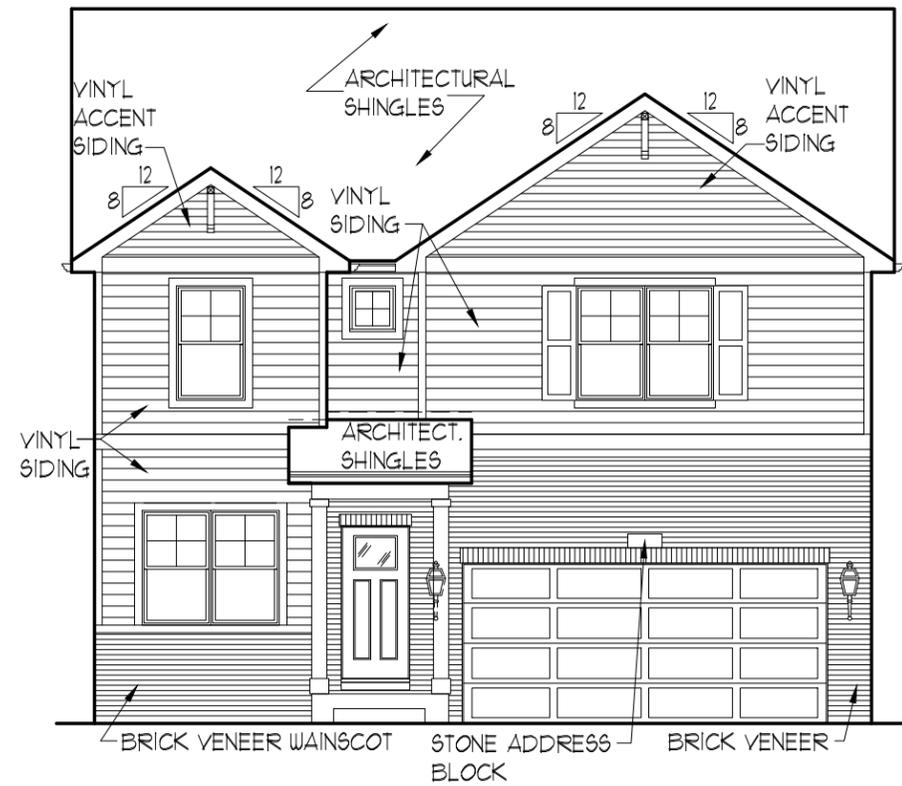


TYPICAL REAR ELEVATION



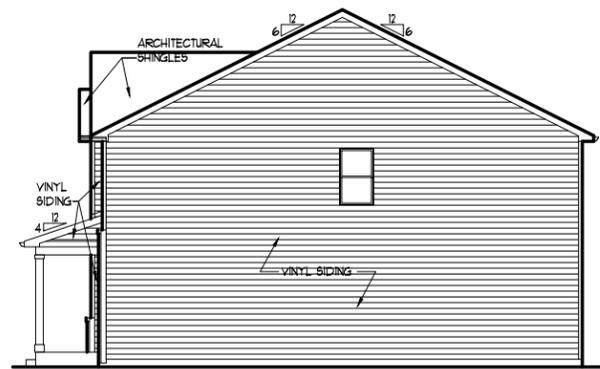
TYPICAL LEFT ELEVATION

x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

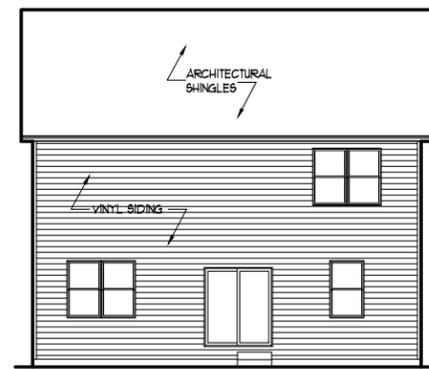


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.  
 25% OF SIDEABLE AREA = 130.26 SQ. FT.  
 TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)

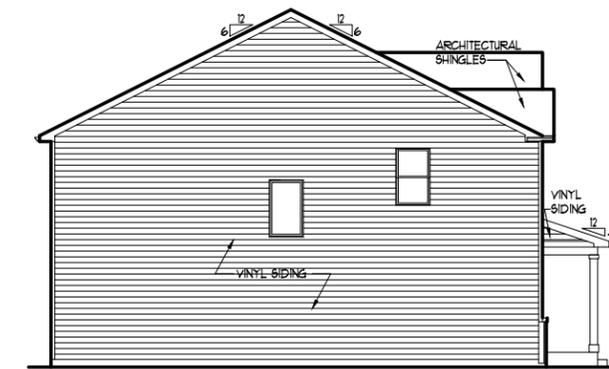
## ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



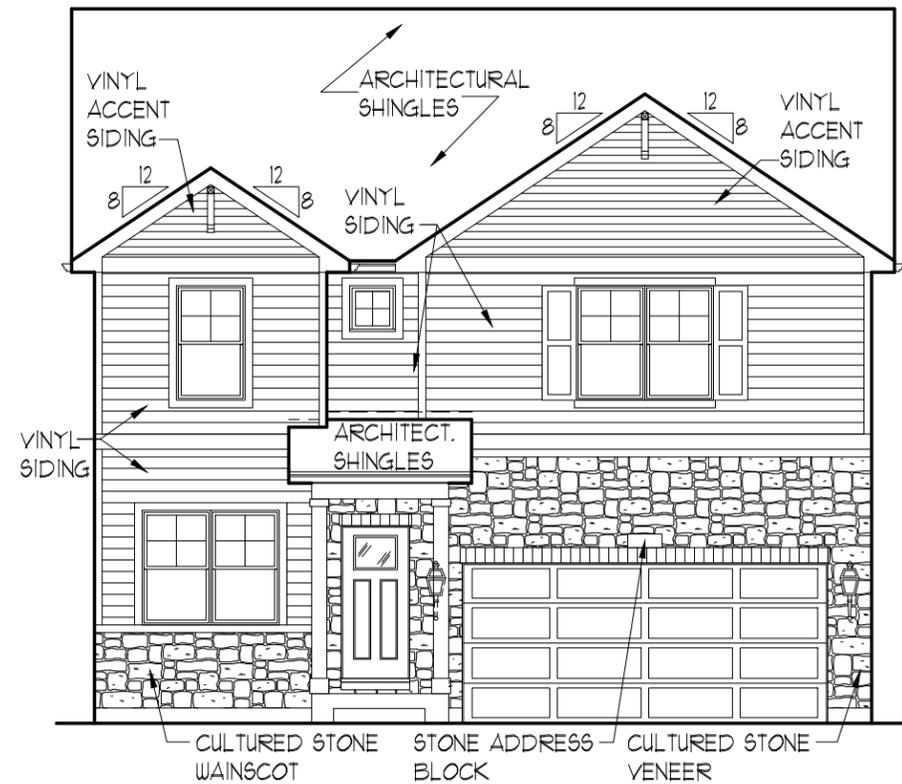
TYPICAL LEFT ELEVATION

# x427

## PRAIRIE LANDING

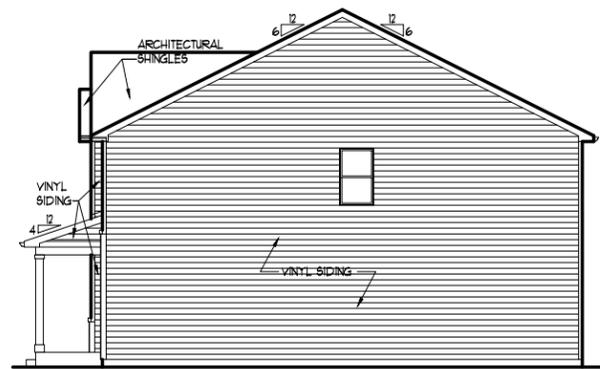
### JOLIET, IL.

# X-SERIES

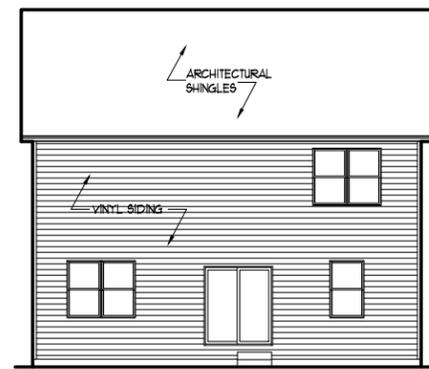


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.  
 25% OF SIDEABLE AREA = 130.26 SQ. FT.  
 TOTAL MASONRY AREA = 193.00 SQ. FT. (31.0%)

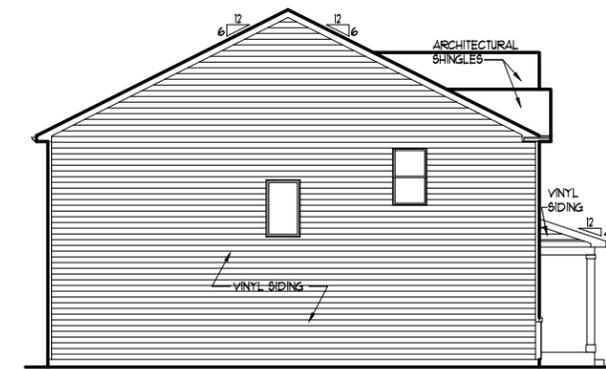
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

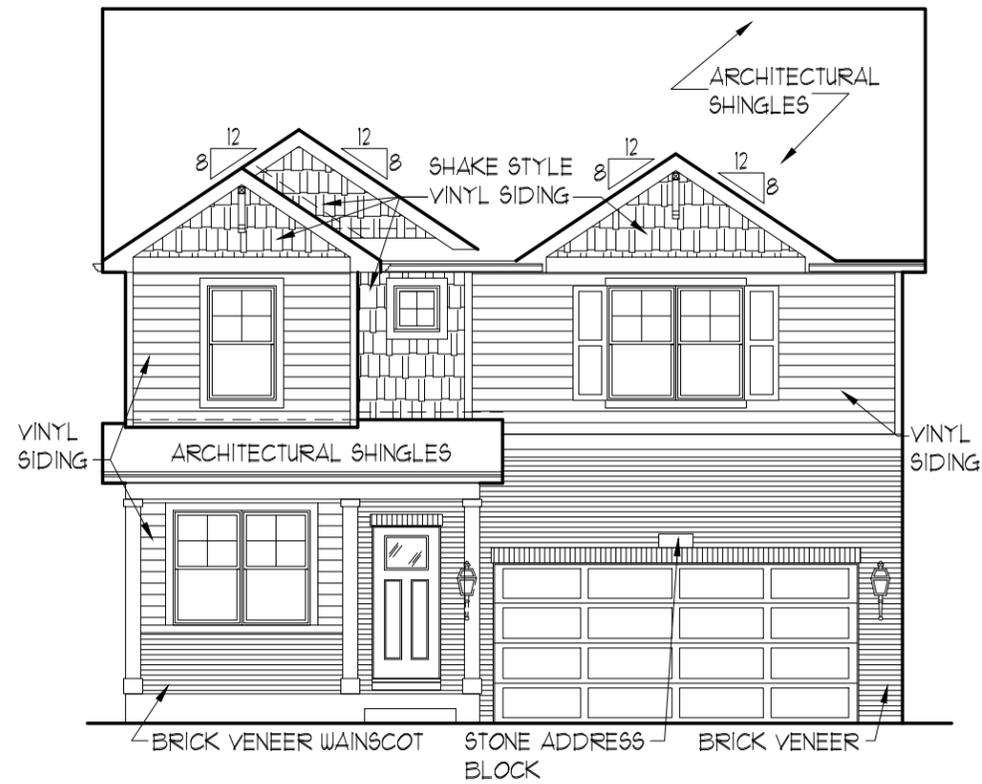


TYPICAL REAR ELEVATION



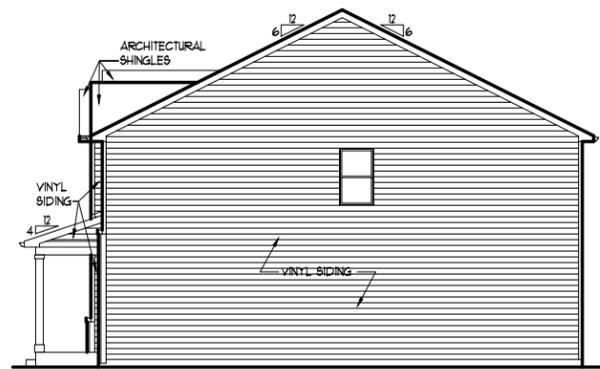
TYPICAL LEFT ELEVATION

x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

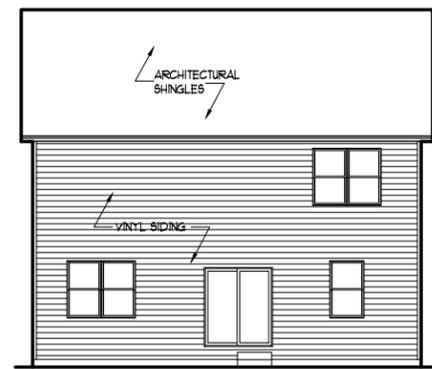


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.  
 25% OF SIDEABLE AREA = 114.96 SQ. FT.  
 TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

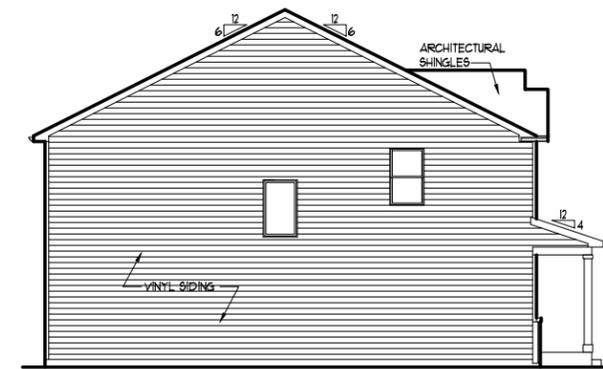
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION

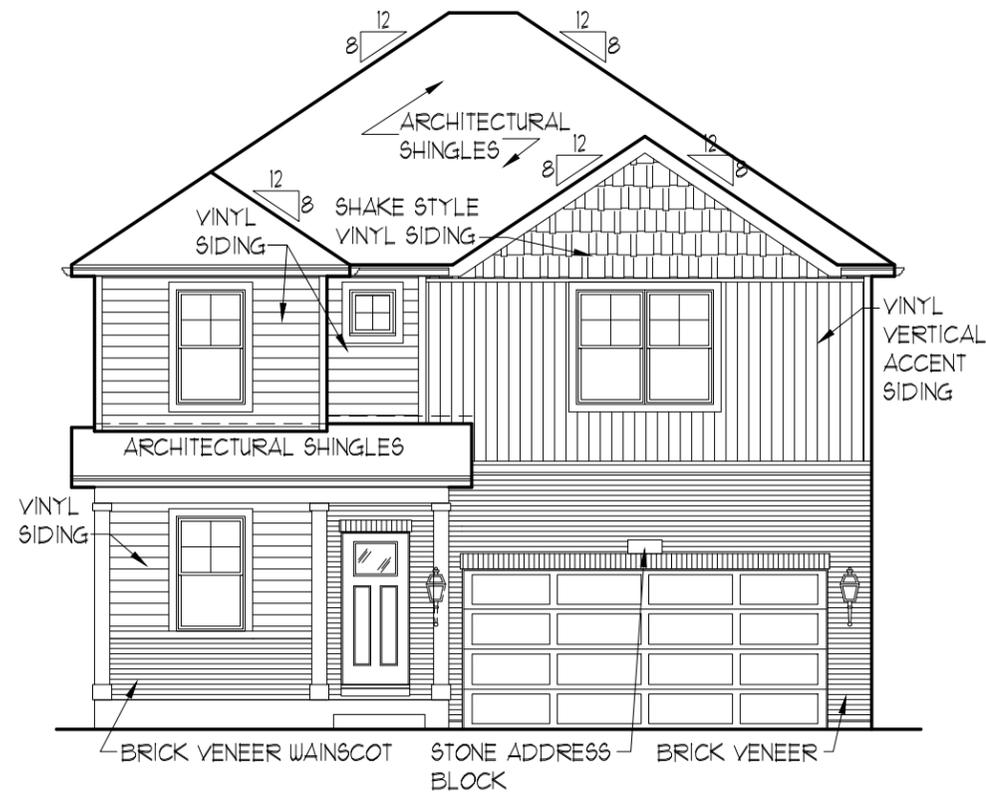


TYPICAL REAR ELEVATION



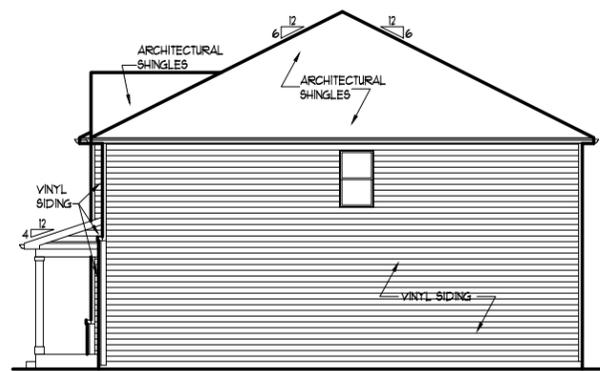
TYPICAL LEFT ELEVATION

x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

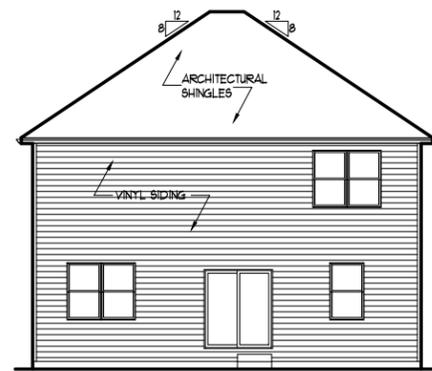


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.  
 25% OF SIDEABLE AREA = 114.46 SQ. FT.  
 TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

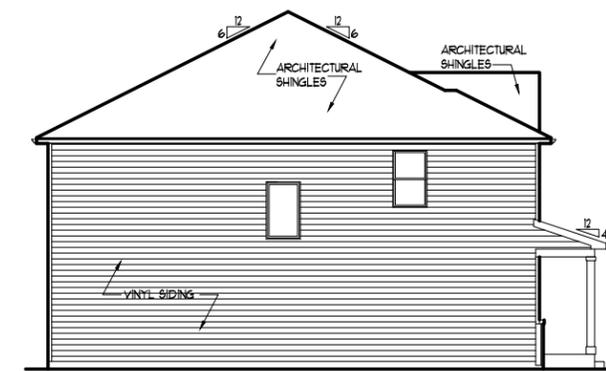
## ELEVATION "D4"



TYPICAL RIGHT ELEVATION

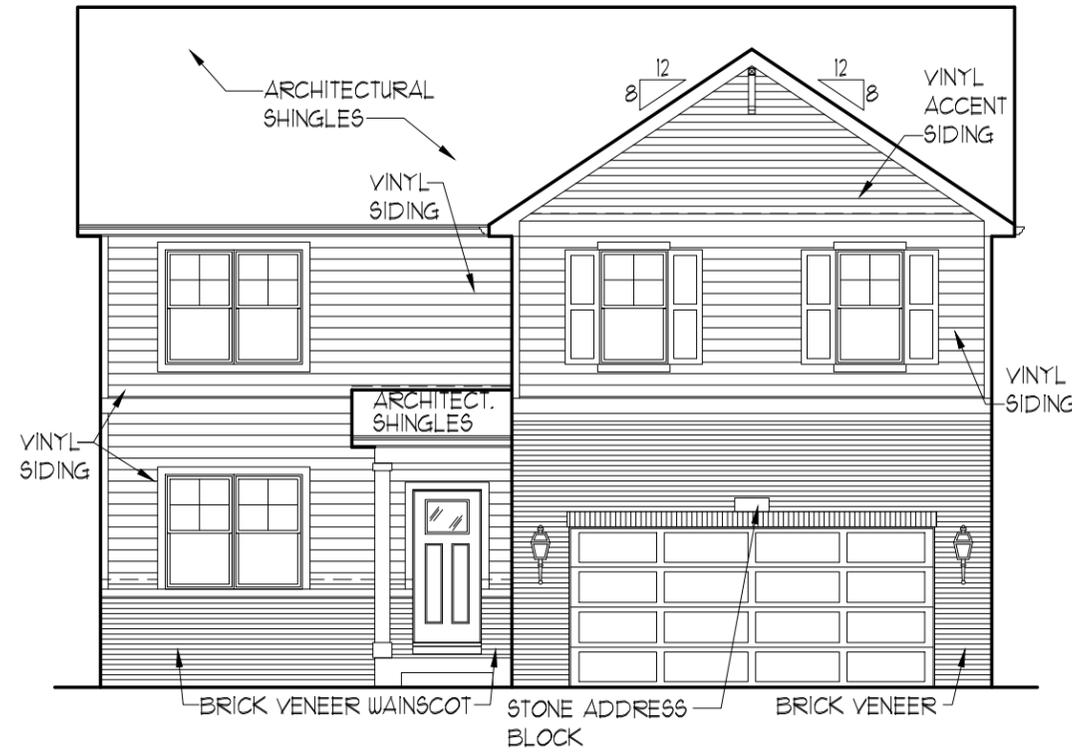


TYPICAL REAR ELEVATION



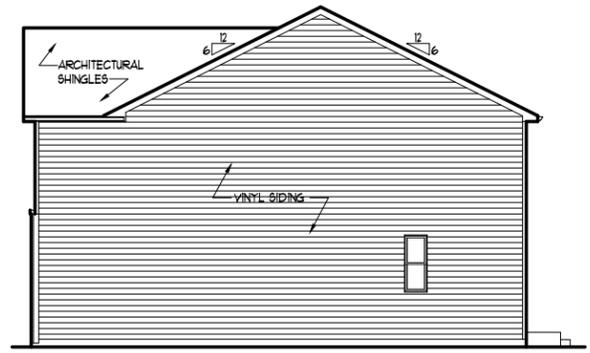
TYPICAL LEFT ELEVATION

x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

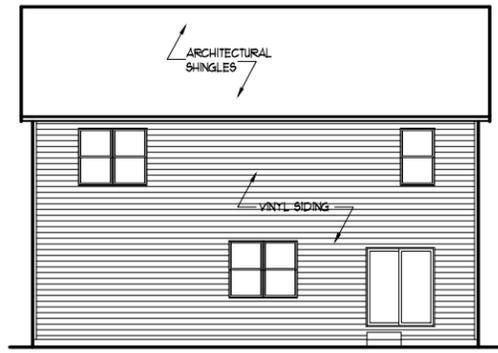


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.  
 25% OF SIDEABLE AREA = 148.40 SQ. FT.  
 TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

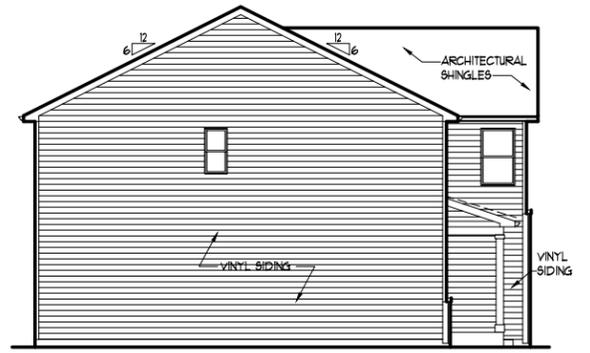
**ELEVATION "A4"**



TYPICAL RIGHT ELEVATION

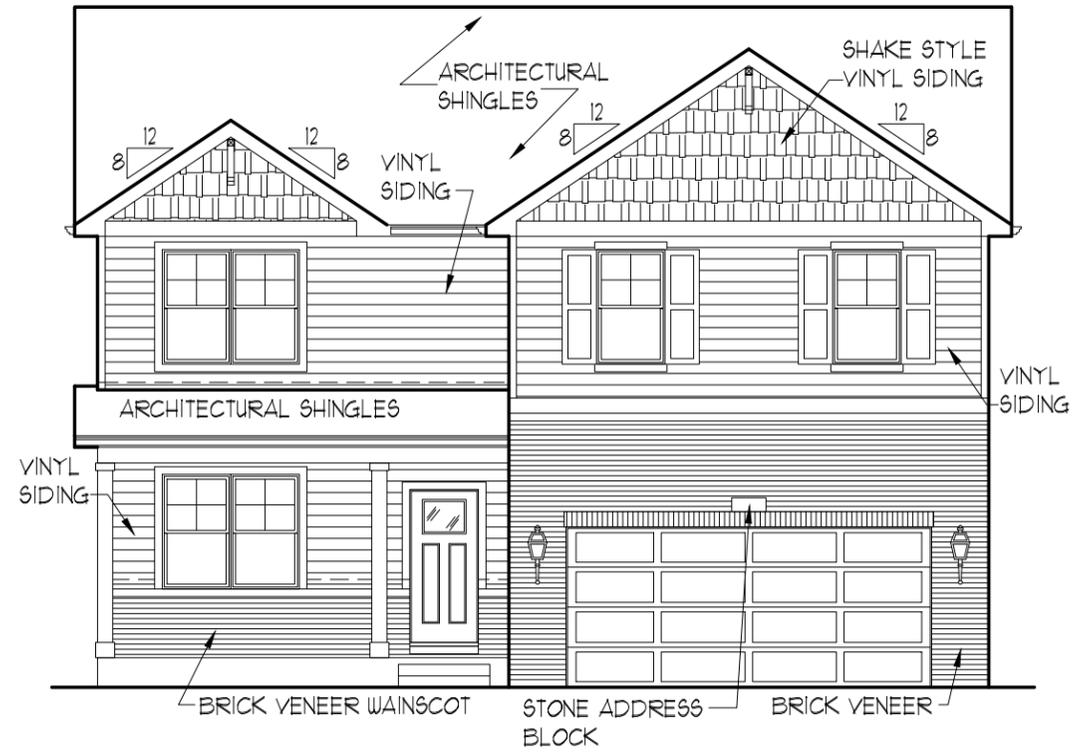


TYPICAL REAR ELEVATION



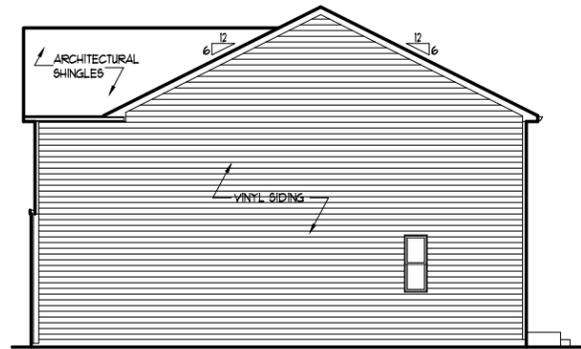
TYPICAL LEFT ELEVATION

**x429**  
**PRAIRIE LANDING**  
**JOLIET, IL.**  
**X-SERIES**

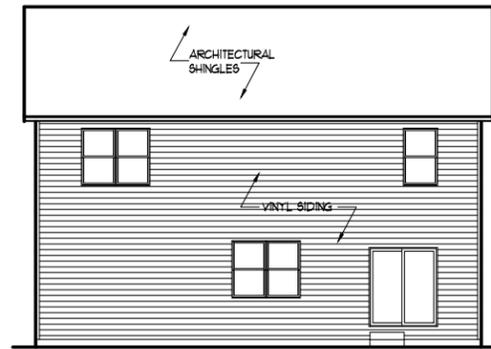


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.  
 25% OF SIDEABLE AREA = 145.88 SQ. FT.  
 TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

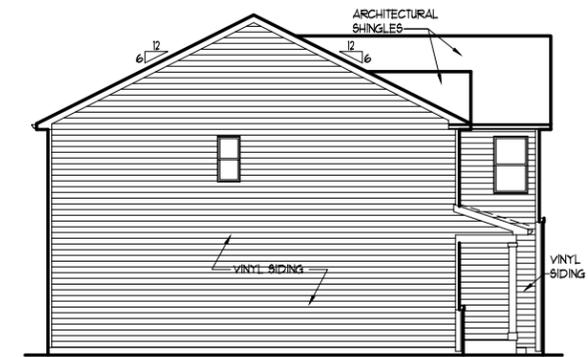
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



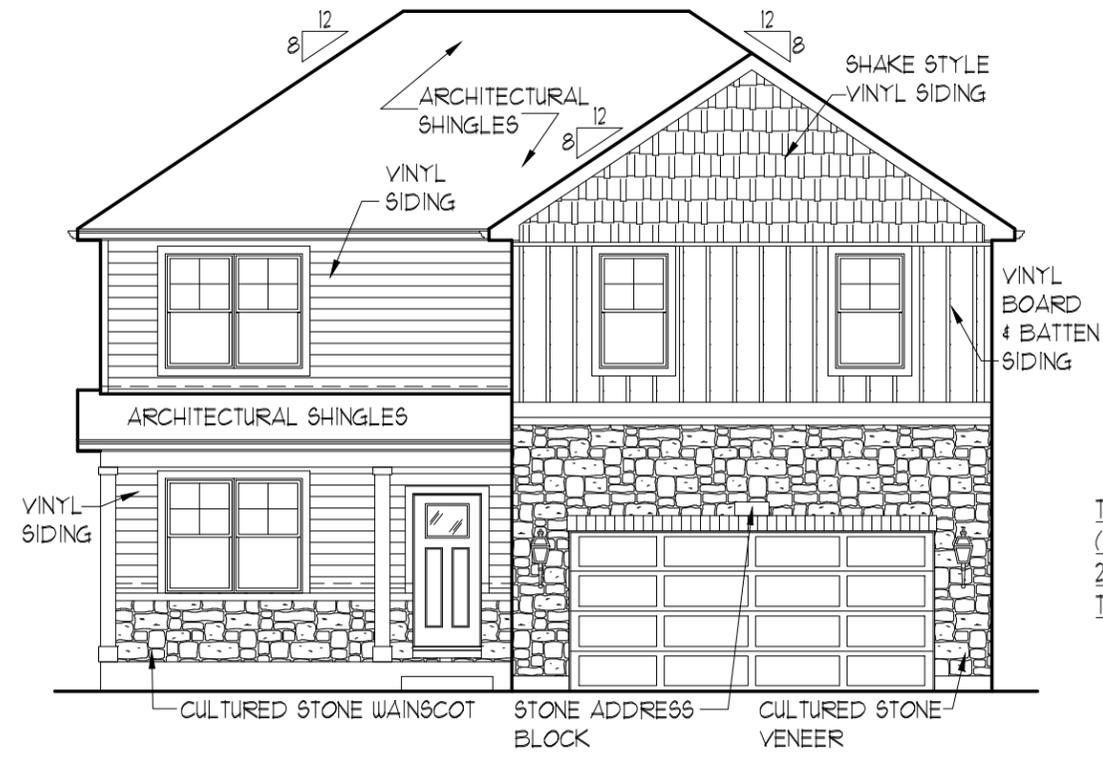
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

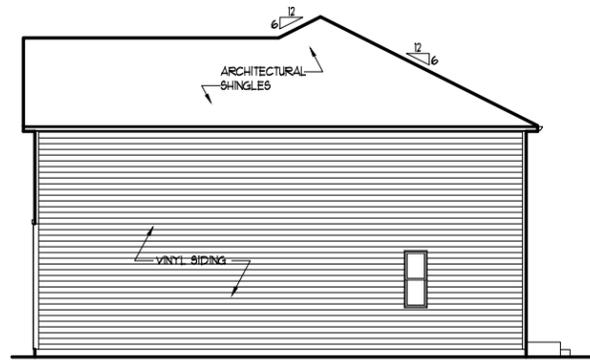
JOLIET, IL.

X-SERIES

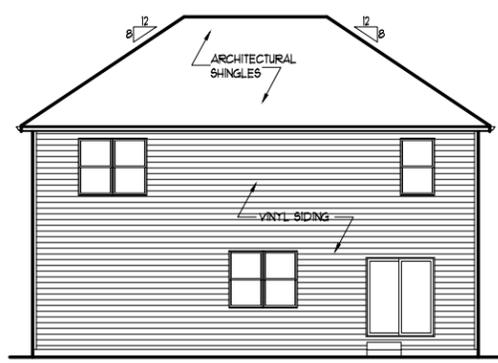


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.  
 25% OF SIDEABLE AREA = 139.02 SQ. FT.  
 TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

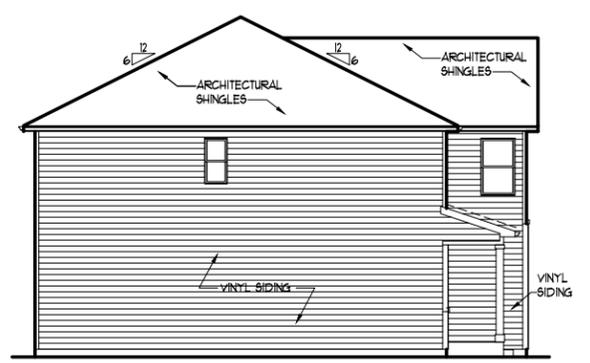
**ELEVATION "D5"**



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

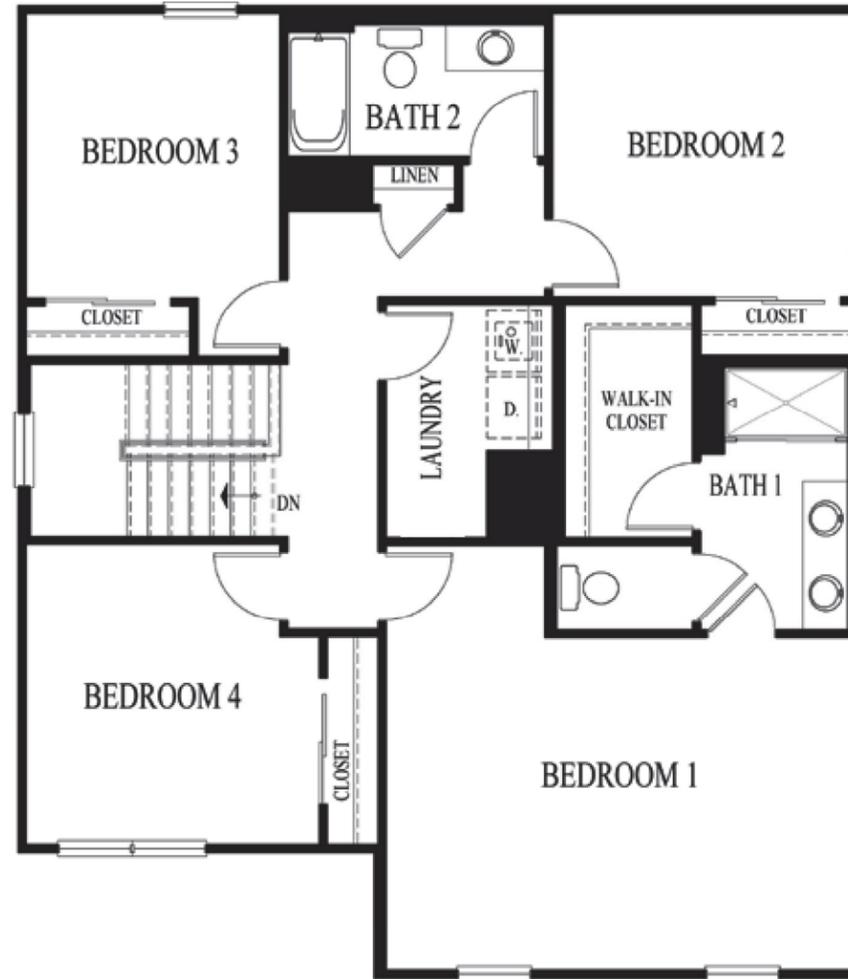


TYPICAL LEFT ELEVATION

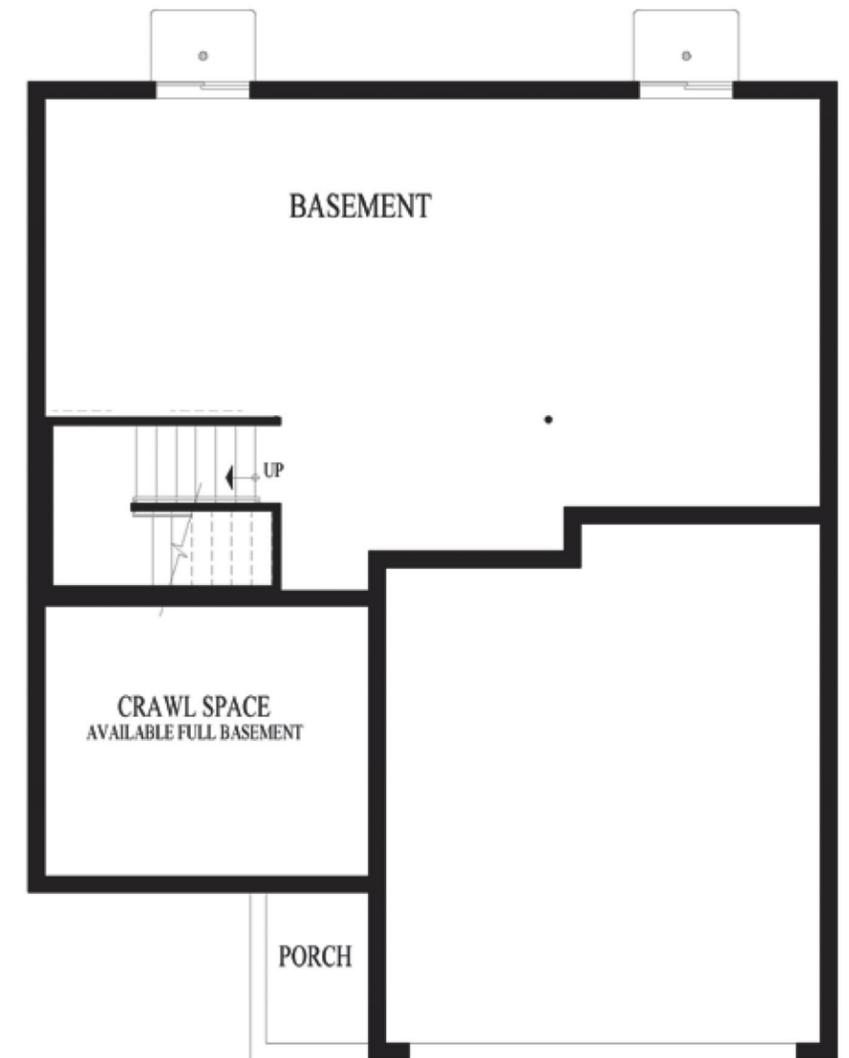
**x429**  
**PRAIRIE LANDING**  
**JOLIET, IL.**  
**X-SERIES**



Main Level



Upper Level

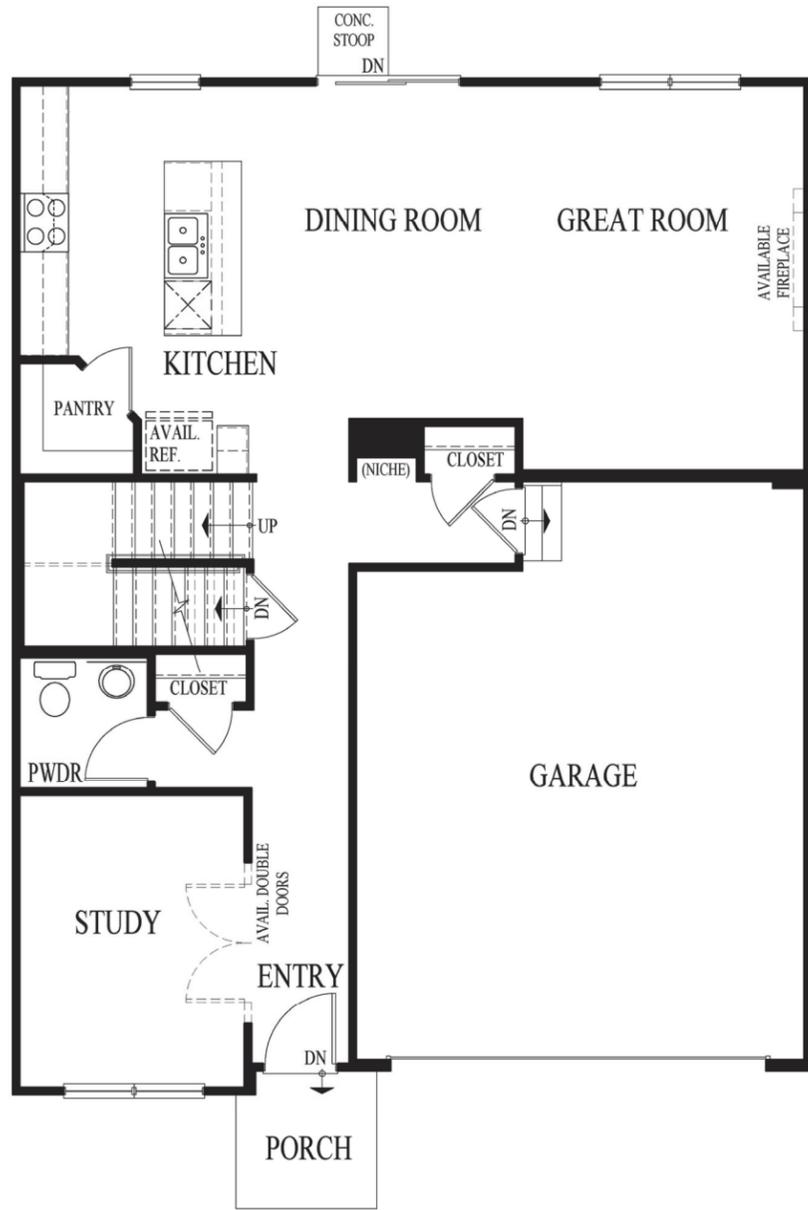


Partial Basement\*

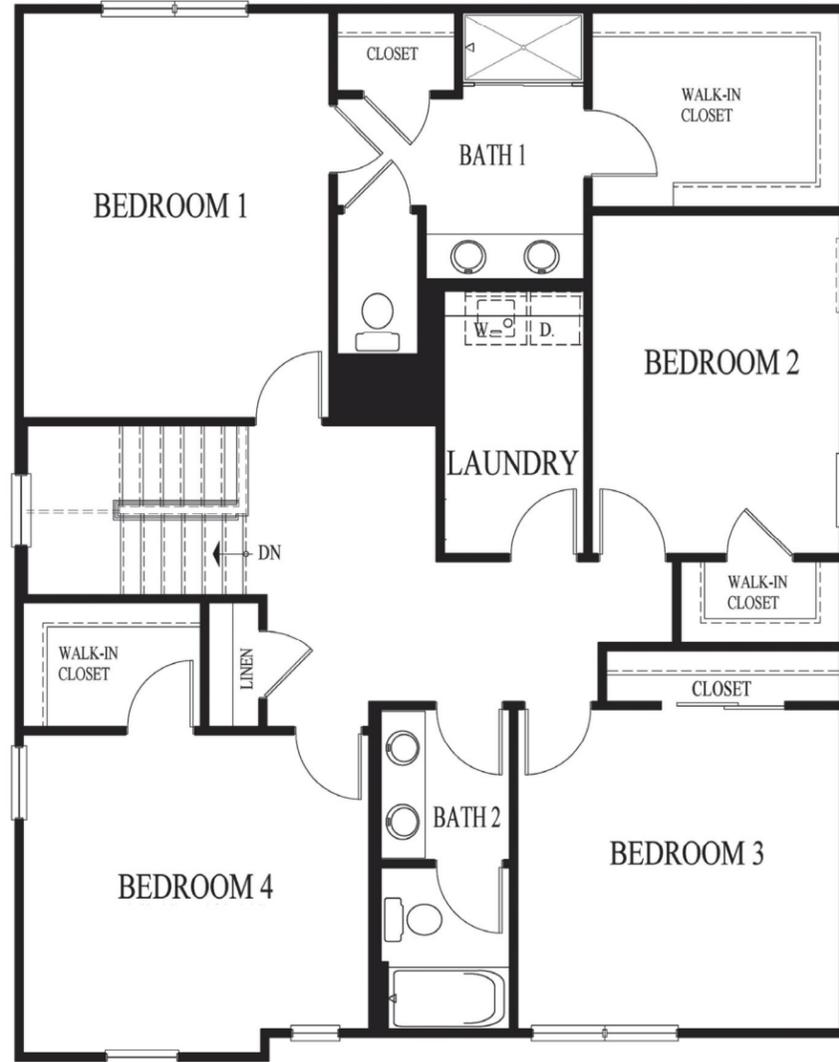
\*Mechanical and window locations may vary. See a sales representative for details.



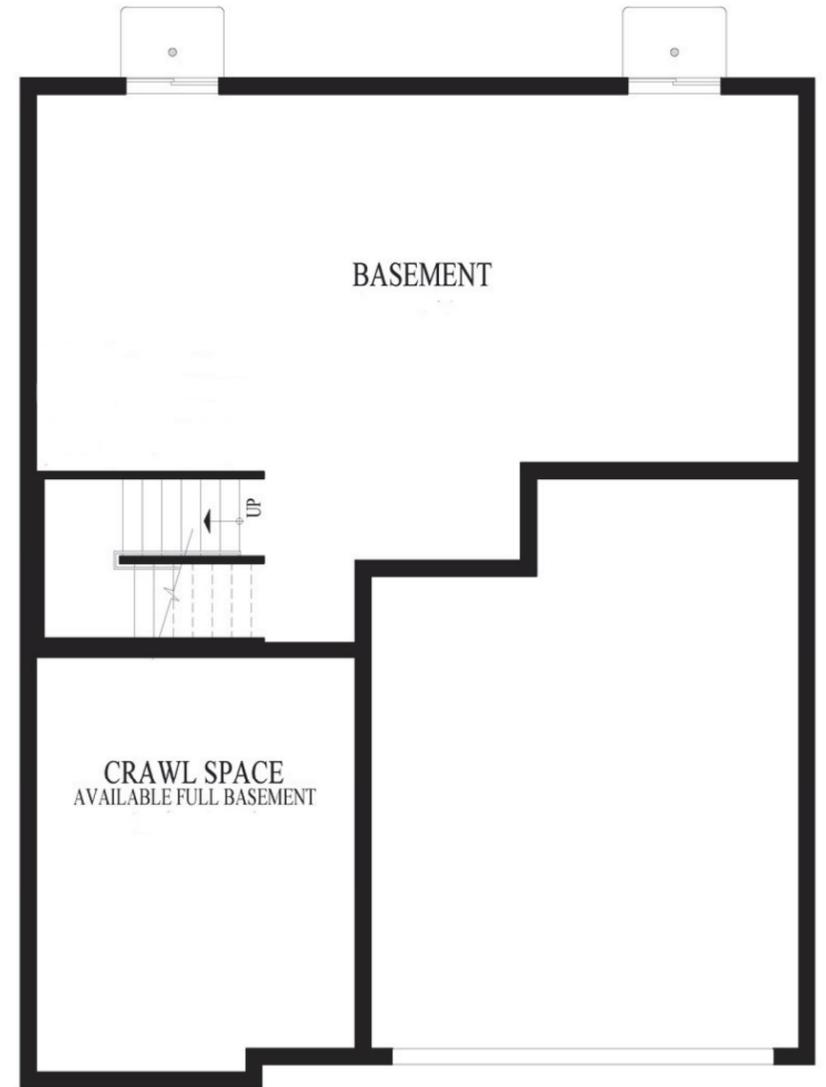
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. 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\*

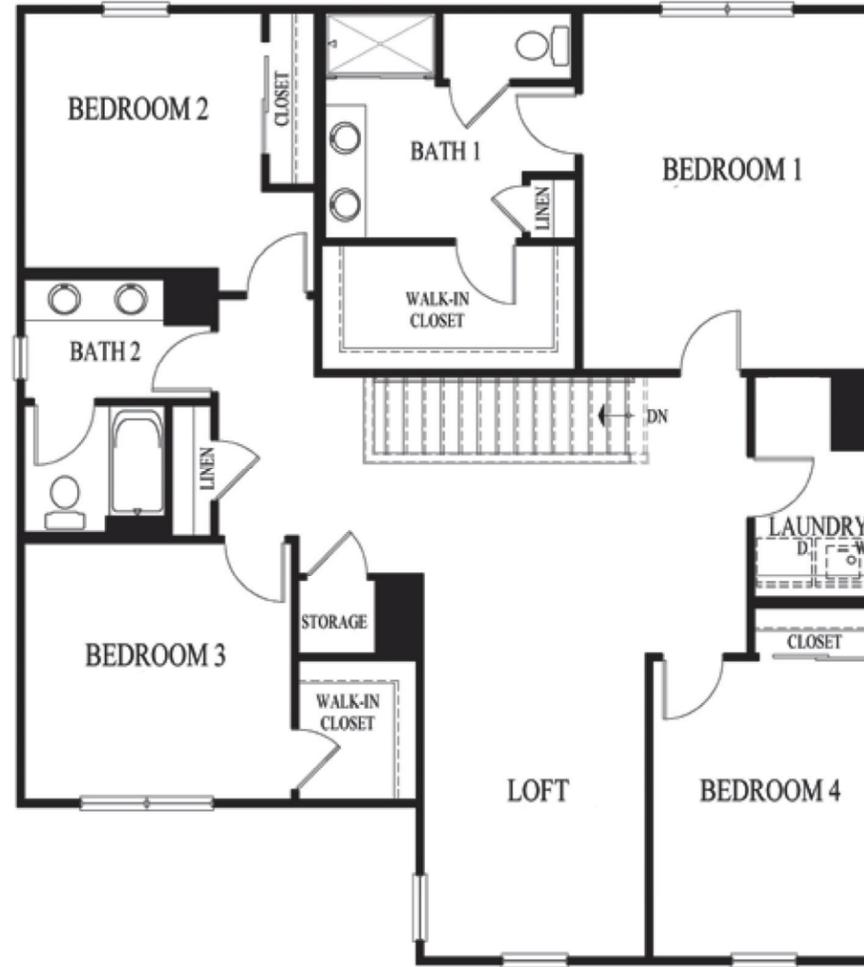
\*Mechanical and window locations may vary. See a sales representative for details.



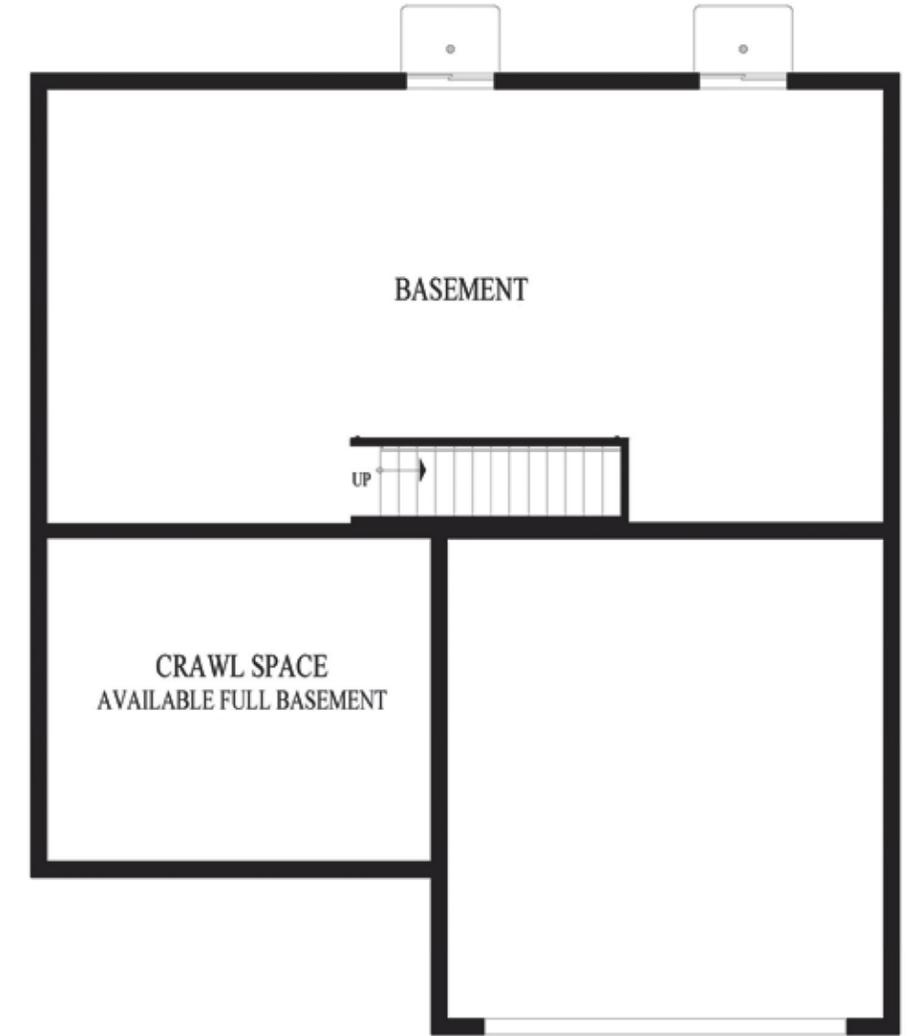
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. 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.



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



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9315

**Agenda Date:** 1/15/2026

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DATE: January 5, 2026  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: P-1-26: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision

GENERAL INFORMATION:

APPLICANT: CenterPoint Joliet Railroad Terminal LLC  
STATUS OF APPLICANT: Owner  
OWNER: CenterPoint Joliet Railroad Terminal LLC  
REQUESTED ACTION: Approval of a minor industrial subdivision  
PURPOSE: To create two lots to separate the floodplain from the buildable lot  
EXISTING ZONING: I-TC (Intermodal Terminal – Industrial Park)  
LOCATION: 3500 Houbolt Road (04-10-01-201-003-0000 and 10-11-06-101-004-0000) (Council District #5)  
SUBDIVISION SIZE: 106 acres  
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped, I-TC (intermodal terminal – industrial park)  
SOUTH: Undeveloped (pipeline), County A-1 (agricultural); Industrial, I-TC (intermodal terminal – industrial park)  
EAST: Industrial (pipeline), I-1 (light industrial) and I-2 (general industrial)  
WEST: Undeveloped, I-TC (intermodal terminal – industrial park)

SITE HISTORY: The subject site is an existing recorded lot (Lot 33 - Block 4) within CenterPoint Intermodal Center at Joliet Phase Twenty-Seven, which was approved and recorded in January 2024. The site is currently undeveloped. The east side of the site contains floodplain and wetlands in the Cedar Creek watershed.

**SPECIAL INFORMATION:** The preliminary plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight will create two lots from an existing lot (Lot 33 from Phase Twenty-Seven) in order to separate off the floodplain area from the buildable area. Proposed Lot 35 will be 76.2 acres and will be developed with a 1.1-million-square-foot warehouse facility. The preliminary plat includes a concept plan for the proposed development. Proposed Lot 36 will be 29.8 acres and will contain Cedar Creek floodplain and wetland areas. Lot 36 will be owned and maintained by the CenterPoint property owners' association. A drainage easement will be reserved over all of Lot 36, and there will be a 32-foot ingress / egress easement along the south side of Lot 35, north of the detention basin, to allow access to Lot 36.

The proposed warehouse facility is a permitted use in the Intermodal Terminal – Industrial Park zoning district. The site will need to comply with the Cedar Creek Protection Area ordinance (Zoning Ordinance Section 47-15G) if applicable. There are no additional public improvements required as part of this subdivision request.

**RECOMMENDED ACTION:** Staff recommends that the Plan Commission recommend approval of the preliminary plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision, which will allow the floodplain and wetland areas at the rear of the property to be on their own separate lot. The floodplain lot will then be maintained by the property owners' association for the CenterPoint intermodal park. The proposed development for the buildable lot is permitted in this zoning district, and the subdivision does not require additional roads or public improvements.

Figure 1: Subject site within the CenterPoint Intermodal Center at Joliet subdivision (2025)

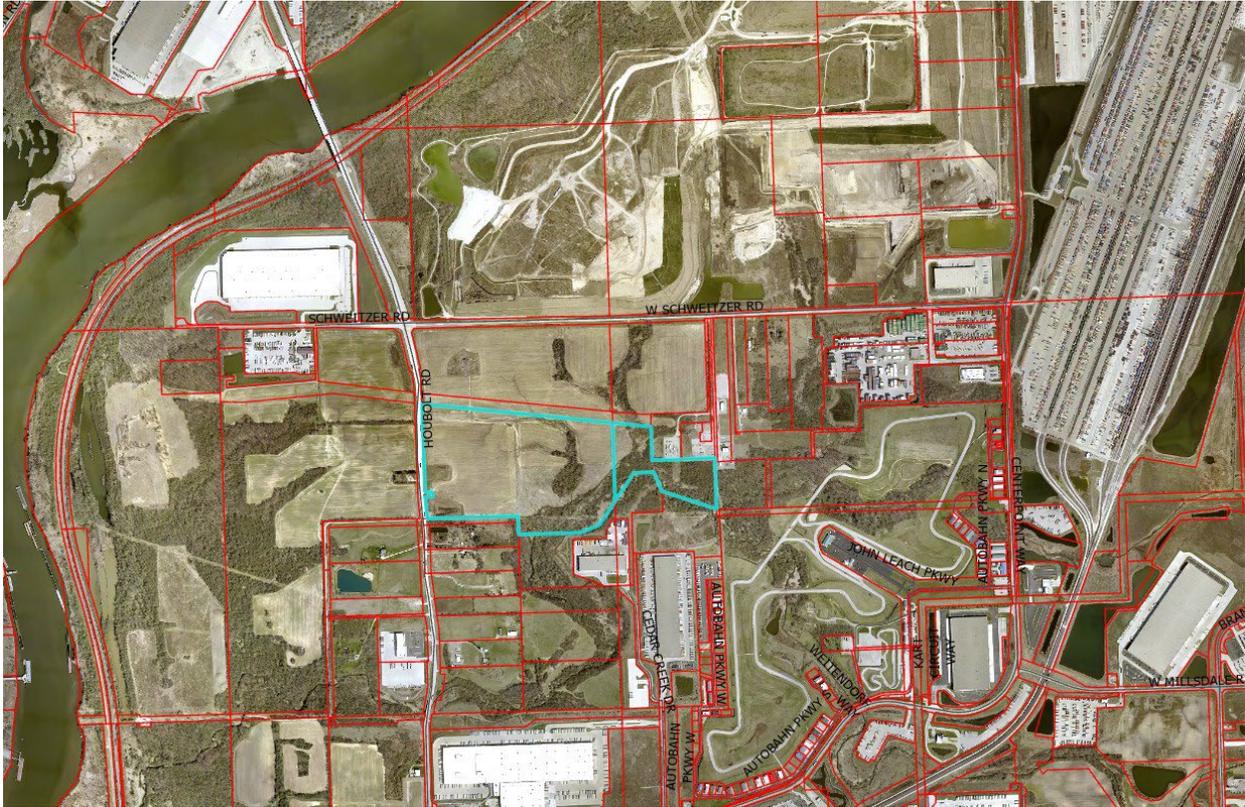
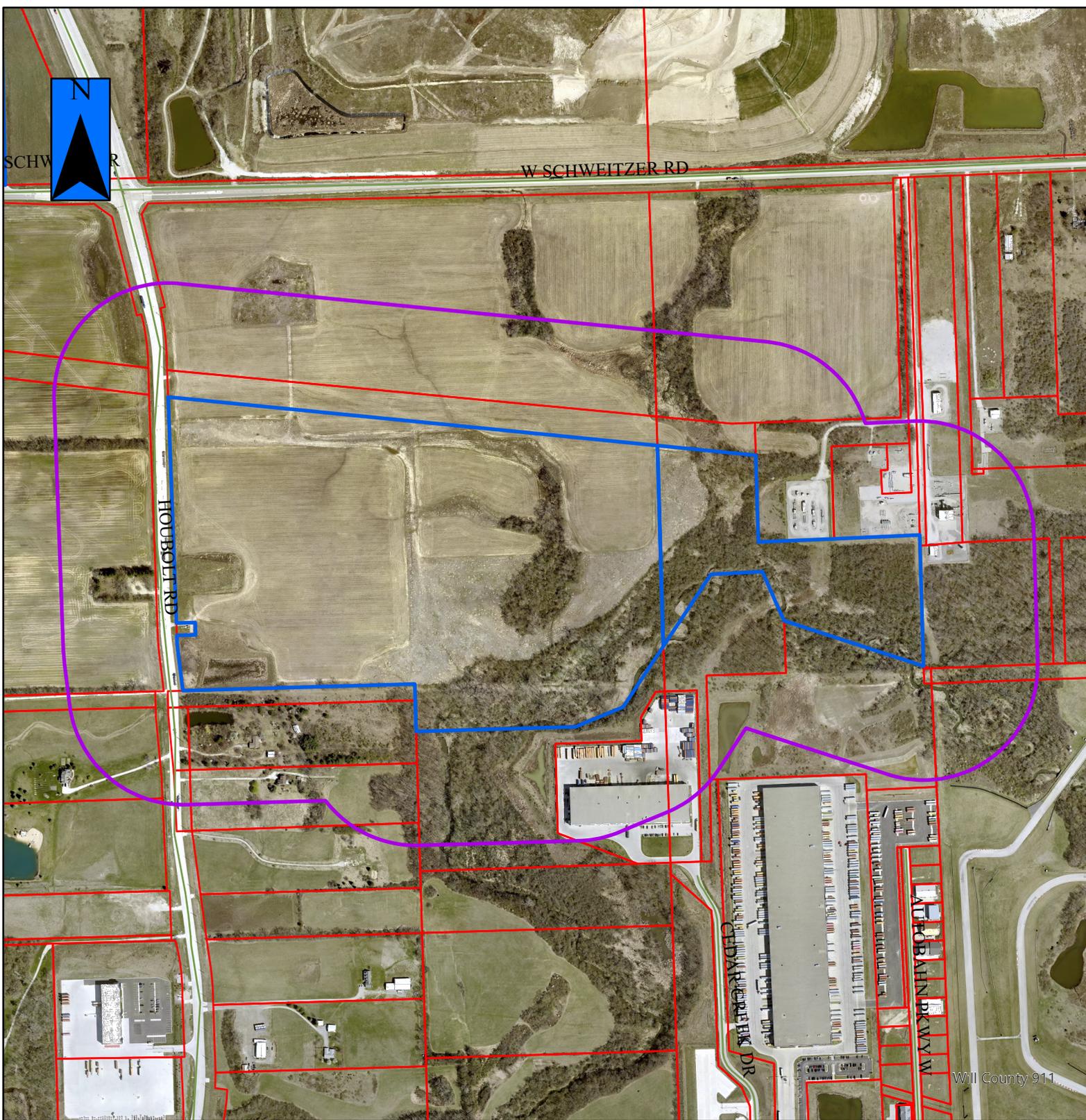


Figure 2: Subject site, view northeast from Houbolt Road near the southwest corner of the site (May 2025)





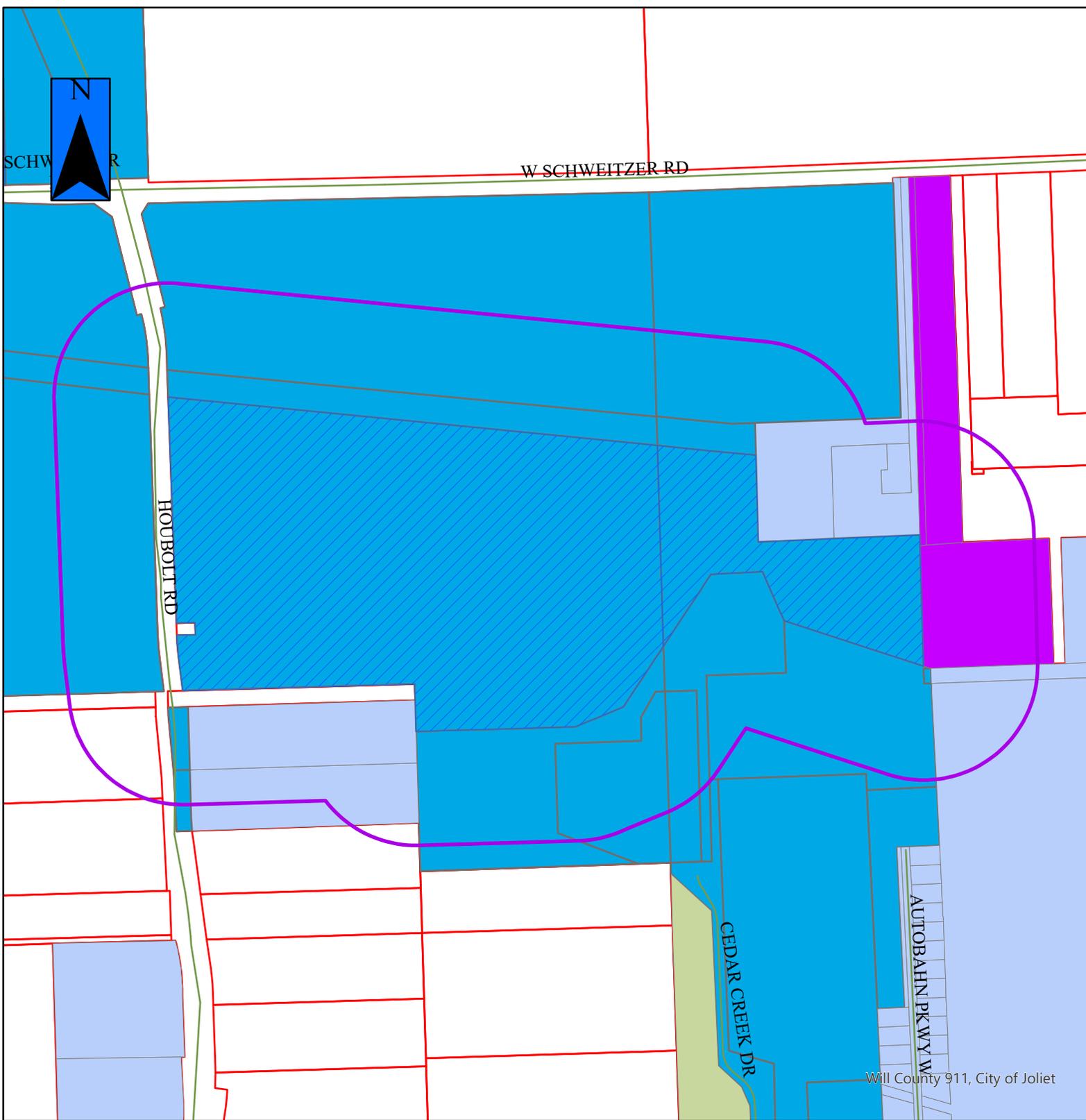
### P-1-26a



= Property in Question / Propiedad en cuestión



= 600' Public Notification Boundary /  
Límite de notificación pública de 600 ft (180 m)



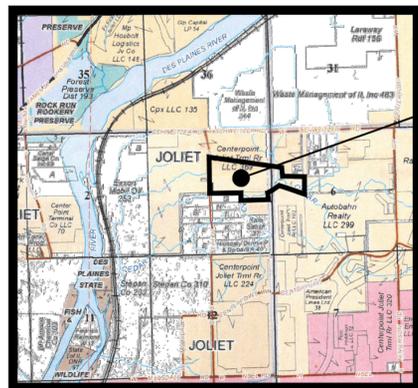
Will County 911, City of Joliet

## P-1-26



 = 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



VICINITY MAP

# PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-EIGHT

EXISTING PARCEL AREA TABLE	
PARCEL NUMBER	AREA (ACRES)
LOT 33 (JACKSON TWP.)	19.436 ACRES
LOT 33 (CHANNAHAN TWP.)	86.635 ACRES
TOTAL SUBDIVISION	106.071 ACRES

CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-NINE (106.071 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 35 - BLOCK 4	76.200 ACRES (73,740 AC CHANNAHAN TWP.) (2,460 AC JACKSON TWP.) 29,871 ACRES
LOT 36 - BLOCK 4	29.871 ACRES (12,897 AC CHANNAHAN TWP.) (16,974 AC JACKSON TWP.)

P.I.N.  
04-10-01-201-003  
10-11-06-101-004

COMMON ADDRESS:  
3500 HOUBOLT ROAD  
JOLIET, IL 60436



Scale: 1" = 300'

## LEGAL DESCRIPTION

LOT 33 - BLOCK 4 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-SEVEN, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, IN TOWNSHIP 34 NORTH, RANGE 10 EAST AND ALSO THAT PART OF SECTION 1, IN TOWNSHIP 34 NORTH, RANGE 9 EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2024, AS DOCUMENT NUMBER R2024020515; IN WILL COUNTY, ILLINOIS. Containing 106.071 acres more or less.

## GENERAL NOTES:

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83), GRID COORDINATES, DERIVED FROM RTK TRIMBLE/NOVATION GEODETIC OBSERVATIONS AND IS ALSO MATCHES THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION PHASE NINETEEN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027534.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON LTD. AND GEOTECH, INC. BETWEEN 2017 AND 2023.
- PU&E = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- SWM = DENOTES STORM WATER MANAGEMENT.
- THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-T-C ZONING DISTRICT.
- THE PROPOSED DEVELOPMENT WITHIN THIS PRELIMINARY PLAT WILL CONFORM TO THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS FOR THE CITY OF JOLIET I-T ZONING DISTRICT REQUIREMENTS AND THE ANNEXATION AGREEMENT FOR THIS DEVELOPMENT.
- PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREAS, ACCORDING TO THE FLOOD STUDY PREPARED BY CEMCON. THE FLOODPLAIN SHOWN IS ZONE AE. THE FLOOD STUDY WILL BE SUBMITTED TO JOLIET FOR THEIR REVIEW AND APPROVAL.
- THE FLOOD STUDY PREPARED BY CEMCON, SHOWS FLOODWAY WITHIN THE LIMITS OF PROPOSED LOT 36 - BLOCK 4.
- MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE LESSEE OR OWNER OF LOT 35 - BLOCK 4. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
- LOT 36 - BLOCK 4 CONTAINS AREAS OF FLOODPLAIN AND WETLANDS AND WILL BE CONVEYED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE ENTIRE LOT 36 - BLOCK 4 WILL BE COVERED WITH A DRAINAGE EASEMENT. NO BUILDINGS WILL BE PERMITTED TO BE BUILT ON LOT 36 - BLOCK 4.
- BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
- THE STORM WATER OUTFALL FROM THE DETENTION BASIN SHALL GENERALLY COMPLY WITH THE DRAINAGE PATTERNS AND FLOW DIRECTIONS OF THE CITY OF JOLIET'S SOUTH SIDE COMPREHENSIVE PLAN.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCSS/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- PURSUANT TO THE APPROVED ANNEXATION AGREEMENT AND SUBSEQUENT AMENDMENTS, ALL PROPERTY OWNERS WITHIN CENTERPOINT INTERMODAL CENTER AT JOLIET ARE RESPONSIBLE FOR MAINTAINING AND MONITORING THEIR LANDSCAPING WITHIN THE LIMITS OF THEIR RESPECTIVE LOTS. THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY SURFACE WATERS AND WETLANDS, THERE ARE WETLANDS LOCATED WITHIN THE LIMITS OF PROPOSED SUBDIVISION. THESE WETLANDS GENERALLY ARE LOCATED WITHIN THE LIMITS OF CEDAR CREEK AND WITHIN THE LIMITS OF THE FLOODPLAIN AS SHOWN ON THIS PLAT. ANY DEVELOPMENT WITHIN THE LIMITS OF THESE WETLANDS WILL BE ADDRESSED AS REQUIRED BY THE CITY OF JOLIET RULES AND REGULATIONS.
- HOUBOLT ROAD (FROM SCHWEITZER EXTENDING SOUTH) WAS FULLY CONSTRUCTED UNDER PLANS PREPARED BY CEMCON, LTD. THE PLAN SHOWS THE RIMS AND INVERT ELEVATIONS FOR THE MAIN LINE SANITARY SEWER AND STORM SEWER MANHOLES AS LOCATED ALONG THE EAST SIDE OF HOUBOLT ROAD ALONG PHASE TWENTY-EIGHT. PLEASE REFER TO AS-BUILT PLANS FOR FURTHER DETAIL.
- LOT 35-BLOCK 4 WILL BE DEVELOPED INTO AN INDUSTRIAL WAREHOUSE BUILDING.
- INTENTIONALLY DELETED.
- THE TEMPORARY STORM WATER DETENTION BASIN LOCATED TO THE SOUTH OF THE SANITARY SEWER LIFT STATION ON LOT 34 - BLOCK 4 WILL BE INCORPORATED INTO THE PROPOSED STORM WATER DETENTION BASIN ON LOT 35 - BLOCK 4.
- THE SANITARY SEWER AND WATER MAIN IMPROVEMENTS ALONG HOUBOLT ROAD HAVE BEEN CONSTRUCTED. THEY WERE BASED UPON PLANS PREPARED BY CEMCON LTD., SUBMITTED AND APPROVED BY THE CITY OF JOLIET.
- A TRAFFIC SIGNAL IS INSTALLED AND IS OPERATIONAL AT THE INTERSECTION OF HOUBOLT ROAD AND SCHWEITZER ROAD.

## CITY OF JOLIET I-T ZONING

(INTERMODAL TERMINAL DISTRICT)  
REQUIRED YARD SETBACKS:  
FRONT OR CORNER: 40 FEET PLUS 1 FEET PER 2 FEET OF BUILDING HEIGHT GREATER THAN 40 FEET (100 FEET MAX)  
INTERIOR SIDE: 20 FEET  
REAR: 20 FEET  
EXCEPTION: SIDE AND REAR SETBACKS NOT APPLICABLE FOR RAIL SERVED BUILDINGS ADJACENT TO RAILROAD SIDINGS OR SPUR  
BUILDING HEIGHT: NO RESTRICTION AS LONG AS ALL LANDSCAPING REQUIREMENTS ARE MET  
FLOOR SPACE AREA: NO RESTRICTION AS LONG AS ALL LANDSCAPING REQUIREMENTS AND BUILDING SETBACKS ARE MET

## GRANT OF NON-EXCLUSIVE INGRESS/EGRESS EASEMENT

CENTERPOINT JOLIET TERMINAL RAILROAD, LLC, an Illinois limited liability company, its successors and assigns ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, gives and grants to and for the benefit of the owners from time to time of the area shown and designated as: Lot 36 - Block 4 ("Grantee Owners") and the agents, contractors, employees, tenants, licensees, invitees and successors and assigns of such Grantee Owners, a perpetual, non-exclusive easement over, upon, along and across the area shown and designated as an "Ingress/Egress Easement Area" across Lot 35-Block 4 on the CenterPoint Intermodal Center at Joliet, Phase Twenty-Eight Plat of Subdivision for the purpose of pedestrian, automobile, truck and tractor trailer ingress and egress over, upon, along and across the Ingress/Egress Easement Area. Grantor reserves the right to use the Ingress/Egress Easement Area in any manner not inconsistent with the rights granted herein, including without limitation, the right to construct, use, operate, maintain, repair and replace across, over and/or under the Ingress/Egress Easement Area, telephone, telegraph, electricity, water, gas, gasoline, oil and sewer lines, driveways, and other facilities and structures in such a manner as not to create an unreasonable interference with the use of the easement herein granted in the Ingress/Egress Easement Area.

OWNER/DEVELOPER: CENTERPOINT JOLIET TERMINAL RAILROAD LLC  
C/O CARLINE BOTTIGLIERO  
1808 SWIFT DRIVE  
OAK BROOK, IL 60523-1501  
PH: 630-586-8000

LAND SURVEYOR: GEOTECH, INC.  
C/O CHRISTOPHER PAFESH  
1207 CEDARWOOD DRIVE  
CREST HILL, IL 60403  
PH: 815-730-1010

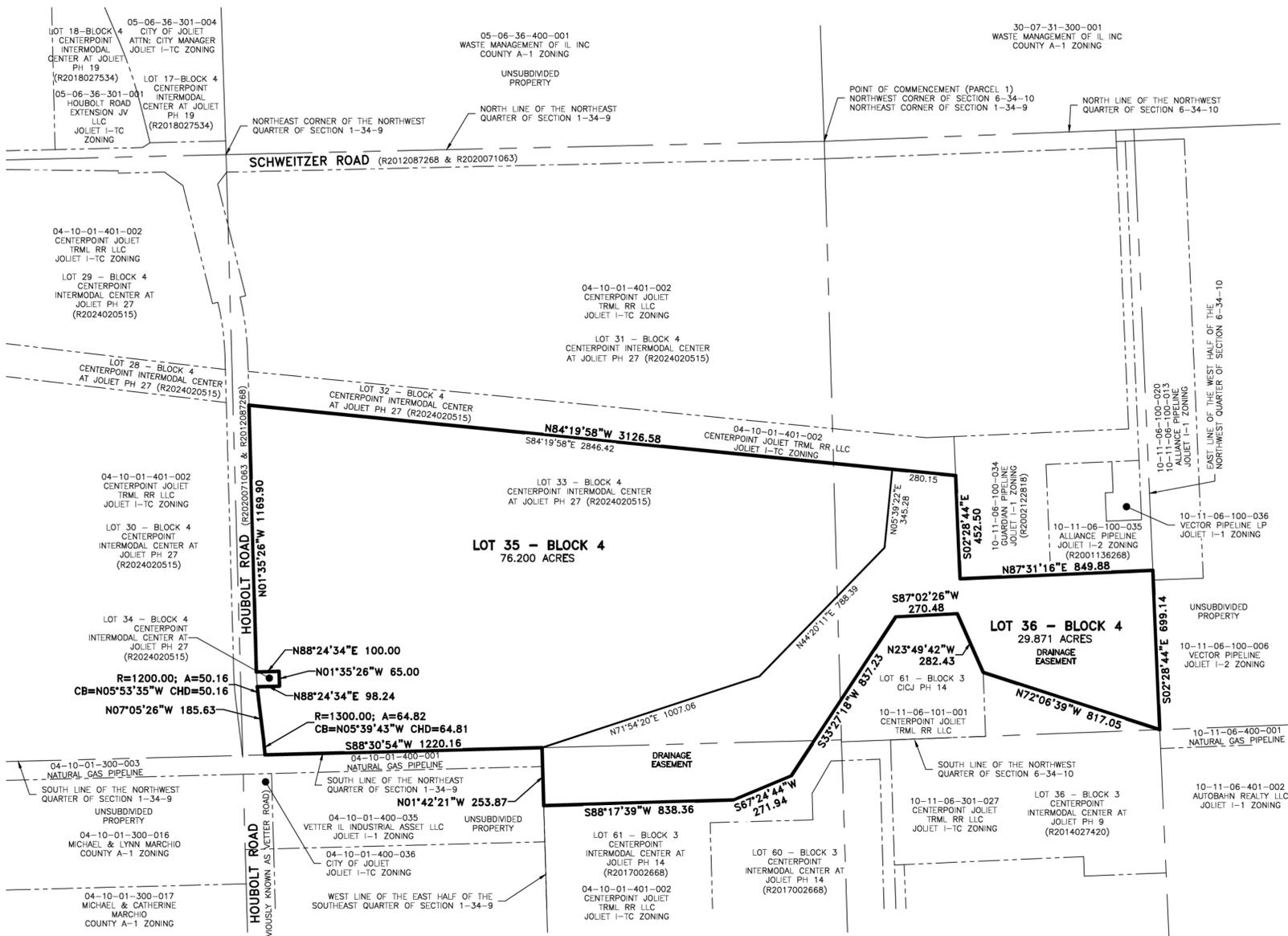
CIVIL ENGINEER: CEMCON, LTD.  
C/O MATT WOHLRINE  
2280 WHITE OAK CIR, STE 100  
AURORA, IL 60502  
PH: 630-862-2100

PREPARED BY:  
CHRISTOPHER M. PAFESH, I.P.L.S. NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2026  
EMAIL: cpafesh@geotechincorp.com



DATE: December 5, 2025

THIS PLAT IS NOT FOR RECORD



STATE OF ILLINOIS  
COUNTY OF WILL ) SS

AS AUTHORIZED BY THE PLAT APPROVED BY: ORDINANCE NO. \_\_\_\_\_ OF THE CITY COUNCIL

OF THE CITY OF JOLIET, ON \_\_\_\_\_, 202\_\_\_\_, A.D.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY CLERK MAYOR  
CITY OF JOLIET  
150 W. JEFFERSON STREET  
JOLIET, ILLINOIS 60432

STATE OF ILLINOIS  
COUNTY OF WILL ) SS

APPROVED BY THE JOLIET CITY PLAN COMMISSION \_\_\_\_\_, 202\_\_\_\_, A.D.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
PLAN COMMISSION SECRETARY PLAN COMMISSION CHAIRMAN

12.23.2025 CP REVISED PER JOLIET REVIEW  
12.05.2025 CP REVISED PER JOLIET REVIEW  
DATE BY REVISION

PRELIMINARY PLAT  
PHASE TWENTY-EIGHT  
DRAWN BY: CP JOB # GJN17565  
CHECKED BY: CP/CT DATE: 10/29/2025

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403 815/730-1010

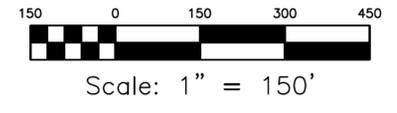
1  
GJN17565

# PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-EIGHT

P.I.N.  
04-10-01-201-003  
10-11-06-101-004

COMMON ADDRESS:  
3500 HOUBOLT ROAD  
JOLIET, IL 60436

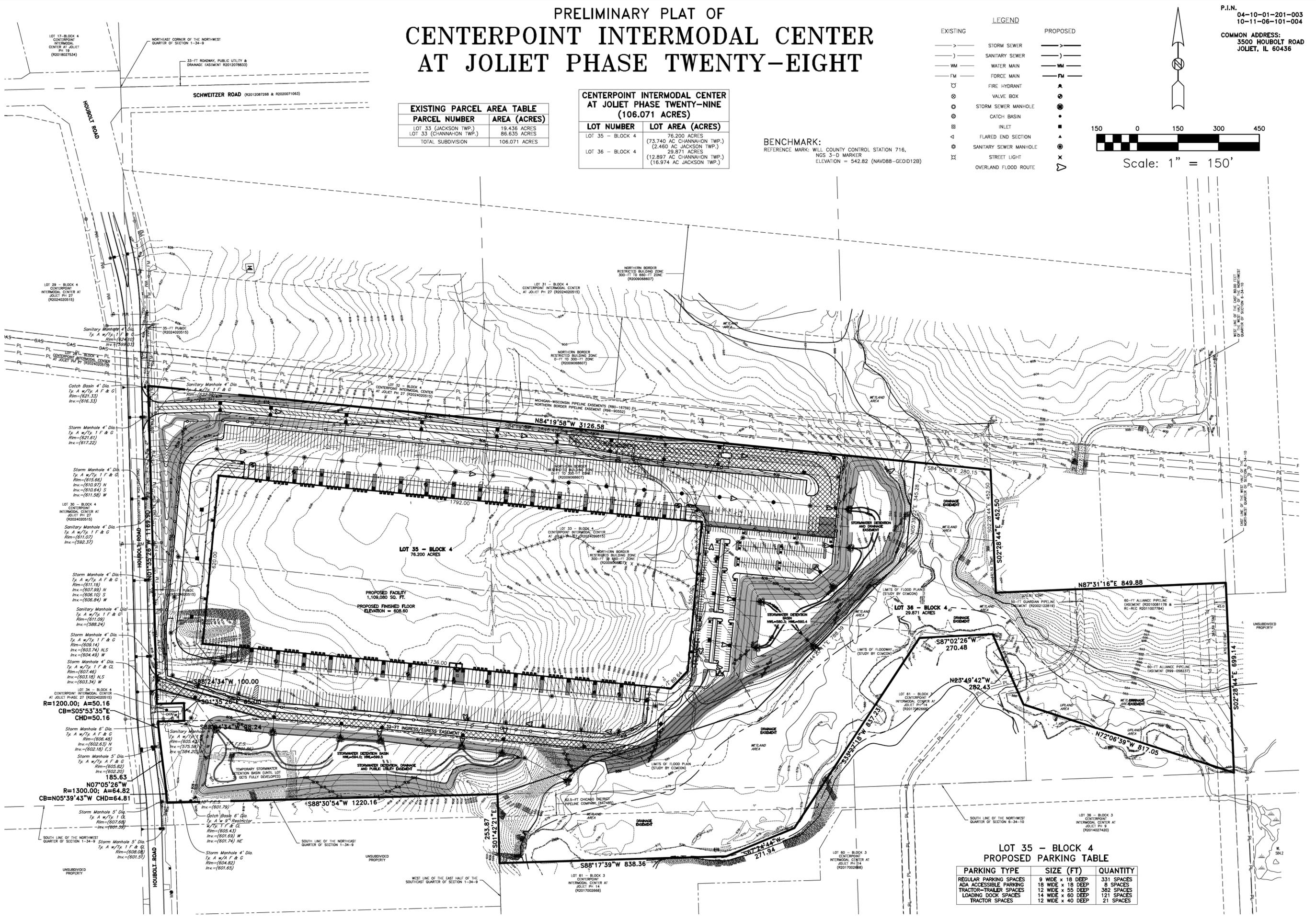
LEGEND	
EXISTING	PROPOSED



EXISTING PARCEL AREA TABLE	
PARCEL NUMBER	AREA (ACRES)
LOT 33 (JACKSON TWP.)	19.436 ACRES
LOT 33 (CHANNAHON TWP.)	86.635 ACRES
TOTAL SUBDIVISION	106.071 ACRES

CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-NINE (106.071 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 35 - BLOCK 4	76.200 ACRES (73.740 AC CHANNAHON TWP.) (2.460 AC JACKSON TWP.)
LOT 36 - BLOCK 4	29.871 ACRES (12.897 AC CHANNAHON TWP.) (16.974 AC JACKSON TWP.)

**BENCHMARK:**  
REFERENCE MARK: WILL COUNTY CONTROL STATION 716,  
NGS 3-D MARKER  
ELEVATION = 542.82 (NAVD88-GEOD12B)



**LOT 35 - BLOCK 4  
PROPOSED PARKING TABLE**

PARKING TYPE	SIZE (FT)	QUANTITY
REGULAR PARKING SPACES	9 WIDE x 18 DEEP	331 SPACES
ADA ACCESSIBLE PARKING	18 WIDE x 18 DEEP	8 SPACES
TRACTOR-TRAILER SPACES	12 WIDE x 55 DEEP	382 SPACES
LOADING DOCK SPACES	14 WIDE x 60 DEEP	121 SPACES
TRACTOR SPACES	12 WIDE x 40 DEEP	21 SPACES

THIS PLAT IS NOT FOR RECORD

12.23.2025 CP REVISED PER JOLIET REVIEW  
 12.05.2025 CP REVISED PER JOLIET REVIEW  
 DATE BY REVISION

PRELIMINARY PLAT  
 PHASE TWENTY-EIGHT  
 DRAWN BY: CP JOB # GJN17585  
 CHECKED BY: CP/CT DATE: 10/29/2025

CENTERPOINT INTERMODAL  
 CENTER AT JOLIET

**GEOTECH INC.**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

2  
 GJN17585

2/99

CASE NO. \_\_\_\_\_  
DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

**Preliminary Plat**  
 **Final Plat**  
 **Recording Plat**

NAME OF SUBDIVISION: CenterPoint Intermodal Center at Joliet Phase Twenty-Nine  
NAME OF PETITIONER: CenterPoint Joliet Railroad Terminal LLC :  
CELL # \_\_\_\_\_ E-MAIL: [REDACTED]  
HOME ADDRESS: n/a  
CITY, STATE, ZIP: n/a  
HOME PHONE: n/a  
BUSINESS ADDRESS: 1808 Swift Drive  
CITY, STATE, ZIP: Oak Brook, IL 60523-1501  
BUSINESS PHONE: [REDACTED]

INTEREST OF PETITIONER: Owner's Representative  
NAME OF LOCAL AGENT: Mr. Carmine Bottigliero  
ADDRESS: see above PHONE: see above

OWNER: see Petitioner  
HOME ADDRESS: n/a PHONE: n/a  
CITY, STATE, ZIP: n/a  
BUSINESS ADDRESS: see above PHONE: see above  
CITY, STATE, ZIP: see above  
CELL #: n/a E-MAIL: see above

ENGINEER: Cemcon c/o Mr. Matt Worline PE  
ADDRESS: 2280 White Oak Circle, Ste 100, Aurora, IL 60502 PHONE: [REDACTED]

LAND SURVEYOR: Geotech, Inc. c/o Mr. Chris Papesh PLS  
ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: [REDACTED]

ATTORNEY: Spesia & Taylor Attorneys at Law c/o Christian Spesia  
ADDRESS: 1415 Black Road, Joliet, IL 60435 PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit 'A'  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMON ADDRESS: 3500 Houbolt Road, Joliet, IL 60436  
PERMANENT INDEX NUMBER (Tax No.): 04-10-01-201-003 and 10-11-06-101-004  
SIZE: 106.071 acres more or less  
NO. OF LOTS: 2  
PRESENT USE: Industrial Warehouse EXISTING ZONING: I-TC  
USES OF SURROUNDING PROPERTIES: North: Vacant Industrial  
South: Vacant Industrial  
East: Vacant Industrial  
West: Vacant Industrial

Name of Park District: n/a

Date Contacted Park District: \_\_\_\_\_

Is any open space/park site being offered as part of a preliminary plat? \_\_\_\_\_

If yes, what amount? \_\_\_\_\_

(Acknowledgment by Park District Official) \_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property? No If yes, list the Case No. and Name: \_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? No

If yes, describe: \_\_\_\_\_

Owners of land 300 feet adjacent or opposite the proposed subdivision: See Exhibit 'B'

Attach eighteen (18) 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: See Exhibit 'B'

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, [Redacted], 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: 11-6-25 CARMINE BOTTIGLIERO  
Petitioner's Name

Subscribed and sworn to before me this 6 day of November, 20 25

[Redacted Signature]  
Notary Public

1/28/26  
My Commission Expires:



EXHIBIT "A"  
CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE 29  
LEGAL DESCRIPTION

LOT 33 - BLOCK 4 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-SEVEN, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, IN TOWNSHIP 34 NORTH, RANGE 10 EAST AND ALSO THAT PART OF SECTION 1, IN TOWNSHIP 34 NORTH, RANGE 9 EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2024, AS DOCUMENT NUMBER R2024020515; IN WILL COUNTY, ILLINOIS. Containing 106.071 acres more or less.

ADJOINING OWNERS  
 CENTERPOINT INTERMODAL CENTER  
 AT JOLIET NORTHWEST AMENDMENT  
 (PHASE TWENTY-NINE)  
 EXHIBIT 'B'

PIN	NAME COLUMN 1	NAME COLUMN 2	ADDRESS	CITY	STATE	ZIP
06-36-200-002	WASTE MANAGEMENT OF IL INC		PO BOX 1450	CHICAGO	IL	60690
06-36-300-002	WASTE MANAGEMENT OF IL INC		PO BOX 1450	CHICAGO	IL	60690
06-36-301-001	HOUBOLT ROAD EXTENSION JV LLC		1808 SWIFT DR	OAK BROOK	IL	60523
06-36-301-005	2903 SCHWEITZER RD CNT-PR LLC	C/O CENTERPOINT PROP TR/S PURCELL	1808 SWIFT ROAD	OAK BROOK	IL	60523
06-36-301-003	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
07-31-300-001	WASTE MANAGEMENT OF IL INC		PO BOX 1450	CHICAGO	IL	60690
10-01-101-002	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-101-003	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-101-004	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-101-005	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-101-006	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-101-007	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-201-001	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-201-002	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-201-003	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-201-004	CITY OF JOLIET		150 W JEFFERSON STREET	JOLIET	IL	60435
10-01-300-002	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-003	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-004	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-005	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-013	WHIMSY JOLIET LLC		1901 S BUSSE ROAD	MOUNT PROSPECT	IL	60056
10-01-300-016	MICHAEL & LYNN MARCHIO		23550 VETTER ROAD	ELWOOD	IL	60421
10-01-300-017	MICHAEL & CATHERINE MARCHIO	TR HTJ-8160	19717 W SCHWEITZER ROAD	JOLIET	IL	60431
10-01-400-001	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-400-002	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-400-017	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-400-018	US MMG PROPERTIES OF IL II LLC	ATTN RYAN TEMPLE	7901 WRENWOOD BLVD, STE C	BATON ROUGE	LA	70809
10-01-400-019	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-400-020	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-400-035	VETTER IL INDUSTRIAL ASSET LLC	C/O MAPLETREE US MGNT	5 BRYANT PARK, FL 28	NEW YORK	NY	10018
10-01-400-036	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-400-037	VETTER IL INDUSTRIAL ASSET LLC	C/O MAPLETREE US MGNT	5 BRYANT PARK, FL 28	NEW YORK	NY	10018
10-01-400-038	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-401-002	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-401-003	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-101-001	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-101-002	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-101-003	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-101-004	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523

ADJOINING OWNERS  
 CENTERPOINT INTERMODAL CENTER  
 AT JOLIET NORTHWEST AMENDMENT  
 (PHASE TWENTY-NINE)  
 EXHIBIT 'B'

PIN	NAME COLUMN 1	NAME COLUMN 2	ADDRESS	CITY	STATE	ZIP
11-06-100-006	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-013	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-020	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-024	SCOTT PAPENDICK		27W751 SWAN LAKE DRIVE	WHEATON	IL	60189
11-06-100-025	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-100-029	DVAF LLC		4660 STOCKDALE RD	MORRIS	IL	60450
11-06-100-030	MIDWEST GENERATION LLC	ATTN TAX DEPT	804 CARNEGIE CENTER	PRINCETON	NJ	8540
11-06-100-034	GUARDIAN PIPELINE LLC	TAX 14-5	PO BOX 871	TULSA	OK	74102
11-06-100-035	ALLIANCE PIPELINE LP	C/O PEMBINA PIPELINE/TAX DEPT	4000 585 8TH AVE SW	CALAGARY	CA	
11-06-100-036	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-037	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-100-038	DVAF LLC		10465 N BELL ROAD	MINOOKA	IL	60447
11-06-100-039	ANR PIPELINE CO		PO BOX 2168	HOUSTON	TX	77252
11-06-101-001	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-101-001	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-201-003	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436
11-06-300-006	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-010	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436
11-06-301-027	INTERMODAL CNTR-JOLIET PROP	CENTERPOINT PROP/S PURCELL	1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-028	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-029	INTERMODAL CNTR-JOLIET PROP		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-030	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-036	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-400-001	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
11-06-401-002	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436
11-06-401-015	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436

## 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:

3500 Houbolt Road, Joliet, Illinois 60436

PIN(s): 04-10-01-201-003 and 10-11-06-101-004

### 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

CenterPoint Properties Trust, a Maryland Real Estate Investment Trust

1808 Swift Drive, Oak Brook, IL 60523-1007

100% member of CenterPoint Joliet Terminal Railroad LLC

**E-MAIL:** \_\_\_\_\_ **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

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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:** 11/6/2025

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

Christian G. Spesia, Attorney

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9320

**Agenda Date:** 1/15/2026

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9321

**Agenda Date:** 1/15/2026

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

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**File #:** TMP-9322

**Agenda Date:** 1/15/2026

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