

DATE: March 12, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two

GENERAL INFORMATION:

APPLICANT: D.R. Horton, Inc. - Midwest
STATUS OF APPLICANT: Contract Purchaser / Builder
OWNER: Light Real Estate LLC (Trust Number 8002354094)
REQUESTED ACTION: Approval of a preliminary Planned Unit Development for a residential subdivision
PURPOSE: To create 147 residential lots
EXISTING ZONING: R-1B (single-family residential)
LOCATION: North of Van Dyke Road and West of County Line Road (00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000)
(Council District #3)
SUBDIVISION SIZE: 54.2 acres
EXISTING LAND USE: Undeveloped / Agricultural
SURROUNDING LAND USE & ZONING:
NORTH: Residential (NeuStoneshire Phase One subdivision), R-1B (single-family residential)
SOUTH: Undeveloped / agricultural and residential (Kearney Glen subdivision), R-1B (single-family residential)
EAST: Agricultural and farmstead, R-1B (single-family residential)
WEST: Residential (Lakewood Prairie subdivision), R-1B (single-family residential) and R-3 (one- and two-family residential)

SITE HISTORY: The subject site contains 54 acres of land that is zoned R-1B (single-family residential). The subject site was included with the preliminary plat for the original Neustoneshire Subdivision in 2004 but was never developed as a phase of that subdivision. Instead, the land continued to be used for agricultural purposes until the present. Currently, the homebuilder D.R. Horton is under contract to purchase the site to develop it as a residential subdivision.

The preliminary plat for the original Neustoneshire subdivision included the 162 acres located west of County Line Road between Theodore Street and Van Dyke Road. That land was annexed in 2004 and zoned R-1B to become a unified residential subdivision with 411 single-family lots. The subdivision was to be built out in three phases, but only Phase One was recorded and developed. NeuStoneshire Phase One is located directly south of Theodore Street and contains 146 developed single-family lots, as well as two storm detention areas. The 54-acre subject site contains the land that would have been Phase Two, located north of Van Dyke Road and east of Lakewood Prairie Subdivision. Phase Three would have been the property at the northwest corner of County Line Road and Van Dyke Road, which is under separate ownership from the subject site and not part of this petition.

Proposed final plat phases of original Neustoneshire subdivision from 2005



The road network for the original subdivision included a collector street that branched off the Neustoneshire Boulevard roundabout at County Line Road and curved through Phases Two and Three to connect to Van Dyke Road at the south end. While this street was never constructed, a public sanitary sewer main was installed along its intended path

as part of the development of Phase One, to connect Phase One to the City sewer system. Part of this existing sewer main is located on the subject property, and the petitioner has incorporated the sewer location into their proposed plans.

SPECIAL INFORMATION: The preliminary Planned Unit Development of Neustoneshire Phase Two consists of 147 single-family lots on approximately 54 acres. The lots will need to meet the requirements of the R-1B zoning district, which include a minimum lot area of 9,100 square feet and a minimum lot width of 70 feet. Storm detention for the subdivision will be on the south side of the property, adjacent to Van Dyke Road. There will be no park site within the subdivision, as the Joliet Park District has requested a cash contribution in lieu of a park land dedication. While the proposed Planned Unit Development contains Neustoneshire in its name, it is a separate development from NeuStoneshire Phase One that will have its own set of house plans and its own separate homeowners' association.

The proposed subdivision meets the average lot size and width requirements for the R-1B district, with an average lot size of 10,096 square feet and an average lot width of 78 feet. All lots except two meet the minimum lot area; Lots 21 and 24 are slightly under the required area at 8,978 and 8,886 square feet respectively. The depths of these lots were slightly reduced to create space for a wider right-of-way dedication for Van Dyke Road. The City originally requested a 33-foot right-of-way dedication, which the petitioner included in their initial plans. However, the City recently requested a 40-foot dedication to better match the existing 80-foot right-of-way for Van Dyke Road at its west end, where it terminates at Fawnlily Circle within the Lakewood Prairie subdivision. Based on this updated request, the petitioner modified their plans and included a 38-foot right-of-way dedication for Van Dyke Road on the preliminary plat. The preliminary PUD includes a variation to reduce the minimum lot size for Lots 21 and 24, which staff supports due to the need for a greater right-of-way dedication than originally anticipated.

The proposed street layout is generally consistent with the 2004 preliminary plat, with road connections to Kempton Street in NeuStoneshire Phase One at the northwest corner, to the Neustoneshire Boulevard roundabout off County Line Road at the northeast corner, and to Van Dyke Road at the southwest corner. The original plans from 2004 included an extension of Neustoneshire Boulevard off the south side of the roundabout; though the street extension was never constructed, the roundabout contains an existing curb cut on its south side. The proposed plans include a short extension of Neustoneshire Boulevard in this location. Proposed Street D will connect to this extension and then follow the path of the existing sanitary sewer main that was installed with Phase One.

The proposed house plans include five models: three two-story models with ten total elevations, and two one-story models with eight total elevations. The two-story homes will have approximately 2,000 to 2,600 square feet of living area and include four to five bedrooms and two-and-a-half bathrooms. The one-story models will have either 1,500 or 1,700 square feet of living area and contain either three or four bedrooms. All models will include an attached two-car garage. The proposed homes are compatible with the existing homes in the surrounding residential subdivisions. NeuStoneshire Phase One contains mostly two-story homes with two- to three-car garages, as well as some one-story homes. Examples of existing homes in Phase One are shown in Figure 6. The proposed elevations and floor plans for the Planned Unit Development of Neustoneshire Phase Two are included as an attachment in the staff report packet.

As part of the Planned Unit Development, the petitioner is requesting a variation from the residential design standards in the Zoning Ordinance, which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The petitioner proposes that 100 percent of the dwelling units will have at least 25 percent brick or stone on the front elevation. The attached elevations include between 25 percent and 41 percent brick or stone. Staff supports this request as the design of the proposed elevations is consistent with similar developments in the area.

The proposed Planned Unit Development includes a preliminary landscape plan that shows parkway trees, landscape outlots along Van Dyke Road, and landscaping around the stormwater area. The Zoning Ordinance requires new residential developments to provide a 30-foot-wide landscape area adjacent to a main collector street, such as Van Dyke Road. As part of the PUD, the petitioner is requesting a variation to reduce the landscape area adjacent to Van Dyke Road to 18 feet in order to accommodate the proposed lot layout and stormwater area. Staff supports this request because it is consistent with the existing landscaping along Van Dyke Road near County Line Road for the Kearney Glen subdivision, and because it allows the petitioner to dedicate an appropriate amount of right-of-way for Van Dyke Road. The landscape lots 149 and 150, the open area lot 148, and the stormwater lot 151 will be owned and maintained by a homeowners' association, to be established in the future as part of the development of the subdivision.

The attached project narrative outlines the phasing, financial, and marketing plans for the development. According to the petitioner, the development will be completed in one phase with full buildout projected to take approximately three years. Public improvements, water and sewer connection fees, school impact fees, and development impact fees will be required for this subdivision. The developer is currently working with the Joliet Park

District to determine the amount for a cash contribution in lieu of a park land donation. Future approval of the final Planned Unit Development is still required.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the preliminary Planned Unit Development of Neustoneshire Phase Two. The site was intended to be developed as a residential subdivision, and the proposed Planned Unit Development is consistent with the lot requirements for the existing R-1B zoning district. The subdivision includes connections to the existing street network and provides a right-of-way dedication for further development of Van Dyke Road. The proposed house plans are compatible with the adjacent residential subdivisions, and the proposed subdivision will have its own homeowners' association to maintain all common areas.

Figure 1: Proposed Planned Unit Development of Neustoneshire Phase Two (2025)



Figure 2: Subject site, view northwest from Van Dyke Road (May 2025)



Figure 3: Existing stormwater area and landscaping for Kearney Glen (right) adjacent to Van Dyke Road, across from proposed stormwater area for the subject site (left), view east down Van Dyke Road (May 2025)



Figure 4: West end of Van Dyke Road where it terminates at Fawnlily Circle in Lakewood Prairie Subdivision, view east from Fawnlily Circle (May 2025)

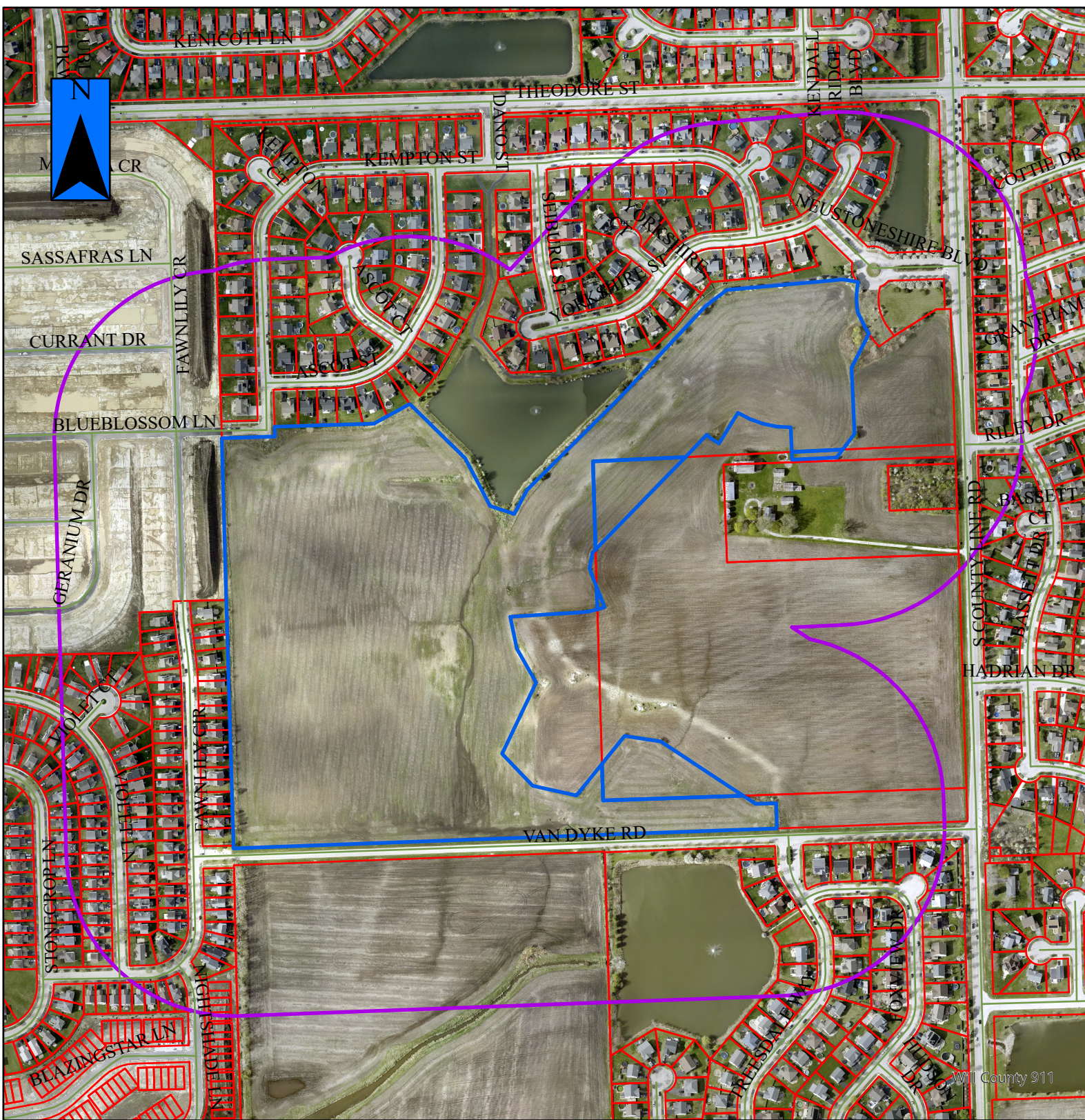


Figure 5: Existing roundabout for Neustoneshire Boulevard off County Line Road, view southwest (April 2025)



Figure 6: Existing residences in NeuStoneshire Phase One (2023, 2025)

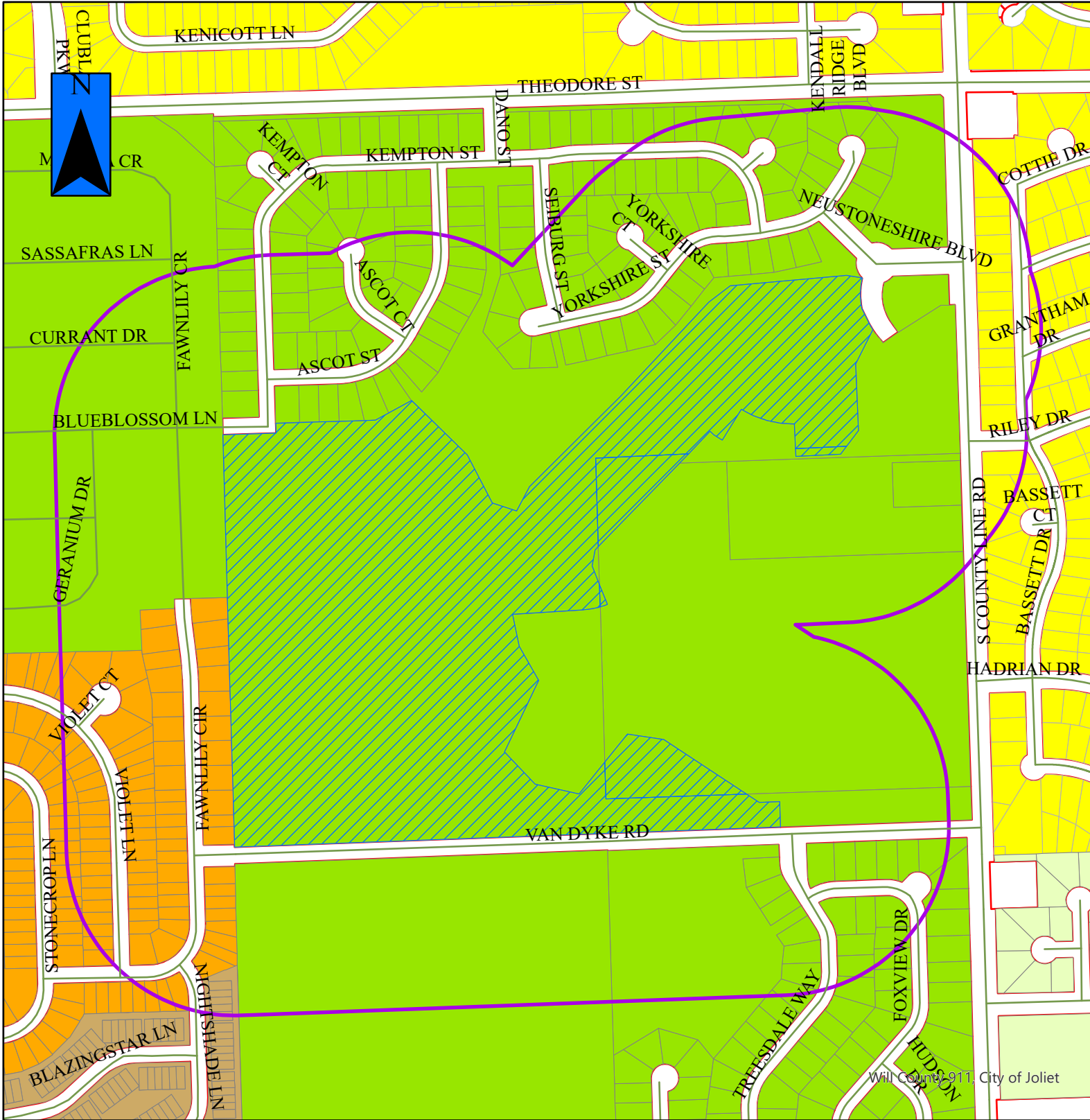




PUD-2-26a



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



PUD-2-26



 = 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

NEUSTONESHIRE PHASE 2

Joliet, Illinois



SITE PLAN

LANDSCAPE PLANS

Planned Unit Development of Neustoneshire Phase Two

LEGEND

15

EXISTING DECIDUOUS TREE
AND CALIPER INCHES

10

EXISTING TREE NUMBER

X

TREE TO BE REMOVED

TREE TO BE PROTECTED



1

TREE PRESERVATION & REMOVALS PLAN

SCALE: 1" = 100'-0"

TREE INVENTORY

Tree	Caliper Inches	Species	Condition	(X) To Be Removed	Replacements Trees Required
1	12	Bradford Pear	Fair	X	5
2	6	Siberian Elm	Not Approved Tree List, Fair, Size Note: 6" x 2	X	0
3	10	Buckthorn	Invasive, Fair	X	0
4	8	Buckthorn	Invasive, Poor	X	0
5	8	Buckthorn	Invasive, Poor	X	0
6	12	Elm	Fair	X	5
7	6	Box Elder	Not Approved Tree List, Fair	X	0
8	6	Box Elder	Not Approved Tree List, Fair, Size Note: 6" x 4	X	0
9	8	Buckthorn	Invasive, Fair	X	0
10	8	Buckthorn	Invasive, Poor, Size Note: 8" x 2	X	0
11	6	Buckthorn	Invasive, Poor	X	0
12	6	Elm	Fair, Tree Close to Property Line		
13	6	Box Elder	Fair, Tree Close to Property Line		
14	6	Buckthorn	Invasive, Poor	X	0
15	12	Cottonwood	Fair, Near Property Limits of PH1 lot, Size Note: 12" x 2		
16	12	Pine	Fair, Near Property Limits- PH1 Basin		
17	16	Cottonwood	Fair, Near Property Limits- PH1 Basin		
18	7	Box Elder	Fair, Near Property Limits- PH1 Basin		
19	7	Box Elder	Fair, Near Property Limits- PH1 Basin		
20	8	Pine	Fair, Near Property Limits- PH1 Basin		
21	7	Pine	Fair, Near Property Limits- PH1 Basin		
22	7	Cottonwood	Fair, Near Property Limits- PH1 Basin, Size Note: 7" x 3		
23	6	Box Elder	Fair, Near Property Limits- PH1 Basin		
24	12	Bradford Pear	Fair		
25	12	Bradford Pear	Fair		
26	12	Bradford Pear	Fair		
27	8	Box Elder	Invasive, Fair, Size Note: 8" x 3	X	0
28	8	Box Elder	Invasive, Poor, Size Note: 8" x 4	X	0
29	8	Box Elder	Invasive, Poor, Size Note: 8" x 2	X	0
30	8	Box Elder	Invasive, Fair, Size Note: 8" x 3	X	0
31	12	Maple	Fair	X	5
32	6	Little Leaf Linden	Good	X	3
33	10	Little Leaf Linden	Good	X	5
34	8	Box Elder	Fair	X	0
35	6	Box Elder	Fair	X	0
36	6	Box Elder	Fair	X	0

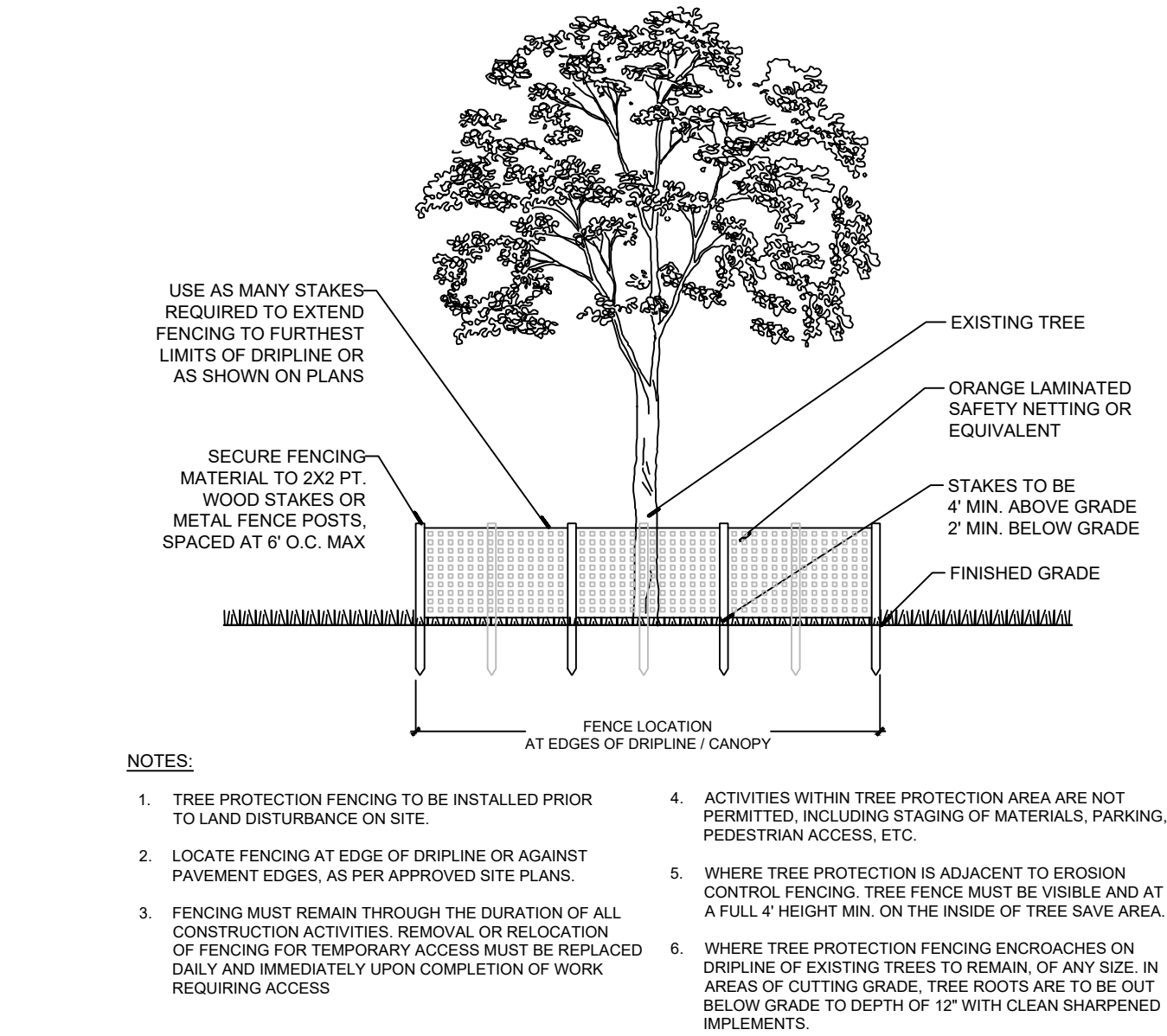
REQUIREMENTS

City of Joliet Code of Ordinances
Sec. 26-128h Tree Replacement

Removal Tree DBH (inches)	# of Replacement Trees Required
4 - 9	3
10 - 15	5
16 - 21	7
22 - 27	9
28 - 33	11
34 or greater	13

REMOVALS & REPLACEMENT

Total Existing Trees	36
Trees to be Removed (Tree 1-11, 14, 21-36)	22
Replacement Trees Required (2.0" Cal. min.)	23



2

TREE PROTECTION FENCE DETAIL

SCALE: NTS

50'

100'

200'

400'

0'

Graphic Scale

811

Know what's below. Call before you dig.

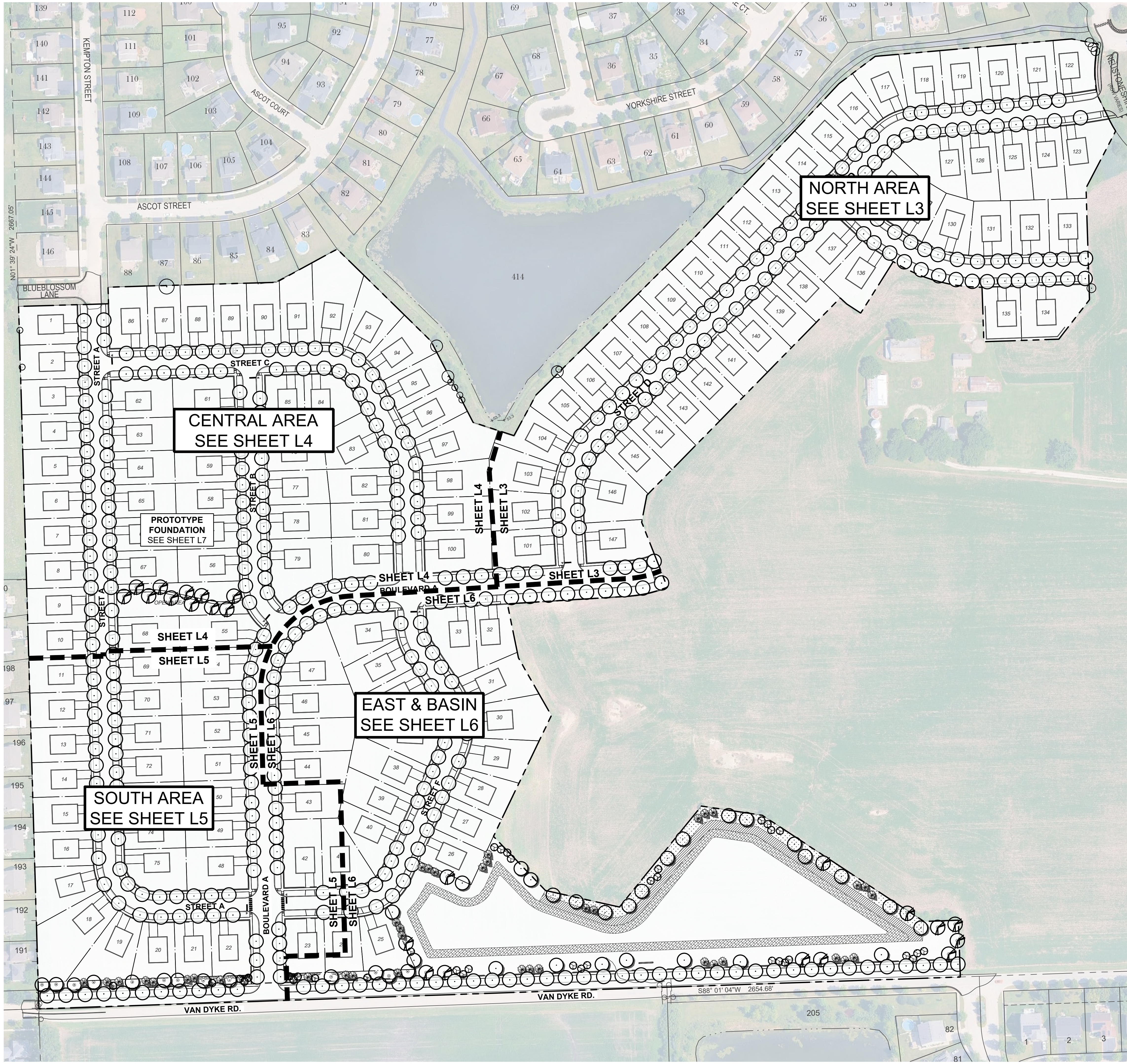
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Project Name: NEUSTONESHIRE PHASE 2
Joliet, Illinois

Sheet Name: PRELIMINARY LANDSCAPE PLAN
PRESERVATION & REMOVALS

Revisions
4. 02-16-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-9-25 ADD EMERGENT SEED
0. 11-10-25 ISSUED FOR CITY REVIEW
Date: 2025-11-10
Scale: 1" = 100'-0"
Job #: 346.003.02a
Drawn: FSIP00
SHEET: L1



SITE DATA

Neustoneshire - Phase 2 Lot Size = 54.20 AC.

CALCULATIONS & COMPLIANCE

SECTION 47-15E LANDSCAPE AND SCREENING REGULATIONS

Section 47-15E.3 MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS

Requirement: Lots improved with single-family dwellings shall also provide parkway landscaping, sodded or seeded turf grass or an approved pervious vegetative ground cover (or a combination of both); and

1. An approved shade tree with a minimum trunk size of two inches (2") in diameter as measured six inches above the ground planted within the required front yard setback; and,
2. Nine (9) evergreen or deciduous shrubs at a minimum of twenty-four inches (24") in height, planted within the required front yard setback; and,
3. Parkway landscaping including sodded or seeded turf grass, as specified above, and one approved shade tree with a minimum trunk size of two inches (2") measured six inches above the ground, evenly spaced not more than forty feet (40') apart. The total number of trees required in the parkway is the equivalent of the length of the street frontage divided by forty (40); or,
4. A landscape package approved by the City Manager or their designee provided by the developer or builder.

Compliance: On-Lot requirements 1 canopy and 9 shrubs shown on Sheet L7 Prototype, typ. Parkway landscape calculations below and proposed on preliminary landscape plan.

Section 47-15E.4 PARKWAY LANDSCAPING

Requirement: 1 Canopy per 40 linear feet (LF) of street frontage. Trees shall be 2" Cal. size, and no more than 5 same species trees planted adjacently.

Calculation: Total 16,112 LF / 40 LF of Street Frontage = 403 Parkway Trees Required

Compliance: 403 Parkway Trees Provided.

Note: Parkway trees shall be spaced ten feet (10') from driveways, ten feet (10') from fire hydrants, twenty feet (20') from street lights, and thirty feet (30') from stop signs and traffic signals.

Section 47-15E.7 LANDSCAPING OF DETENTION AND RETENTION BASINS

Requirement: 1 Canopy, 1 Evergreen, and 1 Ornamental tree per 100 LF of High Water Line (HWL) length.

Calculation: HWL 2600 LF / 100 LF = 26 26 x 1 Canopy, 1 Evergreen, 1 Ornamental

26 Canopy, 26 Evergreen, and 26 Ornamental Trees Required

Compliance: 26 Canopy, 26 Evergreen, and 26 Ornamental Trees Provided

Note:

1. Native vegetation shall be required for all wet-bottom retention basins. A naturalized planting plan that documents the planting and maintenance of the native vegetation is required. Only plants adapted to temporary flooding may be planted below the high water line. Naturalized plantings are allowed to exceed heights over eight inches (8") high.
2. Aerator fountains shall be required for all wet-bottom retention basins in accordance with the standards approved by the Department of Public Works and Utilities.**
3. Only wrought-iron type fencing is allowed to surround the detention/retention basins (the use of chain-link fencing is prohibited). Installation of a decorative wood fence may be allowed if determined necessary by the City Manager or their designee.**

** Ordinance #15718, 11/21/06

Section 47-15E.8.B LANDSCAPING OF RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENTS ADJACENT TO MAJOR AND MINOR ARTERIAL STREETS AND MAIN SUBDIVISION COLLECTOR STREETS

Requirement: 5 Evergreen or Ornamental trees, 3 Shade trees and 10 shrubs per 100 LF of Perimeter.

Calculation: 719 LF / 100 LF = 7.19 7.19 x 5 Evergreen or Ornamental, x3 Shade, x10 Shrubs

36 Evergreen or Ornamental Trees, 22 Shade Trees, 72 Shrubs Required

Note: Variance requested for a 40% reduction of the required landscape easement from 30 feet to 18 feet. Required material amounts reduced by the same percentage as the width.

Reduced Calculation: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Required

Compliance: 22 Evergreen or Ornamental Trees, 13 Shade Trees, 43 Shrubs Provided

Section 47-15E.14 TREE PRESERVATION

Compliance: Sheet L1 outlines Phase 2 tree preservation and removals plan based on existing trees surveyed.

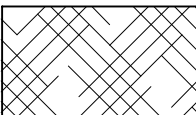
Note:

1. Grading and construction equipment and materials shall not encroach upon the dripline of any tree to be preserved.
2. Crushed limestone, or any other material harmful to trees, shall not be deposited within the drip line of any tree.
3. No materials or vehicles shall be stored, driven, or parked within the drip line of any tree to be preserved.
4. Snow fencing, or an alternative temporary barrier, shall be installed at the drip line of each tree to be preserved.
5. Trees to be preserved which may be adversely affected by construction activity shall be pruned or otherwise treated by a qualified arborist to compensate for expected root loss during construction.

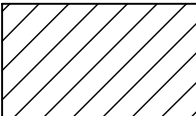
NOTES

1. See engineer's plans for grading, drainage and utility information.
2. Plant species selection per Section 47-15E.15 Recommended Trees, Shrubs, and Groundcover, or comparable alternative for site.

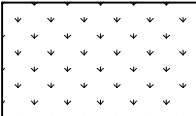
LEGEND



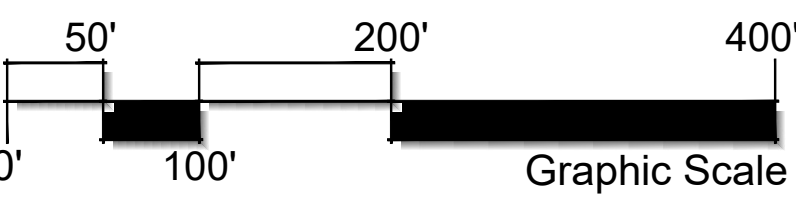
EMERGENT SEED



WET TO MESIC SEED



LOW PROFILE PRAIRIE SEED



Prepared By:

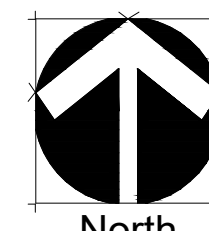

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Project Name:

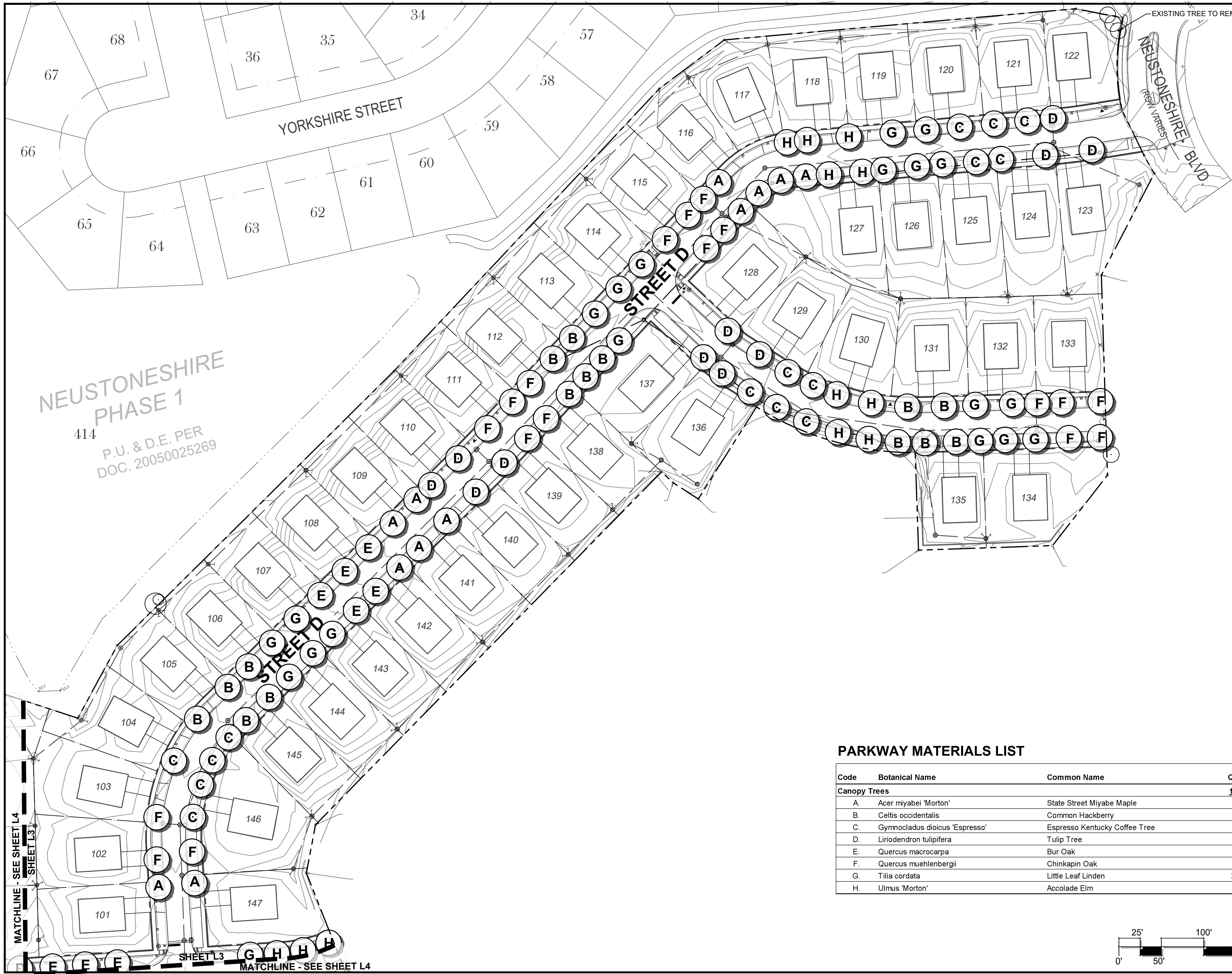
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:

PRELIMINARY
LANDSCAPE PLAN
OVERALL PLAN
LANDSCAPE REQUIREMENTS

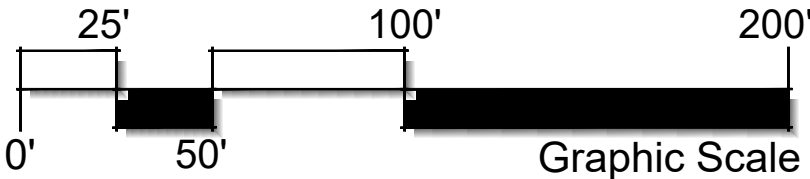

North

Revisions
4. 02-17-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-25-25 ADD EMERGENT SEED
0. 11-10-25 ISSUED FOR CITY REVIEW
Date: 2025-11-10
Scale: 1" = 100'-0"
Job #: 346.003.02a
Drawn: PSIP00
File #: PSIP00
SHEET:
L2



PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			109			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	12	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	15	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	13	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	11	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	8	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	18	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	20	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'



Prepared By:

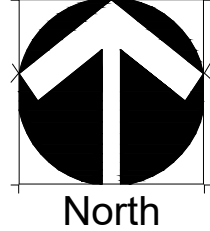
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Project Name:
NEUSTONESHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
NORTH AREA


North

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SHEET:




PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			114			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	19	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	21	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	15	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	18	Each	2.0" cal.	40'
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H.	Ulmus 'Morton'	Accolade Elm	12	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			11		
QMA	Quercus macrocarpa	Bur Oak	5	Each	2.0" cal.
LTI	Liriodendron tulipifera	Tulip Tree	6	Each	2.0" cal.



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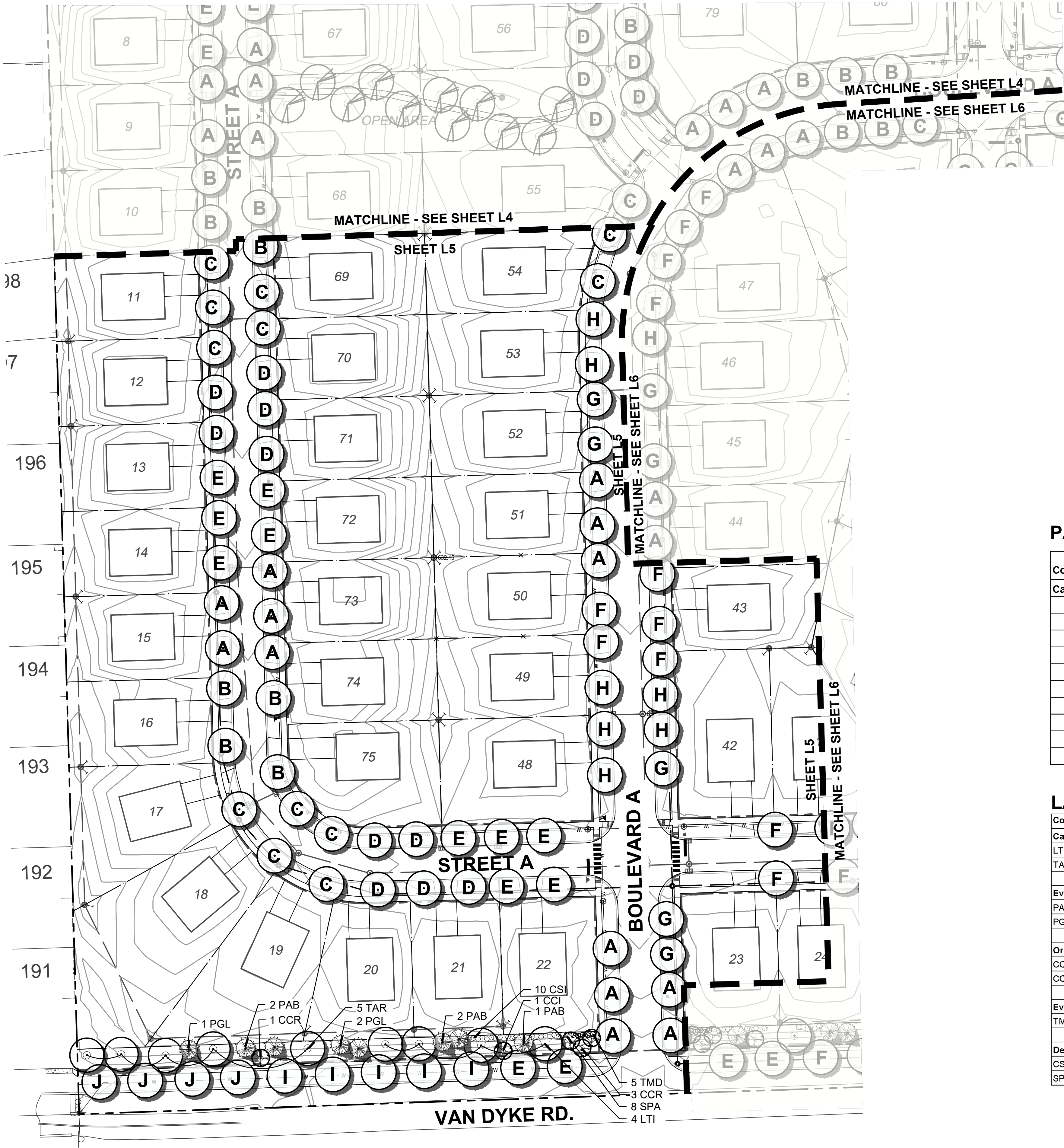
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Project Name:
NEUSTONSHIRE
PHASE 2
Joliet, Illinois

Sheet Name:
PRELIMINARY
LANDSCAPE PLAN
CENTRAL AREA

North

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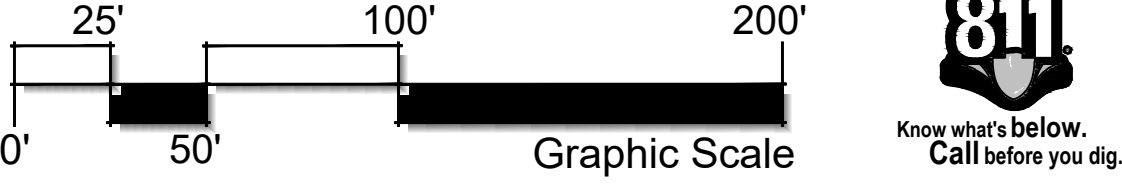


PARKWAY MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center
Canopy Trees			81			
A.	Acer miyabei 'Morton'	State Street Miyabe Maple	13	Each	2.0" cal.	40'
B.	Celtis occidentalis	Common Hackberry	6	Each	2.0" cal.	40'
C.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	12	Each	2.0" cal.	40'
D.	Liriodendron tulipifera	Tulip Tree	10	Each	2.0" cal.	40'
E.	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F.	Quercus muehlenbergii	Chinkapin Oak	7	Each	2.0" cal.	40'
G.	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.	40'
H.	Ulmus 'Morton'	Accolade Elm	7	Each	2.0" cal.	40'
I.	Tilia americana 'Redmond'	Redmond Linden	5	Each	2.0" cal.	40'
J.	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	4	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			9		
LTI	Liriodendron tulipifera	Tulip Tree	4	Each	2.0" cal.
TAR	Tilia cordata	Little Leaf Linden	5	Each	2.0" cal.
Evergreen Trees			7		
PAB	Picea abies	Norway Spruce	4	Each	6' ht.
PGL	Picea glauca	White Spruce	3	Each	6' ht.
Ornamental Trees			5		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	4	Each	6' ht.
Evergreen Shrubs			5		
TMD	Taxus media 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			18		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	10	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	8	Each	24" ht.



Prepared By:
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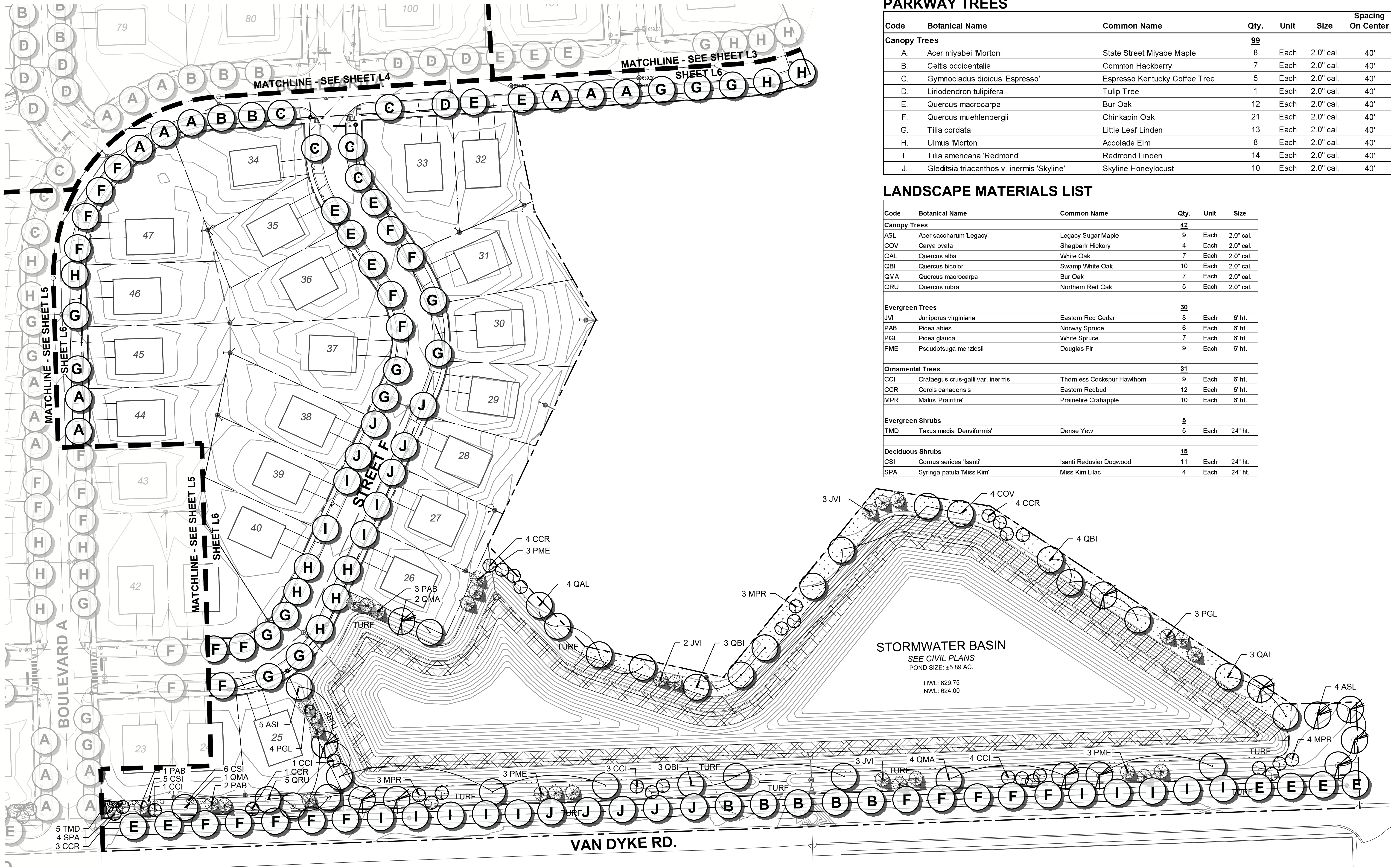
Prepared For:
D.R. HORTON
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
**NEUSTONSHIRE
PHASE 2**
Joliet, Illinois

Sheet Name:
**PRELIMINARY
LANDSCAPE PLAN**
SOUTH AREA

North

Revisions
4. 02-17-26 VAN DYKE WIDENING
3. 02-03-26 RESPONSE TO CITY COMMENTS
2. 01-23-26 REVISED SITE PLAN
1. 12-9-25 ADD EMERGENT SEED
0. 11-10-25 ISSUED FOR CITY REVIEW
Date: 2025-11-10
Scale: 1" = 50'-0"
Job #: 346.003.02a
Drawn:
File #: PSIP00
SHEET:
L5



PARKWAY TREES

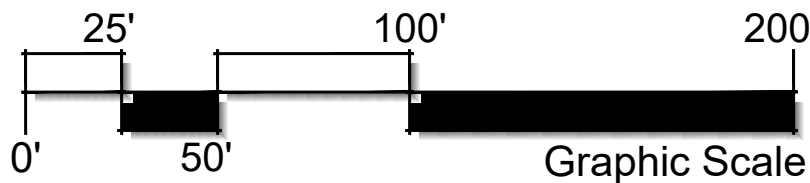
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Canopy Trees			99			
A	Acer miyabei 'Morton'	State Street Miyabe Maple	8	Each	2.0" cal.	40'
B	Celtis occidentalis	Common Hackberry	7	Each	2.0" cal.	40'
C	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	5	Each	2.0" cal.	40'
D	Liriodendron tulipifera	Tulip Tree	1	Each	2.0" cal.	40'
E	Quercus macrocarpa	Bur Oak	12	Each	2.0" cal.	40'
F	Quercus muehlenbergii	Chinkapin Oak	21	Each	2.0" cal.	40'
G	Tilia cordata	Little Leaf Linden	13	Each	2.0" cal.	40'
H	Ulmus 'Morton'	Accolade Elm	8	Each	2.0" cal.	40'
I	Tilia americana 'Redmond'	Redmond Linden	14	Each	2.0" cal.	40'
J	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	10	Each	2.0" cal.	40'

LANDSCAPE MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size
Canopy Trees			42		
ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	9	Each	2.0" cal.
COV	Carya ovata	Shagbark Hickory	4	Each	2.0" cal.
QAL	Quercus alba	White Oak	7	Each	2.0" cal.
QBI	Quercus bicolor	Swamp White Oak	10	Each	2.0" cal.
QMA	Quercus macrocarpa	Bur Oak	7	Each	2.0" cal.
QRU	Quercus rubra	Northern Red Oak	5	Each	2.0" cal.
Evergreen Trees			30		
JVI	Juniperus virginiana	Eastern Red Cedar	8	Each	6' ht.
PAB	Picea abies	Norway Spruce	6	Each	6' ht.
PGL	Picea glauca	White Spruce	7	Each	6' ht.
PME	Pseudotsuga menziesii	Douglas Fir	9	Each	6' ht.
Ornamental Trees			31		
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	9	Each	6' ht.
CCR	Cercis canadensis	Eastern Redbud	12	Each	6' ht.
MPR	Malus 'Prairifire'	Prairifire Crabapple	10	Each	6' ht.
Evergreen Shrubs			5		
TMD	Taxus media 'Densiformis'	Dense Yew	5	Each	24" ht.
Deciduous Shrubs			15		
CSI	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	11	Each	24" ht.
SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	4	Each	24" ht.

NATIVE SEED LEGEND

	EMERGENT SEED SAFETY SHELF TO 5' BEYOND NWL
	WET TO MESIC SEED 5' BEYOND NWL TO HWL
	LOW PROFILE PRAIRIE SEED HWL TO PROPERTY LINE



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LAND PLANNING & LANDSCAPE ARCHITECTURE

Prepared For:
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America's Builder

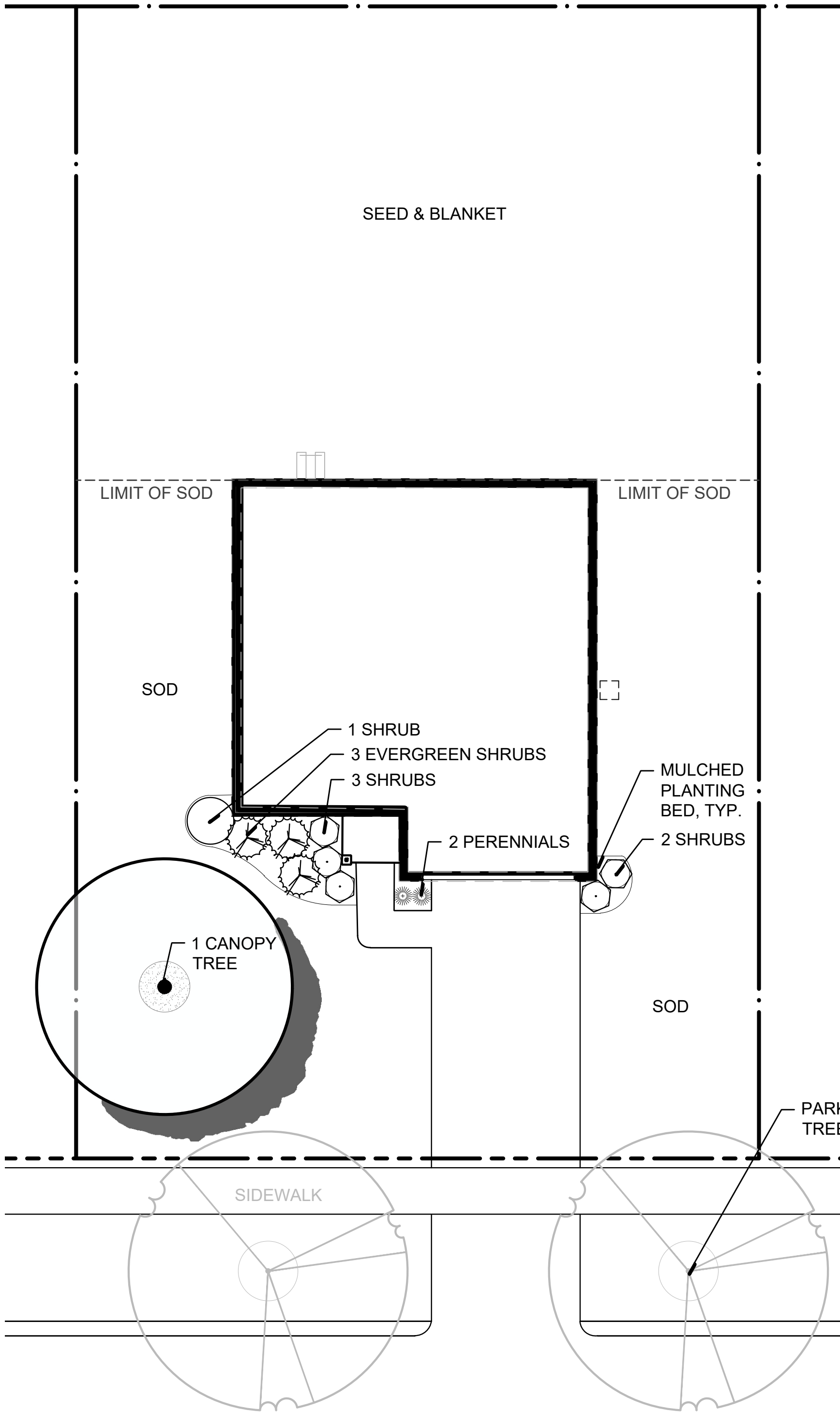
1750 E. Golf Road
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Project Name:
**NEUSTONESHIRE
PHASE 2**
Joliet, Illinois

Sheet Name:
**PRELIMINARY
LANDSCAPE PLAN
EAST AREA &
BASIN LANDSCAPE**

Revisions
4. 02-17-26 VAN DYKE
WIDENING
3. 02-03-26 RESPONSE
TO CITY COMMENTS
2. 01-23-26 REVISED
SITE PLAN
1. 12-9-25 ADD
EMERGENT SEED
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Date: 2025-11-10
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SHEET:
L6

Know what's below.
Call before you dig.



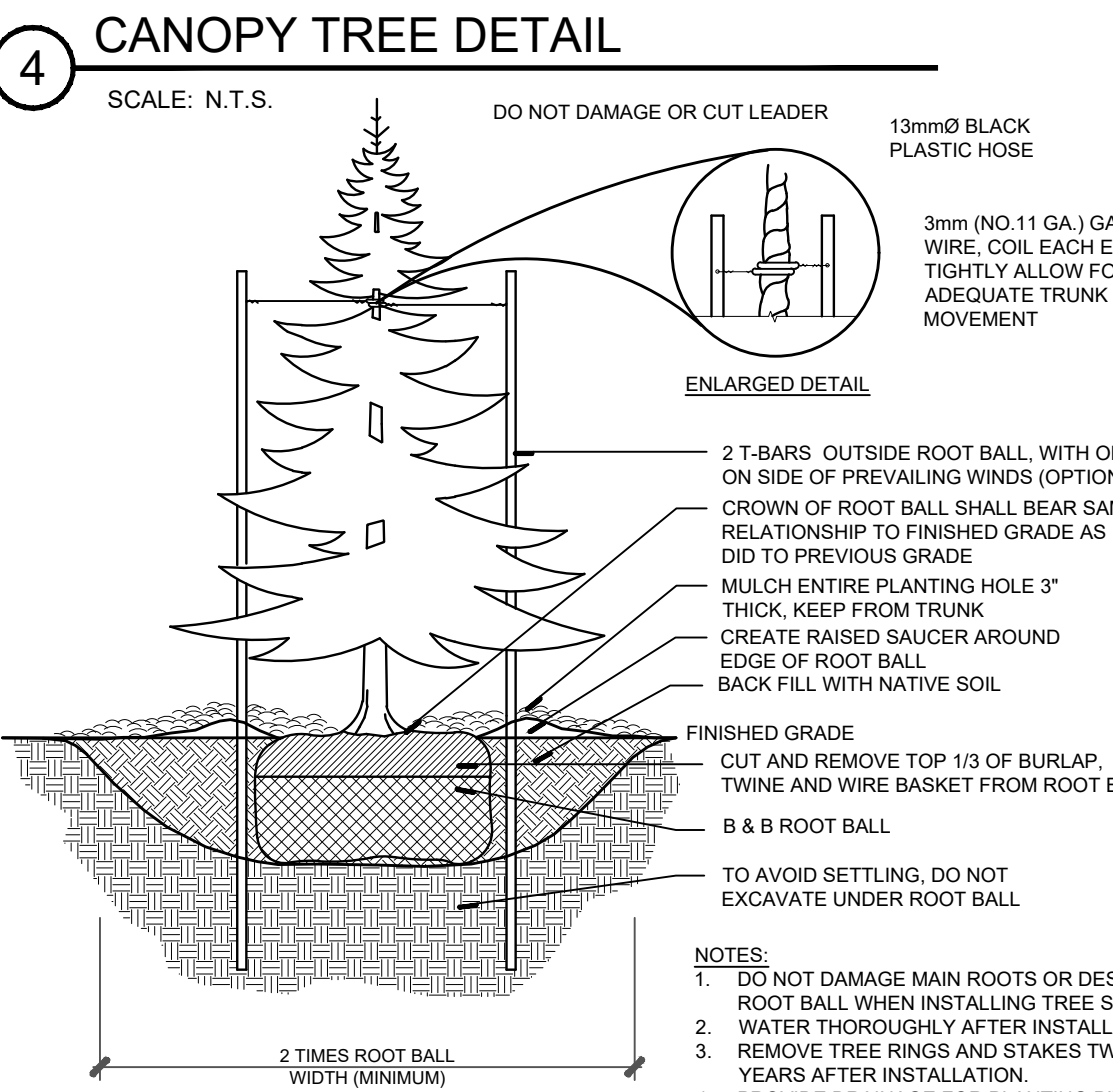
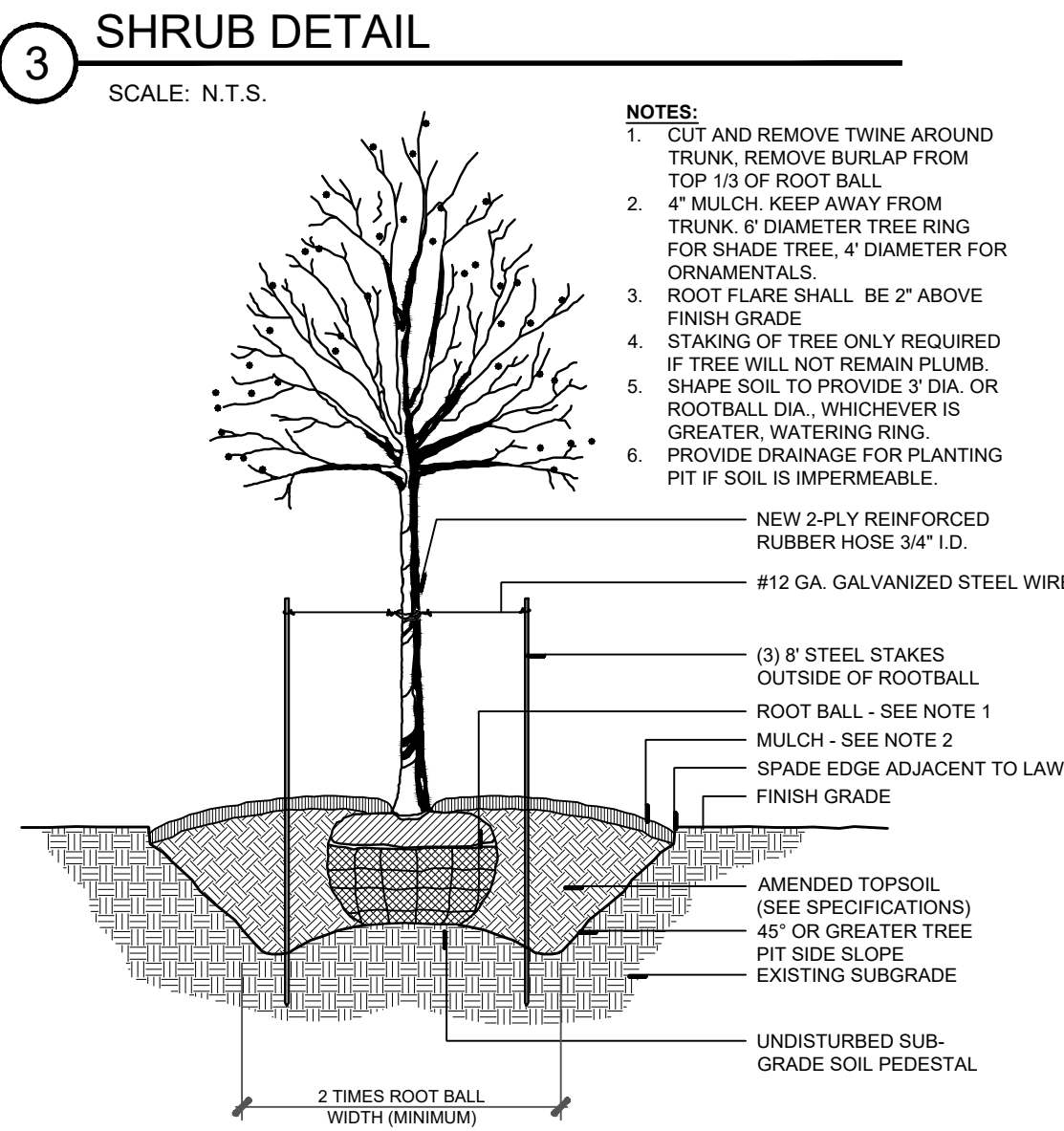
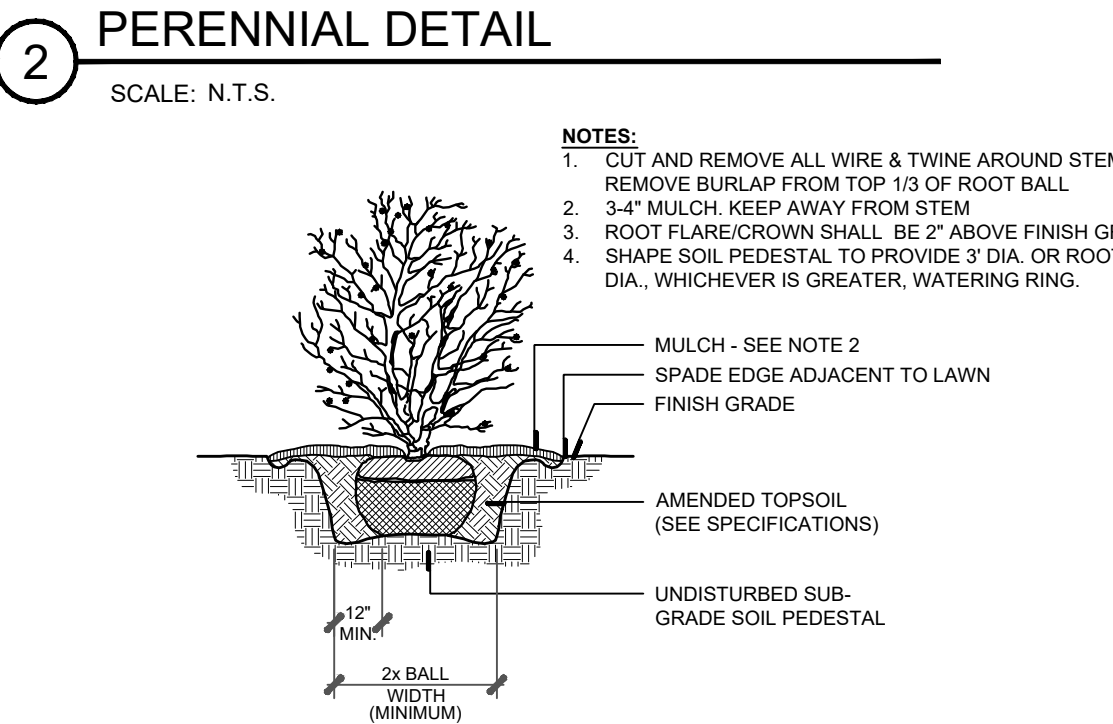
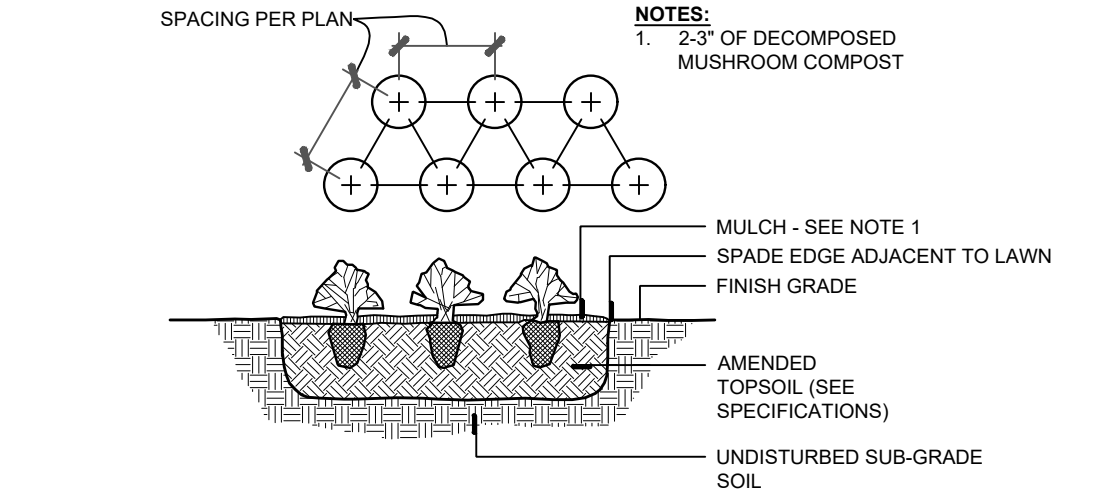
1 Prototype Foundation Landscape Plan, Typ.
SCALE: 1" = 10'-0"

0' 5' 10' 20' 40'
Graphic Scale

FOUNDATION LANDSCAPE PLAN, TYP. MATERIALS LIST

Common Name	Qty.	Unit	Size
Canopy Trees	<u>1</u>	Each	2.0" Cal.
Deciduous Shrubs	<u>6</u>	Each	3 gal. Cont.
Evergreen Shrubs	<u>3</u>	Each	3 gal. Cont.
Perennials	<u>2</u>	Each	1 gal. Cont.

LANDSCAPE DETAILS



5 EVERGREEN TREE DETAIL
SCALE: N.T.S.

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide turf, trees, shrubs, and groundcovers as shown and specified. The work includes:
1. Soil preparation.
 2. Fertilizing.
 3. Seeding.
 4. Sod.
 5. Amended topsoil.
 6. Trees, Shrubs, Perennials and Ornamental Grasses.
 7. Erosion control.
 8. Mulch and planting accessories.
 9. Maintenance and guarantee.
 10. Cleaning up work area.

1.02 QUALITY ASSURANCE

- A. Comply with applicable local regulations.
- B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.
- C. Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.
- D. All plants shall be nursery grown in the central/northern Illinois region and/or within a 100 mile radius of the project and under climatic conditions similar to those in the locality of the project for a minimum of 2 years.
- E. Plants are subject to inspection by the Landscape Architect at the job site or nursery. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging and to reject unacceptable material at anytime during the process.

1.03 SUBMITTALS

- A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Topsoil: Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentages of purity, germination, and weed seed for each grass species.
- D. Sod: Submit sod grower's certificate of grass species. Identify source location in Bid Proposal Form.
- E. Plants: If plants will not be installed in accordance with provided plans due to availability or conditions a substitution list with genus, species, variety, size and/or quantity of plants to be substituted shall be submitted for review by the Landscape Architect.
- F. Mulch and Miscellaneous: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.
- G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.
- H. Maintenance Plan - Landscape Work: Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance. The plan shall include items out lined in Sections 2.01 and 3.08. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

1.04 DELIVERY, STORAGE, AND HANDLING

- E. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
- F. Sod: Deliver and install sod cut within 48-hour period.
- G. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
- H. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray evergreen plants and deciduous plants in foliage with and approved "Anti-Desiccant" before digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the Landscape Architect. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or bark.

- I. Cover plants transported on open vehicles with a protective covering to prevent windburnand defoliation.

1.05 PROJECT CONDITIONS

- A. It shall be the contractors responsibility to protect and locate all above and below ground utilities as required by law. The contractor shall contact utility companies at least 48 hours prior to any work.
- B. Work notification: Notify Landscape Architect at least 2 working days prior to start of planting or seeding operations.
- C. Confirm that the quality and depth of topsoil is satisfactory prior to beginning fine grading.
- D. Fine grading must be approved by Landscape Architect prior to start of seeding.
- E. Perform turf work only after planting and other work affecting ground surface has been completed.
- F. Install seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

Spring - April 1st to May 31st
Fall - August 15th to September 15th

- G. A complete list of plants, including a schedule of sizes, approximate quantities, and other requirements is shown on the drawings for the convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

1.06 GUARANTEE

- A. Guarantee all work for one year following the date of Final Completion.
- H. Sand: Coarse "torpedo" sand

- B. At the end of the guarantee period, reseed areas with specified materials, which fail to provide a uniform stand of grass until all affected areas are accepted by the Landscape Architect.

- C. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Landscape Architect, are in an unhealthy or unsightly condition. Guarantee all replacement plants for an additional one year after installation. Replacement plants, which are dead or unacceptable within 2 years of their installation, may be replaced with unguaranteed plants, or removed, at the discretion of the Owner. Reimburse the Owner 50% of the price of each removed plant, which is not replaced.

- D. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area, browsing or other damage caused from rodents or other animals, or acts of vandalism.

- E. If within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.

1.07 PAYMENTS

- A. Initial payment of 90% of installation price will be issued upon completion of the submittal outlined in section 1.03 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.
- B. Final retainer amount will be released at the end of the two year maintenance

period, pending the following:

1. Warranties plant material is replaced per the final punch list.
2. All areas are maintained and in good order.
3. Submittal of long-term maintenance program.
4. Final acceptance by Owner.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Seed Fertilizer:
1. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
 - a. Starter fertilizer with an approximate analysis of 6N, (24P205, 24K20), or similar approved composition.
 - b. Post emergent fertilizer with an approximate analysis of 30-5-5.
- B. Plant Fertilizer:
1. Provide a granular commercial fertilizer with an analysis of 10-10-10

- C. Seed:
1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.
 2. Turf Seed Mixture: - 6 lbs./ 1000 sq. ft.
Seed Blend Mixture:
Kentucky Bluegrass (blend of 3 types) 50% (131 lbs./ac.)
Fine Fescue 30% (78 lbs./ac.)
Perennial Rye (blend of 2 types) 20% (52 lbs./ac.)
Weed Seed 0.3% Max.
 - D. Sod:
 1. Provide an "Approved" nursery grown blend of Improved Kentucky Bluegrass varieties that is native to the locality of the work.
 2. Provide well-rooted, healthy sod, free of disease, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density

- E. Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, plants free from defects, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Tree spade transplanting is not acceptable.

2. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted.

3. Provide plants matched in form when arranged in groups.

- F. Topsoil
1. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

1. Topsoil shall be defined as a friable, loamy mixture surface soil. It shall not be extremely acid or alkaline nor contain toxic substances harmful to plant growth, and shall be of uniform color and texture.

2. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.

3. Topsoil must be inspected by the owner at the source of supply or as delivered. Topsoil shall meet the approval of the owner prior to use. Any topsoil placed without approval may be subject to removal at the discretion of the owner.

- G. Subdrainage piping: Provide 4" corrugated polyurethane tubing. Provide matching reducers, adaptors, couplings, fittings, and accessory components to insure continuity of the sub-drainage system.

1. Plastic tubing: ASTM F405, corrugated perforated polyurethane tubing with filter sock.

- H. Drainage fill: AASHTO M43 (3/8" to 3/8") clean uniformly graded stone or gravel.

- I. Filter fabric: Dupont "Typar" or other approved non - woven porous polypropylene fabric.

- J. Erosion control blanket: This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket. Install per manufacturer's recommendations.

2.02 ACCESSORIES

- A. Amended Topsoil for Planting Beds: A mixture of 60% topsoil and 40% mushroom compost, which have been thoroughly incorporated.

- B. Mulch: 6 month old, well rotted, double shredded hardwood, cedar or cypress bark mulch, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust.

- C. Stakes for Guying: Hardwood, 2" x 4" x 36" long, or steel stakes.

- D. Guying Wires: Double strand No. 12 gauge galvanized wire.

1. Turnbuckles: Galvanized steel of size and gauge required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3".

- E. Guying Hoses: Two-ply, reinforced garden hose not less than 3/4" inside diameter.

- F. Tree Wrap: Standard waterproof tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.

- G. Twine: Two-ply nursery kite material.

- H. Sand: Coarse "torpedo" sand

PART 3 - EXECUTION

3.01 INSPECTION

- A. Examine finish surfaces grades, topsoil quality, depth, and conditions of installations. Do not start planting work until unsatisfactory conditions are corrected.

- B. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains at pits, when planting pits are more than half full of water after 24 hours.

3.02 PREPARATION

- A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.

- B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.

- C. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.

- D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:

1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.
2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

- E. Locate plants as indicated and approved in the field by the Landscape Architect.

- F. Excavate all clay and gravel in medians and planting beds to 24" depth. Backfill with amended topsoil.

- G. Excavate circular plant pits with sloped sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Scarify the bottom of the pit to a depth of 4".

3.03 FERTILIZATION

- A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.

- B. For seeded turf grass areas:

1. Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.
 2. Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by diskng or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
- C. For sodded area: Apply fertilizer at the rate of 200 pounds of actual nutrients per acre and work into the soil.

3.04 SEED INSTALLATION

- A. Turf Grass:
1. Seed immediately after preparation of bed.
 2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
 3. Perform seeding operations when the soil is dry, when winds do not exceed 10 miles per hour velocity and soil temperatures are above 55 degrees fahrenheit.
 4. Sow grass seed at the specified rate using the following method:
 - a. Conventional Seeding:
 - a.a. Apply seed with a drop or rotary type distributor. Install seed evenly by sowing equal quantities in both directions, at right angles to each other.
 - a.b. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.
 5. For all seeded bluegrasses: provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.

6. Watered seeding areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

3.05 SOD INSTALLATION

- A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlap edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide top of sod soil flush with adjacent curbs, sidewalks, drains, and seeded areas.

- B. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.

- C. Roll with light lawn roller to ensure contact with sub-grade.

- D. Water sod thoroughly with a fine spray immediately after laying.

- E. Stake sod on slopes greater than 3:1 to prevent slippage. Two stakes per yard.

3.06 PLANT INSTALLATION (See landscape details for additional information)

- A. Trees and shrubs:

1. Set plant material in the planting pit to proper grade and alignment. Set plants upright and plumb. Set root flare of plant material 2" above the adjacent finish grade. Remove excess soil as needed from rootball above root flare. Remove soil from top of root ball. Remove all treated burlap (green). Cut and remove or cut and fold down outer half of wire basket, dependent upon tree size. Do not fill around trunks or stems.

2. After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.

3. Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.

4. Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly tamp to eliminate voids.

5. Remove all tags, wires, twine, and wrap from trees and shrubs immediately after planting.

- B. Perennials and Ornamental Grasses:

1. Where Perennials and Ornamental Grasses are specified on the plans, install entire plant bed to 12" depth using amended topsoil. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.
2. Space plants according to dimensions on the drawings. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs, or to the edge of the plant ball, whichever is closest. Plant to within 12" of bed edge.

3. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire planting bed.

- C. Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
2. Do not mulch within 3" radius of tree trunk.

- D. Wrapping:
1. Inspect trees for injury to trunks, evidence of insect infestations, and improper pruning before wrapping.
 2. Wrap trunks of all trees spirally from bottom to top with waterproof crepe tree wrap and secure with hemp cord at top and bottom.

- a. Overlap 1/4 the width of the tree wrap strip and cover the trunk from the ground to the height of the first branch.

2. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
3. Wrap should be removed within 1 year of installation and all twine removed to avoid damage to trunk.

- E. Guying:

1. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions, which may affect tree survival or appearance, occur, the Landscape Architect may require immediate guying.
2. Guy all deciduous trees over 3" caliper. Guy all evergreen trees over 8' tall.

- F. Pruning:

1. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. Make cut on an angle. All pruning to be in compliance with ANSI A300 Pruning Standards and International Society of Arboriculture.

2. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. In general, remove no more than 1/4 of the leaf bearing buds. Remove or cut back dead, broken, and damaged branches and asymmetrical growth of new wood.

3. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. Make a cut on angle.

4. Prune evergreens only to remove broken or damaged branches.

3.07 UNDERDRAIN INSTALLATION

- A. Install minimum 4" layer of drainage fill over compacted earth base for bedding drainage pipe.

- B. Lay drainage pipe with perforations down, joints closed, and firmly bedded in drainage fill material. Provide full bearing for each pipe section. Provide continuous slope in the direction of flow.

- C. Install underdrain drainpipe 30" below finished grade.

3.08 MAINTENANCE

- A. Maintain lawn areas and plantings to ensure proper watering and mowing as required for forty-five (45) days minimum, after Final Acceptance.

- B. Maintain lawn areas including watering, spot weeding, mowing, application of herbicides, fungicides, insecticides, and reseeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and receives Final Acceptance.

1. Water seed thoroughly as required to establish proper rooting.
2. Repair and rework all areas that have washed out or are eroded. Replace undesirable or dead areas with new seed.
3. Mow lawn areas as soon as top growth reached a 3" height. Cut back to 2" height. Repeat mowing as required to maintain specified height. Not more than 30% of grass leaf shall be removed at any single mowing.
4. Remove sod pegs following turf establishment.

- C. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects, weeds and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material in accordance with pruning section.
2. Tighten and repair, or remove, guy wires and stakes as required.

3. Water trees, plants, and groundcover beds within the first 24 hours of initial planting, and not less than twice per week until Final Completion.

3.09 FINAL ACCEPTANCE, INSPECTION AND COMPLETION

- A. Inspection of all work will be made by the Landscape Architect upon written request by the Contractor. At that time if all work is satisfactory, that will constitute Final Acceptance and the beginning of the forty-five (45) day period of maintenance.

- B. Seeded areas will be inspected at completion of installation and accepted subject to compliance with specified materials and installation requirements.

1. Seeded areas will be acceptable provided all requirements, including maintenance, have been complied with, and dense, even-colored, viable lawn is established free of weeds, undesirable grass species, disease, and insects.
2. No seeded areas shall have bare spots or unacceptable cover totaling more than 2% of the individual areas, in areas requested to be inspected.

- C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request by Contractor. At that time, if all work is satisfactory, that will constitute Final Completion.

- D. Plants that have died or are in unhealthy or badly impaired condition upon inspection shall be treated or replaced at no additional cost to Owner.

- E. Replace rejected plants in the season that is most favorable for resetting kinds of plants required, if possible within two weeks of inspection.

- F. Final Acceptance of all work shall constitute the beginning of the two (2) year guarantee period.

- G. Contractor's responsibility for maintenance (exclusive of replacement within guarantee period) shall terminate on date of Final Completion.

3.10 CLEANING

- A. Perform cleaning during installation of the work and upon completion of the work. Remove from sites all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

- B. Leave all surfaces broom clean at the end of all work days. The contractor shall also be responsible for all damage caused by clean up activities and for the daily removal of all trash and debris from work area to the satisfaction of the Landscape Architect.

END OF SECTION

EROSION CONTROL

PART 1 - GENERAL

1.01 DESCRIPTION

- A. This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket.

1.02 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county, and local laws and regulations.

1.03 SUBMITTALS

- A. Materials: Prior to delivery of any materials to the site, submit to the Landscape Architect a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Landscape Architect.

- B. Equipment: Prior to commencement of any work, submit to the Owner a written description of all mechanical equipment and its intended use during the execution of the work.

- C. After the work is complete, submit to the Landscape Architect "as built" plans including a listing of all species installed and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.04 PRODUCTS

- A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.

- B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.

- C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 2 - EXECUTION

2.01 METHOD - EROSION CONTROL BLANKETS

- A. Refer to the Plans or Notes for location of erosion blanket treatment areas.

- B. Install seed prior to applying erosion control blankets per the native seeding

specification.

- C. If installation occurs between July 15th and November 1st, install cover crop and hold native seed mix until the recommended optimum seeding dates. The preferred cover crop shall be Avena sativa (Seed Oats).

- D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.

- E. Erosion control blanket shall be in full intimate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.

- F. Secure erosion control blanket with staples as recommended by the manufacturer.

- G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".

END OF SECTION

SEED BED PREPARATION AND REGRADING

PART 1 - GENERAL

1.01 DESCRIPTION

- A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.02 QUALITY ASSURANCE

- A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

- B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.03 SUBMITTALS

- A. Equipment: prior to commencement of any work, submit to the Owner a written description of mechanical equipment and its intended use during the execution of the work.

PART 2 - EXECUTION

2.01 METHOD - SOIL PREP AND REGRADING

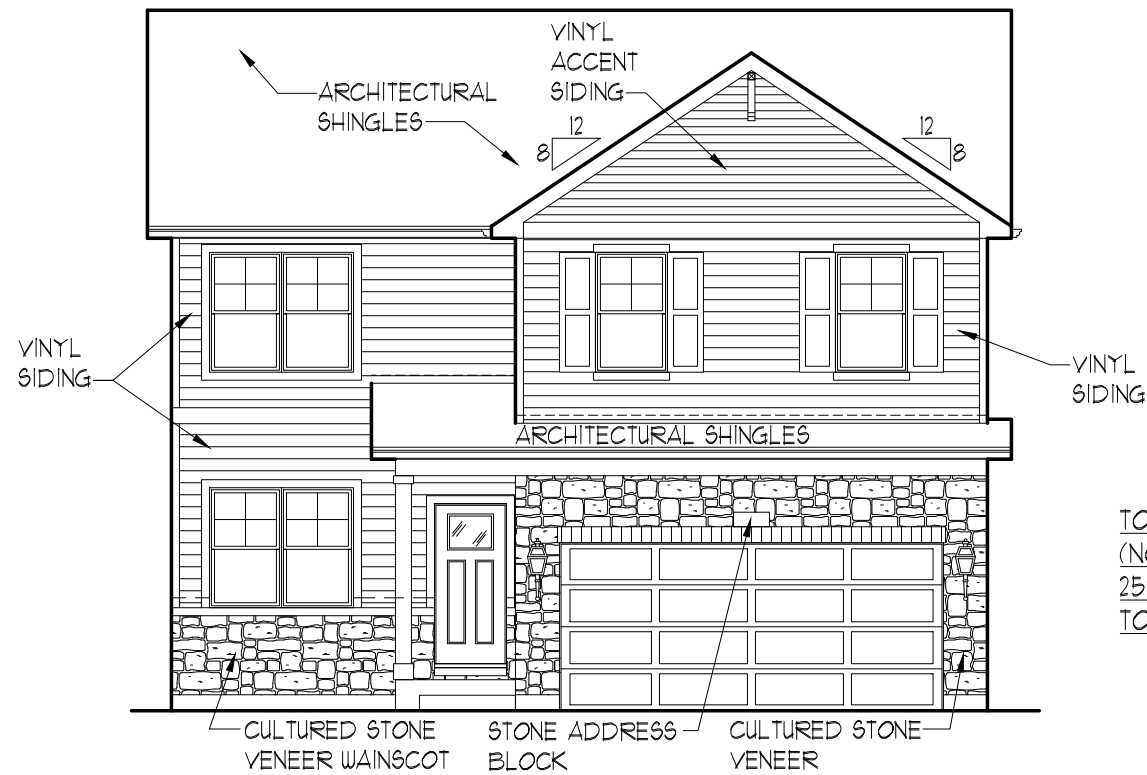
- A. SHALLOW SLOPE, UNVEGETATED - In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of <5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parallel to the contour so as not encourage rilling.

- B. SEVERE S

HOUSE MODELS

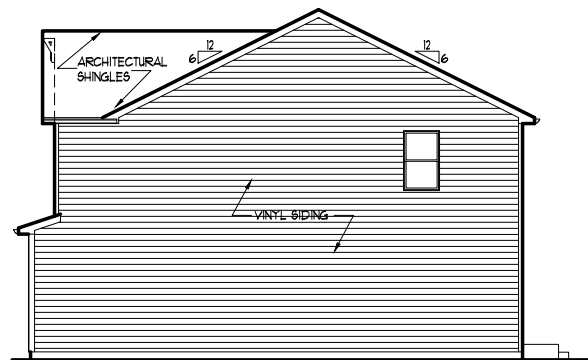
TWO-STORY

Planned Unit Development of Neustoneshire Phase Two

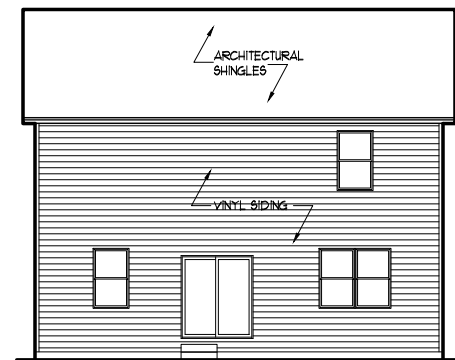


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA = 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

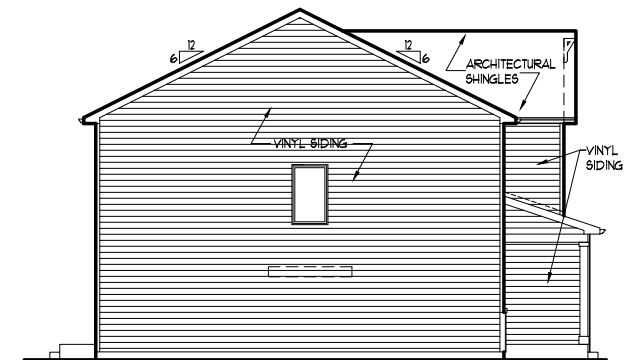
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

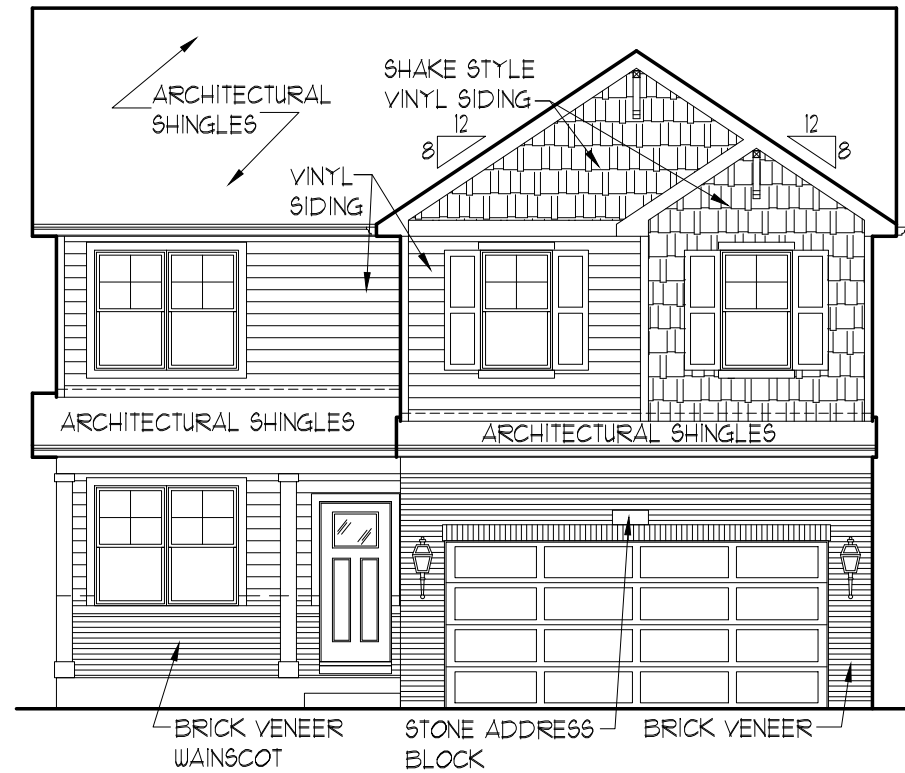


TYPICAL LEFT ELEVATION

x424

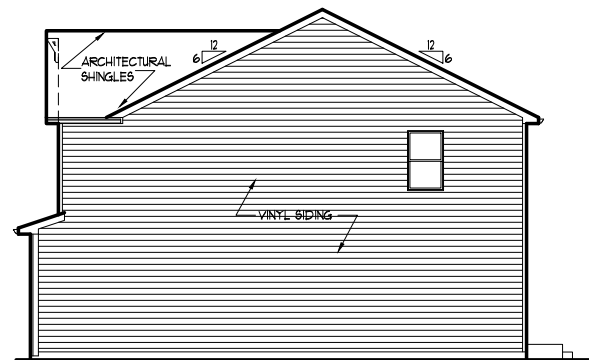
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

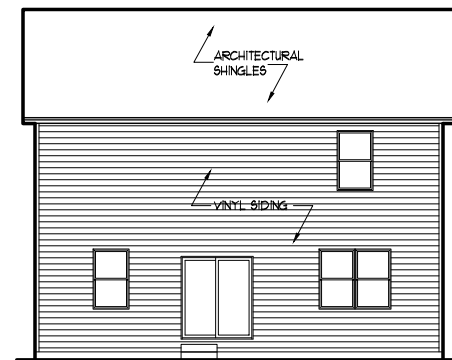


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(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
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TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

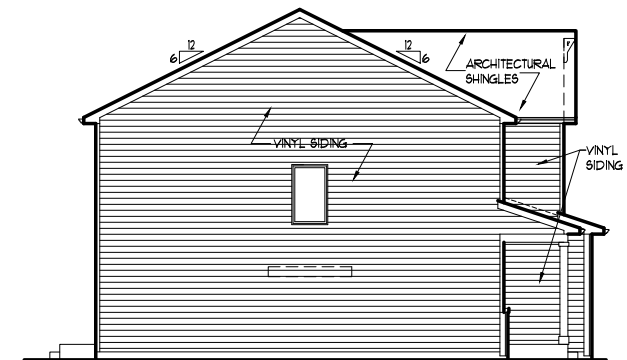
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

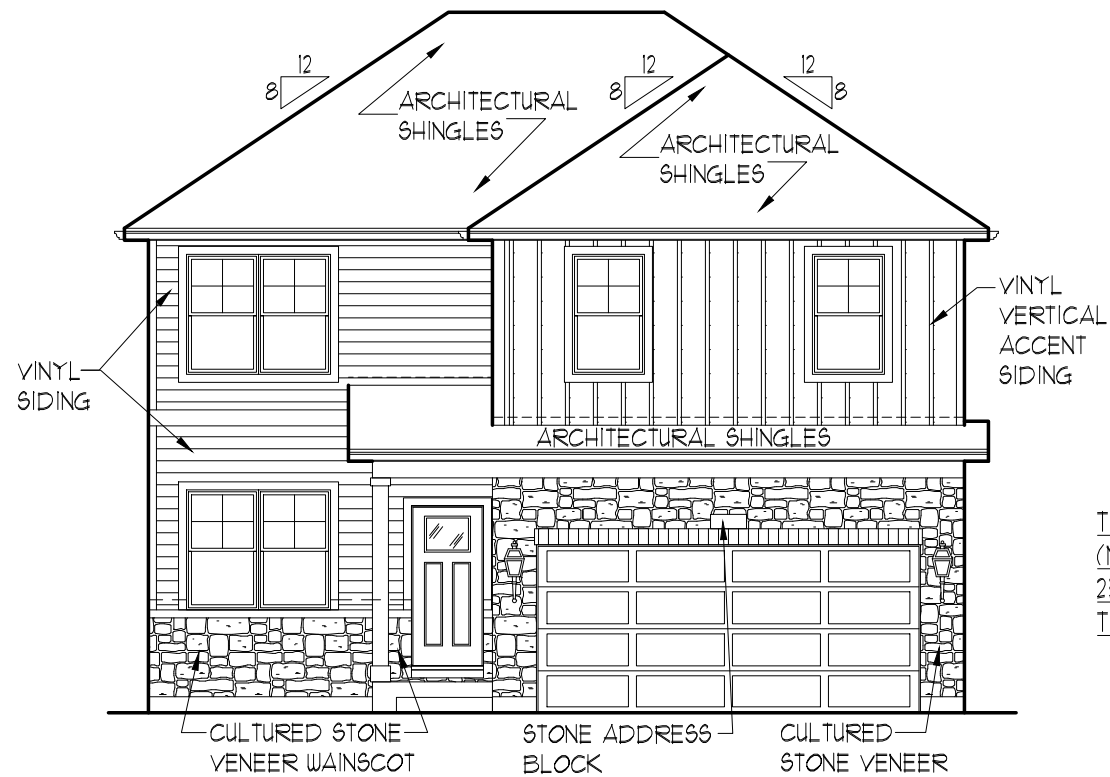


TYPICAL LEFT ELEVATION

x424

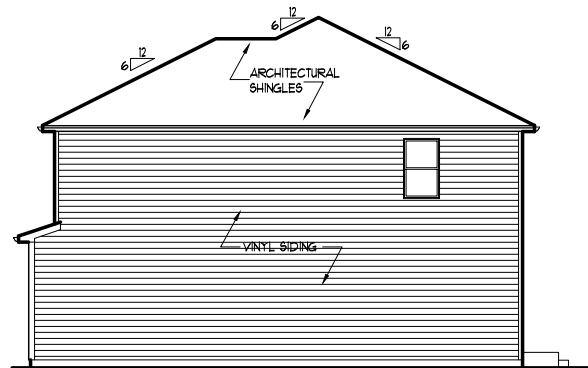
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JOLIET, IL**

X-SERIES

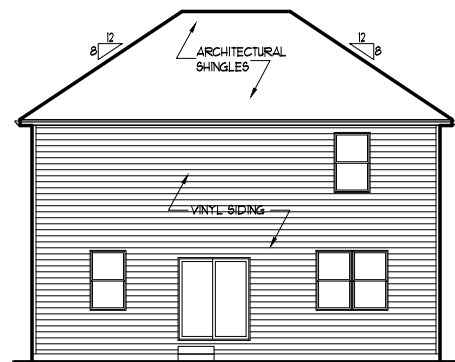


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
 25% OF SIDEABLE AREA = 96.60 SQ. FT.
 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

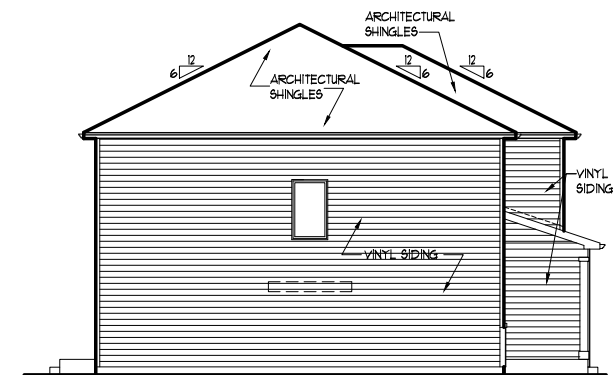
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

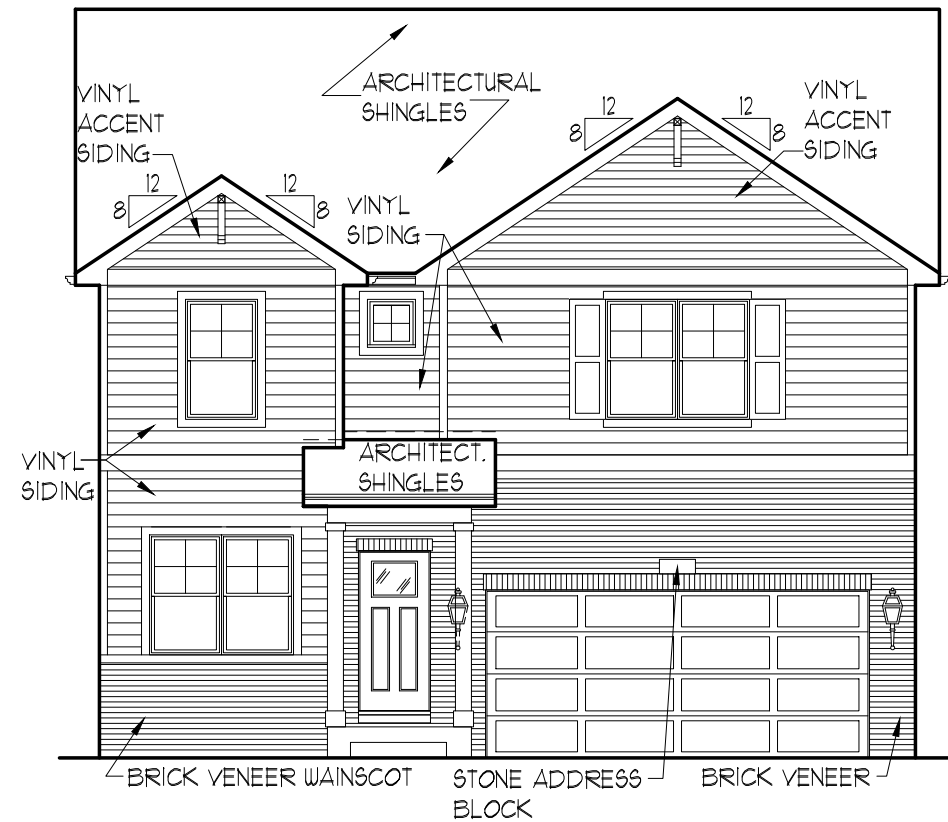


TYPICAL LEFT ELEVATION

x424

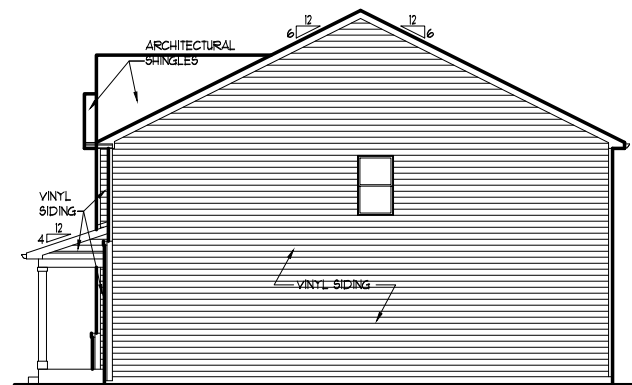
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

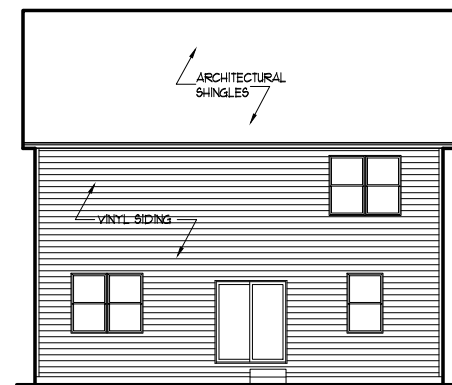


ELEVATION "A4"

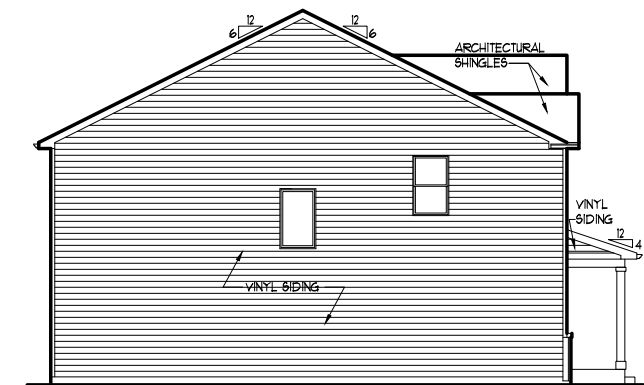
TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 191.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

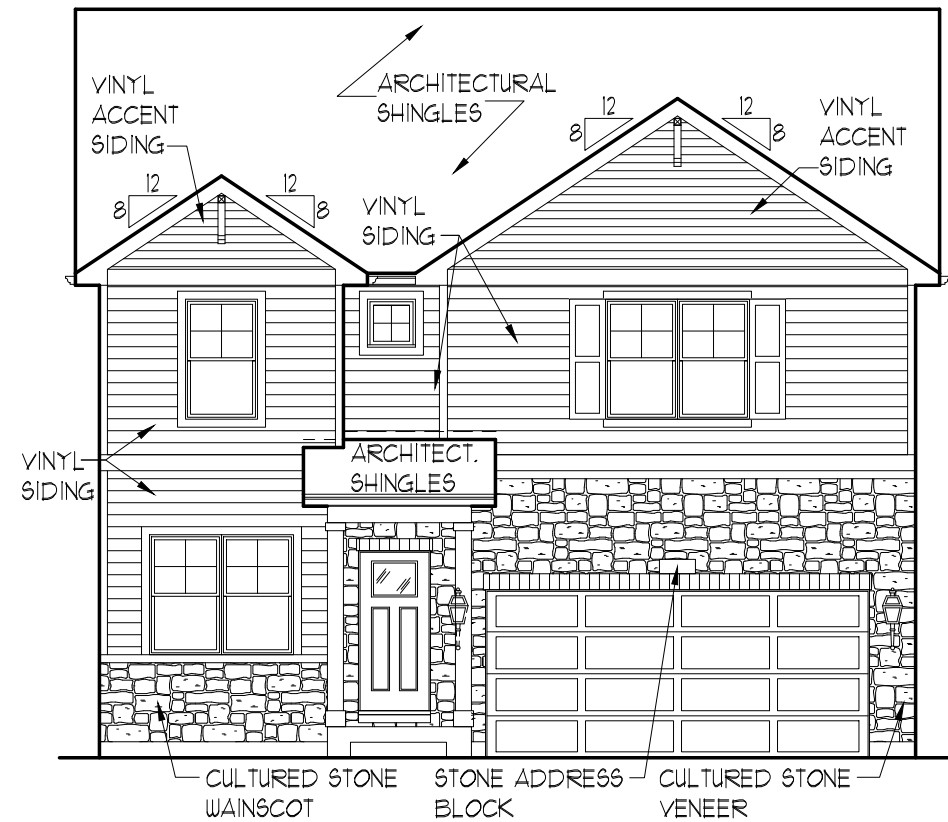


TYPICAL LEFT ELEVATION

x427

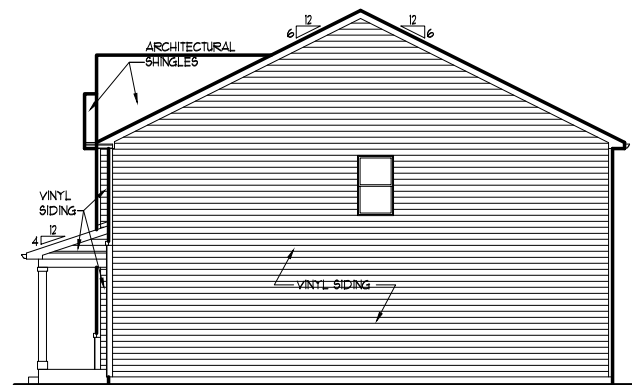
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

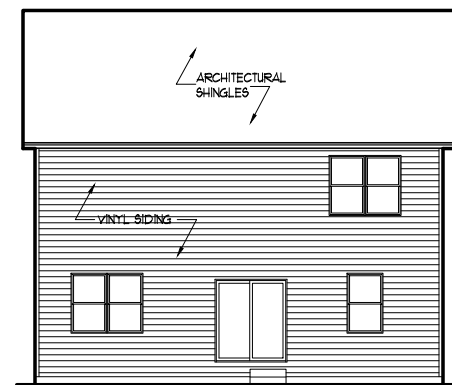


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)

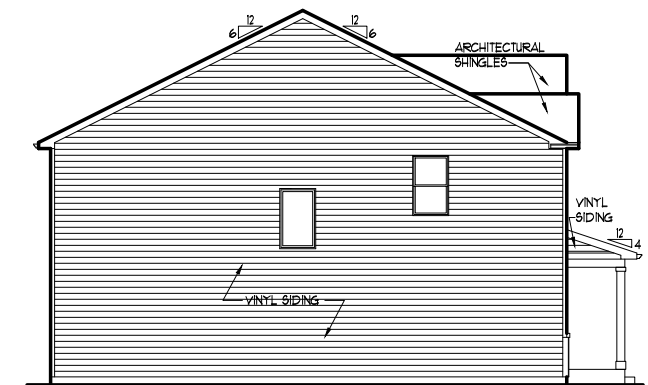
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

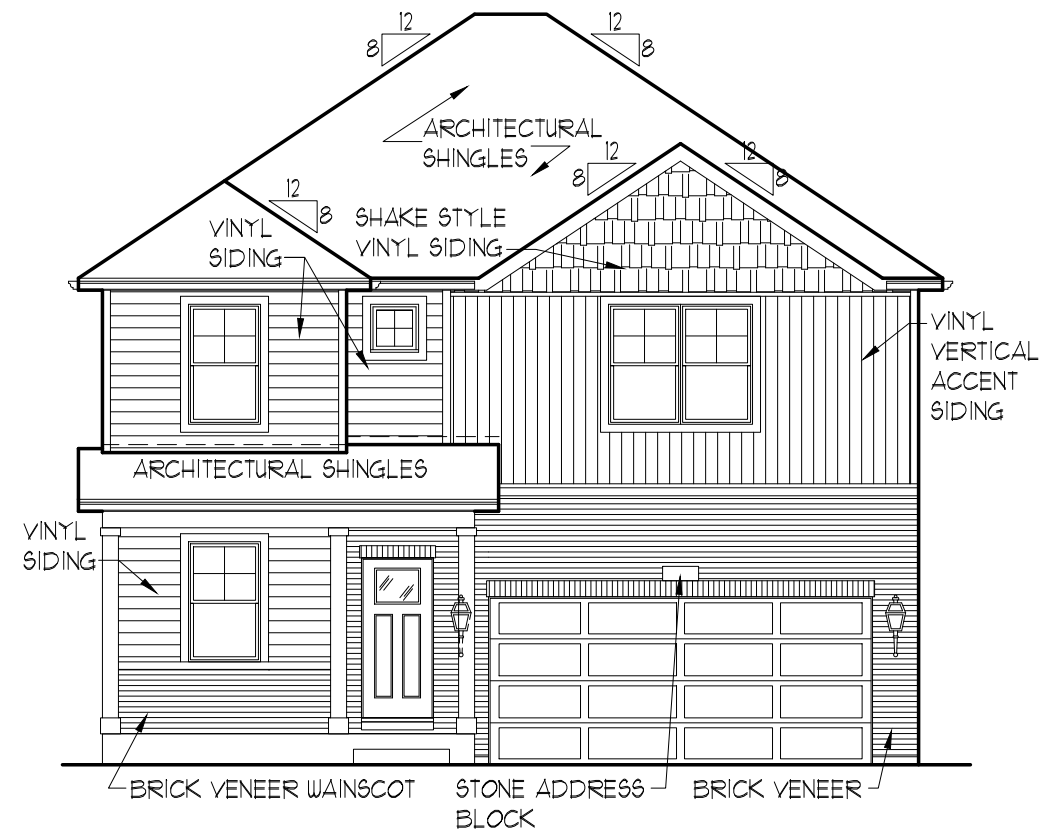


TYPICAL LEFT ELEVATION

x427

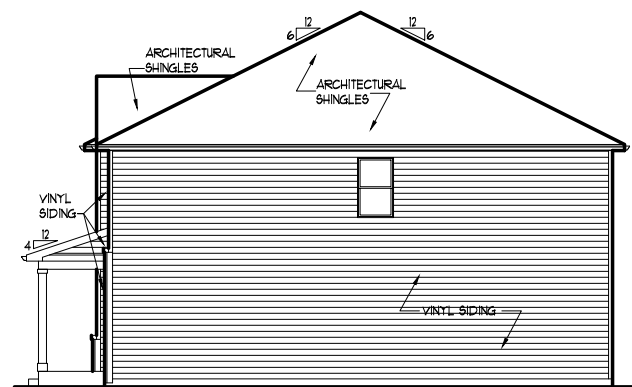
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

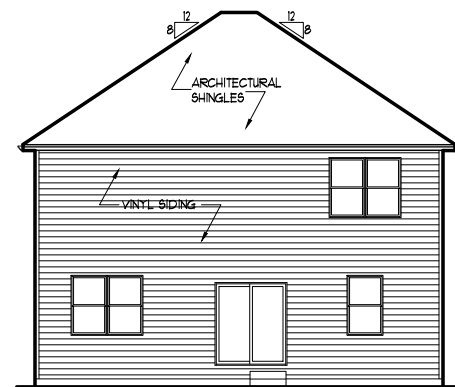


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA = 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

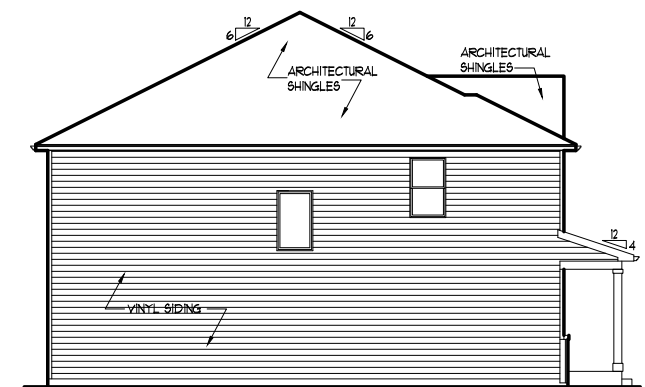
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

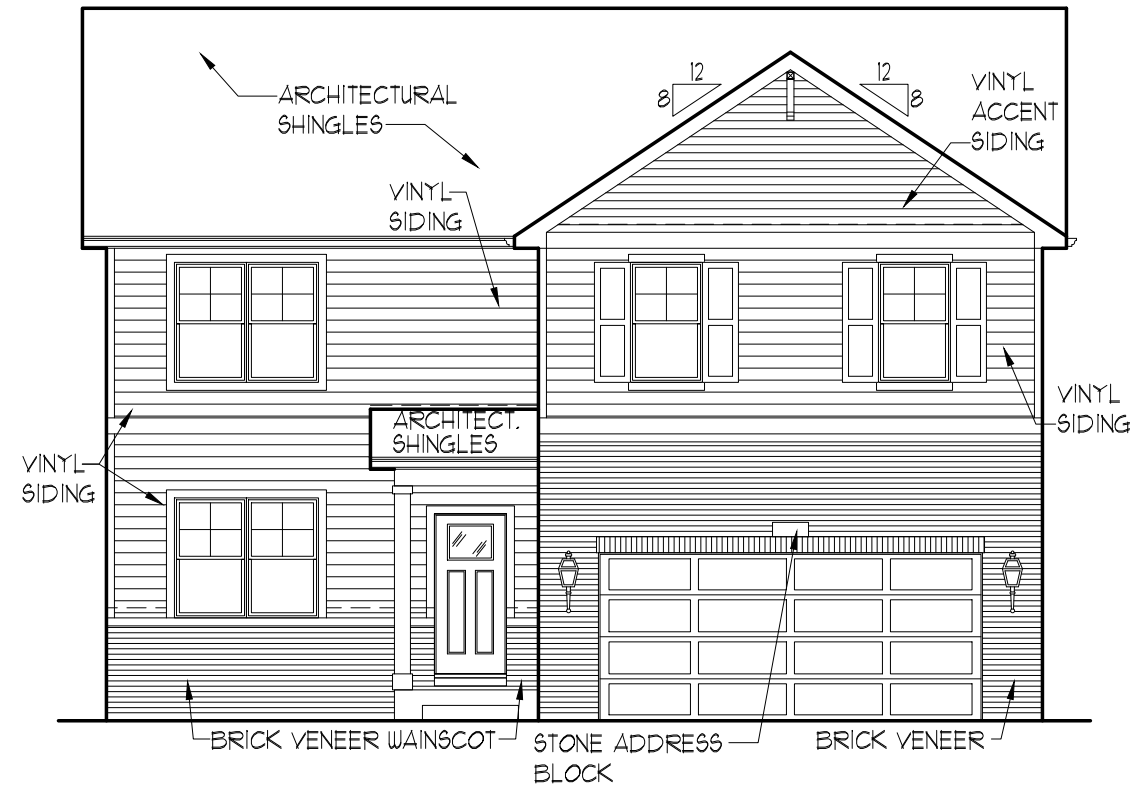


TYPICAL LEFT ELEVATION

x427

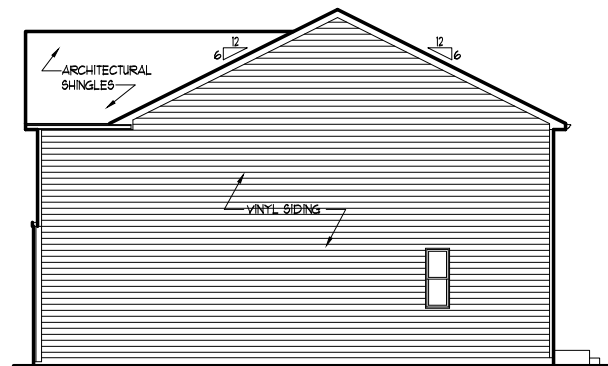
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

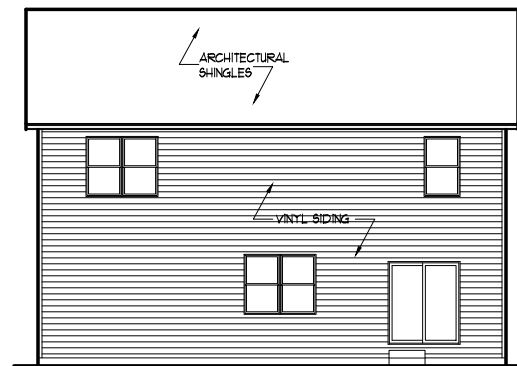


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA = 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

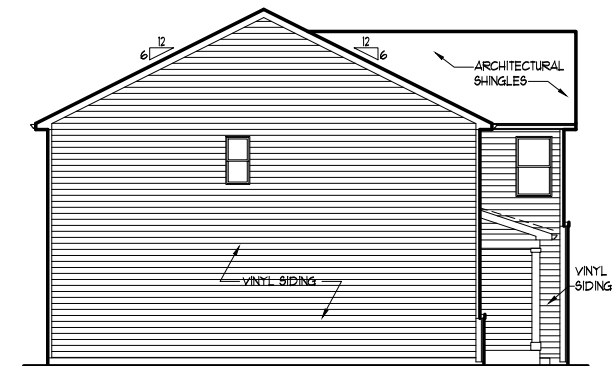
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

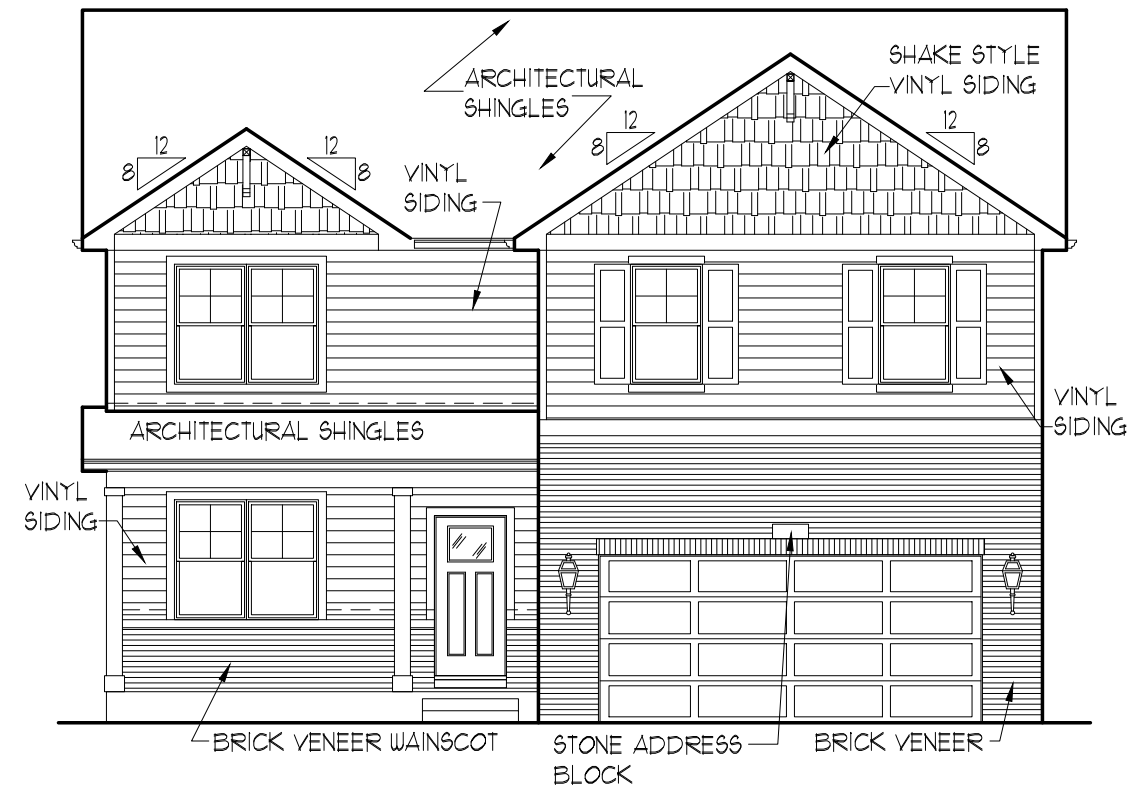


TYPICAL LEFT ELEVATION

x429

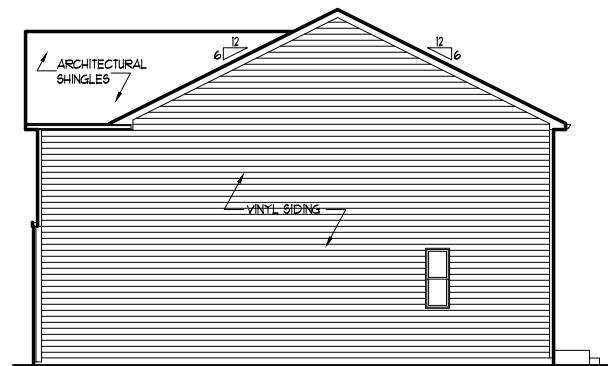
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

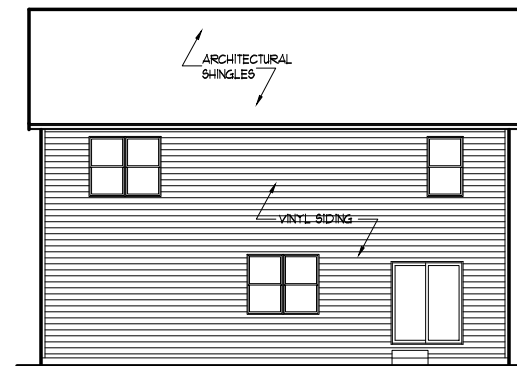


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA = 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

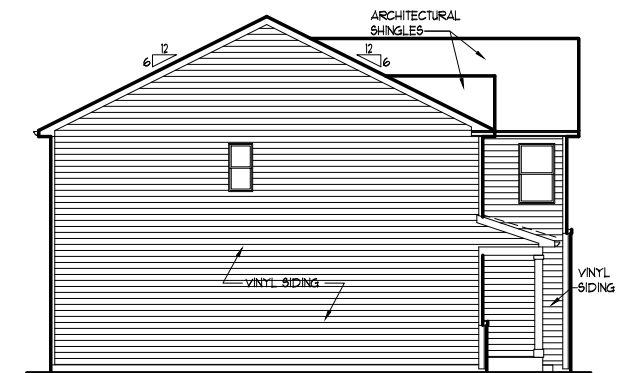
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

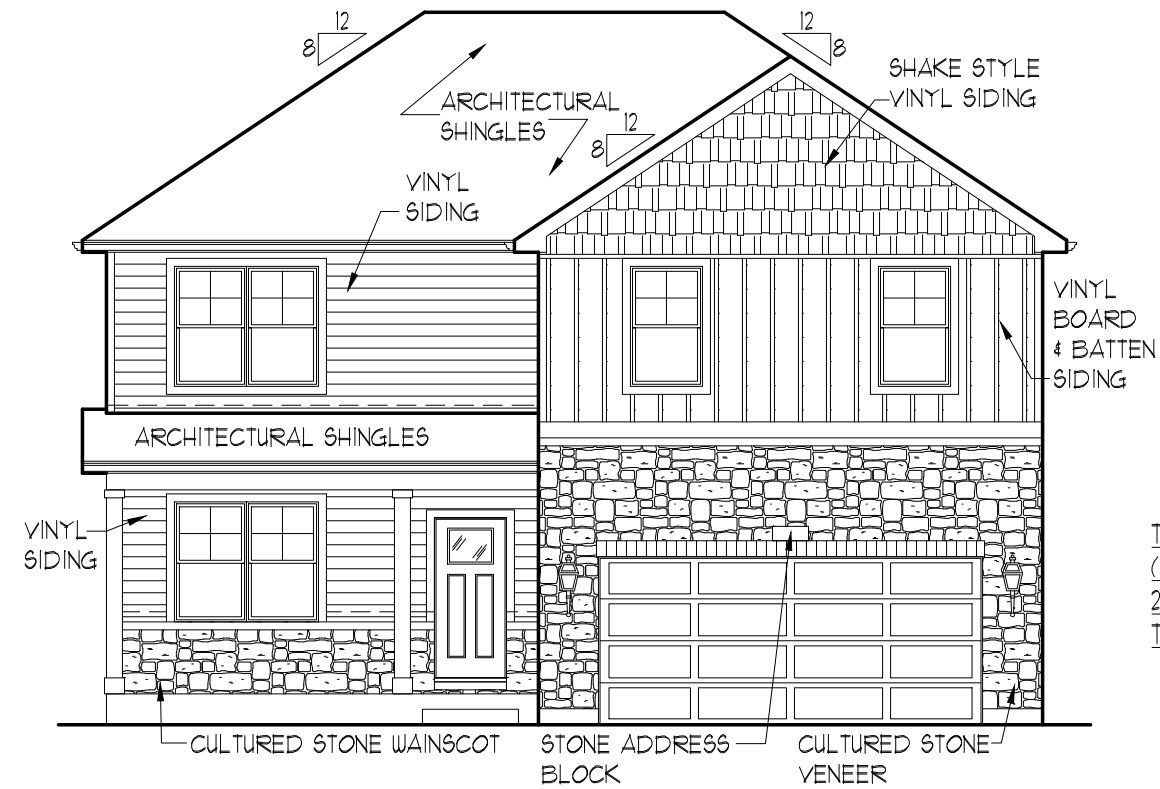


TYPICAL LEFT ELEVATION

x429

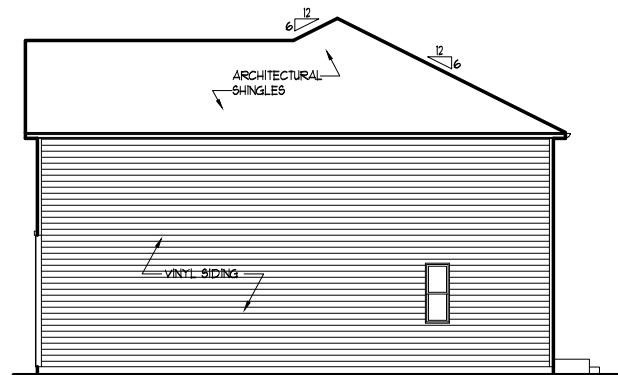
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

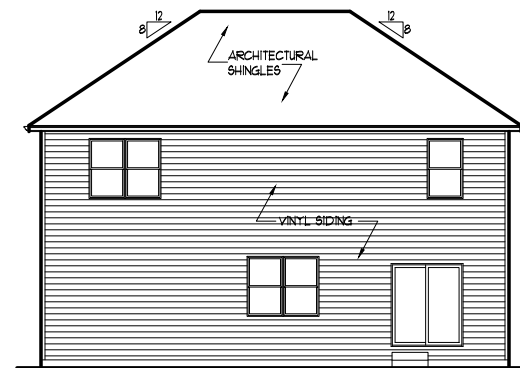


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA = 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. 32.8%)

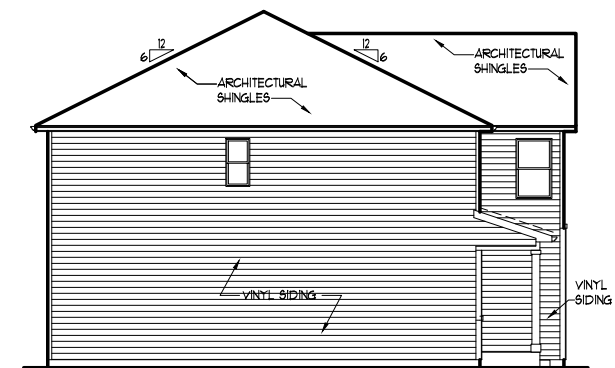
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

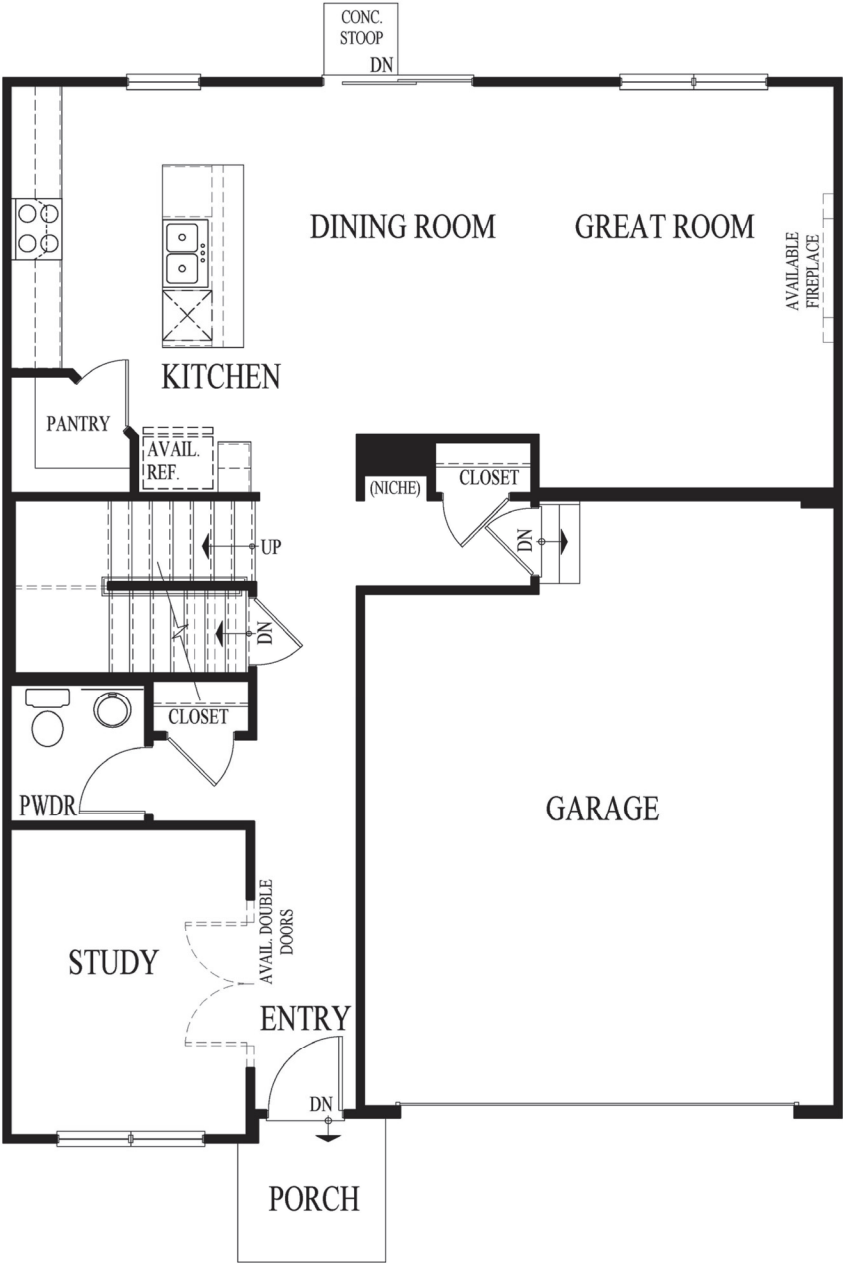


TYPICAL LEFT ELEVATION

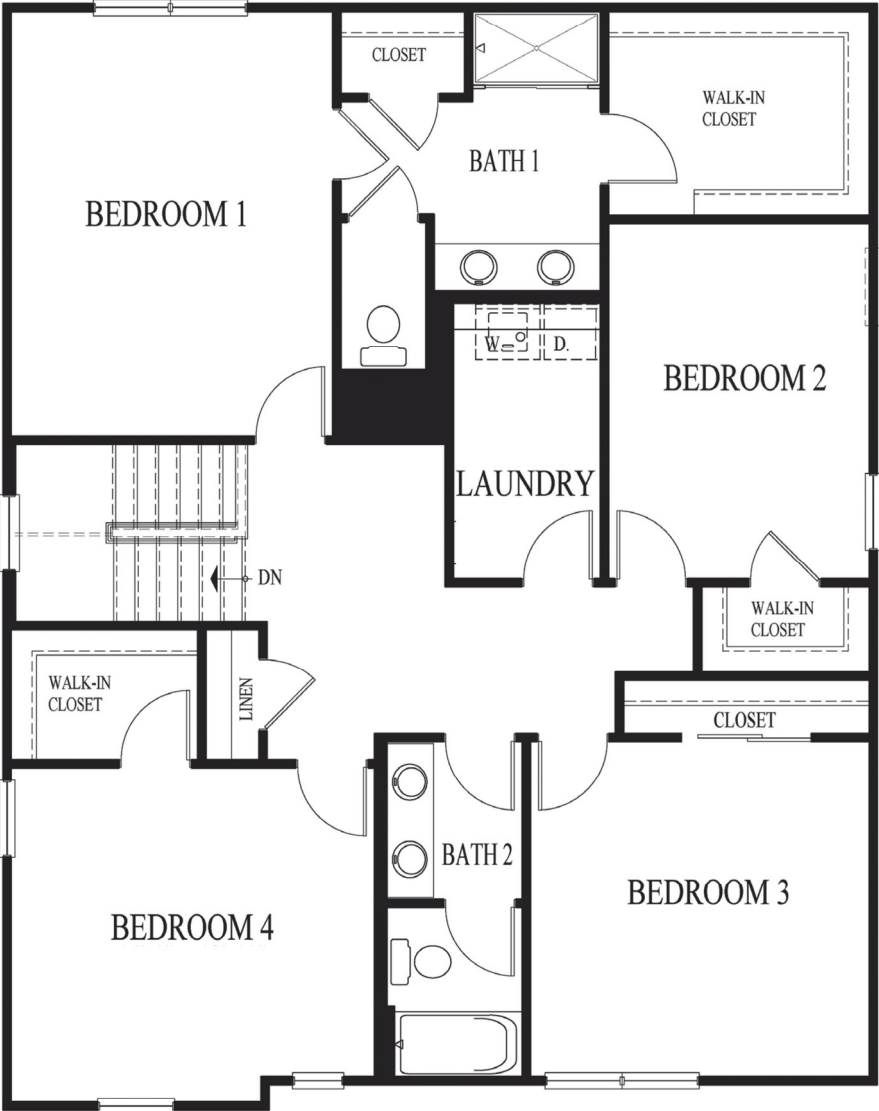
x429

NEUSTONESHIRE
JOLIET, IL

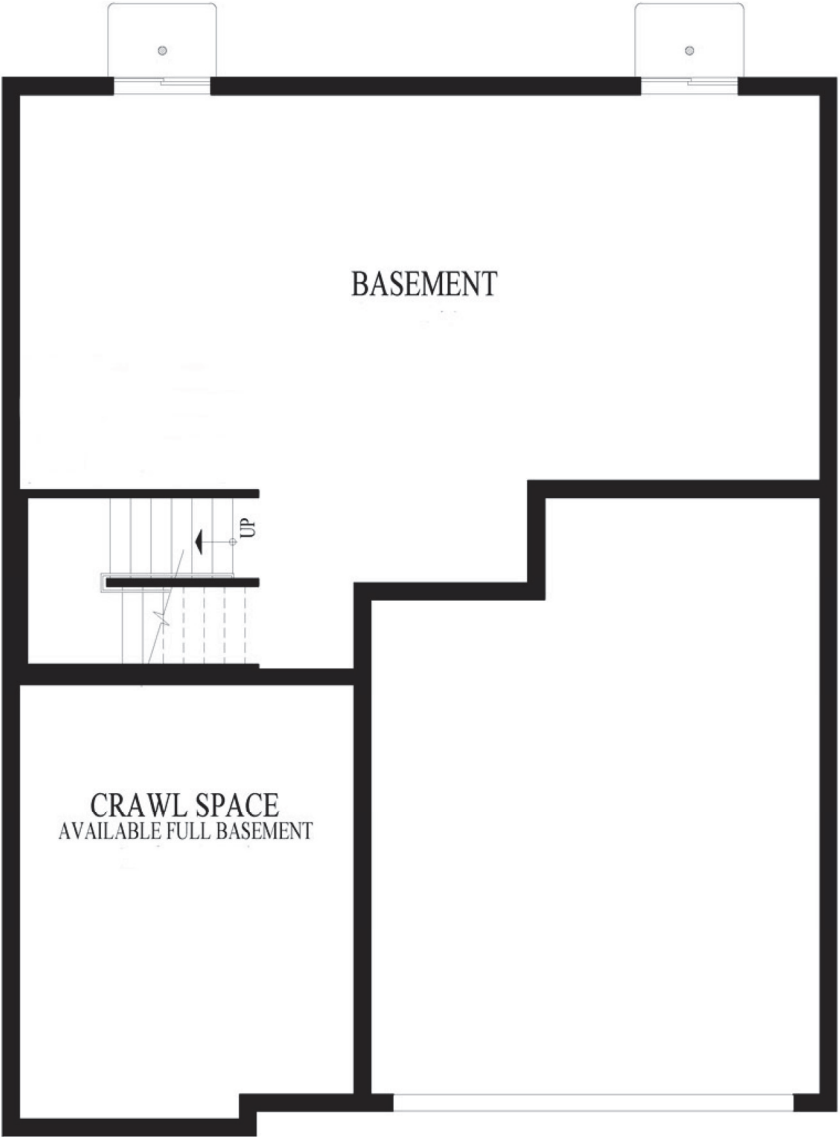
X-SERIES



Main Level



Upper Level



Partial Basement*

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

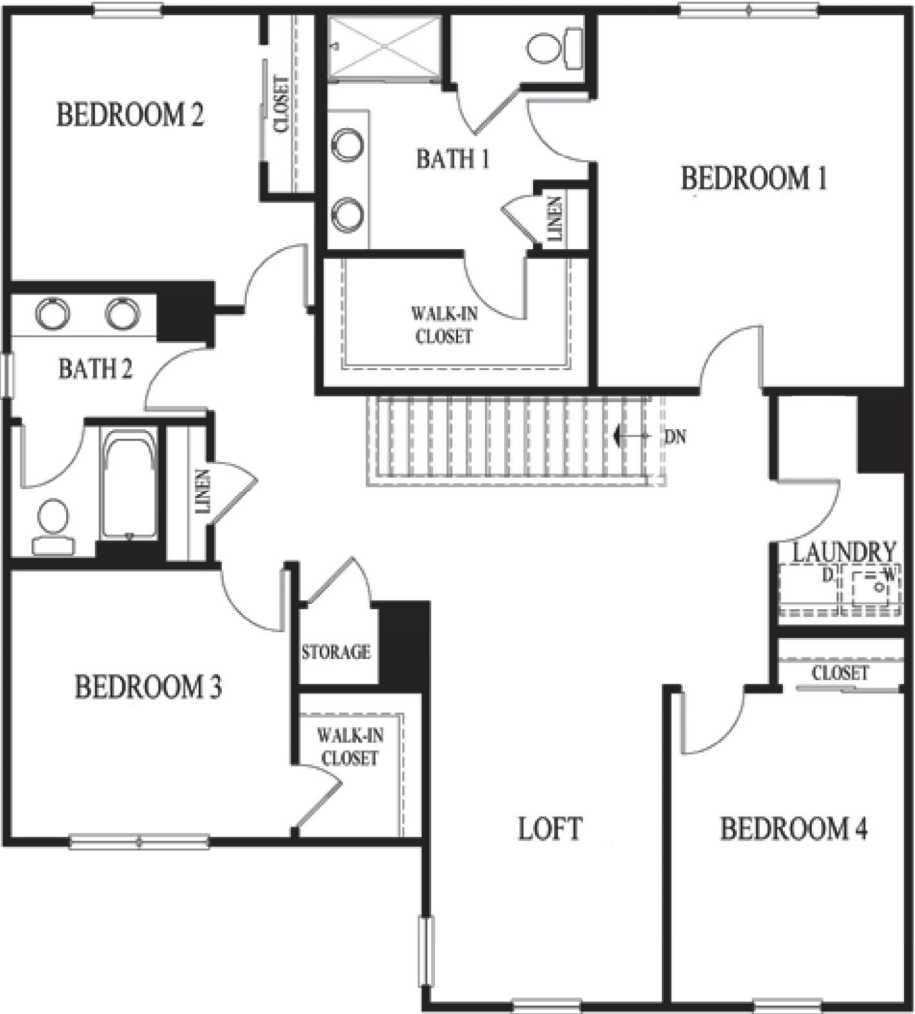


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation.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

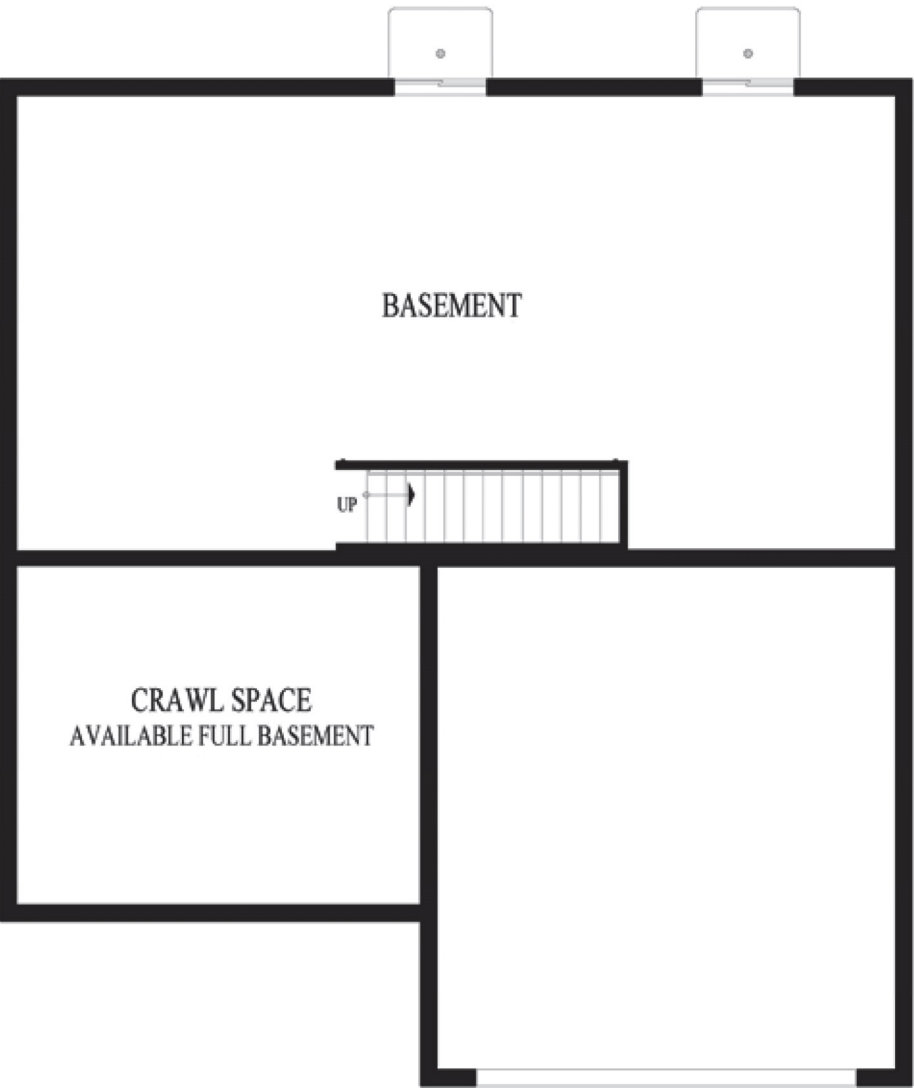
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Main Level



Upper Level



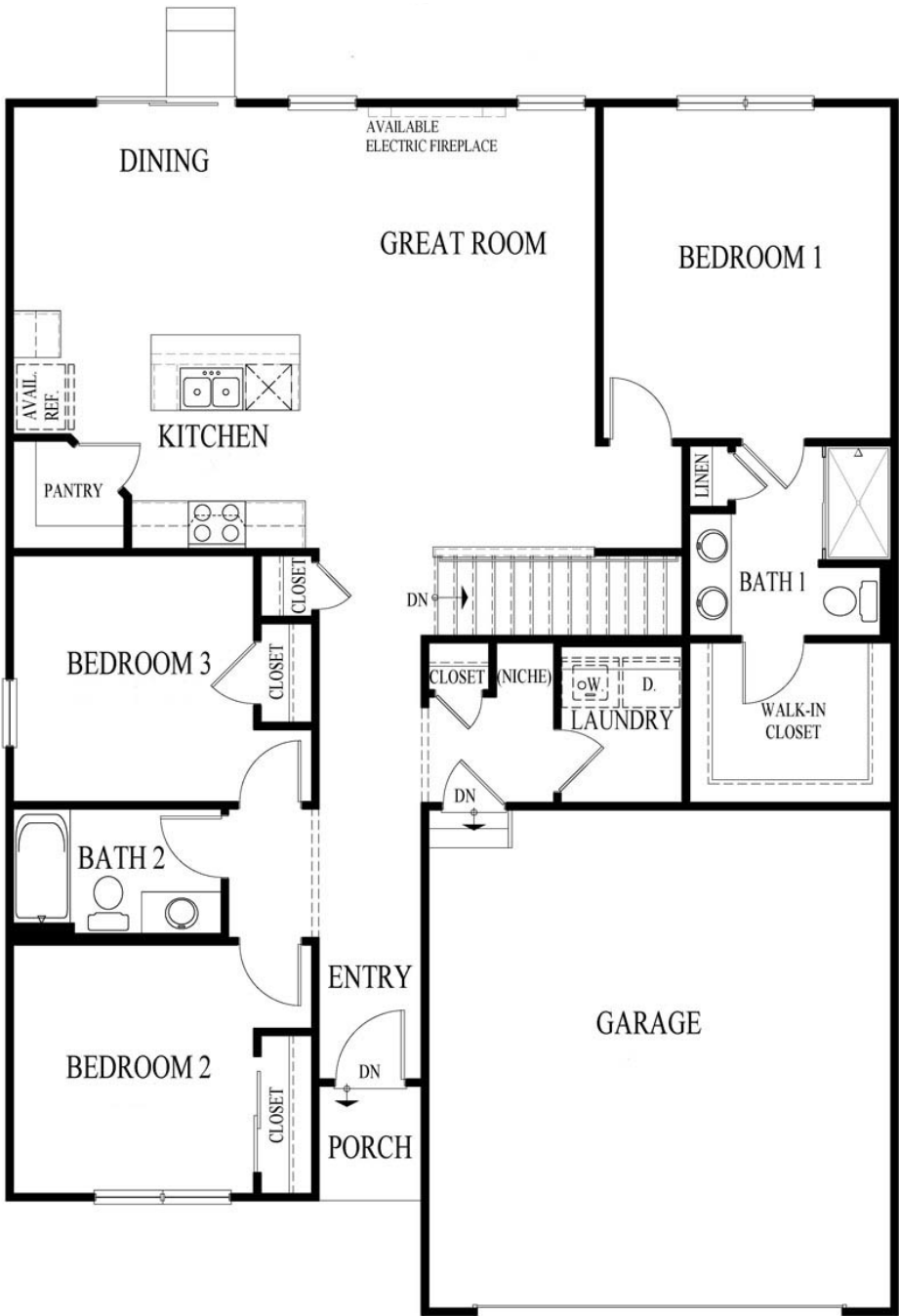
Partial Basement*

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

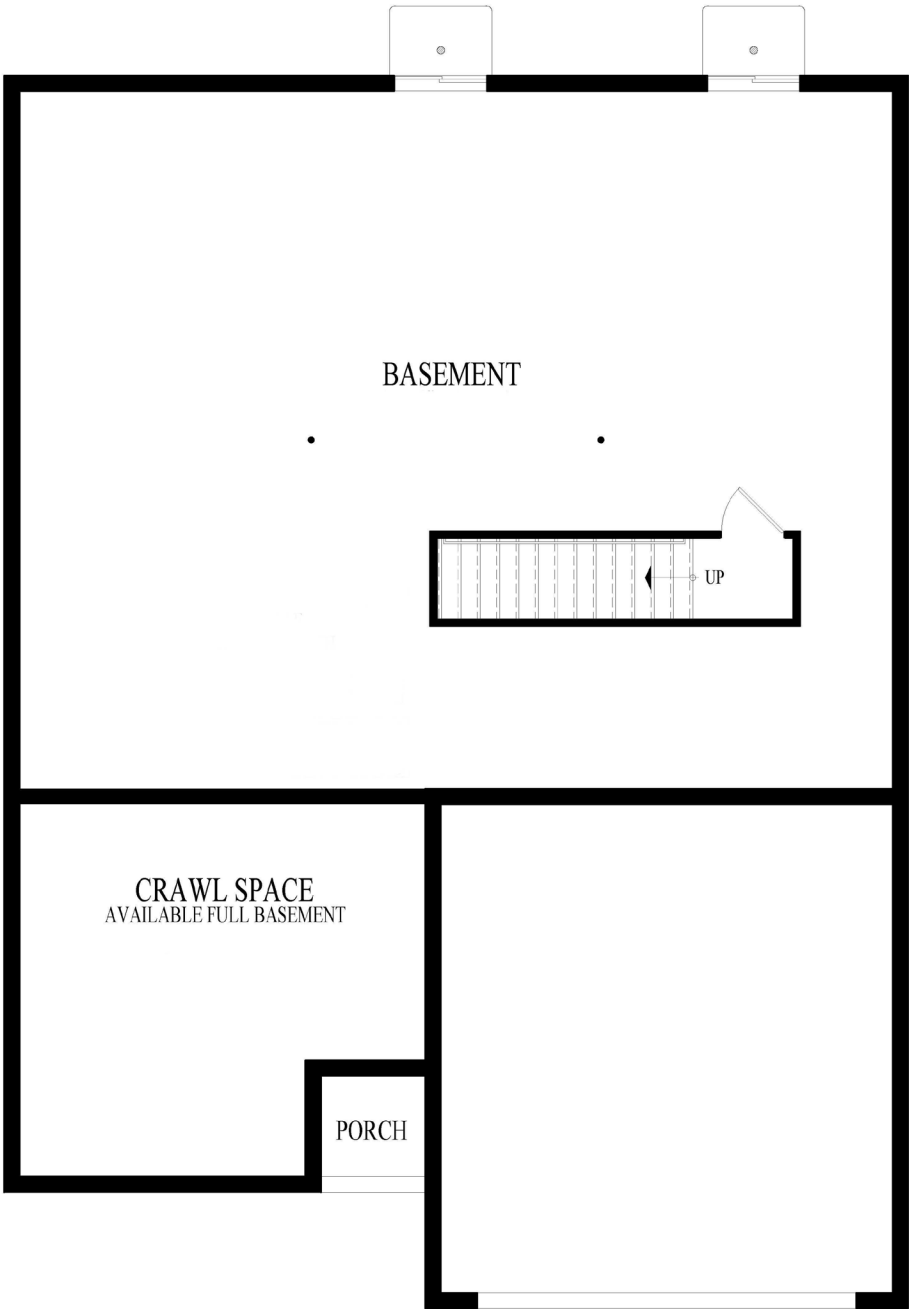


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Main Level



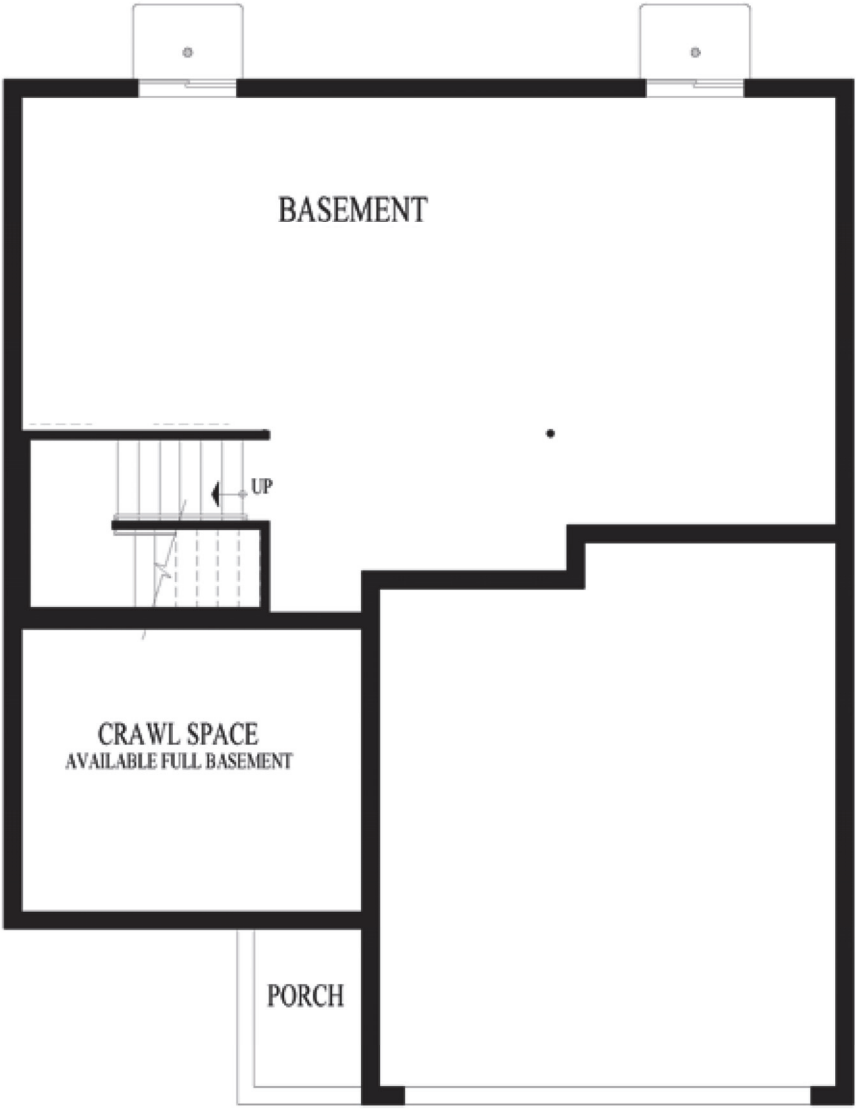
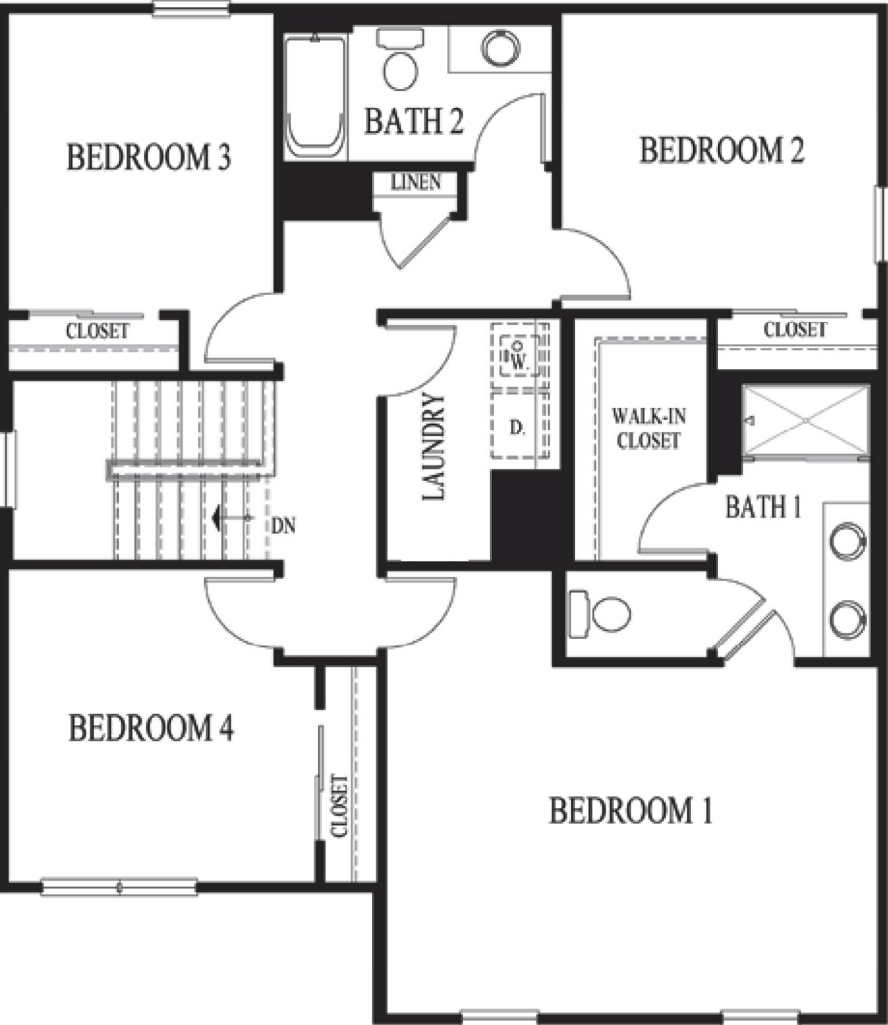
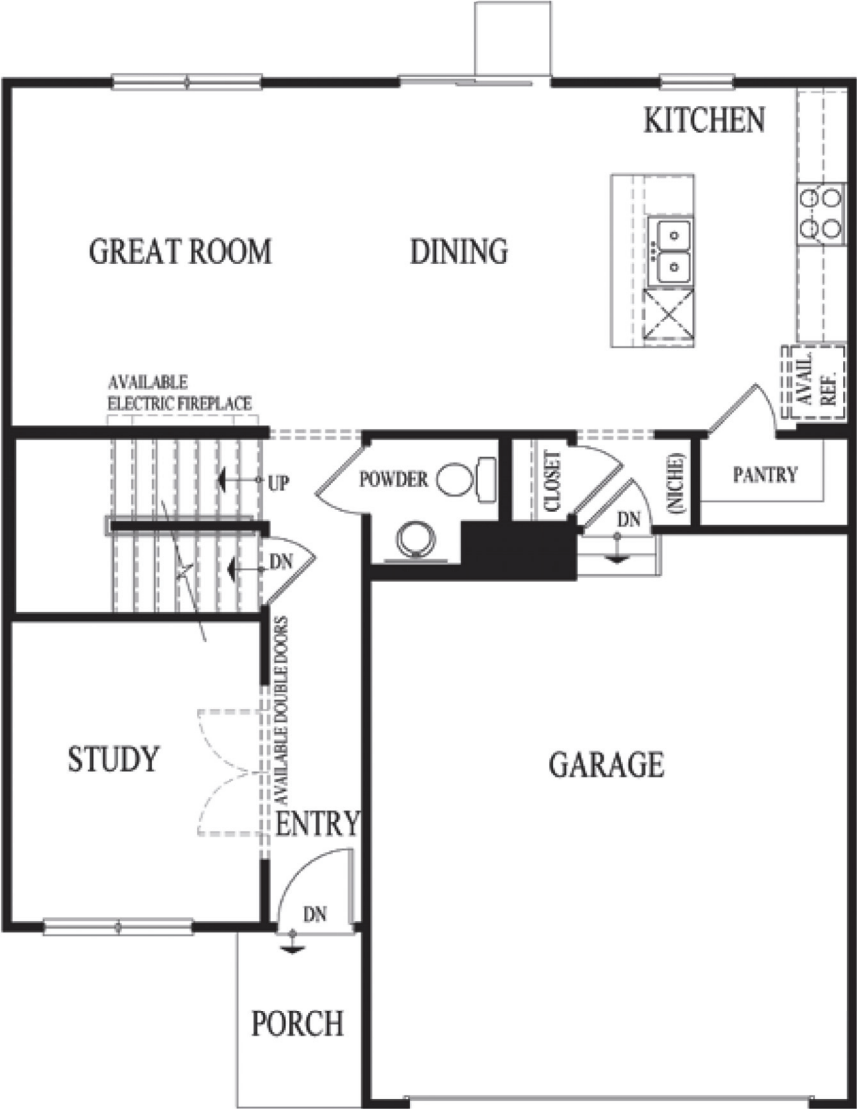
Partial Basement*

*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

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Main Level

Upper Level

Partial Basement*

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



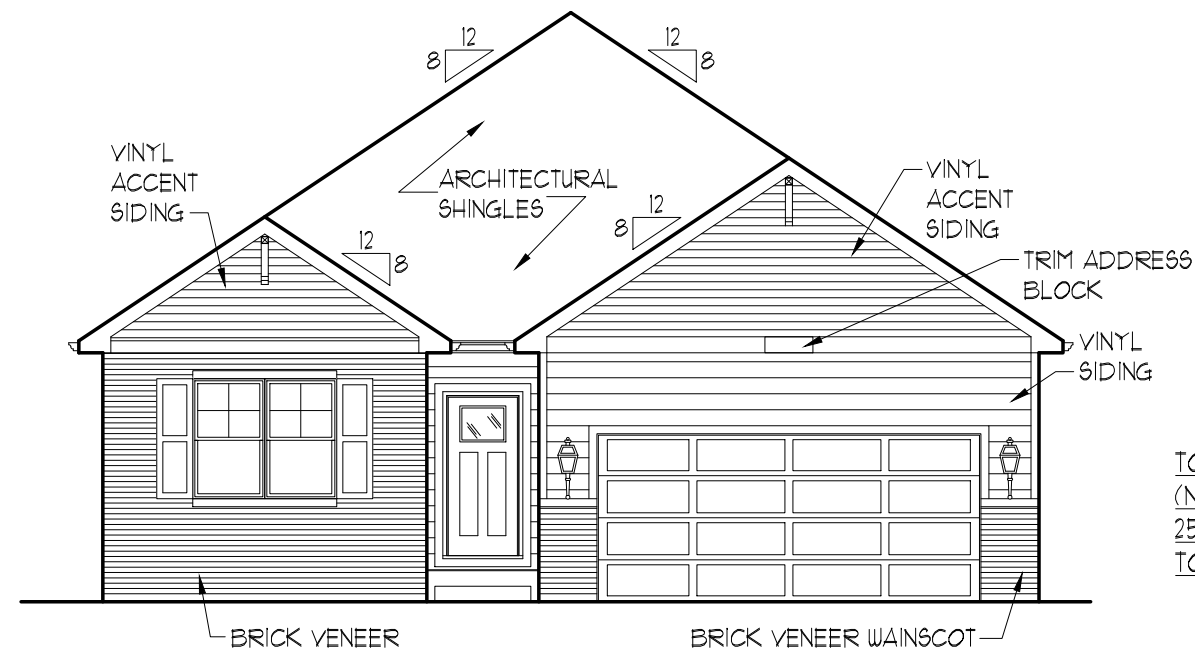
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation.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

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HOUSE MODELS

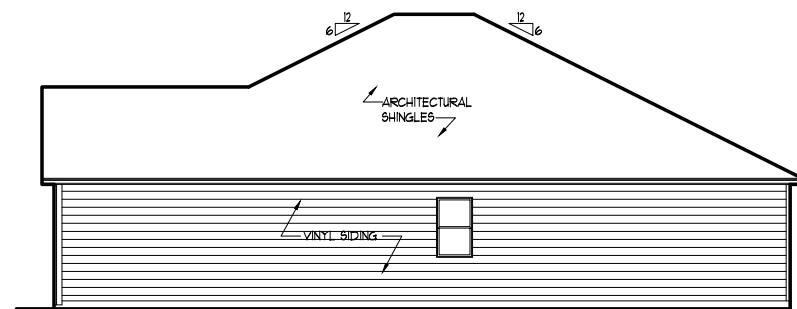
ONE-STORY

Planned Unit Development of Neustoneshire Phase Two

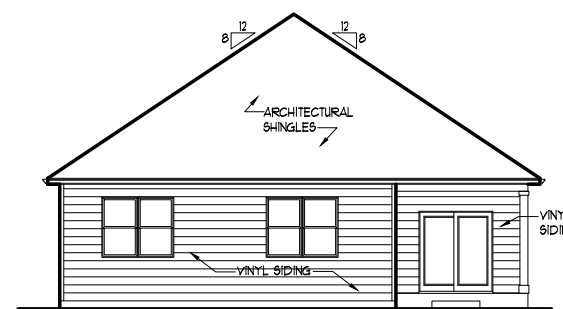


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 338.28 SQ. FT.
25% OF SIDEABLE AREA = 84.57 SQ. FT.
TOTAL MASONRY AREA = 124.69 SQ. FT. (36.9%)

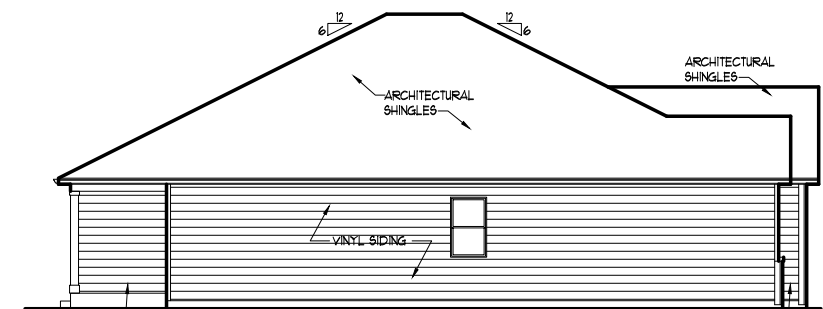
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

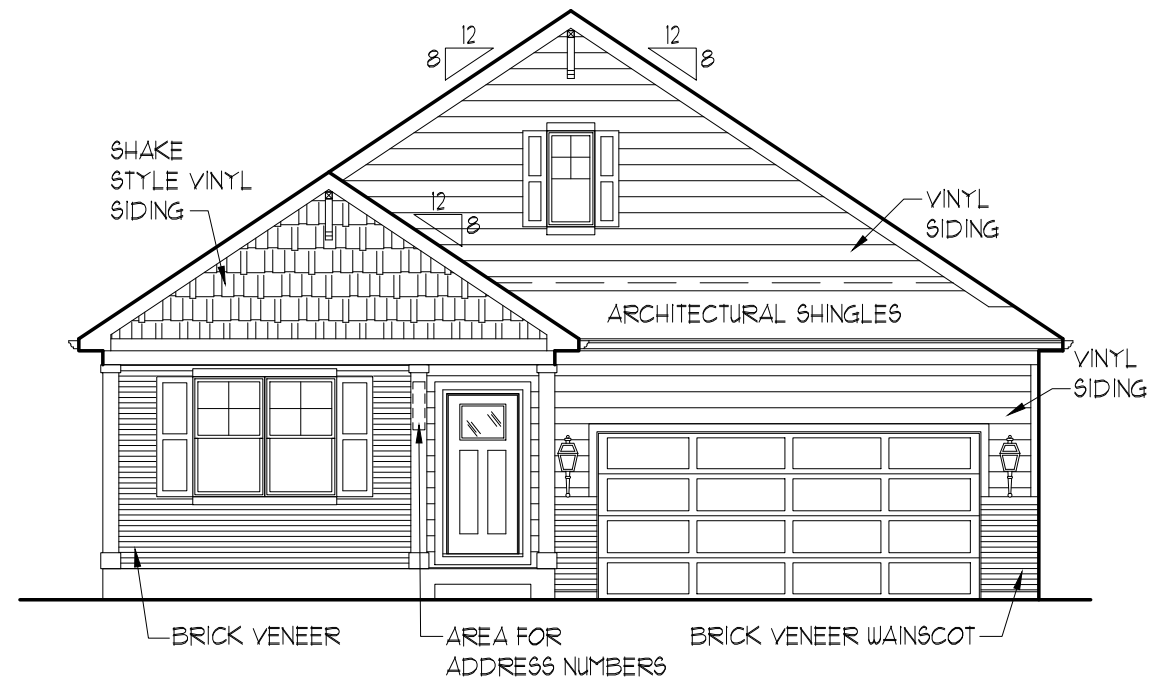


TYPICAL LEFT ELEVATION

x422

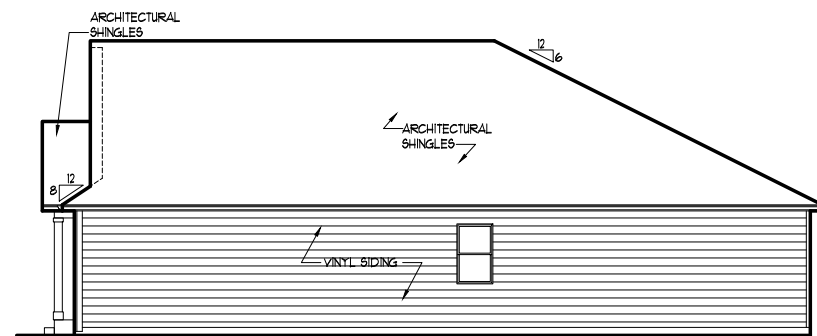
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

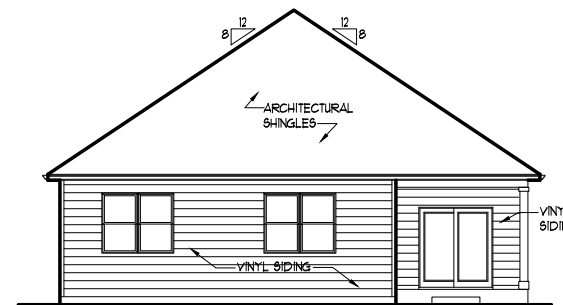


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 419.42 SQ. FT.
25% OF SIDEABLE AREA = 104.86 SQ. FT.
TOTAL MASONRY AREA = 111.12 SQ. FT. (26.5%)

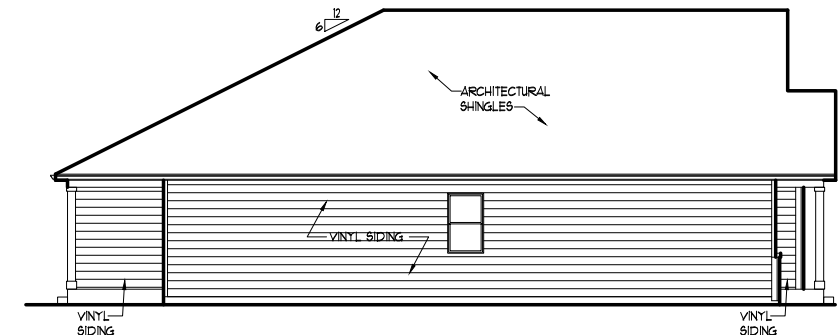
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

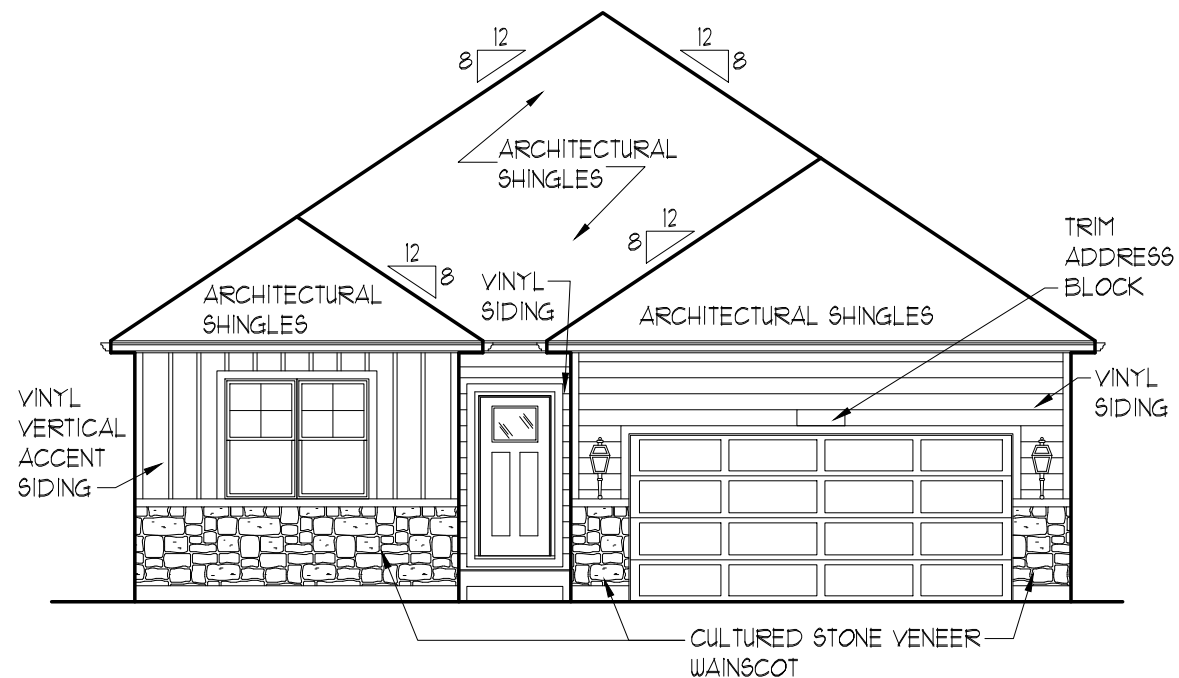


TYPICAL LEFT ELEVATION

x422

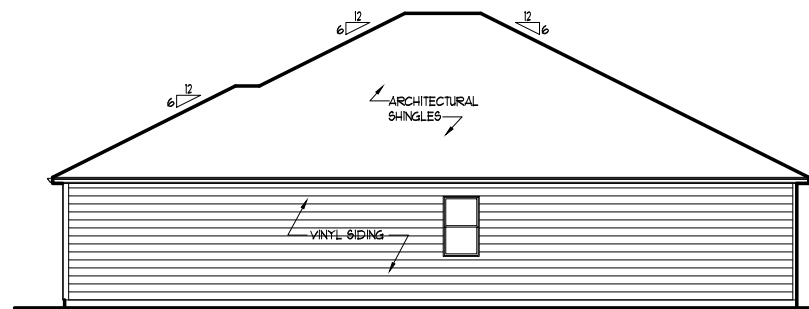
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

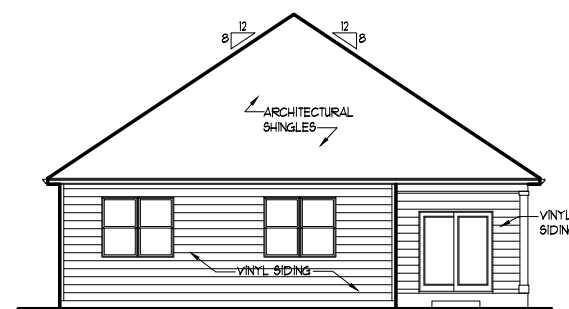


ELEVATION "C3"

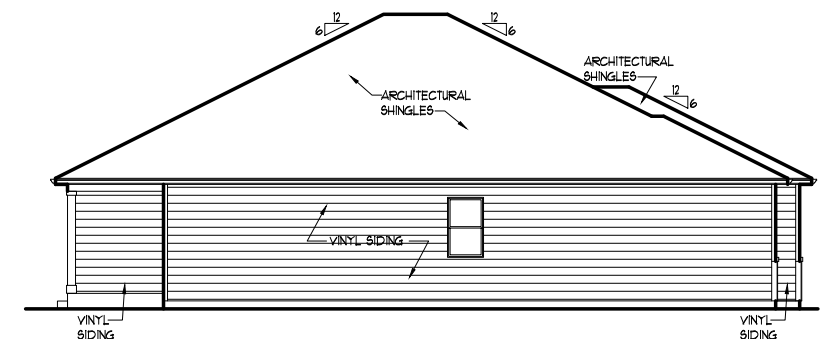
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA = 55.29 SQ. FT.
TOTAL MASONRY AREA = 66.46 SQ. FT. (30.5%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

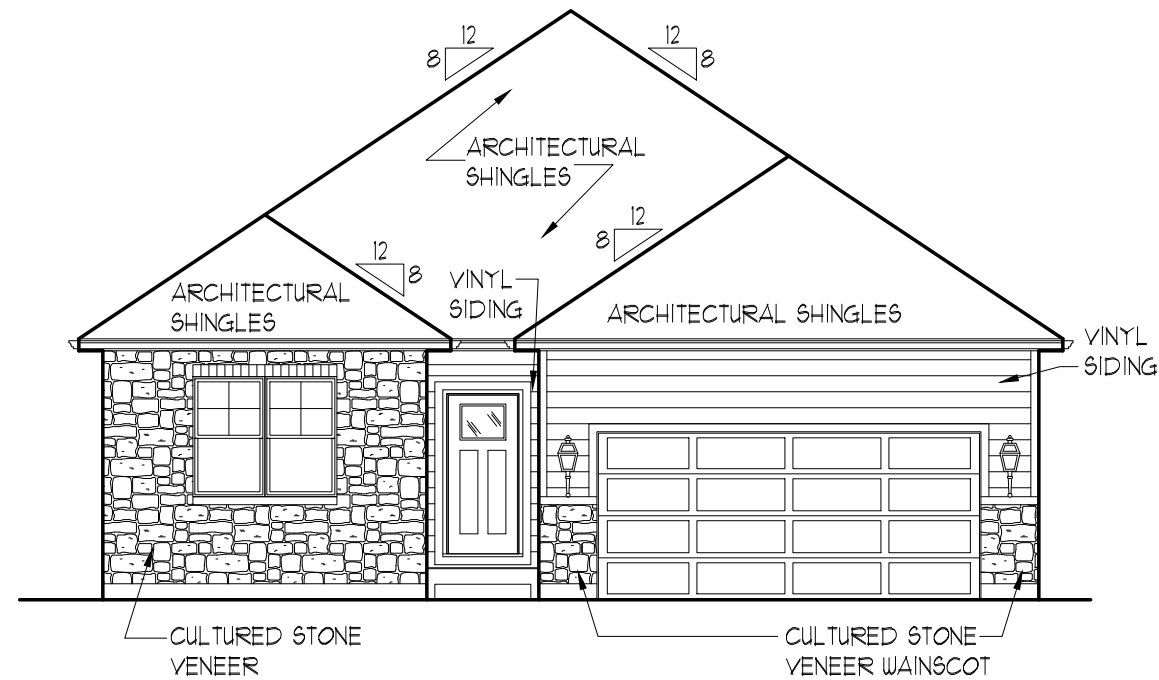


TYPICAL LEFT ELEVATION

x422

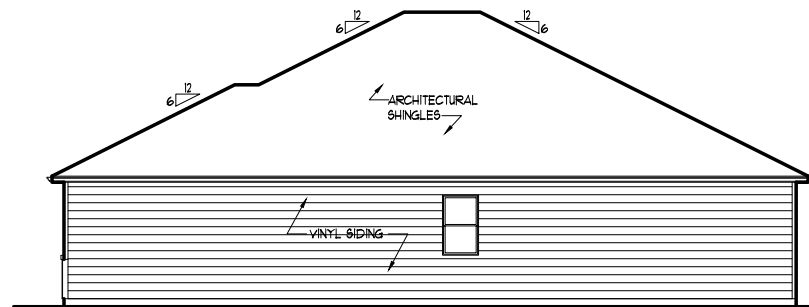
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

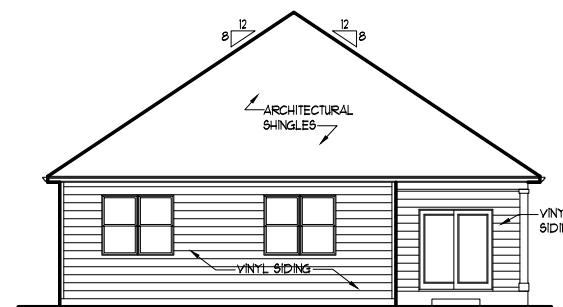


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 221.17 SQ. FT.
25% OF SIDEABLE AREA = 55.29 SQ. FT.
TOTAL MASONRY AREA = 118.58 SQ. FT. (53.6%)

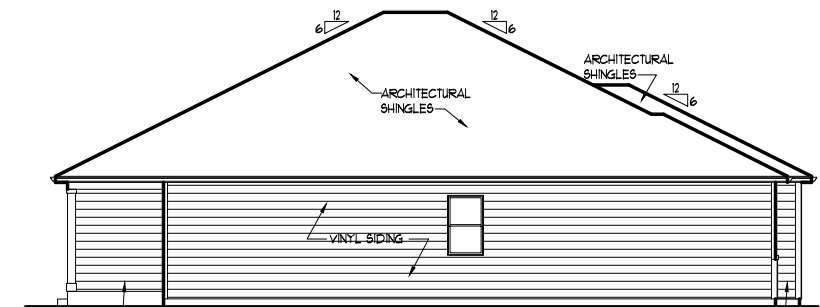
ELEVATION "C5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

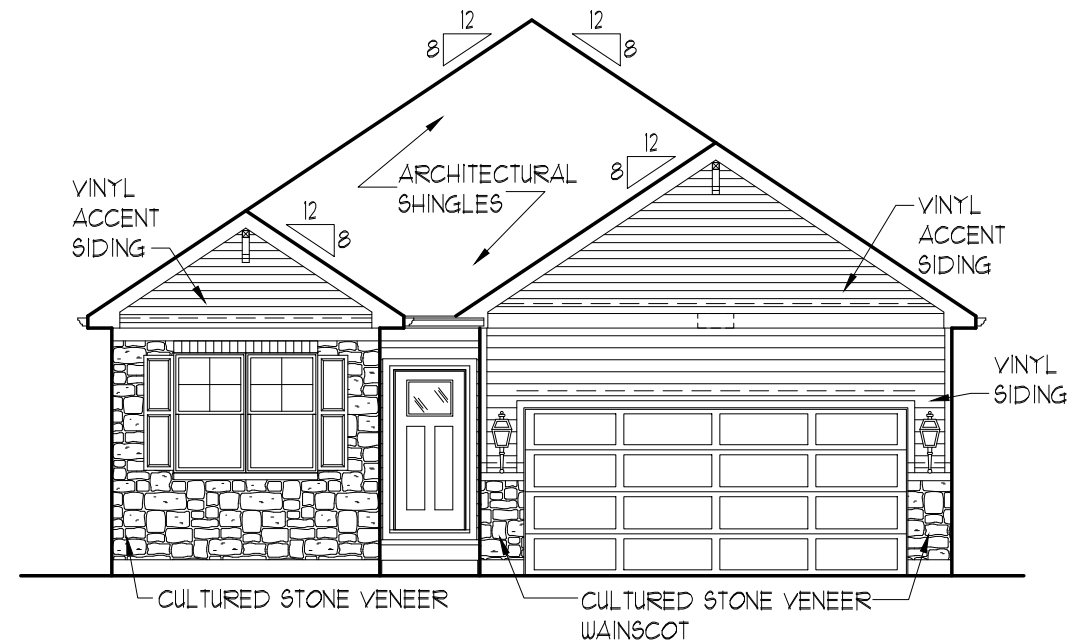


TYPICAL LEFT ELEVATION

x422

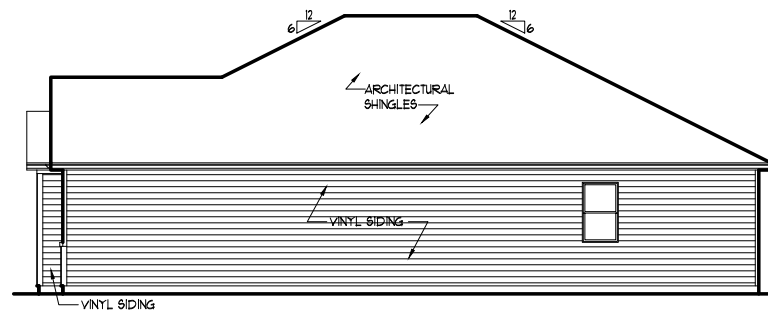
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

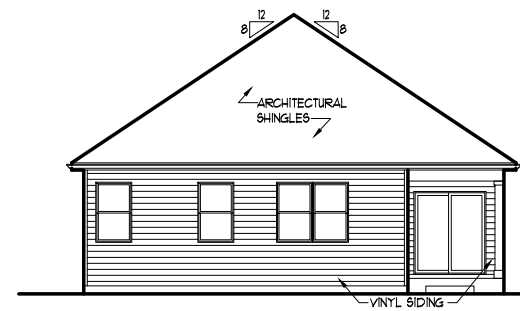


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 278.92 SQ. FT.
25% OF SIDEABLE AREA = 69.73 SQ. FT.
TOTAL MASONRY AREA = 85.18 SQ. FT. (30.5%)

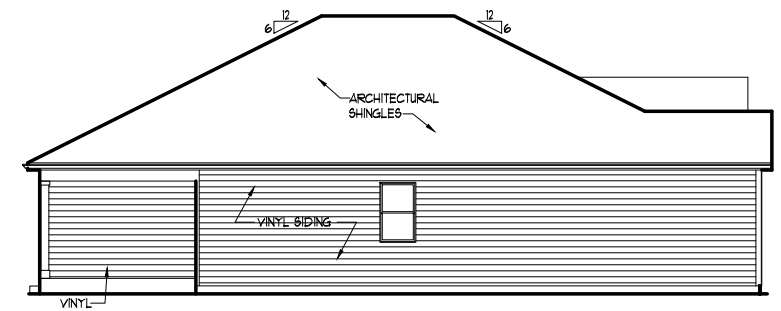
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

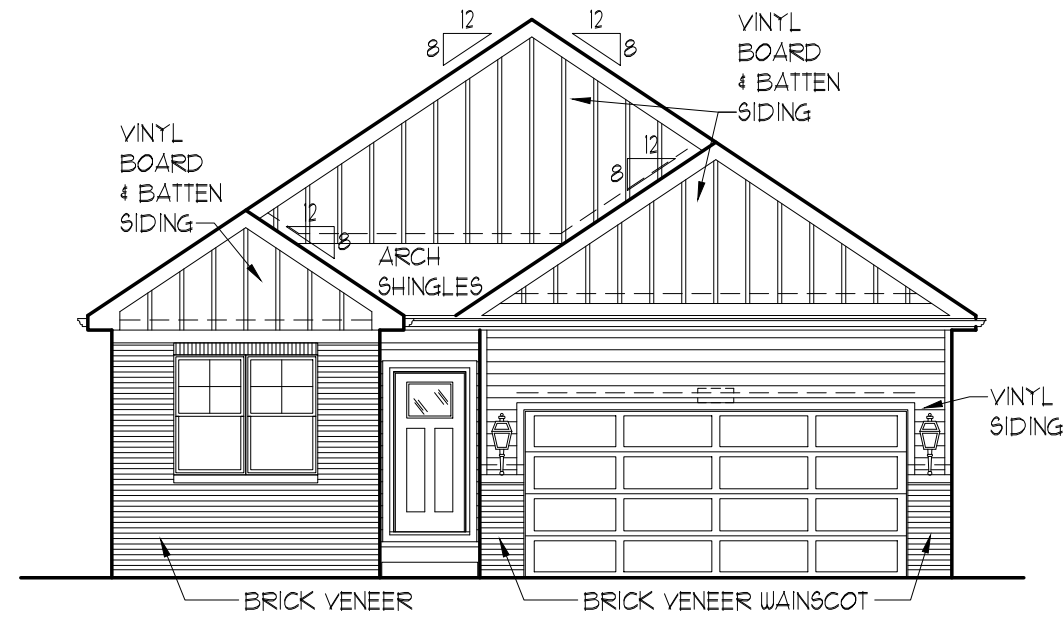


TYPICAL LEFT ELEVATION

x435

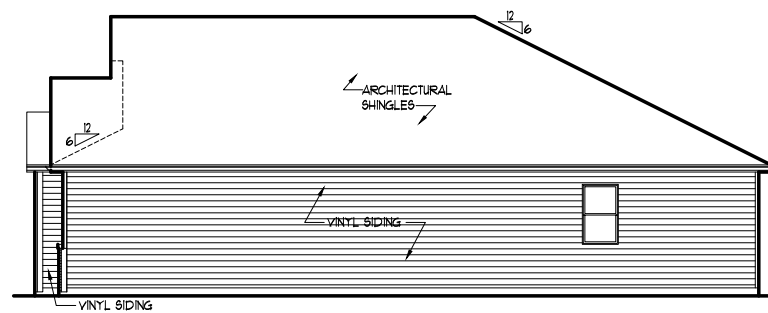
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

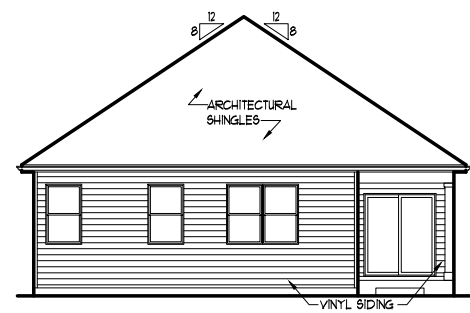


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 348.39 SQ. FT.
 25% OF SIDEABLE AREA = 87.10 SQ. FT.
 TOTAL MASONRY AREA = 90.12 SQ. FT. (25.9%)

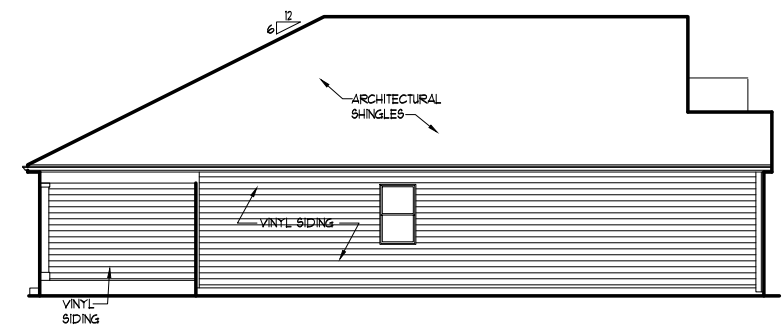
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

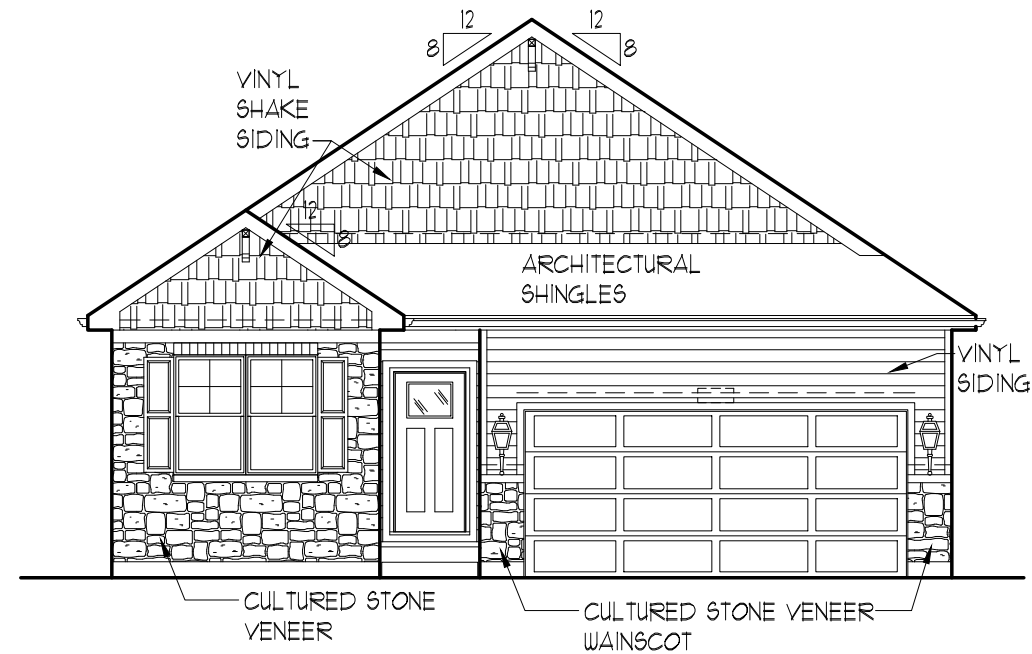


TYPICAL LEFT ELEVATION

x435

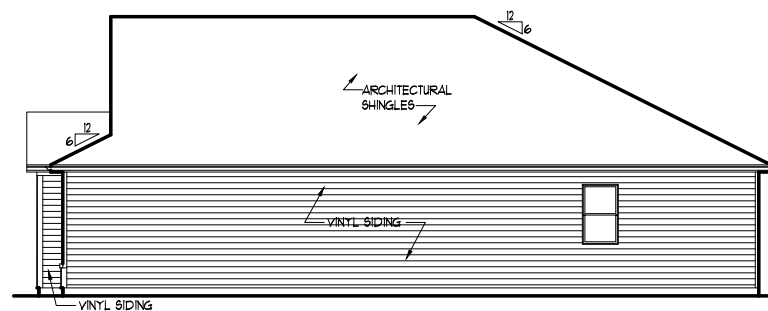
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

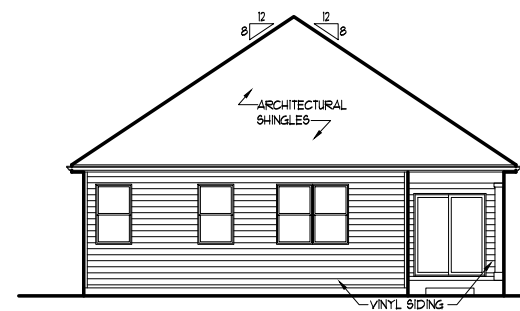


ELEVATION "C5"

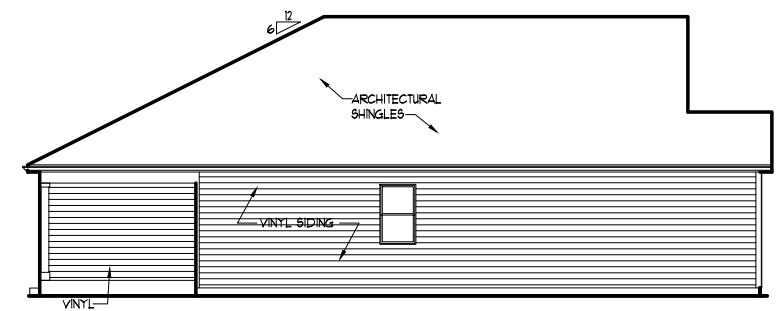
TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 316.80 SQ. FT.
 25% OF SIDEABLE AREA = 79.20 SQ. FT.
 TOTAL MASONRY AREA = 85.18 SQ. FT. (26.9%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

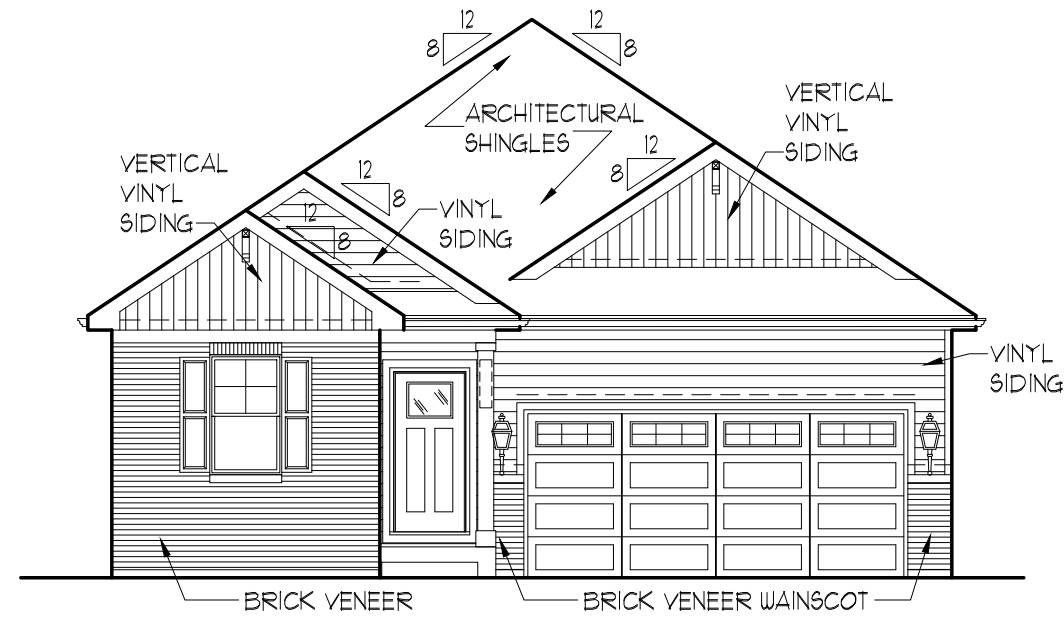


TYPICAL LEFT ELEVATION

x435

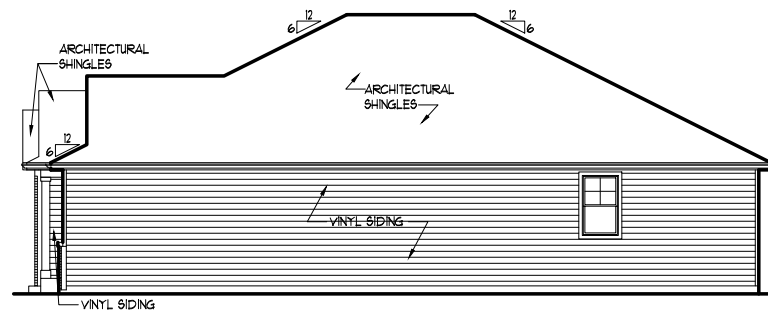
**NEUSTONESHIRE
JOLIET, IL**

X-SERIES

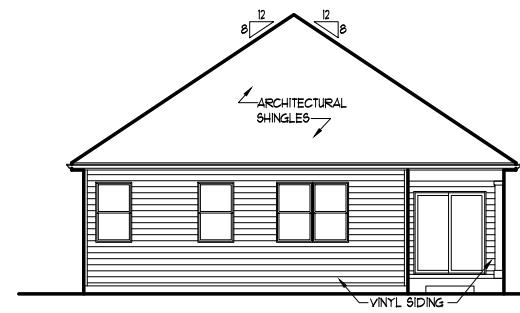


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 265.75 SQ. FT.
25% OF SIDEABLE AREA = 66.44 SQ. FT.
TOTAL MASONRY AREA = 104.49 SQ. FT. (39.3%)

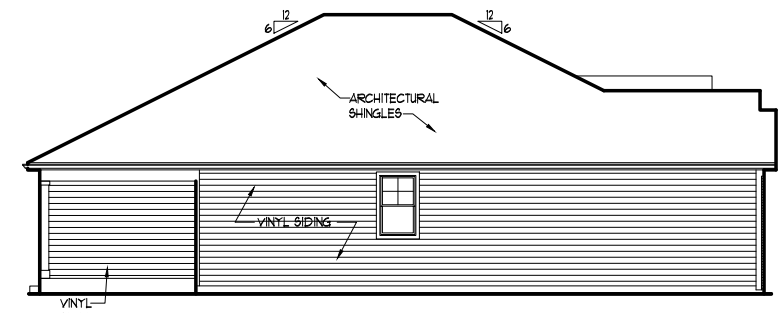
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

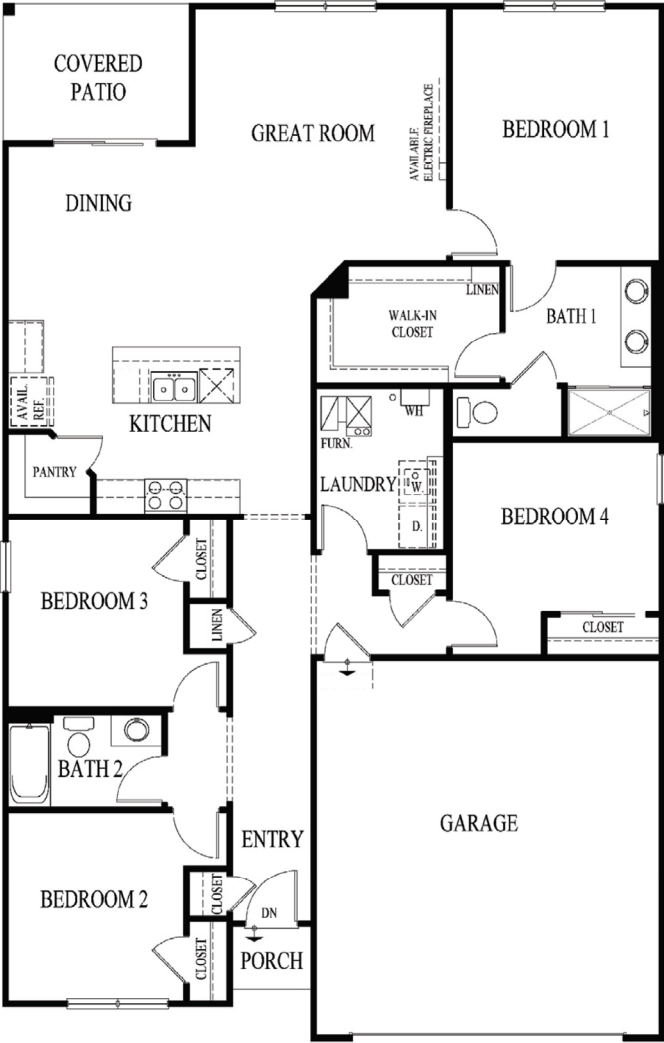


TYPICAL LEFT ELEVATION

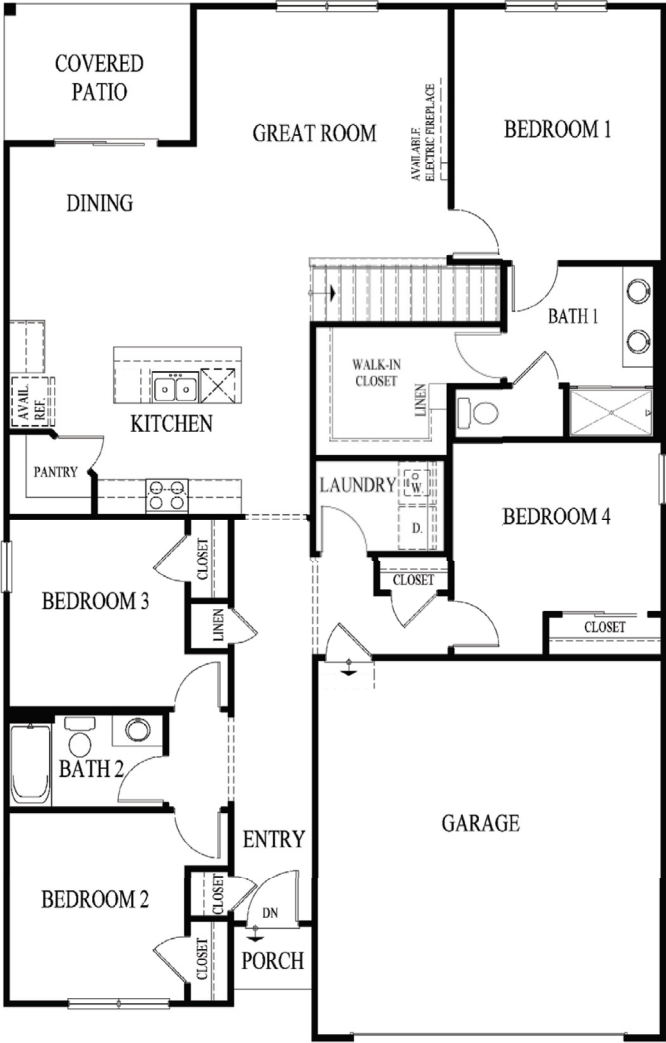
x435

**NEUSTONESHIRE
JOLIET, IL**

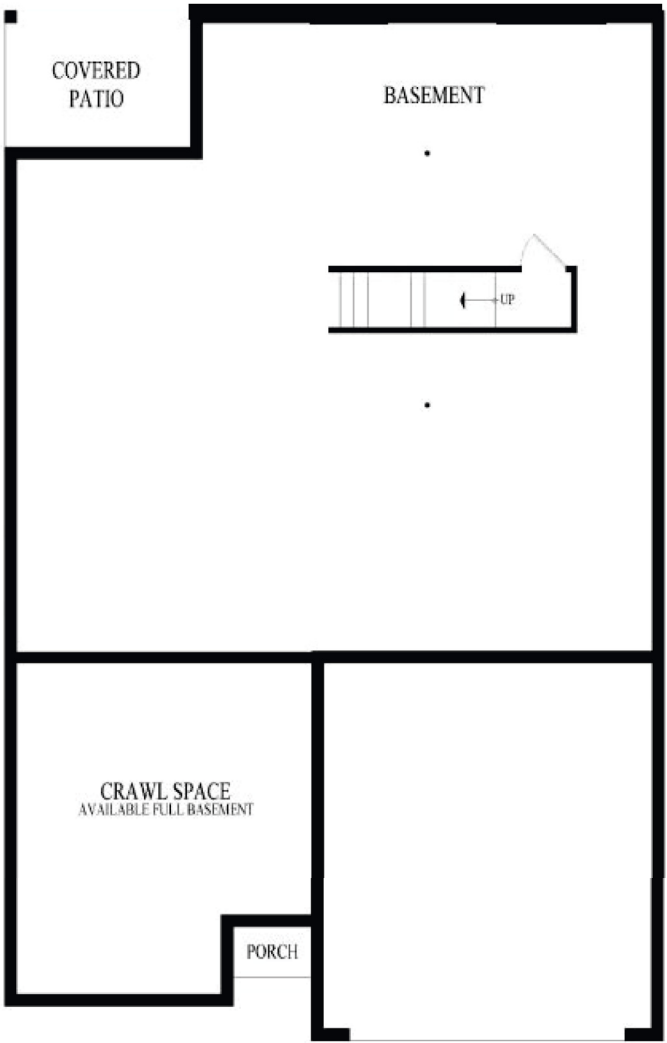
X-SERIES



Main Level (Slab)



Main Level (with basement)



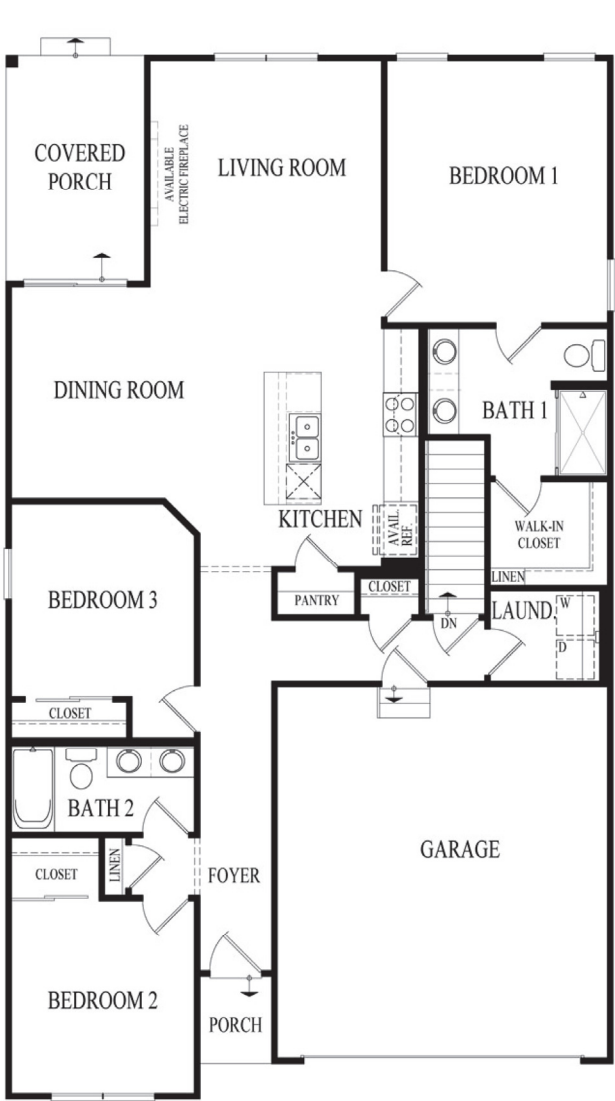
Partial Basement*

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

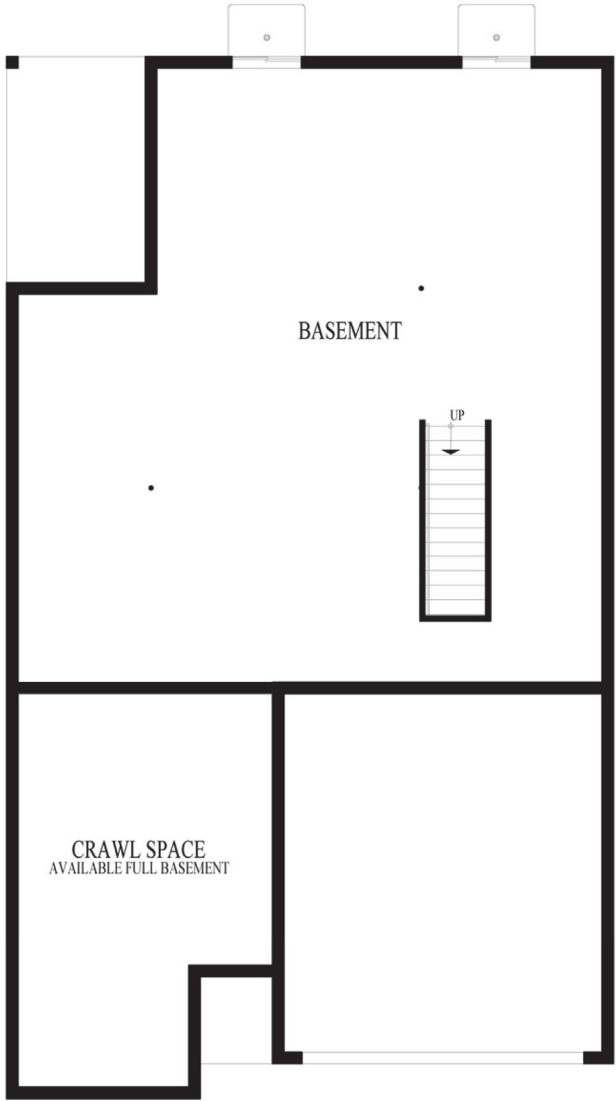


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation.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

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Main 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

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November 14, 2025

Neustoneshire Phase 2 – Planned Unit Development

Phasing for Neustoneshire Phase 2:

DRH plans to develop Neustoneshire Phase 2 as a single, streamlined phase. Site work will begin in early spring 2026, with first home starts by September 2026. Sales are scheduled to begin in December 2026. We anticipate an absorption rate of 3–4 homes per month, with full buildout completed in approximately three years.

Financial Plan:

DRH will partner with a site development entity to deliver finished lots for Neustoneshire Phase 2. All lots will then be purchased by DRH for home construction. DRH will utilize internal financing to fund the project and does not require any external capital.

Marketing Strategy:

For Neustoneshire Phase 2, DRH will use its established in-house market analysis process rather than engaging an external consulting firm. By reviewing regional and local sales performance, we determine market pace, pricing strategy, and demand indicators. Our internal sales and marketing team will lead all outreach and positioning efforts to support consistent buyer traffic and steady absorption.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

☒ Preliminary
☒ Final

NAME OF PUD: NEUSTONESHIRE UNIT 2

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

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: E-MAIL:

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Chris Funkhouser

ADDRESS: 1750 E Golf Rd, Suite 925 PHONE:

OWNER: Light Real Estate LLC (Trust Number 8002354094)

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL:

BUSINESS ADDRESS: 104 S. Wynstone Park Drive PHONE:

CITY, STATE, ZIP: N. Barrington, IL 60010

BUSINESS PHONE: _____

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [REDACTED]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue • Woodridge, IL 60517 PHONE: [REDACTED]

ATTORNEY: _____

ADDRESS: _____ PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

SIZE: 54.20 ac.

NO. OF LOTS: 147

PRESENT USE: Vacant Agricultural EXISTING ZONING: R-1B

USES OF SURROUNDING PROPERTIES: North: R-1B (Single Family Residential)

South: R-1B (Single Family Residential)

East: R-2 (Single Family Residential)

West: R-1B (Single Fam. Res.) & R-3 (one & two fam. Res.)

Name of Park District: Joliet Park District

Date Contacted Park District: July 14th 2025

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

If yes, what amount? 0.0 ac.

(Acknowledgment by Park District Official) Brad Staab - Executive Director

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes X No _____

If yes, describe: See Preliminary PUD for list of variances.

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 11/10/2025

[Redacted]
Petitioner's Name

Subscribed and sworn to before me this 10th day of November, 20 25

[Redacted]
Notary Public

March 19, 2029
My Commission Expires:

Official Seal
LISA C KENNEDY
Notary Public, State of Illinois
Commission No. 1006838
My Commission Expires March 19, 2029

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:

Southwest corner of County Line Road and Neustoneshire Blvd.

PIN(s): 09-01-200-014, 09-01-200-015, 09-01-200-017, 09-01-200-016, and 09-01-200-019

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

Light Real Estate LLC (Trust Number 8002354094)

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: _____ 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: 12/02/2025

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

Chris Funkhouser - Land Acquisition Project Manager

Phone: _____

PRINT