

DATE: December 13, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

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

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

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

GENERAL INFORMATION:

APPLICANT: DR Horton

STATUS OF APPLICANT: Contract Purchaser / Developer

OWNER: Westside Joliet RE LLC

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

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

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

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

SIZE: 44 acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

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

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

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

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

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

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

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

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

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

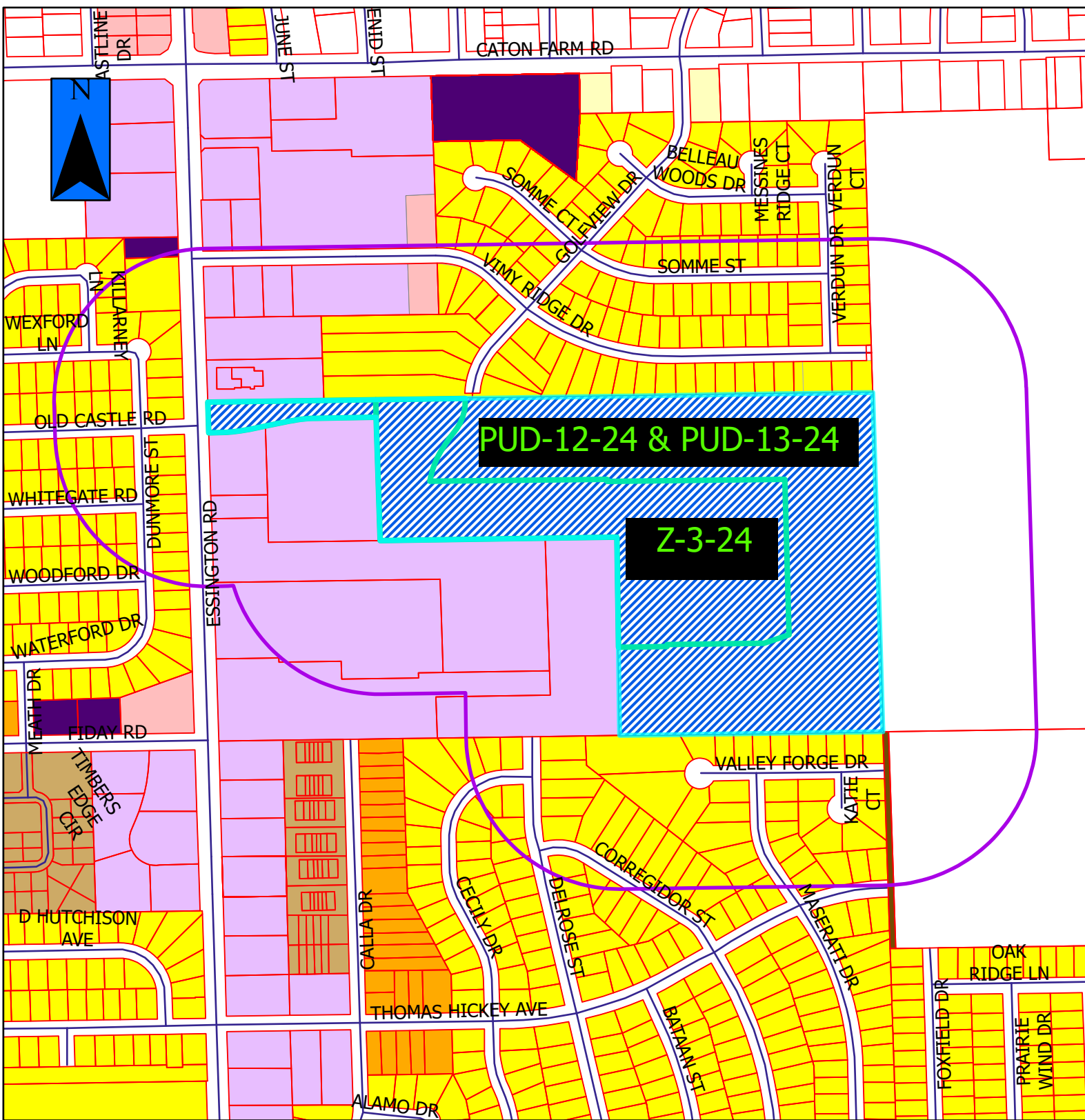
The attached project narrative outlines the phasing, financial, and marketing plan for the development. The development will be completed in one phase with full buildout projected to be completed within approximately three years. Public improvements, water and sewer connection fees, school donation fees,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

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

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

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

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



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



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

Legend					
<span style="background-color: #f08080; width: 15px; height: 10px; display: inline-block;"></span>	B-1	<span style="background-color: #00ff00; width: 15px; height: 10px; display: inline-block;"></span>	I-TA	<span style="background-color: #ffff00; width: 15px; height: 10px; display: inline-block;"></span>	R-2
<span style="background-color: #ff0000; width: 15px; height: 10px; display: inline-block;"></span>	B-2	<span style="background-color: #c0c0c0; width: 15px; height: 10px; display: inline-block;"></span>	I-TB	<span style="background-color: #808080; width: 15px; height: 10px; display: inline-block;"></span>	R-2A
<span style="background-color: #e0e0ff; width: 15px; height: 10px; display: inline-block;"></span>	B-3	<span style="background-color: #0000ff; width: 15px; height: 10px; display: inline-block;"></span>	I-TC	<span style="background-color: #ffa500; width: 15px; height: 10px; display: inline-block;"></span>	R-3
<span style="background-color: #add8e6; width: 15px; height: 10px; display: inline-block;"></span>	I-1	<span style="background-color: #ffff00; width: 15px; height: 10px; display: inline-block;"></span>	R-1	<span style="background-color: #d2b48c; width: 15px; height: 10px; display: inline-block;"></span>	R-4
<span style="background-color: #ff00ff; width: 15px; height: 10px; display: inline-block;"></span>	I-2	<span style="background-color: #e0ffe0; width: 15px; height: 10px; display: inline-block;"></span>	R-1A	<span style="background-color: #8b4513; width: 15px; height: 10px; display: inline-block;"></span>	R-5
<span style="background-color: #800080; width: 15px; height: 10px; display: inline-block;"></span>	I-T	<span style="background-color: #90ee90; width: 15px; height: 10px; display: inline-block;"></span>	R-1B	<span style="background-color: #4b0082; width: 15px; height: 10px; display: inline-block;"></span>	R-B

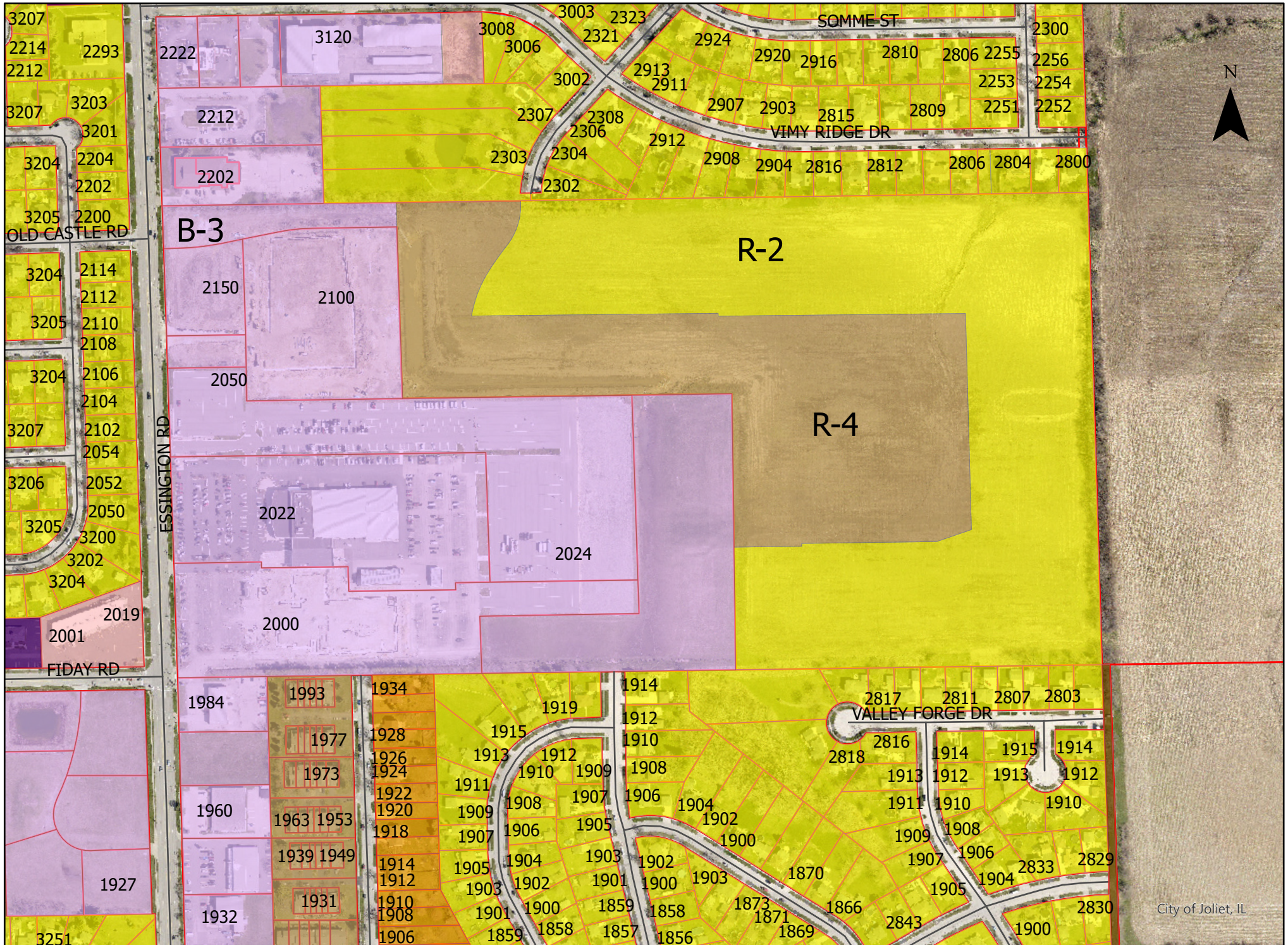


## PUD-12-24a & PUD-13-24a & Z-3-24a



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

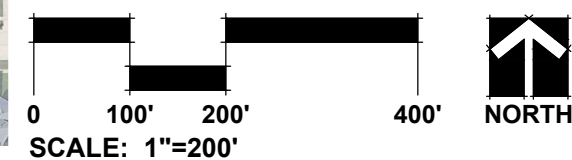
# Existing Zoning Map - 2200 Essington Road





**SITE DATA**

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

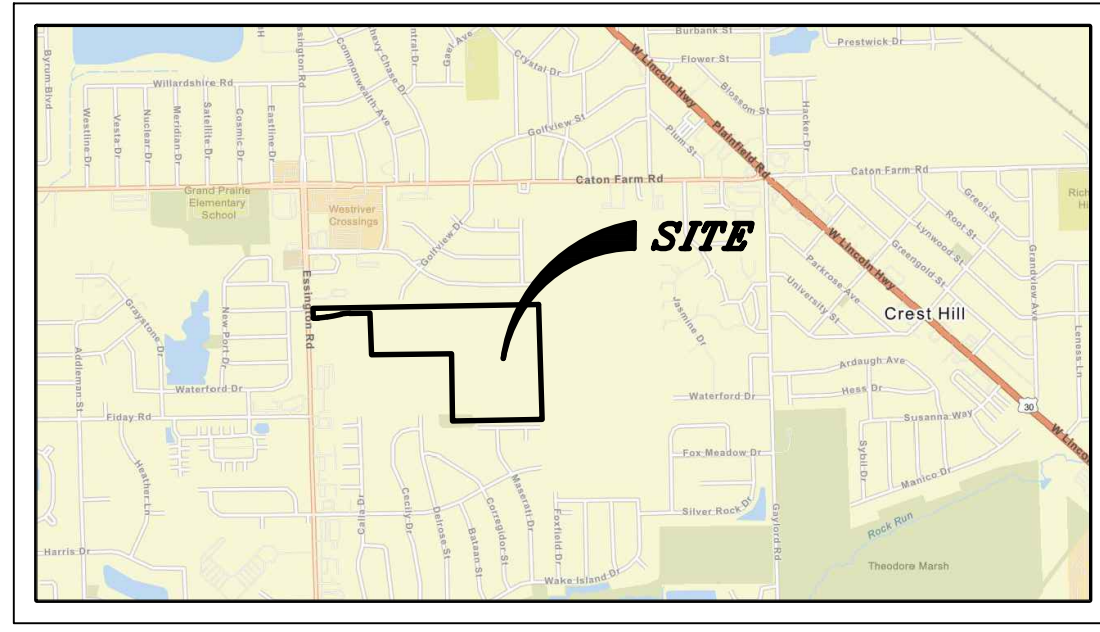


# ILLUSTRATIVE PLAN

## JOLIET, ILLINOIS

11/15/2024



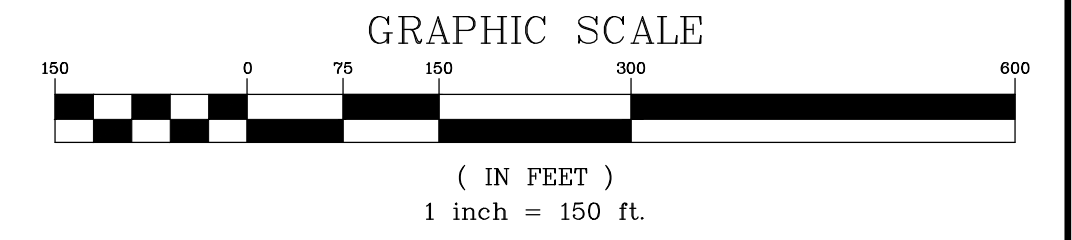


LOCATION MAP  
NOT TO SCALE

# ZONING EXHIBIT

OF

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



## PROPERTY ADDRESS

2202 ESSINGTON ROAD  
JOLIET, IL 60435

## PIN'S

06-03-36-100-033-0000

## EXHIBIT PREPARED FOR

D.R. HORTON  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173

**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**  
**PROPOSED ZONING**  
**(R2) SINGLE FAMILY RESIDENTIAL DISTRICT**

WEXFORD SUBDIVISION  
UNIT 1  
PER DOC. NO. 93-028213  
**CURRENT ZONING**  
**(R2) SINGLE FAMILY RESIDENTIAL DISTRICT**

OLD CASTLE ROAD

**LOT 1**  
**UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION**  
REC. AUGUST 11, 2021  
AS DOC. NO. R2021089147  
P.I.N. 06-03-36-106-001-0000  
ADJOINER/OWNER  
ATWATER/JOLIET ESSINGTON RRTL  
**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**

LOT 32  
LOT 31  
LOT 30  
LOT 29

ESSINGTON ROAD

**LOT 14**  
**2202 ESSINGTON CONDOS**  
PER DOC. R2022-046396  
ADJOINER/OWNER  
2202 ESSINGTON LLC  
ATTENTION RENUKA BHATT  
PER DOC. R88-23367  
P.I.N. 06-03-36-101-022-0000  
**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**

**PICARDY UNIT ONE**  
RECORDED JUNE 2, 1988  
PER DOC. R88-23367  
**CURRENT ZONING**  
**(R2) SINGLE FAMILY RESIDENTIAL DISTRICT**

**LOT 2**  
**UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION**  
REC. AUGUST 11, 2021  
AS DOC. NO. R2021089147  
P.I.N. 06-03-36-106-002-0000  
ADJOINER/OWNER  
ATWATER SAVE-IT-ALL SELF STGE  
**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**

**LOT 3**  
**UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION**  
REC. SEPTEMBER 13, 2021  
AS DOC. NO. R202100615  
P.I.N. 06-03-36-105-003-0000  
ADJOINER/OWNER  
ESSINGTON ROAD PARTNERS INC.  
**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**

**LOT 5**  
**D'ARCY ESTATES UNIT TWO**  
REC. SEPTEMBER 13, 2021  
AS DOC. NO. R202100615  
P.I.N. 06-03-36-105-003-0000  
ADJOINER/OWNER  
ESSINGTON ROAD PARTNERS INC.  
**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**

**LOT 6**  
**D'ARCY ESTATES UNIT TWO**  
REC. SEPTEMBER 13, 2021  
AS DOC. NO. R202100615  
P.I.N. 06-03-36-105-006-0000  
ADJOINER/OWNER  
LOT 6 DETENTION LLC  
**CURRENT ZONING**  
**(B3) GENERAL BUSINESS DISTRICT**

**LOT 264**  
P.I.N. 06-03-36-326-036-0000  
ADJOINER/OWNER  
PLAINFIELD TOWNSHIP PARK DISTRICT  
**CURRENT ZONING**  
**(R2) SINGLE FAMILY RESIDENTIAL DISTRICT**

**WARWICK FIVE SUBDIVISION, UNIT D**  
REC. OCTOBER 18, 1990  
AS DOC. NO. R90-058204

**LOT 265**  
P.I.N. 06-03-36-326-017-0000  
ADJOINER/OWNER  
MCDANIEL KEVIN R. DELIYN L.

**LOT 267**  
P.I.N. 06-03-36-326-019-0000  
ADJOINER/OWNER  
BURGE DAVID A. SHARON C.

**LOT 268**  
P.I.N. 06-03-36-326-021-0000  
ADJOINER/OWNER  
IVERSON JAMES L.

**LOT 271**  
P.I.N. 06-03-36-326-024-0000  
ADJOINER/OWNER  
SLABOSZESKI JAMES DEBRA L.

**LOT 273**  
P.I.N. 06-03-36-326-025-0000  
ADJOINER/OWNER  
LAZARO JAVIER CORTEZ ALCIA L.

**LOT 274**  
P.I.N. 06-03-36-326-026-0000  
ADJOINER/OWNER  
ZAVALLA JOSE CRUZ

**UNSUBDIVIDED**  
P.I.N. 06-03-36-400-013-0000  
ADJOINER/OWNER  
WESTSIDE JOLIET RE LLC.

**UNSUBDIVIDED**  
P.I.N. 06-03-36-202-001-0000  
ADJOINER/OWNER  
HERRON ALICE G.  
**CURRENT ZONING**  
**(A1) AGRICULTURAL**

**UNSUBDIVIDED**  
P.I.N. 06-03-36-202-001-0000  
ADJOINER/OWNER  
HERRON ALICE G.  
**CURRENT ZONING**  
**(A1) AGRICULTURAL**

**LOT 266**  
P.I.N. 06-03-36-326-018-0000  
ADJOINER/OWNER  
GREEN ZACHARY A.

**LOT 268**  
P.I.N. 06-03-36-326-020-0000  
ADJOINER/OWNER  
IVERSON JAMES L.

**LOT 270**  
P.I.N. 06-03-36-326-022-0000  
ADJOINER/OWNER  
SLABOSZESKI JAMES DEBRA L.

**LOT 272**  
P.I.N. 06-03-36-326-024-0000  
ADJOINER/OWNER  
SKALA JAMES D. BARBARA A.

**LOT 274**  
P.I.N. 06-03-36-326-026-0000  
ADJOINER/OWNER  
ZAVALLA JOSE CRUZ

**UNSUBDIVIDED**  
P.I.N. 06-03-36-400-001-0000  
ADJOINER/OWNER  
HERRON ALICE G. HERRON JOHN JAMES  
**CURRENT ZONING**  
**(A1) AGRICULTURAL**

## ZONING INFORMATION

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

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

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

## SURVEYOR'S NOTES

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

DATE	REVISIONS	CHANGE PROPERTY ADDRESS PER CITY COMMENT

**Manhard CONSULTING**  
1938 East River Street, Suite 100, Joliet, IL 60438  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2200 ESSINGTON ROAD  
JOLIET, ILLINOIS 60435  
ZONING EXHIBIT

PROJ MGR: CJS  
PROJ ASSOC: CJS  
DRAWN BY: LB  
DATE: 12/05/24  
SCALE: 1" = 150'  
SHEET  
1 OF 1  
DRH/JOL04



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

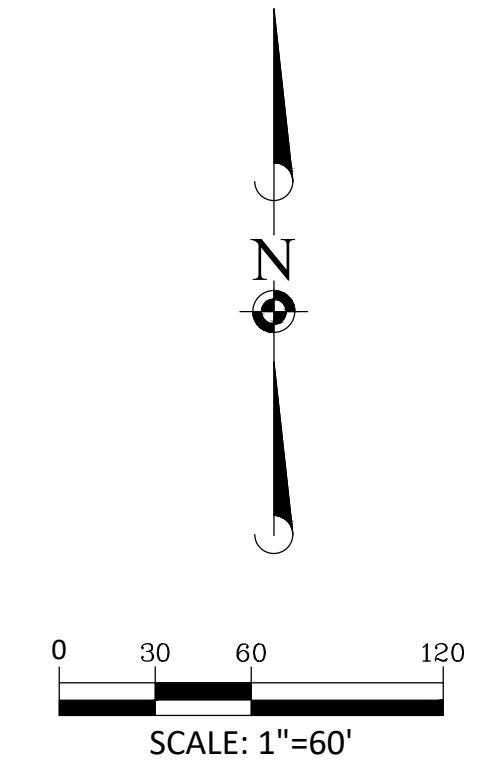
THIS PLAT IS NOT FOR RECORD

VIMY RIDGE DRIVE

PICARDY UNIT TWO

PICARDY UNIT THREE

PICARDY UNIT ONE



FOR CONTINUATION - SEE SHEET 1

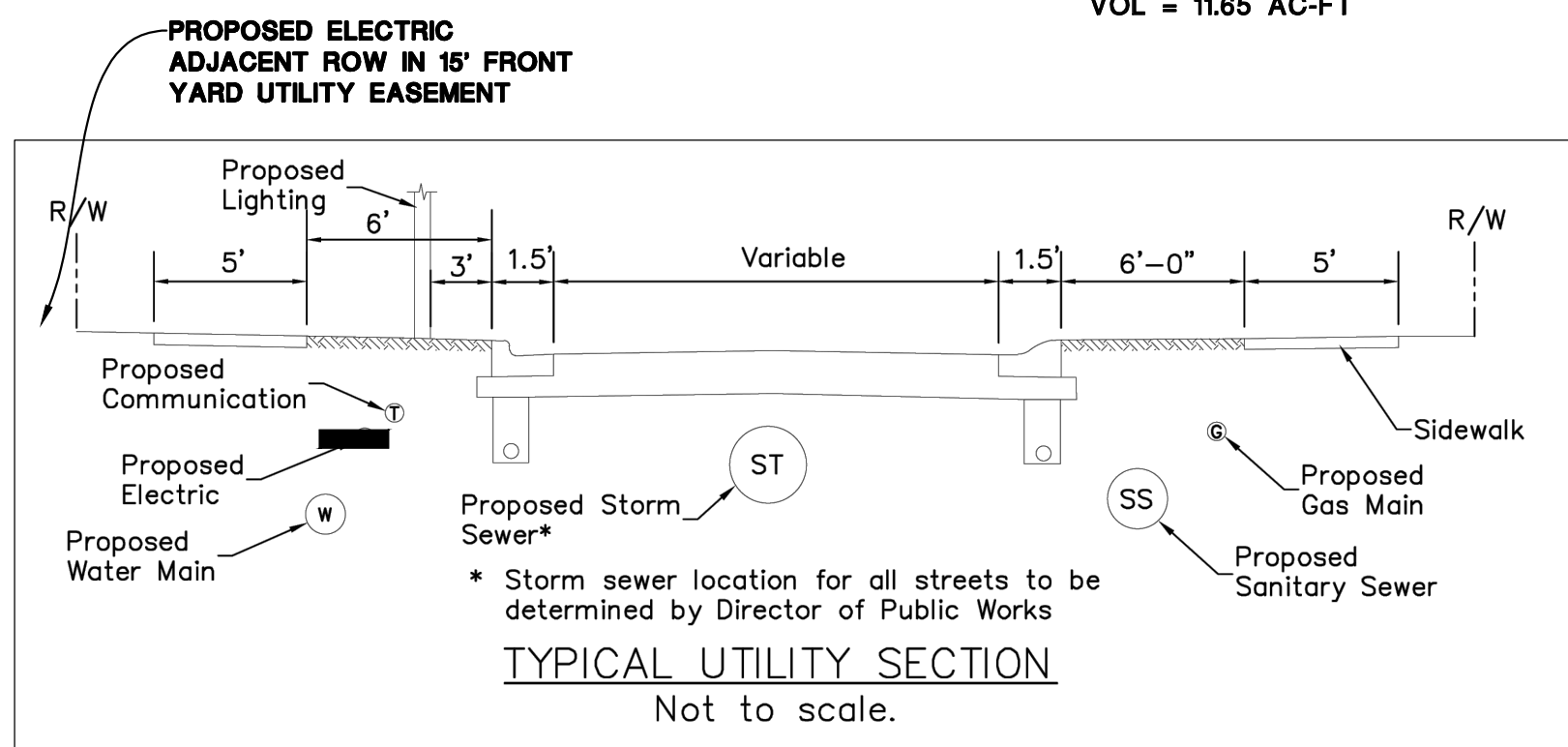
UNSUBDIVIDED

UNSUBDIVIDED

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

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

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



FOR CONTINUATION - SEE SHEET 3

NO.	DATE	REVISIONS

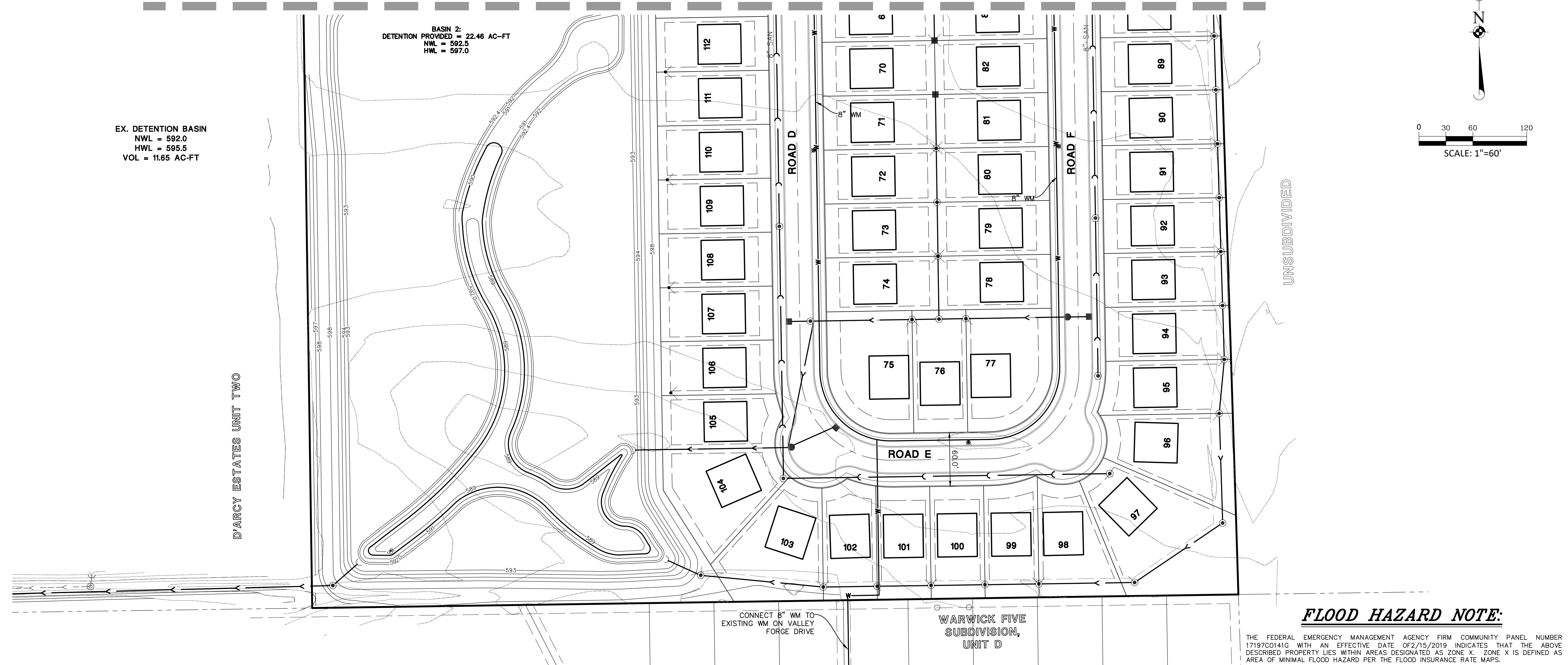
**Manhard CONSULTING**  
 208 East Riverside Road, Joliet, IL 60435  
 815.741.1100  
 www.manhardconsulting.com  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
2100 ESSINGTON ROAD, JOLIET, ILLINOIS 60435  
PRELIMINARY PUD PLAT

PROJ. MGR.: CJS  
 PROJ. ASSOC.: DMR  
 DRAWN BY: DMR  
 DATE: 11/01/24  
 SCALE: 1" = 60'  
 SHEET  
**2 OF 3**  
 DRHJ01L04

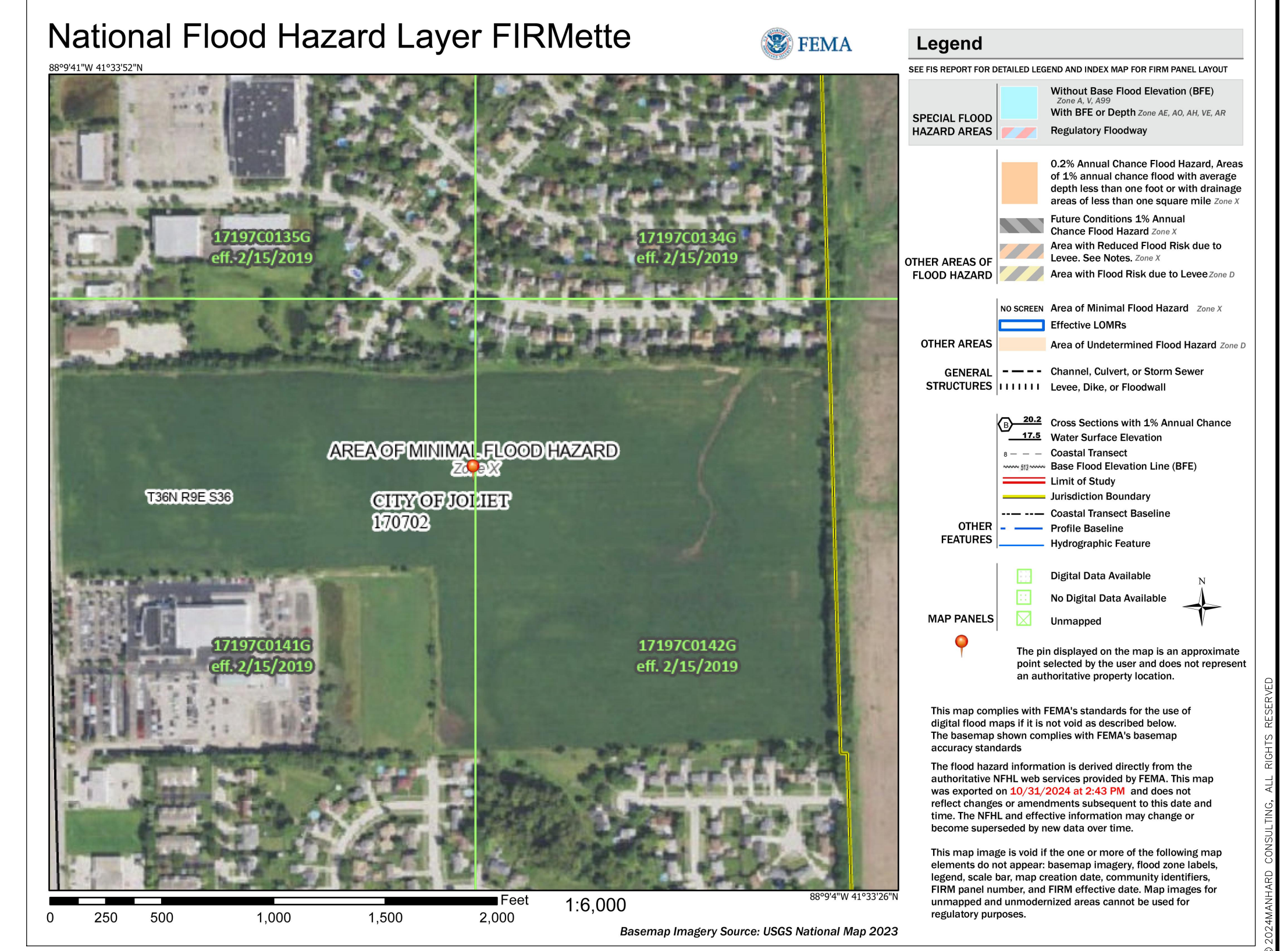
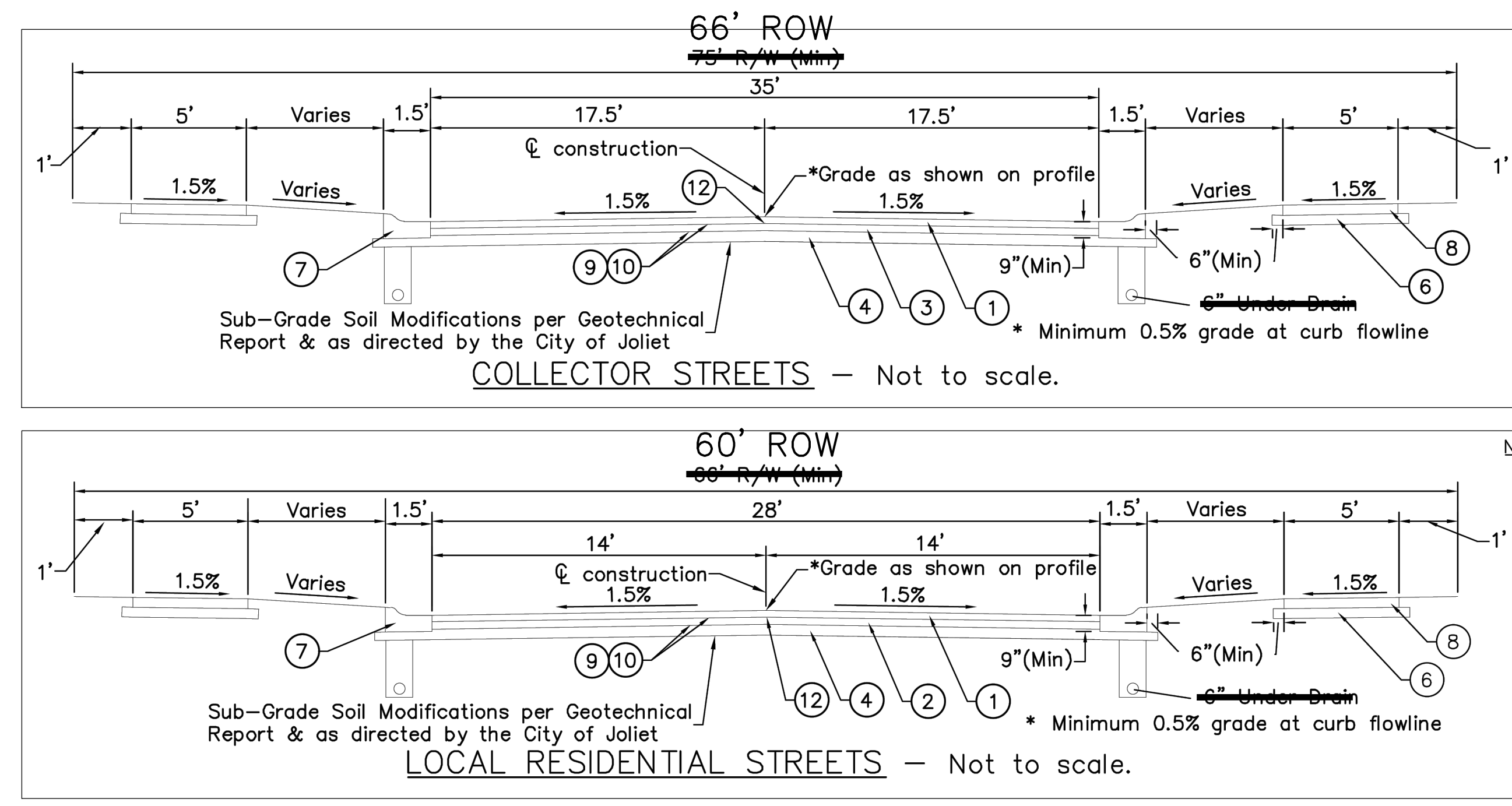
PRELIMINARY PLAT  
OF  
**PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT**  
FOR CONTINUATION - SEE SHEET 2

THIS PLAT IS NOT FOR RECORD



**FLOOD HAZARD NOTE:**

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



**Manhard CONSULTING**  
228 East Broadway Street, Suite 200, Joliet, IL 60433  
815.342.0900  
www.manhardconsulting.com

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

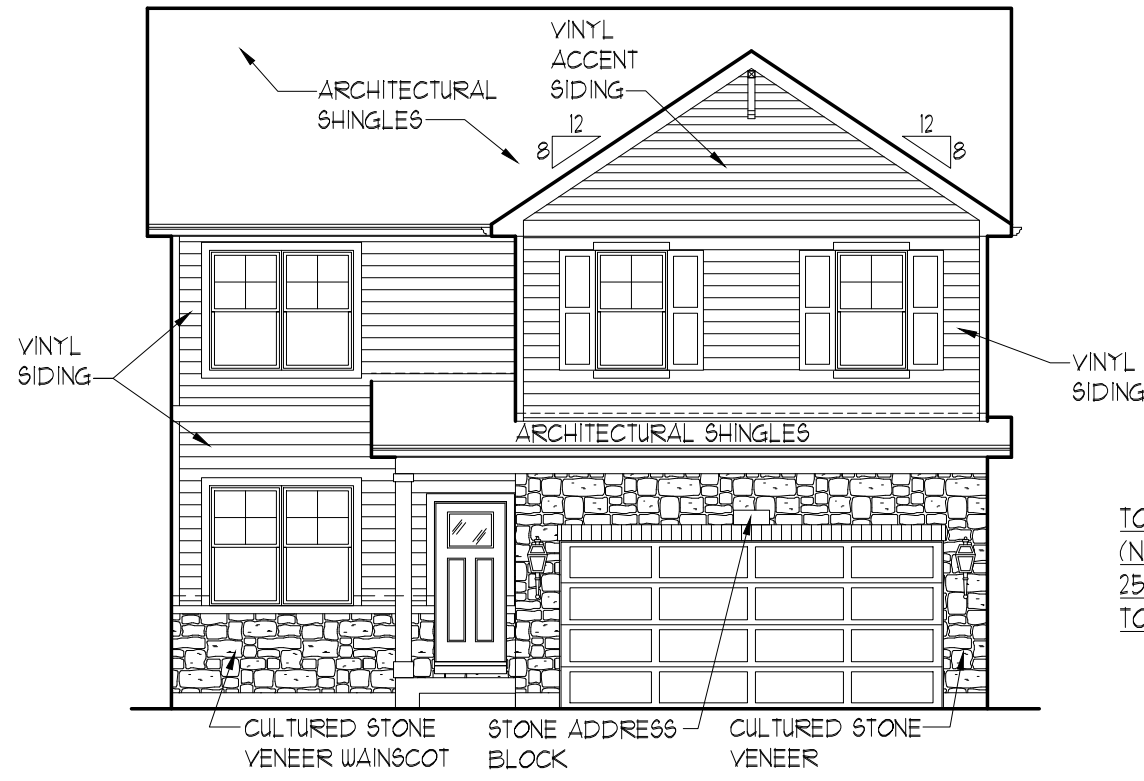
DATE: 11/01/24  
DRAWN BY: DMR  
SCALE: 1" = 60'

REVISIONS  
NO. DATE DESCRIPTION

PROJECT: PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT  
2100 ESSINGTON ROAD, JOLIET, ILLINOIS 60435  
PRELIMINARY PUD PLAT

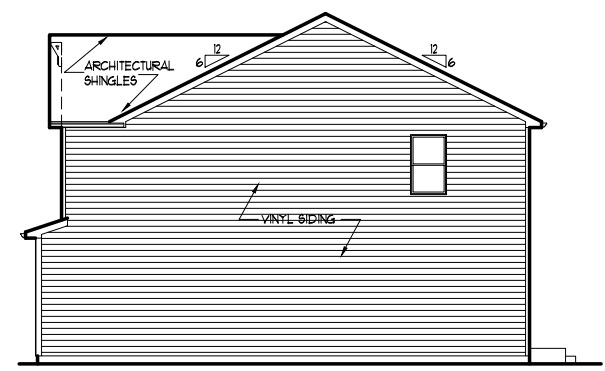
PROJ. MGR.: CJS  
PROJ. ASSOC.: DMR  
DRAWN BY: DMR  
DATE: 11/01/24  
SCALE: 1" = 60'

SHEET  
3 OF 3  
DRHJ0104

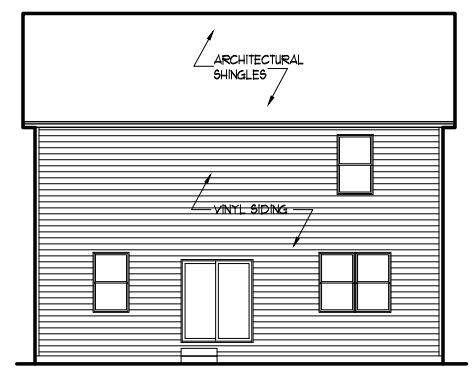


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.  
 25% OF SIDEABLE AREA = 114.79 SQ. FT.  
 TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

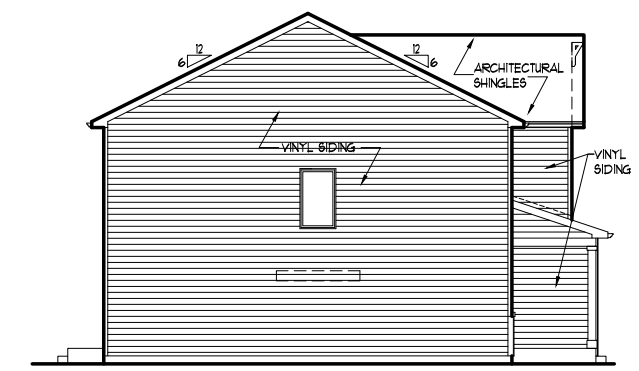
**ELEVATION "A5"**



TYPICAL RIGHT ELEVATION

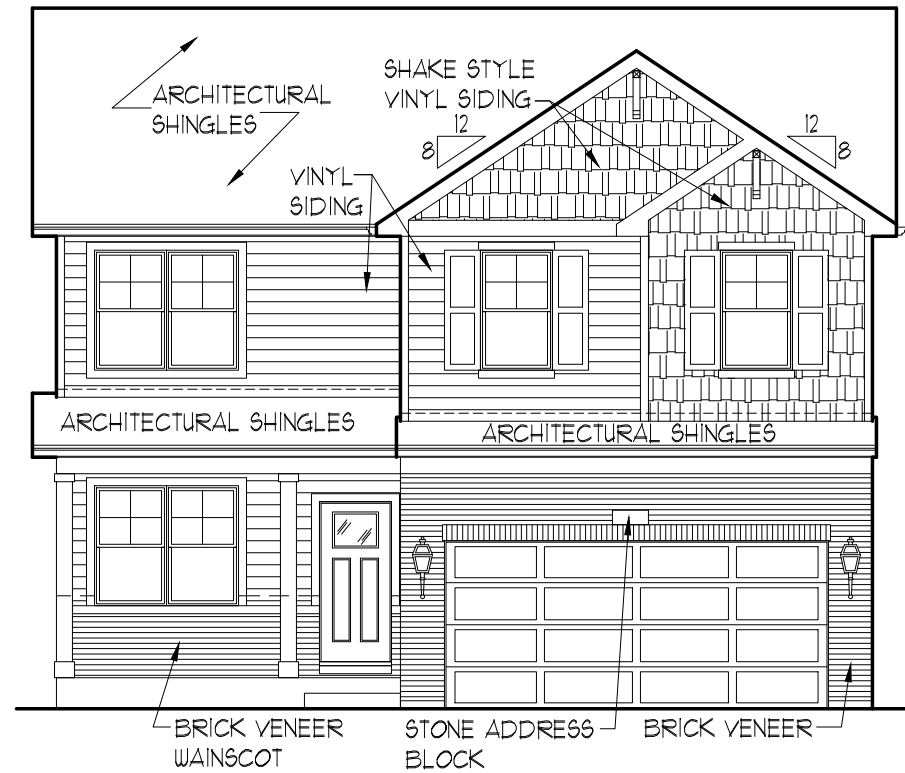


TYPICAL REAR ELEVATION



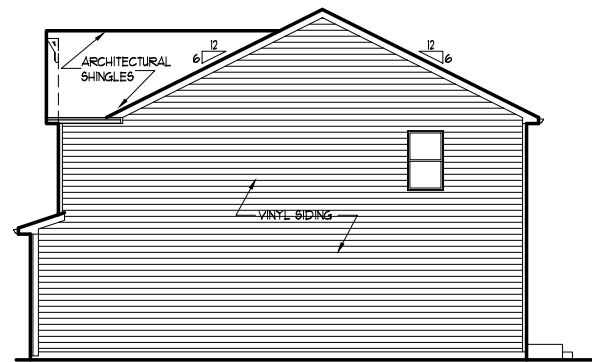
TYPICAL LEFT ELEVATION

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

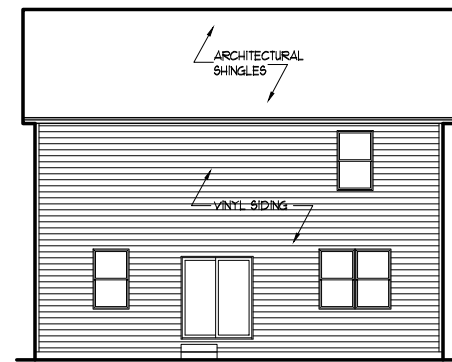


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.  
 25% OF SIDEABLE AREA = 107.25 SQ. FT.  
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

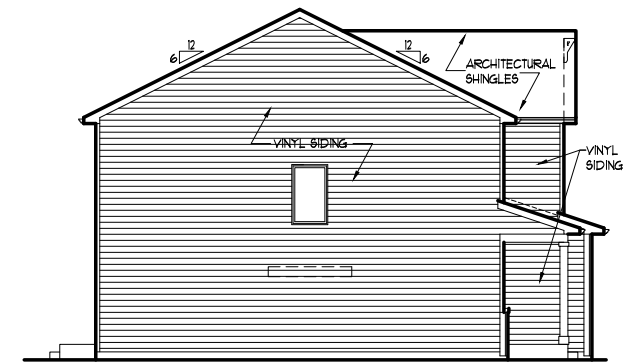
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION

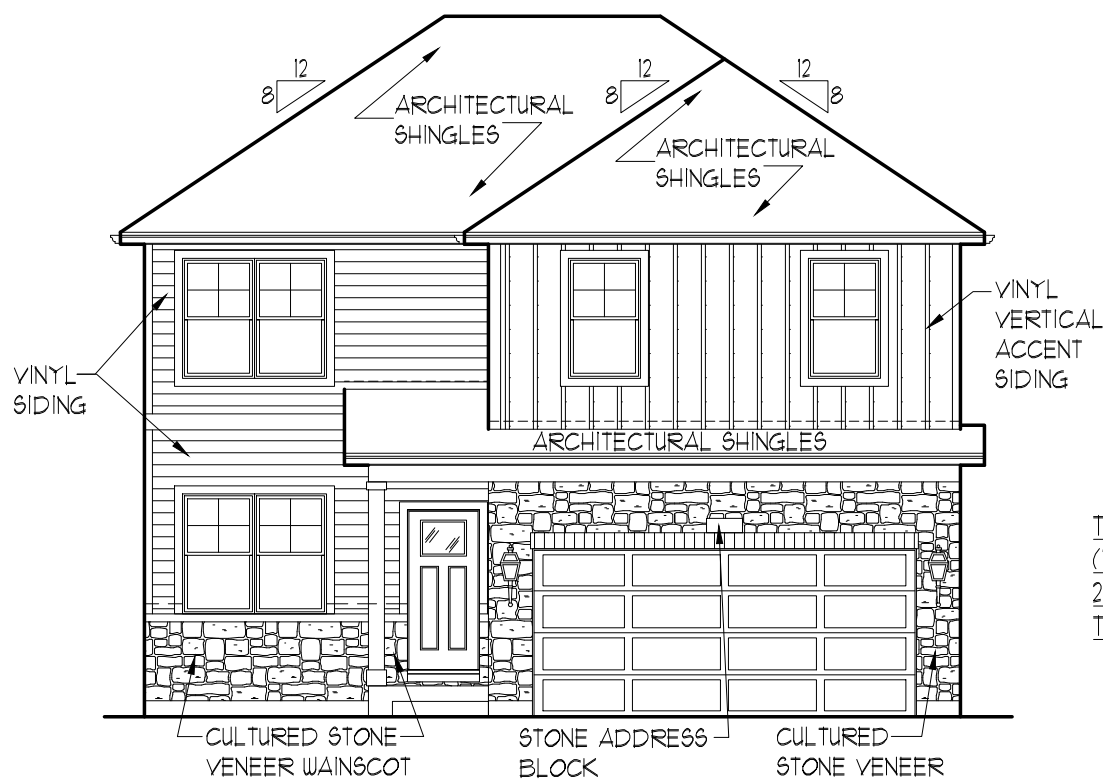


TYPICAL REAR ELEVATION



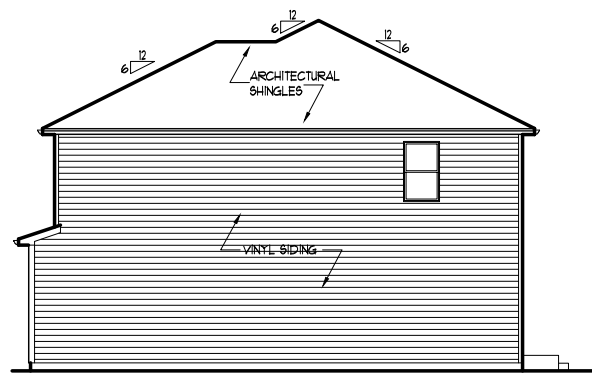
TYPICAL LEFT ELEVATION

x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

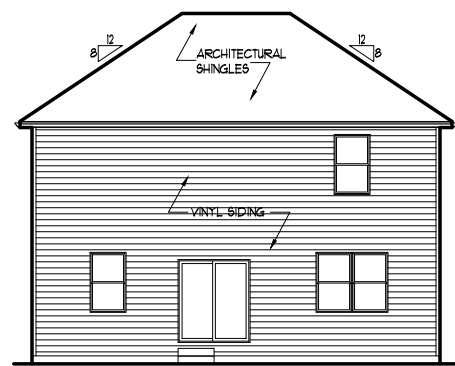


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.  
 25% OF SIDEABLE AREA = 96.60 SQ. FT.  
 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

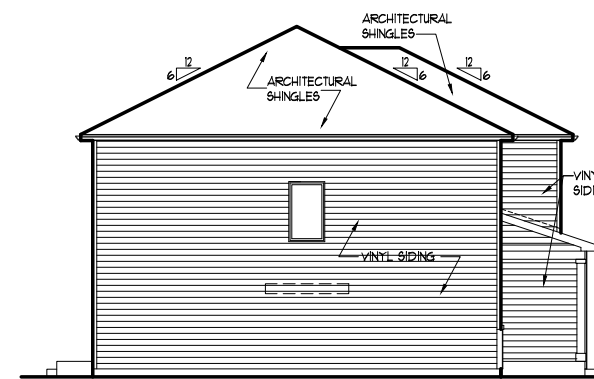
ELEVATION "C5"



TYPICAL RIGHT ELEVATION

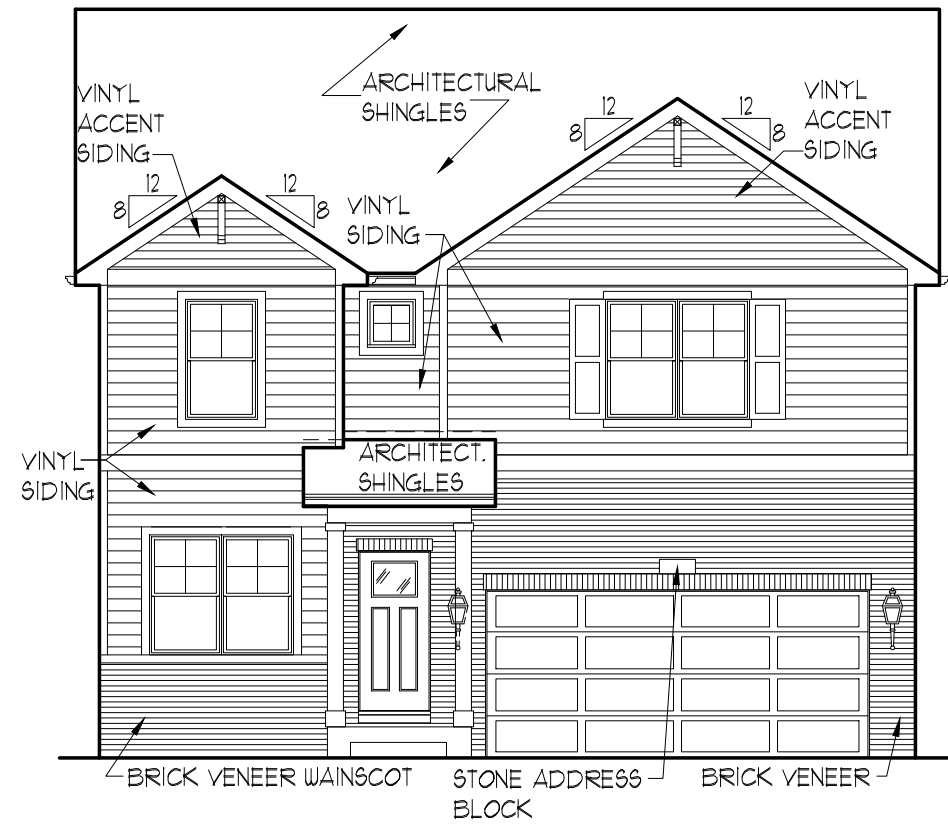


TYPICAL REAR ELEVATION



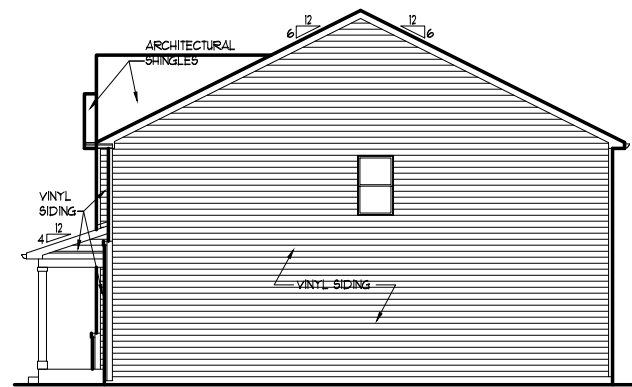
TYPICAL LEFT ELEVATION

x424  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

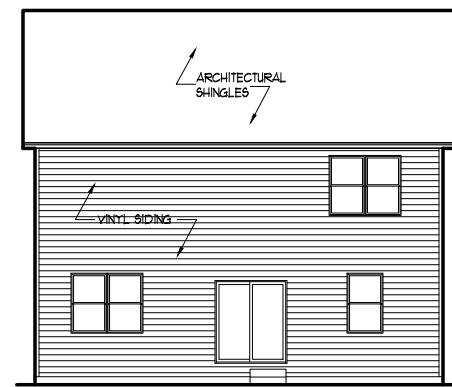


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.  
 25% OF SIDEABLE AREA = 130.26 SQ. FT.  
 TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)

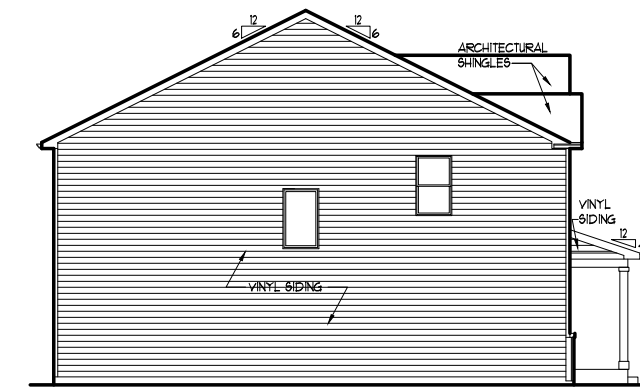
## ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

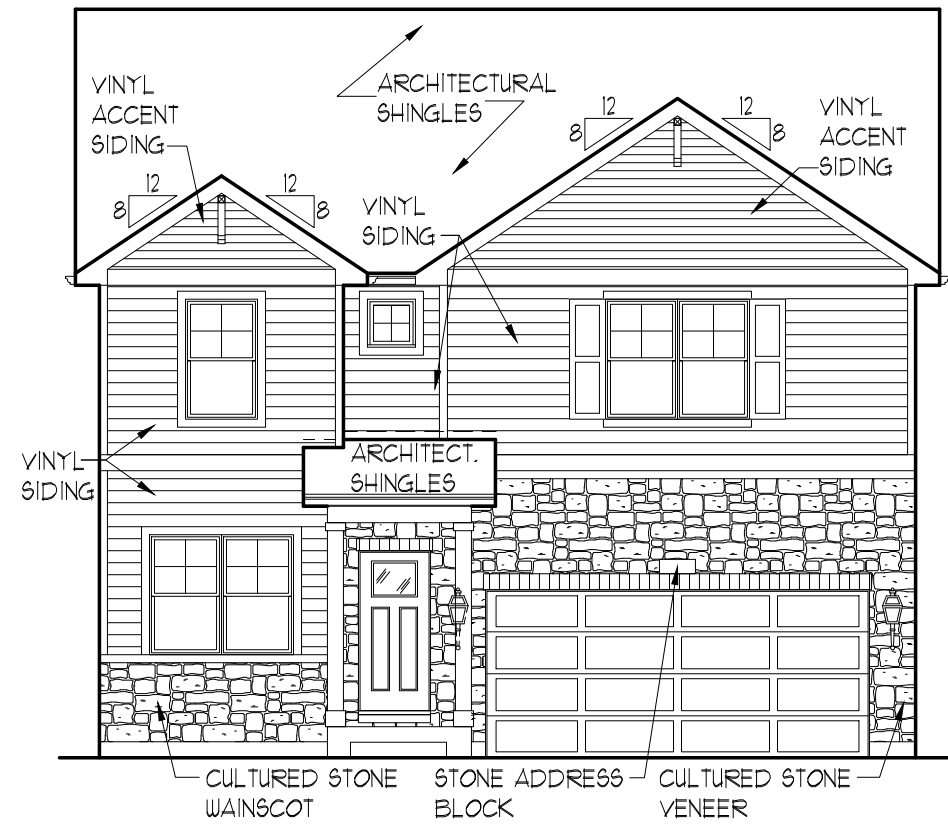
# x427

## PRAIRIE LANDING

### JOLIET, IL.

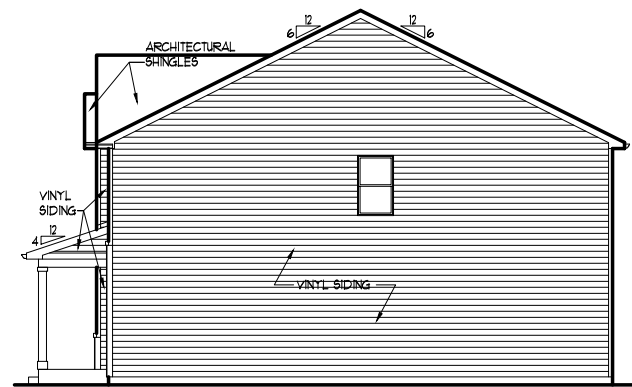
# X-SERIES



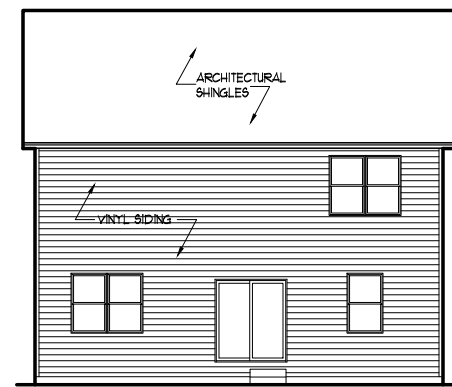


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.  
 25% OF SIDEABLE AREA = 130.26 SQ. FT.  
 TOTAL MASONRY AREA = 193.00 SQ. FT. (31.0%)

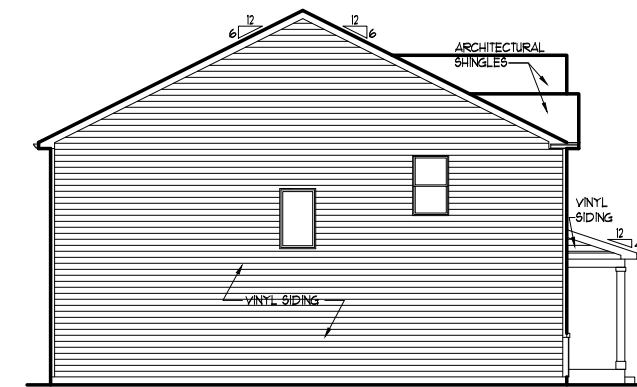
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

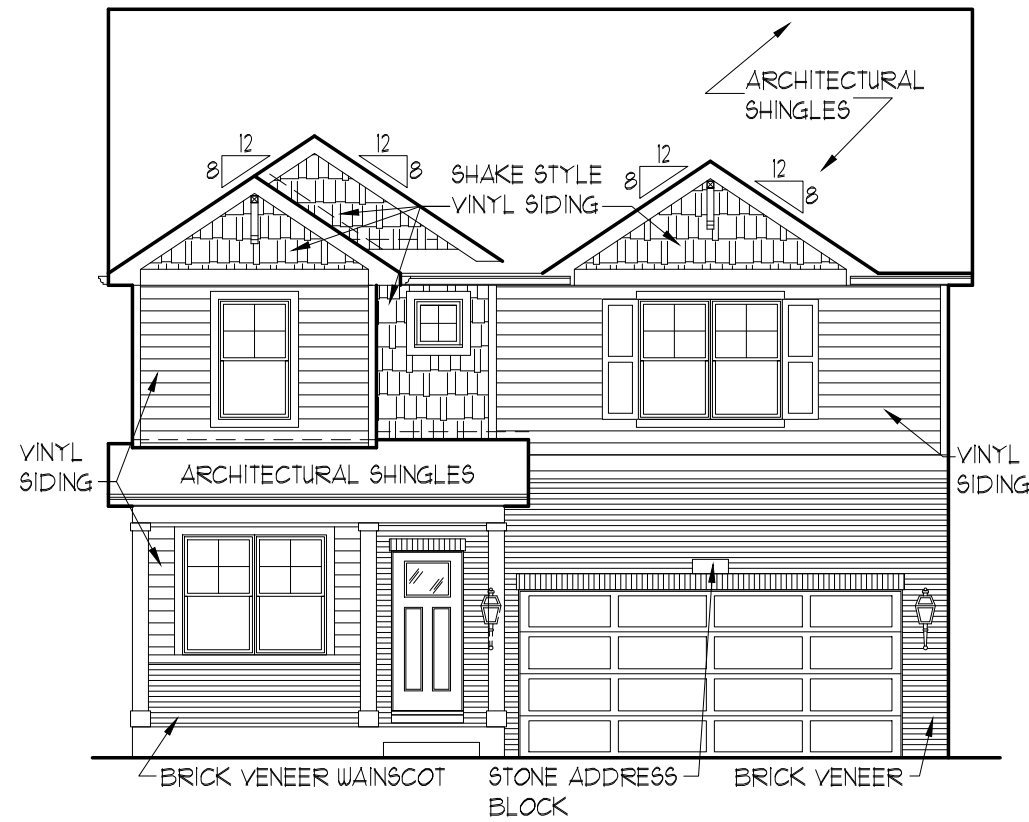


TYPICAL REAR ELEVATION



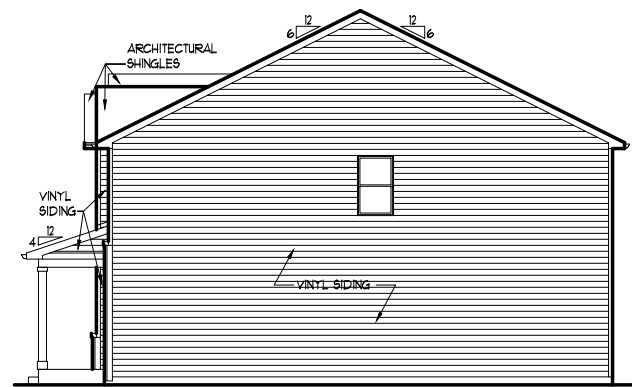
TYPICAL LEFT ELEVATION

x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

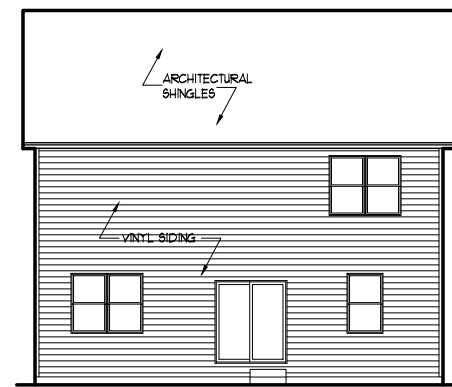


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.  
 25% OF SIDEABLE AREA = 114.96 SQ. FT.  
 TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

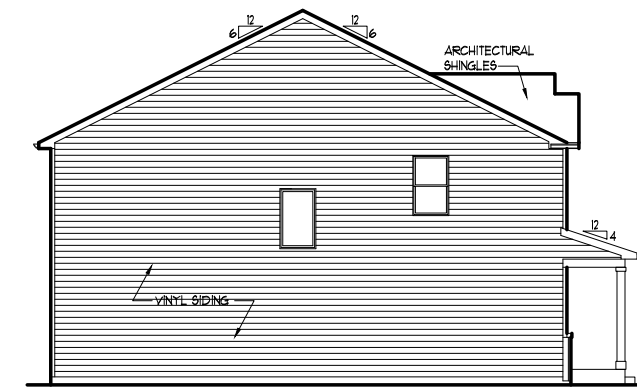
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION

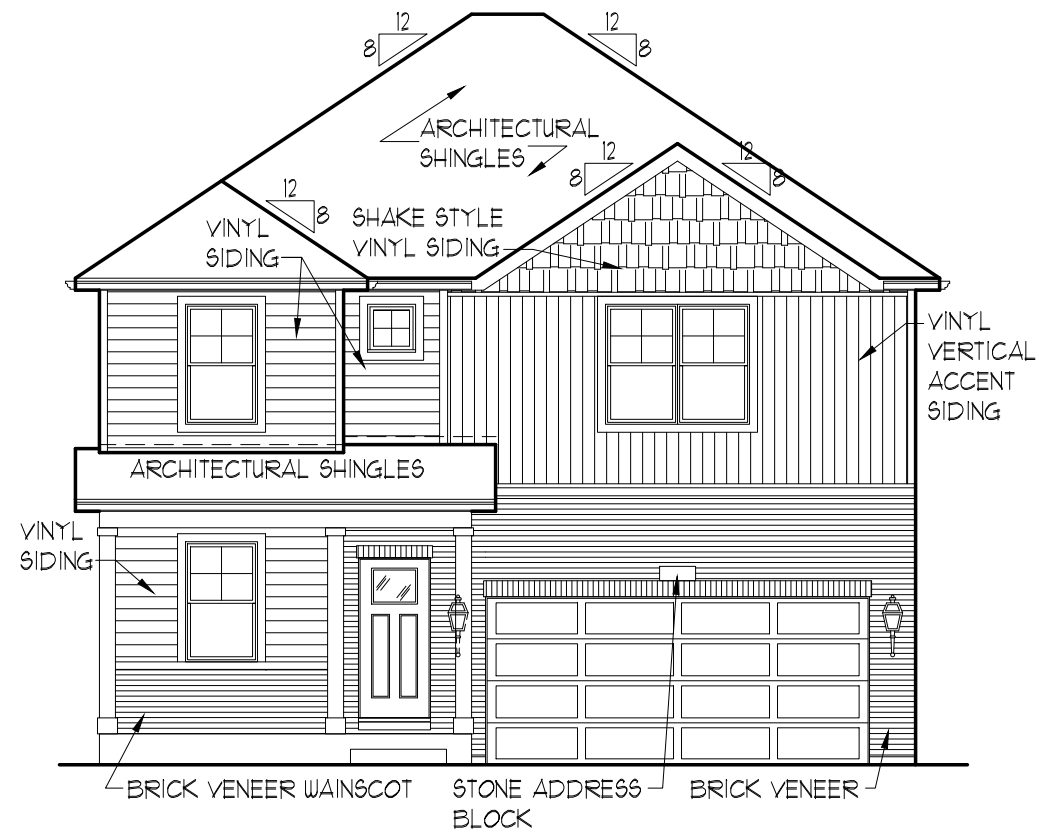


TYPICAL REAR ELEVATION



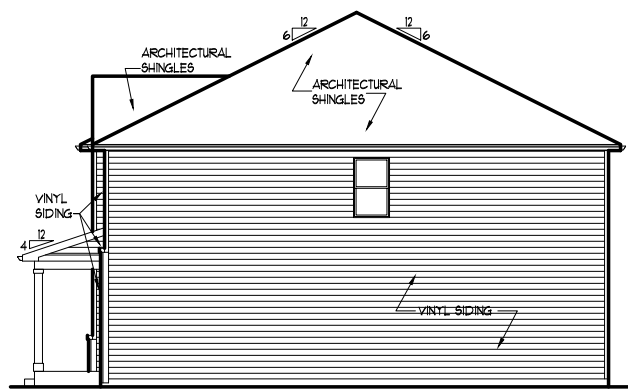
TYPICAL LEFT ELEVATION

x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

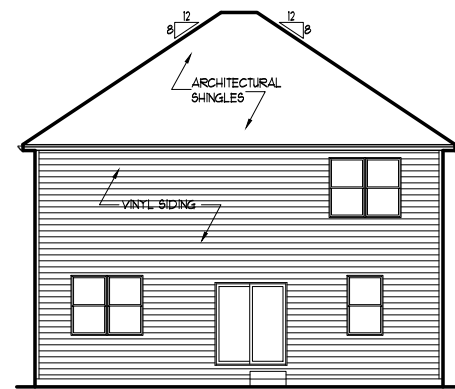


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.  
 25% OF SIDEABLE AREA = 114.46 SQ. FT.  
 TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

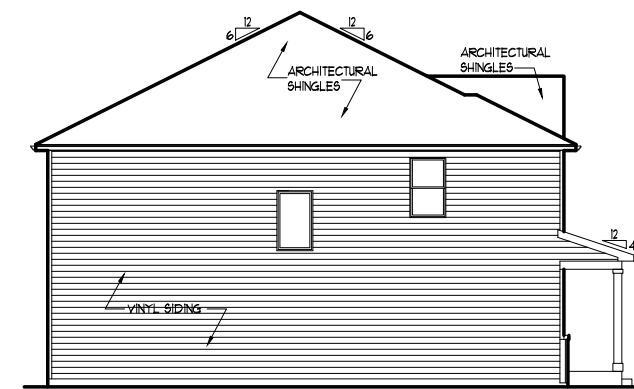
ELEVATION "D4"



TYPICAL RIGHT ELEVATION

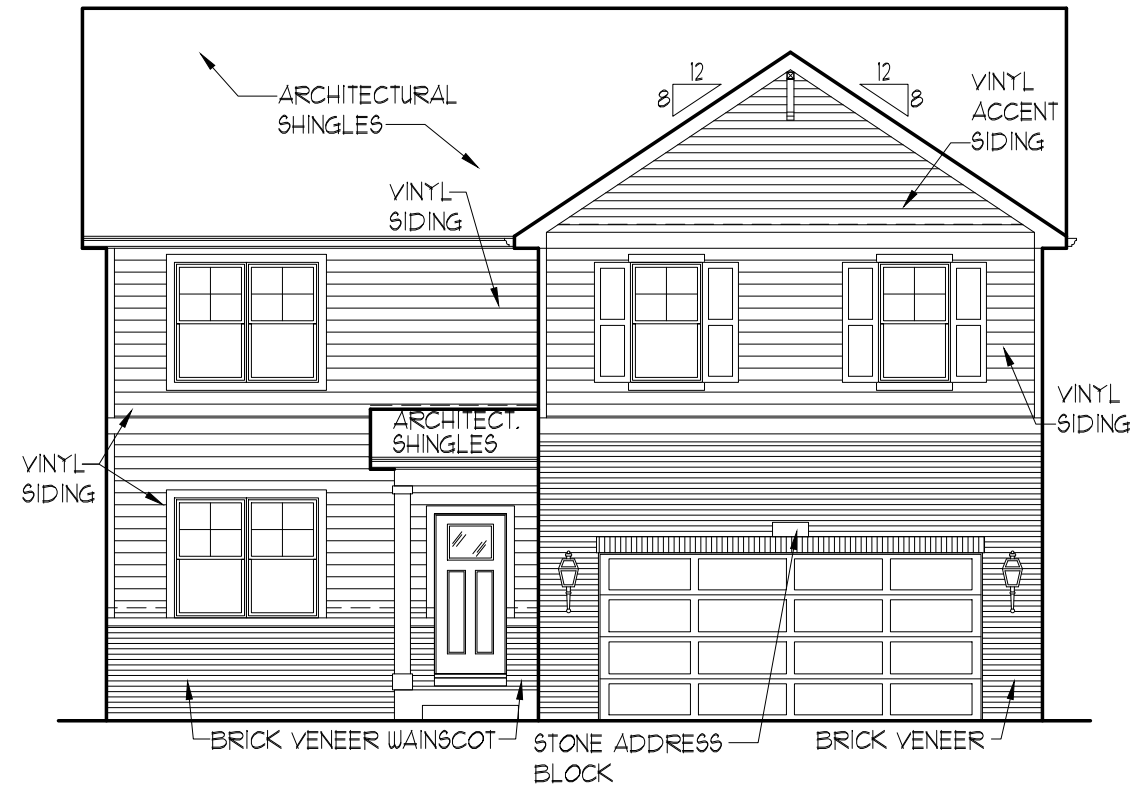


TYPICAL REAR ELEVATION



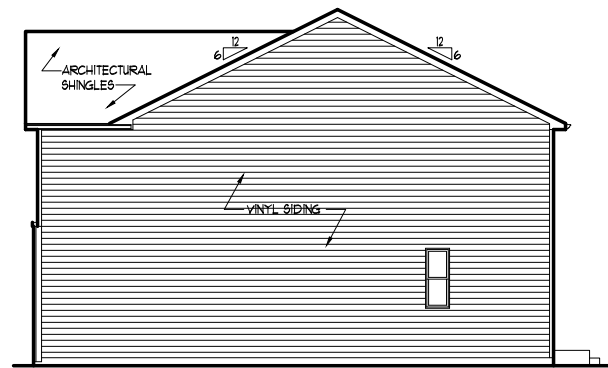
TYPICAL LEFT ELEVATION

x427  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES

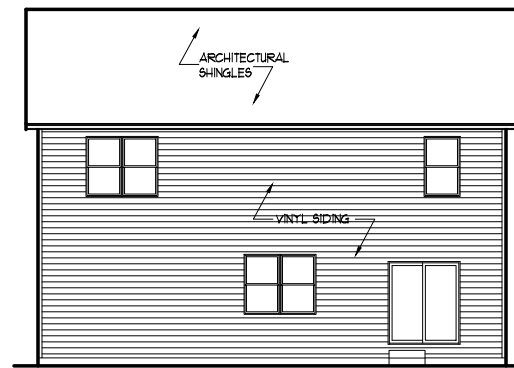


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.  
 25% OF SIDEABLE AREA = 148.40 SQ. FT.  
 TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

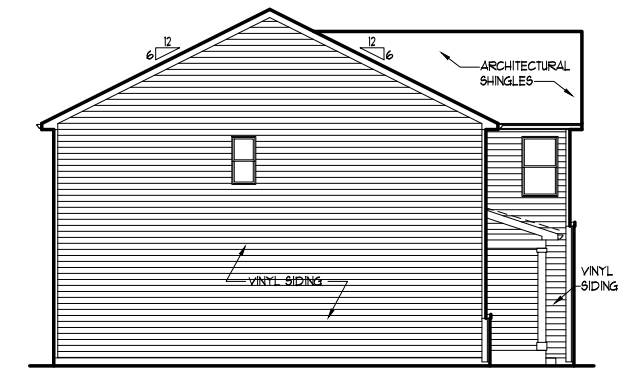
## ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



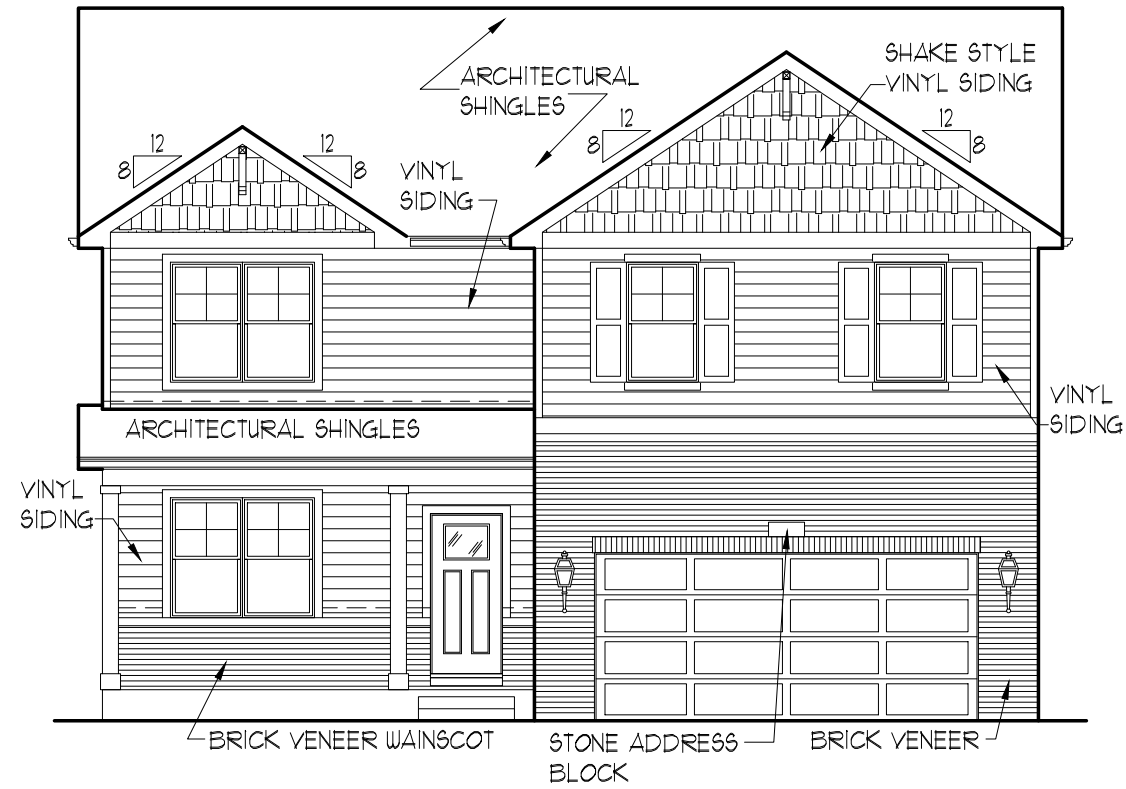
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

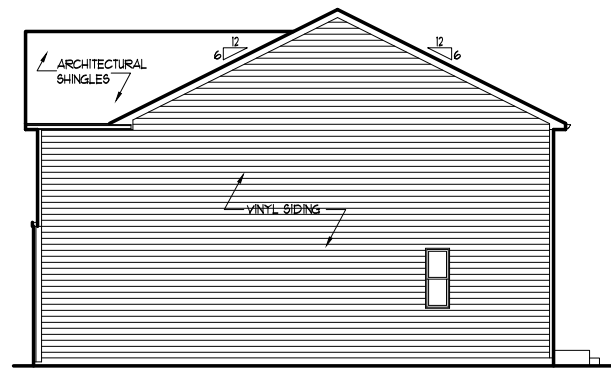
JOLIET, IL.

X-SERIES

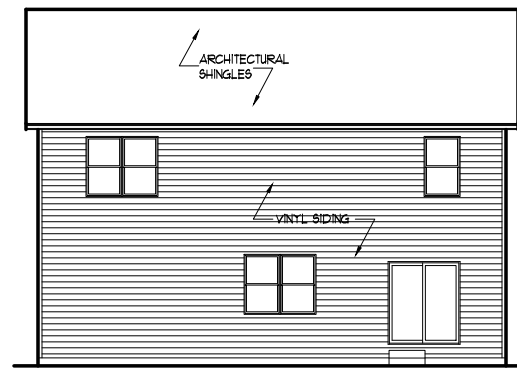


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.  
 25% OF SIDEABLE AREA = 145.88 SQ. FT.  
 TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

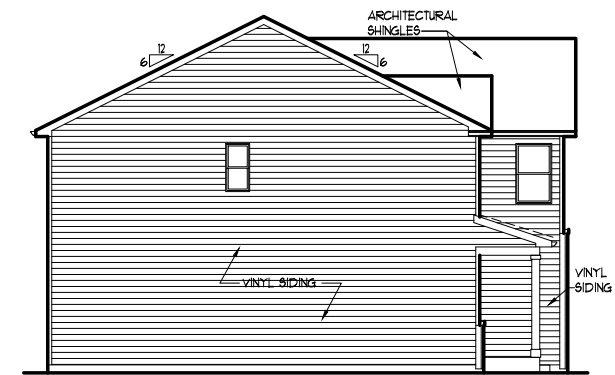
## ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



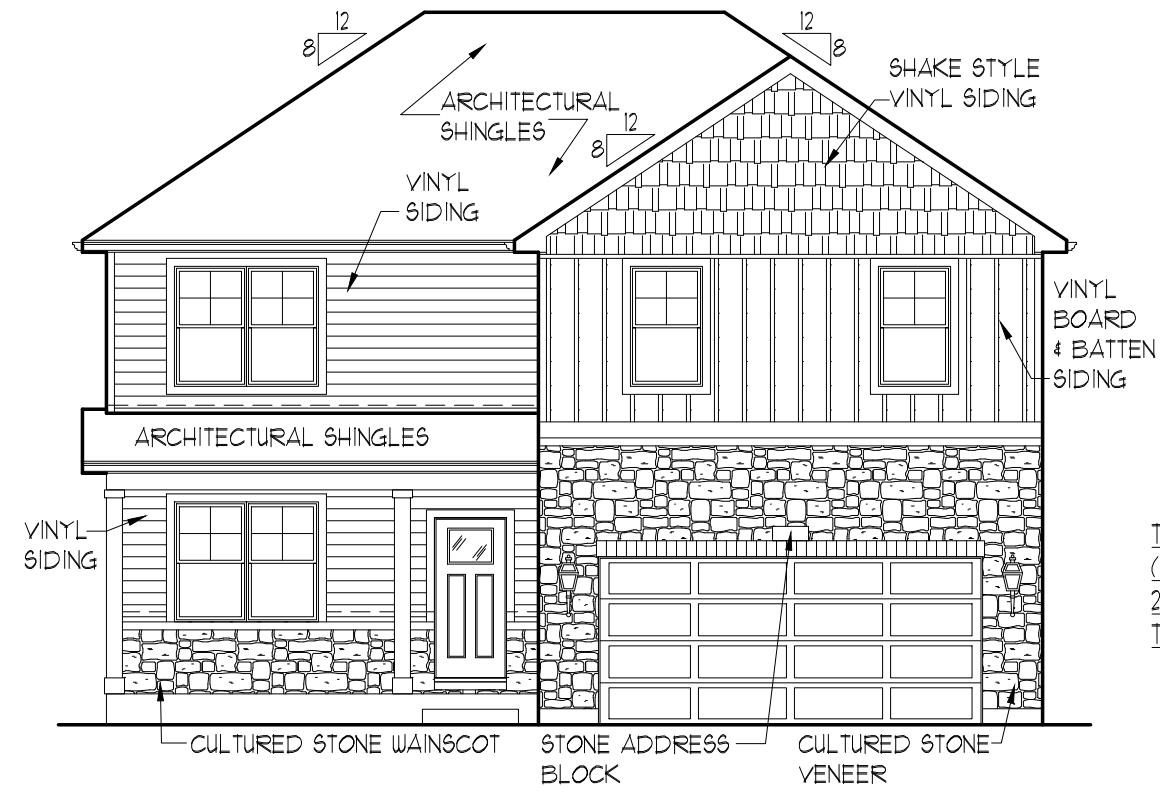
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

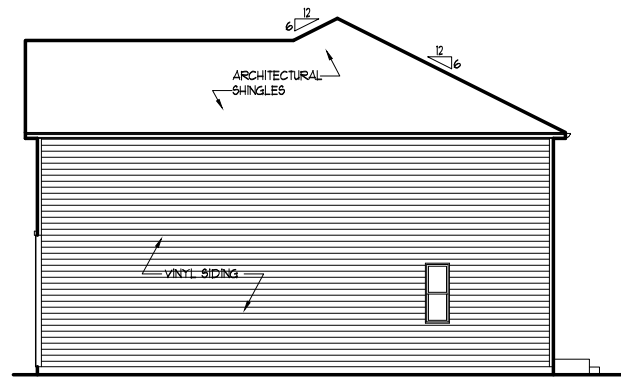
JOLIET, IL.

X-SERIES

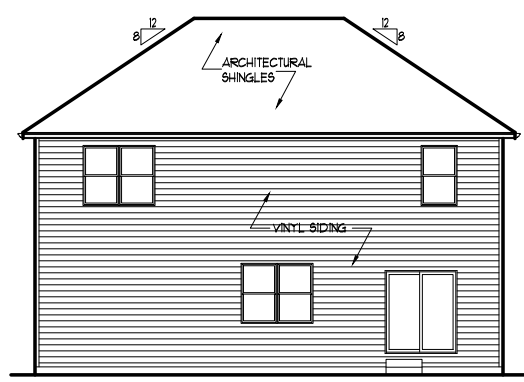


TOTAL FRONT ELEVATION SIDEABLE AREA  
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.  
 25% OF SIDEABLE AREA = 139.02 SQ. FT.  
 TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

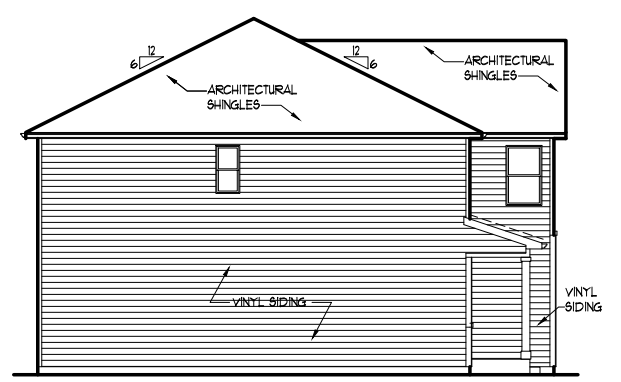
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION

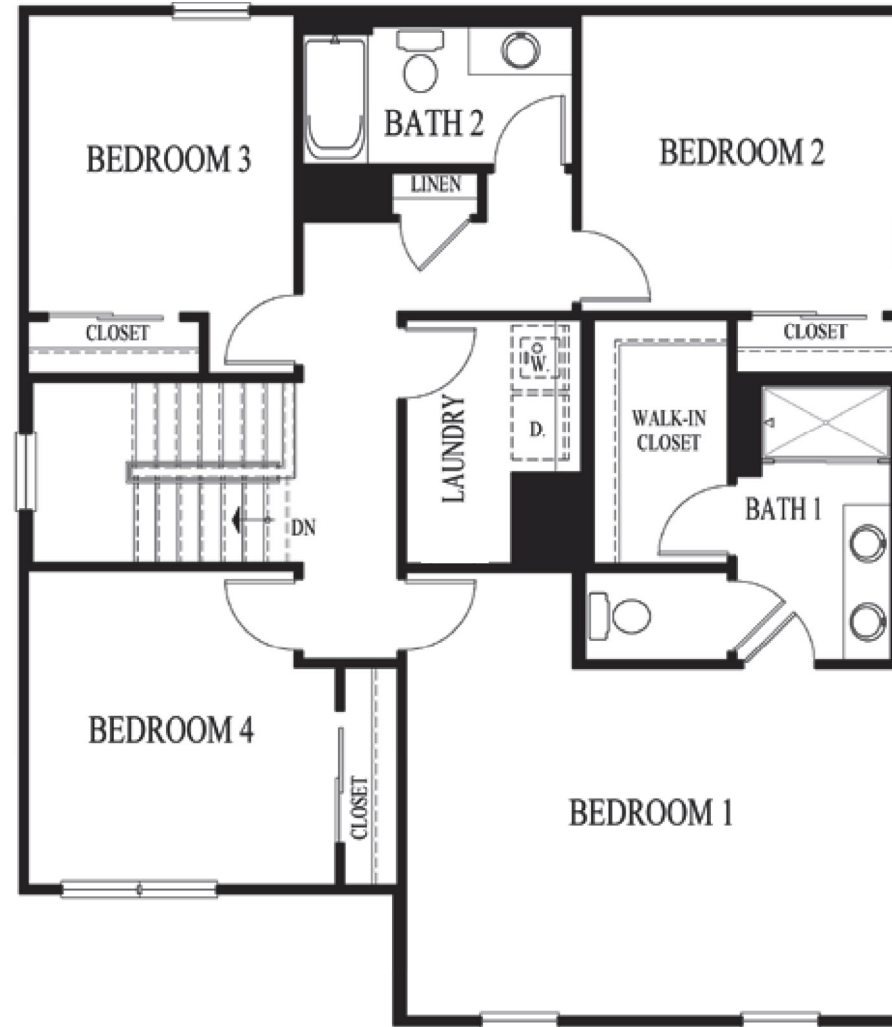


TYPICAL LEFT ELEVATION

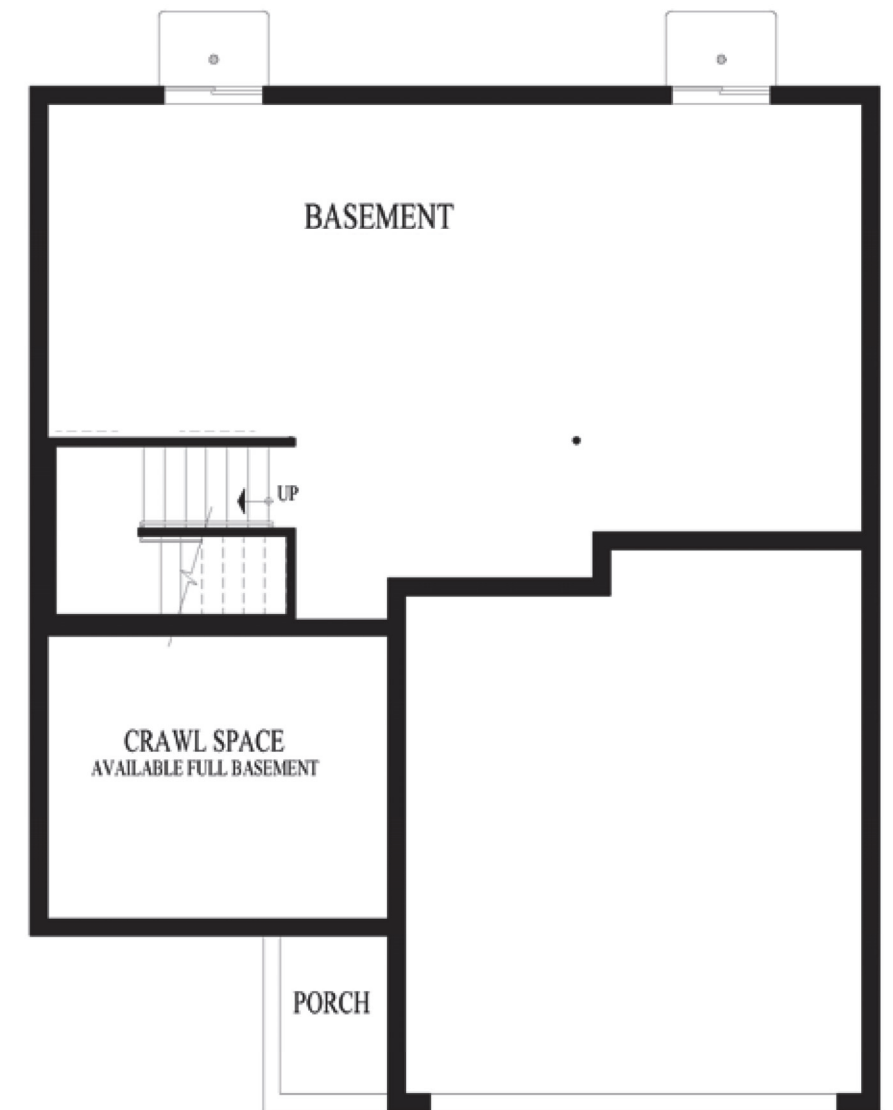
x429  
PRAIRIE LANDING  
JOLIET, IL.  
X-SERIES



Main Level



Upper Level

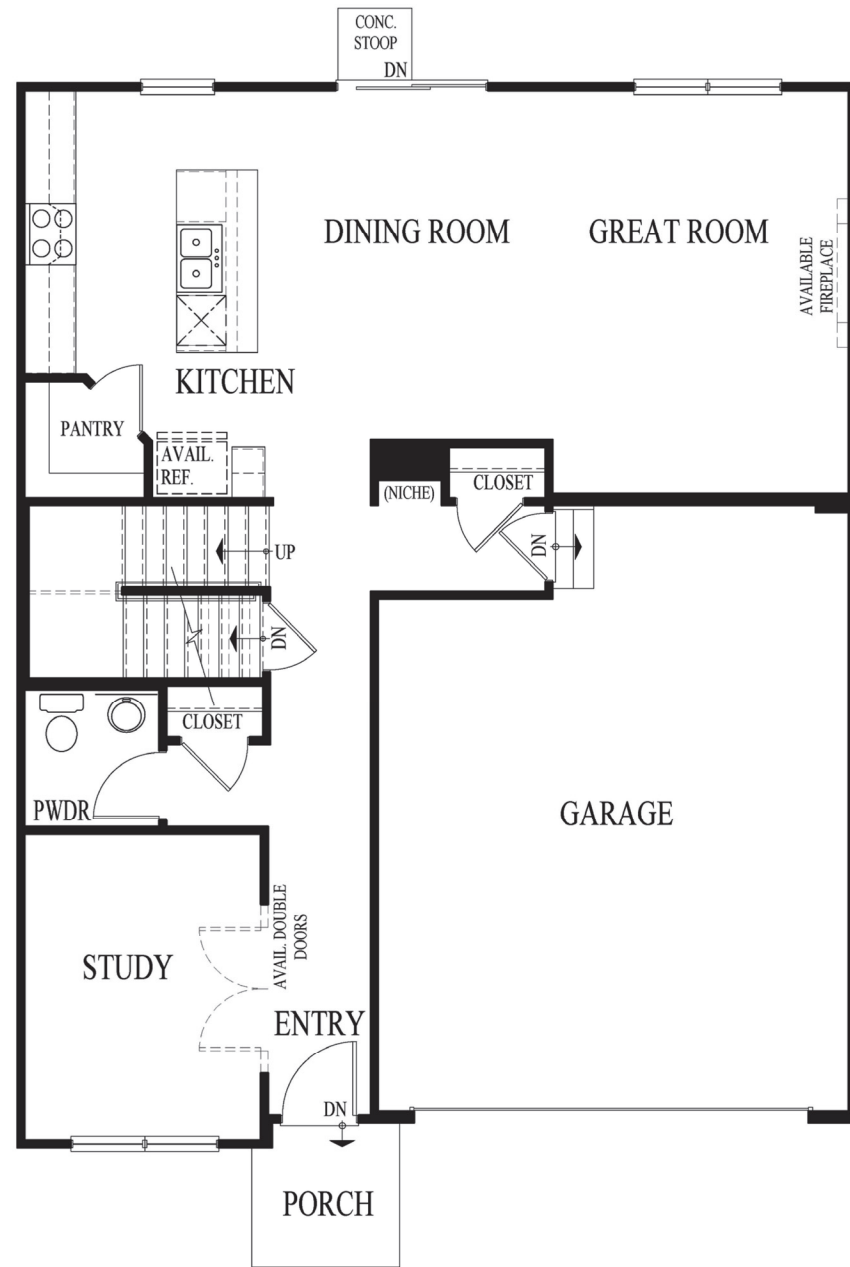


Partial Basement\*

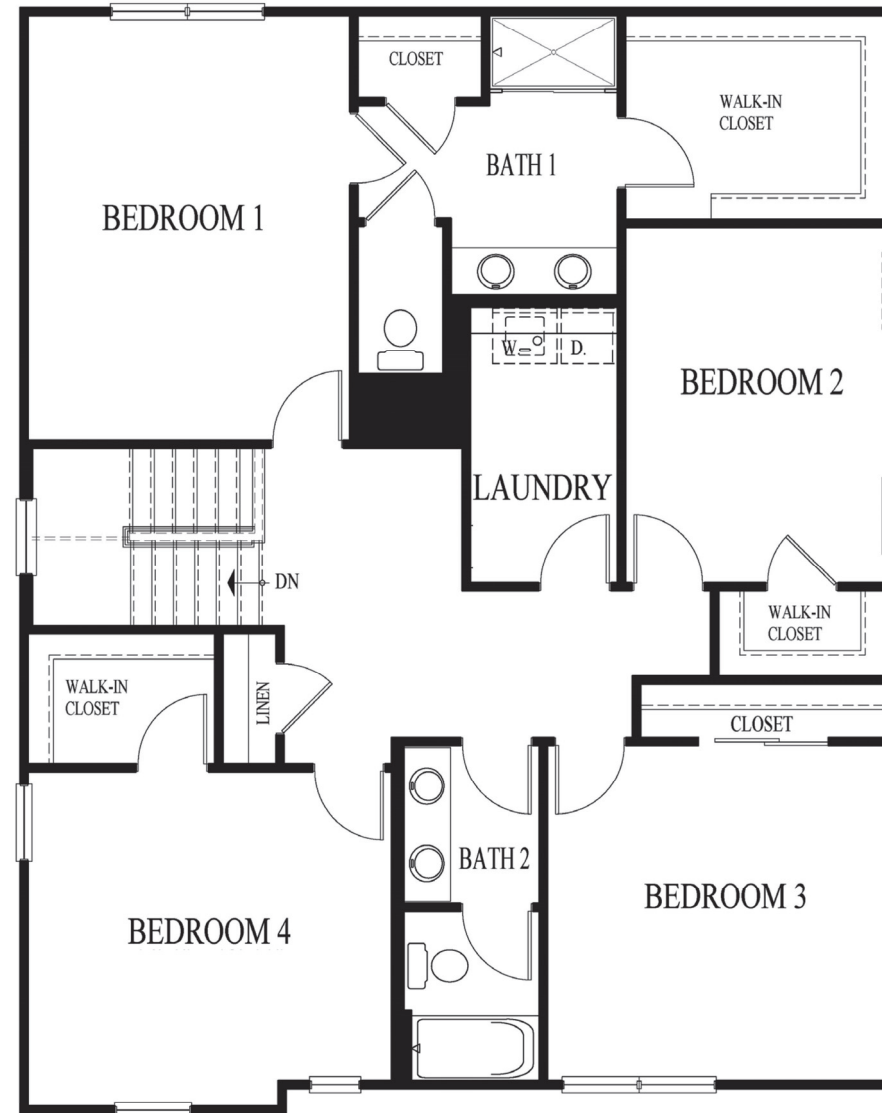
\*Mechanical and window locations may vary. See a sales representative for details.



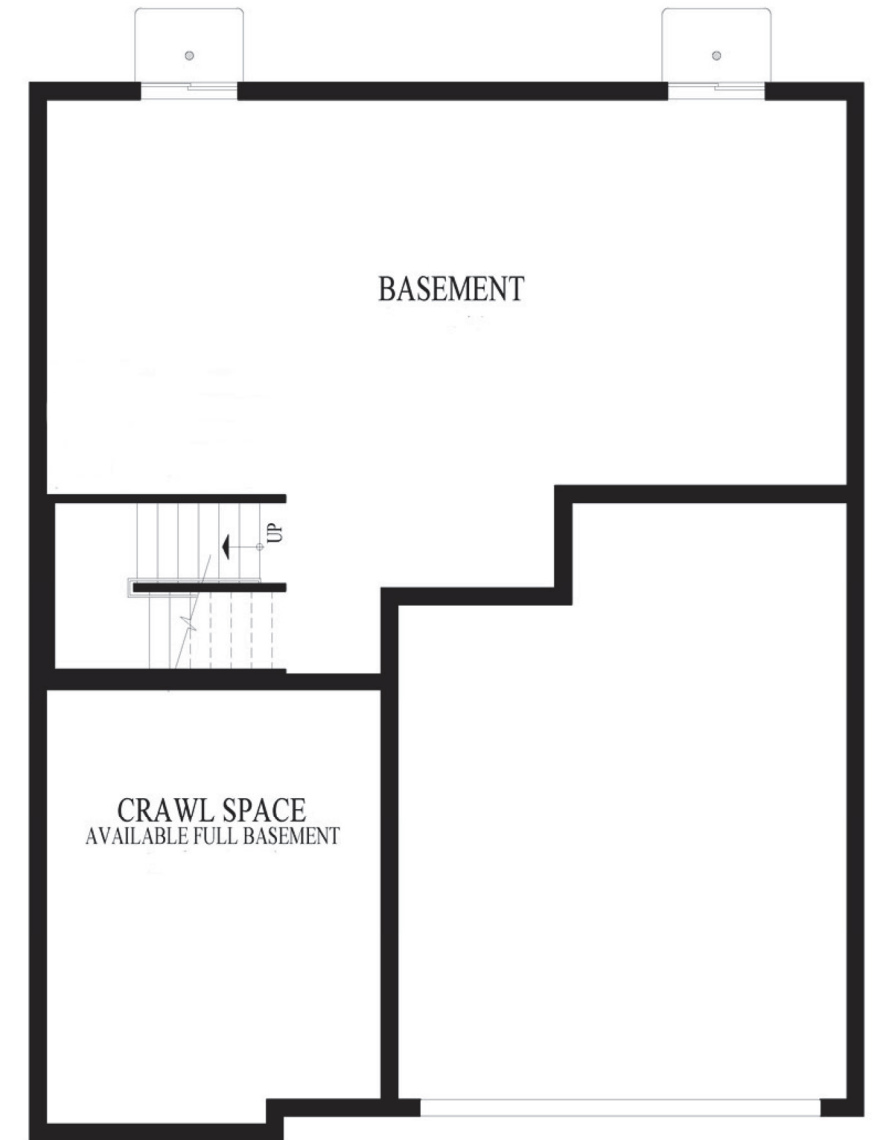
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation.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



Main Level



Upper Level



Partial Basement\*

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

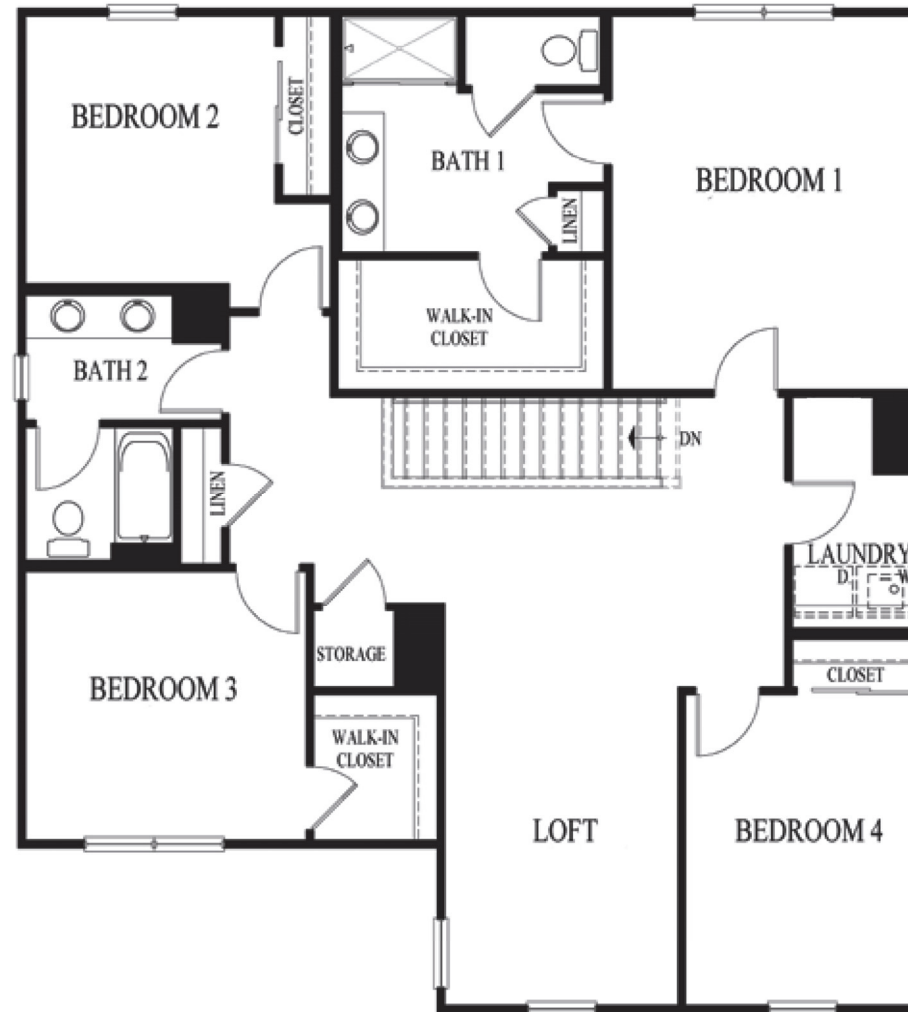


D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation.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

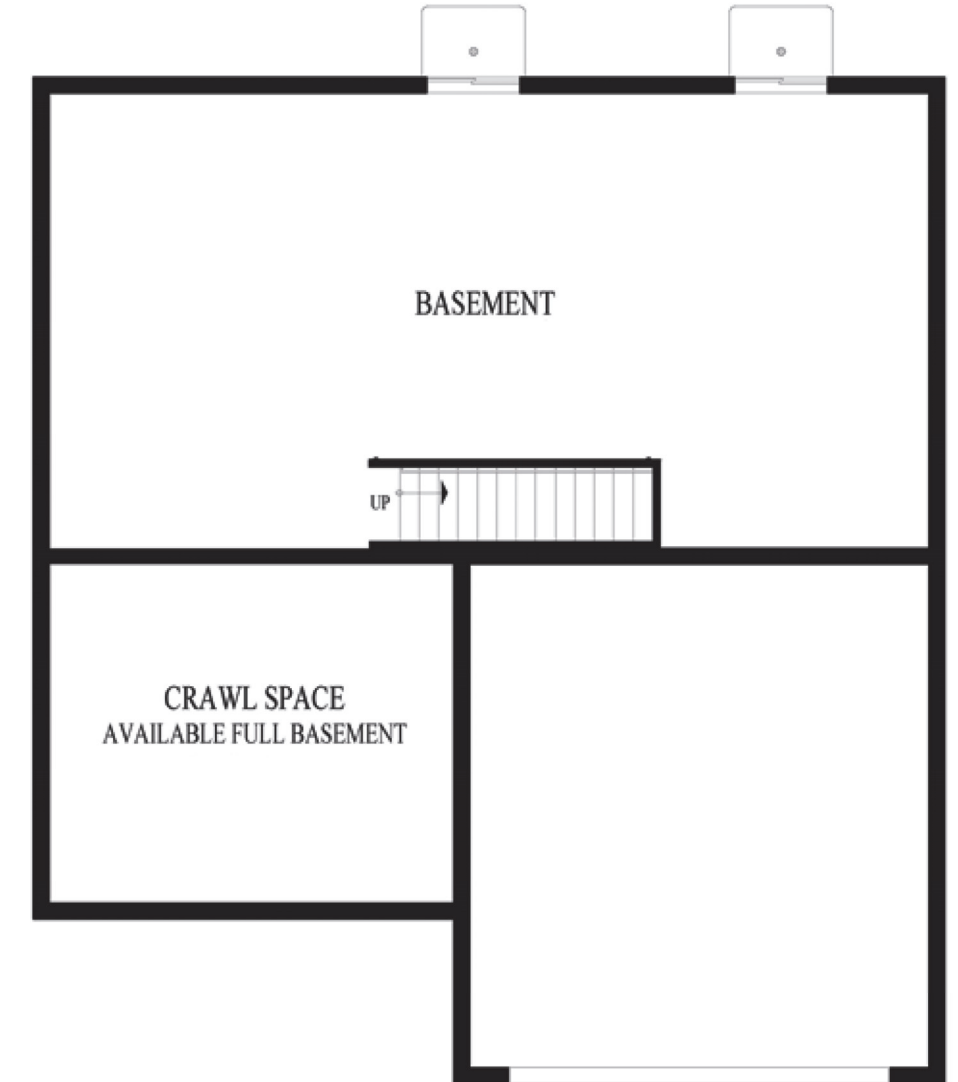




Main Level



Upper Level



Partial Basement\*

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



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

# Final Landscape Plan

# PRAIRIE LANDING

Joliet, Illinois

November 14, 2024

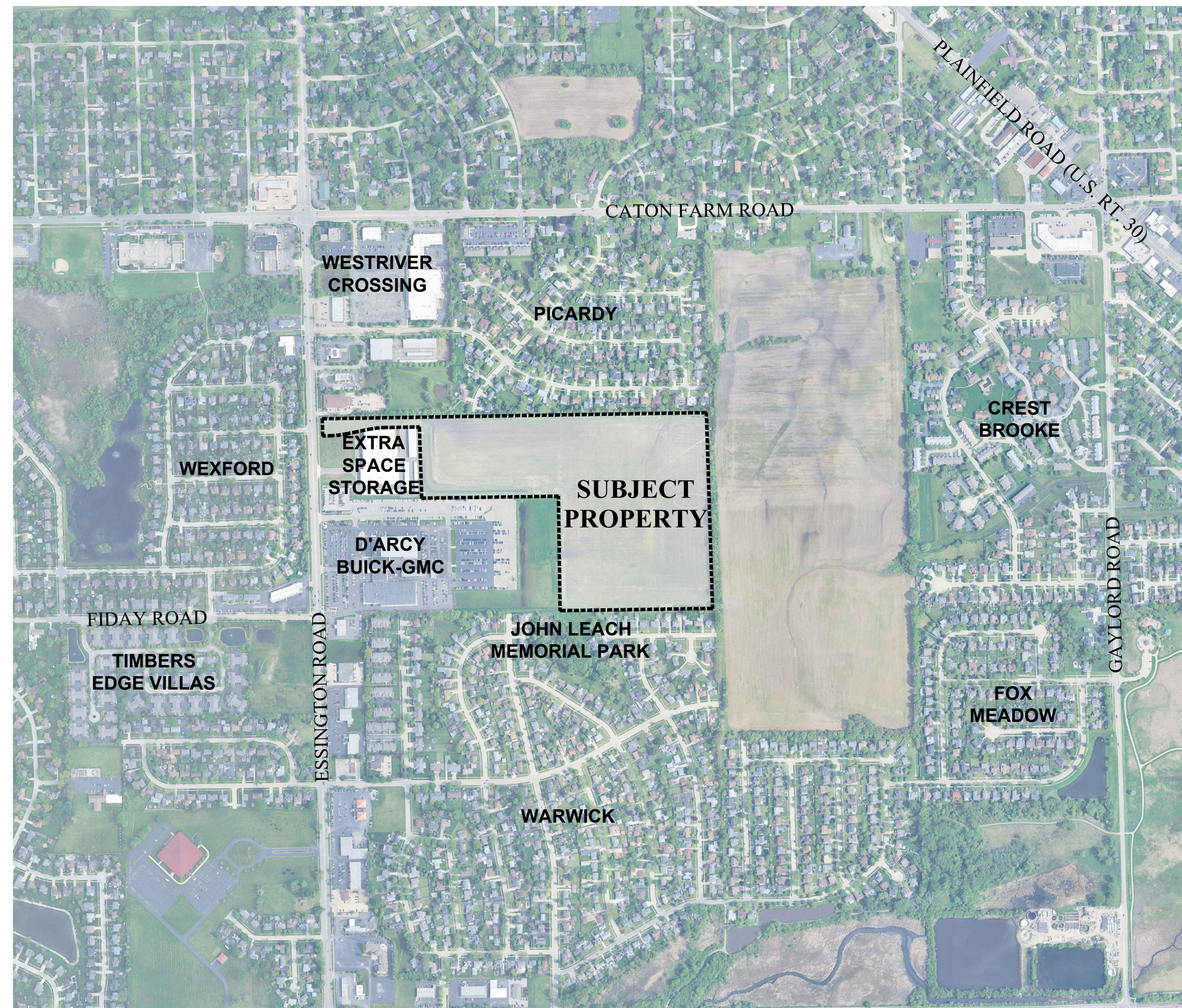
## CONSULTANTS:



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



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



LOCATION MAP

SCALE: 1"=600'

## INDEX OF SHEETS

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





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

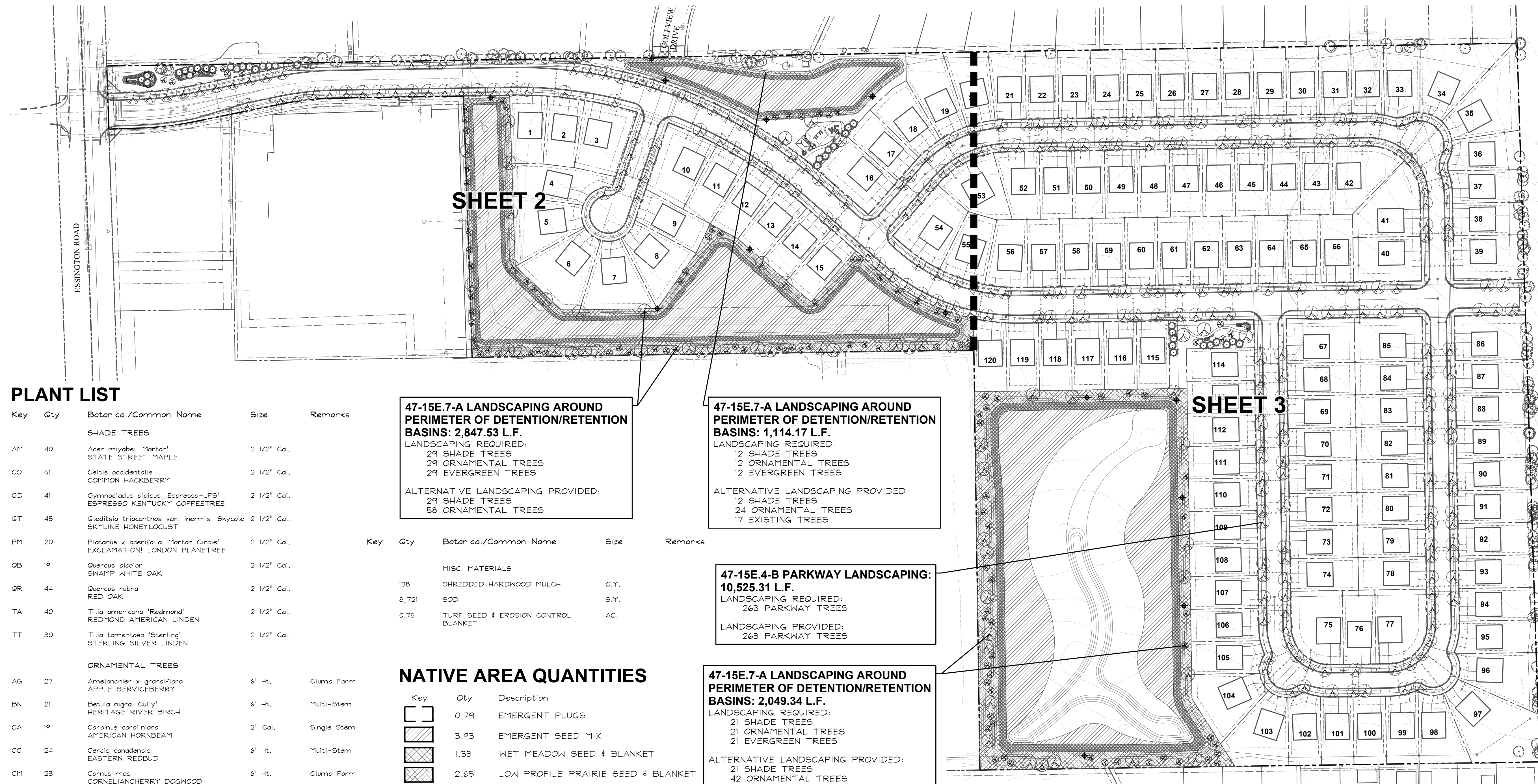
CLIENT  
**D.R. HORTON**  
*America's Builder*  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173  
CIVIL ENGINEER  
**MANHARD CONSULTING**  
333 E. BUTTERFIELD RD, STE. 600  
LOMBARD, IL 60148

**PRAIRIE LANDING**  
JOLIET, ILLINOIS  
**OVERALL LANDSCAPE PLAN**

1 11.14.2024  
REVISIONS

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

**1 OF 10**



**PLANT LIST**

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

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

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

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

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

**NATIVE AREA QUANTITIES**

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

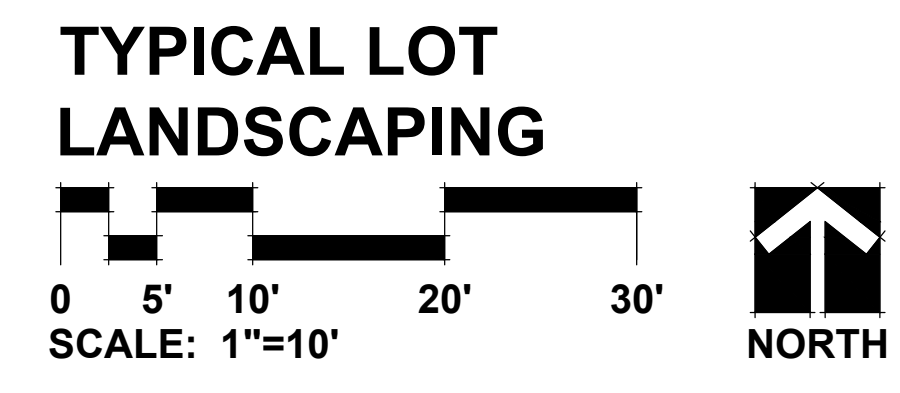
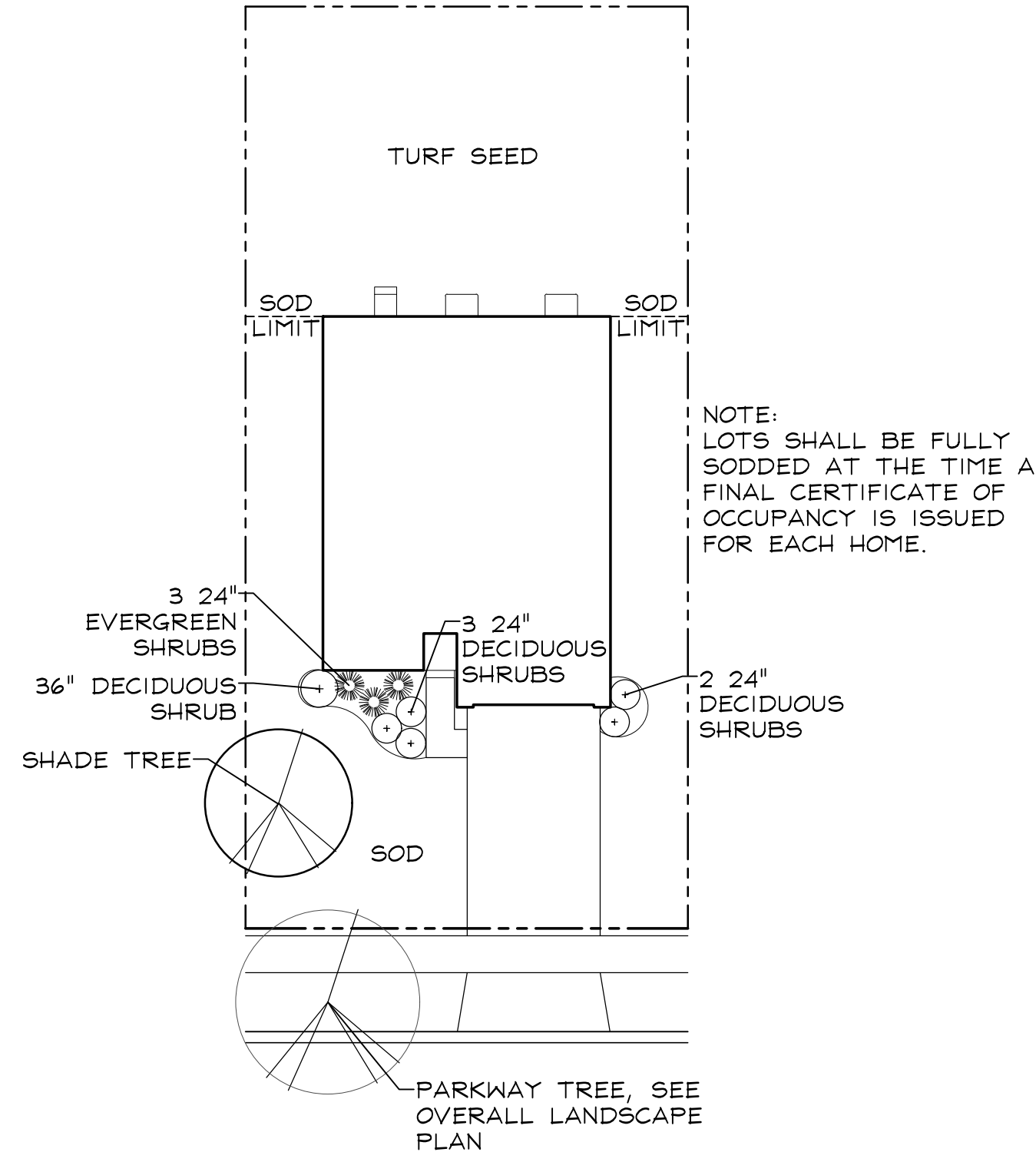
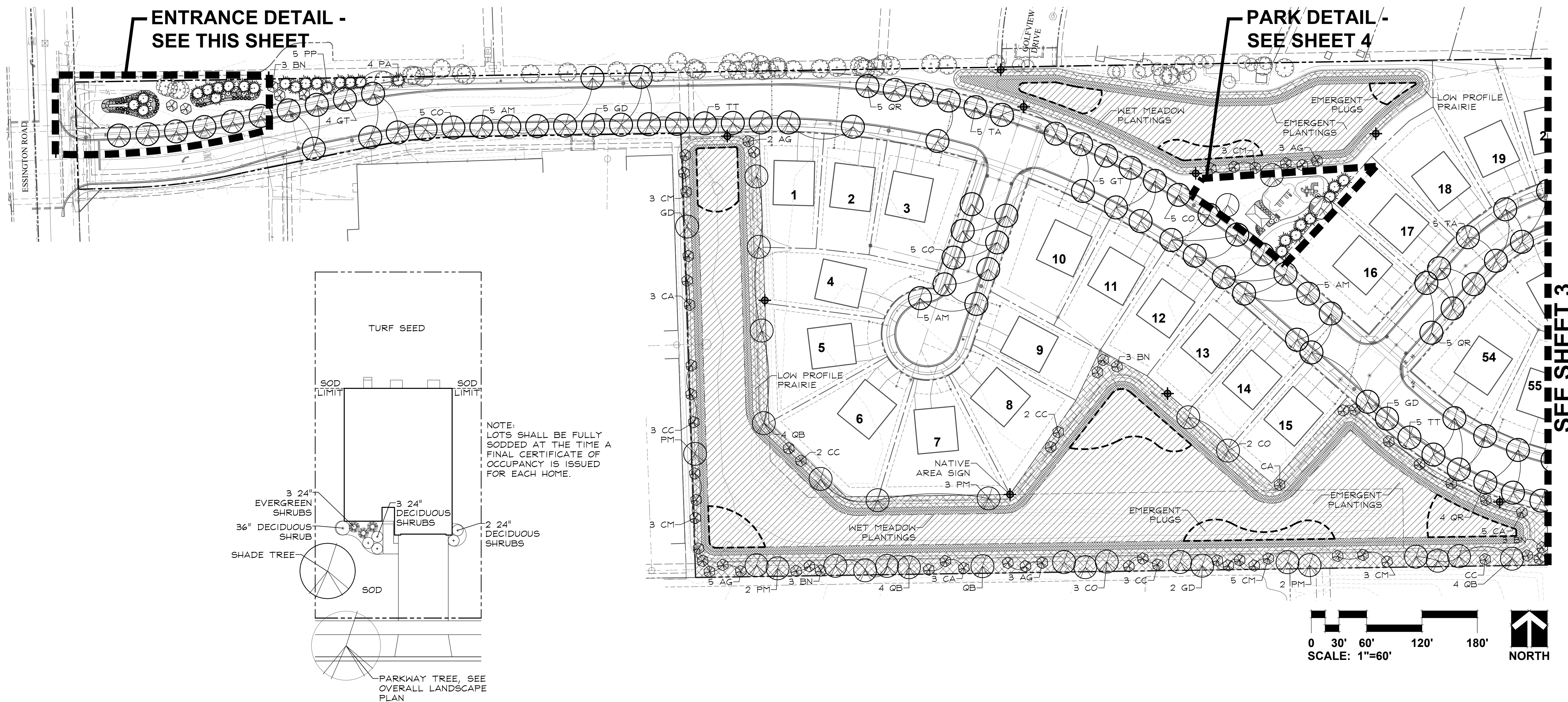
**GENERAL LANDSCAPE NOTES**

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



PLOT COVERING SHEETS





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

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

**PRAIRIE LANDING**  
JOLIET, ILLINOIS  
**LANDSCAPE PLAN**

1 11.14.2024  
REVISIONS

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





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

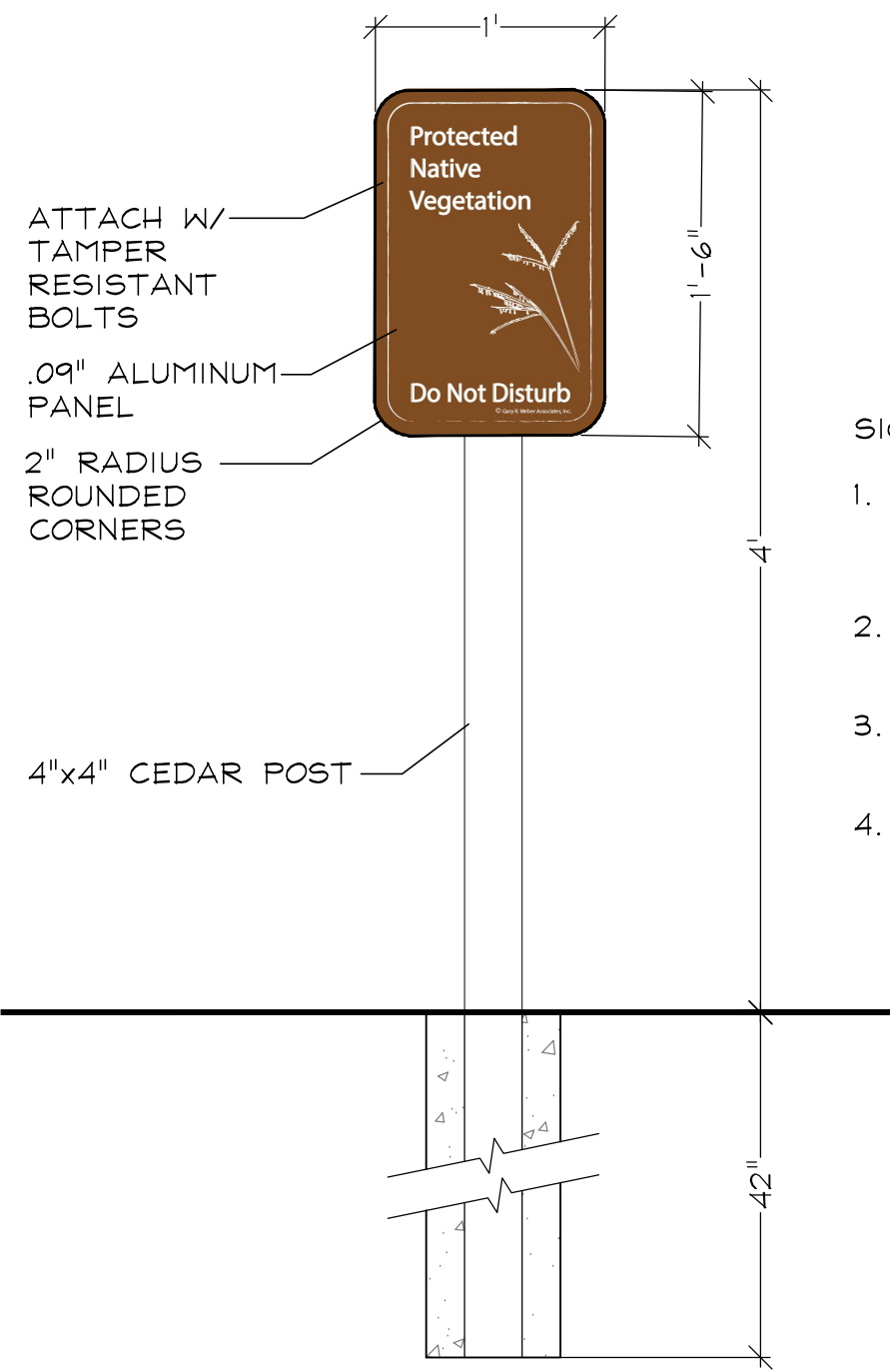
CLIENT  
**D.R. HORTON**  
*America's Builder*  
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173  
CIVIL ENGINEER  
**MANHARD CONSULTING**  
333 E. BUTTERFIELD RD. STE. 600  
LOMBARD, IL 60148

**PRAIRIE LANDING**  
JOLIET, ILLINOIS  
**LANDSCAPE PLAN**

11.14.2024  
REVISIONS

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

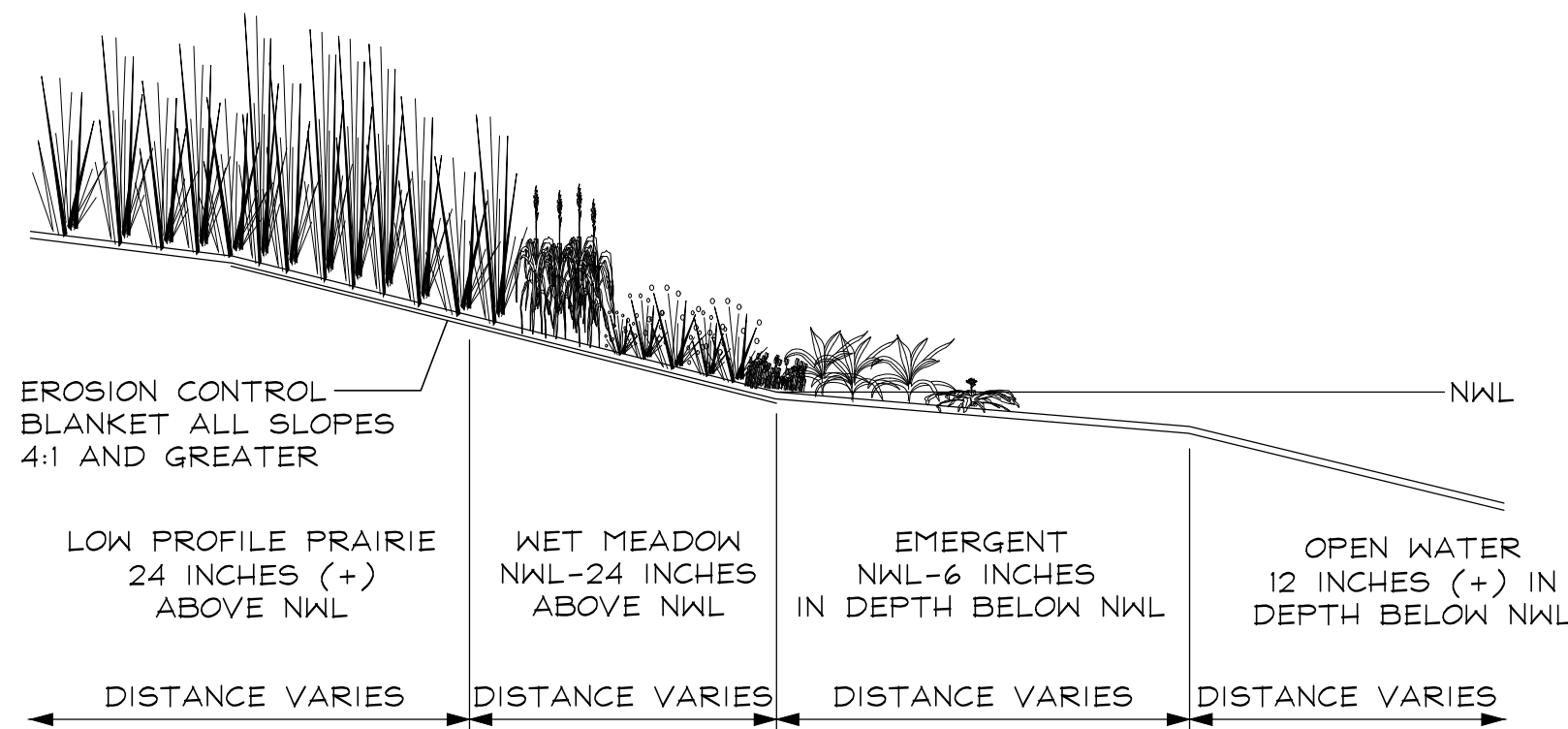
**3 OF 10**



**NATIVE AREA SIGN DETAIL**  
SCALE: NTS

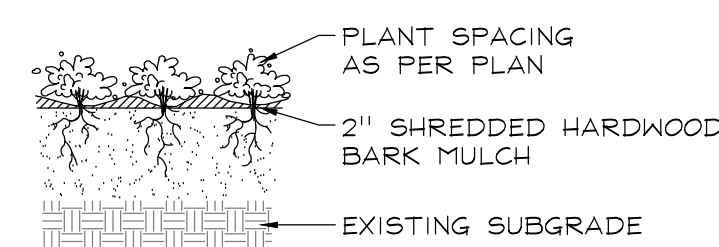
SIGN NOTES:

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

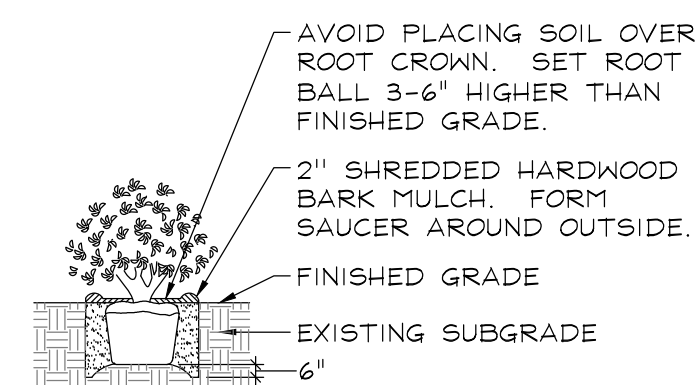


**NATURALIZED STORMWATER BASIN SECTION**  
NOT TO SCALE

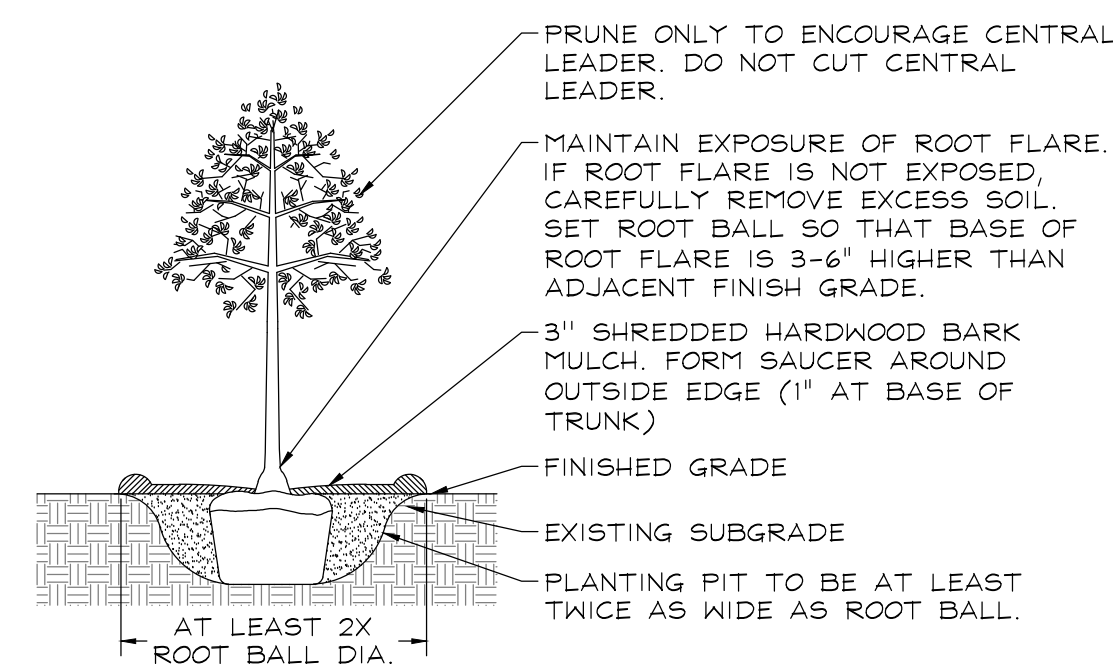
**PLANTING DETAILS**



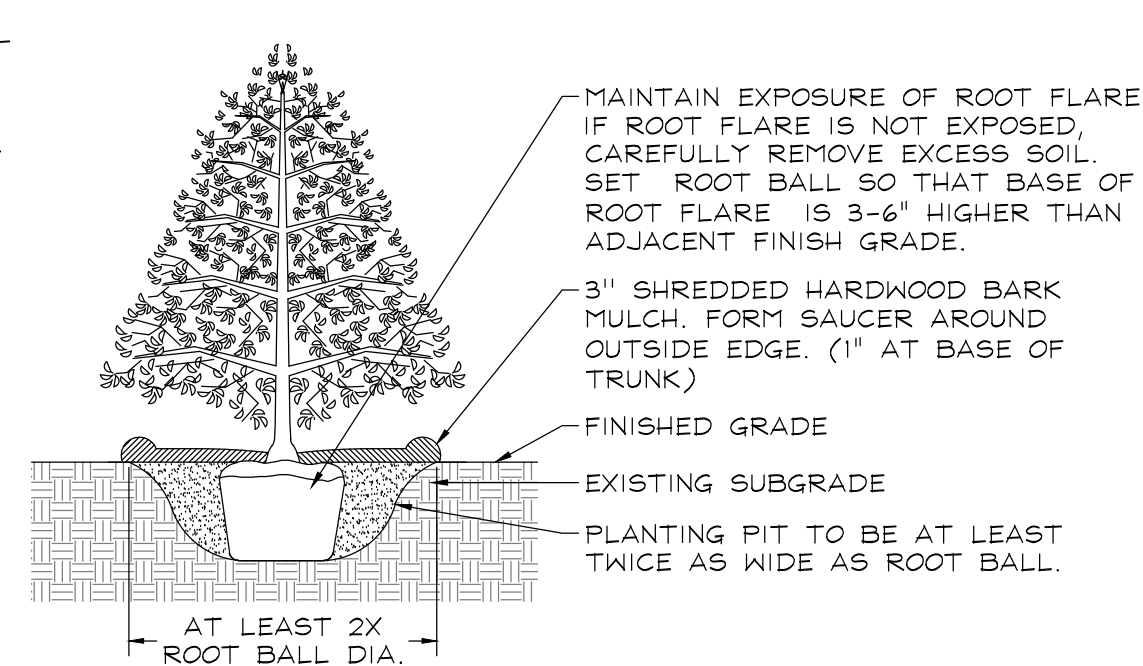
**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE



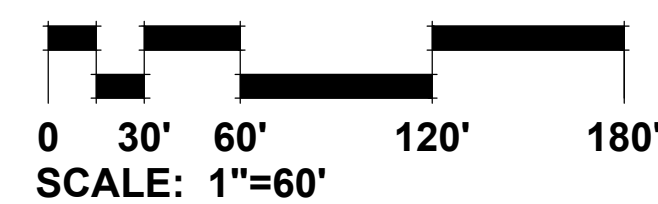
**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



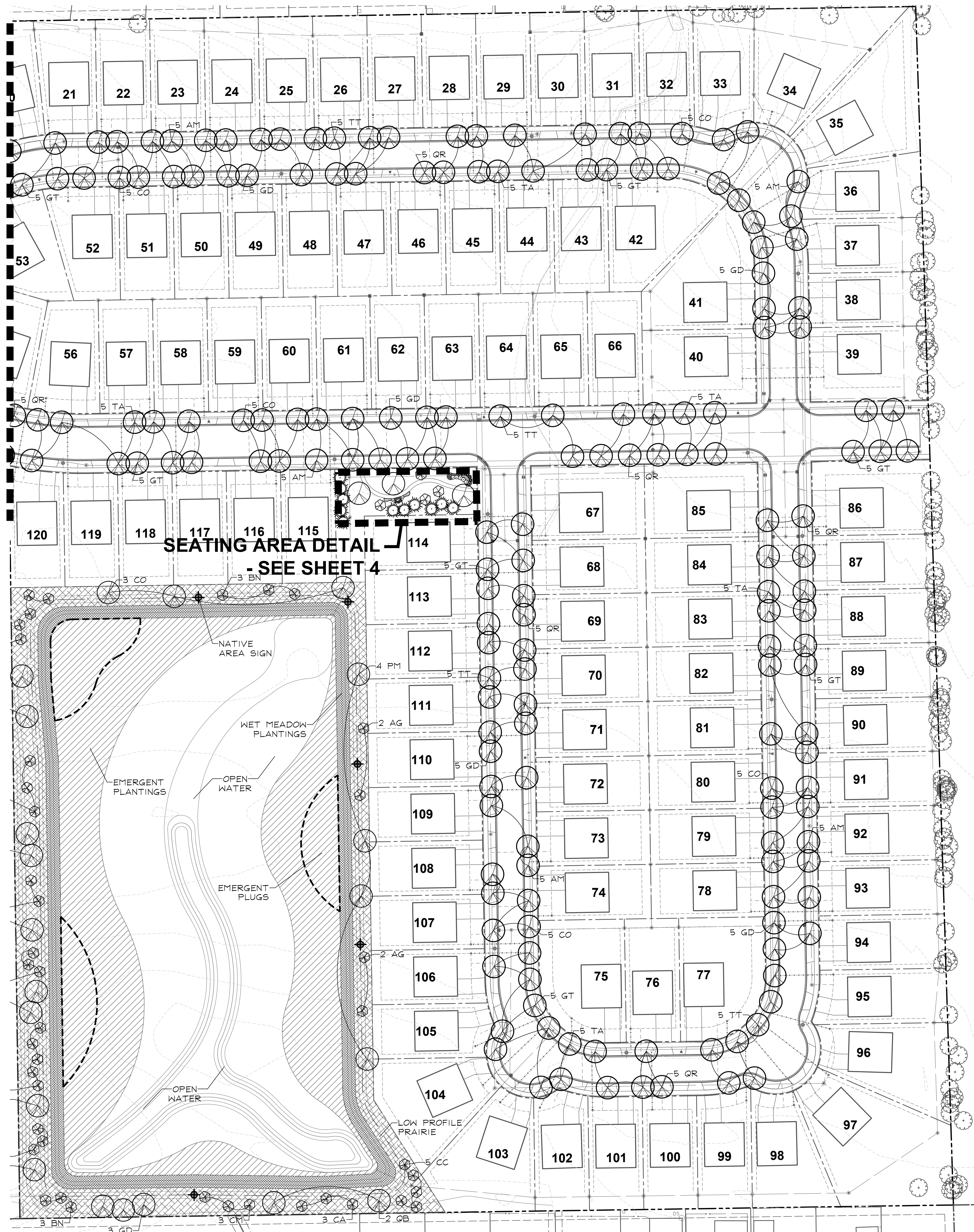
**DECIDUOUS TREES**  
NOT TO SCALE



**EVERGREEN TREES**  
NOT TO SCALE



SEE SHEET 2





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

CLIENT

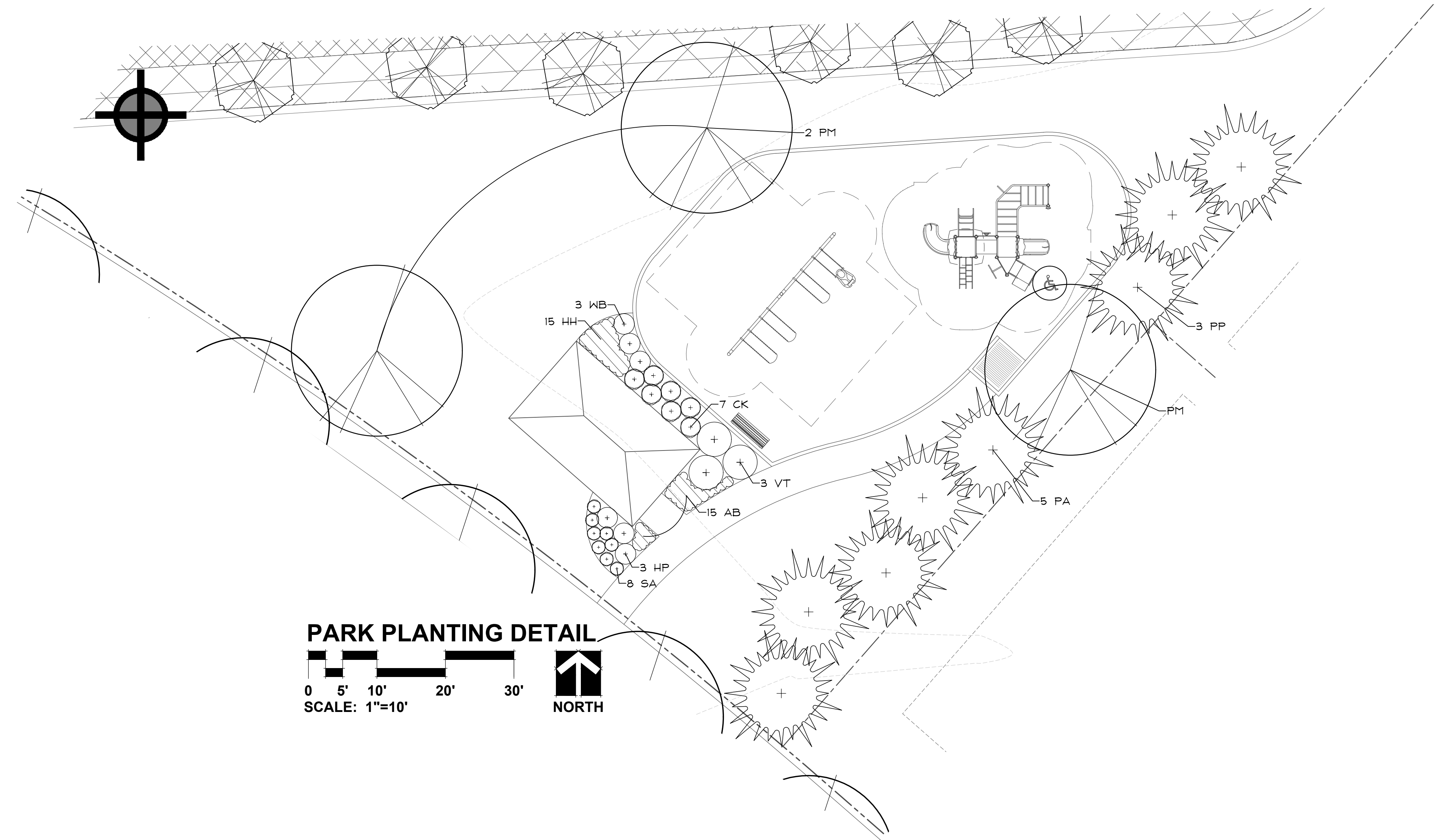
**D.R. HORTON**

*America's Builder*

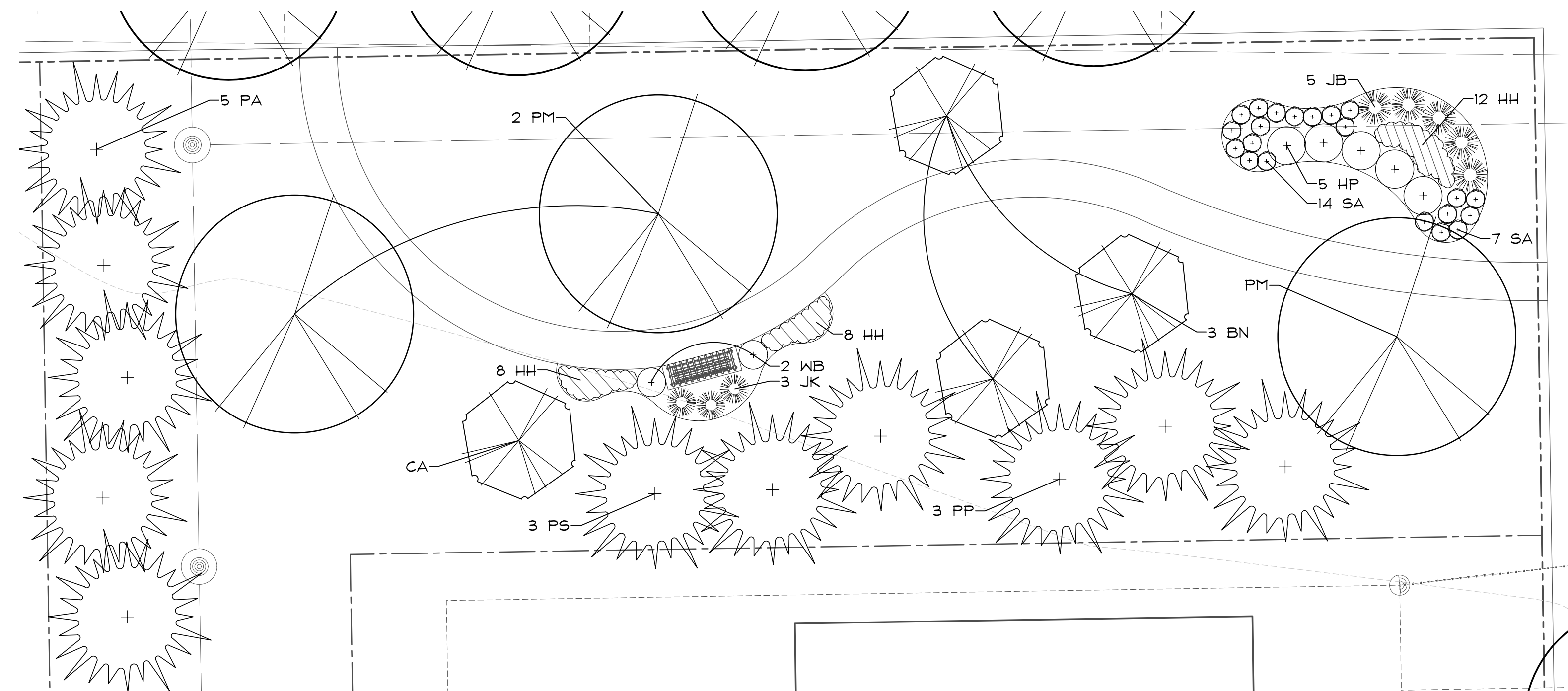
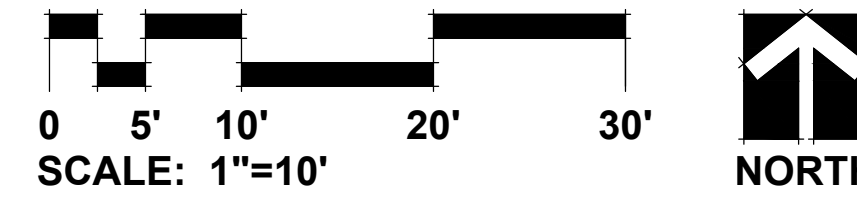
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173

CIVIL ENGINEER

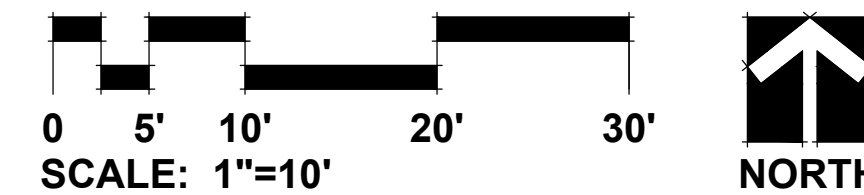
**MANHARD CONSULTING**  
333 E. BUTTERFIELD RD. STE. 600  
LOMBARD, IL 60148



**PARK PLANTING DETAIL**



**SEATING AREA  
PLANTING DETAIL**



**PRAIRIE LANDING**

JOLIET, ILLINOIS

**LANDSCAPE DETAILS**

NO.	REVISIONS	DATE
1		11.14.2024

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

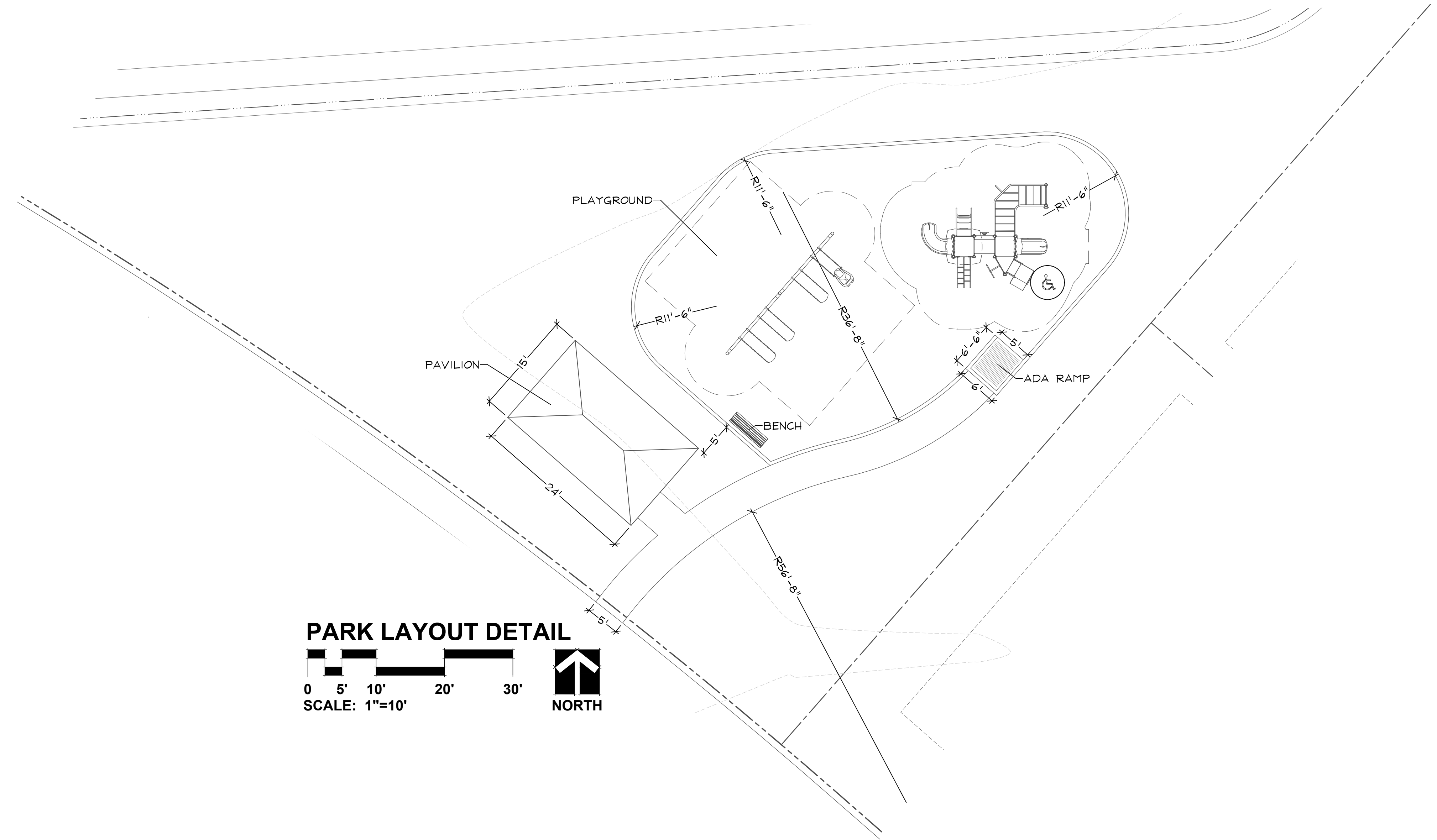




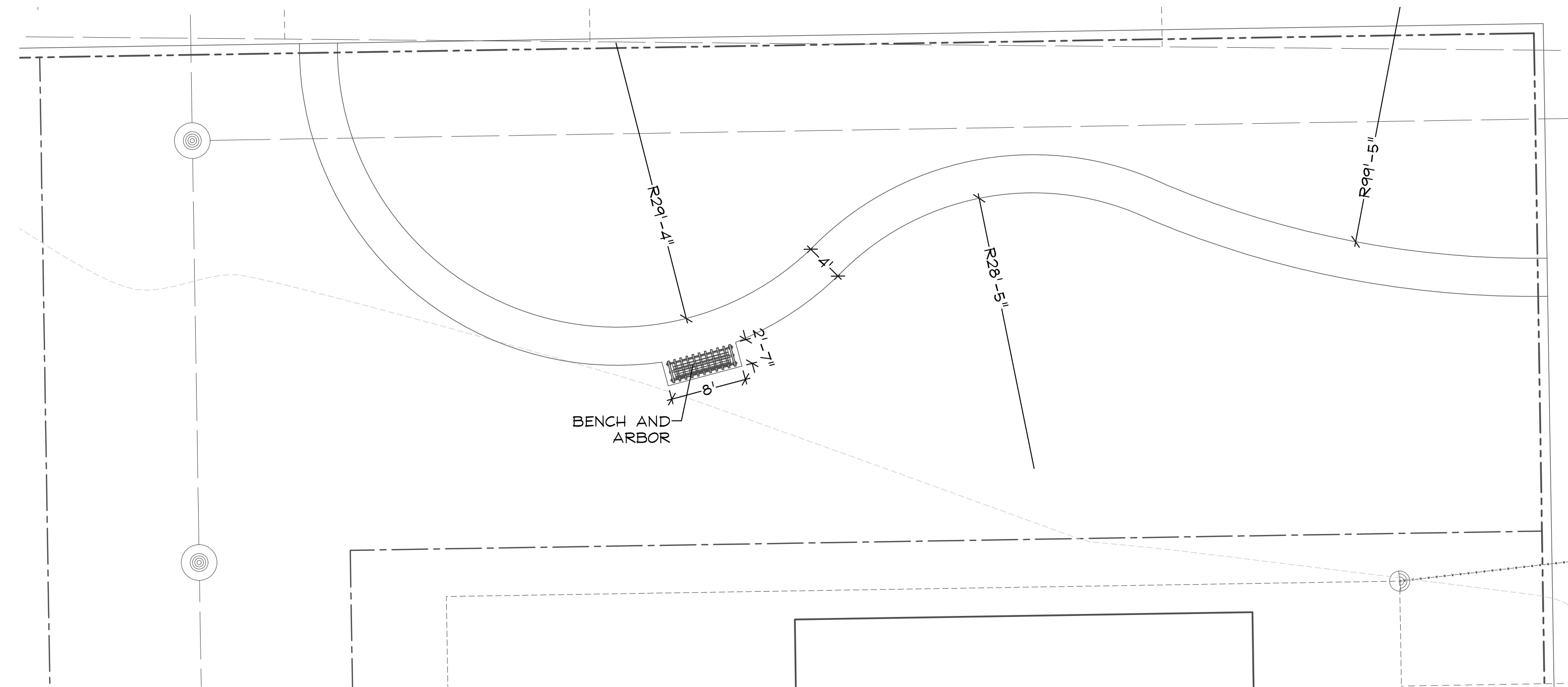
GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

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

**PRAIRIE LANDING**  
JOLIET, ILLINOIS  
**AMENITY PLANS**



**PARK LAYOUT DETAIL**  
0 5' 10' 20' 30'  
SCALE: 1"=10'  
NORTH



**SEATING AREA LAYOUT DETAIL**  
0 5' 10' 20' 30'  
SCALE: 1"=10'  
NORTH

**SITE FURNISHING SCHEDULE**

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

1 11.14.2024  
REVISIONS

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



**5 OF 10**



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

CLIENT

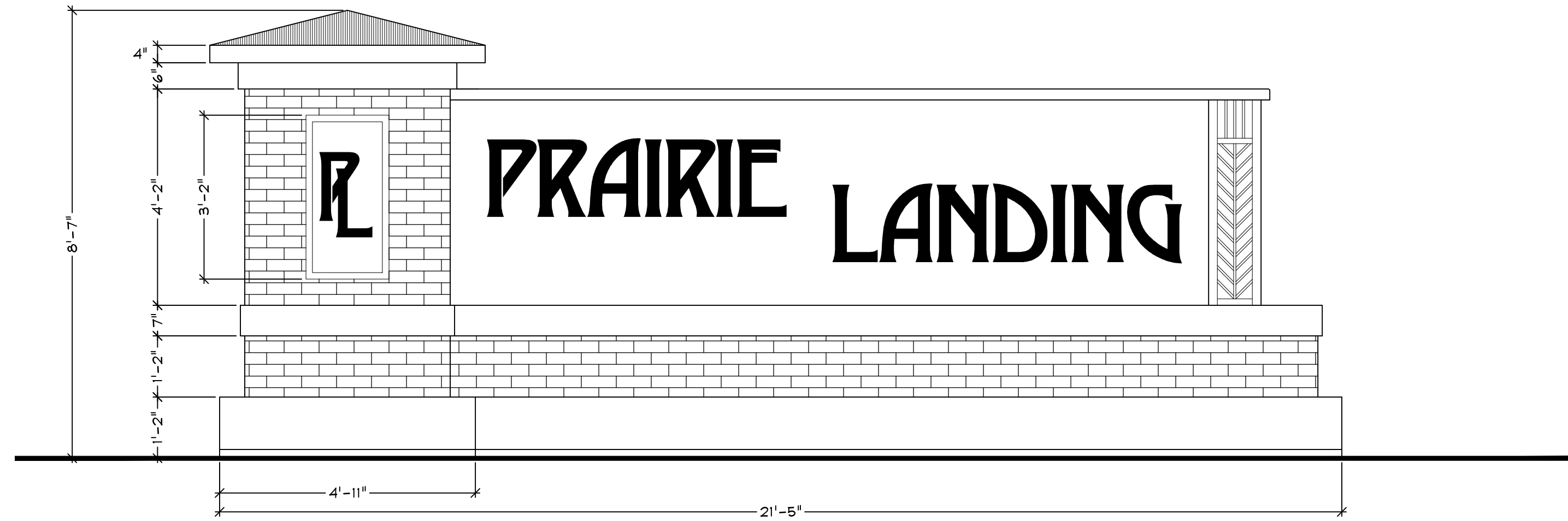
**D·R·HORTON**

*America's Builder*

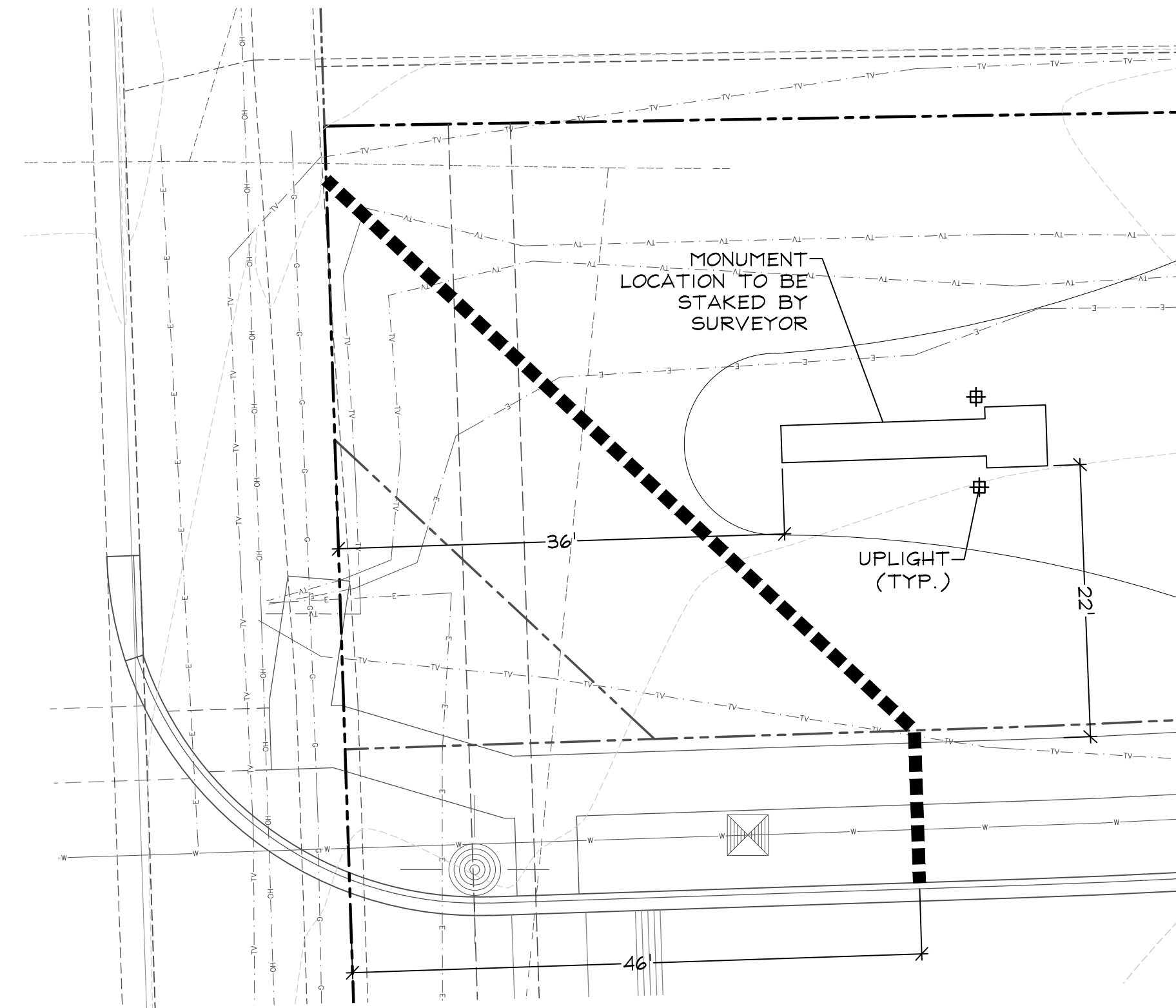
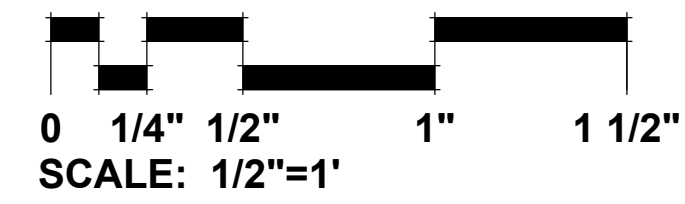
1750 E. GOLF ROAD, SUITE 925  
SCHAUMBURG, IL 60173

CIVIL ENGINEER

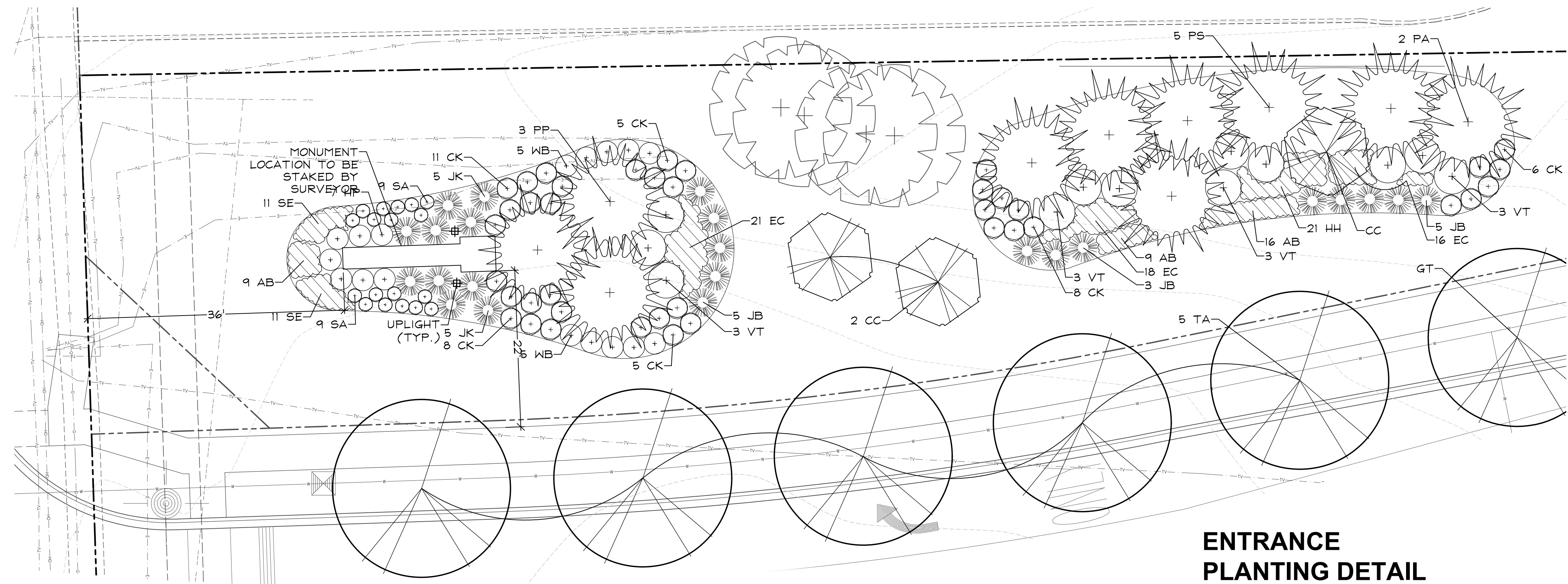
**MANHARD CONSULTING**  
333 E. BUTTERFIELD RD, STE. 600  
LOMBARD, IL 60148



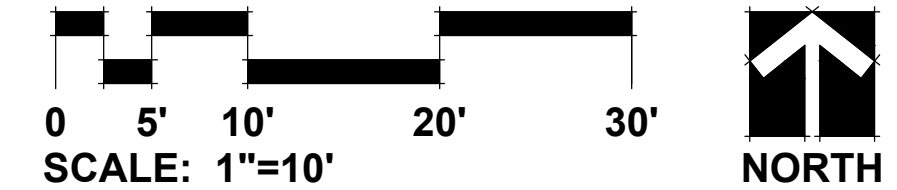
**MONUMENT DETAIL**



**MONUMENT LAYOUT DETAIL**



**ENTRANCE PLANTING DETAIL**



**PRAIRIE LANDING**

JOLIET, ILLINOIS

**MONUMENT DETAILS**

REVISIONS	DATE
1	11.14.2024

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

**6 OF 10**



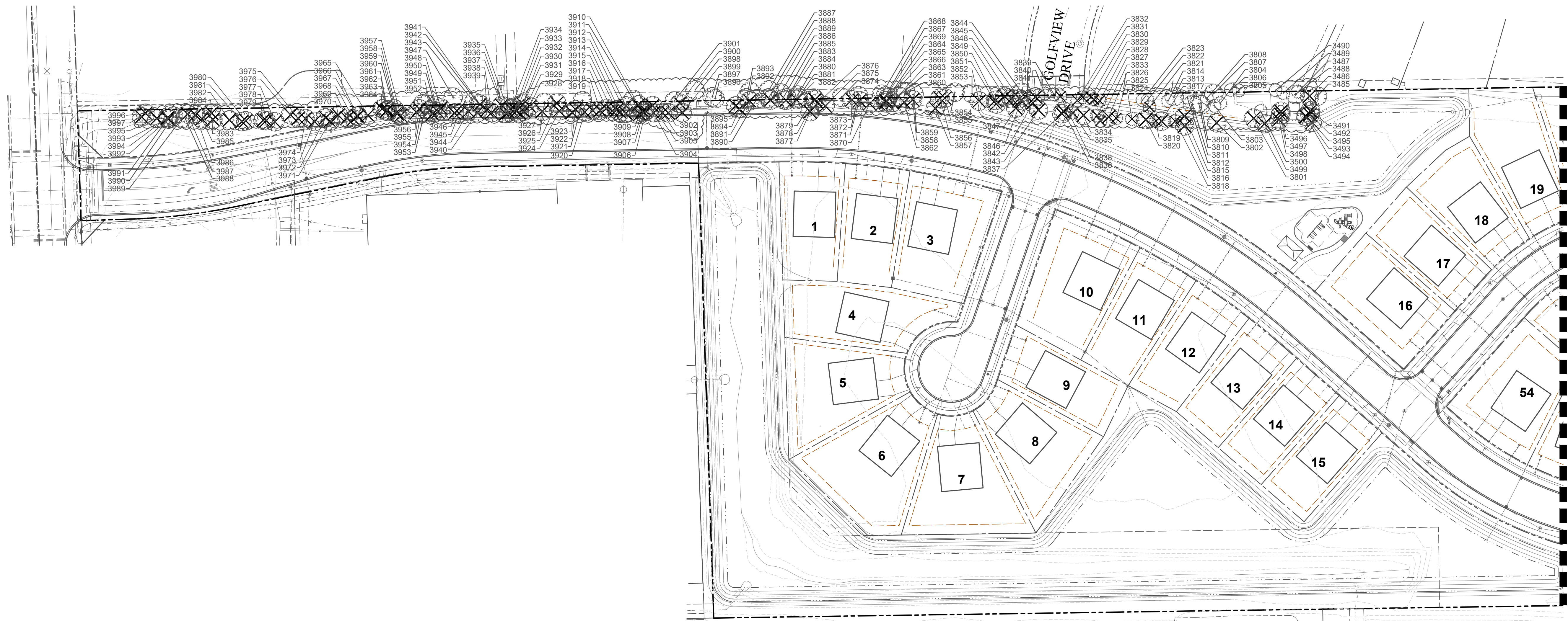




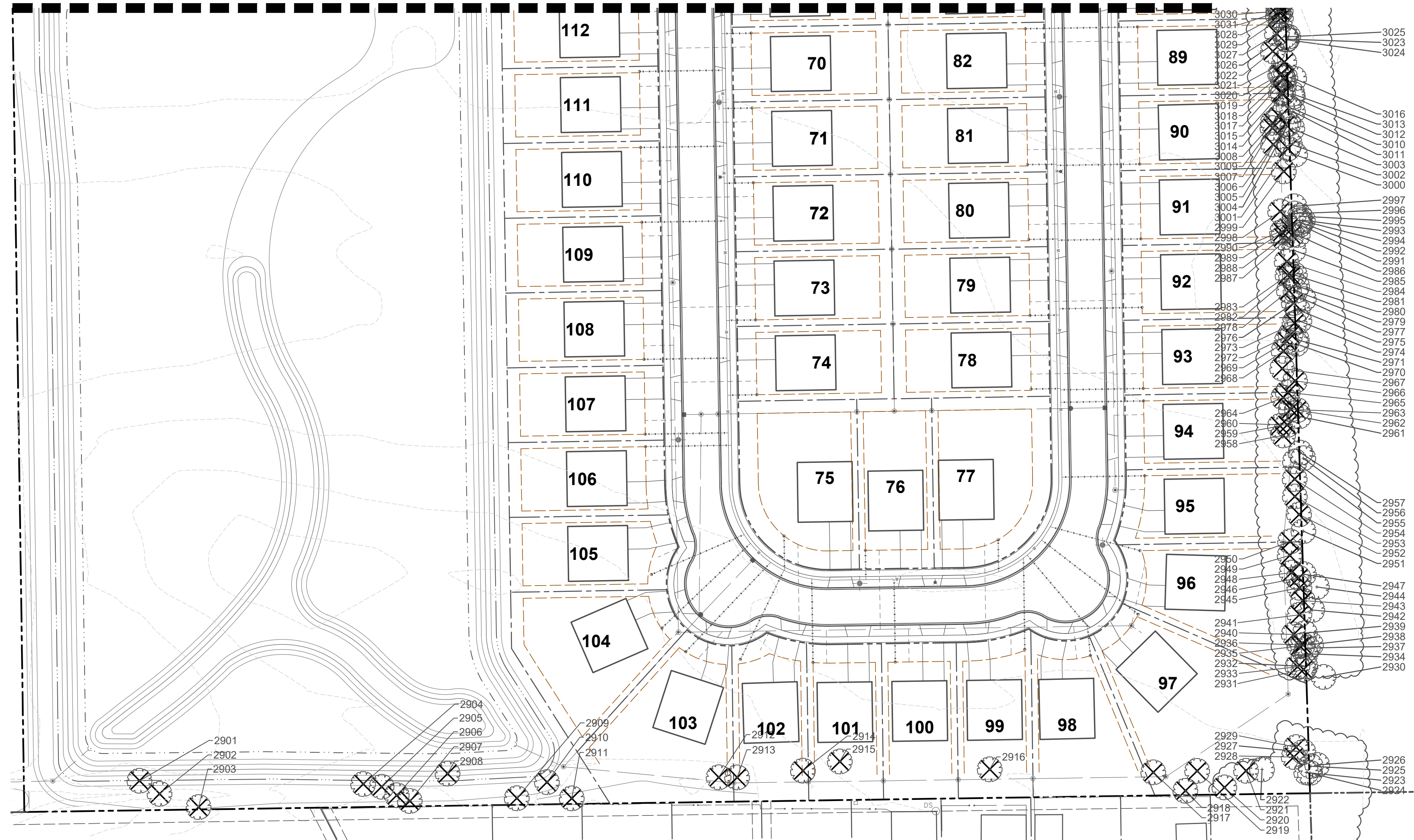
GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

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

**PRAIRIE LANDING**  
JOLIET, ILLINOIS  
**TREE PRESERVATION PLAN**

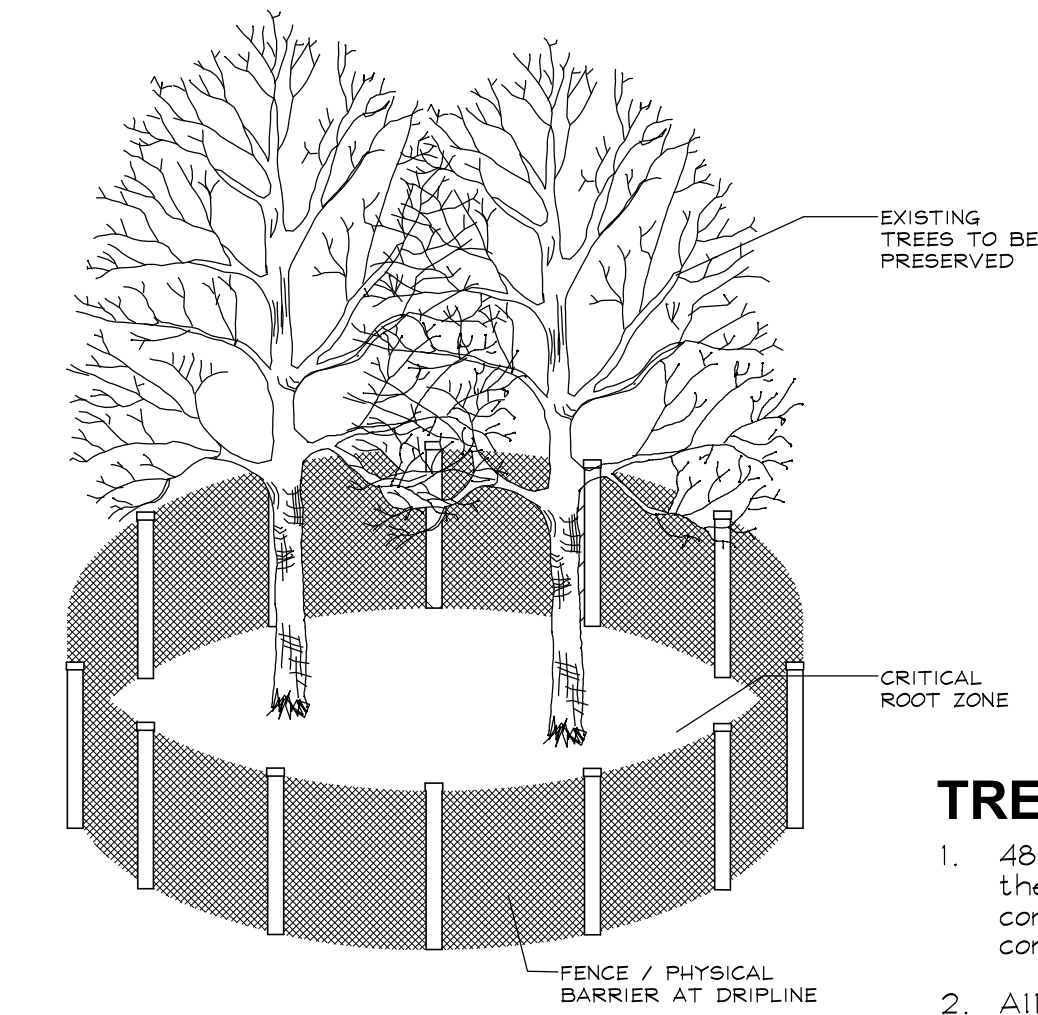


SEE SHEET 8



**LEGEND**

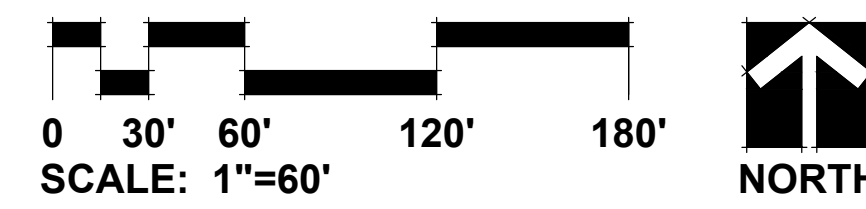
- 1234 EXISTING TREE
- 1234 EXISTING TREE TO BE REMOVED



**TREE PRESERVATION DETAIL**  
(NOT TO SCALE)  
SEE NOTES

**TREE PRESERVATION NOTES**

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



REVISIONS	DATE
1	11.14.2024

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





RATING AND SURVEY CRITERIA

- 1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.

Table with 3 columns: Rating, Description, Criteria. Ratings range from 1 (Excellent) to 6 (Poor). Criteria describe tree health based on dead wood, trunk damage, and decay.

TOTAL TREE COUNT: 5241 (2901-3098, 3100, 3271-3300, 3401-3500, 3801-3997)

Main tree inventory table (left side) with columns for ID, Species, Size, Health, Location, and Notes. Contains entries 3048 through 3472.

Main tree inventory table (middle) with columns for ID, Species, Size, Health, Location, and Notes. Contains entries 3473 through 3938.

Main tree inventory table (right side) with columns for ID, Species, Size, Health, Location, and Notes. Contains entries 3940 through 4372.



GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197 www.grwain.com

CLIENT



1750 E. GOLF ROAD, SUITE 925 SCHAMBOURG, IL 60173

CIVIL ENGINEER

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

PRAIRIE LANDING JOLIET, ILLINOIS TREE INVENTORY

1 11.14.2024 REVISIONS

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



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
  1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
  3. Analysis and Standards: Package standard products with manufacturers certified analysis.
- C. Insect Control
  1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natulan or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

- A. Planting Schedule
 

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
 

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
  - 50% Kentucky Bluegrass (98/85)
  - 15% Cutter Perennial Ryegrass
  - 10% Spartan Hard Fescue
  - 10% Edge Perennial Ryegrass
  - 10% Express Perennial Ryegrass
  - 5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
  - 40% Kentucky Bluegrass (98/85)
  - 40% Perennial Ryegrass
  - 20% Annual Ryegrass
- C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
  - 25% Discovery Hard Fescue
  - 25% Tiffany Chewings Fescue
  - 25% Florentine Creeping Red Fescue
  - 25% Bighorn Sheeps Fescue
- D. Detention Seed Mixture - 7 lbs. / 1,000 sq. ft.
  - 70% Kentucky 31 Tall Fescue
  - 30% Perennial Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injury. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NKL.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
- E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
  4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
  5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
  6. Sow not less than specified rate.
  7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
  8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.
  9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/grading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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

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

**PRAIRIE LANDING**  
 JOLIET, ILLINOIS  
**LANDSCAPE SPECIFICATIONS**

1	11.14.2024
REVISIONS	
DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	

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

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

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

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

Preliminary  
 Final

NAME OF PUD: PRAIRIE LANDING

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

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

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

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: \_\_\_\_\_

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Chris Funkhouser

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

OWNER: Westside Joliet Real Estate, LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

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

BUSINESS ADDRESS: 3501 Regent Drive PHONE: \_\_\_\_\_

CITY, STATE, ZIP: Paletine, IL 60067

BUSINESS PHONE: \_\_\_\_\_

ENGINEER: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500 PHONE: 847-696-1400

LAND SURVEYOR: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500 PHONE: 847-696-1400

ATTORNEY: Rosanova & Whitaker, Ltd

ADDRESS: 445 Jackson Ave. Suite 200 Naperville, IL 60540 PHONE: 630-355-4600

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: 2200 block of Essington Rd. Joliet

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

SIZE: 43.949

NO. OF LOTS: 120

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

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

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

East: Ag/Undeveloped Will County A-1

West: B-3 (Gen Biz)

Name of Park District: Plainfield Park District

Date Contacted Park District: 11-14-2024

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

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

(Acknowledgment by Park District Official) Bob Collins - Director of Planning

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

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

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

If yes, describe: Requesting variance from masonry requirement of 50% of front facade for 50% of all homes.

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

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: 06-03-36-100-033-0000

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

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

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

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

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

Date: 11/15/2024 \_\_\_\_\_  
Petitioner's Name

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

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



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

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

CITY PLAN COMMISSION  
JOLIET, ILLINOIS

**PETITION FOR RECLASSIFICATION**

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

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

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

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: See attached Legal Description

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMON ADDRESS: 2200 block of Essington Rd. Joliet

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

LOT SIZE: WIDTH Varies DEPTH Varies AREA 43.949

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

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

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

EAST: Ag/Undeveloped Will County A-1

WEST B-3 (Gen Biz)

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

REASON FOR REQUEST: Residential Development

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Westside Joliet Real Estate, LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_



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

**BUSINESS ADDRESS:** 3501 Regent Drive

**CITY, STATE, ZIP:** Paletine, IL 60067


**BUSINESS PHONE:** 847-875-8262

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

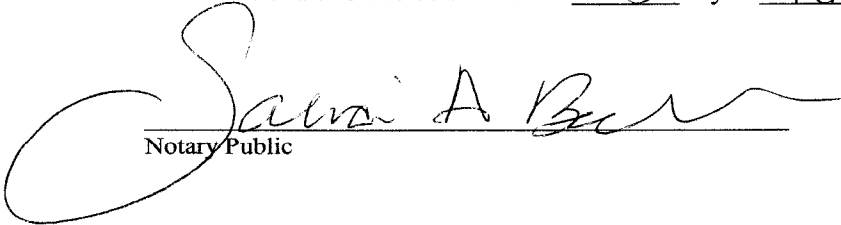
The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, CHRIS FUNKHOUSER, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

  
\_\_\_\_\_  
Petitioner's Signature

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

  
\_\_\_\_\_  
Notary Public

"OFFICIAL SEAL"  
SABRINA A BUELENS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/23/2025

# CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

## I. INFORMATION ABOUT THE APPLICATION

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

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

## II. INFORMATION ABOUT THE PROPERTY

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

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

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

## III. PROPERTY OWNERSHIP

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

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

WESTSIDE JOLIET REAL ESTATE, LLC

ROBERT CALZARETTA, MANAGER 100%

3501 REGENT DR PALATINE, IL

847-875-8262

E-MAIL: ROBERT.CALZARETTA@YAHOO.COM FAX: \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

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

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

---

---

---

---

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

**NOTE:**  
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:**                     *Rt*                    

**DATE:**                     11-5-24                    

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
                    ROBERT CALZARETTA, MANAGER 847-875-8262



December 12, 2024

## Prairie Landing – Planned Unit Development

### Phasing for Prairie Landing:

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

### Financial Plan:

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

### Marketing Strategy:

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