areté 3 ltd
design group

Project Memo

TO: Steve Tetens, Joe Ardovich, Steve Caton

SHEET #: 1 **OF** 1

COMPANY: Ardmin/ ACP

DATE: 01-12-06

7501 South Lemont Road
Suite 230
Woodridge IL 60517

DISTRIBUTION:
- ❑ Arete 3
- ❑ Ledcor
- ❑ Smith Eng

FAX #: (630) 985-8756
FROM: Christopher Johnson

PROJECT: Bronk's Corners

OFFICE: Arete 3

PROJECT #: 05134

RE: Meeting Minutes from Arete 3's mtg w/ Joliet Planning Dept

Present:
Chuck Smith
Chris Johnson
Matt Novander
Alfredo Melesio Jr

Discussion:
I Dovetail annexation agreement approval w/ PUD Finish same time as preliminary PUD approval

II. Phasing Project I and II- Write into Annexation agrement ability to modify Phase II footprint and elevations. Any Phase II adjustments to be approved by staff after PUD approval
A Phase I: 6 or 7 lots (North half of in-line and all outlots
B Phase II: Hold South end curb lines, establish rear setback and hold, building footprints and elevations may remain flexible.

III Annexation Agreement
A Landscape Buffers:
1 Rear yard @ North: Detention wall 15' off property line w/ berm apex @ said wall 8' PVC fence w/ brick pilasters at berm top 3'-5' off of detention wall.
2 50' Landscape buffer @ front yards: Alfredo to find what we can locate here and see if any exceptions can be made for parking

B Planting Material @ detention:
1 Emergent material requirements: Was originally written for development to the North West of site May just be Boilerplate that can be rewrtitten Alfredo to verify

C Must show sidewalk along 59 and Theodore for site
D Building Materials:
1 Elevations should be substantially Masonry vs. 100% brick Possibly write in annexation % of masonry
2 . something like "80% brick below cornice, exclusive of glazing"
3 Use Park Hill Town Center as ezmple for Joliet Staff to review for consideration

IV Final PUD approval:
A After Approval you have 30 day window for bond