

DATE: November 13, 2025
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: A-5-25: Annexation of 580 Caton Farm Road, Classification to B-1 (Neighborhood Business) Zoning, and Approval of an Annexation Agreement
PUD-9-25: Preliminary Planned Unit Development of 580 Caton Farm

GENERAL INFORMATION:

APPLICANT: Project Development Group LLC
STATUS OF APPLICANT: Contract Purchaser
OWNER: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust
REQUESTED ACTION: Approval of annexation of 5 acres and classification to B-1 zoning; and approval of the preliminary planned unit development of 580 Caton Farm (commercial subdivision)
PURPOSE: To allow a commercial subdivision for a day care and several retail and / or restaurant uses
EXISTING ZONING: Kendall County A-1 (Agricultural)
LOCATION: 580 Caton Farm Road (00-06-36-100-012-0000 and 00-06-36-100-013-0000) (Council District #3)
SIZE: 5 acres
EXISTING LAND USE: Vacant farmstead
SURROUNDING LAND USE & ZONING:
NORTH: Residential (detention ponds for Autumn Fields Subdivision), R-2 (single-family residential)
SOUTH: Undeveloped / agricultural, R-2 (single-family residential)
EAST: Residential homestead, Kendall County A-1 (agricultural)
WEST: Undeveloped / agricultural, R-B (restricted business)

SITE HISTORY: The 5-acre subject property is located within unincorporated Kendall County and currently contains a vacant farmstead. The property is located on the south side of Caton Farm Road across from Autumn Fields Boulevard. Clublands Subdivision is located to the southeast of the property, and Autumn Fields Subdivision is located to the north across Caton Farm Road. Adjacent to the west and south of the property is an 18-acre parcel that was recorded as part of Clublands Subdivision Neighborhood 1 Unit 2 in 2001. This adjacent parcel is currently undeveloped and has R-B (restricted business) zoning on the north and R-2 (single-family residential) zoning on the south.

While the developed area directly around the subject site is residential, there are existing commercial developments on Caton Farm Road at the intersections with Ridge Road to the west and County Line Road to the east. The northeast corner of Ridge Road and Caton Farm Road contains a three-lot commercial subdivision with B-3 (general business) zoning, and the southwest corner of County Line Road and Caton Farm Road contains a multi-tenant commercial center with B-1 (neighborhood business) zoning. Additionally, Plainfield South High School is located west of the subject site at the southeast corner of Ridge Road and Caton Farm Road.

SPECIAL INFORMATION: The petitioner and contract purchaser, Project Development Group LLC, proposes to annex the subject site with a requested zoning classification of B-1 (neighborhood business) to allow a commercial center with a day care facility, a retail building, and a restaurant building. The petitioner has submitted the proposal as a Planned Unit Development, which will establish the site layout, landscaping, and other design elements for the entire property. The preliminary Planned Unit Development will be reviewed with the annexation request; future review of a final Planned Unit Development will still be required.

The preliminary Planned Unit Development of 580 Caton Farm creates three commercial lots and one detention lot on a 5-acre site. Proposed Lot 1 is planned for a day care facility with a 10,000-square-foot building and 5,000-square-foot outdoor play area. Proposed Lot 2 would contain an approximately 12,000-square-foot commercial building for several retail tenants. Proposed Lot 3 would contain a 2,000-square-foot commercial building for a restaurant tenant. Lot 4 would contain stormwater detention for the entire development and would be collectively owned and maintained by all lot owners.

The development is required to provide access to the adjacent properties to the west, south, and east in order to minimize access points to Caton Farm Road. To provide future access to the adjacent properties to the east and west, the development will include cross access easements along the east-west drive aisles on the north side of the site. At staff's request, the development includes a new north-south street that would provide access to

the residentially-zoned property to the south if it were ever to develop. The new street will be aligned with the existing section of Autumn Fields Boulevard to the north and will be dedicated to the City as public right-of-way. The Public Works construction ordinance requires local streets to have a right-of-way width of 66 feet. The petitioner is requesting a variation to allow the new street to have a reduced right-of-way width of 60 feet. Staff is not opposed to this request, as the right-of-way will still be an adequate size to serve the PUD and the adjacent undeveloped parcel. The right-of-way will not include space for public sidewalks; however, Lot 1 will include a sidewalk within a public sidewalk easement along the west side of the new street.

A Planned Unit Development request typically includes architectural plans for the proposed buildings. Elevations and floor plans are included for the proposed day care facility on Lot 1. The petitioner has not determined specific users for the commercial buildings on Lots 2 and 3, so staff is not requiring those building plans at this time. The petitioner will need to amend the PUD in the future, through the Plan Commission and City Council process, once those design plans are available. The current site plan includes the building footprints for Lots 2 and 3 and has been designed to accommodate future drive-thrus for these buildings. Since the users are unknown, the petitioner cannot yet apply for drive-thru permits for these lots but will need to apply in the future as needed. If a future drive-thru approval changes the site plan, the petitioner will need to amend the PUD to reflect those changes.

The proposed site plan includes adequate parking for the proposed uses. The day care lot would contain 60 parking spaces while Lots 2 and 3 would collectively contain 66 parking spaces. The site may lose 3 to 4 parking spaces in the future if the access to the property to the east were extended at the northeast corner of the parking area.

The day care use requires approval of a Special Use Permit through the Zoning Board of Appeals. The petitioner has submitted this request, which will be heard by the Zoning Board of Appeals at their meeting on November 20, 2025. The Zoning Ordinance requires that day care facilities not be located within 40 feet of other lots with residential zoning. The PUD includes a variation from this spacing requirement to allow the outdoor play area to be within 40 feet of the lot line shared with the undeveloped residentially-zoned property to the south. Staff supports this variation because it allows for a safer and more practical site layout, and the petitioner is still providing a 15-foot buffer between the play area and the adjacent lot.

A preliminary landscape plan is included with the PUD submission. The petitioner is requesting a variation to reduce perimeter landscaping from 30 feet to 12.5 feet along the north property line adjacent to Caton Farm Road. According to the petitioner, the site

cannot accommodate the required parking and circulation for the proposed uses if the plan includes a 30-foot-wide landscape area. The petitioner was required to include the new right-of-way between Lots 1 and 2, which removed around 18,000 square feet of usable area from their site plan and also impacted the circulation requirements. The landscape plan includes the required 5-foot landscape areas along the west and east sides and the required 15-foot landscape area along the south side adjacent to residentially-zoned property. There is also landscaping around the detention pond and on the parking islands as required.

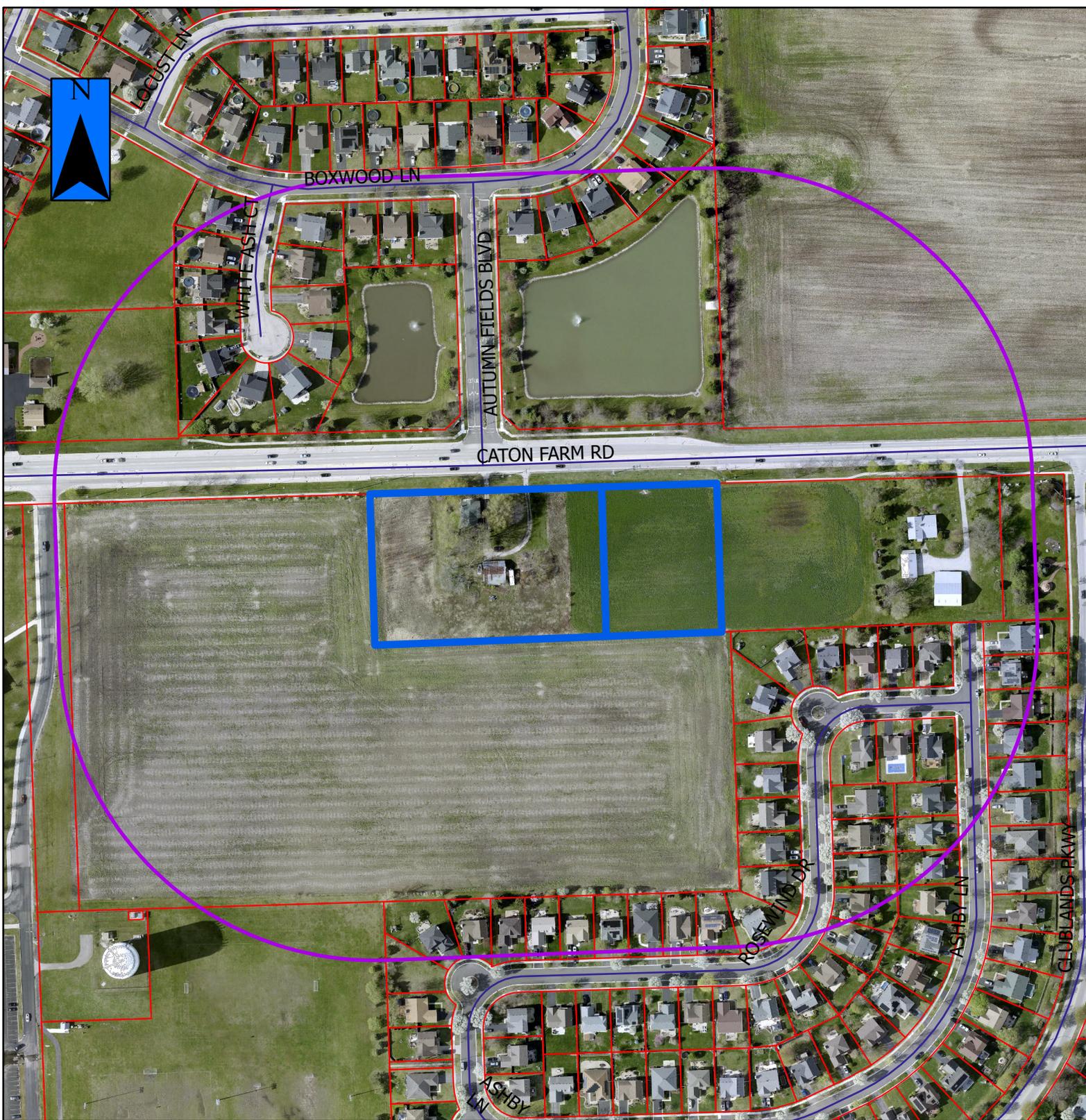
The City's landscaping regulations also require a 30-foot landscape area adjacent to the new public right-of-way. The petitioner requests a variation from this requirement to reduce the landscaping from 30 feet to 0 feet along the east side and from 30 feet to 4 feet along the west side. Staff supports these variation requests due to the site constraints created by the addition of the new public street, which at this point in time will only serve the 580 Caton Farm development.

The proposed development will be required to connect to City water and sewer, which are available in the area. Public improvements will be required per the Subdivision Regulations and Public Works Department and will include a 10-foot bike path along Caton Farm Road, improvements to the south side of Caton Farm Road along the property frontage, and dedication of the new public right-of-way (Autumn Fields Boulevard). The final PUD and record plat will need to include a right-of-way dedication for a portion of Caton Farm Road. Final engineering details will be addressed as part of the final Planned Unit Development.

RECOMMENDED ACTION: Approval of the annexation, classification to B-1 (neighborhood business) zoning, and the preliminary Planned Unit Development of 580 Caton Farm will allow the developer to proceed with finalizing plans to create a commercial subdivision with a day care facility, retail uses, and restaurant uses. Staff supports the annexation request and finds that B-1 zoning is appropriate for this development, as the B-1 district is intended to provide commercial uses that serve and are compatible with nearby residential development. Retail, service, and restaurant uses are permitted in the B-1 district. The day care facility requires approval of a Special Use Permit, which the petitioner has submitted for review. The annexation will include an annexation agreement that addresses public improvement requirements and timelines as well as a potential recapture for extension of the sanitary sewer along Caton Farm Road.

Staff also supports the preliminary plans for the Planned Unit Development. The PUD includes several variations that are needed to accommodate adequate parking and circulation for the site's proposed uses. The site provides future access for adjacent uses

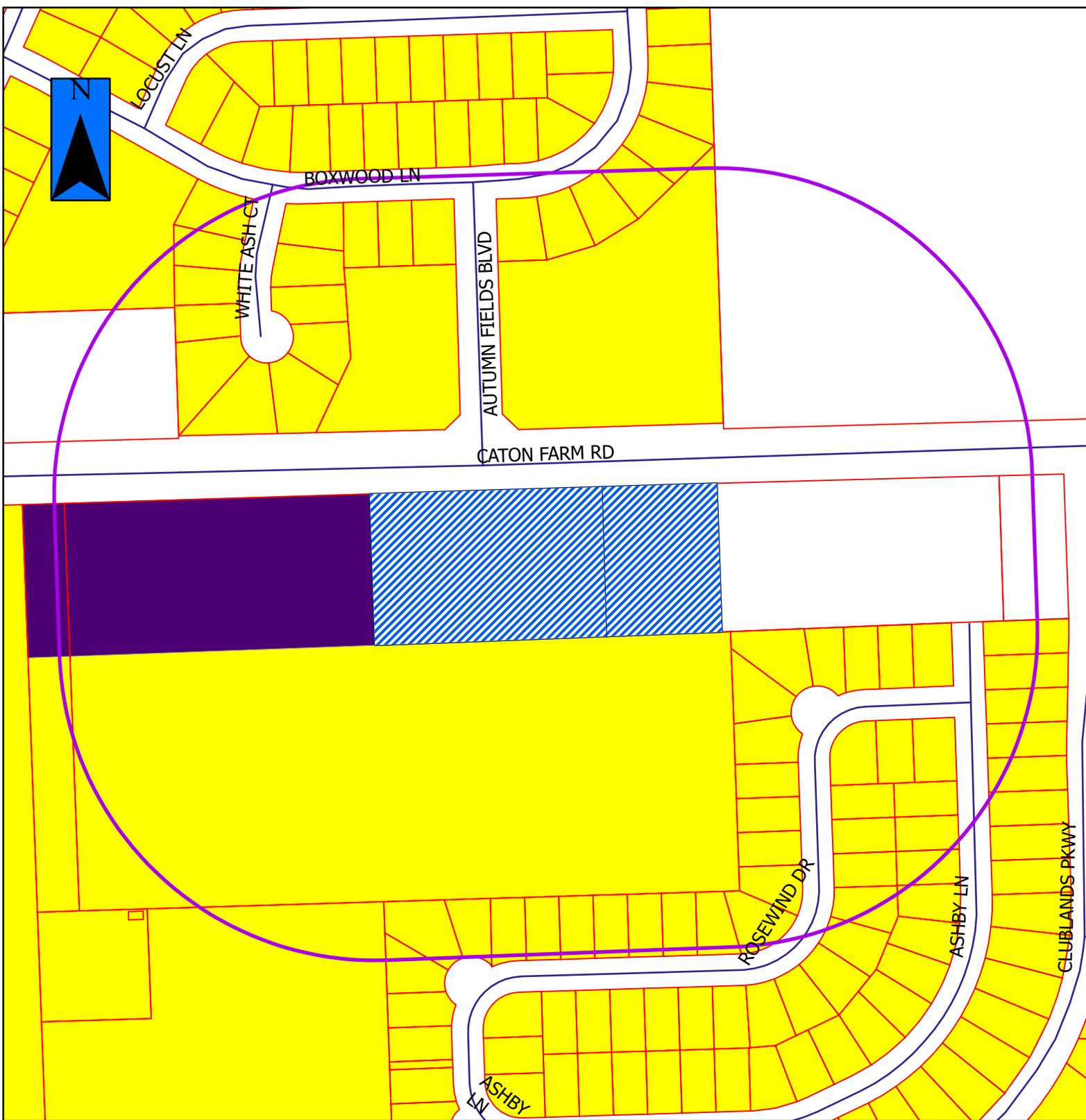
as requested by staff. The petitioner has provided adequate landscape buffers along the west, south, and east perimeter. The proposed day care elevations meet the City's Non-Residential Design Standards. PUD amendments will be needed in the future to include elevations and floor plans for the two commercial buildings on Lots 2 and 3. Future approval of the final Planned Unit Development is still required.



A-5-25a & PUD-9-25a



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



A-5-25 & PUD-9-25



 = Property in Question
 = 600' Public Notification Boundary

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

Figure 1: 5-acre site for the proposed Planned Unit Development of 580 Caton Farm Road, with surrounding zoning (2025)

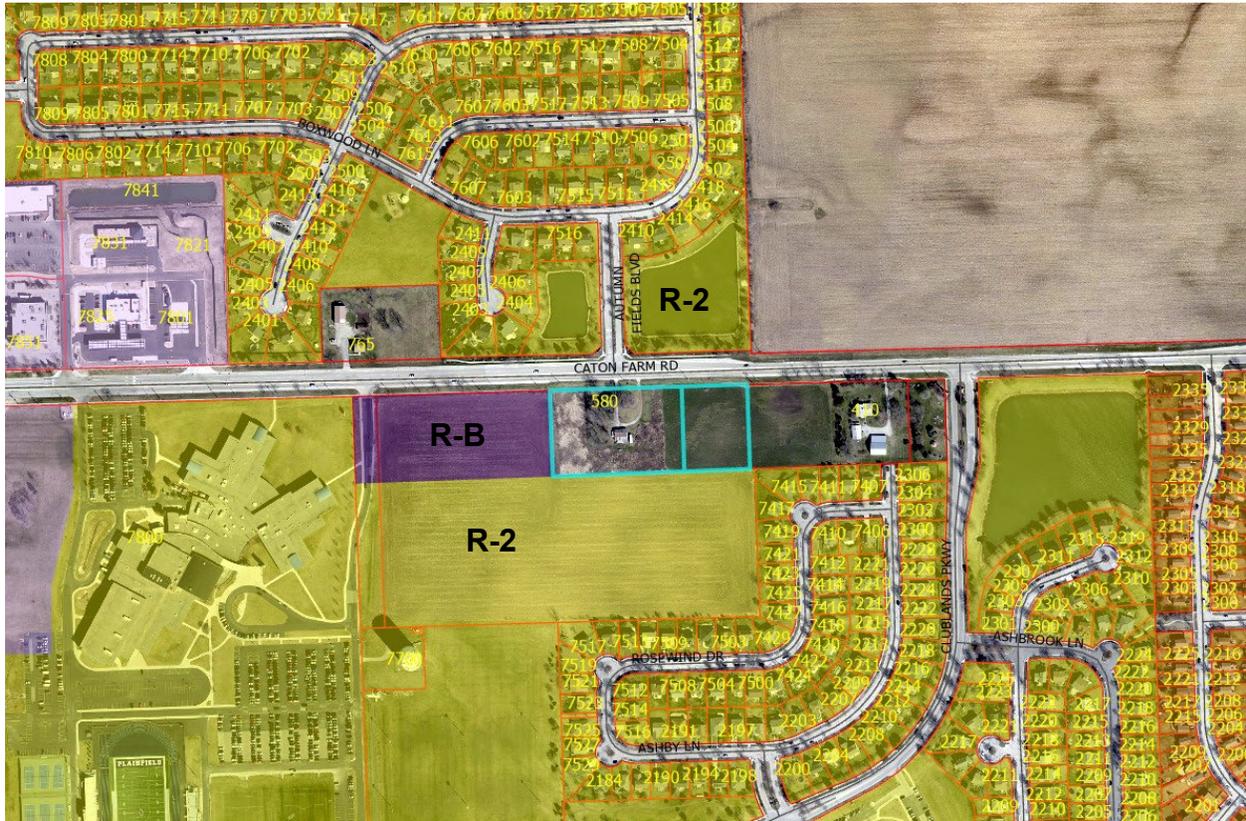


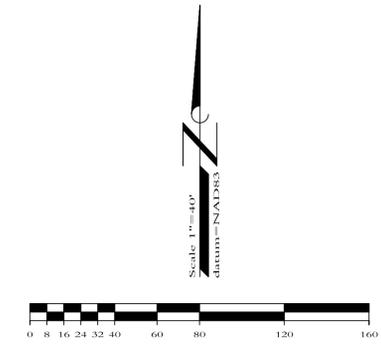
Figure 3: Subject site at 580 Caton Farm Road, view south from Autumn Fields Boulevard (April 2025)



Figure 4: Subject site at 580 Caton Farm Road, view southwest from Caton Farm Road (April 2025)



ALTA\NSPS
 Land Title
 Survey



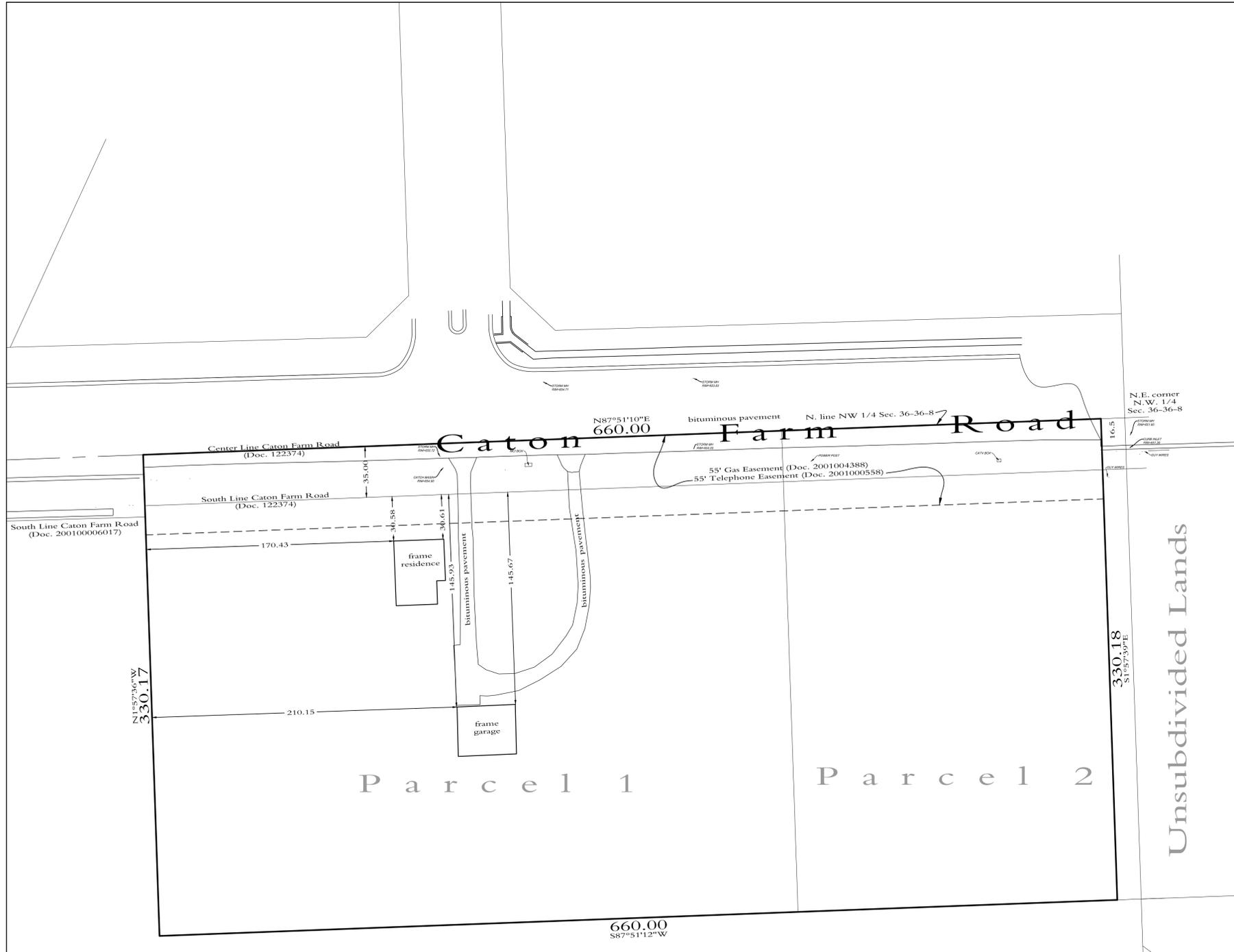
ALTA\NSPS
 Land Title
 Survey
 OF:

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

217,915 sq.ft. 5.003 acres (gross), 194,815 sq.ft., 4.472 acres (net)

Notes:
 Common address: 580 Caton Farm Road, Plainfield Illinois
 3/4" iron pipes at all corners except as noted.
 Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.
 Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.
 This survey was prepared with reference to a Commitment for Title Insurance issued by Fidelity National Title Insurance Company as Commitment FCHI2500351LD with an effective date of March 27, 2025 together with proprietary research by and knowledge of the Surveyor.
 The lands platted herein are the same as those described in Exhibit "A" of said Commitment.
 All special exceptions listed in Schedule "B, Part II" of said Commitment raising matters of survey pertinent to the platted lands are shown or otherwise noted herein.
 Pursuant to Schedule "B, Part II" of said Commitment, the platted lands are subject to the terms and conditions contained in Documents (corresponding Exception in parentheses) 20010000558 (9), 200100004388 (10) and 122374 (no exception). The attention of those with interest in particulars of these matters is directed to the Documents cited.
 The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency.



Unsubdivided Lands

Clublands Subdivision
 Neighborhood 1 Unit 2
 (Doc. 200100006017)

Lot
 922

State of Illinois }
 County of DuPage } S.S.

To:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2021. The field work was completed on August 28, 2025.
 Given under my Hand and Seal at Wheaton, Illinois
 this 2nd day of September, A.D.2025.

Illinois Professional Land Surveyor 2967
 exp.11-30-26
 Cole@Korugroup.com



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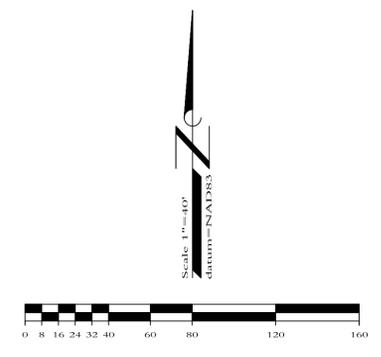
Koru Group, PLLC
 2155 Croy Gate Lane,
 Suite 330
 Naperville, IL 60563
 IL Design Firm
 8901-0012
 331-444-KORU
 (5678)



Annexation
Map

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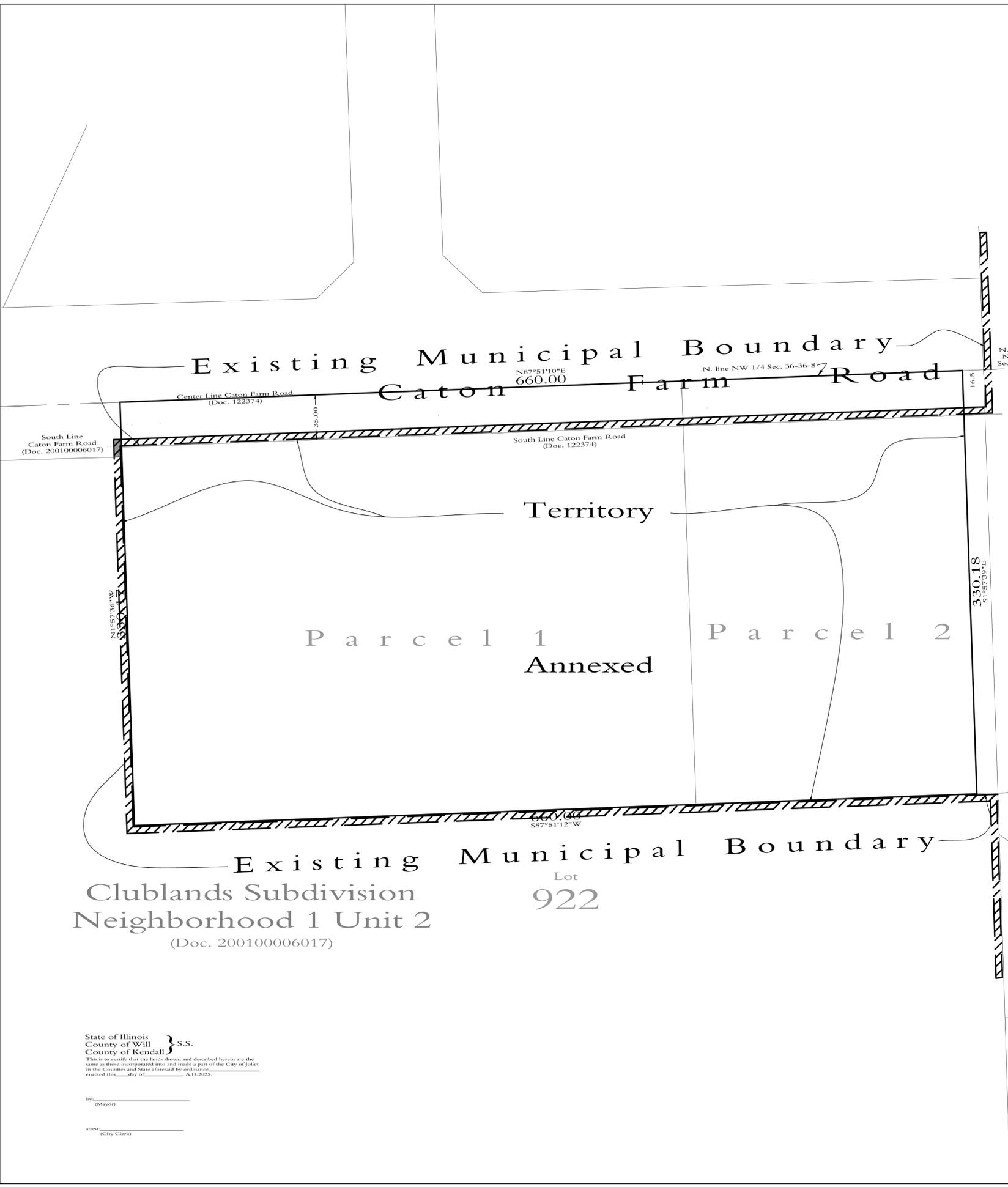


Map of
Territory Annexed
to the
City of Joliet

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 400.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AL-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AL-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

Unsubdivided Lands



State of Illinois }
County of Will } S.S.
County of Kendall }

This is to certify that the lands shown and described herein are the same as those incorporated into and made a part of the City of Joliet in the Counties and State aforesaid by ordinance enacted this ___ day of _____, A.D. 2025.

by: _____
(Mayor)

attest: _____
(City Clerk)

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have prepared this map of Territory Annexed to the City of Joliet pursuant to the Illinois Compiled Statutes for the uses and purposes therein set forth.

Given under my Hand and Seal at Wheaton, Illinois
this 30th day of October, A.D. 2025.

Illinois Professional Land Surveyor 2967
exp. 11-30-26
Cole@Korugroup.com



Autumn Fields
Boulevard
Doc. 200200020491 80' R.O.W.

LOT AREAS:
R.O.W. DEDICATION (CATON FARM & AUTUMN FIELDS BLVD) 23,110 SF
LOT 1- CHILDREN OF AMERICA CHILD CARE 54,806 SF
LOT 2- RETAIL 29,083 SF
LOT 3- RESTAURANT 29,083 SF
LOT 4- STORMWATER MANAGEMENT 32,271 SF

ZONING:
EXISTING: A-1 AGRICULTURE DISTRICT
PROPOSED: PUD B-1 NEIGHBORHOOD BUSINESS DISTRICT

OWNER/ DEVELOPER:
JILL FRATIO
PROJECT DEVELOPMENT GROUP
13028 S HARVARD TRAIL
HOMER GLEN, IL 60401
(717) 600-0511
JILLFRATIO@GMAIL.COM

VARIANCE REQUESTS:

- 30' required landscape buffer along Caton Farm Road
 - We're requesting the required landscape buffer be reduced to 12.5'
- Landscape buffer along the new ROW
 - We're requesting the required landscape buffer be reduced to 4' on the west and 0' on the east.
- Parking count
 - We're requesting the number of parking stalls be counted as a total development and not lot-by-lot
- New 66' wide ROW
 - We're requesting the 60' wide ROW be reduced to 60' wide.
- Distance from Residential Zoning for day care facility
 - Variation from Section 47-5.2(A)(3) of the Zoning Ordinance to allow a day care facility within 40' of a residential zoning district.



Preliminary Planned Unit Development
of
580 Caton Farm

Permanent Index number(s): 06-36-100-012, 06-36-100-013.
Description:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.
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Notes:

- Common address: 580 Caton Farm Road, Plainfield Illinois
- 3/4" Iron pipes at all corners except as noted.
- Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.
- Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.
- The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency. This is based upon reference to Flood Insurance Rate Map 17093C0135H Dated 1/8/2014.
- Total R.O.W. to be dedicated: 23,110 sq. ft.
- This plat is not for recording.
- School, Park & Library Donations shall be provided.

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have prepared the annexed exhibit for the uses and purposes therein set forth this _____ day of _____ A.D. 2025.

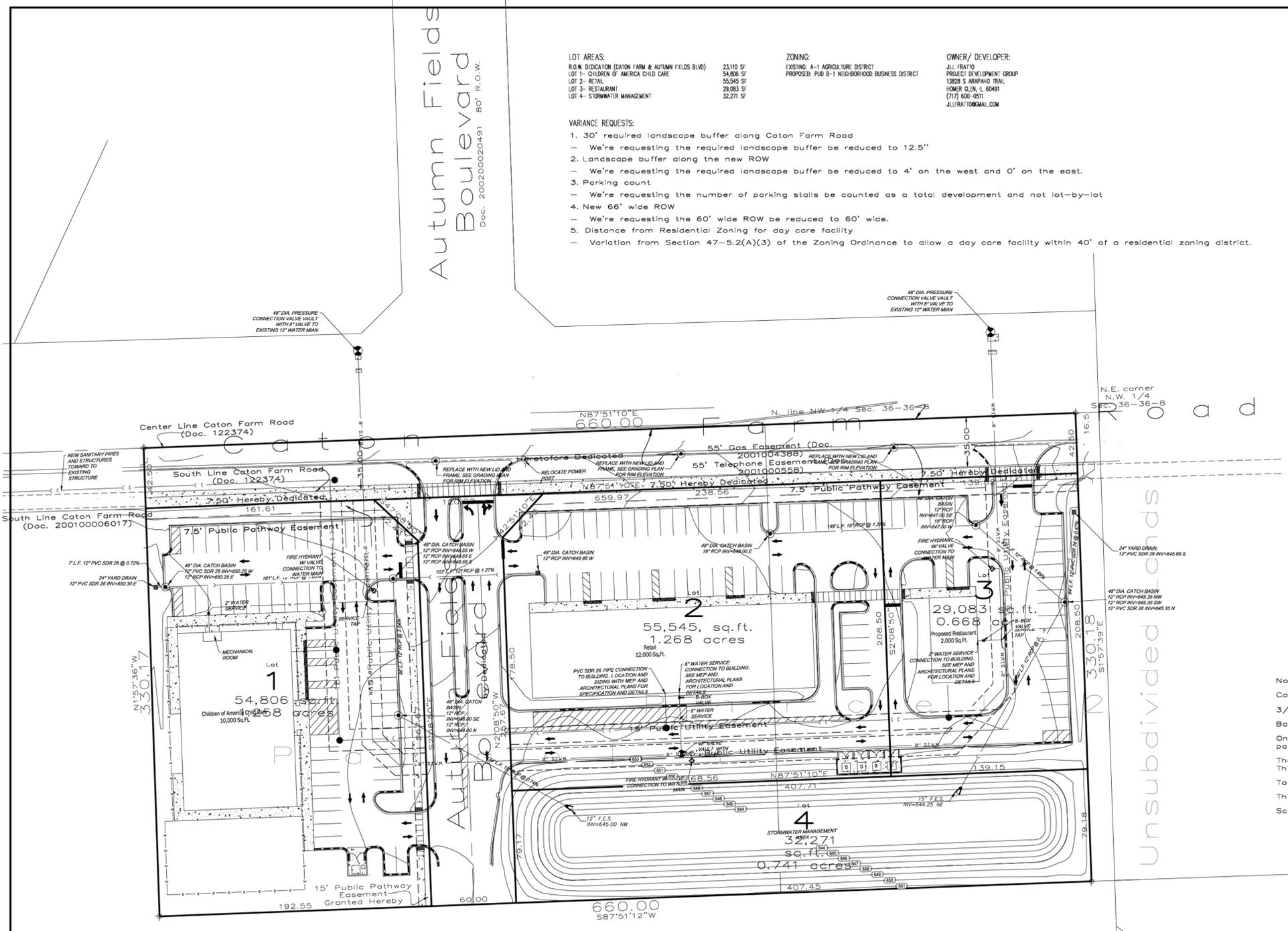
[Redacted Signature]
John Cole Helfrich
Professional Land Surveyor 2967
State of Illinois
Illinois Professional Land Surveyor 2967 expires 11-30-26

Public Pathway Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois, a body politic and corporate in the Counties of Will and Kendall and the State of Illinois, its successors, licensees, and assigns (the "City") over, upon, along, through and across all areas shown herein and labeled "Public Pathway Easement" (the "Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk or bicycle trail ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/fowner shall have no Maintenance and Operations obligations regarding the Easement Premises. The City shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the City, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees of other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary or permanent buildings, structures or other obstructions other than signage shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, its members, officers, employees, successors and tenants (individually an "indemnitee" and collectively the "indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the indemnitees arising directly or indirectly as a result of the City's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.



Clublands Subdivision
Neighborhood 1 Unit 2
(Doc. 200100006017)



SCALE: NOT TO SCALE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE STATE OF ILLINOIS. MY LICENSE EXPIRES: 11/30/2025

NAME OF ENGINEER _____

Sheet 1 of 1
Date: 10-14-2025
File: 25077PP1
Job: 25077

Preliminary PUD

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Koru Group,
2050 Westings
Ave.
Suite 170
Naperville, IL
60563
Design Firm
890.001.0012



KORU

Koru Group, PLLC
2056 Westings Ave, STE 170
Naperville, IL 60563

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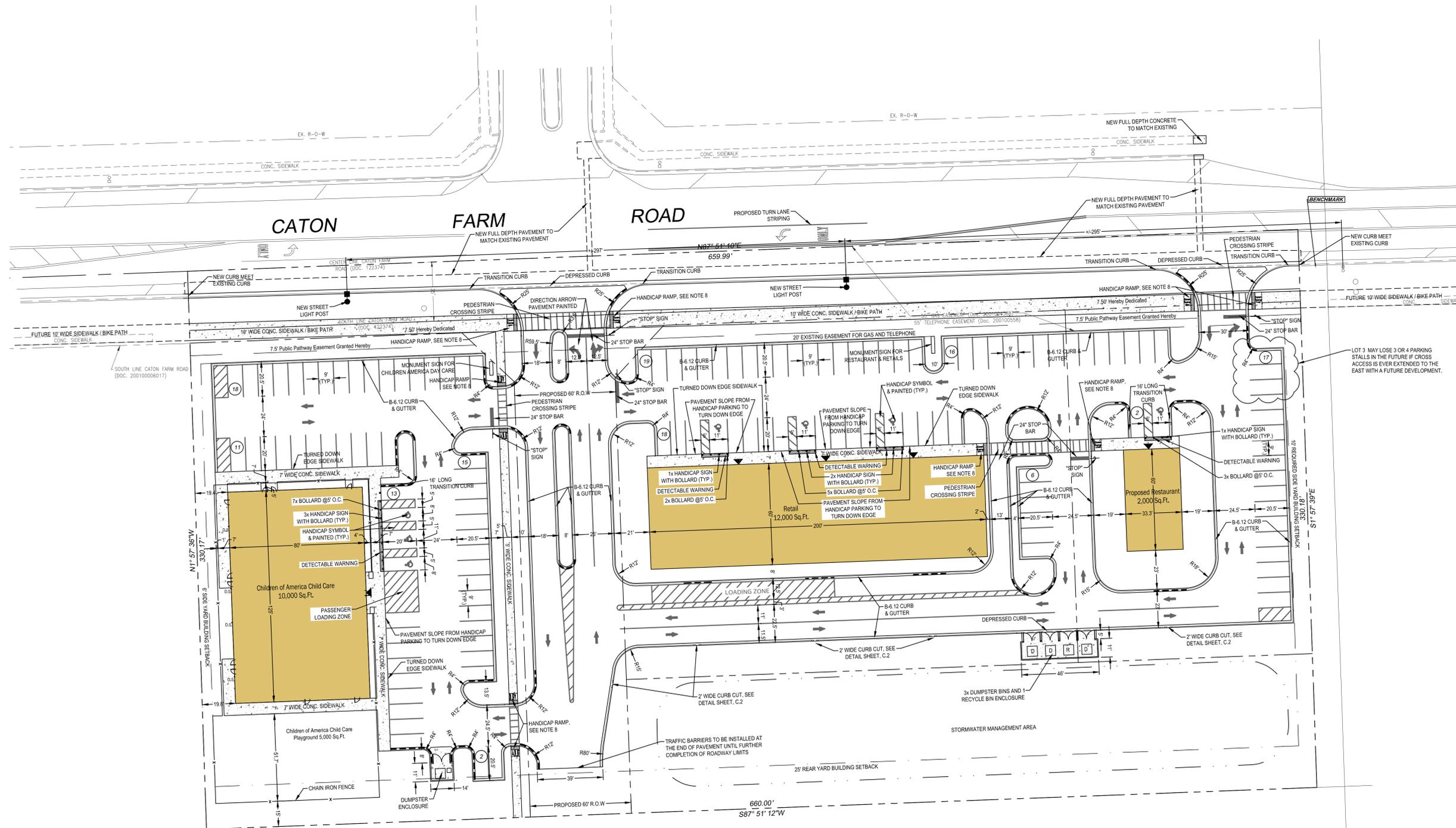
CLIENT:

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
580 CATON FARM
580 Caton Farm Road
Joliet, Illinois 60586

NOT FOR CONSTRUCTION



LEGEND

PROPOSED CURB & GUTTER		LIGHT POLE	
REVERSE PITCH CURB		BUILDING ENTRANCE	
EXISTING CURB & GUTTER			
PROPERTY LINE			
EASEMENT LINE			
SETBACK LINE			
CHAIN-LINK FENCE			
CONCRETE PAD			
FULL DEPTH ASPHALT PAVEMENT			
TRUNCATED DOMES			

SITE ANALYSIS

580 CATON FARM ROAD
JOLIET, IL 60586

PARCEL AREA
R.O.W. DEDICATION

LOT 1- CHILDREN OF AMERICA CHILD CARE
LOT 2- RETAIL
LOT 3- RESTAURANT
LOT 4- STORMWATER MANAGEMENT

217,332 sf
18,160 sf
54,806 sf
55,545 sf
29,083 sf
32,271 sf

PARKING

CHILDREN OF AMERICA CHILD CARE:
QUANTITY REQD. 56 = 10,000/180 (1 SPACE / 180 SQ FT)
PROVIDED 60 SPACES = 57 STANDARD + 3 ADA

PROPOSED RESTAURANT:
QUANTITY REQD. 12 = 2,000/180 (1 SPACE / 180 SQ FT)
PROVIDED 12 SPACES = 12 STANDARD + 1 ADA

RETAIL:
QUANTITY REQD. 66 = 12,000/180 (1 SPACE / 180 SQ FT)
PROVIDED 66 SPACES = 65 STANDARD + 3 ADA

STALL SIZE REQUIRED 9' X 20' (STANDARD)
PROVIDED 9' X 20' (STANDARD), 13' X 20' (ADA)

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA: 10,659 SF (0.24 AC)
PROPOSED IMPERVIOUS AREA: 13,349 SF (3.08 AC)
NET NEW IMPERVIOUS AREA: 123,690 SF (2.84 AC)

SITE NOTES

- All dimensions are back of curb unless otherwise noted.
- All curb radii are back of curbs unless otherwise noted.
- Contractor to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
- Sidewalk around perimeter of building shall be walk/pavement unless otherwise specified on plans.
- Contractor will be responsible for repairing all existing pavement damaged during construction.
- See details for bituminous and concrete pavement sections.
- Contractor to provide temporary traffic control measures during construction of entrance of R.O.W. in accordance w/ Illinois D.O.T. requirements.
- ADA handicap ramps shall be installed at all locations delineated on plans as well as at all locations where sidewalk abuts drives or roadways. Installing a Detectable Warning and 3' transition curbs both side.
- Contractor shall compare architectural and engineering plans for interface compatibility.
- All curb and gutter shall be B6:12 unless otherwise noted on plans
- Pavement striping to be white two coats unless otherwise specified on plans.

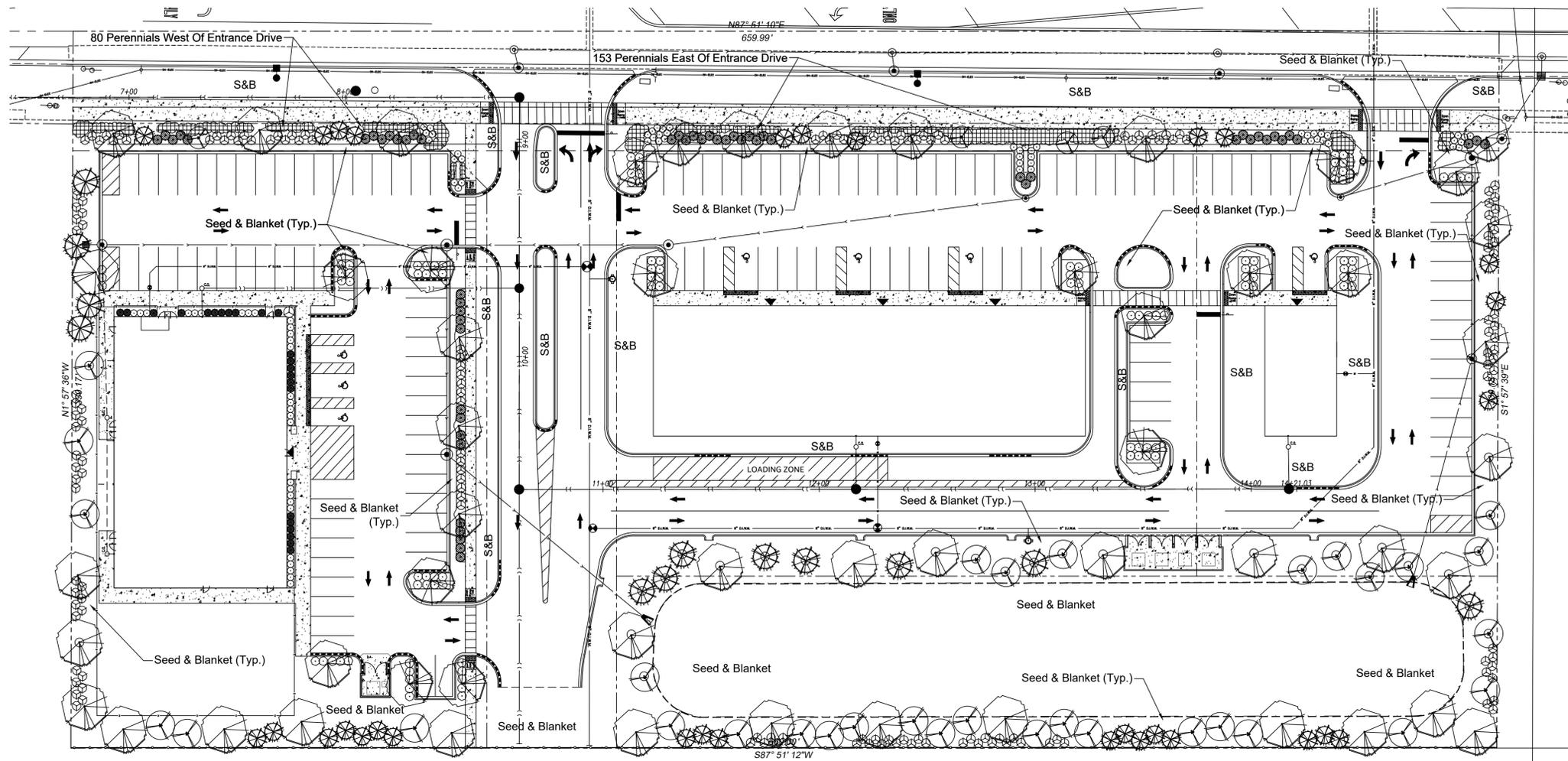
REVISIONS:

#	DESCRIPTION	DATE
1	FOR PUD	10/13/2025
2	FOR FINAL ENGINEERING	10/20/2025

PROJECT NUMBER: 25077	DRAWN BY: NS/SAH	REVIEWED BY: ME
SHEET TITLE:		
SITE PLAN		
SHEET NO.		
C1.1		

1 2 3 4 5 6 7 8

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"



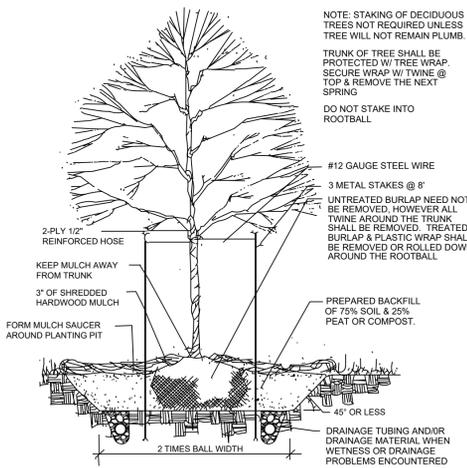
NOTE: This plan is preliminary in nature. Plant locations may vary pending final site geometry, utilities locations, grading, etc.

LANDSCAPE CALCULATIONS:

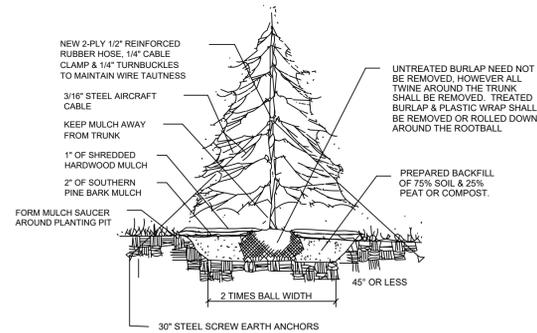
- Caton Farm Road Perimeter- West Side (10' Wide):** 197 LF (minus Drives)
 Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20- Shrubs & 40- Perennials/100 LF
 Calculation: 4- Evergreen or Ornamental Trees, 2- Shade Trees, 40- Shrubs & 80 Perennials
 Provided: 5- Evergreen or Ornamental Trees, 3- Shade Trees, 40- Shrubs & 80- Perennials
- Caton Farm Road Perimeter- East Side (10' Wide):** 382 LF (minus Drives)
 Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20 Shrubs & 40 Perennials/100 LF
 Calculation: 8- Evergreen or Ornamental Trees, 4- Shade Trees, 77- Shrubs & 153 Perennials
 Provided: 8- Evergreen or Ornamental Trees, 6- Shade Trees, 82- Shrubs & 153 Perennials
- West Property Line Perimeter:** 330 LF
 Requirement: 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs /100 LF
 Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs
 Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs
- East Property Line Perimeter:** 330 LF
 Requirement: 5' Wide Buffer, 2 Evergreen or Ornamental Trees + 1 Shade Trees & 10 Shrubs/100 LF
 Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs
 Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs
- South Property Line Perimeter:** 660 LF - 60 LF ROW = 600LF
 Requirement: 15' Wide Buffer, 3 Evergreen Trees + 3 Ornamental Trees + 2 Shade Trees & 5 Shrubs/100 LF
 Calculation: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs
 Provided: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs
- Detention Basin Landscaping:** 833 LF H.W.L.
 Requirement: 1 Shade Tree + 1 Evergreen Tree + 1- Ornamental Tree/100LF H.W.L.
 Calculation: 8- Shade Trees, 8- Evergreen Trees & 8- Ornamental Trees
 Provided: 8- Shade Trees, 8 Evergreen Trees & 8- Ornamental Trees

LEGEND

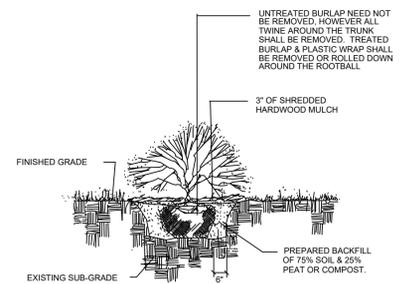
- DECIDUOUS SHADE TREE - 2.0"
- ORNAMENTAL TREE - 6"BBclump/2"BB
- EVERGREEN TREE - 6"BB
- LARGE DECIDUOUS SHRUB- 5 Gal/24" Min.
- EVERGREEN SHRUBS - 5 Gal.
- DWARF DECIDUOUS SHRUB- 3 Gal/24" Min.
- PERENNIALS & ORNAMENTAL GRASSES- 1 Gal./1 Qt.



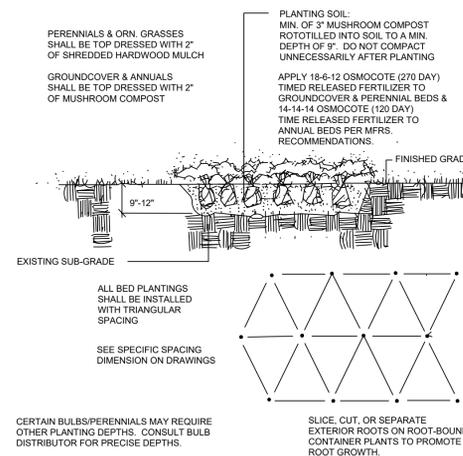
DECIDUOUS TREE



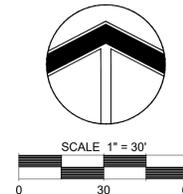
EVERGREEN TREE



SHRUBS



BED PLANTING DETAIL



© 2025 Heritage Oak Studios, LLC
 The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

NO.	DESCRIPTION	DATE
3	Per City of Joliet Review	2025-11-11
2	Per Revised Site Plan	2025-10-14
1	Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
 Joliet, Illinois

HERITAGE OAK STUDIOS, LLC

Landscape Architects
 24301 White Oak Drive
 Plainfield, IL 60585
 PHONE: 815-531-4415

PRELIMINARY LANDSCAPE PLAN

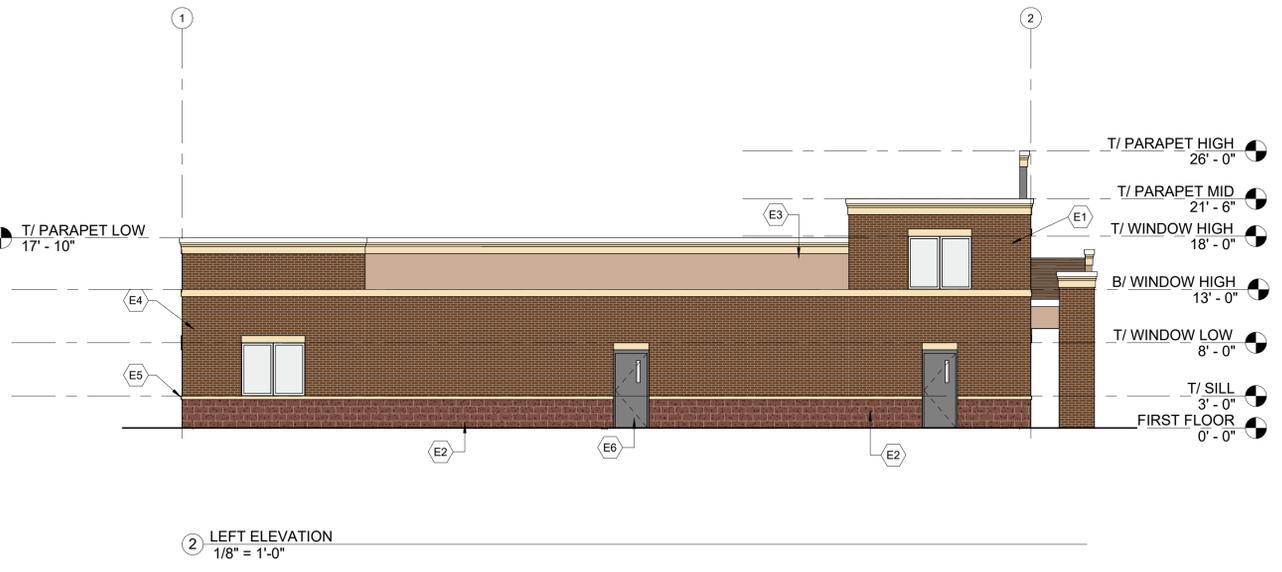
DATE: 2025-08-22
 SCALE: 1"=20'
 PLANNER: RP
 DRAWN BY: RP
 CHECKED: _____

SHEET L-1

PROJECT NO.: 2325 - 2463

EX		EXTERIOR ELEVATION KEYNOTES
E1	BRICK PILASTER BUILD OUT	
E2	SPLIT FACE CMU VENEER	
E3	E.I.F.S. SYSTEM W/REVEALS	
E4	PRECAST LINTEL	
E5	4" PRECAST SILL ROUNDED 2", TAPERED INTO EACH DOOR FRAME	
E6	GALVANIZED H.M DOOR AND FRAME	

GENERAL NOTES	
1.	SEE A9.2 FOR EXTERIOR FINISH SCHEDULE
2.	ALL EXHAUST FAN VENTING TO BE THRU ROOF (NO VENTING ALLOWED OUT SIDES OF BUILDING THROUGH THE FRONT REAR AND SIDE WALLS OF BUILDING)



CONSULTING ENGINEERS:

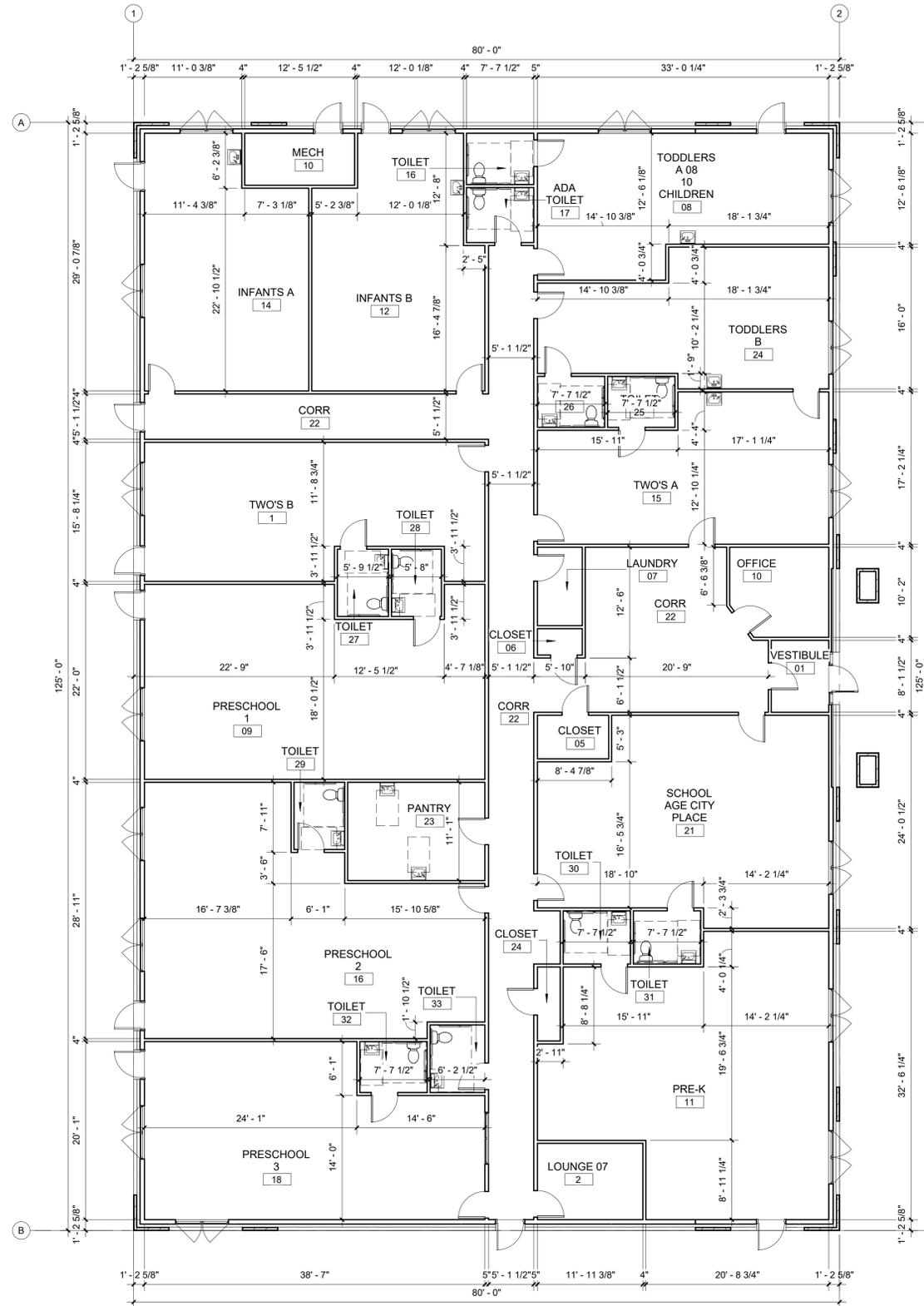
CLIENT:

Building Type
580 Caton Farm
580 Caton Farm

REVISIONS		
#	DESCRIPTION	DATE

FILE NAME: 25077 580 Caton Farm
DRAWN BY: Author REVIEWED BY: Checker
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO.
A200

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"



1 PROPOSED FIRST FLOOR, LOT 1
1/8" = 1'-0"

GENERAL NOTES

- THE TOILET IN ROOM 11.1 THE RESTROOM IN THE TODDLERS ROOM, SHALL BE A CHILD SIZED TOILED AND HAVE A HEIGHT OF 10". THE TOILETS IN ROOMS 13 & 20 , THE ADA RESTROOMS , SHALL HAVE AN ADA COMPLIANT TOILET WITH A HEIGHT OF 17". ALL OTHER TOILETS IN THE BUILDING SHALL BE OF STANDARD HEIGHT 14".
- ALL DOOR JAMBS TO BE 4" FROM HINGED SIDE TO EDGE OF WALL , UNLESS OTHERWISE NOTED. BOTTOM OF JAMB NOT TO EXCEED 1/4" A.F.F.
- SEE SHEET A9.1 FOR WINDOW TYPES.
- ALL WALL TYPES SHOWN ON PLAN ARE NOMINAL THICKNESS. SEE WALL TYPES SCHEDULE FOR ACTUAL WALL THICKNESS.
- INSTALL 20 AMP DUPLEX OUTLET AT CORRIDORS PER ELECT PLAN.
- ALL THERMO/ SENSOR TO BE INSTALLED AT 54" A.F.F WITH TAMPER PROOF COVERS. THERMO/SENSORS TO BE LOCATED IN EACH CLASSROOM AND TO BE INDEPENDENT OF EACH OTHER (SEE M-1).
- ALL CASEWORK / CABINETS/MILLWORK/COUNTERTOPS SHOWN ON DRAWINGS TO BE PROVIDED BY COSTA CABINETS.
- ALL COUNTERTOPS TO HAVE RADIUS CORNERS.
- SEE SHEET A8.2 FOR APPLIANCE LEGEND.
- FIRE EXTINGUISHER: CONFIRM W/ BUILDING DEPT. REQUIREMENTS FOR FIRE EXTINGUISHER CABINET QUANTITIES & LOCATIONS. REFER TO SPECIFICATIONS FOR CABINET DESCRIPTION & INSTALLATION REQUIREMENTS (INCLUDING RECESSED CABINETS). FIRE EXTINGUISHERS TO BE RECESSED INTO THE WALL.
THE MINIMUM C.O.A REQUIREMENT (OR MORE IF CODE REQUIRED) SHALL BE:
1. IN THE LOUNGE
2. IN THE PANTRY
3. AT THE FRONT DESK
4. AT EACH END OF THE LONG CORRIDOR.
5. IN THE MECHANICAL, ELECTRICAL / SPRINKLER ROOM.
- PROVIDE 20'-0" HIGH STANDARD FLAG POLE WITH AN INTERNAL ROPE. AMERICAN FLAG & FLAG POLE CO. 800-426-6235 (SKU S20050125) VERIFY LOCATION WITH C.O.A.
- PROVIDE FIRE SPRINKLERS THROUGH-OUT. FIRE SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SYSTEM TO MEET LOCAL CODES.
- CCTV CAMERAS AND ALL VIDEO TO BE SUPPLIED BY ALWAYS CLOSE BY. QUANTITY AND LOCATION OF CAMERAS TO BE PROVIDED BY "ALWAYS CLOSE BY"

CONSULTING ENGINEERS:

CLIENT:

Building Type
580 Caton Farm
580 Caton Farm

REVISIONS:		
#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	DATE
2		

IF PRINTED TO SCALE, BOTH THESE DIMS WILL MEASURE "1"

580 CATON FARM

Planned Unit Development

Scope of Development:

The development consists of approximately 5 acres which will be divided into 3 lots for commercial development. Per the attached site plans it is anticipated that a 10,000 square foot day care facility, a 12,000 square foot mixed used strip center, and a 2,000 square foot retail or restaurant space. It is anticipated that the strip center and/or the retail space will be seeking a drive-thru permit when an end user has been identified.

The Phasing Plan:

The development shall occur in two main phases. Phase 1 will be the construction of a proposed day care facility. The second phase will be the development of the two remaining lots for a mixed use strip center and a smaller retail establishment or restaurant. It is anticipated that Phase 1 would be completed by July of 2026 and the remaining property would hopefully be developed by the middle of 2027.

The Financial Plan:

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

The Marketing Plan:

An LOI has been agreed to with Children of America for the development of the day care facility and assuming the project can make the target delivery date of July 2026. Bill Caton from Caton Commercial as a primary broker has been retained to handle the sale or leasing of the remaining lots. Local advertising and social media in various other publications and magazines will be utilized to advertise the development.

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

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

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

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

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

★ DATE: 9/5/2025

★ PETITIONER

Subscribed and Sworn to before me
this 5th day of September, 2025.

NOTARY PUBLIC



STATE OF ^{Minnesota} ILLINOIS)
) SS.
COUNTY OF ^{Carleton} WILL)

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

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

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

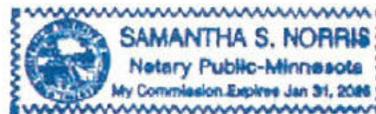
1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes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

★ DATE: 9/5/2025


★ PETITIONER

Subscribed and Sworn to before me
this 5th day of September, 2025.


NOTARY PUBLIC



CASE NO. _____
DATE FILED _____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

Project Development Group LLC
FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL ()

E-MAIL ADDRESS: [REDACTED]

II. Owner's information:

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

Ashby Trust, Mark Ashby & Bonnie Pinnow
FN (MI) (LN) (Suffix)

David A Ashby
FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) [REDACTED] (W) () CELL ()

E-MAIL ADDRESS: [REDACTED]

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

III. Agent Authorization:

Please check one of the following:

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

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

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

(Please Print)

Nathaniel P. Washburn KGG LLC
Agent's Name Company Name (If Applicable)

111 N. Ottawa Street, Joliet, Illinois 60432
Agent's Mailing Address City/State/Zip

(815)727-4511 () (815)727-1586
Agent's Phone Area Code Mobile Area code Fax

Email address: [REDACTED]

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

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

Owner's Signature (s):

[REDACTED]

Date: 9/5/2025

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

N/A ()
NAME ADDRESS Area Code Phone

N/A ()
NAME ADDRESS Area Code Phone

N/A ()
NAME ADDRESS Area Code Phone

III. Agent Authorization:

Please check one of the following:

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

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

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(Please Print)
Nathaniel P. Washburn KGG LLC
Agent's Name Company Name (If Applicable)

111 N. Ottawa Street, Joliet, Illinois 60432
Agent's Mailing Address City/State/Zip

(815) 727-4511 () (815) 727-1586
Agent's Phone Area Code Mobile Area code Fax

Email address: [REDACTED]

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

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

Owner's Signature(s): [REDACTED]
Date: ^{M.S.A.} 9/25/25 9/5/25 Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

N/A	()
NAME	Area Code Phone
ADDRESS	
N/A	()
NAME	Area Code Phone
ADDRESS	
N/A	()
NAME	Area Code Phone
ADDRESS	

III. Agent Authorization:

Please check one of the following:

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

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

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

(Please Print)

Nathaniel P. Washburn
Agent's Name

KGG LLC
Company Name (If Applicable)

111 N. Ottawa Street, Joliet, Illinois 60432
Agent's Mailing Address City/State/Zip

(815) 727-4511
Agent's Phone

()
Area Code Mobile

(815) 727-1586
Area code Fax

Email address: [REDACTED]

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

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

Owner's Signature (s):

[REDACTED]

Date: 9/5/2025

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

<u>N/A</u> NAME	_____	ADDRESS	_____	<u>()</u> Area Code	_____	Phone	_____
<u>N/A</u> NAME	_____	ADDRESS	_____	<u>()</u> Area Code	_____	Phone	_____
<u>N/A</u> NAME	_____	ADDRESS	_____	<u>()</u> Area Code	_____	Phone	_____

v. Property information:

PROPERTY ADDRESS:

580 Caton Farm Road Plainfield (unincorp.) Illinois Na Au Say 60586
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s): _____
06-36-100-012 & 06-36-100-013

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

SEE ATTACHED

LOT SIZE: WIDTH _____ DEPTH _____ AREA Approx: 5 AC

PRESENT LAND USE: Uninhabited Farmstead

EXISTING ZONING: Kendall County A-1

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: _____

Commercial Development (Day Care, Strip Center)

ZONING CLASSIFICATION REQUESTED: B-3 B-1 Neighborhood Business edited by HM 10/12/25

USES OF SURROUNDING PROPERTIES:

NORTH Residential EAST Farmstead / Residential

SOUTH Farm Ground / Residential WEST Farm Ground/School

IMPORTANT

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

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

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

R _____
PETITIONER

PETITIONER

R 9-5-25
DATE

DATE

Subscribed and Sworn to before me
this 5th day of September, 2025

NOTARY PUBLIC



PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING, WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

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

Preliminary
 Final

NAME OF PUD: 580 Caton Farm PUD

NAME OF PETITIONER: Project Development Group LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: [REDACTED]

BUSINESS ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Rosario Fratto

ADDRESS: [REDACTED] PHONE: _____

OWNER: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: _____

CELL #: _____ E-MAIL: _____

BUSINESS ADDRESS: [REDACTED] PHONE: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

BUSINESS PHONE: _____

ENGINEER: Kieran Thomas (Koru)

ADDRESS: 2056 Westings Ave., Suite 170, Naperville, IL 60563 PHONE: 331-444-5678

LAND SURVEYOR: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED

COMMON ADDRESS: 580 Caton Farm Road

PERMANENT INDEX NUMBER (Tax No.): 06-36-100-012 & 06-36-100-013

SIZE: Approximately 5 AC

NO. OF LOTS: 3

PRESENT USE: Uninhabited Farmstead EXISTING ZONING: Kendall County A-1

USES OF SURROUNDING PROPERTIES: North: Residential

South: Farm Ground / Residential

East: Farmstead / Residential

West: Farm Ground / School

Name of Park District: Joliet

Date Contacted Park District: N/A

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

If yes, what amount? N/A

(Acknowledgment by Park District Official) _____

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 Attached 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: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Jill Fratto, 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: 10-13-25 _____
Petitioner's Name

Subscribed and sworn to before me this 13 day of October, 2025

01-07-2027

Notary Public CINDY S MATIJEVICH My Commission Expires:



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

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

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Bonnie A Pinnow, 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: 10/9/25 [Redacted]
Petitioner's Name

Subscribed and sworn to before me this 9th day of October, 20 25

[Redacted] 1-31-2030
Notary Public My Commission Expires:



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

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

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

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

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

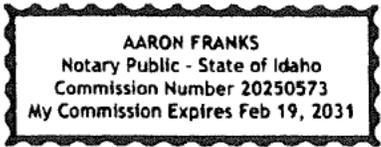
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, David Adam Ashby, 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: 10/9/2025 _____
Petitioner's Name

Subscribed and sworn to before me this 9 day of October, 20 25

Notary Public
My Commission Expires: 2/19/31



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

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

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

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

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

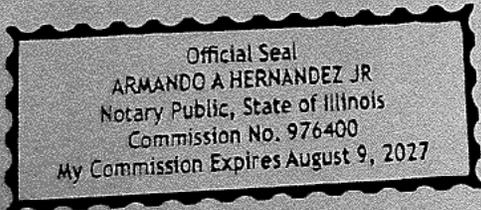
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, MARK S. Ashby, 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: 10/09/25 _____
Petitioner's Name

Subscribed and sworn to before me this 09th day of October, 2025

Notary Public
My Commission Expires: 08/09/2027



580 Caton Farm | Variance Request

Date: 10/14/2025

Description

The following are items that are not as-of-right and would be requesting a variance with the Petition of PUD.

1. 30' required landscape buffer along Caton Farm Road
 - We're requesting the required landscape buffer be reduced to 10'
2. Landscape buffer along the new ROW
 - We're requesting the required landscape buffer be reduced to 0'
3. Parking count
 - We're requesting the number of parking stalls be counted as a total development and not lot-by-lot
4. New 66' wide ROW
 - We're requesting the 66' wide ROW be reduced to 60' wide.

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING, WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

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:

580 Caton Farm Road, Plainfield (unincorporated), Illinois 60586

PIN(s): 06-36-100-012 & 06-36-100-013

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

Ashby Family Trust - Mark Ashby & Bonnie Pinnow Trustees - [REDACTED]

David Adam Ashby

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

Jill Fratto - [REDACTED] 100%

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:** [REDACTED]

★ **DATE:** 9/5/2025

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

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

Jill Fratto - [REDACTED] - 100%

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:** [REDACTED]

★ **DATE:** 9/5/25

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

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

Jill Fratto - [REDACTED] - 100%

E-MAIL: _____ FAX: _____

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★ SIGNED, [REDACTED]

★ DATE: 9/5/2023

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Bonnie A. Pinnow [REDACTED]