

DATE: April 9, 2026  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: PUD-4-26: Final 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 the final 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: B-1 (neighborhood business)  
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 preliminary Planned Unit Development of 580 Caton Farm was approved by City Council in January 2026, along with the annexation of the property and the classification to the B-1 (neighborhood business) zoning district. An annexation agreement was also approved that addresses the required public improvements and the

timeline for their completion. Additionally, the Zoning Board of Appeals approved a Special Use Permit to allow a day care facility at 580 Caton Farm Road at their November 20, 2025 meeting.

The 5-acre subject property 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.

SPECIAL INFORMATION: The petitioner and contract purchaser, Project Development Group LLC, requests approval of the Final Planned Unit Development of 580 Caton Farm to allow a commercial center with a day care facility, a retail building, and a restaurant building. The Planned Unit Development will establish the site layout, landscaping, and other design elements for the entire property. The final PUD includes the same variation requests and has a site plan substantially similar to the approved preliminary PUD. The proposed elevations of the day care facility are the same as those approved with the preliminary PUD.

The final 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. The development will include cross access easements on the subject lots to allow future access from the adjacent properties to the east and west. Additionally, 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 petitioner is requesting a variation to allow the new street to have a reduced right-of-way width of 60 feet instead of the current standard of 66 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 established by 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 75 parking spaces. The configuration of the parking row along the east side of the site could change if access is extended to the adjacent lot in the future. The attached site plan currently shows future access at the south end of the row.

The proposed day care facility will be located on Lot 1 of the subdivision. 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 final landscape plan is included with the PUD submission that is very similar to the preliminary plan. The petitioner is requesting a variation to reduce perimeter landscaping from 30 feet to 10 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 for Autumn Fields Boulevard 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, dedication of the new public right-of-way (Autumn Fields Boulevard), and dedication of a portion of Caton Farm Road right-of-way. A record plat will be required for City Council review that establishes the proposed easements and right-of-way dedications for the property.

RECOMMENDED ACTION: Approval of the Final Planned Unit Development of 580 Caton Farm will allow the development of a commercial subdivision with a day care facility, retail uses, and restaurant uses. Staff supports the request and its variations, which 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.

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

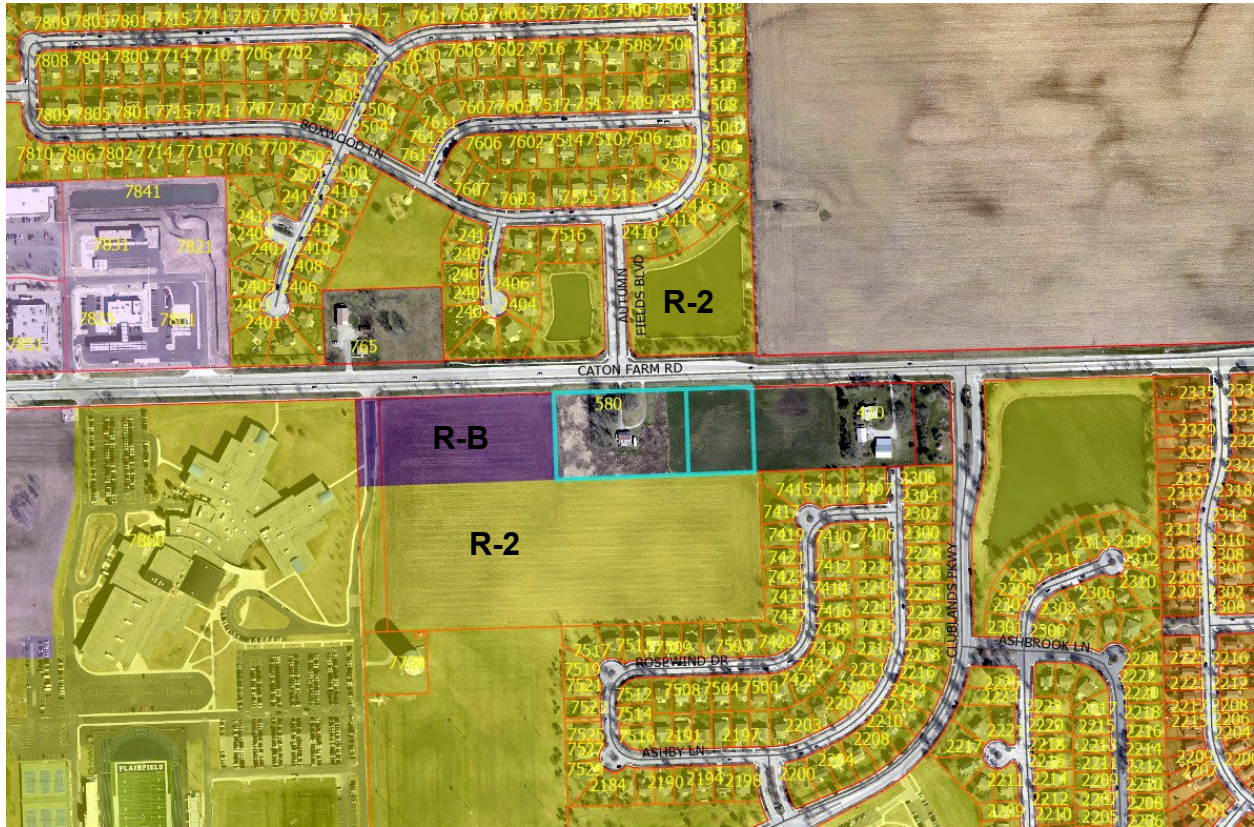


Figure 2: Subject site at 580 Caton Farm Road, view south from Caton Farm Road (April 2025)

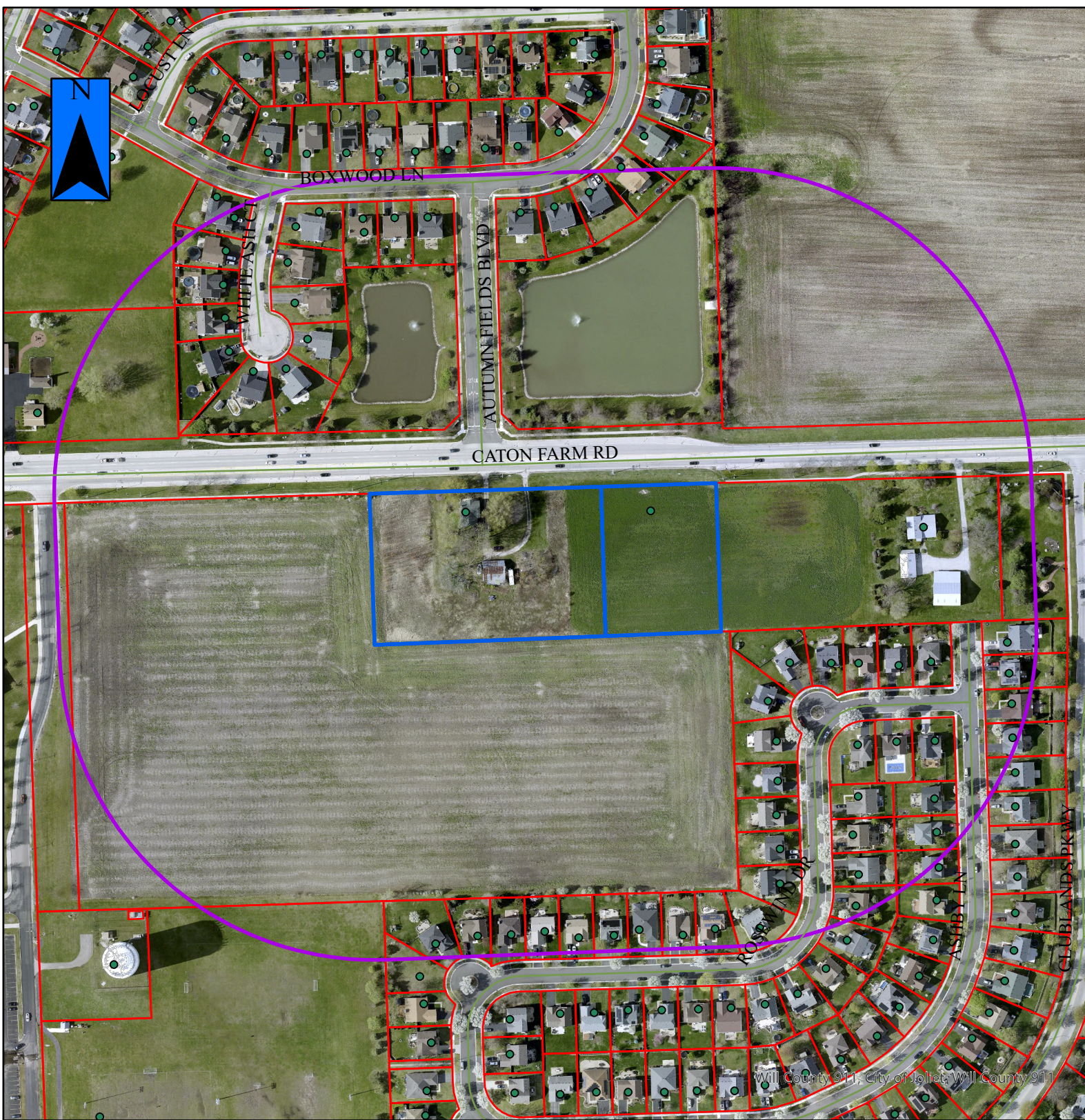


Figure 3: Subject site at 580 Caton Farm Road, view south from Autumn Fields Boulevard (April 2025)

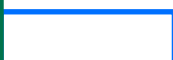


Figure 4: Subject site at 580 Caton Farm Road, view southwest from Caton Farm Road (April 2025)





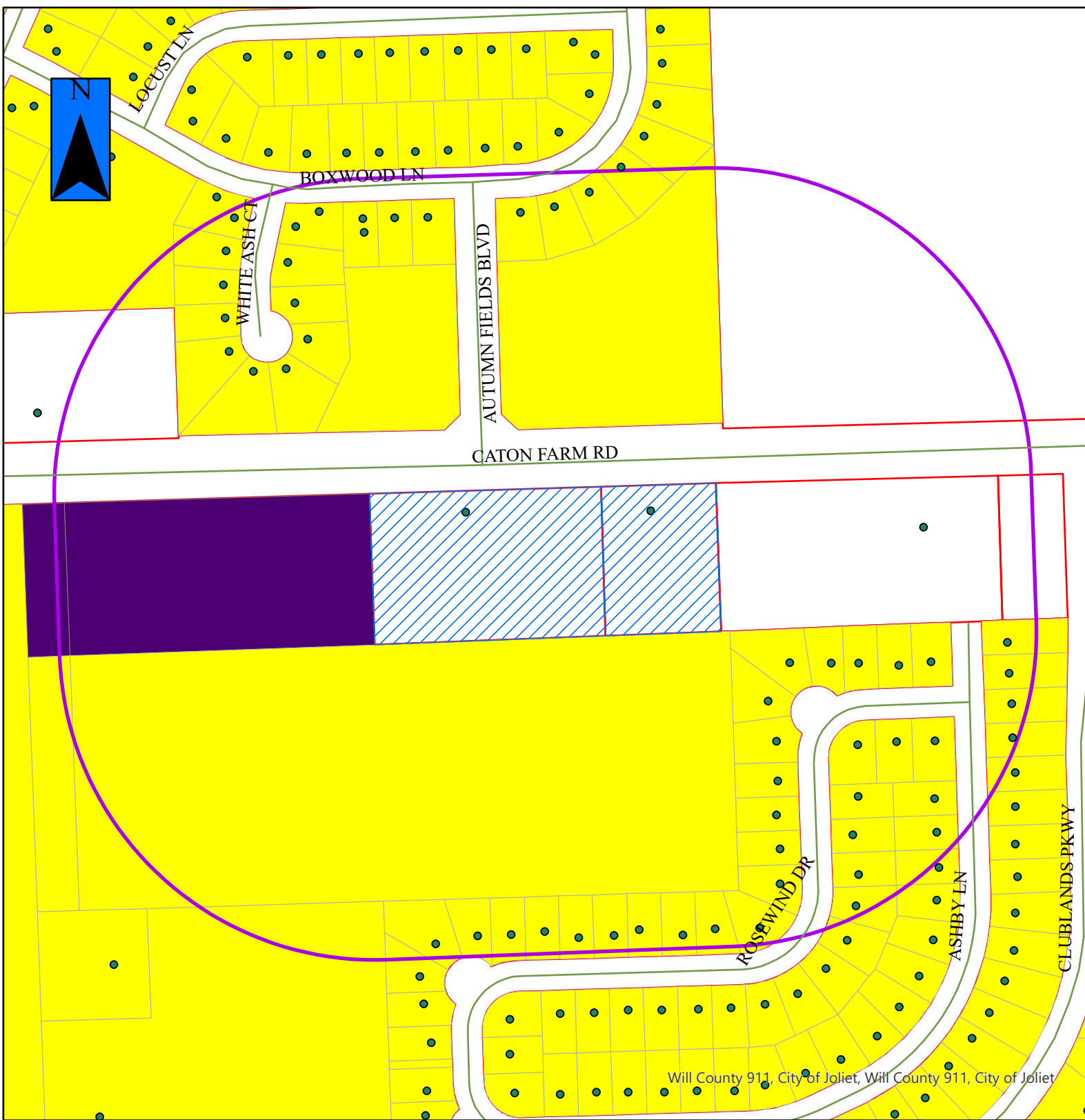
## PUD-4-26a



= Property in Question / Propiedad en cuestión









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



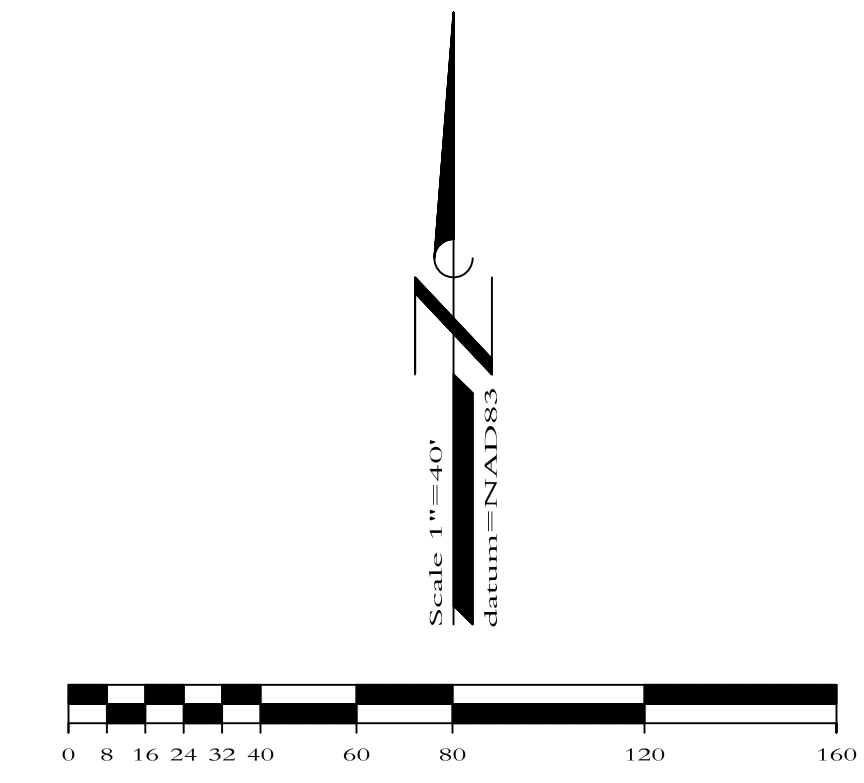
## PUD-4-26



 = Property in Question  
 = 600' Public Notification Boundary

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

ALTA\NSPS  
 Land Title  
 Survey



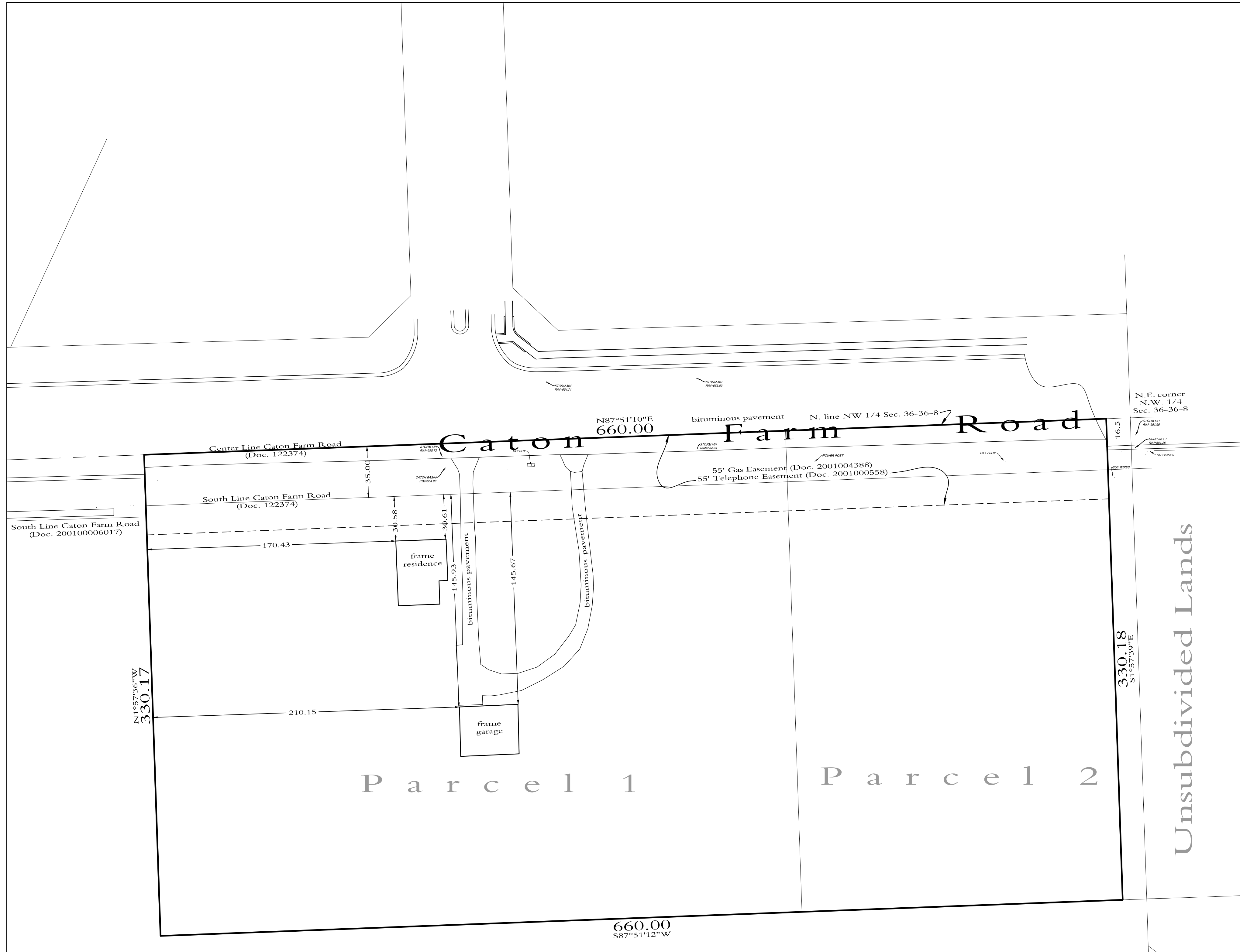
ALTA\NSPS  
 Land Title  
 Survey  
 OF:

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

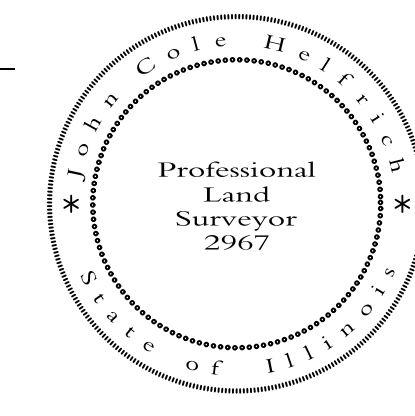
Clublands Subdivision  
 Neighborhood 1 Unit 2  
 (Doc. 200100006017)

Lot  
 922

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

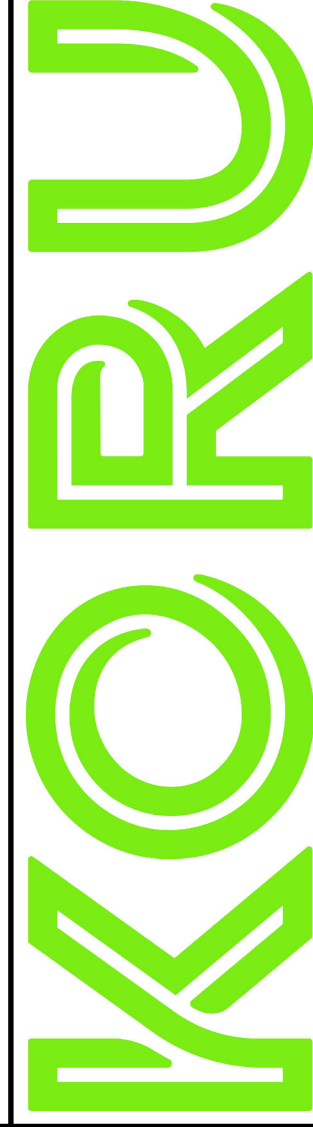
To:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2021. The field work was completed on August 28, 2025.  
 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

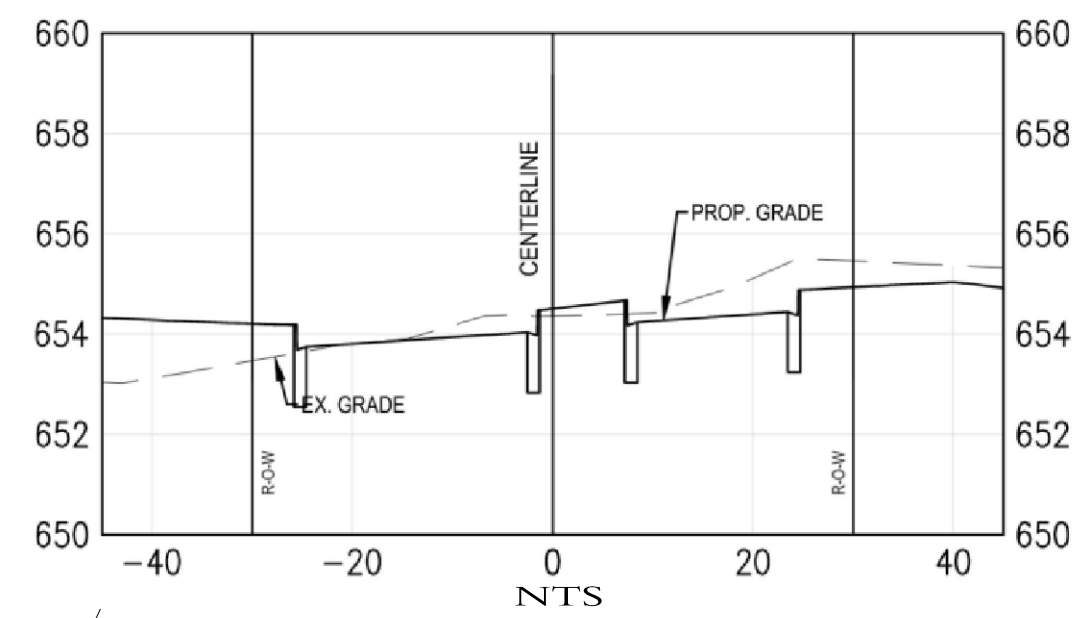


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Koru Group, PLLC  
 2155 Cory Gate Lane,  
 Suite 330  
 Naperville, IL 60563  
 IL Design Firm  
 8901-0012  
 331-444-KORU  
 (5678)



Autumn Fields Boulevard  
Proposed Typ. Cross Section



P.I.N. 06-25-376-001  
Owner: AUTUMN FIELDS HOMEOWNERS ASSN.  
zoning: R-2 (single-family residential)  
current use: stormwater management

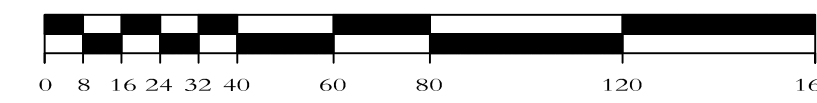
Autumn Fields Boulevard

Doc. 2002000204951 80' R.O.W.

LOT AREAS:	ZONING:	OWNER/DEVELOPER:
R.O.W. DEDICATION (CATON FARM RD) 5,000 SF	EXISTING: B-1 NEIGHBORHOOD BUSINESS DISTRICT	JILL BRATTO
R.O.W. DEDICATION (AUTUMN FIELDS BLVD) 5,400 SF	PROPOSED: PUD-B-1 NEIGHBORHOOD BUSINESS DISTRICT	PROJECT DEVELOPMENT GROUP
LOT 1- KIDDE ACADEMY CHICKADEE 55,545 SF		1838 S WINDY TRAIL
LOT 2- RETAIL 29,083 SF		HOMER GLEN, IL 60491
LOT 3- RESTAURANT 2,000 SF		(773) 404-0811
LOT 4- STORMWATER MANAGEMENT 32,271 SF		JILLBRATTO@GMAIL.COM

- VARIANCE REQUESTS:
- 30' required landscape buffer along Caton Farm Road  
Variance from Zoning Ordinance Section 47-15E to reduce required landscaping adjacent to public right-of-way from 30 feet to 10 feet.
  - 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 66' 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.

P.I.N. 06-25-372-016  
Owner: AUTUMN FIELDS HOMEOWNERS ASSN.  
zoning: R-2 (single-family residential)  
current use: stormwater management



Final Plat  
of

Planned Unit Development

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 OR 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.

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 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.

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.

A blanket easement will be provided across the parcels; the Reciprocal Easement Agreement is in process.

This plat is not for recording.

School, Park & Library Donations shall be provided.

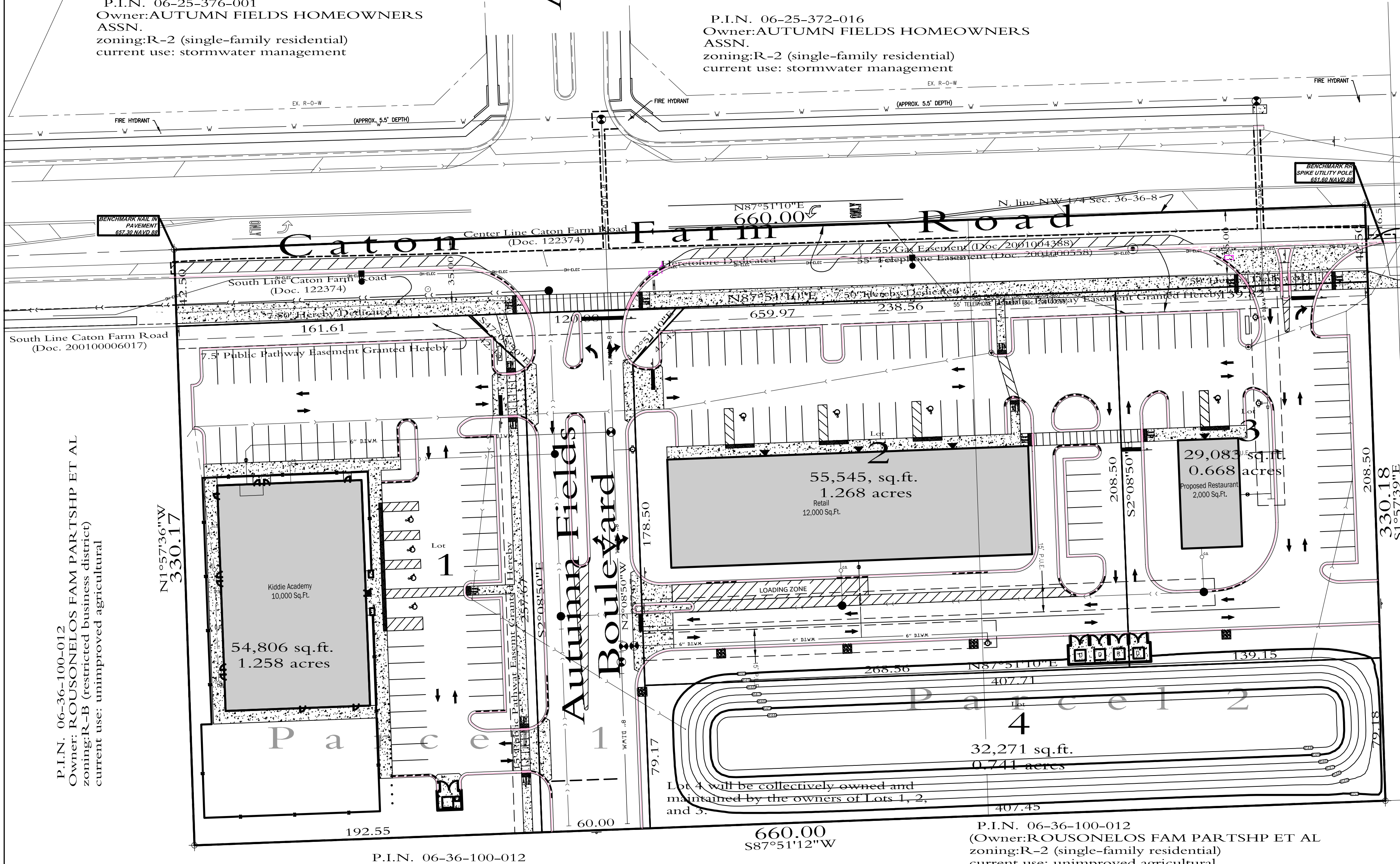
Public Pathway Easement Declaration

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/owner 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.

Owner/Developer: Project Development Group, LLC



Unsubdivided Lands

P.I.N.: 06-36-200-025  
Owner: BRYAN GARET L TRUSTEE  
zoning: R-2 (restricted business district)  
Current use: unimproved agricultural

P.I.N. 06-36-100-012  
Owner: ROUSONELOS FAM PARTSHIP ET AL  
zoning: R-B (restricted business district)  
current use: unimproved agricultural

P.I.N. 06-36-100-012  
Owner: ROUSONELOS FAM PARTSHIP ET AL  
zoning: R-2 (single-family residential)  
current use: unimproved agricultural

P.I.N. 06-36-100-012  
Owner: ROUSONELOS FAM PARTSHIP ET AL  
zoning: R-2 (single-family residential)  
current use: unimproved agricultural

Accepted and approved by the Plan Commission of the City of Joliet in the Counties and State aforesaid by ordinance, at a meeting held this \_\_\_ day of \_\_\_, A.D.20\_\_.

Accepted and approved by the City Council of the City of Joliet in the Counties and State aforesaid by ordinance, enacted this \_\_\_ day of \_\_\_, A.D.20\_\_.

by: \_\_\_\_\_  
(Chair)

by: \_\_\_\_\_  
(Mayor)

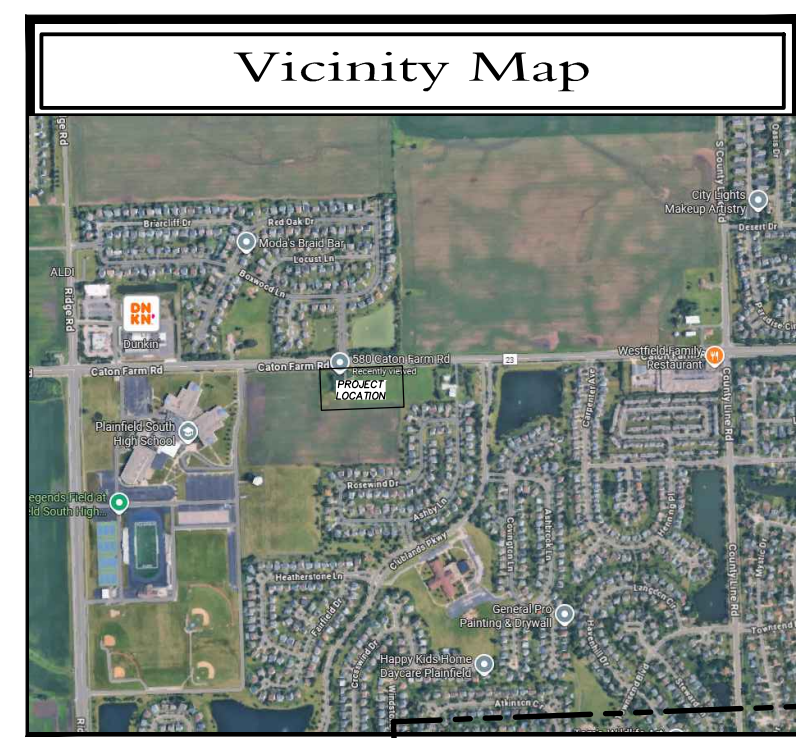
attest: \_\_\_\_\_  
(City Clerk)

Clublands Subdivision  
Neighborhood 1 Unit 2

(Doc. 200100006017)

Lot  
922  
Legend

existing contours		survey boundary	
proposed contours		other boundary	
storm sewer structure		center line	
flared end section		storm sewer pipe	
sanitary sewer manhole		sanitary sewer pipe	
water valve		water main	
hydrant			

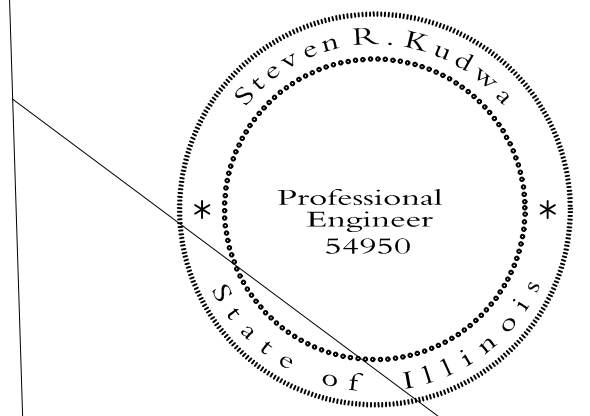


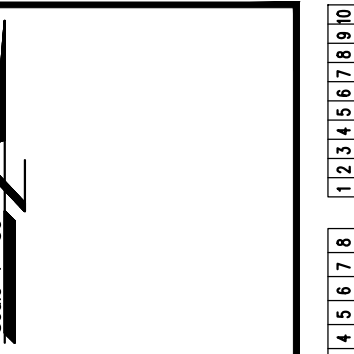
County of DuPage } s.s.  
State of Illinois

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have prepared this plat for the uses and purposes therein set forth.

Given under my Hand and Seal at Wheaton, Illinois this 12th day of December, A.D.2025.

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





# KORU

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

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KORU Group, PLLC

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CLIENT:

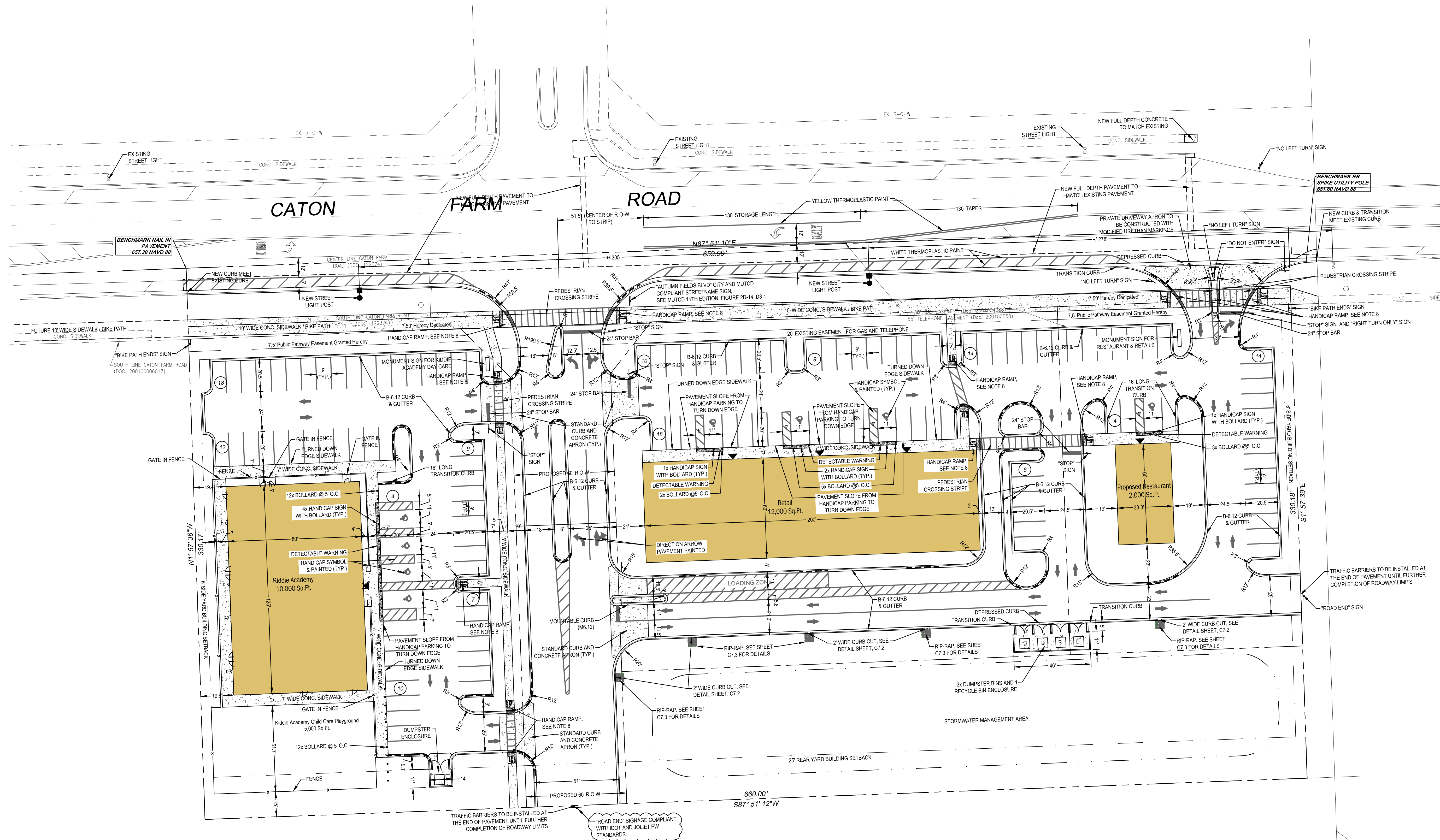
CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:  
**580 CATON FARM P.U.D.**  
580 Caton Farm Road  
Plainfield, Illinois 60586

REVISIONS:		
#	DESCRIPTION	DATE
1	FOR PUD	10/13/2025
2	FOR FINAL ENGINEERING	10/20/2025
3	FOR PRELIM PUD REV. 1	12/08/2025

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



### LEGEND

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

### SITE ANALYSIS

580 CATON FARM ROAD  
JOLIET, IL 60586

PARCEL AREA  
R.O.W. DEDICATION

LOT 1- KIDDIE ACADEMY CHILD CARE	217,332 sf
LOT 2- RETAIL	18,160 sf
LOT 3- RESTAURANT	54,806 sf
LOT 4- STORMWATER MANAGEMENT	55,545 sf
	29,083 sf
	32,271 sf

### PARKING

KIDDIE ACADEMY CHILD CARE:  
QUANTITY REQD. 56 = 10,000/180 (1 SPACE / 180 SQ. FT.)  
PROVIDED 60 SPACES = 56 STANDARD + 4 ADA

PROPOSED RESTAURANT:  
QUANTITY REQD. 12 = 2,000/180 (1 SPACE / 180 SQ. FT.)  
PROVIDED 12 SPACES = 11 STANDARD + 1 ADA

RETAIL:  
QUANTITY REQD. 66 = 12,000/180 (1 SPACE / 180 SQ. FT.)  
PROVIDED 66 SPACES = 63 STANDARD + 3 ADA

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

### SITE IMPERVIOUS

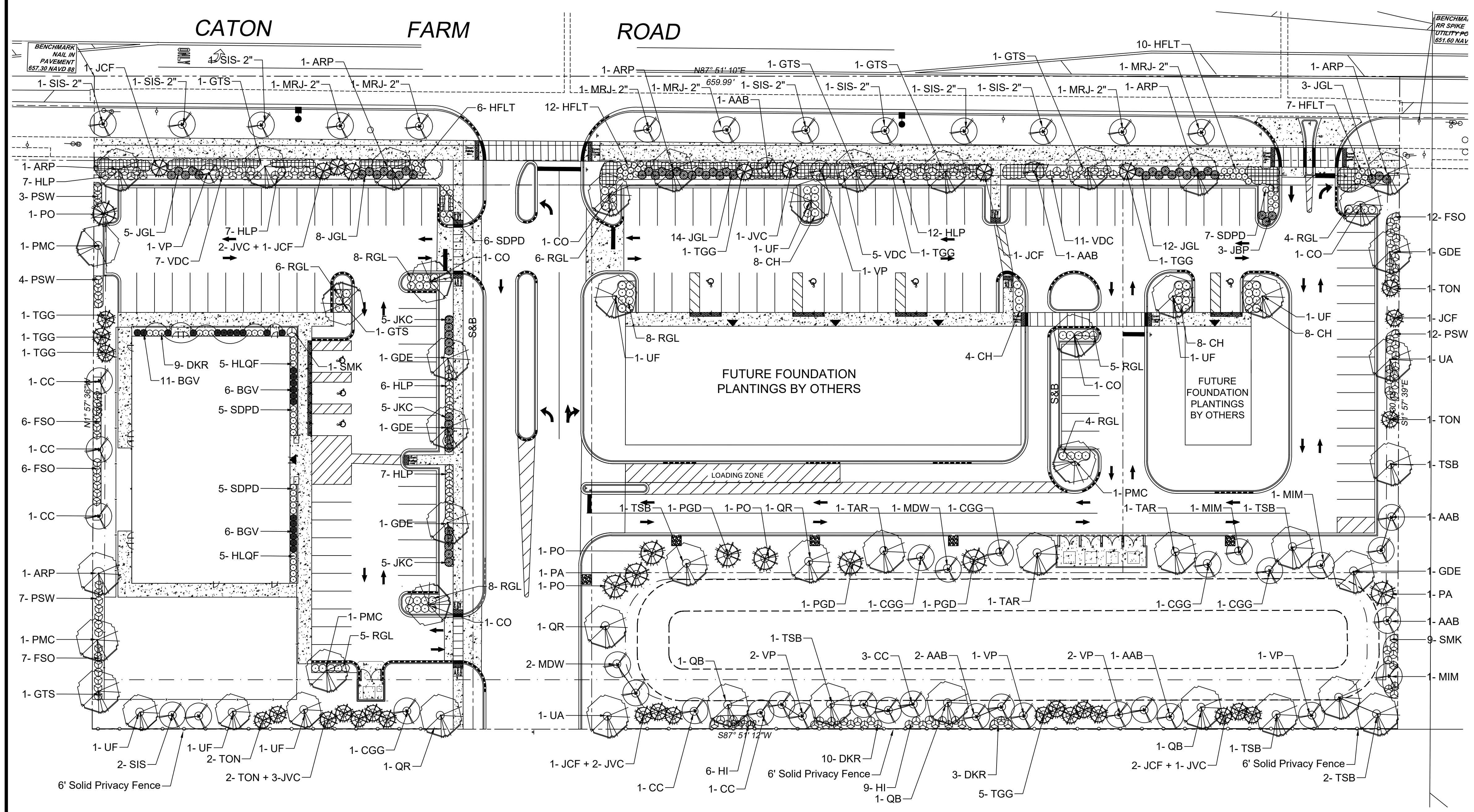
EXISTING IMPERVIOUS AREA:	10,659 SF (0.24 AC)
PROPOSED IMPERVIOUS AREA:	13,349 SF (3.08 AC)
NET NEW IMPERVIOUS AREA:	123,690 SF (2.84 AC)

### SITE NOTES

- All dimensions are back of curb unless otherwise noted.
- All curb radii are back of curb 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, depressed curb and 3' transition curb 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.
- All pavement markings on Caton Farm Road and the public street shall be recessed thermoplastic.
- All markings on easement driveways shall be modified urethane.
- Final striping on public roads must be coordinated with the Joliet Traffic Engineer prior to placing markings.

NOT FOR CONSTRUCTION

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



**PLANT LIST: (Caton Farm Road Retail, Joliet) 2025-02-19**

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
<b>DECIDUOUS SHADE TREES</b>				
ARP	6	Acer r. 'Frank Jr.'	Redpoint Red Maple	2.0"BB
CO	5	Celtis occidentalis	Common Hackberry	2.0"BB
GTS	6	Gleditsia t. l 'Skycole'	Skyline Honeylocust	2.0"BB
GDE	5	Gymnocladus d. 'Espresso'	Espresso Ken. Coffeetree	2.0"BB
PMC	4	Platanus a. 'Morton Circle'	Exclamation Planetree	2.0"BB
QB	3	Quercus bicolor	Swamp White Oak	2.0"BB
QR	3	Quercus rubra	Red Oak	2.0"BB
TSB	7	Taxodium d. 'Shawnee Brave'	Shawnee Brave Bald Cypress	2.0"BB
TAR	3	Tilia a. 'Redmond'	Redmond Amer. Linden	2.0"BB
UA	2	Ulmus 'Morton'	Accolade Elm	2.0"BB
UF	7	Ulmus 'Frontier'	Frontier Elm	2.0"BB
<b>DECIDUOUS ORNAMENTAL TREES</b>				
AAB	7	Amelanchier g. 'Autum Brilliance'	Autumn Brilliance Serviceberry	6"BB
CC	8	Cercis canadensis	Eastern Redbud	6"BB
CGG	5	Cornus m. 'Golden Glory'	Golden Glory Cornelian. Dogwood	6"BB
MDW	3	Malus 'Donald Wyman'	Donald Wyman Crab	6"BB
MIM	3	Malus 'Indian Magic'	Indian Magic Crabapple	6"BB
MRJ	6	Malus 'Jewelcole'	Red Jewel Crabapple	2"BB
SIS	7	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	2"BB
SIS	2	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6"BB
VP	8	Viburnum prunifolium	Blackhaw Viburnum	6"BB
<b>EVERGREEN TREES</b>				
JCF	7	Juniperus c. 'Fairview'	Fairview Juniper	6"BB
JVC	9	Juniperus v. 'Canaerti'	Canaerti Juniper	6"BB
PA	2	Picea abies	Norway Spruce	6"BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6"BB
PO	3	Picea omorika	Serbian Spruce	6"BB

TON	6	Thuja o. 'Nigra'	Nigra Arborvitae	6"BB
TGG	11	Thuja p. 'Green Giant'	Green Giant Arborvitae	6"BB
<b>DECIDUOUS SHRUBS</b>				
CH	28	Contoneaster 'Hessei'	Hess Cotoneaster	#3
DKR	22	Diervilla 'G2X885411'	Kodiak Red Diervilla	#3
FSO	31	Forsythia 'Mindor'	Show Off Forsythia	#3
HI	15	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	#5
HFLT	35	Hydrangea p. 'SMNHPPK'	Fire Light Tidbit Hydrangea	#3
HLP	39	Hydrangea p. 'SMNHPPH'	Limelight Prime Hydran.	#5
HLQF	10	Hydrangea p. 'SMHPLQF'	Little Quick Fire Hydrangea	#3
PSW	26	Physocarpus o. 'Seward'	Summer Wine Ninebark	#3
SDPD	23	Spiraea j. 'NCSX2'	Double Play Doozie Spiraea	#3
RGL	54	Rhus a. 'Gro-Low'	Grow Low Sumac	#5
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#5
VDC	23	Viburnum d. 'Christholm'	Blue Muffin Viburnum	#5
<b>EVERGREEN SHRUBS &amp; BROADLEAF EVERGREENS</b>				
BGV	23	Buxus 'Green Velvet'	Green Velvet Boxwood	#5
JBP	3	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#3
JKC	15	Juniperus c. 'Kallay's Compact'	Kallay's Compact Juniper	#3
JGL	42	Juniperus c. 'Gold Lace'	Gold Lace Juniper	#3
<b>PERENNIALS</b>				
AM	43	Allium 'Millenium'	Millenium Allium	#1
CN	30	Calamintha n. nepeta	Calamintha	#1
EPM	21			
HHR	28	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
HRR	27	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1
NBW	32	Nepeta 'Blue Wonder'	Blue Wonder Catmint	#1
RLS	30	Rudbeckia 'Viettes Little Suzy'	Little Suzy Black-eyed Susan	#1
<b>ORNAMENTAL GRASSES</b>				
SA	33	Sesleria autumnalis	Autumn Moor Grass	#1

**MATERIALS LIST:**

7,650SY	Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-See Specs)
110 CY	Mulch (Shredded Hardwood)
110 CY	Compost (Mushroom or Yard Waste)

\*NOTE: SEED & BLANKET AND SOD QUANTITY IS APPROXIMATE. FINAL QUANTITY WILL BE DETERMINED BY LIMITS OF CONSTRUCTION AND DISTURBED AREAS

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

- Notes:
- See Sheet L-2 for Turf Seed & Blanket Plan, Caton Farm Road Perennial Planting Plan, Landscape Details & General Notes
  - See Sheet L-3 for Landscape Specifications
  - See Civil Engineering plan set for all details pertaining to grading, utilities, geometry, easements, existing trees to remain, existing tree to be preserved, Etc.
  - See Architectural plan set for all Architecture related items.

**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

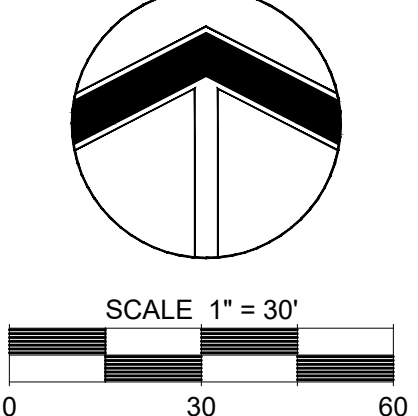
**East Property Line Perimeter:** 330 LF  
 Requirement: 5' Wide Buffer, 2 Evergreen or Ornamental Trees + 1 Shade Trees & 10 Shrubs/100 LF  
 Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs  
 Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

**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.



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**REVISIONS**

NO.	DESCRIPTION	DATE
5	Final Landscape Plans	2026-02-19
4	Per City Of Joliet Review	2025-12-09
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

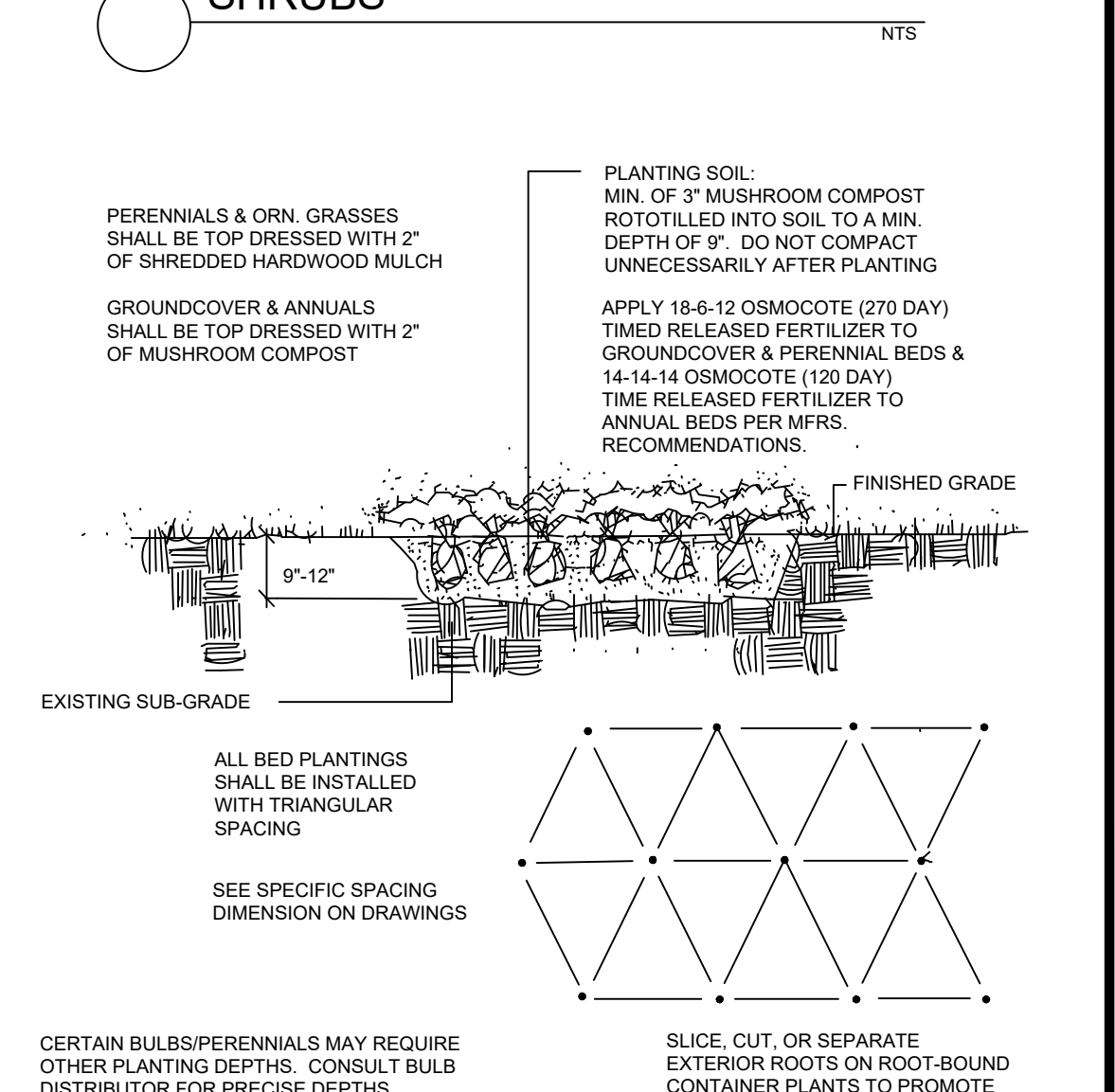
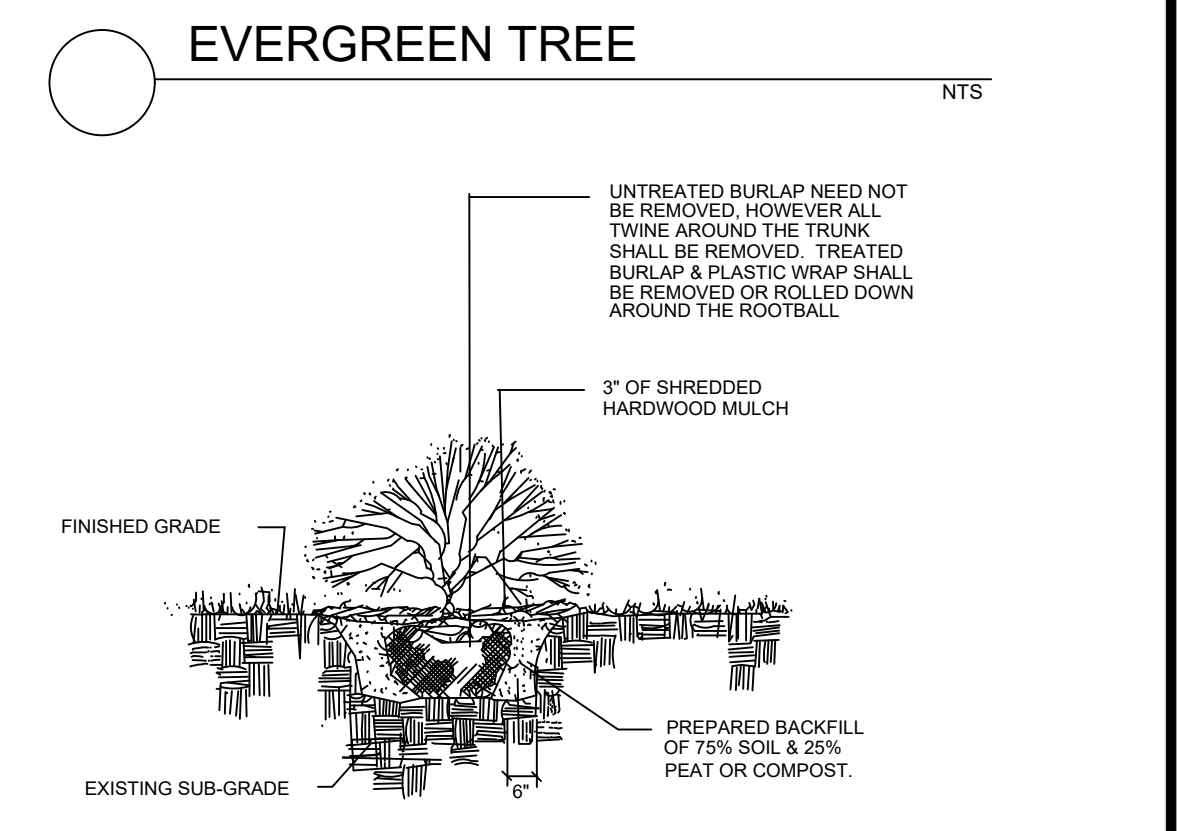
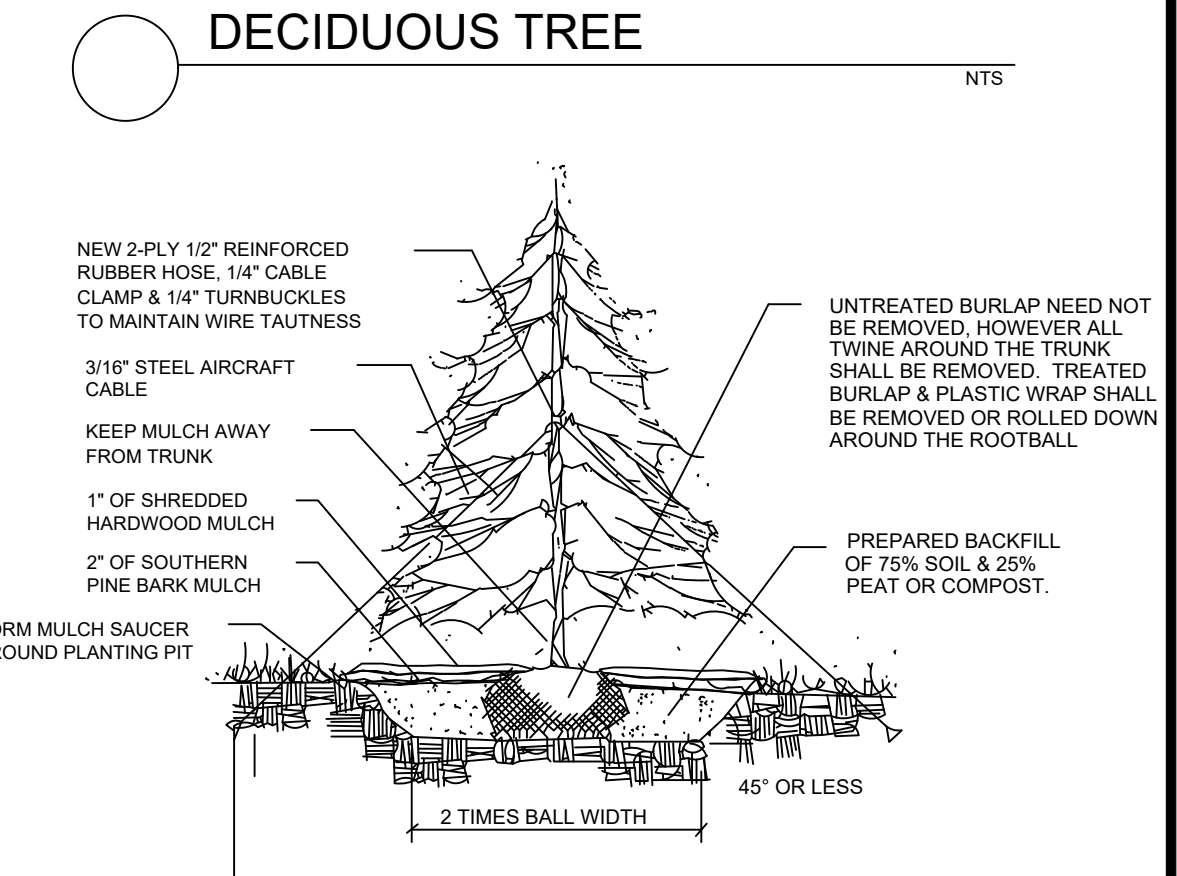
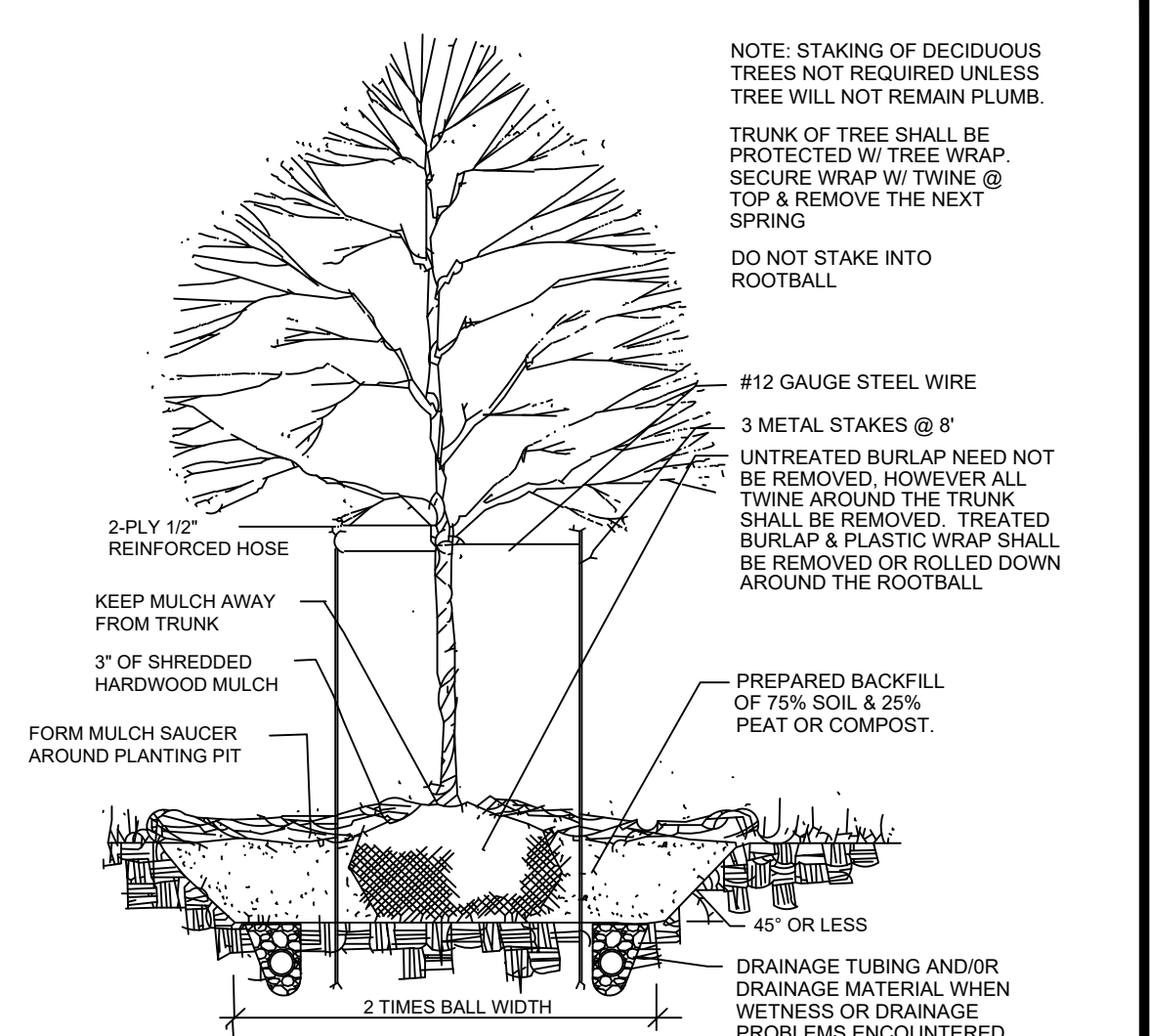
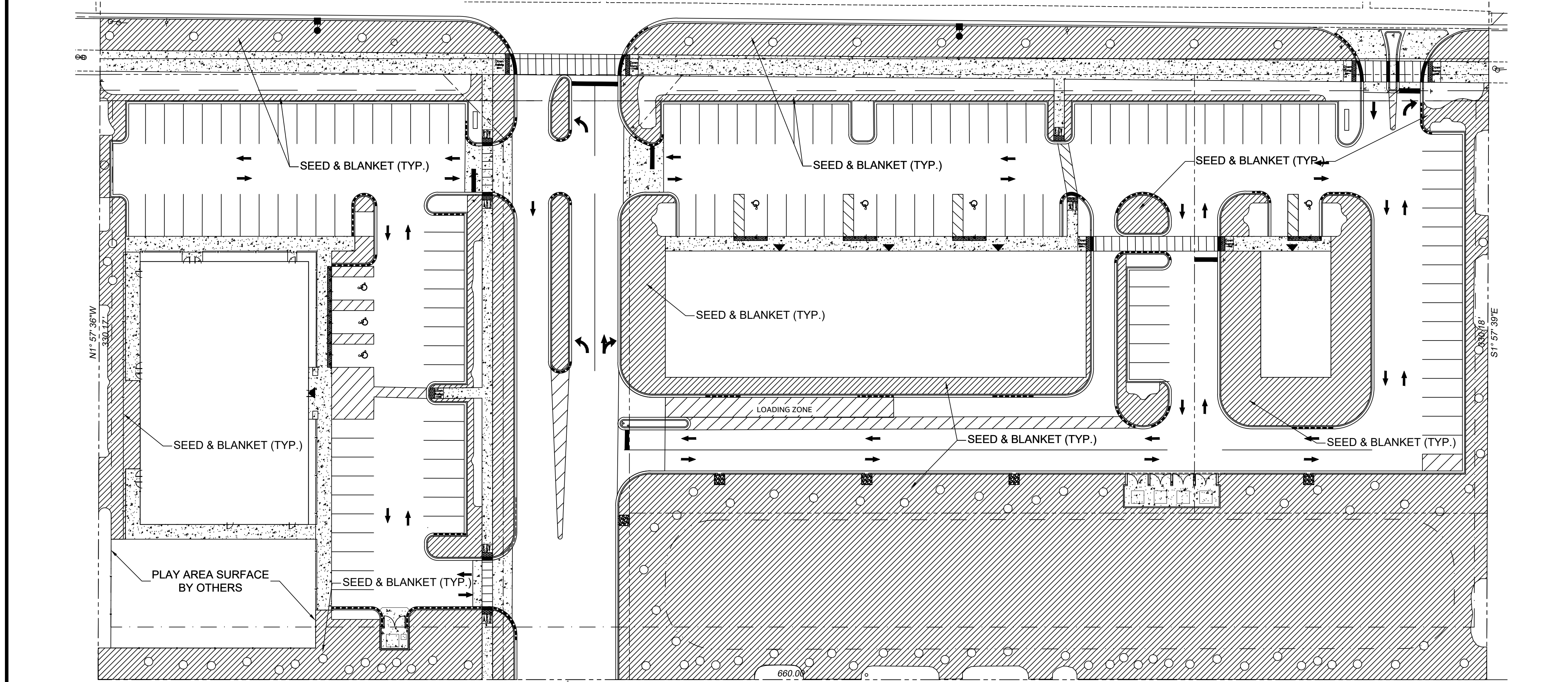
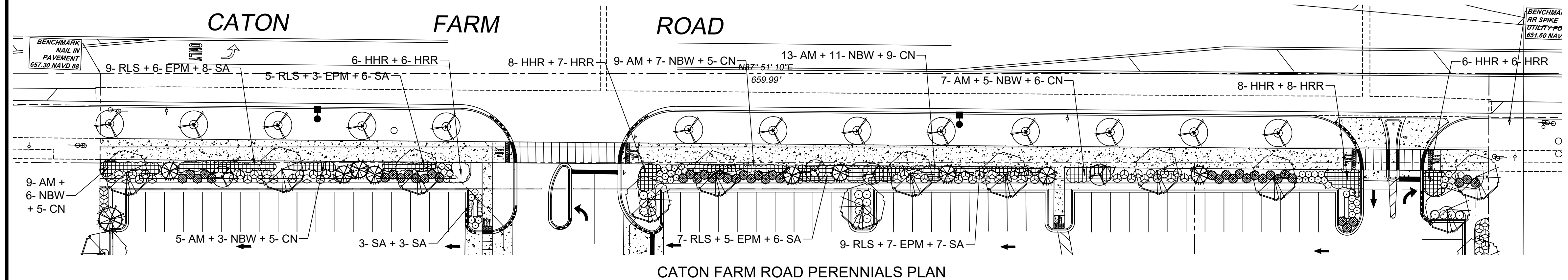
**MULTI-TENANT DEVELOPMENT**  
 580 Caton Farm Road  
 Joliet, Illinois

**HERITAGE OAK STUDIOS, LLC**  
 Landscape Architects  
 24301 White Oak Drive  
 Plainfield, IL 60585  
 PHONE: 815-531-4415

**FINAL LANDSCAPE PLAN**

DATE: 2025-08-22  
 SCALE: 1"=30'  
 PLANNER: RP  
 DRAWN BY: RP  
 CHECKED: \_\_\_\_\_

**SHEET L-1**  
 PROJECT NO.: 2325 - 2463



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**REVISIONS**

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
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  
2401 White Oak Drive  
Plainfield, IL 60585  
PHONE: 815-531-4415

**CATON FARM PERENNIALS PLAN, TURF SEED PLAN & PLANTING DETAILS**

DATE: 2025-08-22  
SCALE: 1"=30'  
PLANNER: RP  
DRAWN BY: RP  
CHECKED: \_\_\_\_\_

**SHEET L-2**  
PROJECT NO.: 2325 - 2463

**GENERAL NOTES:**

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

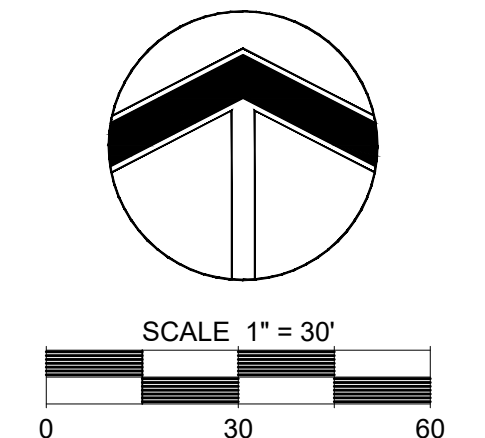
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

**Notes:**

- See Sheet L-1 for Overall Site Landscape Plan
- 2. See Sheet L-3 for Landscape Specifications
- 3. See Civil Engineering plan set for all details pertaining to grading, utilities, geometry, easements, existing trees to remain, existing tree to be preserved, Etc.
- 4. See Architectural plan set for all Architecture related items.



## PLANT MATERIAL

## PART 1 - GENERAL

## 1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

## 1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

## 1.3 APPLICABLE STANDARDS

- American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
- American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
- Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
- All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

## PART 2 - MATERIALS

## 2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

## 2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

## 2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, baling, and burllapping of plants on the plant list shall follow the Code of Standards (2001, most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

## 2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

## 2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

## 2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

## 2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

## 2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- pH: No lower than 5.0 nor higher than 8.0.
- TEXTURE: No more than 25 percent clay.
- SOLUBLE SALT: No more than 1000 ppm.
- CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

## 2.9 MULCH

Mulch shall consist of the following:

- MUSHROOM COMPOST (Groundcover Mulching)  
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
- SHREDDED HARDWOOD BARK (general bed mulching)  
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

## 2.10 COMPOST

- MUSHROOM COMPOST  
See 2.9 A above.
- YARD WASTE COMPOST  
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:

- 35-65% minimum organic matter
- soluble salts under 5 ds/m minimum (under 2 ds/m best)
- Moisture content = 35-55%
- ph range 6.1-8.4
- Nitrogen = >0.9

## 2.11 FERTILIZER &amp; NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- Shrubs  
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
- Roses
  - Woodace (14-3-3) slow-release briquettes
  - Superthrive liquid or acceptable equivalent approved by Landscape Architect.
- Perennials, Groundcover, Ornamental Grasses & Vines  
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
- Annual Flowers  
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
- Bulbs  
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
- Deciduous & Evergreen Trees  
No fertilizer required

## 2.12 TREE WRAPPING MATERIAL

- Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
- Tap for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

## 2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

## PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

## 3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscapeing shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

## PLANTING SEASON ACCEPTABLE TIME PERIOD

- SPRING a. From time soil is workable to June 15 with the following exception:
  - Bare root materials (if any) shall cease on May 31
- FALL a. Sept. 1 to Nov. 15 with following exceptions:
  - Evergreen Shrub planting to cease Oct. 31
  - Evergreen Tree planting to cease Oct. 15
  - Perennial & Ornamental Grass planting to cease Oct. 15

## 3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

## 3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

## A. TEMPORARY MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

## B. CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the lightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

## 3.4 ACCEPTANCE

## A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

- All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
- All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14.

## B. FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

## 3.5 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

## A. ONE YEAR PERIOD

The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

## B. REPLACEMENTS &amp; DAMAGES

The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.

## C. EXCLUSIONS

The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal of others, by Acts of God, by vandalism or by terrorism.

## D. GUARANTEE PERIOD INSPECTION

During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

## TURF GRASS

## PART 1 - GENERAL

## 1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

## 1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

## PART 2 - PRODUCTS

## 2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- pH: No lower than 5.0 nor higher than 8.0.
- TEXTURE: No more than 25 percent clay.
- SOLUBLE SALT: No more than 1000 ppm.
- CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

## 2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

## A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

- PRIOR TO SEEDING AND/OR SODDING 10-0-20
 

Nitrogen.....	10%
Phosphorus.....	0%
Potash.....	20%
- AFTER SEEDING AND/OR SODDING 26-0-4
 

Nitrogen.....	26%
Phosphorus.....	0%
Potash.....	4%

- One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
- No phosphorus is allowed to be applied.
- The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

## 2.3 GRASS SEED (if specified)

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

## PROPORTION BY WEIGHT TYPE OF GRASS

- CONVENTIONAL TURF GRASS MIX (if specified)
 

60% .....	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% .....	PERENNIAL RYEGRASS (blend of 2 cultivars)
10% .....	CREeping RED FESCUE

 (Apply at 7 lbs./1,000 S.F. for mechanical seeding)
- SALT TOLERANT MIX (if specified)
 

40% .....	FULTS' ALKALI GRASS (PUCICINELLA DISTANS)
30% .....	CREeping RED FESCUE
20% .....	KENTUCKY BLUEGRASS
10% .....	PERENNIAL RYEGRASS

 (Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

## 3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

## 2.4 EROSION CONTROL BLANKET

- STRAW BLANKET (if specified)
  - S-15 Straw Blanket (North American Green)
  - AEC Premier Straw Blanket (American Excelsior Company)
  - or equivalent
- STRAW/COCONUT BLANKET (if specified)
  - SC-150 Straw/Coconut Blanket (North American Green)
  - AEC Premier Straw/Coconut Blanket (American Excelsior Company)
  - or equivalent

## 2.5 HYDROMULCH (if specified)

SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

## 2.6 SOD (if specified)

Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being out and fied, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is out. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

- BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.
- SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, Fults' Alkali Grass (Puccinella Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

## 2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site source of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

## PART 3 - EXECUTION

## 3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30
* or as soon as the soil is free of frost and in a workable condition.		

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

## 3.2 SOD - The accepted seasons for laying sod shall be as follows:

- SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
- FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

## 3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

## A. WATERING

The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

## B. MOWING

- The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.
- The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

## C. FERTILIZATION

- Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.
- Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

## D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

## 3.4 ACCEPTANCE

- Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon conformance with the following:
  - Grass shall display a reasonably uniform distribution of grass plants.
  - Grass shall display vigorous growth and be green and healthy in appearance.
  - Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

## 3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

## TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

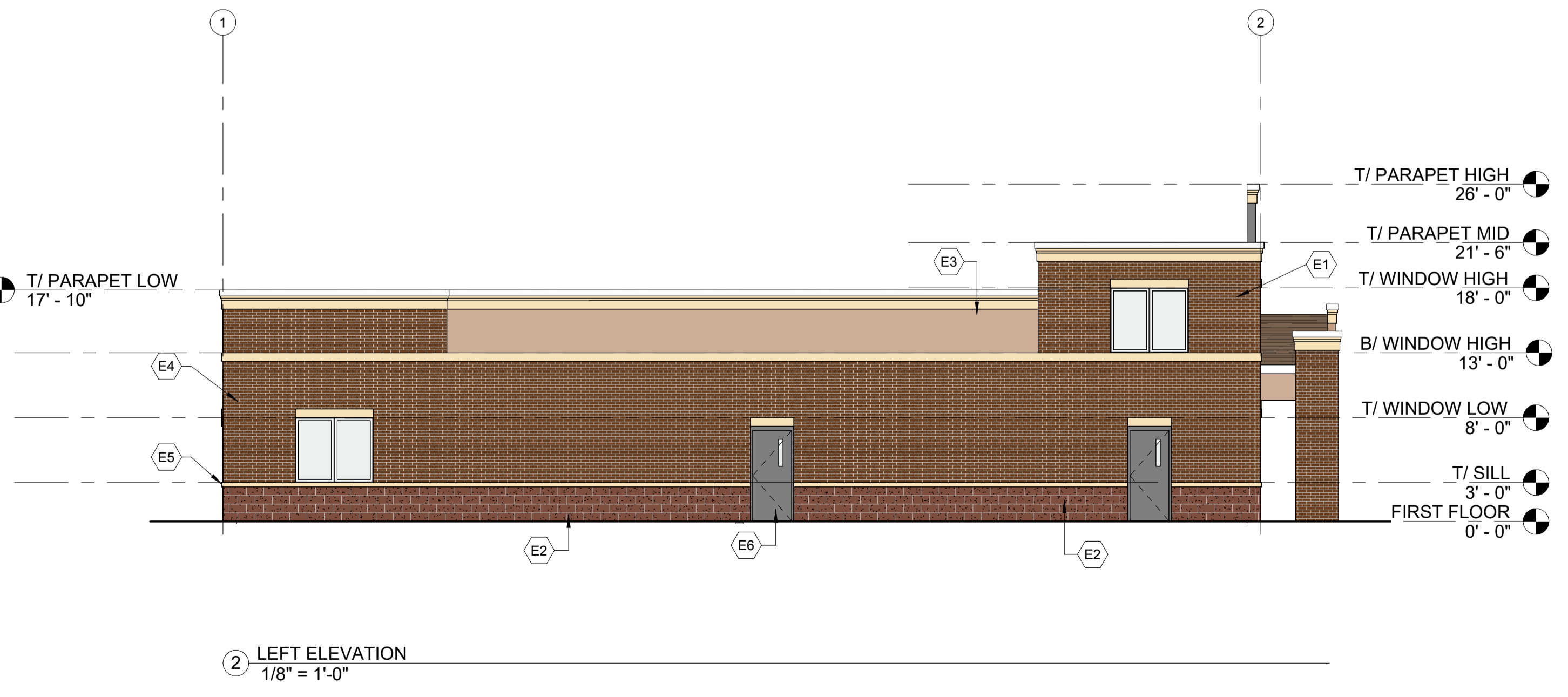
## A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1

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:

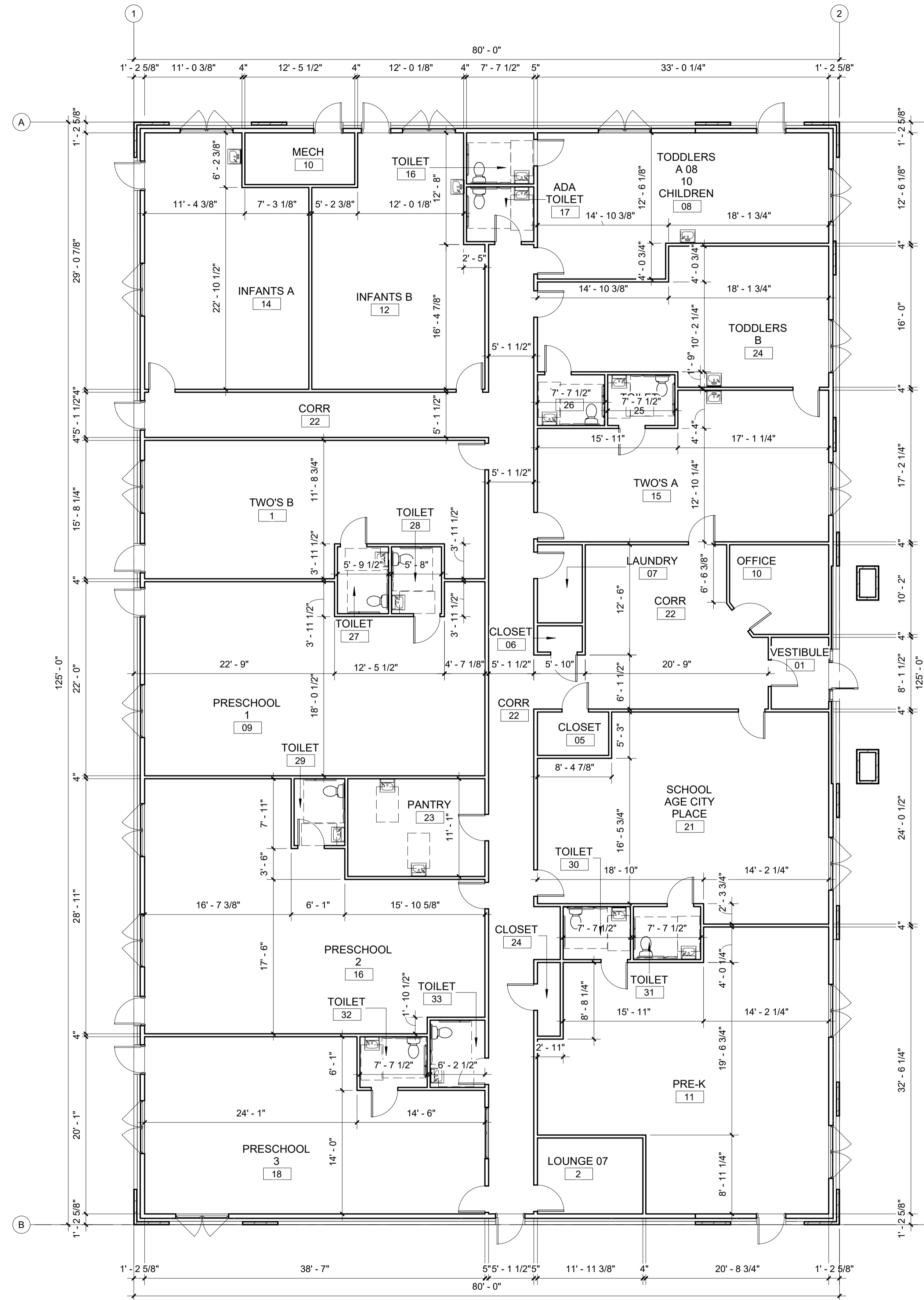
CLIENT:

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 DIMENSIONS WILL MEASURE 1"

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

NAME OF PETITIONER: Project Development Group LLC

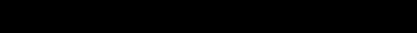
HOME ADDRESS: \_\_\_\_\_

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

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

CELL #: \_\_\_\_\_ E-MAIL: 

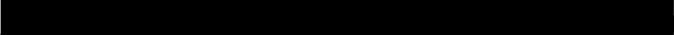
BUSINESS ADDRESS: 

CITY, STATE, ZIP: 

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

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Rosario Fratto

ADDRESS:  PHONE: \_\_\_\_\_

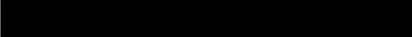
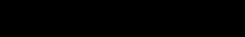
OWNER: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust

HOME ADDRESS: 

CITY, STATE, ZIP: 

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

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS:  PHONE: 

CITY, STATE, ZIP: 

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

ENGINEER: Kieran Thomas (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170, Naperville, IL 60563 PHONE: [REDACTED]

LAND SURVEYOR: J. Cole Helfrich (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170, Naperville, IL 60563 PHONE: [REDACTED]

ATTORNEY: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: [REDACTED]

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: 4

PRESENT USE: Uninhabited Farmstead EXISTING ZONING: B-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 X No \_\_\_\_\_ If yes, list the Case number and name: ZBA 2025-50

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

If yes, describe: See PUD Plat

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 )

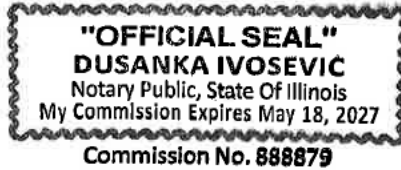
I, ROSARIO FRATTO, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 2-25-2026 [REDACTED]  
Petitioner's Name

Subscribed and sworn to before me this 25 day of February, 2026

[REDACTED]  
Notary Public

May 18, 2027  
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.

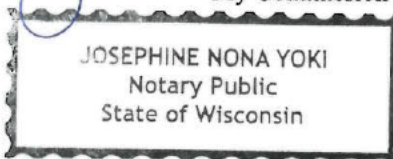
Date: 2/20/2026 [REDACTED]  
Petitioner's Name

Subscribed and sworn to before me this 20 day of February, 2026

[REDACTED]

Notary Public

January 11, 2028  
My Commission Expires:



**PRINT**

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~~) Grundy

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: 2/23/2026 \_\_\_\_\_  
Petitioner's Name

Subscribed and sworn to before me this 23 day of February, 2026

\_\_\_\_\_  
Notary Public  
My Commission Expires: May 23, 2029



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.

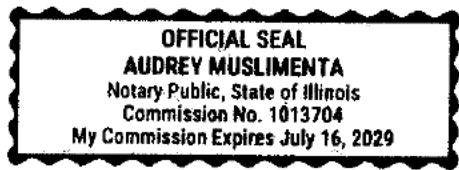
STATE OF ILLINOIS) ss  
COUNTY OF WILL )

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: 2/23/26 \_\_\_\_\_  
Petitioner's Name

Subscribed and sworn to before me this 23<sup>rd</sup> day of February, 2026

\_\_\_\_\_  
Notary Public My Commission Expires: July 16, 2029



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.

## 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.

**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: \_\_\_\_\_

**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: 9/5/2023

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