# **STAFF REPORT**

**DATE:** November 12, 2025

**TO:** Zoning Board of Appeals

**FROM:** Helen Miller, Planner

**RE:** Petition Number: 2025-50

Applicant: Project Development Group LLC

Status of Applicant: Contract Purchaser

Property Owner: David A. Ashby, Mark Ashby, Bonnie Pinnow, and

the Ashby Trust

Location: 580 Caton Farm Road

Request: A Special Use Permit to allow a day care facility

#### **Purpose**

The applicant is requesting a Special Use Permit to allow a day care facility in the B-1 (neighborhood business) zoning district within a proposed commercial development at 580 Caton Farm Road. Per the City of Joliet Zoning Ordinance, day care facilities may be allowed as Special Uses within commercial zoning districts provided that:

- The use is located not less than 40 feet from any other lot located in a residential district;
- There is not less than 75 square feet of outdoor play area for each child;
- The outdoor play area is enclosed by a fence at least three feet in height.

The Zoning Board of Appeals makes the final decision on this Special Use Permit request.

#### **Site Specific Information**

The subject property is part of a 5-acre site that is currently in unincorporated Kendall County with A-1 (agricultural) zoning. The petitioner is proposing the annexation of the site and classification to the City's B-1 (neighborhood business) zoning district in order to develop the property as a commercial center with a day care facility and retail and restaurant uses. Petitions for the annexation, classification, and preliminary Planned Unit Development of 580 Caton Farm Road are scheduled to be heard by the Plan Commission at their November 20, 2025 meeting.

The Planned Unit Development of 580 Caton Farm would create three buildable lots. The lots would be accessed by a new public street that serves the subdivision. The development would also contain access easements along the east-west drive aisles to

provide future access for the adjacent undeveloped lots to the east and west. The subject of the Special Use request is proposed Lot 1. This lot is planned for a day care facility for Children of America and would contain a 10,000-square-foot day care building, a 5,000-square-foot outdoor play area, and surrounding surface parking with around 60 spaces. Proposed Lots 2 and 3 would contain commercial buildings and surface parking for retail and restaurant tenants. Stormwater detention for the subdivision would be on Lot 4 and would be maintained by all lot owners within the PUD.

The Planned Unit Development will address the site layout, exterior building design, and landscaping for the entire subdivision. Any variations from City standards, including the landscape regulations and building design standards, will be included as part of the PUD. The proposed elevations for the day care facility meet the City's Non-Residential Design Standards. If the petitioner chooses to significantly modify the elevations in the future, an amendment to the PUD may be required. Additionally, the PUD will include a variation to allow the day care facility to be located less than 40 feet from any other lot in a residential zoning district. The undeveloped property to the south has R-2 (single-family residential) zoning, and the outdoor play area will be within 40 feet of this shared property line. Significant changes to the approved site layout would also require an amendment to the PUD.

### Surrounding Zoning, Land Use and Character

- North: R-2 (single-family residential), residential (detention ponds for Autumn Fields Subdivision)
- South: R-2 (single-family residential), undeveloped / agricultural
- East: Kendall County A-1 (agricultural), residential homestead
- West: R-B (restricted business), undeveloped / agricultural

# **Applicable Regulations**

- Section 47-11.2A Special Uses B-1 (Neighborhood Business) District
- Section 47-5.2 (A) Special Uses R-1 (Single-Family Residential) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

#### **Discussion**

The petitioner, Project Development Group LLC, is requesting approval of a Special Use Permit to allow a day care facility as part of a new commercial development at 580 Caton Farm Road. The day care facility would be owned and operated by Children of America, which is a national child-care provider with locations in many states, including Illinois. The facility would be required to meet all state licensing standards for day care centers related to personnel, program requirements, health standards, and building requirements.

The proposed day care facility would have a maximum capacity of 190 children and employ around 25 employees at full capacity. The center would serve children between the ages of 6 weeks and 12 years and also offer before and after care for school-age children. Proposed hours of operation are 6:30 AM to 6:30 PM. The proposed design of the facility reflects the typical layout and appearance for all Children of America facilities. The proposed floor plan shows around 11 classrooms, with a central corridor leading to the outdoor play area on the south side of the building. The building's exterior materials would be a mix of brick, split-face block veneer, and EIFS. Parking would be located along the north and east sides of the building. For drop off and pick up, parents and guardians would park and come inside the building to check in and check out their children. The building is surrounded by a concrete sidewalk for adequate access and egress.

The day care facility proposal includes a 5,000-square-foot outdoor play area enclosed by a fence. The enclosure would be set back 15 feet from the south property line to allow space for the required 15-foot perimeter landscape area adjacent to the undeveloped residentially-zoned property to the south.

#### **Recommended Action**

Staff finds that the request meets the special use criteria in that the proposal will not be detrimental to public health and safety, the special use will not impede development of the area, and adequate access is provided. The proposed facility is intended for a national child-care provider and will be required to meet all state day care licensing standards. The day care facility will be part of a new commercial development within a Planned Unit Development. The PUD will regulate the site layout and perimeter landscaping for the entire site. The proposed PUD site plan includes adequate parking for the day care facility as well as the other commercial buildings. Access to the lots will be provided via a new public street off Caton Farm Road. Staff finds that a day care facility is an acceptable use within the B-1 (neighborhood business) zoning district and will be appropriate within the proposed 5-acre commercial subdivision.

#### **Conditions**

If the Zoning Board desires to approve the Special Use Permit to allow a day care facility, located at 580 Caton Farm Road, the following conditions would be included:

- 1. That an outdoor play area shall be provided that includes not less than 75 square feet per each child using the area at any one time;
- 2. That the outdoor play area shall be enclosed by a fence at least three feet in height;
- 3. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the

effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

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

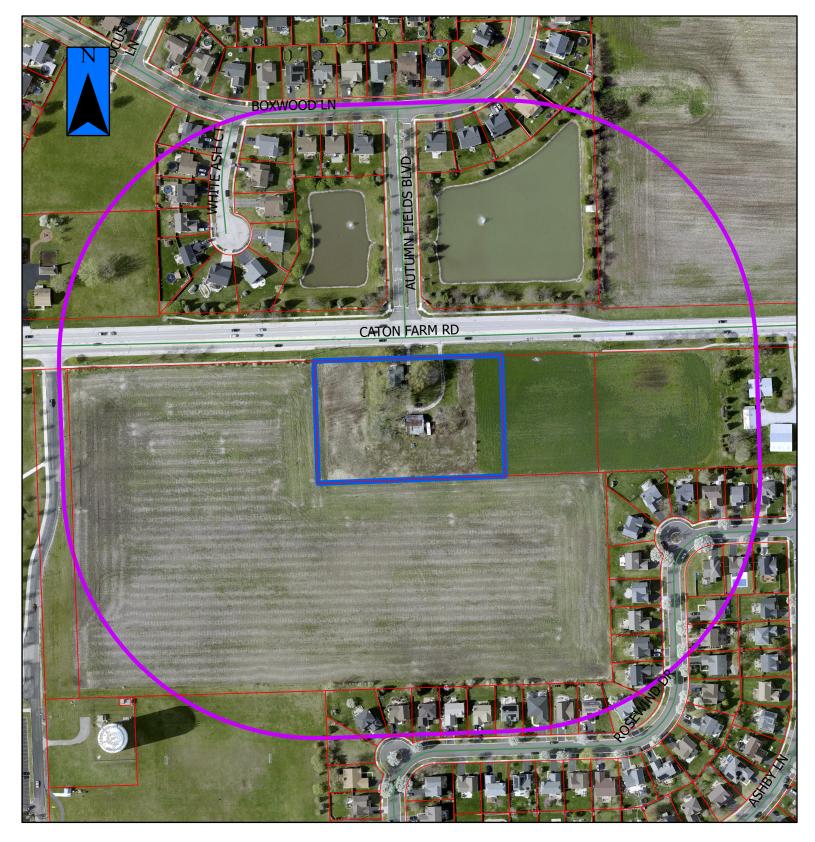


Figure 2: Subject site at 580 Caton Farm Road, view south from Caton Farm Road (April 2025)



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

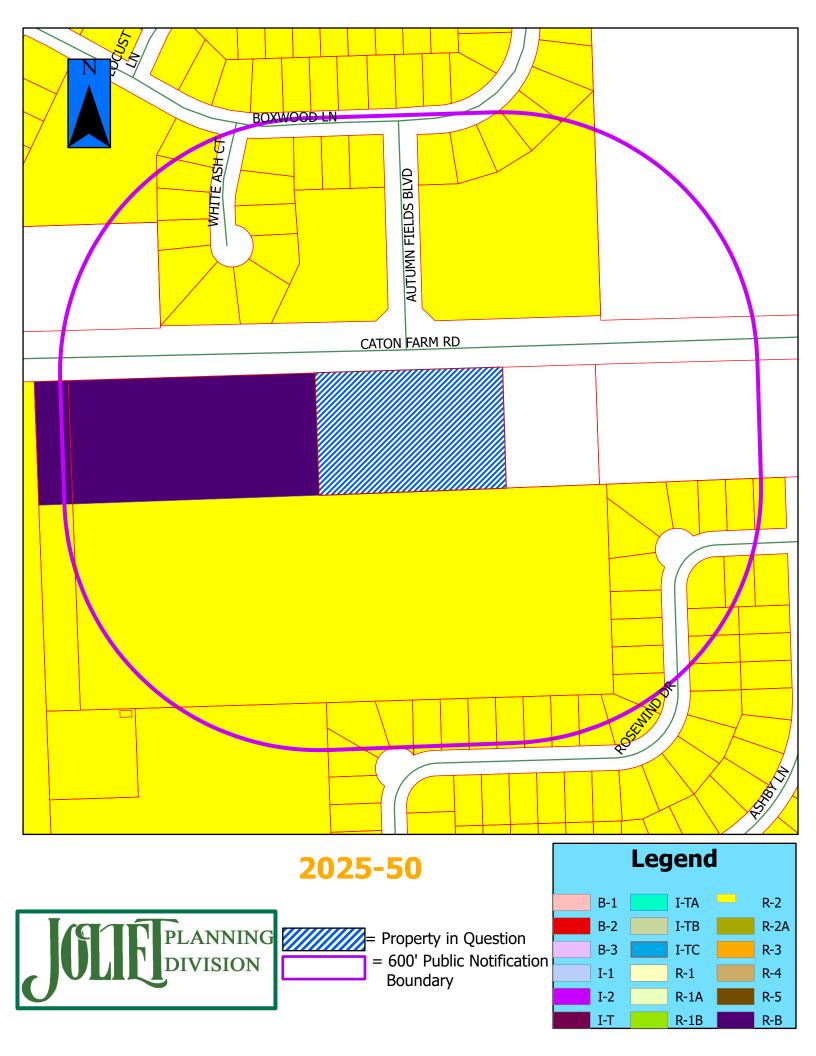




# 2025-50a



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



LEGEND

PROPOSED CURB & GUTTER

REVERSE PITCH CURB

EXISTING CURB & GUTTER

PROPERTY LINE

EASEMENT LINE

SETBACK LINE

CHAIN-LINK FENCE

CONCRETE PAD

FULL DEPTH ASPHALT PAVEMENT

TRUNCATED DOMES

LIGHT POLE

BUILDING ENTRANCE

SITE ANALYSIS

 580 CATON FARM ROAD

 JOLIET, IL 60586

 PARCEL AREA
 217,332 sf

 R.O.W. DEDICATION
 18,160 sf

 LOT 1- CHILDREN OF AMERICA CHILD CARE
 54,806 sf

 LOT 2- RETAIL
 55,545 sf

 LOT 3- RESTAURANT
 29,083 sf

 LOT 4- STORMWATER MANAGEMENT
 32,271 sf

# PARKING

CHILDREN OF AMERICA CHILD CARE:

QUANTITY REQD. <u>56 = 10,000/180 (1 SPACE / 180 SQ FT)</u>

PROVIDED 60 SPACES = 57 STANDARD + 3 ADA

PROPOSED RESTAURANT:

QUANTITY REQD. <u>12 = 2,000/180 (1 SPACE/180 SQ FT)</u>
PROVIDED 12 SPACES = 12 STANDARD + 1 ADA

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

STALL SIZE REQUIRED 9' X 20' (STANDARD)

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)

# 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.
- 4. 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
- Contractor to provide temporary traffic control measures during construction of entrance of R.O.W. in accordance w/ Illinois D.O.T. requirements.
   ADA handicap ramps shall be installed at all locations delineated on plans as well as at all locations where sidewalk abuts drives or roadways. Installing a
- Detectable Warning and 3' transition curb both side.
  9. Contractor shall compare architectural and engineering plans for interface
- compatibility.

  10. All curb and gutter shall be B6:12 unless otherwise noted on plans

  11. Pavement striping to be white two coats unless otherwise specified on plans.

Scale 1"=30"



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CTIENT:

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

# A M M

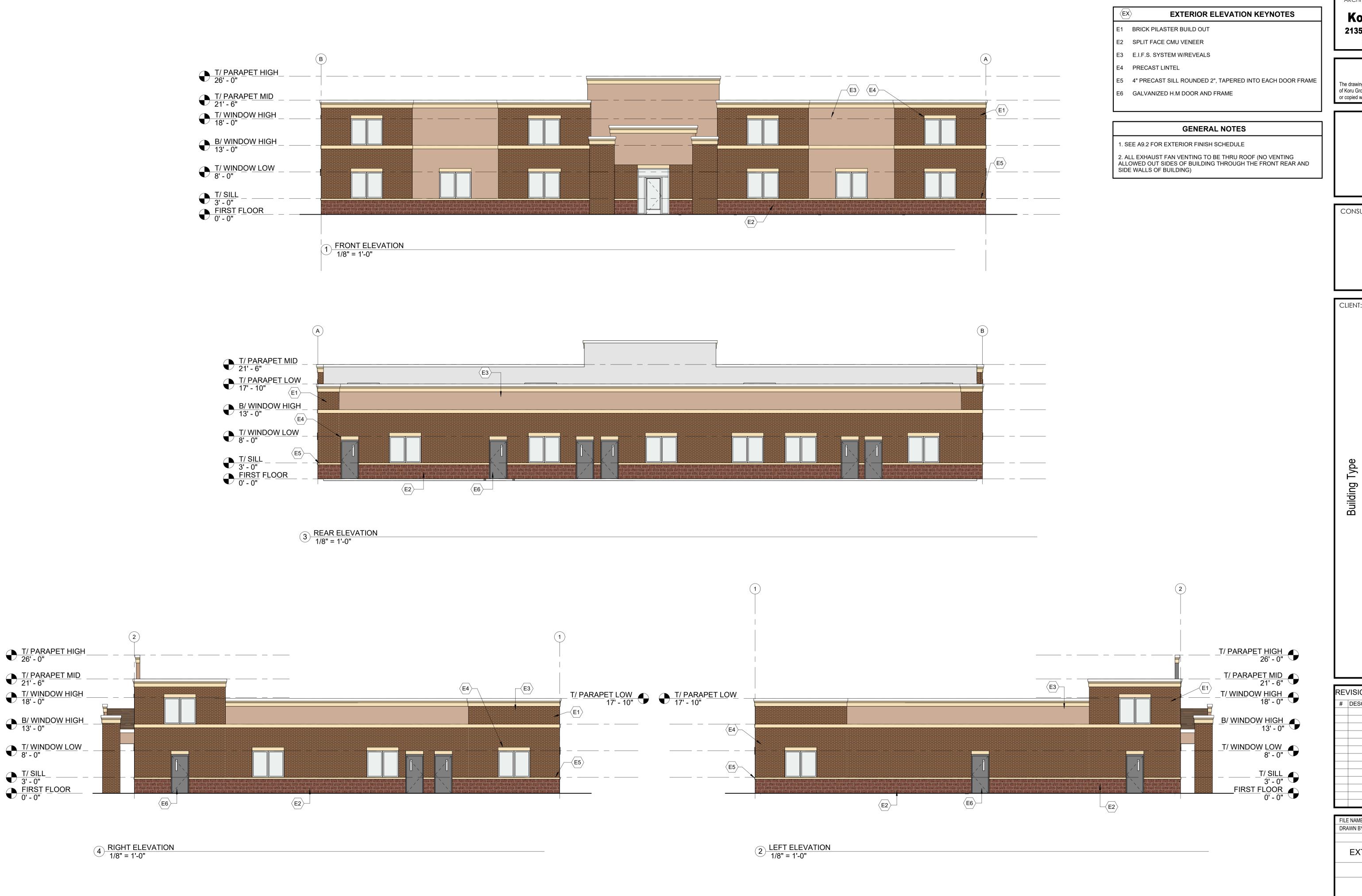
80 Caton Farm Road Joliet, Illinois 60586 FOR

NOT

580 CA

REVISIONS:	
# DESCRIPTION	DATE DATE
1 FOR PUD	10/13/2025
2 FOR FINAL ENG	INEERING 10/20/2025

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



ARCHITECTS | ENGINEERS | PLANNERS

Koru Group, PLLC 2135 CityGate Lane, STE 330 Naperville, IL 60563

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F PRINTED TO SCALE, BOTH THESE

CONSULTING ENGINEERS:

Building Type

580 Caton Farm

580 Caton Farm

REVISIONS
# DESCRIPTION DATE

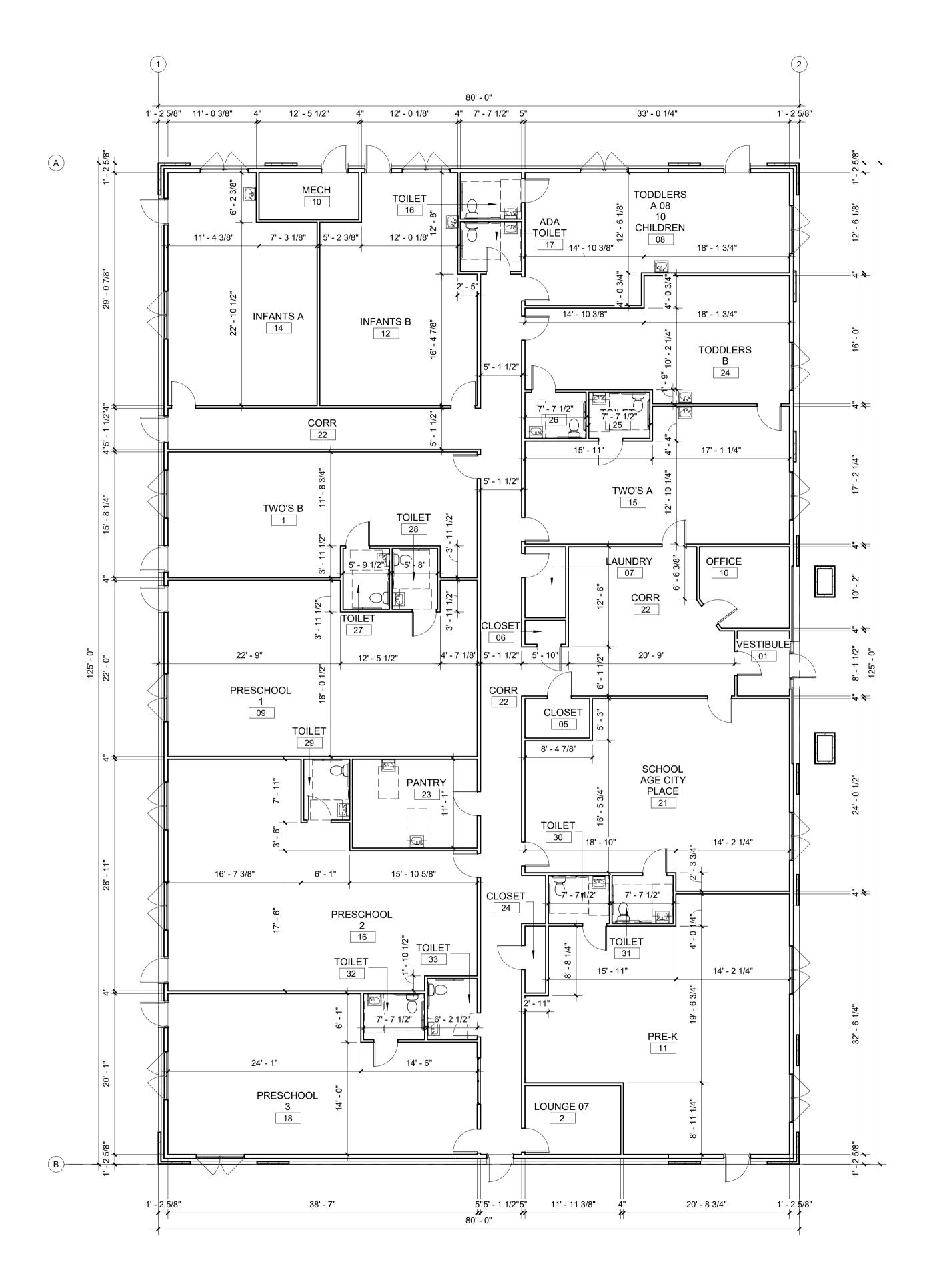
FILE NAME: 25077 580 Caton Farm

DRAWN BY: Author REVIEWED BY: Checker

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.



1 PROPOSED FIRST FLOOR\_LOT 1 1/8" = 1'-0"

# **GENERAL NOTES**

- 1. 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
- 2. 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.
- 3. SEE SHEET A9.1 FOR WINDOW TYPES.
- 4. ALL WALL TYPES SHOWN ON PLAN ARE NOMINAL THICKNESS. SEE WALL TYPES SCHEDULE FOR ACTUAL WALL THINKNESS.
- 5. INSTALL 20 AMP DUPLEX OUTLET AT CORRIDORS PER ELECT PLAN.
- 6. 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).
- 7. ALL CASEWORK / CABINETS/MILLWORK/COUNTERTOPS SHOWN ON DRAWINGS TO BE PROVIDED BY COSTA CABINETS.
- 8. ALL COUNTERTOPS TO HAVE RADIUS CORNERS.
- 9. SEE SHEET A8.2 FOR APPLIANCE LEGEND.
- 10. 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 EXTINGUSHERS TO BE RECESSED INTO THE
- 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 AND OF THE LONG CORRIDOR.
- 5. IN THE MECHANICAL, ELECTRICAL / SPRINKLER ROOM.
- 11. 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.
- 12. PROVIDE FIRE SPRINKLERS THROUGH-OUT. FIRE SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SYSTEM TO MEET LOCAL CODES.
- 13.CCTV CAMERAS AND ALL VIDEO TO BE SUPPLIED BY ALWAYS CLOSE BY. QUANTITY AND LOCATION OF CAMERAS TO BE PROVIDED BY "ALWAYS CLOSE BY'



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CONSULTING ENGINEERS:

580

RE	EVISIONS:	
#	DESCRIPTION	DATE
	ISSUED FOR PERMIT	DATE
1	Δ	
2	1	

FILE NAME: 25077 580 Caton Farm DRAWN BY: Author REVIEWED BY: Checker SHEET TITLE: FIRST FLOOR PLAN SHEET NO.

-Seeⅆ & Blanket (Typ.)*-*

S&B

← Seed & Blanket (Typ.)-

Seed & Blanket

PLANTING SOIL:

PERENNIALS & ORN. GRASSES

GROUNDCOVER & ANNUALS

OF MUSHROOM COMPOST

EXISTING SUB-GRADE

SHALL BE TOP DRESSED WITH 2"

ALL BED PLANTINGS

WITH TRIANGULAR

SPACING

CERTAIN BULBS/PERENNIALS MAY REQUIRE

OTHER PLANTING DEPTHS. CONSULT BULB

DISTRIBUTOR FOR PRECISE DEPTHS.

SHALL BE INSTALLED

SEE SPECIFIC SPACING

DIMENSION ON DRAWINGS

BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

SHALL BE TOP DRESSED WITH 2"

OF SHREDDED HARDWOOD MULCH

MIN. OF 3" MUSHROOM COMPOST

ROTOTILLED INTO SOIL TO A MIN.

DEPTH OF 9". DO NOT COMPACT

UNNECESSARILY AFTER PLANTING

APPLY 18-6-12 OSMOCOTE (270 DAY)

GROUNDCOVER & PERENNIAL BEDS &

SLICE, CUT, OR SEPARATE

ROOT GROWTH.

EXTERIOR ROOTS ON ROOT-BOUND

CONTAINER PLANTS TO PROMOTE

TIMED RELEASED FERTILIZER TO

14-14-14 OSMOCOTE (120 DAY) TIME RELEASED FERTILIZER TO ANNUAL BEDS PER MFRS.

RECOMMENDATIONS.

80 Perennials West Of Entrance Drive

Seed & Blanket (Typ.)

NOTE: STAKING OF DECIDUOUS

TREES NOT REQUIRED UNLESS

TREE WILL NOT REMAIN PLUMB.

PROTECTED W/ TREE WRAP SECURE WRAP W/ TWINE @

TOP & REMOVE THE NEXT

#12 GAUGE STEEL WIRE

UNTREATED BURLAP NEED NOT

BURLAP & PLASTIC WRAP SHALL

BE REMOVED OR ROLLED DOWN

BE REMOVED, HOWEVER ALL

3 METAL STAKES @ 8'

- PREPARED BACKFILL

DRAINAGE TUBING AND/0R

**WETNESS OR DRAINAGE** 

PROBLEMS ENCOUNTERED

DRAINAGE MATERIAL WHEN

OF 75% SOIL & 25% PEAT OR COMPOST.

REINFORCED HOSE

KEEP MULCH AWAY

3" OF SHREDDED

HARDWOOD MULCH

**DECIDUOUS TREE** 

FROM TRUNK

FORM MULCH SAUCER

AROUND PLANTING PIT

DO NOT STAKE INTO

Seed & Blanket (Typ.)

Seed & Blanket

153 Perennials East Of Entrance Drive

Seed & Blanket (Typ.)

Seed & Blanket

UNTREATED BURLAP NEED NOT

**BURLAP & PLASTIC WRAP SHALL** 

BE REMOVED OR ROLLED DOWN AROUND THE ROOTBALL

PREPARED BACKFILL

OF 75% SOIL & 25% PEAT OR COMPOST

45° OR LESS

BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK SHALL BE REMOVED. TREATED

NOTE: This plan is preliminary in nature. Plant locations my vary pending final site

geometry, utilities locations, grading, etc.

EXISTING SUB-GRADE

SHRUBS

Seed & Blanket

NEW 2-PLY 1/2" REINFORCED

RUBBER HOSE, 1/4" CABLE

FROM TRUNK

1" OF SHREDDED

2" OF SOUTHERN

FORM MULCH SAUCER

PINE BARK MULCH

30" STEEL SCREW EARTH ANCHORS

EVERGREEN TREE

HARDWOOD MULCH

CLAMP & 1/4" TURNBUCKLES

TO MAINTAIN WIRE TAUTNESS

Seed & Blanket (Typ.)-

Seed & Blanket

Seed & Blanket (Typ.)-

BE REMOVED, HOWEVER ALL TWINE AROUND THE TRUNK

SHALL BE REMOVED. TREATED

BE REMOVED OR ROLLED DOWN AROUND THE ROOTBALL

PREPARED BACKFILL

OF 75% SOIL & 25%

**BURLAP & PLASTIC WRAP SHAL** 

HARDWOOD MULCH

East Property Line Perimeter: 330 LF

Calculation: 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

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

**DECIDUOUS SHADE TREE - 2.0"** 

ORNAMENTAL TREE - 6'BBClump/2"BB

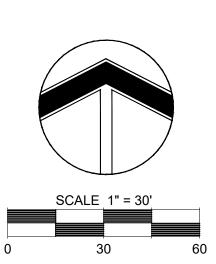
LARGE DECIDUOUS SHRUB- 5 Gal/24" Min.

EVERGREEN SHRUBS - 5 Gal.

**EVERGREEN TREE - 6'BB** 

PERENNIALS & ORNAMENTAL GRASSES- 1 Gal./1 Qt.

Know what's below.





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 &

Provided: 5- Evergreen or Ornamental Trees, 3- Shade Trees, 40- Shrubs &

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 &

Provided: 8- Evergreen or Ornamental Trees, 6- Shade Trees, 82- Shrubs &

West Property Line Perimeter: 330 LF

Requirement: 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Requirement: 5' Wide Buffer, 2 Evergreen or Ornamental Trees + 1 Shade Trees & 10 Shrubs/100 LF

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Calculation: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30

Provided: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30



# LEGEND

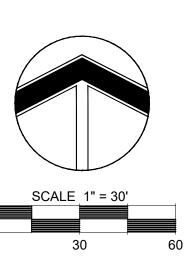






DWARF DECIDUOUS SHRUB- 3 Gal/24" Min.





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The drawings, specifications, design ideas, and

REVISIONS

3 - Per City Of Joliet Review 2025-11-11 2 - Per Revised Site Plan 2025-10-14

# **MULTI-TENANT** DEVELOPMENT

- Revised Per 30' Buffer 2025-09-05

580 Caton Farm Road Joliet, Illinois



157-000717

Landscape Architects 24301 White Oak Drive

Plainfield, IL 60585

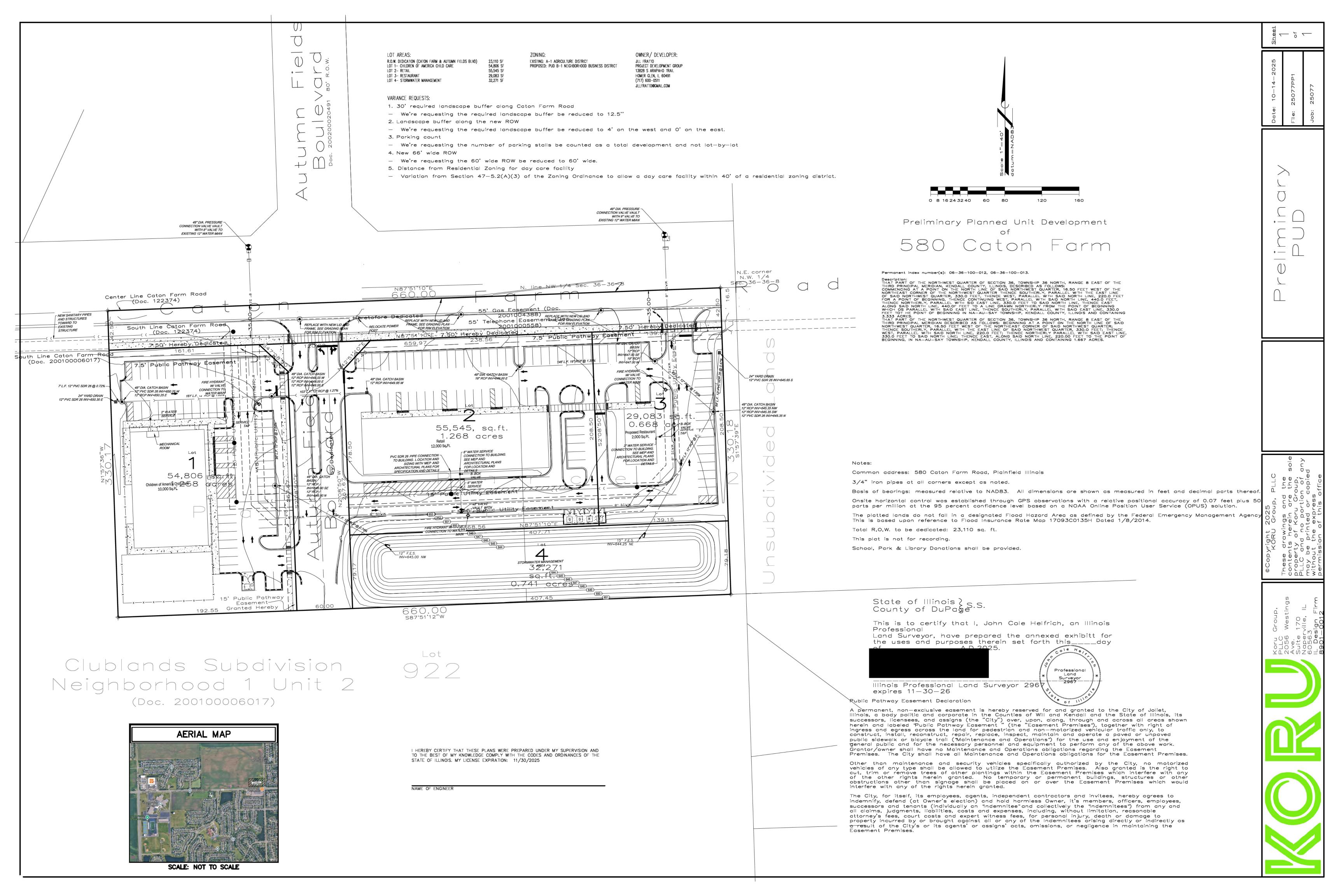
PHONE: 815-531-4415

# **PRELIMINARY** LANDSCAPE PLAN

DATE: <u>2025-08-22</u> SCALE: 1"=20' PLANNER: RP DRAWN BY: RP CHECKED:

SHEET

PROJECT NO.: 2325 - 2463



FOR OFFICE USE ONLY	
***Verified by Planner (please initial):***	
Payment received from:	Petition #:
	Common Address:
	Date filed:
	Meeting date requested:

# ZONING BOARD OF APPEALS JOLIET, ILLINOIS

# PETITION FOR SPECIAL USE PERMIT

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-
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1

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-36-100-012
03-36-100-013 ;
**Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website**
LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):
SEE ATTACHED
LOT SIZE: WIDTH: DEPTH: AREA : Approx: 5 AC
PRESENT USE(S) OF PROPERTY: Vacant Farmstead
PRESENT ZONING OF PROPERTY: Kendall County A-1
SPECIAL USE REQUESTED: Day Care Facility

# The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?
The development of the proposed site will improve the general area as it will bring a much needed day care
facility as well as dining and shopping opportunities for the surrounding residents.
2. How will the special use impact properties in the immediate area?
There will be minimal impact on the surrounding area. There is already a school, a car wash/gas station and
ample residential development. The proposed commercial development will be in line with the trend.
3. Will the use impede the normal/orderly development/improvement of surrounding property?
No. This property is one of a few undeveloped in the area.
4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?
Yes, and to the extent it is determined at a later date that it is not we will provide for the same as part of the
development.
5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in publistreets? Yes
6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?
The use is consistent with the code.
7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?
N/A

REQUIRED SUPPORTING ATTACHMENTS	
☐ Site plan / concept plan / floor plan / building	g elevation plan
☐ Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss COUNTY OF WILL)  I Jil Fratto depose and sa	Subscribed and sworn to before me this /4 day of OCT., 2025  OFFICIAL SEAL  MANMINDER SINGH HEER  Notary Public, State of Illinois  Commission Expires August 15, 2027  My Commission Expires August 15, 2027
•	

REQUIRED SUPPORTING ATTACHMENTS	
☐ Site plan / concept plan / floor plan / building elevation	on plan
☐ Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
minnesota	
STATE OF HLINOIS) ss	
COUNTY OF WILL) Carlton	
I, Bonnie A. Pinow, depose and say that the my knowledge and belief. I agree to be present in person or	e above statements are true and correct to the best of by representation when this petition is heard before
the Zoning Board of Appeals.	
	SHELLY RAE LOUGH SHORT Public-Minnesota My Commission Expires Jan. 31, 2030
Petitioner's Signature	
/ Owner's Signature	Subscribed and sworn to before me this 8 <sup>th</sup> day of October, 20 25
(If other than petitioner)	

REQUIRED SUPPORTING ATTACHMENTS	
☐ Site plan / concept plan / floor plan / building ele	vation plan
☐ Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
STATE OF HELINOIS) ss COUNTY OF WHEE) Bannock	
I, <u>David Adam Ashby</u> , depose and say the my knowledge and belief. I agree to be present in personant the Zoning Board of Appeals.	at the above statements are true and correct to the best of on or by representation when this petition is heard before
remoter sorgiture o	
	Subscribed and sworn to before me
Owner's Signature	this 9 day of October, 20 25
(If other than petitioner)	
	AARON FRANKS
	Notary Public - State of Idaho Commission Number 20250573
	My Commission Expires Feb 19, 2031

REQUIRED SUPPORTING ATTACHMENTS	
☐ Site plan / concept plan / floor plan / buildi	ng elevation plan
☐ Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss COUNTY OF WILL)	
I. MACC S Jackson, depose and s my knowledge and belief. I agree to be present in p the Zoning Board of Appeals.	ay that the above statements are true and correct to the best of person or by representation when this petition is heard before
Petitioner's Signature	
foundities a digitature	
N/A	Subscribed and sworn to before me
Owner's Signature (If other than petitioner)	this 09 13 day of October, 20 25
(1) ones man pennoner)	
	Official Seal ARMANDO A HERNANDEZ JR Notary Public, State of Illinois Commission No. 976400 My Commission Expires August 9, 2027

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

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

#### CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

#### I. INFORMATION ABOUT THE APPLICATION

Rezoning, Special Use P	
II. <u>INF</u>	ORMATION ABOUT THE PROPERTY
The address and PIN(s) of the real p	property associated with this application are:
580 Caton Farm Road, I	Plainfield (unincorporated), Illinois 60586
PIN(s): 06-36-100-012 & 0	06-36-100-013
111.	
Select the type of owner of the re- contact information below:	al property associated with this application and fill in the appropriate
📈 Individual:	State the names, addresses, and phone #'s of the individual owner(s)
☐ Corporation:	State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
☐ Limited Liability Company:	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
☑ Land Trust:	State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
☐ Partnership:	State the names, addresses, and phone #'s of all partners
☐ Other type of organization:	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization
Ashby Family Trust - Mark Ashby	/ & Bonnie Pinnow Trustees -
David Adam Ashby	
E-MAIL:	FAX:

# IV. BUSINESS OWNERSHIP

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

Sel	ect the type of business owner a	ssociated 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				
Ø	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				
Jil	l Fratto -	- 100%				
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_						
E-N	1AIL:	FAX:				
NIC	ATE.					
If a not protect and the liah on	t an individual, then the in operty or business—associ ample, if the real property of the beneficiary of the land in limited liability company in onlity company is a partners	neficiary or partner disclosed in Section III or Section IV is individuals holding the legal or equitable title to the real stated with the application must also be disclosed. For associated with an application is owned by a land trust, and trust is a limited liability company, then the members of must be disclosed. If one of the members of the limited ship, then the identity of the partners must be disclosed. If oration, then all persons owning 3% or more of the issued				
(si	GNED:_					
DATE: 9/5/2025						
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:						
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#### 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: State the names, addresses, and phone #'s of the individual 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 State the names, addresses, and phone #'s of all members of the Limited Liability Company: company along with the percentage of ownership held by each member State the names, addresses, and phone #'s of all partners Partnership: State the names, addresses, and phone #'s of all persons having a Other type of organization: legal or equitable ownership interest in the organization 100% Jill Fratto -E-MAIL: 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: **NOATE:** 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				
Ø	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				
П	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 - 100%						
	A A 31 -	FAX:				
E-IV	IIAIL:					
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.						
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χsι ₩ο.	GNED;ATE:	2025				
Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:						

# **ZONING BOARD OF APPEALS**

# **CRITERIA FOR SPECIAL USES**

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing

evidence:

evidence:		
	Does the evidence	
	presented sustain this	Comments
	criteria?	
(1) That the establishment,		
maintenance or operation of the		
special use will not be		
detrimental to or endanger the		
public health, safety, morals,		
comfort, or general welfare; and		
(2) That the special use will not		
be injurious to the use and		
enjoyment of other property in		
the immediate vicinity for the		
purposes already permitted, nor		
substantially diminish and impair		
property values within the		
neighborhood; and		
(3) That the establishment of the		
special use will not impede the		
normal and orderly development		
and improvement of surrounding		
property for uses permitted in the		
district; and		
(4) That adequate utilities,		
access roads, drainage, and/or		
other necessary facilities have		
been or will be provided; and		
(5) That adequate measures		
have been or will be taken to		
provide ingress and egress so		
designed as to minimize traffic		
congestion in the public streets;		
and		
(6) That the special use shall in		
all other respects conform to the		
applicable land use regulations		
of the district in which it is		
located and shall not be in		
violation of any other applicable		
law, ordinance or regulation; and		
(7) At least one (1) year has		
elapsed since any denial of any		
prior application for a special		
use permit that would have		
authorized substantially the		
same as all or part of the sites,		
unless conditions in the area		
have substantially changed.		
Have substantially chariged.		