

CITY PLAN COMMISSION
JOLIET, ILLINOIS

CASE NO: _____

DATE FILED: _____

PETITION FOR SUBDIVISION OF LAND

____ Preliminary Plat

____ Final Plat

X Recording Plat

PROPERTY INFORMATION

NAME OF SUBDIVISION: 580 Caton Farm PUD

COMMON ADDRESS: 580 Caton Farm Road

PROPERTY INDEX NUMBER: 06-36-100-012 & 06-36-100-013

LEGAL DESCRIPTION OF PROPERTY (attached preferred): _____

SEE ATTACHED

TYPE OF SUBDIVISION: Residential ____ Commercial X Industrial ____ Other _____

SIZE (acres): 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

NAME OF SCHOOL DISTRICT(S): Plainfield CCSD 202; Joliet Jr. College

NAME OF SUBDIVISION: 580 Caton Farm PUD

PETITIONER INFORMATION

PETITIONER'S NAME: Project Development Group LLC

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

PHONE: _____

EMAIL: [REDACTED]

NAME OF LOCAL AGENT: Rosario Fratto

ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

PHONE: _____

EMAIL: [REDACTED]

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

ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

PHONE: _____

EMAIL: _____

ENGINEER: Kieran Thomas (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170

CITY, STATE, ZIP: Naperville, Illinois 60563

PHONE: (331) 444-5678

EMAIL: [REDACTED]

LAND SURVEYOR: J. Cole Helfrich (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170

CITY, STATE, ZIP: Naperville, Illinois 60563

PHONE: (331) 444-5786

EMAIL: [REDACTED]

ATTORNEY: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa Street

CITY, STATE, ZIP: Joliet, Illinois 60432

PHONE: (815) 727-4511

EMAIL: [REDACTED]

NAME OF SUBDIVISION: 580 Caton Farm PUD

PARK LANDS

Residential Preliminary Plats only:

Date Contacted Park District: N/A

Proposed method of contribution: Land Dedication ___ Cash Contribution ___ Other _____

If park site is offered, proposed size (acres): _____

CONTIGUOUS HOLDINGS OF PROPERTY OWNER

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.

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

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STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, ROSARIO TRATTO, 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.

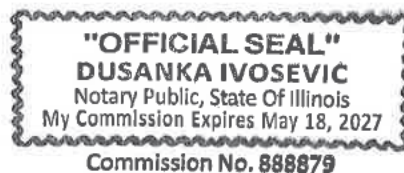
Date: 2-25-2026

[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

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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, 20 26

[Redacted]
Notary Public

January 11, 2028
My Commission Expires:

JOSEPHINE NONA YOKI
Notary Public
State of Wisconsin

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

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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

May 23, 2029
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

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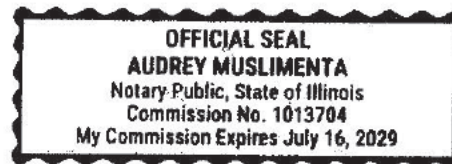
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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 [Redacted]
Petitioner's Name

Subscribed and sworn to before me this 23rd day of February, 20 26

[Redacted] July 16, 2029
Notary Public My Commission Expires:



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.