



## Clublands Subdivision Neighborhood 1 Unit 2

(Doc. 200100006017)

### Legend

storm sewer structure	⊙	survey boundary	_____
flared end section	⌒	other boundary	_____
sanitary sewer manhole	●	center line	— — — — —
water valve	⊕	storm sewer pipe	— — — — —
hydrant	⊙	sanitary sewer pipe	— — — — —
		water main	— — — — —

P.L.N. 06-36-100-012  
Owner: ROUSONELOS FAM PARTSHP ET AL  
zoning: R-2  
(restricted business district)  
current use: unimproved agricultural

Autumn Fields  
Boulevard  
Doc. 20020020491 80' R.O.W.

LOT AREAS:  
R.O.W. DEDICATION (CATON FARM & AUTUMN FIELDS BLVD) 23,110 SF  
LOT 1- CHILDREN OF AMERICA CHILD CARE 54,806 SF  
LOT 2- RETAIL 55,545 SF  
LOT 3- RESTAURANT 29,083 SF  
LOT 4- STORMWATER MANAGEMENT 32,271 SF

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

OWNER/ DEVELOPER:  
JILL FRATTO  
PROJECT DEVELOPMENT GROUP  
1808 S ARAPAHO TRAIL  
HOMER GLEN, IL 60491  
(717) 6064811  
JILLFRATTO@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.

## Preliminary Planned Unit Development of 580 Caton Farm

Permanent index number(s): 06-36-100-012, 06-36-100-013.

Description:  
THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET 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 NORTHERLY PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.00 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.

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, it's 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.L.N.: 06-36-200-025  
Owner: ASHBY MARGARET L TRUSTEE  
zoning: AG  
(agricultural)  
Current use: unimproved agricultural

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

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

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

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



Sheet  
1 of 2  
Date: 9-2-2025  
File: 26077RP1-2  
Job: 26077

Preliminary Plat  
of Planned  
Unit Development

Prepared for:  
Project Development  
Group, LLC

© Copyright 2025  
KORU Group, PLLC  
These drawings and the contents  
herein are the sole property of  
Koru Group, PLLC and no portion  
of any may be printed or copied  
without the express permission of  
this office

Koru Group, PLLC  
2056 Westings Ave.  
Suite 1700, IL 60563  
IL Design Firm  
8901-0012  
331-444-KORU

