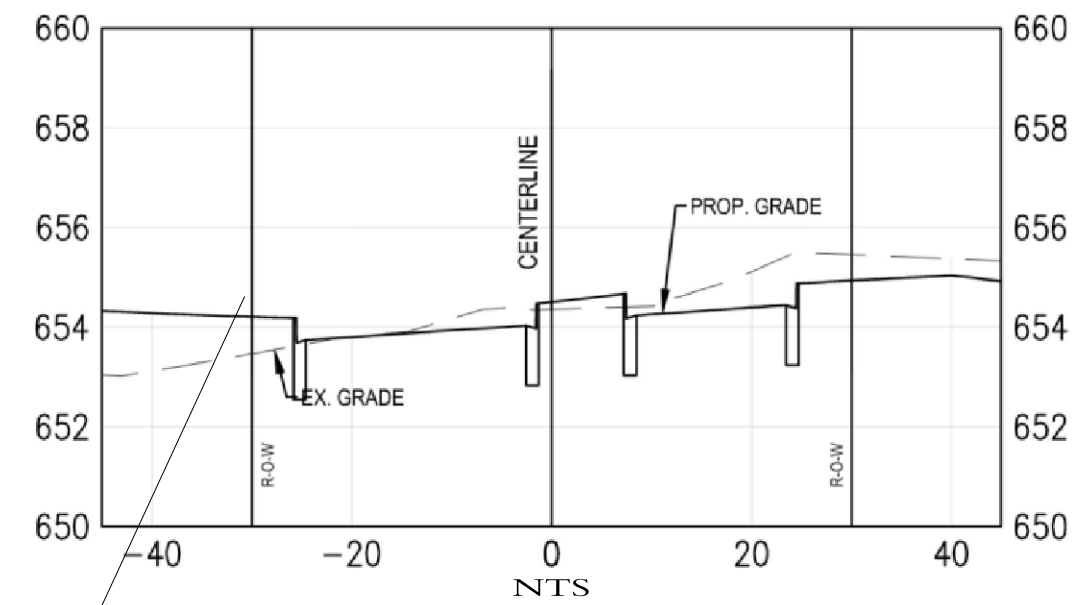


Autumn Fields Boulevard
Proposed Typ. Cross Section



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. 200200020491 80' R.O.W.

VARIANCE REQUESTS:

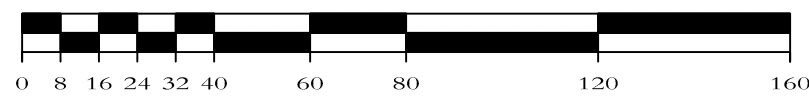
- 30' required landscape buffer along Caton Farm Road
Variance from Zoning Ordinance Section 47-15E to reduce required landscaping adjacent to public right-of-way from 30 feet to 10 feet.
- Landscape buffer along the new ROW
 - We're requesting the required landscape buffer be reduced to 4' on the west 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

LOT AREAS:	
R.O.W. DEDICATION (CATON FARM RD HEREBY DEDICATED)	29,628 SF
R.O.W. DEDICATION (AUTUMN FIELDS BLVD)	18,667 SF
LOT 1- KIDDIE ACADEMY CHILD CARE	54,139 SF
LOT 2- RETAIL	50,526 SF
LOT 3- RESTAURANT	25,905 SF
LOT 4- STORMWATER MANAGEMENT	39,650 SF
TOTAL DEVELOPMENT PARCEL (PER DEED)	217,915 SF

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

OWNER/ DEVELOPER:
PROJECT DEVELOPMENT GROUP
13825 SARAPHO TRAIL
HOMER, ILL. 61891
(717) 600-0811



Final Plat of 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.

Cross access easements are provided on the parcels.

This plat is not for recording.

School, Park & Library Donations shall be provided.

Lot 4 will be collectively owned and maintained by the owners of Lots 1, 2, and 3. Development Association will be established for this joint ownership.

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.

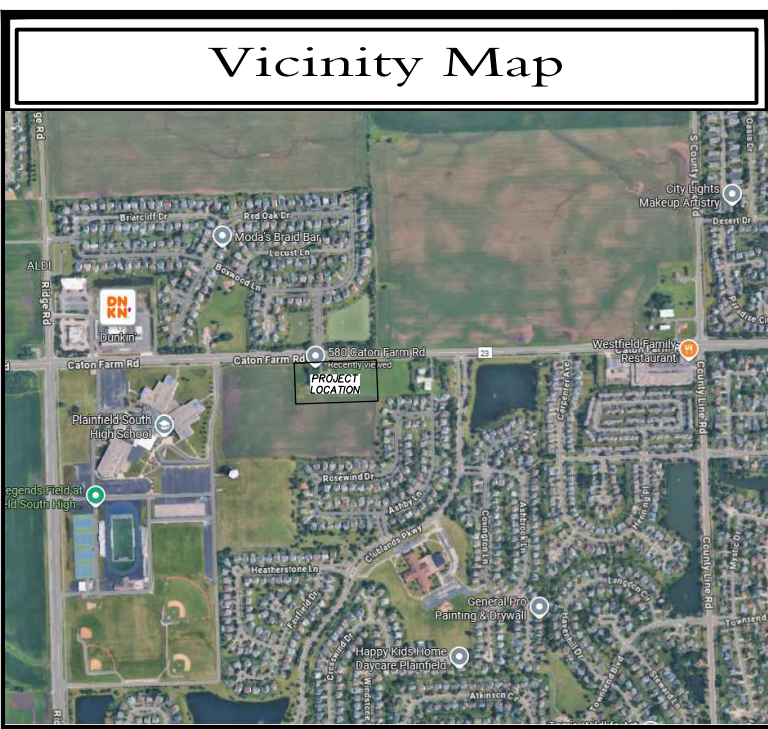
The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, it's members, officers, employees, successors and tenants (individually an "Indemnitee" and collectively the "Indemnitees") from any and 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

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

Clublands Subdivision
Neighborhood 1 Unit 2

(Doc. 200100006017)



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

Accepted and approved by the Plan Commission of the City of Joliet in the Counties and State aforesaid by ordinance enacted this ____ day of _____, A.D.20__.

by: _____
(Chair)

Lot
922

Legend

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)

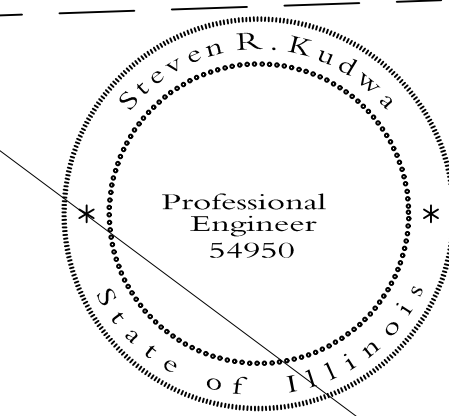
attest: _____
(City Clerk)

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	1
Date: 7-01-2026			
File: 25077FPF-3			
Job: 25077			

Final Plat
of Planned
Unit Development

Prepared for:
Project Development
Group, LLC

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