

DATE: March 12, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-3-26: Amendment to the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision (Ordinance #13226)

GENERAL INFORMATION:

APPLICANT: Midwest REO V LLC

STATUS OF APPLICANT: Contract Purchaser

OWNER: Rock Run Residences, LLC

REQUESTED ACTION: Approval of an amendment to the Planned Unit Development ordinance from 2001 to remove tenant eligibility and occupancy conditions (Conditions A and D)

PURPOSE: To allow the existing multi-family development to be occupied by tenants that are not affiliated with Joliet Junior College

EXISTING ZONING: R-1 (Single-Family Residential);
Planned Unit Development of Joliet Junior College Student Housing Subdivision

LOCATION: 1524 Richard T. Rivera Way
(05-06-23-304-004-0000)
(Council District #5)

SUBDIVISION SIZE: 15 acres

EXISTING LAND USE: Multi-family residential community

SURROUNDING LAND USE & ZONING:

NORTH: Joliet Junior College property, R-1 (single-family residential)

SOUTH: Industrial, I-1 (light industrial)

EAST: Joliet Junior College property, R-1 (single-family residential)

WEST: Joliet Junior College campus, R-1 (single-family residential); and
Industrial, I-1 (light industrial)

SITE HISTORY: The Planned Unit Development of Joliet Junior College Student Housing Subdivision was approved in June 2001. The record plat that was approved with the PUD created Lot 1, which is 15 acres and was subsequently developed with a 128-unit multi-family housing development. The development contains six residential buildings and one clubhouse building. The site is located to the southeast of the main campus for Joliet Junior College (JJC) and is accessed by a private road, Richard T. Rivera Way, that is owned and maintained by JJC. The Rock Run Trail and the Rock Run Business Park industrial subdivision border the west and south sides of the subject site.

The property is within the R-1 (single-family residential) zoning district. The existing PUD will continue to allow a seven-building multi-family development as a legal nonconforming use of this property in the R-1 district.

As outlined in the 2001 staff report and PUD materials, the development was to be owned by the Joliet Junior College Foundation and to be occupied by people affiliated with JJC, such as students, faculty, and staff. Following its construction, the development operated under these tenancy conditions for many years. In 2017, foreclosure was filed for the mortgage held by the Foundation. In 2019, the property was sold to the current owner. At some point in its history, the development also began serving tenants not affiliated with JJC. According to the petitioner, it is currently occupied by a mix of JJC-affiliated tenants and non-JJC-affiliated tenants.

Ordinance #13226 which approved the Planned Unit Development included conditions related to tenant eligibility and occupancy numbers for the units. Per the Zoning Ordinance, all conditions imposed as part of a PUD “shall run with the land and shall not lapse or be waived as a result of a subsequent change in tenancy or ownership” of the site. Therefore, the ordinance would need to be formally amended if any current or prospective owner wished to modify or remove the tenant and occupancy requirements. Ordinance #13226 and the PUD written materials are included as an attachment.

As an additional ordinance condition, the development was required to participate in the Neighborhood Services Division’s Rental Inspection Program. The development has been enrolled in the program since at least 2007 and has current rental certificates that expire in March and April 2026.

SPECIAL INFORMATION: The petitioner, who is the contract purchaser of the property, requests to amend the conditions of Ordinance #13226 to allow non-JJC-affiliated tenants within the existing residential development at 1524 Richard T. Rivera Way. The development is already operating with a mix of JJC-affiliated tenants and non-JJC-affiliated tenants. Approval of the PUD amendment would formally remove the tenant

eligibility requirements included under Condition D of the ordinance. According to the petitioner, the development is not viable if tenancy is limited to individuals affiliated with JJC due to demonstrated limited demand from JJC students, staff and faculty. However, the petitioner states that general market demand exists for these rental units.

Additionally, the requested amendment would remove Condition A, which regulates the number of occupants of each unit by bedroom count. Residential occupancy is already regulated based on bedroom and dwelling square footage by the International Property Maintenance Code through the Neighborhood Services Division. Removal of this condition would allow this development to function like any other multi-family residential development within the City. According to the petitioner, the total occupancy of the development is not expected to significantly change due to removal of this condition, and the development will continue to function with similar occupancy as it has now.

The development will continue to be required to participate in the City's Rental Inspection Program. The Neighborhood Services Division is aware that the development already serves non-JJC-affiliated tenants and does not have any concerns with this request to amend the PUD conditions.

The petitioner has reached out to the JJC administration to discuss this request. According to the petitioner, they are in the process of finalizing a separate private agreement with JJC related to maintenance of Richard T. Rivera Way.

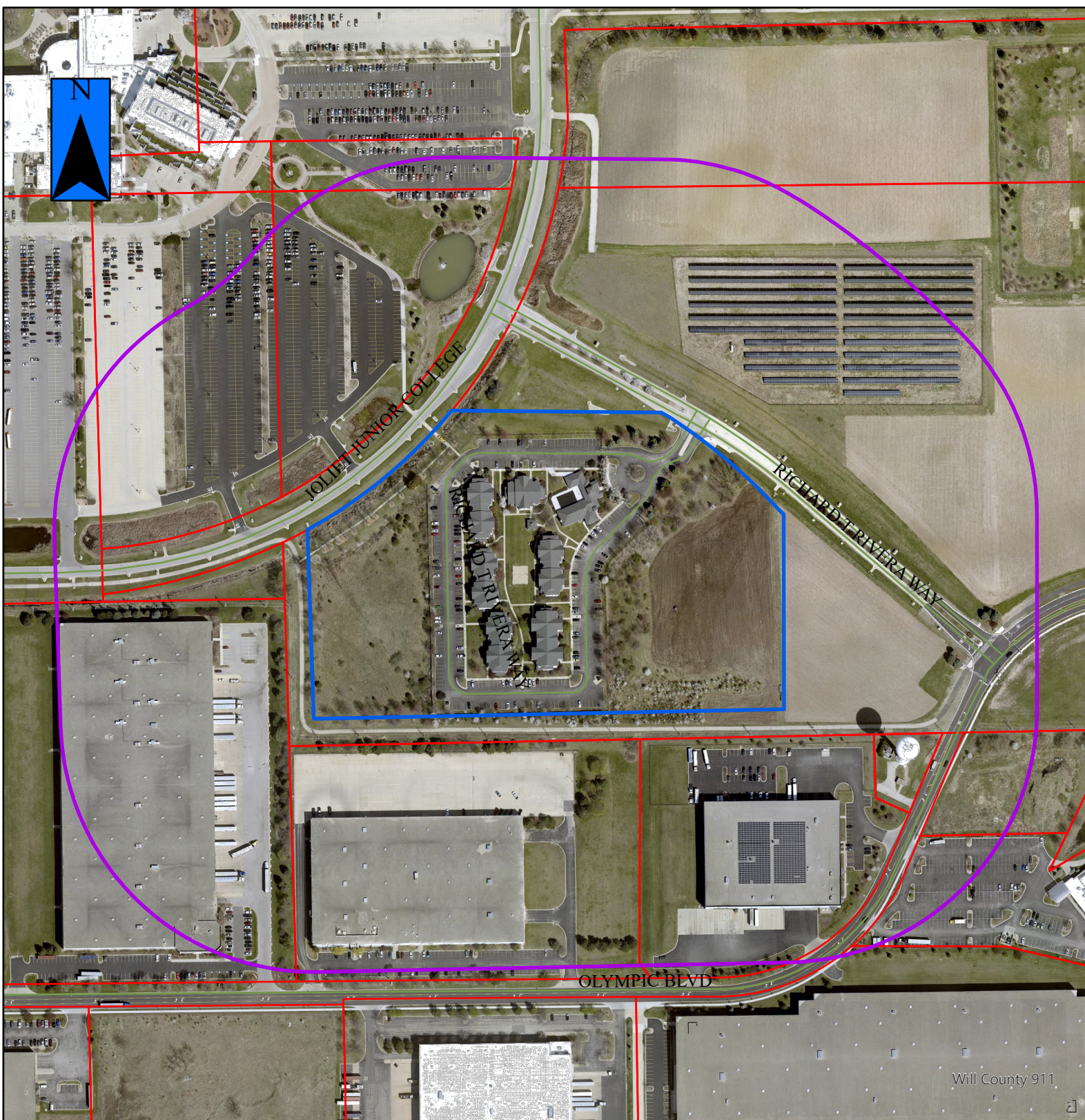
RECOMMENDED ACTION: Approval of the amendment to Ordinance #13226 to remove conditions A and D will allow the existing multi-family development to serve tenants that are not affiliated with Joliet Junior College. The amendment will not change any physical aspects of the development, including the number of units and the exterior appearance. Staff supports the requested amendment and does not believe the change will have a significant impact on the character of the area. Due to current market conditions, the development may not be financially viable if the current tenant eligibility requirements remain.

Figure 1: Subject site at 1524 Richard T. Rivera Way (2025)



Figure 2: Existing residential building at the subject site (June 2023)

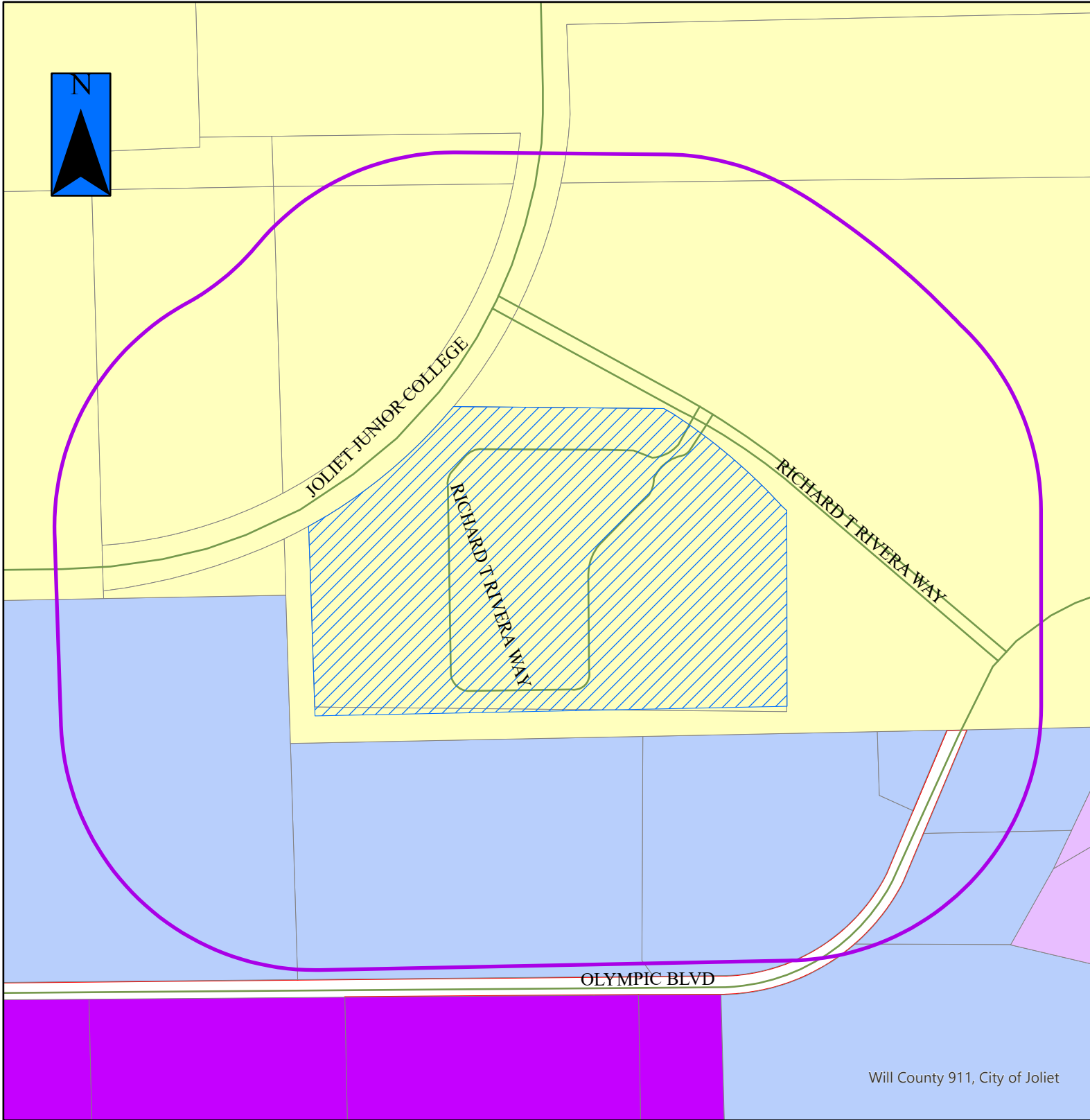




PUD-3-26a



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



PUD-3-26



-  = Property in Question
 = 600' Public Notification Boundary

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

ORDINANCE NO. 13226

**AN ORDINANCE APPROVING A
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001



MAYOR



CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS,
GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

EXHIBIT "A"

The approval of the recording plat of Joliet Junior College Subdivision is subject to the following conditions:

- A. That occupancy for units at this location not exceed 296 people and that
 - a. Four-units only be rented to four people or less;
 - b. Two-units only be rented to two people or less;
 - c. Efficiency units only be rented to two people or less; and
 - d. The Manager unit only be rented to Manager and immediate family (four people or less).
- B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
- C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
- D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
- E. Payment of all required building permit and tap-on fees prior to commencement of construction.

PLANNED UNIT DEVELOPMENT

WRITTEN MATERIAL SUBMISSION

CITY OF JOLIET

**JOLIET JUNIOR COLLEGE
NEW STUDENT HOUSING**

SCOPE OF DEVELOPMENT

Century's proposed new campus housing for Joliet Junior College is carefully planned to have a strong residential character and a design that will complement current facilities. The 128 units of the residential community consist of 19 four bedroom/two bath apartment units, 96 two bedroom/two bath apartment units, 12 efficiency apartment units and 1 two bedroom/one bath Manager's Unit. The total project will accommodate a maximum of 296 students in state of the art college housing.

Site Development

The approximate 10-acre site creates a unique building design opportunity that works with the terrain rather than against it. Five apartment buildings are three stories, one building is two stories and the clubhouse is one story. The buildings are situated on the site so as to create a park in the center which will open to the campus on the north. The buildings will be located near the north end of the site, preserving the remaining site for park land and future development.

The site creates spacious green areas throughout the park-like setting. The buildings will be located so as to create a sense of community and ambiance for a home away from home. Consideration has been given to creating usable and attractive open spaces between the buildings. The orientation of the buildings will provide each building a combination of privacy, sun exposure, view, adaptation to the site, relationship to adjacent buildings and cross ventilation.

The property is entered from Joliet Junior College's loop road with the Clubhouse and management offices conveniently located for prospective tenants and residents alike. Well lighted parking for each resident is only a short distance from car to apartment; we have provided parking for approximately 105% of the students. Visitor and short term parking is provided in front of the Clubhouse. Parking for handicapped persons shall be adjacent to apartment buildings that are accessible to the ground floor ADA units.

Safety awareness is an important design consideration. Lighting the site and providing good visibility allows the residents to visually monitor all areas of the site. The main entrance, as well as individual apartment building entrances and corridors will also be well lighted.

The Community

Project amenities include a courtyard area for passive outdoor recreation and a centralized laundry facility within the clubhouse. Additional amenities will include a pool, jacuzzi, sand volleyball court, barbecue grilles, and a picnic pavilion.

Every apartment unit is fully furnished (except the efficiencies) and includes a fully equipped kitchen with a refrigerator with icemaker, electric range, oven, garbage disposal, dishwasher and smoke detectors. Carpeted living areas in all residences feature finishes, fixtures, accessories and colors selected for contemporary student living. The units will also incorporate sound resistant materials to help ensure a quiet atmosphere for social living, rest and study activities.

All units will have electric resistance central heat, air conditioning, and individual electrical meters. A hot water loop, centralized in the clubhouse with a redundant back-up system, will be used to provide continual "on demand" domestic hot water circulation throughout the project. Additional unit amenities include a spacious closet for each student.

Mailboxes and laundry facilities have been centrally located in the community building. This building also includes one large group meeting room capable of holding 100 to 150 people, office space for an on-site management team, study area, maintenance room, and large package storage.

Telecommunications and Data

Century Development and Anixter have formed a proprietary relationship for student housing nationwide. Anixter, a NYSE traded company, is the industry leader in the design and development of communication and data networks. Century will provide the design and consulting services of the entire Anixter team to design and specify, with the staff, the standards for the student-housing network.

Century's proprietary state-of-the-art telecommunications system provides personal computer cabling in each bedroom. This system is designed to integrate into the College's telecommunications network providing students with high-speed direct connection to the College and the World Wide Web.

Unit Types

The types of apartments offered are based on Century's previous student housing experience with major consideration given the stated housing requirements.

Planned residential units include the following:

UNIT TYPE	UNIT SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	MAX. OCCUPANTS
Efficiency	495	12	5,940	24
2 Bedroom / 2 Bath Apt.	610	96	58,560	192
4 Bedroom / 2 Bath Apt.	873	19	16,587	76
Manager's Unit	873	1	873	4
Community Center	5000		5,000	
Totals		128	86,960	296

Efficiency - 495 square feet

An unfurnished efficiency apartment with a bedroom/living area, full kitchen facilities, an eating bar, and private entry. This unit will appeal to those students who desire privacy at an affordable price.

Two Bedroom/Two Bath - 610 square feet

A two bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. This unit will appeal to two students who desire a shared living arrangement, but with each having a private bedroom and bath.

Four Bedroom/Two Bath - 873 square foot

A four bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. Each of the four bedrooms will have access to the two full baths. This unit will appeal to underclassman wanting a shared living arrangement, but with the unique feature of a private bedroom for each student.

OWNERSHIP OF NEW STUDENT HOUSING

The new student housing project at Joliet Junior College is comprised of seven buildings in total, encompassing 128 units, yielding 296 total student beds. The complex contains 317 parking spaces, three trash receptacles, sand volleyball court, courtyard areas, pool with jacuzzi and a leisure pavilion. Site improvements besides the buildings and the above amenities include a detention area for the complex, site lighting, perimeter fence with vehicle entrance and exit gates, a pedestrian gate for campus access and landscaping. The entire complex, including the open space, and the real estate on which it resides will become the property of The Joliet Junior College Foundation. Joliet Junior College possesses current ownership of the aforementioned property. Coordinated with the project's financial closing (currently scheduled for June 2001), Joliet Junior College will deed the property to the Joliet Junior College Foundation.

Written Submittal Addendum #1

Residence requirements for New Student Housing

The new student housing complex located on the campus of Joliet Junior College will primarily comprise students of Joliet Junior College. As a stipulation of the bonds used to finance this transaction, "eligible tenants" are described in detail below.

The term "Eligible Tenants" is defined as follows: "Eligible Tenants" means any Person (i) registered as a student at the College, (ii) attending a program presented by the College, (iii) who is a member of the faculty of the College and who is residing at the College in connection with an established program of the College to provide enhanced educational benefits to persons described in clauses (i) or (ii) hereof, (iv) who is a visiting lecturer or other educator who has been engaged to present or assist in the presentation of an educational program by the College, or (v) employed in the management or maintenance of the Facilities whose availability at the Facilities during non-working hours is deemed by the Borrower to be beneficial to its ability to operate and maintain the Facilities and, in all cases, members of such Person's immediate family occupying the same residential unit.

JOLIET JUNIOR COLLEGE SUBDIVISION

A Subdivision of part of Section 23, Township 35 North, Range 9 East of the Third Principal Meridian, in the City of Joliet, Will County, Illinois.

Rebar at North 1/4 Corner of Section 23-35-9
 Center of Section 23-35-9 established by intersecting straight lines between opposite quarter corners
 found "P.K. Masonry nail"

3/4" Iron at East 1/4 Corner of Section 23-35-9 per monument record recorded as Document No. R90-45701

found 5/8" rebar at Northwest corner, Southwest Quarter, Section 23-35-9 according to the monument record recorded as Doc. No. R90-45702

Partial of land described in Quit Claim Deed recorded as Doc. No. R72-29344 Document Number R72-29344

Point of Beginning
 ACCESS EASEMENT

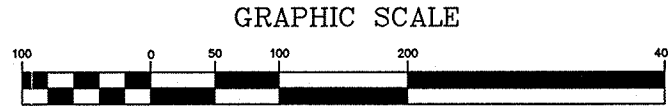
North line, South 741.49', North Half Southwest Quarter, Section 23-35-9
 589.29' E 486.92' E

Lot 1

Rock Run Business Park Unit 5-A

Recorded September 24, 1999 as Document Number R99-118691

NOT SUBDIVIDED



- Legend**
- R Radius
 - L Arc Length
 - Concrete Monument
 - P.U.E. Private Utility Easement
 - 15' Private Utility Easement

Landscaping Easement per Document Number R90-56433
 Roadway / Utility Easement per Document Number R90-56433
 Landscaping Easement per Document Number R90-56433

Point of Commencement
 ACCESS EASEMENT

Point of Beginning

JOLIET JUNIOR COLLEGE SUBDIVISION
 Intersection of East line, West 60' with the North line, South 85', North 1/2, Southwest Quarter, Section 23-35-9

MARY ANN STUKEL
 Will County Recorder
 Will County
 R 2001080783 Page 1 of 3
 PC2 Date 08/27/2001 Time 13:42:36
 Recording Fee: \$5.00

Latest Revision: 05-16-2001
 Date Prepared: 04-18-2001
RUETTIGER, TONELLI & ASSOCIATES, INC.
 Land Surveyors/Engineers/Planners/Landscape Architects/G.I.S. Consultants
 2174 ONEIDA STREET
 JOLIET, ILLINOIS 60435
 PH. (815) 744-6600
SHEET 1 OF 2
 301-0457-R

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)**

_____ Preliminary
_____ Final
☒ Amendment

NAME OF PUD: N/A. PUD Approved per Ordinance No. 13226

AMENDMENT REQUESTED: Petitioner seeks an amendment to the planned unit development to permit non-student, multi-family residential units, in addition to student housing, on the subject property.

Petitioner also seeks an amendment to Exhibit A of the planned unit development to eliminate Condition A and Condition D.

NAME OF PETITIONER: Midwest REO V LLC; Attn: John Kenney

BUSINESS ADDRESS: 5005 W. Touhy Ave.

CITY, STATE, ZIP: Skokie, IL 60077

BUSINESS PHONE: [REDACTED] E-MAIL: [REDACTED]

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: N/A.

ADDRESS: _____ PHONE: _____

OWNER: Rock Run Residences, LLC

BUSINESS ADDRESS: 10646 Golf Road PHONE: _____

CITY, STATE, ZIP: Orland Park, IL 60462

BUSINESS PHONE: _____ E-MAIL: _____

ENGINEER: N/A.

ADDRESS: _____ PHONE: _____

LAND SURVEYOR: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: Andrew P. Scott; Zoning Counsel

ADDRESS: 10 South Wacker Drive, Suite 2300, Chicago, IL 60606 PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: See attached Exhibit A.

COMMON ADDRESS: 1524 Centennial Drive

PERMANENT INDEX NUMBER (Tax No.): 06-23-304-004-0000

SIZE: 15.048 acres

NO. OF LOTS: One

PRESENT USE: Residential

EXISTING ZONING: _____

USES OF SURROUNDING PROPERTIES: North: School and vacant land

South: Industrial

East: Commercial and vacant land

West: Warehouse and school

Name of Park District: N/A.

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? _____

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

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

If yes, describe: _____

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: None

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, Roy Blavvire, 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: 12-5-2025

Midwest R&O V, LLC.
Petitioner's Name

Subscribed and sworn to before me this 5 day of December, 20 25

[Redacted]
Notary Public

06.25.2028
My Commission Expires:



EXHIBIT A

Legal Description of 1524 Centennial Drive

PARCEL 1:

LOT 1 IN JOLIET JUNIOR COLLEGE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER R2001-80783, IN THE CITY OF JOLIET, WILL COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS CREATED ON THE PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER R2001-80783 AND ALSO CREATED IN A GRANT OF EASEMENT DATED JUNE 28, 2001 AND RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER R2001-133017 MADE BY JOLIET JUNIOR COLLEGE, ILLINOIS COMMUNITY COLLEGE DISTRICT 525 AND FIRST MIDWEST TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 785 TO FOUNDATION HOUSING, LLC FOR THE BENEFIT OF PARCEL 1 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 60 FEET OF SAID SOUTHWEST $\frac{1}{4}$ WITH THE NORTH LINE OF SOUTH 85 FEET OF THE NORTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$ FROM WHICH THE NORTHEAST CORNER OF SAID SOUTH 85 FEET BEARS SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 07 SECONDS WEST, 388.53 FEET TO A POINT ON A SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER R72-29344, SAID SOUTHEASTERLY LINE BEING A 1150 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER BEARS NORTH 25 DEGREES 04 MINUTES 18 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY, ON SAID SOUTHEASTERLY LINE AND, ON SAID CURVE, AN ARC LENGTH OF 449.84 FEET TO THE NORTH LINE OF THE SOUTH 741.49 FEET OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 26 MINUTES 27 SECONDS EAST, ON SAID NORTH LINE, 496.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 08 MINUTES 48 SECONDS EAST, 25.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ON A 1335 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, AN ARC LENGTH OF 58.77 FEET; THENCE NORTH 32 DEGREES 09 MINUTES 40 SECONDS EAST, 40 FEET TO A POINT ON A 1375 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 32 DEGREES 22 MINUTES 10 SECONDS WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ON SAID CURVE, AN ARC LENGTH OF 225.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48 DEGREES 13 MINUTES 29 SECONDS EAST, 596.38 FEET TO A POINT ON A NORTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN EXHIBIT "C" OF THE DEVELOPMENT AGREEMENT AND GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER R90-56433, SAID

EXHIBIT A

NORTHWESTERLY LINE BEING A 497.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THENCE NORTHEASTERLY, ON SAID CURVE, AN ARC LENGTH OF 50.02 FEET; THENCE NORTH 48 DEGREES 13 MINUTES 29 SECONDS WEST, 596.46 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY, ON A 1425 FOOT RADIUS CURVE, AN ARC LENGTH OF 296.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 60 DEGREES 08 MINUTES 48 SECONDS WEST, 25.24 FEET; THENCE SOUTH 29 DEGREES 51 MINUTES 12 SECONDS WEST, 90 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS CREATED BY A GRANT DATED JUNE 28, 2001 MADE BY JOLIET JUNIOR COLLEGE, ILLINOIS COMMUNITY COLLEGE DISTRICT 525 AND FIRST MIDWEST TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 785 TO FOUNDATION HOUSING, LLC RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER R2001-133018 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HOUBOLT ROAD WITH THE NORTH LINE OF THE SOUTH 25 FEET OF THE SAID NORTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE NORTH 00 DEGREES 48 MINUTES 18 SECONDS WEST 249.10 FEET, ALONG THE SAID WEST RIGHT OF WAY LINE OF HOUBOLT ROAD, TO A POINT ON A CURVE FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 90 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 43 MINUTES 42 SECONDS WEST 95.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 11 MINUTES 42 SECONDS WEST 490 FEET, ALONG SAID TANGENT LINE, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 417.5 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 55 MINUTES 17 SECONDS WEST 433.47 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 26 DEGREES 38 MINUTES 52 SECONDS WEST 64.68 FEET, ALONG SAID TANGENT LINE TO A POINT ON THE SAID NORTH LINE OF THE SOUTH 25 FEET OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST 89.33 FEET, ALONG SAID NORTH LINE; THENCE NORTH 26 DEGREES 38 MINUTES 52 SECONDS EAST 104.47 FEET, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 497.50 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 55 MINUTES 17 SECONDS EAST 516.53 FEET, TO A POINT OF TANGENCY; THENCE NORTH 39 DEGREES 11 MINUTES 42 SECONDS EAST 464 FEET, ALONG SAID TANGENT LINE, TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 180 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 12 MINUTES 41 SECONDS EAST 50 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 32 MINUTES 33 SECONDS EAST 70 FEET, TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180 FEET, HAVING A CHORD BEARING AND DISTANCE OF

EXHIBIT A

NORTH 1 DEGREE 50 MINUTES 10 SECONDS WEST 23.19 FEET, TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 42 SECONDS EAST 20.46 FEET, TO THE SAID WESTERLY RIGHT OF WAY OF HOUBOLT ROAD; THENCE SOUTH 0 DEGREES 48 MINUTES 18 SECONDS EAST, 230.26 FEET, ALONG THE SAID WEST RIGHT OF WAY LINE OF HOUBOLT ROAD TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

December 8, 2025

City of Joliet
150 West Jefferson Street
Joliet, Illinois 60432

Re: Authorization to file Application to Amend Planned Unit Development; 1524 Centennial Drive, Joliet, Illinois

Ladies and Gentlemen:

The undersigned (the “Owner”) holds title to that certain property commonly known as 1524 Centennial Drive, Joliet, Illinois (the “Property”). Midwest REO V LLC (the “Contract Purchaser”) has executed a purchase and sale agreement for the Property. The Contract Purchaser intends to file an application to amend to the planned unit development that governs the Property. The Owner hereby consents to the Contract Purchaser, and any affiliated or authorized entity or entities (including, without limitation, legal counsel), to: (a) file such application; (b) pursue approval of said application; and (c) take any and all related actions which may be necessary or appropriate in connection with processing such application.

Thank you for your consideration. If you have any questions regarding the foregoing consent, please contact the undersigned.

[SIGNATURE PAGE FOLLOWS]

OWNER: ROCK RUN RESIDENCES,
LLC

By: _____

Name: Robert Hansen

Its: Manager

STATE OF Florida)
COUNTY OF Sarasota) SS

On December 5, 2025, before me, Edgar Rojas, Notary Public, personally appeared Robert Hansen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the aforesaid state that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



This area for official notarial seal.

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

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

1524 Centennial Drive, Joliet, IL 60077

PIN(s): 06-23-304-004-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate 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
- ☐ **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

Owner is Rock Run Residences, LLC. Robert Hansen, [REDACTED]

[REDACTED] is the sole member.

E-MAIL: [REDACTED] FAX: [REDACTED]

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

See attached organizational chart.

E-MAIL: [REDACTED] 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: 12/08/2025

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Roy Blavise - Manager - [REDACTED]

PRINT

