

DATE: February 20, 2025
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-1-25: Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision.
FP-1-25: Final Plat of Rock Run Crossings Lot 1 Resubdivision.

GENERAL INFORMATION:

APPLICANT: Cullinan Joliet, LLC
STATUS OF APPLICANT: Developer
REQUESTED ACTION: Approval of a preliminary plat and final plat.
PURPOSE: To create a two-lot commercial subdivision.
EXISTING ZONING: B-2 (Central Business District)
LOCATION: Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard.
SIZE: 14.335 Acres
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Farmland; County A-1 (Agricultural)
SOUTH: Future Mixed Use; B-2 (Central Business District)
EAST: Future Multi-Family Residential; B-2 (Central Business District)
WEST: Interstate 55; Shorewood OCI (Office, Commercial, Institutional), Shorewood ORI (Office, Research, Light Industrial)

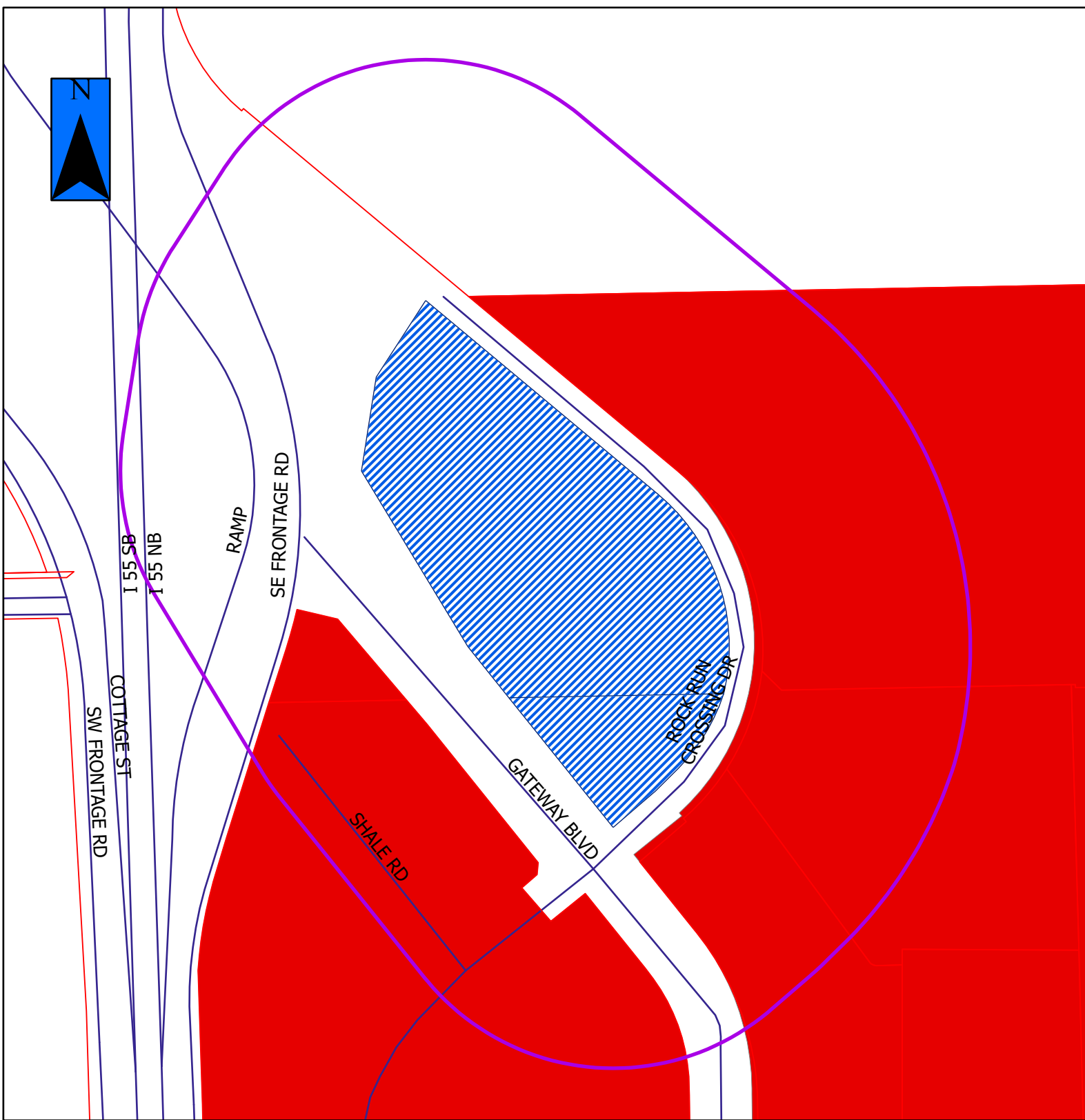
SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District (“TIF District”) since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant, entertainments attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

The subject property is a 14.335-acre portion of Lot 1 of the Rock Run Crossings Subdivision, which was created in 2021. When the Rock Run Collection Planned Unit Development was approved in 2023, the subject property was envisioned for future use of a gas station on what is shown as Lot 1, and commercial retail uses on what is shown as Lot 2. While the PUD allows multiple buildings to be located on one lot under unified ownership, the proposed subdivision would create two separate lots for the future end users.

SPECIAL INFORMATION: The petitioner seeks approval of the Preliminary and Final Plats of Resubdivision of Lot 1 of the Rock Run Crossings Subdivision. The applicant has also submitted for approval of a recording plat, which will be put before the City Council at a future meeting. Both lots would be situated between Rock Run Crossings Drive and Gateway Boulevard. A new access drive which would service both Lot 1 and Lot 2 would stem off Rock Run Crossings Drive along the north side of Lot 1. A 10-foot landscaping easement would be provided along the Rock Run Crossings Drive frontage.

A sanitary sewer main exists along the west side of Lot 1. Development at Lot 1 will be able to tap into the water main at the southwest corner of the lot. As Lot 2 develops, the developer will be responsible for extending the water main to the north along Gateway Boulevard to provide service to future development in Lot 2.

ANALYSIS: Approval of the preliminary and final plats of Rock Run Crossings Lot 1 Resubdivision will allow for future development of a two-lot commercial subdivision.

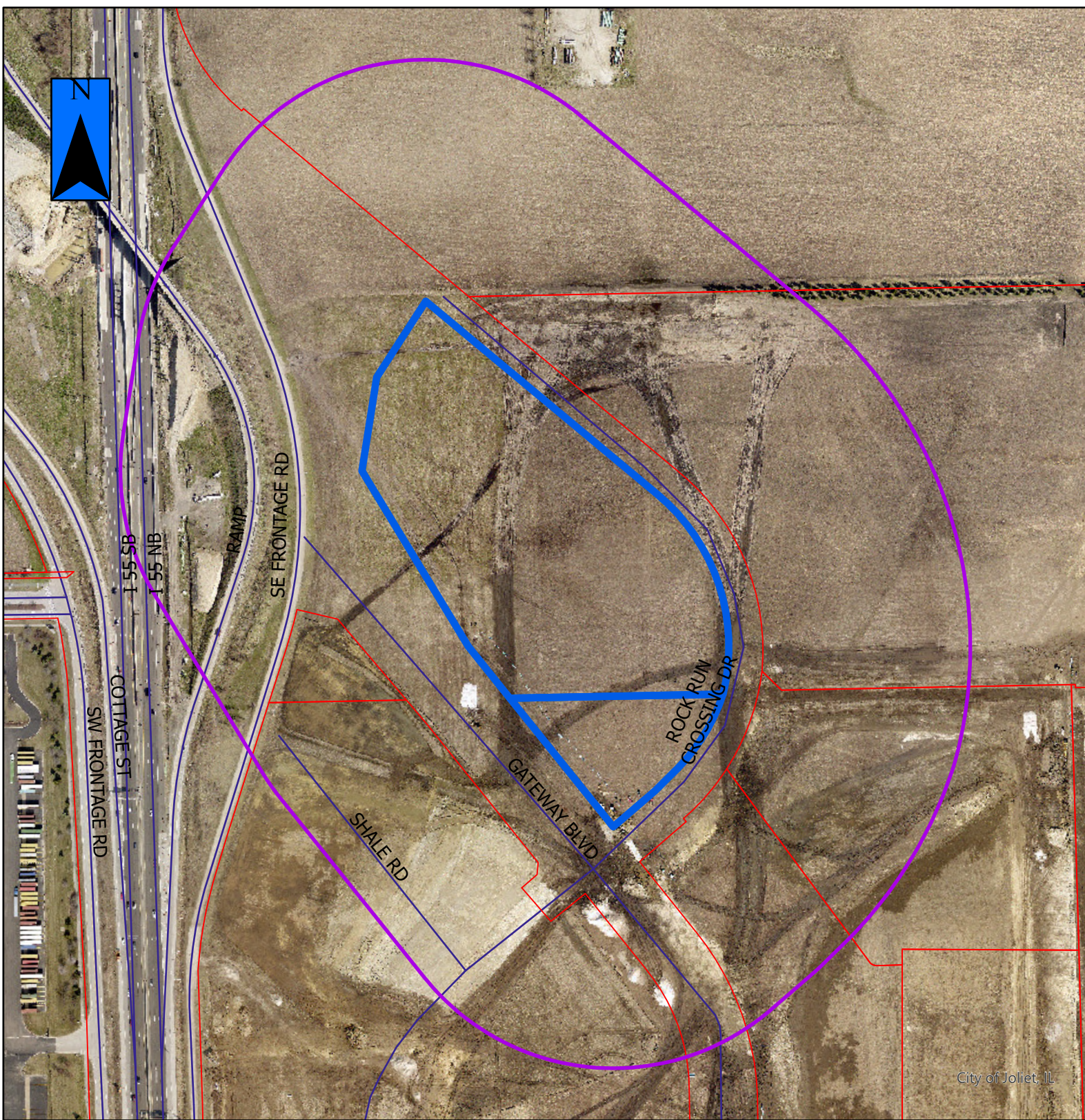


P-1-25 & FP-2-25



= Property in Question
 = 600' Public Notification Boundary

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



P-1-25a & FP-2-25a



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



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RockRun Collection Leasing Center



Rock Run Xing Dr

Gateway Blvd



Google

200 ft
50 m



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You



Contribute



**NOTICE OF PUBLIC MEETING
- CITY OF JOLIET, ILLINOIS -**

DATE/TIME: FEBRUARY 20, 2025 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W JEFFERSON STREET, JOLIET

DESCRIPTION OF REQUEST:

**P-1-25: PRELIMINARY PLAT OF ROCK RUN
CROSSINGS LOT 1 RESUBDIVISION.
(NORTHEAST CORNER OF ROCK RUN
CROSSINGS DRIVE AND GATEWAY BOULE-
VARD) (PIN #'S 05-06-22-101-002-0010 &
05-06-22-101-002-0020)
(COUNCIL DISTRICT #5)**

**FP-1-25: FINAL PLAT OF ROCK RUN CROSS-
INGS LOT 1 RESUBDIVISION. (NORTHEAST
CORNER OF ROCK RUN CROSSINGS DRIVE
AND GATEWAY BOULEVARD)
(PIN #'S 05-06-22-101-002-0010 &
05-06-22-101-002-0020)
(COUNCIL DISTRICT #5)**

FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050

COMMUNITY & ECONOMIC DEVELOPMENT
CITY OF JOLIET

**AVISO DE AUDIENCIA PUBLICA
- CIUDAD DE JOLIET, IL -**

FECHA/HORA: 20 DE FEBRERO, 2025 - 4:00 P.M.
UBICACION: CAMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET

DESCRIPCIÓN DE LA SOLICITUD:

**P-1-25: PLANO PRELIMINAR DE ROCK RUN
CROSSINGS RESUBDIVISIÓN DEL LOTE 1
(ESQUINA NORESTE DE ROCK RUN
CROSSINGS DRIVE I GATEWAY BOULE-
VARD) (PIN #S: 05-06-22-101-
002-0010 & 05-06-22-101-002-0020)
(DISTRITO DEL CONSEJO #5)**

**FP-1-25: PLANO FINAL DE ROCK RUN
CROSSINGS RESUBDIVISIÓN
DEL LOTE 1 (ESQUINA NORESTE DE ROCK
RUN CROSSINGS DRIVE I
GATEWAY BOULEVARD) (PIN #S:
05-06-22-101-002-0010 & 05-06-22-
101-002-0020) (DISTRITO DEL CONSEJO #5)**

PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050

DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

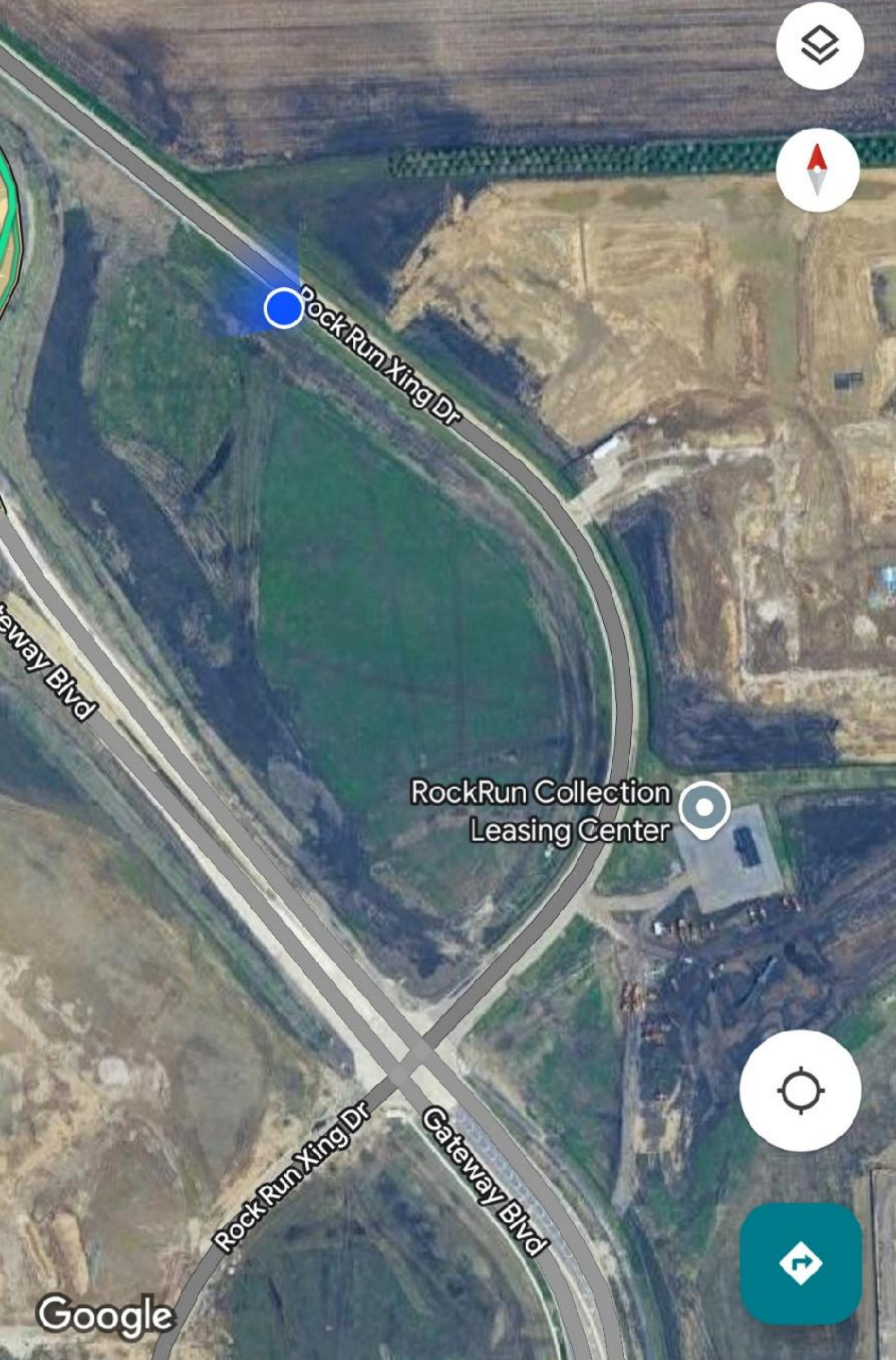
Search here

Home

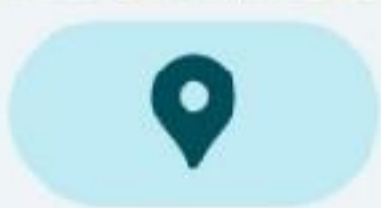
Restaurants

Groceries

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Google



Explore



You



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**DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET**

SHEET INDEX:

SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION, LOT AREAS, OWNER INFORMATION, APPROVAL CERTIFICATION, NOTES
SHEET 2: DETAIL PAGE

**PRELIMINARY PLAT
 FOR**

**ROCK RUN CROSSINGS
 LOT 1 RESUBDIVISION
 JOLIET, ILLINOIS**

PERMANENT INDEX NUMBER:
 05-06-22-101-002-0010
 05-06-22-101-002-0020

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.



VICINITY MAP

LINE	BEARING	LENGTH
L1	N 09°52'24" E	235.18'
L2	N 31°17'04" E	225.39'
L3	S 45°34'29" W	80.37'
L4	S 49°10'44" W	136.85'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	549.71'	493.00'	S 18°12'15" E
C2	217.89'	485.73'	S 31°18'46" W

LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS (±14.334 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	2.187 ACRES
LOT 2	12.148 ACRES
AVERAGE	7.167 ACRES



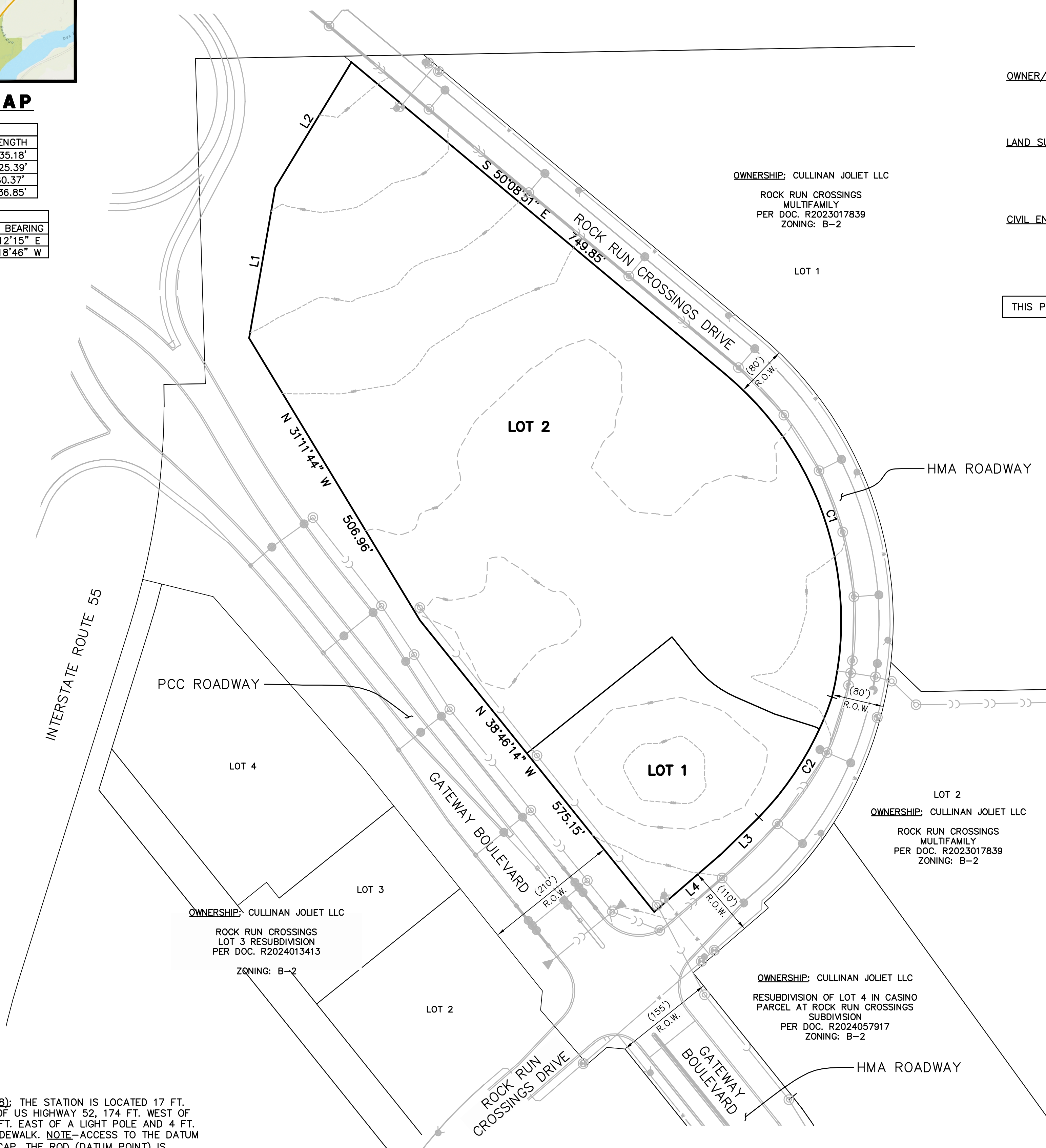
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
 C/O MICHAEL GOLD
 420 N. MAIN STREET
 EAST PEORIA, IL 61611
 PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
 C/O JEFFREY R. PANKOW
 2280 WHITE OAK CIRCLE
 SUITE 100
 AURORA, IL 60502
 PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
 C/O MATTHEW WORLINE
 2280 WHITE OAK CIRCLE
 SUITE 100
 AURORA, IL 60502
 PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.



BENCHMARK

ELEVATION REFERENCE MARK

NCS MONUMENT WRL 023 (PID DP5478): THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET "4" IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARINGS AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.
2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.
3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
4. PUE = DENOTES PUBLIC UTILITY EASEMENT.
5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.
7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS 9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.
12. EXISTING ZONING FOR PROPOSED LOTS 1-2 IS B-2 (CENTRAL BUSINESS).
13. STORMWATER DETENTION FOR PROPOSED LOTS 1-2 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).
14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.
15. FULL ACCESS TO PROPOSED LOTS 1-2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE. THERE SHALL BE NO ACCESS TO GATEWAY BOULEVARD.

STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)

MATTHEW M. WORLINE
 LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)

JEFFREY R. PANKOW
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

STATE OF ILLINOIS) SS
 COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION
 ON _____ 20____

CHAIRPERSON SECRETARY

STATE OF ILLINOIS) SS
 COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET
 ON _____ 20____

MAYOR CITY CLERK

SITE DATA TABLE

LOT #	1	2
ZONING	B-2	B-2
PUD	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%
PROPOSED RCN	94	94
EXISTING TREE COVERAGE	0%	0%
BUILDING SQ. FT.	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	○	INLET
—	—	END SECTION
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
⊗	⊗	VALVE & BOX
⊙	⊙	WATER VALVE IN VAULT
⊕	⊕	FIRE HYDRANT
—	—	CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
 ALL STORM SEWER IS RCP.



PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849004 FILE NAME: LOT 1 PRELAT
 DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
 COMPLETION DATE: 01-09-25 JOB NO.: 849.008
 XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
 REVISED 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25
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SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION, LOT AREAS, OWNER INFORMATION, APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

PRELIMINARY PLAT

FOR

ROCK RUN CROSSINGS LOT 1 RESUBDIVISION

JOLIET, ILLINOIS

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

LINE	BEARING	LENGTH
L1	S 38°46'14" E	57.96'
L2	S 66°24'00" E	64.85'
L3	S 72°32'31" E	63.26'
L4	N 51°13'46" E	32.00'
L5	S 38°46'14" E	57.96'
L6	S 82°07'21" E	20.42'
L7	S 72°32'31" E	60.17'
L8	S 82°19'06" E	20.00'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	78.84'	163.50'	S 52°35'07" E
C2	9.42'	30.00'	S 63°32'54" E
C3	99.50'	131.50'	S 60°26'48" E
C4	9.20'	55.00'	S 77°19'56" E
C5	6.98'	465.73'	N 18°59'32" E
C6	49.20'	473.00'	N 10°39'34" E
C7	12.40'	25.00'	S 86°45'10" E



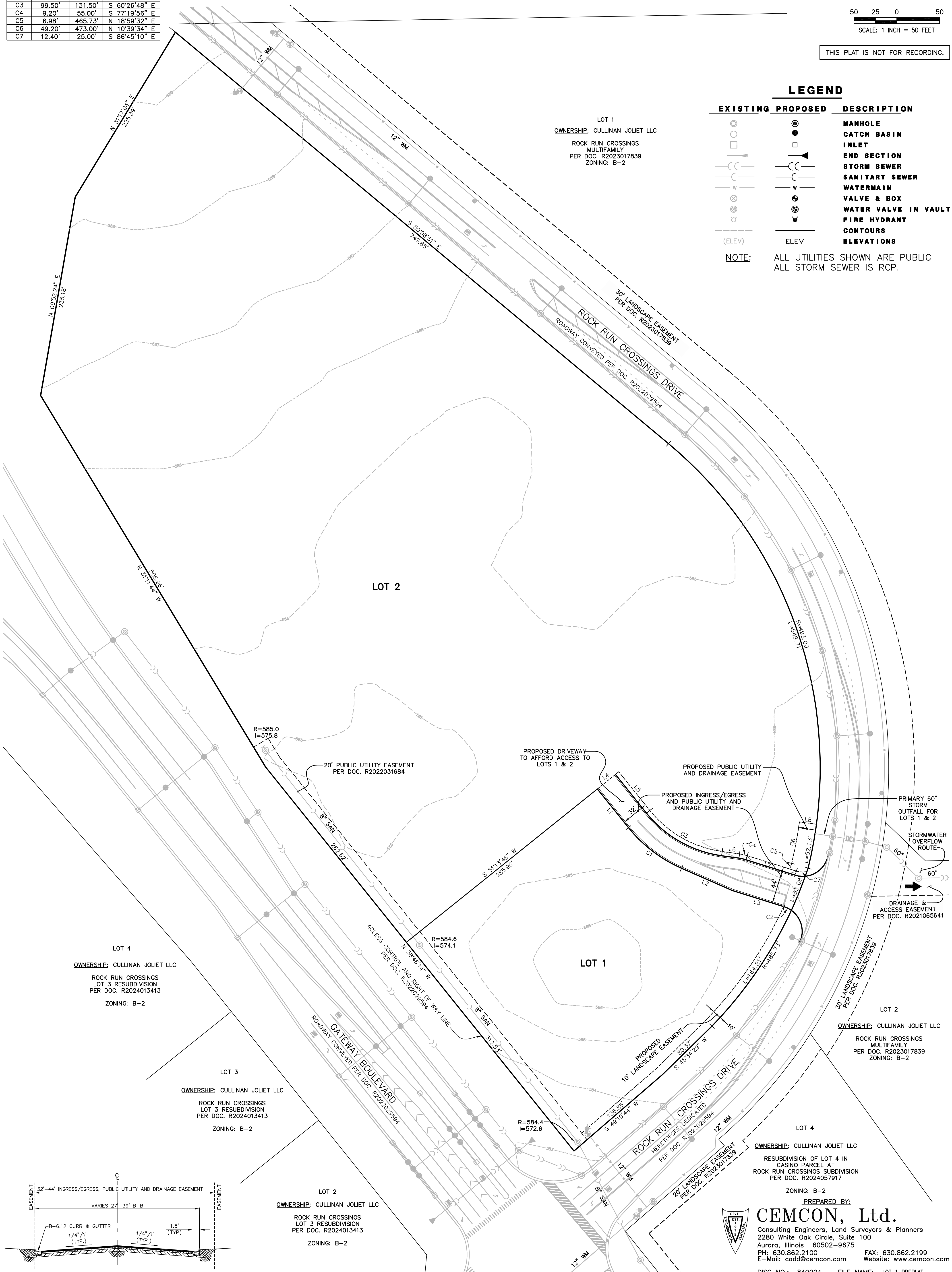
50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LEGEND

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○	●	MANHOLE
□	■	CATCH BASIN
○	□	INLET
—	—	END SECTION
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
⊗	⊕	VALVE & BOX
⊗	⊕	WATER VALVE IN VAULT
—	—	FIRE HYDRANT
(ELEV)	ELEV	CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
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LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 3
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 2
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
RESUBDIVISION OF LOT 4 IN
CASINO PARCEL AT
ROCK RUN CROSSINGS SUBDIVISION
PER DOC. R2024057917
ZONING: B-2

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100
E-Mail: cadd@cemcon.com Website: www.cemcon.com
FAX: 630.862.2199

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PRIVATE DRIVE

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
4" HMA BINDER COURSE IL-19.0, N70
8" COMPACTED CA-6 BASE COURSE

DRAWING PATH: P:\MISC\WORKING\DRAWINGS\PRELIM\LOT 1 PREL\PLAT.DWG
PLOT FILE CREATED: 2/10/2025 BY: TONY BLUS

FINAL PLAT ROCK RUN CROSSINGS LOT 1 RESUBDIVISION

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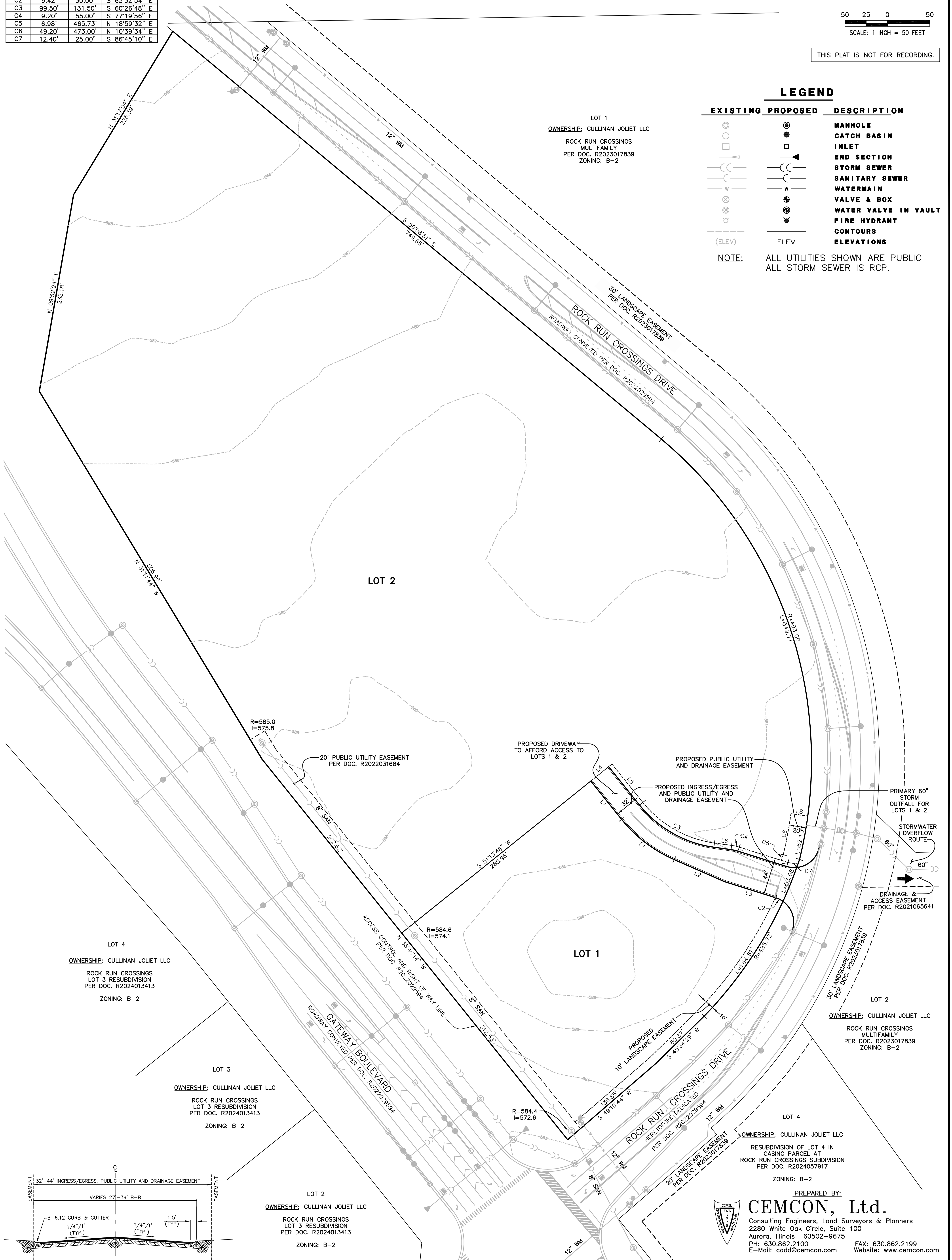
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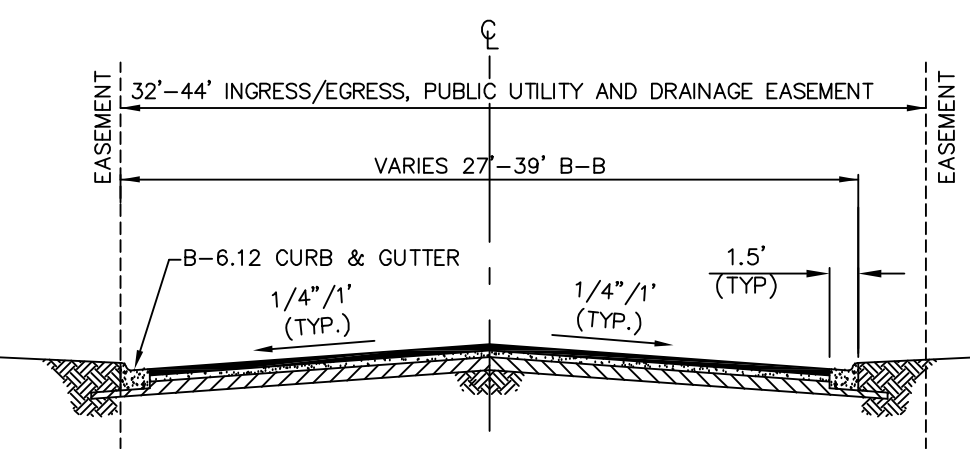
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⊙	⊙	FIRE HYDRANT
—	—	CONTOURS
—	—	ELEVATIONS

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DRAWING PATH: P:\MAPPING\DRAWINGS\PLAT\FINAL PLAT-LOT 1.DWG
 PLOT FILE CREATED: 2/10/2025 BY: TONY BLUS



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 Consulting Engineers, Land Surveyors & Planners
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 XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
 REVISED 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25
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PRIVATE DRIVE
 2" HMA SURFACE COURSE MIX "D", IL9.5, N70
 4" HMA BINDER COURSE IL-19.0, N70
 8" COMPACTED CA-6 BASE COURSE



RR
ROCKRUN
COLLECTION



CULLINAN
PROPERTIES

PLANNED UNIT DEVELOPMENT GUIDELINES

September 2023

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INTRODUCTION

RockRun Collection (RRC) is a mixed-use development encompassing approximately 310 acres at the intersection of I-55 and I-80 within Joliet, Illinois. It will be a highly curated experience where life and living meet. A super-regional destination that will connect the community in a sophisticated fusion of lifestyle and power center retail, restaurants, entertainment, healthcare, services and unique amenities while offering superior multifamily living. From local to national tenants, affordable to chic retail, fast-casual to upscale restaurants, state-of-the-art entertainment and more, it will all meld together into the perfect combination of a vibrant live, shop, dine atmosphere.

The RockRun Collection Planned Unit Development Guidelines (RRC PUD Guidelines) have been developed to enable a mixed-use development that includes a combination of retail, service, office, and entertainment uses. Along with a multi-family residential and a limited industrial area, the collection of uses is planned around a network of public and private roadways defining the various development blocks and use areas.

The project may contain both large retailers and stand-alone commercial uses positioned within the power center blocks and commercial, retail and service blocks. The mixed-use core area will provide for a mix of smaller retail tenants and restaurants designed in a pedestrian scale manner along with the potential for upper story office or residential uses. Buildings within the mixed-use core will define the edge of the streets and provide a continuity that relates to the human scale. The mixed-use core is envisioned to include focal-point building design, purposefully positioned open space nodes, well designed streetscape elements along with outdoor patios, sidewalk cafes, and outdoor seating areas. These spaces will be designed to be activated day and night and provide four seasons use potential to create the dynamic center of RockRun Collection.

The development will be completed through phased construction as purchase and lease agreements are established.

The underlying zoning of RRC is B-2 Central Business District. A limited area of the site is zoned I-1 Light Industrial District. The RRC PUD Guidelines will provide City of Joliet Planning Staff with the structure necessary to administer the flexible, timely and dynamic development of RockRun Collection and minimize the need for additional variations from the City's Zoning or Development regulations. The guidelines contained herein will regulate:

- Administration
- General Provisions
- Permitted Uses
- Site Development Standards
- Building Design Standards

APPLICABILITY

The RRC PUD Guidelines shall prevail over other conflicting provisions of the City of Joliet Code of Ordinances, but other generally applicable provisions of the City's ordinances shall apply when not in direct conflict with the terms of these guidelines or any other provision of any annexation agreement, development agreement or regulating approval which apply to the development. The terms of the RRC PUD Guidelines are not intended to modify or amend the provisions of the City's building code or other applicable life, safety or ordinance of the City. In any case where building or life safety regulations conflict with the RRC PUD Guidelines, the building or life safety regulations shall apply unless specifically approved by the City Council. Should the City of Joliet Code of Ordinances be amended in the future the least restrictive of the RRC PUD guidelines and the amended code shall prevail.



* Drive Thru

Exhibit 1.0 RockRun Collection Conceptual Site Plan

ADMINISTRATION

Procedures

The developer has prepared and submitted a Preliminary Planned Unit Development Plan, Final Plat and application in accordance with Section 47-15A, Planned Unit Developments, of the City of Joliet Zoning Ordinance. The review of said submission shall occur according to the process outlined in Section 47-15A.

The approval of a preliminary planned unit development shall remain in effect for the same period as the effective period for the approval of a preliminary plat, as set forth in Section 3.2(l) of the Subdivision Regulations. The approval of a final planned unit development shall remain in effect for the same period as the effective period for the approval of a final plat, as set forth in Section 3.3(l) of the Subdivision Regulations, as amended.

No application will be accepted by the City unless prior approval for an application has been approved by the developer.

Final Plan

The City and Developer acknowledge that final development plans may occur in a sectionalized manner. Application for a Final Development Plan for any portion of the RockRun Collection may be submitted and approved provided the proposed site has access to the required utilities, roadways and stormwater management necessary to enable the development. A Final Development Plan shall require the developer's approval prior to application. An authorization letter from the developer shall be included with the application for any Final Development submitted by an entity other than the Developer itself.

If the City Planning Director or his designee determines the submitted Final Development Plan complies with the RRC PUD Guidelines and conforms to the Preliminary PUD and Final PUD Plan, the City shall issue permits for a Final Development Plan provided that any proposed

building in the plan has receive approval from the City's building department. The City agrees that, in order to effectively and efficiently advance the overall development of RockRun Collection, and also, in order to assist the developer in their ability to respond to the market, a Preliminary Plat and Record (a Minor Subdivision) Plat shall not be required for the issuance of site development permit or building permit for any Final Development Plan unless transfer or ownership is necessitated prior to construction. The Developer agrees that a Preliminary Plat and Record Plat shall be submitted for City approval when required for transfer of ownership.

Changes to the Preliminary PUD

If upon review of a submitted Final Plan, it is determined by the City Planning Director or his designee that the Final Plan constitutes a change from the approved Preliminary PUD for RockRun Collection or these design guidelines, the City Planning Director shall determine if the change should be classified as a minor or major change as defined below.

Major changes are modifications which alter the concept or intent of the RockRun Collection PUD or these design guidelines. Factors which shall be considered in determining whether a proposed change constitutes a major change include those which:

- a) Are inconsistent with the intent of the RockRun Collection Preliminary and Final PUD or these design guidelines;
- b) Seek approval of a use not specifically permitted or substantially similar to a use permitted in the applicable block or use zone;
- c) Requires a modification of any standard set forth herein by an amount greater than 10 percent.

Minor changes are modifications that are not defined as major changes and do not alter the intent of the RockRun Collection Preliminary PUD or these design guidelines. It is expected that buildings

and roadways may change from the preliminary PUD plan and those changes shall be considered as a minor change as long as the uses and road design are in conformance with the approved preliminary plan. Approval of a final plan, and associated engineering plans, landscape plans, and building elevations shall be given for any minor changes. Major changes shall be processed by application to amend the RockRun Collection PUD and shall require a public hearing before the Plan Commission and approval by ordinance of the City Council.

GENERAL PROVISIONS

Given the mixed-use nature and scale of the RockRun Collection development, the RRC PUD permits the developer to have multiple buildings on a single parcel under unified ownership.

Buildings within the mixed-use core district are permitted to contain a mix of uses consistent with traditional downtown development. The first floor of all buildings within the mixed-use core zone shall be occupied by retail service or commercial uses as found in the permitted use Table 1.0. Office or other commercial uses shall be permitted in mixed-use core district buildings when located in stories above the first floor. Residential may be allowed over retail through either a new Planned Unit Development or as a major change to this PUD.

Parcels within the RockRun Collection PUD shall not be required to have frontage on a publicly dedicated street. Parcels proposed for development that do not have frontage on a publicly dedicated street shall be served by adequate ingress/egress or cross access easements.

The variety of uses anticipated within the RockRun Collection PUD and the range of operating hours of such uses may be served by a shared parking approach within the MUC, PBD, and CRS districts as outlined later in these guidelines.

Restaurant and car wash drive-thrus are permitted as shown on Exhibit 1, Rock Run Conceptual Site

plan. All other drive-thrus shall be processed as part of the normal City process for approving such uses permitted within the Mixed-Use Core and Entertainment Districts. An electronic sign would be allowed for every 100 linear feet of frontage of a single user. Each sign shall not exceed 250 square feet.

Certain outdoor entertainment and recreation uses such as, but not limited to, golf ranges, athletic fields, and recreation fields shall be exempt from lighting height restrictions. Additionally, such uses are permitted, without restriction, the use of safety netting and appurtenant poles, safety screens, or other structures necessary to the operation and safety of the uses.



LAND USES

Exhibit 2.0 defines each of the intended land use blocks within the RRC PUD.

Table 1.0 outlines permitted uses within functional use zones of RockRun Collection. A use which is not specifically listed shall be permitted in a use zone if it is similar and compatible to a listed use.

Golf Ranges, athletic or recreational facilities are intended to be commercial type recreational facilities/uses.

The functional use zones are as follows:

- MUC – Mixed Use Core District
- PBD – Power Block District
- CRS – Commercial Retail and Service District
- ENT – Entertainment District
- FLEX – Flexible Use District which may include All uses within the PBD, CRS, ENT or MF Zones
- MF – Multi-family District
- IND – Industrial District

Uses which are marked by a "pr" are allowed as a matter of right within that use zone. Uses which are marked by an "X" are not permitted within that use zone. If a use is proposed that is not listed in Table 1.0, the City Planning Director or his designee shall determine if the use is the same or similar to a use listed in the table. Uses deemed similar shall be permitted in that use zone.

Mixed Use Core District buildings shall be a maximum of 5 stories.

Each block in Exhibit 2.0 is assigned a reference label that correlates to the use zones permitted for that label. Each block shall be entitled to be developed for the use zones and permitted uses for each label as outlined below:

- Blocks Labeled A – MUC permitted
- Blocks Labeled B – PBD and CRS permitted
- Blocks Labeled C – FLEX permitted
- Blocks Labeled D – CRS permitted
- Blocks Labeled E – MF permitted
- Blocks Labeled F – ENT permitted
- Blocks Labeled G – IND permitted

Table 1.0

	USE ZONES						
	MUC	PBD	CRS	ENT	FLEX	MF	IND
PERMITTED LAND USES							
Retail and Commercial Uses							
General Retail	P	P	P	X	P	X	X
Grocery Stores and Specialty Food Stores	P	P	P	X	P	X	X
Alcoholic Beverage Retailer	P	P	P	X	P	X	X
Eating and Drinking Establishments	P	P	P	P	P	X	X
Microware, Brew Pub	P	P	P	P	P	X	X
Professional and Services Uses							
Professional Office Uses	P	P	P	P	P	X	X
Medical Office Uses	P	P	P	P	P	X	X
Hotels and Motels	P	P	P	P	P	X	X
Banks and Financial Institutions	P	P	P	P	P	X	X
Fitness Center or Similar Uses	P	P	P	X	P	P	X
Salon, Spa or Beauty Uses	P	P	P	X	P	P	X
Gasoline and Service Station (1 total allowed in development)	X	X	P	X	P	X	X
Self-storage facility	X	X	X	X	P	X	X
Entertainment and Recreation Uses							
Theater or Cinema	P	P	P	P	P	X	X
Entertainment, Recreation or Amusement Facility	P	P	P	P	P	X	X
Casino	X	X	X	P	X	X	X
Golf Ranges, athletic or recreation facilities	X	P	P	P	P	X	X
Residential Uses							
Multi-family	P	X	X	X	P	P	X
Age-restricted or age targeted residential	P	X	X	X	P	P	X
Residential when located above first floor commercial	P	X	X	X	X	n/a	X
Industrial Uses							
Light-industrial and manufacturing uses	X	X	X	X	X	X	P
Warehousing and Distribution uses	X	X	X	X	X	X	P
Accessory Uses							
When secondary to a permitted use	P	P	P	P	P	P	P



Exhibit 2.0 Use Zone Key (Underlying site plan is conceptual and subject to change)

SITE DEVELOPMENT STANDARDS

Signage

The provisions of this section of the RRC PUD Guidelines shall govern the display, construction, erection, alteration, use, location, repair, and maintenance of all signs, together with their appurtenant and auxiliary devices in respect to structural and fire safety in RockRun Collection PUD.

Sign Measurement

Area to be Included. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Where a sign has more than one display face, the area of the sign shall be measured by the largest of the display faces.

Area of Signs. The area of signs shall be measured by computing the area of the smallest regular geometric figure that can encompass all words, letters, figures, emblems, and other elements of sign copy.

Multiple Users. Where more than one user occupies a building, the owner of the building shall be responsible for allocating permitted signage among such users.

Sign Size. The maximum size of any sign shall not be greater than the standards established herein by sign type.

Permitted Signs. The following sign types shall be permitted in RockRun Collection PUD.

Major Highway Pylon Sign (MHP) – One is permitted along the interstate frontage in a similar location as shown on the attached Conceptual Signage Map (Exhibit 3.0) and shall not exceed a total area of one-thousand square feet (1000sf) per side limit of 2 sides nor exceed a height of fifty-five (55) feet. EMC area shall not exceed three hundred square feet (300sf) per side.

Minor Highway Pylon Signs - Are permitted along the interstate frontage either Minor Highway Pylon Signs or Initial Highway Pylon Signs at similar locations as shown on the attached Conceptual Signage Map (Exhibit 3.0). Two of the Minor Highway Pylon Signs shall be permitted to have an electronic message panel (EMP). Each Minor Highway Pylon Sign shall not exceed a total area of seven hundred and fifty square feet (750sf) per side, limit of 2 sides nor exceed a height of fifty (50) feet.

Entry Pylon Signs – Are permitted within the core area of RockRun Collection PUD and may contain electronic message panels. Each Entry Pylon Sign shall not exceed a total area of three hundred and fifty square feet (350sf) per side, limit of 2 sides, nor exceed a height of twenty-five (25) feet. EMC area shall not exceed one hundred and fifty square feet (150sf) per.

Power Center Pylon Signs – may be permitted for any block designated as PBD. Each Power Center Pylon sign shall not exceed a total area of two hundred and fifty square feet (250sf) per side, limit of 2 sides nor exceed a height of thirty (30) feet.

Single Tenant Monument Signs – shall be permitted for any single-tenant, free standing building. Each Single Tenant Monument sign shall not exceed a total area of sixty square feet (60sf) per side, limit of 2 sides nor exceed a height of eight (8) feet.

Multi-Tenant Monument Signs – shall be permitted for any multi-tenant building. Each Multi-Tenant Monument sign shall not exceed a total area of one hundred square feet (100sf) per side, limit of 2 sides nor exceed a height of twenty (20) feet.

Branding Pylons – RockRun Collection branding pylons are permitted along any public or private street, pedestrian way or pedestrian use area within the PUD.

Wall Signs – Shall be permitted on any façade with public or private street frontage and also on any façade adjacent to an off-street parking area.

Wall signs shall not exceed a maximum area of one and one-half (1.5) square feet for each linear foot of façade on which the sign is permitted. This measure is separate from and does not include the LCD, projection, television or other similar electronic messaging board outlined in the General Provisions.

Blade Signs – One (1) blade sign for each business may be permanently installed perpendicular to the facade. In the case of a business that is located on more than one street frontage, one (1) blade sign may be placed on each frontage. Such signs may not exceed a total of three (3) square feet unless otherwise specified for the specific zone.

On-Site Traffic Directional Signs – Vehicular direction signs related to entry, exit, circulation or drive-thru are permitted to assist in the movement of vehicular traffic on a property. Directional signs should be consistent with the architectural materials and colors of the building or site being served and not exceed three (3) feet in height.

Address Signs – For individual business and individual tenants, one address no more than six inches (6”) vertically shall be attached to the building in proximity to the principal entrance of the business/tenant, or at a mailbox. Address signage used to identify a whole, multi-tenant building is permitted on all street facing sides and may measure up to thirty-six inches (36”) vertically.

Window Signs – Window signs may cover a maximum of twenty (20) percent of the window in which the sign shall be located. Window signs do not require a permit but shall require approval by the developer.

Other Sign Provisions

All ground mounted signs shall be two-sided signs attached to a permanent foundation or decorative base and not attached or dependent on support from any building, pole, posts, or similar uprights. Sign design and decorative base design should be consistent with the materials and design of the building(s) being served or the overall brand and theme of RockRun Collection.

All Pylon signs as identified here in shall be located not less than ten feet (10’) from any public or private street frontage or drive aisle.

Single and Multi-Tenant Signs as identified here in shall be located not less than six feet (6’) from any public or private street frontage or drive aisle.

A landscape planting area is required at the base of all ground mounted signs excluding directional signs. The landscape area shall be at least equal to one-half of the square footage of the sign in question and shall feature landscape materials which are consistent with and complementary to other required or planned landscaping.



All awnings, signs, and similar architectural elements shall have a clearance above any sidewalk of at least eight (8) feet.

Advertising signs, logos or emblems may be applied to the surface of a ground floor awning provided the total area of such advertising does not exceed thirty percent (30%) of the area of the awning parallel to an adjacent street.

Signage may be externally or internally lit.

Illustrative Signage Concepts (Conceptual and to change)



Parking and Loading

The provisions of this section of the RockRun Collection Design Guidelines are intended to provide accessible, attractive, secure, and well-maintained off-street parking and loading areas with the appropriate number of spaces in proportion to the needs of the proposed uses, and to encourage patrons of RockRun Collection to park once and walk between destinations. Required parking shall not be calculated on a lot-by-lot basis but shall be calculated based on each phase of the development. The developer shall be permitted to apply a shared parking approach when different uses falling within the same pedestrian shed have staggered hours or parking demand occurring at clearly separate times. In application of any shared parking approach that reduces the aggregate number of spaces required by the individual uses, the developer shall provide an analysis of the uses and the hours of demand for each use to justify that the shared parking is feasible and still provides adequate parking availability. Under this approach, shared parking shall be analyzed within pedestrian walking sheds with a five-minute diameter walking distance (1/4 mile).

Parking Spaces Required. The total number of parking and loading spaces shall be based upon the sum of the separate requirements for each proposed use of the development phase, except as may be calculated under the shared parking approach above.

Amount of Parking Required. The minimum number of parking spaces to be provided for the designated uses shall be as follows in Table 2.0.

Design Standards. Each required off-street parking space shall conform to the standard details of the City of Joliet. For parking decks, parking spaces may be reduced to 9' x 18' minimum dimensions.

Loading Spaces. Loading spaces shall be provided in compliance with the City Ordinance, provided that no designated loading spaces shall be required for a building comprising less than 18,000 square feet.

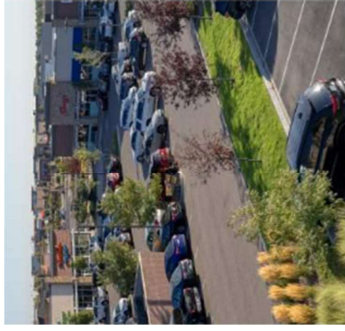


Table 2.0 Parking Requirements

Land Use	Minimum Parking
Retail and Commercial Uses	
General Retail	1/250 GFA
Grocery Stores and Specialty Food Stores	1/250 GFA
Eating and Drinking Establishments	1/250 GFA
Microweavery, Brew Pub	1/250 GFA
Professional and Services Uses	
Professional Office Uses i.nc. Banks	1/333 GFA
Medical Office Uses	1/250 GFA
Hotels and Motels	1/room
Banks and Financial Institutions	1/300 GFA
Hotel Conference or restaurant area	1/250GFA
Fitness Center or Similar Uses	1/250 GFA
Salon, Spa or Beauty Uses	1/chair or treatment room
Gasoline and Service Station	1 per pump
Self Storage Facility (Required for office area only)	1/250 GFA
Entertainment Uses	
Theater or Cinema	1/4 Seats
Entertainment, Recreation or Amusement Facility	1/250 GFA
Casino	
Residential Uses	
Multi-family	1.5 per dwelling
Age-restricted or age targeted residential	1.0 per dwelling
Residential when located above first floor commercial	1.0 per dwelling
Industrial Uses	
Light-industrial and manufacturing uses	Per City Ordinance
Warehousing and Distribution uses	Per City Ordinance

Landscaping

Landscaping shall be required in the following areas of each development site:

- Building Foundation Area
- Parking Lot Interior Area
- Parking Lot Perimeter Area
- Parkway Landscaping

Landscaping within the MF – Multi-Family District and the IND – Industrial District shall comply with the City’s Zoning Ordinance for those uses.

Buildings located within all other use districts within RockRun Collection shall conform to the following standards:

Building Foundation Area Requirements:

All buildings are required to maintain a building foundation area along primary and secondary façades with a minimum depth of five feet. No building foundation area landscape shall be required on any secondary façade of a building designated as a service area. However, the use of landscape elements such as planters is encouraged to minimize the visual impact of any “back-of-house” type activities. Buildings within the Mixed-Use Core District shall not be required to follow the building foundation planting requirements for the primary façade facing the proposed pedestrian oriented center of the district.

A detailed streetscape and landscape plan will be required for the primary façade side of the Mixed-Use Core District that integrates the landscaping, hardscaping and street furnishings into a cohesive design.

Building foundation plantings shall be designed to supplement and complement other required landscape elements, to frame important views, and visually soften long expanses of wall. Building foundation planting should be designed within the context of planned windows, doors and architectural features.

Foundation plantings shall be installed across a minimum of 50 percent of the length of the primary façade and a minimum of 60 percent of the length of the secondary façade, except where walkways, entrances, outdoor patios or other similar amenity spaces are located. Foundation planting areas should consist of a mix of deciduous and/or evergreen shrubs, ornamental trees (when appropriate to the design context) and perennial plants.

Parking Lot Interior Area Requirements:

All parking lots shall include landscaping and trees located within the parking area as required by this Section. Landscape elements required by this Section shall be in addition to landscape elements required under other sections of the Design Guidelines. It is the objective of this Section to provide shade within parking areas, break up large expanses of parking lot pavement, provide a safe pedestrian environment, and assist in the absorption of stormwater runoff.

One parking lot island shall be provided for every 20 parking spaces. Parking lot island locations may be varied based on the specific site requirements or design scheme.

Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

A minimum of one shade tree shall be provided for every parking lot island. If the island extends the width of a double row, then two (2) shade trees shall be provided.

A minimum of fifty percent (50%) of every landscape island and area at the end of each parking row shall be planted with live plant material, such as shrubs or ground cover to a maximum height of thirty inches (30”) at maturity. The remaining area of the landscape island shall be covered with an approved turf grass and/or mulch material.

Parking lot islands shall be at least 100 square feet in area and a minimum of six (6) feet wide as

measured from back of curb to back of curb. Islands shall be at least six inches above the surface of the parking lot and protected with concrete curbing, except where designed specifically for the absorption of stormwater.

Parking Lot Perimeter Area Requirements:

Parking lot design shall provide for perimeter landscape areas around the perimeter of each parking area.

When adjacent to a public or private right-of-way, a landscaped area not less than ten feet (10’) wide shall be provided around the perimeter of the parking lot. Such landscaping areas shall be landscaped to the Zone 1 (rehab/renovation) plant material requirements in the Zoning Ordinance 47-15E.

When adjacent to I-55 or I-80 highway and interchange, a thirty foot (30’) wide landscape area with low undulating berm not to exceed five feet (5’) high. Landscaped to Nonresidential Standard adjacent to Major Arterial Streets plant material requirement in Zoning Ordinance 47-15E. Should a landscaped area on State ROW be managed by the City or the adjacent property owner the thirty foot (30’) wide landscape area may be replaced by the matching amount within the ROW.

When adjacent to Gateway Boulevard: a twenty foot (20’) wide area with low undulating berm not to exceed three feet (3’) high. Landscaped to Zone 2 (substantially new construction) plant material requirements in Zoning Ordinance 47-15E.

The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Or, in the case of a lot or parcel with no public street frontage, the required area shall be located between the edge of the adjoining private street or walk and the edge of the parking lot. All perimeter parking lot areas shall be protected with raised concrete curbs. Lots not connected by shared parking shall have a landscape area not less than



Enclosure openings directly visible from a public use area shall have a solid material gate with a securing mechanism. For larger enclosure areas, a separate gate access is encouraged.

Enclosures shall be of an adequate size to accommodate expected containers. It is encouraged to design the enclosure area to be expandable to accommodate future additional containers.



Trash enclosures shall not be located within a required street front or street side setbacks or occupy area used for required parking spaces.

Ground Mounted Mechanical Units

All ground-mounted mechanical units, including but not limited to air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from any public space shall be screened using a combination of fencing and/or landscaping appropriate for the design location. The screening shall be designed and established so that the area or element being screened is no more than 20 percent visible through

five feet (5’) to be landscaped per the requirements of adjacent to nonresidential uses in Zoning Ordinance 47-15E.

Monument and pylon signs shall be permitted within the parking lot perimeter area.

Except where occupied by planting beds or hardscape, all perimeter landscaping areas shall be covered with turf grass. Where feasible, low, undulating berming less than three (3) feet in height is encouraged in perimeter landscaping areas to enhance parking lot screening and visual design.

Parkway Requirements:

Parkways within dedicated rights-of-way shall be landscaped in accordance with the City’s Zoning Ordinance requirements for such.

Screening

Trash and Recycling Receptacles

Trash and recycling receptacles shall be screened using a solid material screening or full screening landscape on three sides to a height that screens the containers, having a minimum height of six feet, and a maximum height of eight feet.

The use of materials that are not solid, such as slats in chain-link, shall not be used to meet this requirement.

Materials and elevations for enclosures that are attached or associated with buildings shall be designed to be compatible and of similar material with the main structure. Doors/gates are commercial grade metal, wood or other product approved by Planning Director or his designee.

the screen. Where fencing or solid material is used it shall be similar to and compatible with the adjacent structures. Doors/gates are commercial grade metal, wood or other product approved by Planning Director or his designee.



Roof Mounted Mechanical Units

All roof-mounted mechanical units shall be screened from any public space using an opaque screening material compatible with the architecture of the building or architecturally designed screening such as a parapet wall. The screening of the roof-mounted units shall be designed to blend with the building and roof materials. On larger buildings, roof-mounted mechanical units may be considered screened if they are sufficiently set back from the roof edge to not be visible to the public in adjacent spaces at ground level.

Lighting

Lighting shall be provided within all pedestrian and parking areas at adequate levels to create a safe and secure environment.

Lighting should be incorporated to assist in wayfinding throughout the project site.

All building mounted and pole mounted light fixtures shall incorporate cut-off shields to reduce glare and to be dark sky friendly. Architectural accent lighting and landscape accent lighting are excluded from this requirement.

Maximum light pole height shall be 35 feet except in the Entertainment District, and then, only in the

event a specific user has unique venue lighting requirement.

Lighting should be designed to provide even and uniform light distribution without hot spots or dark spots.

The design of parking lot light poles and fixtures shall be coordinated with street and pedestrian light fixtures to the extent possible throughout the development.



Sidewalks and Bike Paths

Pedestrian access to sidewalks along public and private roadways will be connected to internal walkways within each site and to each building.

Sidewalks will be provided for connectivity but may be provided on only one or both sides of a public or private roadway. Sidewalks can be designed as a carriage walk style adjacent to the roadway within the development.



No sidewalks or pedestrian paths will be provided along the frontage of I-55 or I-80 highways. Only a connection to the IDOT bike path will be made on one side of Gateway Blvd to the new interchange under construction.

BUILDING LAYOUT AND DIMENSIONAL STANDARDS

Buildings located in the MF – Multi-Family District or the IND – Industrial District shall comply with the City’s Zoning Ordinance for those uses.

Buildings located within all other use districts within RockRun Collection shall conform to the following standards:

Building Setbacks and Yards. There are no required building setbacks or yards within RockRun Collection except when abutting a Multi-Family use.

In such instance a minimum side yard of ten (10) feet is required if abutting along a side. A minimum rear yard of twenty-five (25) feet is required if abutting along the rear. No setback is required for buildings containing upper-story residential uses in the mixed-use core district.

Build To Line. Within the mixed-use core district a build-to line should be established for the primary building facades. A minimum of fifty percent (50%) of the front facade of each building in the mixed-use core district shall be positioned no more than five feet (5') from the build-to line.

Building Height. There shall be no specific height limit within RockRun Collection.

Floor Area Ratio. There shall be no specific floor area ratio requirement within RockRun Collection.

PLANNED UNIT DEVELOPMENT GUIDELINES

BUILDING DESIGN STANDARDS

To create a dynamic and successful mixed-use development a variety of building types and architectural forms are encouraged in RockRun Collection. Within different use zones, building types will vary in basic form from one another in terms of height, width, and massing that reflect the interior use and layout.

In addition to a mixture of building types, a range of architectural forms is encouraged to express the unique character of RockRun Collection and the City of Joliet. Architectural form variations include features related to the building’s architectural style. While a cohesive design strategy is generally desired, excessive repetition of any one style throughout the mixed-use development can become monotonous. Architectural style elements should be varied throughout the development. These elements include but are not limited to:

- Roof forms and pitches, including overhangs, eaves and parapets
- Building facade articulations
- Entrances, galleries, arcades, balconies, canopies, and awnings
- Primary building materials and colors
- Exterior trim and embellishments
- Type and amount of window area

Building Facades

Building facades are categorized as defined below. Design standards vary by facade classification.

Primary Facade. The primary facade of the building shall include that facade(s) which contains the primary entrance to the building.

Secondary Facade. The secondary facade of the building shall include a facade(s) which is not a primary facade, and fronts a public street, highway, or any parking area, parking circulation drive, or secondary facade of any other building theretofore constructed.

Tertiary Facade. The tertiary facade of the building shall include that facade(s) which is not a primary or secondary facade and fronts the tertiary facade of any other building theretofore constructed.

The proposed Casino primary facade will be facing Gateway Blvd. The south facing facade of the Casino will be considered a secondary facade.

Primary Facade Design

The primary facade of all buildings should be designed in a manner which fosters a pedestrian environment. Primary facades shall be consistent with the overall RockRun Collection design and create unique and interesting elevations. Primary facades shall be designed to reduce mass and create an interesting visual rhythm and skyline. Primary facades should feature varying material color, texture, and vertical and horizontal plane change.

Building Materials. Building materials on the first level of primary facades shall be predominantly masonry, stone veneer systems, stucco or precast stamped or inlaid panels, EIFS, cement board, metal panels or composite materials should be predominantly used on upper stories or as accent components.

Balance of Building Materials. When two or more building materials are used on a primary facade, the material used on the first level should be visually heavier than the material used above the first level to give a sense of support and grounding.

Colors. The use of garish, high-intensity, metallic, fluorescent, day glow, or neon colors is discouraged.

Additional Detail. Additional details such as inlaid tile, soldier courses, trim, planters, and decorative lighting are encouraged.

Mirrored or tinted glass shall be permitted when used as a primary material or as accent windows. Window size should respect the pedestrian scale and be aligned to follow the grade of the sidewalk.



In the pedestrian-oriented areas of the mixed-use core, windows should comprise a minimum of 60 percent of the first level of the primary façade and 30 percent of the façade above ground level.

In all other use zones subject to these requirements, the minimum primary façade window requirements are as follows:

- PBD and CRS – 50% of lowest level
- ENT – 30% of lowest level

Facade Articulation. Facade articulation, color/material changes and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls. In buildings over 50,000 square feet, the primary façade shall include a plane projection or recess having a minimum depth of at least one foot (1') and extending along at least twenty percent (20%) of the façade.



Additional wall plane interruptions are encouraged along primary facades and may be accomplished through material changes, additional plane changes, color changes, texture changes, windows, or projections such as porticos, awnings and canopies.

Secondary Façade Design

The secondary façade of all buildings should be designed in a manner which fosters a pedestrian environment. Secondary facades shall be consistent

with the overall RockRun Collection design and create unique and interesting elevations. Secondary facades shall be designed to reduce mass and create an interesting visual rhythm and skyline. Secondary facades should feature varying material color, texture, and façade articulation which complements the primary façade and activates the public realm.

Building Materials. Building materials of the lower 40 percent of the first floor of secondary facades shall be predominantly masonry, stone veneer systems, stucco or precast-stamped or inlaid panels, EIFS, cement board, metal panels or composite materials should be predominantly used on the upper 60 percent of the first floor of secondary facades, on upper stories or as accent components. Mirrored or tinted glass shall be permitted when used as a primary material or as accent windows. The type and design of materials utilized on the secondary façade shall complement those utilized on the primary façade.

Windows. Windows shall not be required but are encouraged on the secondary façade. If windows are incorporated, window size and placement should be complementary to the primary façade. False windows are encouraged on secondary facades where practical and work with the general design, flow and layout of the structure.

Facade Articulation. Facade articulation, color/material changes and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls. In buildings over 50,000 square feet, the secondary façade shall include a plane projection or recess having a minimum depth of at least one foot (1') and extending along at least twenty percent (20%) of the façade.

Additional wall plane interruptions are encouraged along secondary facades and may be accomplished through material changes, additional plane changes, color changes, texture changes, windows,

or projections such as porticos, awnings and canopies.

Tertiary Façade Design

The tertiary façade of all buildings should be designed in a manner which complements the primary and secondary facades and is consistent with the overall RockRun Collection design.

Building Materials. Building materials of tertiary facades may consist wholly of precast panels with stamped or inlaid brick texture, EIFS, concrete masonry units, however, a combination of non-natural and natural materials is encouraged. Mirrored or tinted glass shall be permitted when used as a primary material or as accent windows. The type and design of materials utilized on the tertiary façade shall complement those utilized on the primary and secondary facades.

Windows. Windows shall not be required but are encouraged on the tertiary façade. If windows are installed, window size and placement shall be complementary to the primary and secondary facades.

Open Space Integration. Developers are encouraged to integrate tertiary facades with required open spaces through the use of murals, side entrances, lighting, and other features which connect buildings with active or passive open space. Additional design elements will be encouraged for those facades facing public dining areas or formally designed outdoor amenities.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

Preliminary Plat
 Final Plat
 Recording Plat

NAME OF SUBDIVISION: RockRun Collection

NAME OF PETITIONER: Cullinan Joliet, LLC

CELL #: N/A E-MAIL: jtestin@cullprop.com (Jim Testin)

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 630-286-0100

INTEREST OF PETITIONER: Preliminary, Final & Recording Plat for Resubdivision of Lot 1

NAME OF LOCAL AGENT: Jim Testin

ADDRESS: 760 Village Center Drive, Suite 200B PHONE: 630-286-0129

OWNER: Cullinan Joliet LLC; Contact: Jim Testin - Development Manager

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Ste. 200B PHONE: 630-286-0129

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: N/A E-MAIL: jtestin@cullprop.com

ENGINEER: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: 630-862-2100

LAND SURVEYOR: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: 630-862-2100

ATTORNEY: Rick Joseph

ADDRESS: 416 Main Street, Peoria, IL 61602 PHONE: 309-671-9600

LEGAL DESCRIPTION OF PROPERTY: Lot 1 in the resubdivision of Rock Run Crossings, being a subdivision of part of the west half of Section 22, and the northwest quarter of section 27, both in Township 35 north, Range 9 east of the third principal meridian according to the plat thereof recorded April 19, 2022, as document R2022031684 in Will County, Illinois

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 05-06-22-101-002-0010 and 05-06-22-101-002-0020

SIZE: 14.33 acres

NO. OF LOTS: 2

PRESENT USE: Vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: Unincorporated, Kinder Morgan

South: B-2 Vacant

East: B-2 Vacant and Residential under construction

West: 155, Shorewood Industrial

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No, commercial lots

If yes, what amount? _____

(Acknowledgment by Park District Official) N/A

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

Yes No If yes, list the Case number and name: PUD-7-23, PUD-8-23

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

If yes, describe: _____

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

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, James F. Testin, 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: 1/13/25 James F. Testin
Petitioner's Name

Subscribed and sworn to before me this 13 day of January, 20 25

Nicole Britney Reichert February 7, 2028
Notary Public My Commission Expires:



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:

Rock Run Crossings Boulevard, No address assigned

PIN(s): Lot 1 of the Resubdivision of RRC, 0506221010020010 and 0506221010020020

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

E-MAIL: jttestin@cullprop.com FAX: (309)999-1701

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

E-MAIL: _____ **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: Michael Gold

DATE: 6/13/2024

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

Michael Gold, President, 630-286-0132

CONTACT: Jim Testin, Development Manager, 630-286-0129

PRINT

How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.
2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.
3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.
4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a \$50.00 deposit for each sign.
5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.
6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.
7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

Requirements For Posting Land Use Change Informational Signs

(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

- (1) The applicant or the applicant’s agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.
- (2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)
- (3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.
- (4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.
- (5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

NOTICE OF PUBLIC MEETING

CITY OF JOLIET, IL

DATE/TIME: _____

LOCATION: City Hall Council Chambers

150 W. Jefferson St., Joliet

DESCRIPTION OF REQUEST:

FOR MORE INFORMATION CALL: 815-724-4040 OR

815-724-4050

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF JOLIET