

DATE: September 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: SN-1-21: Street Name Change from Rock Run Crossings Drive to Gateway Boulevard.
SN-2-21: Street Name Change from Rock Run Crossings Court to Quartz Drive.

GENERAL INFORMATION:

APPLICANT: Cullinan Joliet, LLC

STATUS OF APPLICANT: Adjacent Property Owner and Developer

REQUESTED ACTION: Street Name Changes

PURPOSE: To enhance marketing and provide better directional access to the future commercial center

EXISTING ZONING: Adjacent zoning is B-2 (central business), I-1 (light industrial) and Will County A-1 (agriculture)

LOCATION: Northeast of I-80 and I-55

R.O.W. SIZE: Approximately 4,000 linear feet

EXISTING LAND USE: Commercial Collector Streets

SURROUNDING LAND USE & ZONING: North: Undeveloped Commercial; B-2
South: Undeveloped Commercial; A-1 (County)
East: Undeveloped Commercial; B-2 & I-1
West: Undeveloped Commercial; B-2

SITE HISTORY: A Minor Subdivision for Rock Run Crossings was approved by the City Council in September 2018. A dedication of the Rock Run Crossings right-of-way was approved by the City Council in June 2020. A Development Agreement, Preliminary Plat of Subdivision and Zoning Reclassification for 58 acres to I-1 was approved by the City Council in January 2021. A Final Plat of Rock Run Crossings Subdivision was approved by Plan Commission at their August 2021 meeting and will proceed to City Council in October.

SPECIAL INFORMATION: Cullinan Properties is requesting that the street names, Rock Run Crossings Drive and Rock Run Crossings Court be changed to Gateway Boulevard and Quartz Drive (see attached roadway name change exhibit) at the request of the Illinois Department of Transportation (IDOT) due to the length of the name "Rock Run Crossings Drive" and the problem of interstate signage.

Both roadways are under the jurisdiction of the City of Joliet since their dedication in June 2020. The remaining proposed streets (see attached roadway naming plan) would be dedicated as part of future subdivision plat recordings. There will be no adjacent property owners affected by this change as Cullinan Properties owns or is under contract to buy all adjacent land. It should be noted that the Rock Run Crossings Drive name will be utilized on an adjacent future right-of-way in the commercial center to be recorded later. Interstate signage will not be necessary for this accessory roadway.

ANALYSIS: The approval of the requested street name changes will improve the future Rock Run Crossings commercial center, which was request by IDOT and the City of Joliet.

CASE NO: SN-1-21
DATE FILED: 8/19/21

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION TO CHANGE A STREET NAME

PETITIONER'S NAME: CULLINAN JOLIET, LLC
HOME ADDRESS: N/A
CITY, STATE, ZIP: N/A
HOME PHONE: N/A
CELL #: N/A E-MAIL: JTESTIN@CULLPROP.COM (JIM TESTIN)
BUSINESS ADDRESS: 745 MCCLINTOCK DRIVE, SUITE 100
CITY, STATE, ZIP: BURR RIDGE, IL 60527
BUSINESS PHONE: 630-286-0100

LEGAL DESCRIPTION OF PROPERTY (location of street): SEE EXHIBIT A - LEGAL DESCRIPTION OF LAND

COMMON ADDRESS: N/A
LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____
PRESENT STREET NAME: ROCK RUN CROSSINGS DRIVE
PROPOSED STREET NAME: GATEWAY BOULEVARD
USES OF SURROUNDING PROPERTIES: North: INDUSTRIAL
South: AGRICULTURAL
East: CONSERVATION AREA AND INDUSTRIAL
West: INTERSTATE HWY AND INDUSTRIAL

REASON FOR REQUEST: AT THE REQUEST OF IDOT AND CITY.

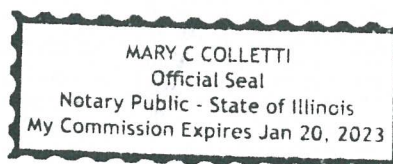
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, James F. Testin, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief. I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

James F. Testin
Petitioner's Signature

Subscribed and sworn to before me
this 12th day of August, 20 21

Mary C. Collette Jan 20, 2023
Notary Public My Commission Expires:



CASE NO: SN-2-21
DATE FILED: 8/19/21

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION TO CHANGE A STREET NAME

PETITIONER'S NAME: CULLINAN JOLIET, LLC
HOME ADDRESS: N/A
CITY, STATE, ZIP: N/A
HOME PHONE: N/A
CELL #: N/A E-MAIL: JTESTIN@CULLPROP.COM (JIM TESTIN)
BUSINESS ADDRESS: 745 MCCLINTOCK DRIVE, SUITE 100
CITY, STATE, ZIP: BURR RIDGE, IL 60527
BUSINESS PHONE: 630-286-0100

LEGAL DESCRIPTION OF PROPERTY (location of street): SEE EXHIBIT A - LEGAL DESCRIPTION OF LAND

COMMON ADDRESS: N/A
LOT SIZE: WIDTH: _____ DEPTH _____ AREA _____
PRESENT STREET NAME: ROCK RUN CROSSINGS COURT
PROPOSED STREET NAME: QUARTZ DRIVE
USES OF SURROUNDING PROPERTIES: North: INDUSTRIAL
South: AGRICULTURAL
East: CONSERVATION AREA AND INDUSTRIAL
West: INTERSTATE HWY AND INDUSTRIAL

REASON FOR REQUEST: AT THE REQUEST OF IDOT AND CITY.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, James F. Testin, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief. I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

James F. Testin
Petitioner's Signature

Subscribed and sworn to before me
this 17th day of August, 20 21

Mary C. Colletti Jan 20, 2023
Notary Public My Commission Expires:

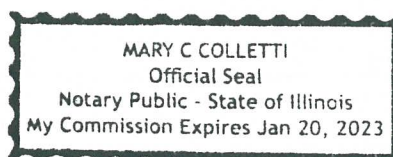


EXHIBIT A

LEGAL DESCRIPTION OF LAND

LOTS 1, 2, 3, 4 AND 5 IN ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2018 AS DOCUMENT NO. R2018073972, IN WILL COUNTY, ILLINOIS.

BEING THE SAME AS DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 01 DEGREES 49 MINUTES 05 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 2654.31 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BEING ALSO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 01 DEGREES 33 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1322.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 06 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 1323.67 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 01 DEGREES 37 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 660.21 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 02 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, 1208.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55 PER DOCUMENT R2007-093676; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55 PER DOCUMENTS R2007-093676, 784006, 79984 AND R2007-79054 THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) NORTH 04 DEGREES 33 MINUTES 26 SECONDS WEST, 149.57 FEET; 2) NORTH 01 DEGREES 46 MINUTES 50 SECONDS WEST, 509.80 FEET; 3) NORTH 01 DEGREES 45 MINUTES 54 SECONDS WEST, 1992.07 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1090.15 FEET, HAVING A CHORD BEARING OF NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST, 258.42 FEET TO A POINT OF TANGENCY; 5) NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET TO A POINT OF CURVATURE; 6) ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1132.08 FEET, HAVING A CHORD BEARING OF NORTH 07 DEGREES 57 MINUTES 42 SECONDS EAST, 373.28 FEET TO THE NORTH LINE OF THE SOUTH 500.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 00 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE, 63.88 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 54 SECONDS WEST, 500.05 FEET TO THE NORTH LINE OF THE SOUTH 1000.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 00 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE, 2175.08 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 27 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, 1000.03 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

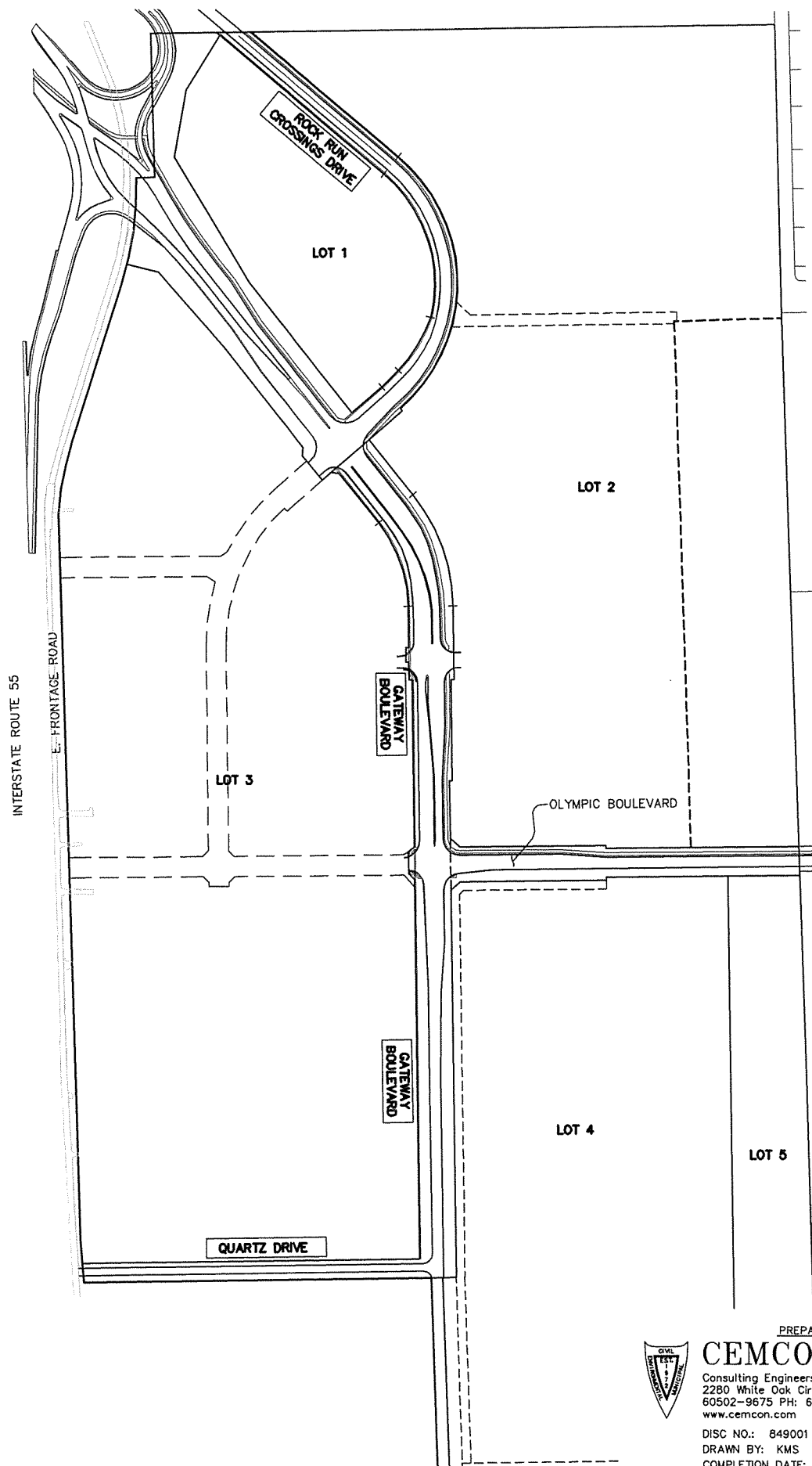
2019 Property Tax Identification Numbers (PINs):

Lot 1: 05-06-22-101-001-0000
Lot 2: 05-06-22-301-001-0000
Lot 3: 05-06-22-301-002-0000
Lot 4: 05-06-22-301-003-0000
Lot 5: 05-06-27-101-001-0000

ROADWAY NAME CHANGE EXHIBIT



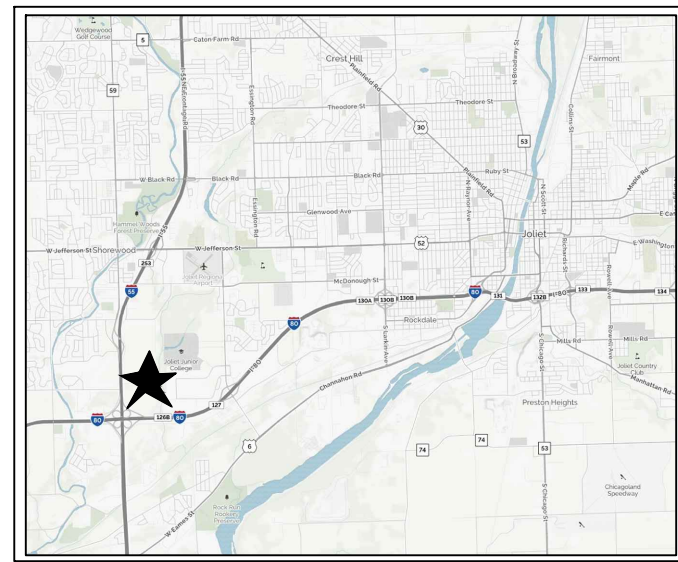
SCALE: 1" = 500'



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
www.cemcon.com

DISC NO.: 849001 FILE NAME: 2021-08-10 NAME CHANGE
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 08-10-21 JOB NO.: 849.001



ROCK RUN CROSSINGS

CONTACT INFORMATION

LEASING SERVICES

RETAIL

CULLINAN PROPERTIES, LTD
745 MCLINTOCK DR
SUITE 100
BURR RIDGE, IL 60527
TEL - (630) 286-0100
www.cullinanproperties.com

SCOTT FITZGERALD
TEL - (630) 286-0126
E-MAIL - sfitzgerald@cullprop.com

KATHLEEN BRILL
TEL - (630) 286-0179
E-MAIL - kbrill@cullprop.com

OFFICE & MEDICAL

NAI HIFFMAN

ONE OAKBROOK TERRACE
SUITE 400
OAKBROOK TERRACE, IL 60181

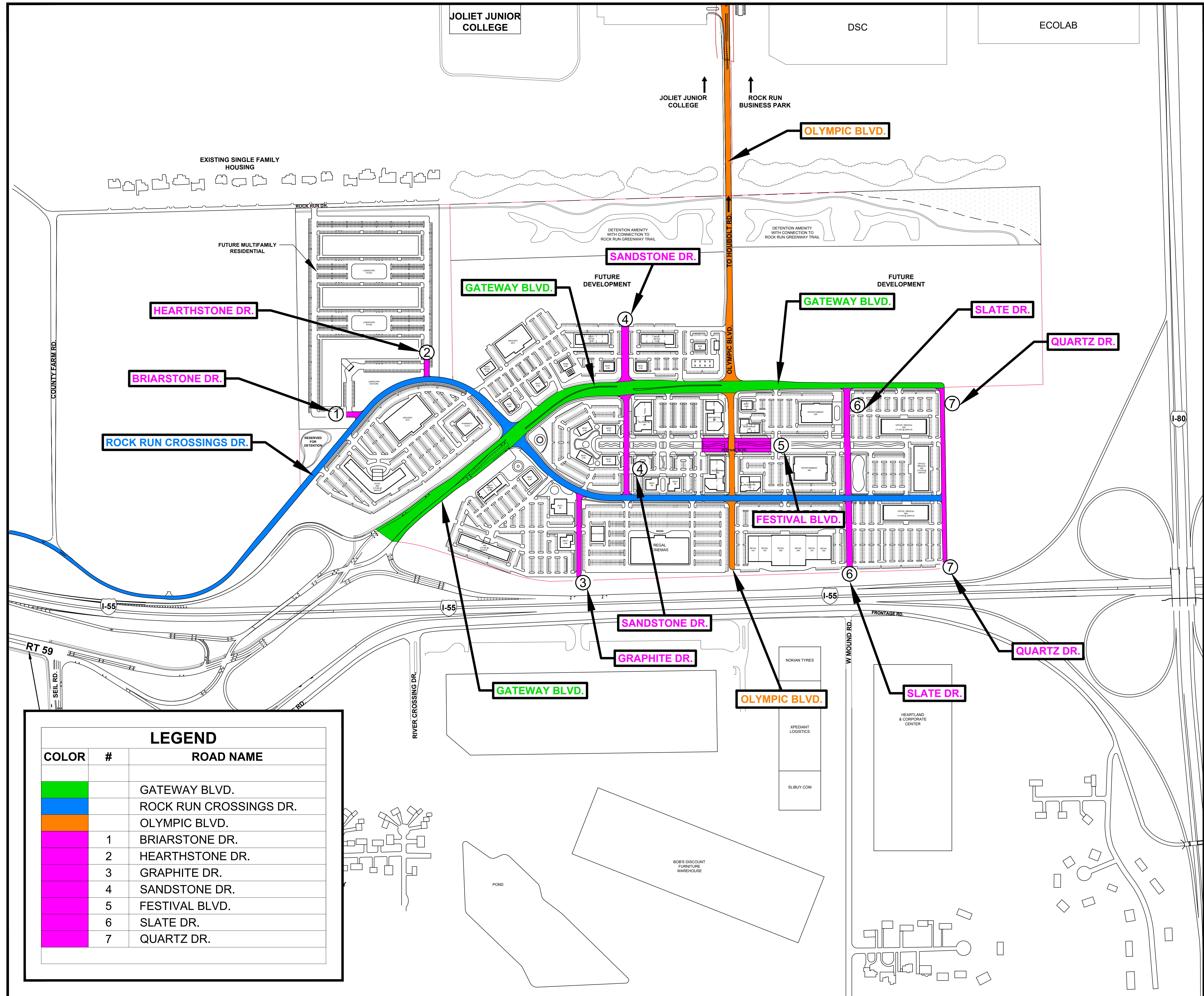
JIM ADLER
E-MAIL - JADLER@HIFMAN.COM
(630) 691-0605

TOM GNADT
E-MAIL - TGNADT@HIFMAN.COM
(630) 693-0659

ADAM JOHNSON
E-MAIL - AJOHNSON@HIFMAN.COM
(630) 317-0729

ANY REPRODUCTION OF THIS MATERIAL BY ANY
MEANS, IN WHOLE OR IN PART, IS PROHIBITED
WITHOUT WRITTEN PERMISSION FROM CULLINAN
PROPERTIES, LTD.

NOTE: THIS SITE/LEASE PLAN HAS BEEN PREPARED
FOR INFORMATIONAL PURPOSES ONLY AND IS NOT
INTENDED TO BE USED FOR LEASE EXHIBIT AND/OR
CONSTRUCTION PURPOSES. FIELD VERIFICATION
SHALL BE REQUIRED TO DETERMINE ACTUAL
ACREAGES, DIMENSIONS AND SQUARE FOOTAGES.
FURTHER, REFERENCES TO STORE NAMES ON THIS
EXHIBIT SHALL IN NO MANNER CONSTITUTE ANY KIND
OF REPRESENTATION AS TO THE PRESENT OR FUTURE
OCCUPANCY OF SPACES AT THE SHOPPING CENTER
BY SUCH STORES.



LEGEND		
COLOR	#	ROAD NAME
		GATEWAY BLVD.
		ROCK RUN CROSSINGS DR.
		OLYMPIC BLVD.
	1	BRIARSTONE DR.
	2	HEARTHSTONE DR.
	3	GRAPHITE DR.
	4	SANDSTONE DR.
	5	FESTIVAL BLVD.
	6	SLATE DR.
	7	QUARTZ DR.

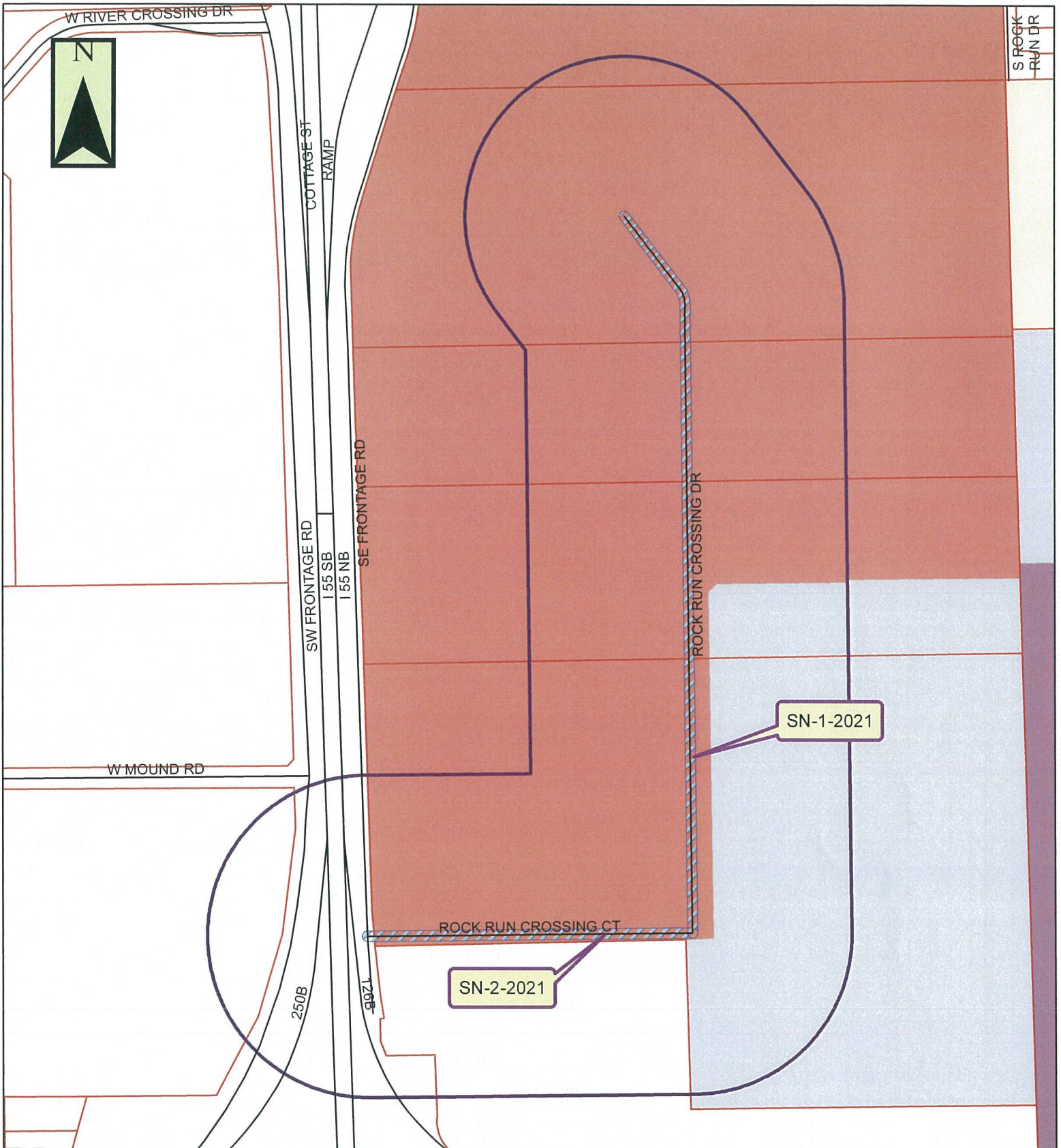
ROCK RUN CROSSINGS

JOLIET, ILLINOIS

SITE PLAN



APRIL 30, 2021

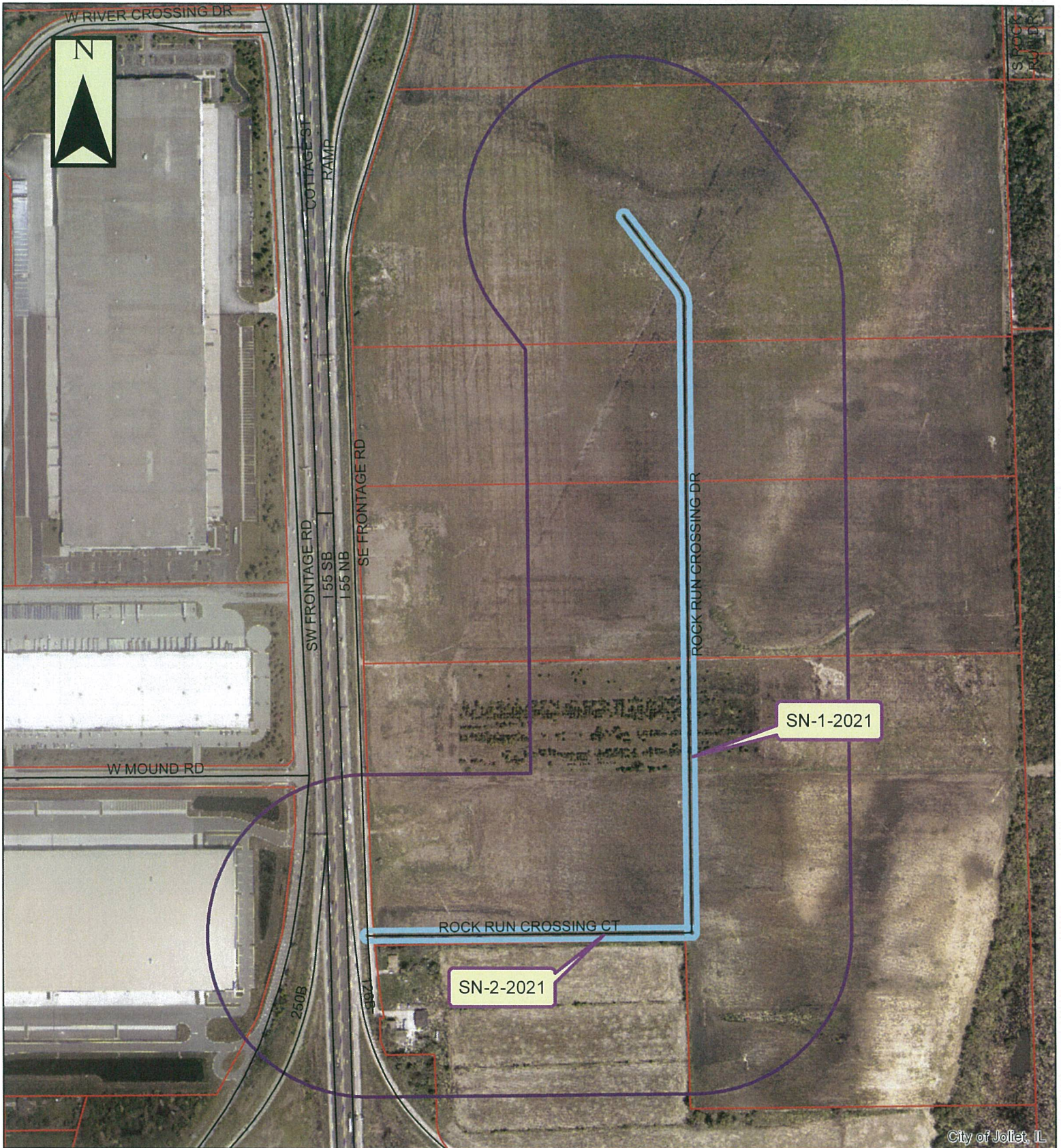


SN-1-21 & SN-2-21

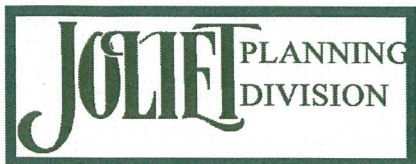


 = Property in Question
 = 600' Public Notification Boundary

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



SN-1-21 & SN-2-21a



-  = Property in Question
-  = 600' Public Notification Boundary