City of Joliet

Plan Commission

Meeting Agenda

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
John Kella
Wendell Martin
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

Thursday, July 17, 2025 **4:00 PM** **City Hall, Council Chambers**

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 6-19-25

Attachments: Plan Commission Meeting Minutes 6-19-25.pdf

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

OLD BUSINESS

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision. (3350 Channahon Road) (PIN # 05-06-36-101-001-0000) (COUNCIL DISTRICT #5)

Attachments: P-3-25 (Ketone Business Center Unit 4) Staff Report Packet.pdf

P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision. (North of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way. (North and South of Olympic Boulevard and West of Gateway Boulevard) (PIN # part of 05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

Attachments: P-4-25_FP-3-25, V-4-25_Rock Run Crossings Drive Subdivision_Staff Report Packet.pdf

FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) **TO BE TABLED**

Attachments: FP-4-25 Staff Report July 2025 Tabling.pdf

NEW BUSINESS

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

Interstate 80 Des Plaines River Bridge Community Plan - Overview and Status Update

Joliet Comprehensive Plan - Overview and Status Update

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8731 **Agenda Date:**7/17/2025

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, June 19, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
John Kella
Wendell Martin
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, Mike Eulitz, John Kella, Debbie Radakovich, Brigette Roehr and Michael F. Turk

Absent Wendell Martin and Roberto Perez

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director Jayne Bernhard, Interim Corporation Counsel Todd Lenzie, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 5-15-25 **TMP-8604**

Attachments: Plan Commission Meeting Minutes 5-15-25.pdf

A motion was made by Michael F. Turk, seconded by Jeff Crompton, to approve Plan Commission Meeting Minutes 5-15-25. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

FP-2-25: Final Plat of Cadence Crossings, Unit 1. (West/Northwest of Emerald Drive and South Chicago Street – IL Route 53) (PIN #'s 30-07-28-400-004-0010, 30-07-28-400-004-0020, and 30-07-28-400-004-0030) (COUNCIL DISTRICT # 5) **TMP-8498**

Attachments: FP-2-25 (Cadence Unit 1) Staff Report Packet.pdf

Planning Director Jayne Bernhard read the staff report into the record. Robert Gilbert with Jacob & Hefner Associates, Inc. appeared on behalf of the petition. There were no comments or questions from the Commission. No one from the public spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve FP-2-25: Final Plat of Cadence Crossings, Unit 1. (West/Northwest of Emerald Drive and South Chicago Street – IL Route 53) (PIN #'s 30-07-28-400-004-0010, 30-07-28-400-004-0020, and 30-07-28-400-004-0030) (COUNCIL DISTRICT # 5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

A-2-25: Annexation of 19535 NE Frontage Road, Classification to R-5 (Multi-Family Residential) Zoning and Approval of an Annexation Agreement. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5) **TMP-8606**

PUD-3-25: Preliminary Planned Unit Development of The Preserve Townhomes. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)

Attachments: A-2-25 PUD-3-25 (Preserve Townhomes) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Attorney Nathaniel Washburn with KGG, LLC appeared on behalf of the petition. In response to the Commission's questions, Mr. Washburn discussed the site's access to Frontage Road, access road improvements, traffic studies, and traffic control plan at Frontage Road. Deputy Director of Engineering Sean Mikos explained Frontage Road was controlled by IDOT.

Cheryl Salaiz, Jody Henninger with Clingen Callow & McLean, LLC, Mitch Mariotti with Prairie Materials, Russell Erickson, Robert Larsen, and City of Joliet Councilwoman Jan Hallums Quillman spoke in opposition to the petition.

Mr. Washburn responded to the public comments.

In response to Commissioner Radakovich's questions, Mr. Washburn explained the townhomes would be developed at one time and the garages would be sold separately.

Commissioner Turk inquired whether the market study accounted for the industrial zoning adjacent to the property. Bill Caton, the property's broker, addressed multi-family housing based on the property's location.

Chris Rapp with Prairie Materials spoke in opposition to the petition.

A motion was made by Jason Cox to approve A-2-25 and PUD-3-25. The motion failed for lack of second.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to deny A-2-25: Annexation of 19535 NE Frontage Road, Classification to R-5 (Multi-Family Residential) Zoning and Approval of an Annexation Agreement. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5)

PUD-3-25: Preliminary Planned Unit Development of The Preserve Townhomes. (19535 NE Frontage Road) (PIN # part of 05-06-10-400-034-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Nay: Cox

Absent: Martin and Perez

PUD-4-25: Preliminary Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5) **TMP-8605**

PUD-5-25: Final Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)

Attachments: PUD-4-25 PUD-5-25 (Luna Estates) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Tom Carroll with Geotech, Inc. appeared on behalf of the petition. There were no comments or questions from the Commission.

Steve Matter and Charlyne Moffett spoke about farm animals. Ms. Bernhard explained how the zoning ordinance applies to the keeping of farm animals. Jesus Luna described the number of horses on the property. An area resident spoke about the subdivision surrounding the petitioner's property. Diane Matter spoke about City sewer and water connection. Ms. Bernhard explained the annexation requirements relating to City sewer and water connection. Charlyne Moffett and an area resident spoke a second time about the subdivision surrounding the petitioner's property.

Mr. Carroll responded to the public comments.

A motion was made by Mike Eulitz, seconded by Debbie Radakovich, to approve PUD-4-25: Preliminary Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5)

PUD-5-25: Final Planned Unit Development of Luna Estates. (1924 Mills Road) (PIN # 30-07-24-300-042-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

NEW BUSINESS

M-1-25: Adoption of the Downtown Joliet Equitable Transit Oriented Development Plan **TMP-8632**

Attachments: M-1-25 - ETOD Plan - Staff Report.docx
FINAL DRAFT_Downtown Joliet ETOD Plan 06-12-2025_reduced file size.pdf

Ms. Bernhard explained the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan was available on the City's webpage at www.joliet.gov/etod, requested a Plan Commission recommendation for the plan to proceed to City Council adoption on July 14 and 15, and provided an overview of the plan, which included information about the plan's goals, online and in-person engagement opportunities, and the plan's contents.

There were no comments or questions from the Commission.

A motion was made by Brigette Roehr, seconded by Jeff Crompton, to approve M-1-25: Adoption of the Downtown Joliet Equitable Transit Oriented Development Plan. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Eulitz, Kella, Radakovich, Roehr and Turk

Absent: Martin and Perez

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8732 **Agenda Date:**7/17/2025

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DATE: July 9, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-3-25: Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision

GENERAL INFORMATION:

APPLICANT:	Rock Creek Industrial, LLC
STATUS OF APPLICANT:	Owner
OWNER:	Rock Creek Industrial, LLC
REQUESTED ACTION:	Approval of a two-lot industrial resubdivision
PURPOSE:	To create two lots from an existing lot
EXISTING ZONING:	I-2 (general industrial)
LOCATION:	3350 Channahon Road (PIN: 05-06-36-101-001-0000) (Council District #5)
SUBDIVISION SIZE:	27.2 acres
EXISTING LAND USE:	Industrial

SURROUNDING LAND USE & ZONING:

NORTH: Industrial, I-2 (general industrial)
SOUTH: Industrial, I-2 (general industrial)
EAST: Houbolt Road, I-2 (general industrial)
WEST: Industrial / floodplain, I-2 (general industrial)

SITE HISTORY: Ketone Business Center is an industrial subdivision located south of Channahon Road at Houbolt Road that was initially approved in 2016. The entire subdivision has I-2 (general industrial) zoning and mainly contains logistics and transportation uses. The subject site is Lot 5 of Ketone Business Center Unit 3 Subdivision, which was recorded in 2021. In the past few years, City Council has approved several special use permits for 3350 Channahon Road, including: a special use permit to allow the sales of new and used trucks and associated equipment (Ordinance

#18558, approved in October 2023); a special use permit to allow a trucking facility with cargo container storage and stacking (Ordinance #18423, approved in November 2022); and a special use permit to allow a truck terminal (Ordinance #18117, approved in October 2020).

The subject site has been developed with a 57,000-square-foot building, an employee parking area to the east of the building, and a paved trailer parking area on most of the remainder of the site. The southwest portion of the site has not yet been paved but is also planned as trailer parking spaces. The existing building is currently being built out for a truck equipment sales and rental facility.

SPECIAL INFORMATION: The preliminary plat of Ketone Business Center Unit 4 Subdivision will create two lots from an existing 27.2-acre lot. Lot 12, which will be 13.9 acres, will contain the existing building and surrounding parking for a truck and equipment sales and rental business. Lot 13, which will be 13.3 acres, is proposed to be developed for a trucking facility per the previously approved special use permit. The resubdivision will allow an additional building to be constructed on Lot 13 so that each use will be on its own lot. The attached preliminary plat shows the proposed site plan for the entire subject site. Lot 12 will continue to have approximately 101 car parking stalls and will be re-striped to have 230 tractor stalls. Lot 13 is proposed to have approximately 76 car stalls and 301 trailer stalls. The proposed site plan will not have more trailer parking stalls than the conceptual site plans included with the previous special use permit approvals.

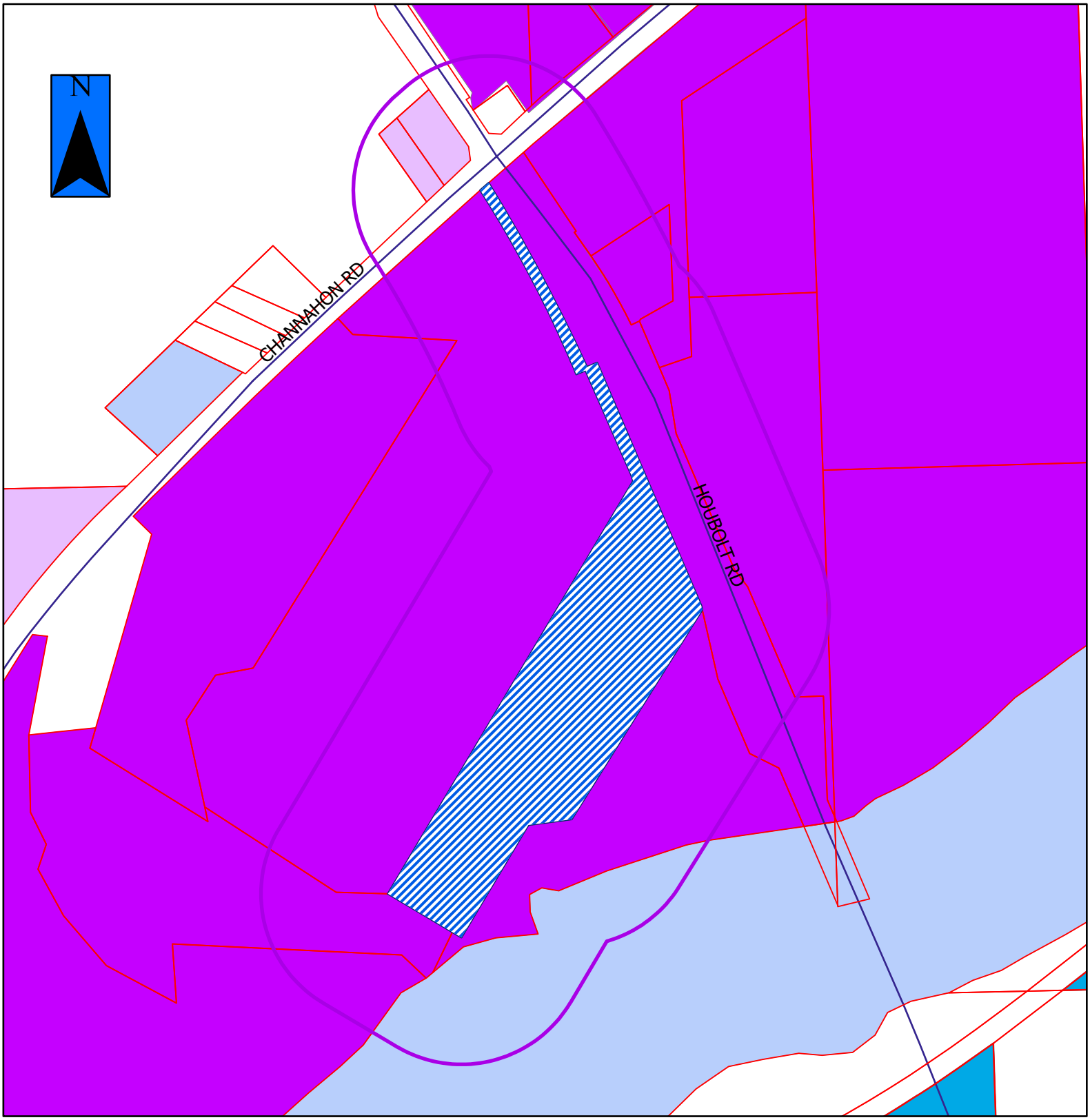
The Ketone subdivision was designed to provide internal circulation to the lots to limit access points on Route 6. The subject site is currently accessed from the private road that runs along the east side of the lots to the north. Lot 12 will retain the existing access points off the private road, while access to proposed Lot 13 will be through Lot 12 via an access easement along the south side of the property.

The petitioner is working with Public Utilities staff to determine the exact configuration of water and sewer lines to serve Lot 13. The owner will need to provide utility easements as needed, as well as the access easement for Lot 12. Public improvements and storm detention were previously provided for the Ketone subdivision.

ANALYSIS: Approval of the preliminary plat of Ketone Business Center Unit 4 Subdivision, a minor subdivision, will allow the subdivision of an existing industrial lot into two lots to allow a second user to construct a building on and occupy the site.

Figure 1: Lot 5 in Ketone Business Center Unit 3 Subdivision (2025)

Figure 2: Existing building and paved parking area on the subject site (2025)



P-3-25

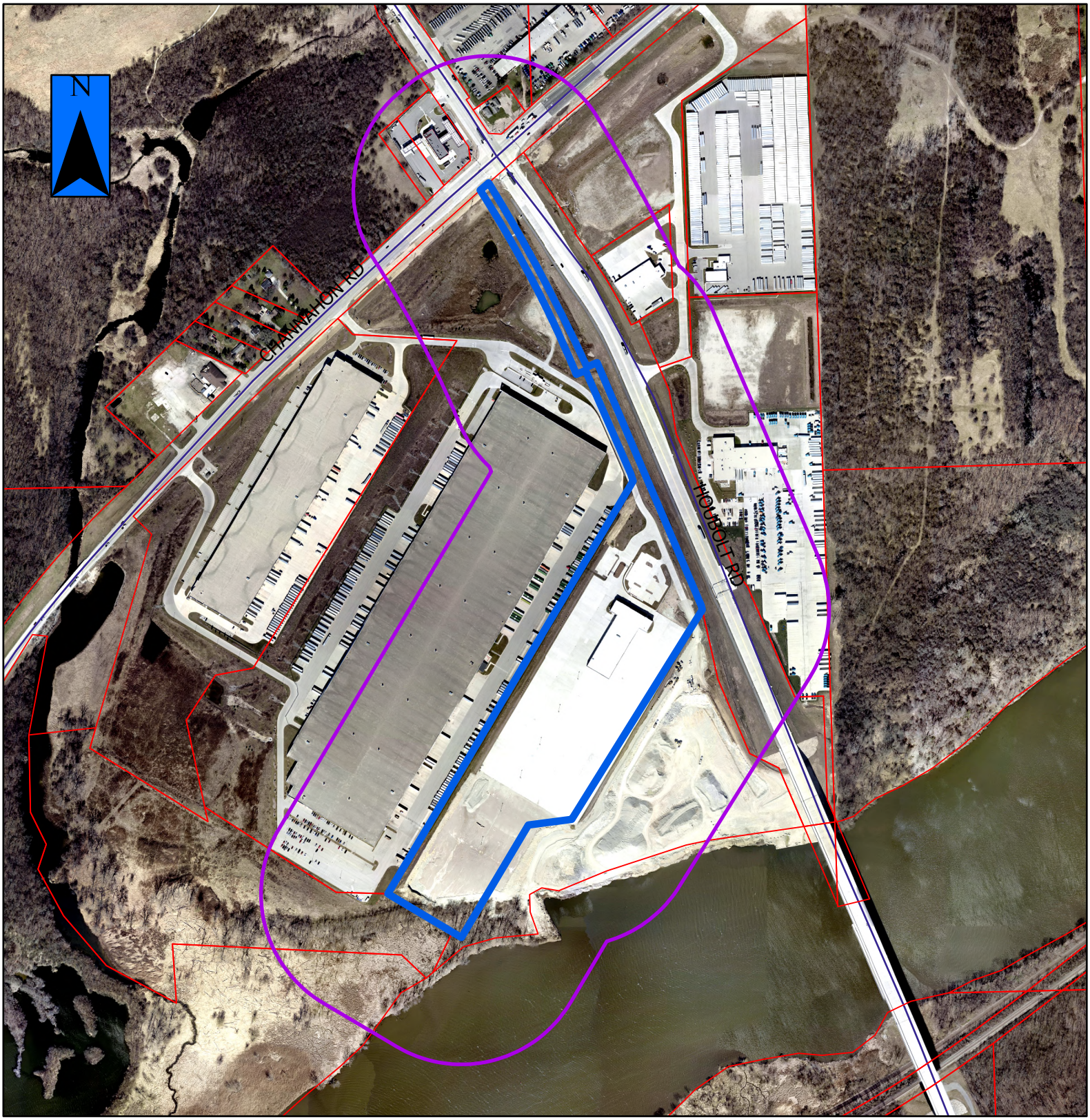
JOLIET PLANNING DIVISION

= 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-3-25a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)

PRELIMINARY PLAT OF SUBDIVISION OF

KETONE BUSINESS CENTER UNIT 4 SUBDIVISION

BEING A RESUBDIVISION OF LOT 5 IN KETONE BUSINESS CENTER UNIT 3 SUBDIVISION, BEING A SUBDIVISION OF PARTS OF LOTS 11, 12, 13 AND 14 LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 10 IN CHICAGO GRAVEL COMPANY SUBDIVISION OF PART OF SECTIONS 25, 26, 35 AND 36, IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2021 AS DOCUMENT R2021125533 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS.

EXISTING SYMBOL LEGEND

- Site Benchmark
- Mailbox
- Sign
- Storm Sewer Manhole
- Drainage Structure Round
- Drainage Structure Square
- Flared End Section(Size/Type)
- Fire Hydrant
- Water Valve
- Water Valve Vault
- Manhole
- Sanitary Sewer Manhole
- Fence Corner/Post
- OHE — Overhead Electric Line
- E — Underground Electric Line
- FO — Underground Fiber Optics Cable
- Sanitary Sewer
- Sanitary Force Main
- Storm Sewer
- W — Underground Water Main
- X — Fence Line
- G — Underground Gas Main
- Concrete curb
- Depressed curb

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	988.19' (988.19')	8535.44' (8535.44')	S28°05'05"E (S28°05'05"E)	987.64' (987.64')
C2	1011.22' (1011.22')	5588.00' (5588.00')	N27°41'20"W (N27°41'20"W)	1009.84' (1009.84')
C3	53.23' (53.23')	39279.98' (39279.98')	N47°36'32"E (N47°36'32"W)	53.23' (53.23')

PARCEL TABLE		
PARCEL	SQ. FT.	ACRES
Lot 12	606913 SQ. FT.	13.933 ACRES
Lot 13	579304 SQ. FT.	13.299 ACRES
Total	1186217 SQ. FT.	27.232 ACRES

N

0' 100' 200' 400'

SCALE: 1" = 200'

BASIS OF BEARINGS

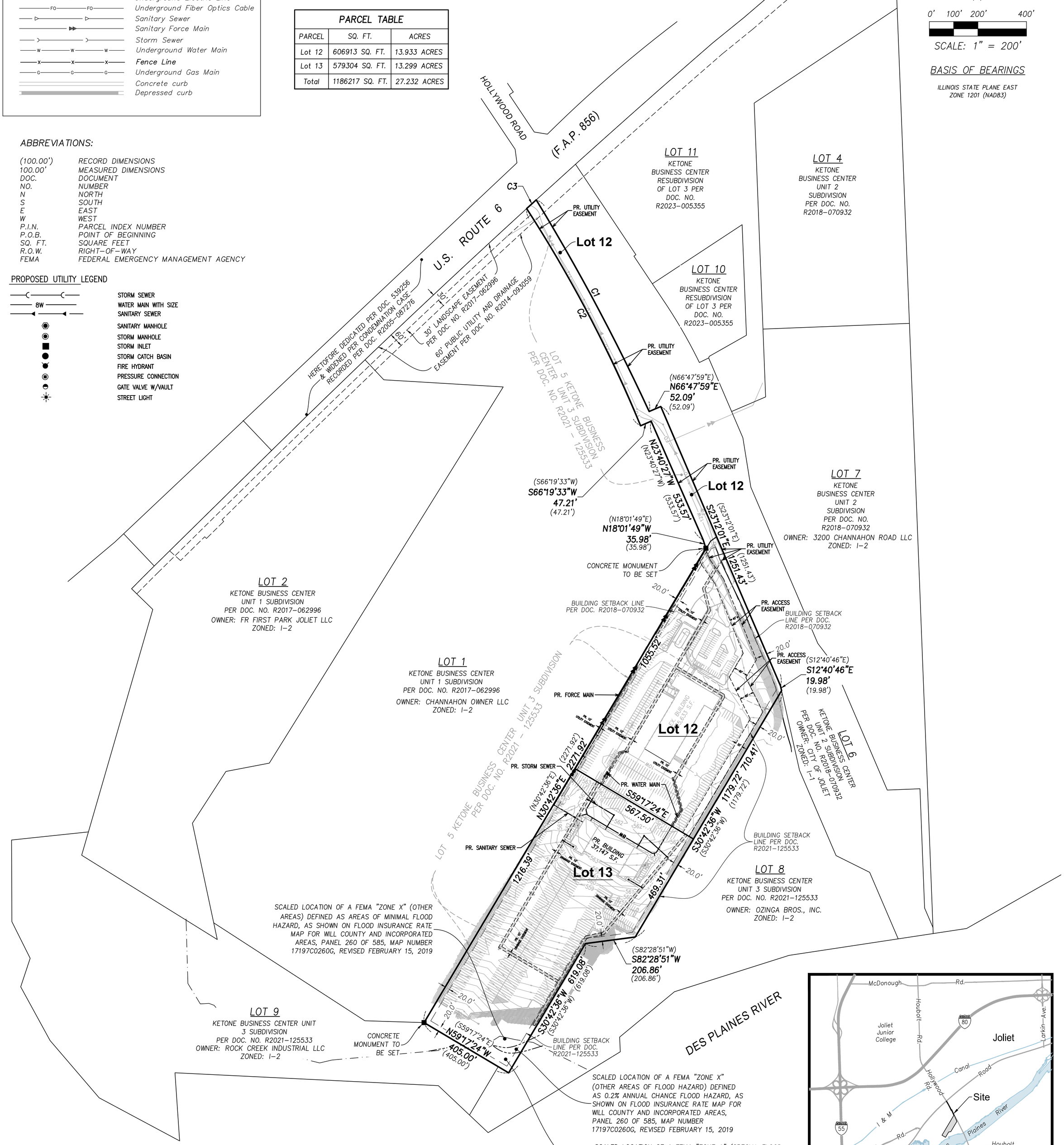
ILLINOIS STATE PLANE EAST ZONE 1201 (NAD83)

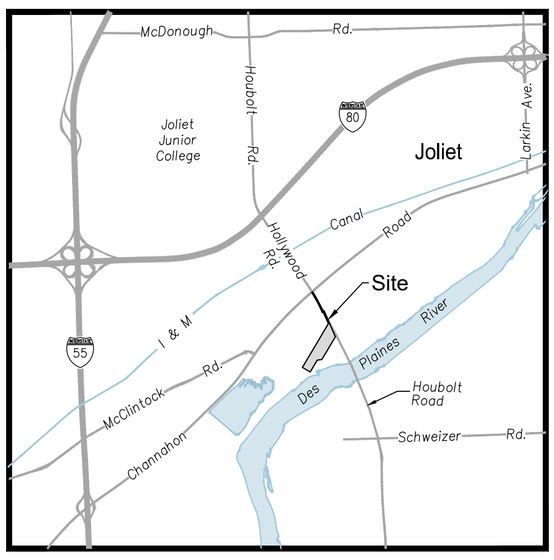
ABBREVIATIONS:

(100.00')	RECORD DIMENSIONS
100.00'	MEASURED DIMENSIONS
DOC.	DOCUMENT
NO.	NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.N.	PARCEL INDEX NUMBER
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY

PROPOSED UTILITY LEGEND

- STORM SEWER
- 8W — WATER MAIN WITH SIZE
- SANITARY SEWER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- STORM CATCH BASIN
- FIRE HYDRANT
- PRESSURE CONNECTION
- GATE VALVE W/VAULT
- STREET LIGHT





Vicinity Map

NO SCALE

PARCEL INDEX NUMBER: 05-06-36-101-001-0000

OWNER:

ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

MUNICIPALITY:

CITY OF JOLIET
150 WEST JEFFERSON STREET
JOLIET, IL 60432

LAND SURVEYOR:

JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, IL 60515

ENGINEER:

JACOB & HEFNER ASSOCIATES
1333 W. BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, IL 60515

DEVELOPER:

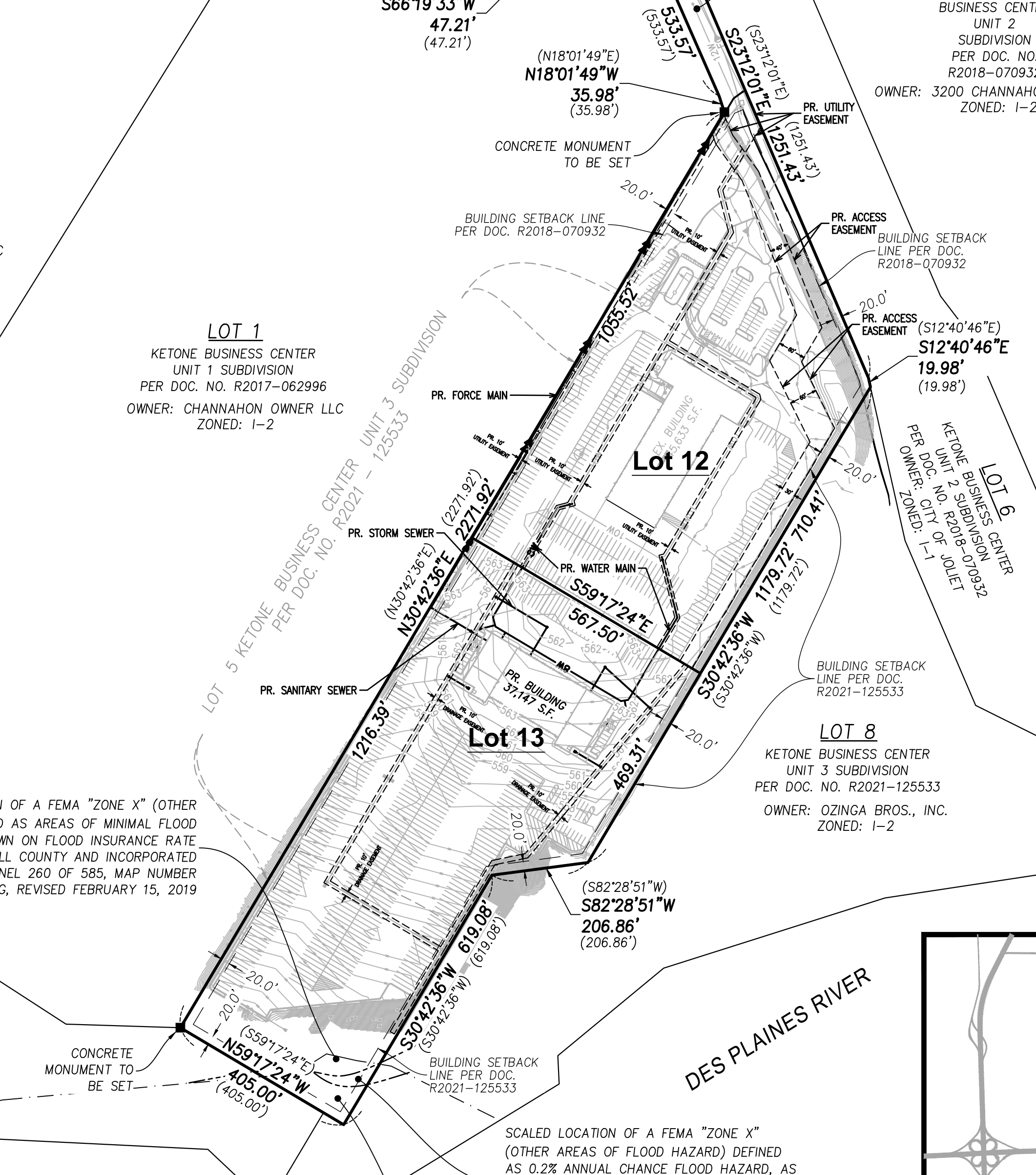
ROCK CREEK INDUSTRIAL, LLC
44 S. VAIL AVENUE
SUITE 106
ARLINGTON HEIGHTS, IL 60005

Entire site is currently zoned I-2 (GENERAL INDUSTRIAL)

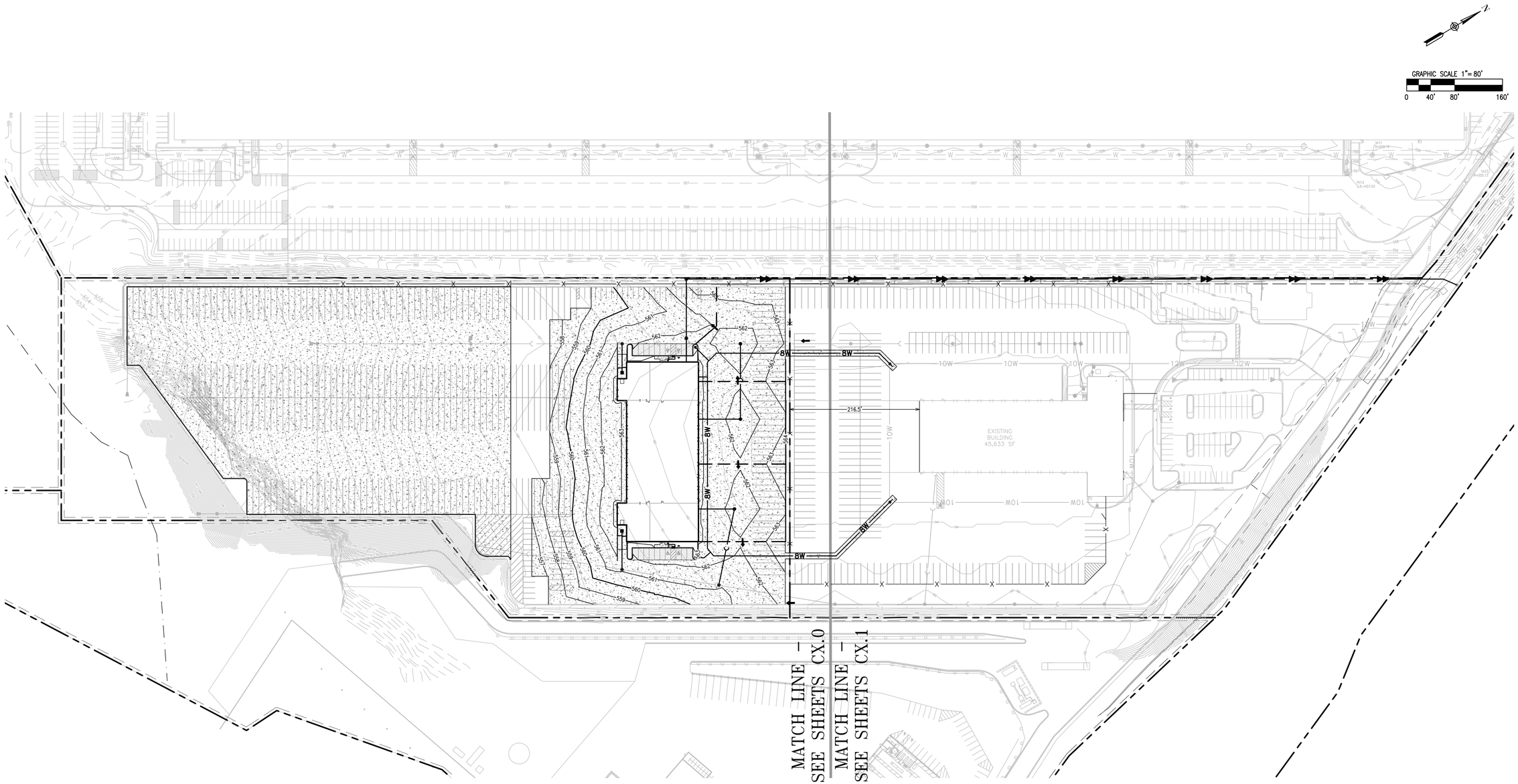
JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

Survey No.:	F 2 4 4 r. 0 2		
Ordered By.:	Rock Creek Industrial		
Description:	Preliminary Plat of Subdivision		
Date Prepared:	July 9, 2025		
Scale:	1" = 200'	Prepared By:	KJC/DM

H:\F\F244\F244r.02\S\DWG\SUBDIVISION\F244r02 Subdivision.dwg



S66°19'33"W
47.21'
(47.21')
533.57'
(533.57')
S23°12'01"E
(S23°12'01"E)
(N18°01'49"E)
N18°01'49"W
35.98'
(35.98')
PR. UTILITY EASEMENT
1251.43'
(1251.43')
CONCRETE MONUMENT TO BE SET
20.0'
BUILDING SETBACK LINE PER DOC. R2018-070932
PR. ACCESS EASEMENT
BUILDING SETBACK LINE PER DOC. R2018-070932
1055.52'
PR. ACCESS EASEMENT
(S12°40'46"E)
S12°40'46"E
19.98'
(19.98')
LOT 1
KETONE BUSINESS CENTER
UNIT 1 SUBDIVISION
PER DOC. NO. R2017-062996
OWNER: CHANNAHON OWNER LLC
ZONED: I-2
LOT 5 KETONE BUSINESS CENTER UNIT 3 SUBDIVISION
PER DOC. NO. R2021 - 125533
PR. FORCE MAIN
Lot 12
LOT 6
KETONE BUSINESS CENTER
UNIT 2 SUBDIVISION
PER DOC. NO. R2018-070932
OWNER: CITY OF JOLIET
ZONED: I-1
(2271.92')
2271.92'
PR. STORM SEWER
PR. WATER MAIN
(N30°42'36"E)
N30°42'36"E
S59°17'24"E
567.50'
1179.72'
(1179.72')
710.41'
S30°42'36"W
(S30°42'36"W)
BUILDING SETBACK LINE PER DOC. R2021-125533
PR. SANITARY SEWER
PR. BUILDING 37,147 S.F.
1216.39'
Lot 13
469.31'
LOT 8
KETONE BUSINESS CENTER
UNIT 3 SUBDIVISION
PER DOC. NO. R2021-125533
OWNER: OZINGA BROS., INC.
ZONED: I-2
OF A FEMA "ZONE X" (OTHER
AS AREAS OF MINIMAL FLOOD
WN ON FLOOD INSURANCE RATE
LL COUNTY AND INCORPORATED
NEL 260 OF 585, MAP NUMBER
G, REVISED FEBRUARY 15, 2019
(S82°28'51"W)
S82°28'51"W
206.86'
(206.86')
619.08'
(619.08')
S30°42'36"W
(S30°42'36"W)
DES PLAINES RIVER
(S59°17'24"E)
N59°17'24"W
405.00'
(405.00')
CONCRETE MONUMENT TO BE SET
BUILDING SETBACK LINE PER DOC. R2021-125533
SCALED LOCATION OF A FEMA "ZONE X"
(OTHER AREAS OF FLOOD HAZARD) DEFINED
AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AS



PAVEMENT HATCH LEGEND:

- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- SIDEWALK PAVEMENT

SITE DATA TABLE:

TOTAL PROPERTY AREA:	27.23 ACRES
NORTHEAST LOT AREA:	14.06 ACRES
EXISTING BUILDING AREA:	±45,633 SF
TOTAL CAR PARKING:	101 STALLS
STANDARD PARKING:	98 STALLS
HANDICAP ACCESSIBLE PARKING:	3 STALLS
TRACTOR PARKING:	230 STALLS
SOUTHWEST LOT AREA:	13.17 ACRES
EXISTING BUILDING AREA:	±37,147 SF
TOTAL CAR PARKING:	76 STALLS
STANDARD PARKING:	72 STALLS
HANDICAP ACCESSIBLE PARKING:	4 STALLS
TRAILER PARKING:	301 STALLS

PROPOSED OVERALL SITE PLAN

No.	Description	Date
1	PERMIT SET	6/9/25

OVERALL SITE PLAN

KETONE BUSINESS CENTER – LOT 5
ROCK CREEK INDUSTRIAL, LLC
JOLIET, ILLINOIS

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F244r.02

1" = 80'

C2

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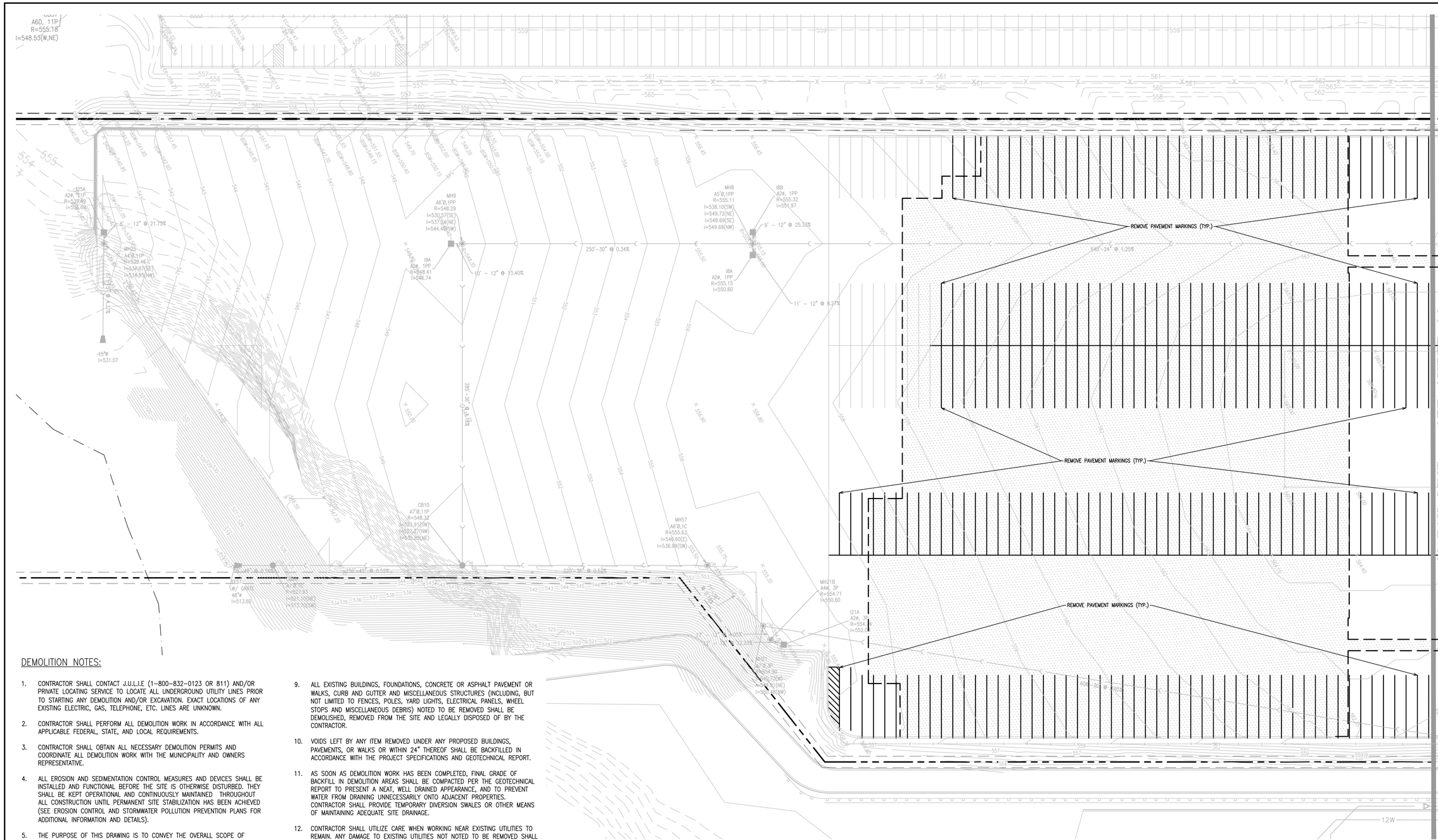

DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT J.U.L.I.E (1-800-832-0123 OR 811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND CONTINUOUSLY MAINTAINED THROUGHOUT ALL CONSTRUCTION UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
5. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
6. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS.
7. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE ANY DISCONNECTION OR REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK.
8. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
9. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
12. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
13. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
14. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
15. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR OR ABANDONED IN PLACE. UNLESS OTHERWISE NOTED ON PLANS, ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FOOT LONG NON-SHRINK CONCRETE OR MORTAR PLUGS.
16. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DEMOLITION LEGEND:

EXISTING CONCRETE PAVEMENT TO BE REMOVED

EXISTING CONDITIONS AND DEMOLITION PLAN - PROPOSED LOT 13

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

No.	Description	Date
1	PERMIT SET	6/9/25

EXISTING CONDITIONS AND DEMOLITION PLAN

KETONE BUSINESS CENTER - LOT 5
ROCK CREEK INDUSTRIAL, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F244r.02
1" = 40'
C3.0

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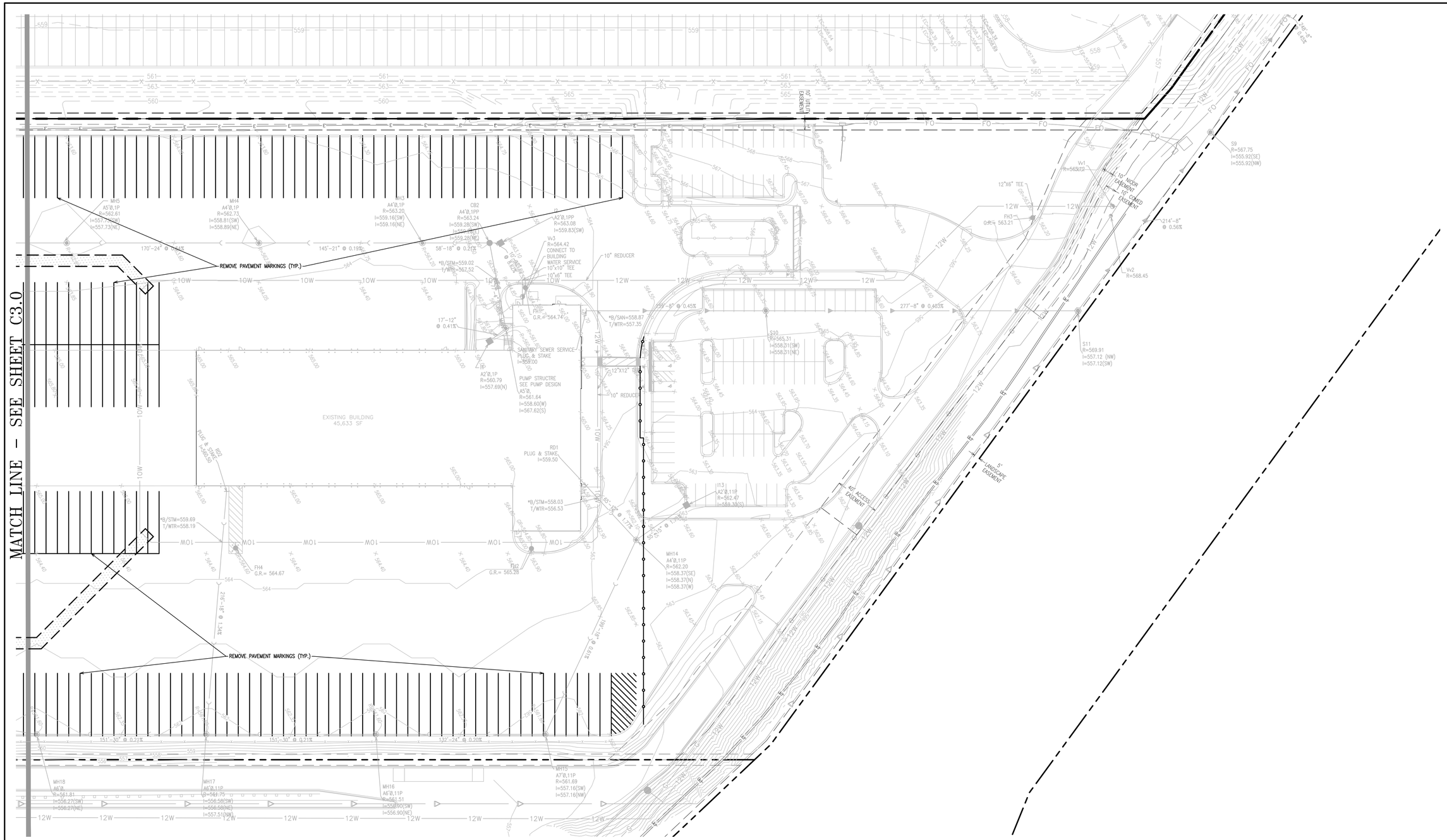

DEMOLITION LEGEND:

EXISTING CONCRETE PAVEMENT TO BE REMOVED

DEMOLITION NOTES:

SEE SHEET C3.0 FOR ALL DEMOLITION NOTES.

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EXISTING CONDITIONS AND DEMOLITION PLAN - PROPOSED LOT 12

No.	Description	Date
1	PERMIT SET	6/9/25

EXISTING CONDITIONS AND DEMOLITION PLAN

KETONE BUSINESS CENTER - LOT 5

ROCK CREEK INDUSTRIAL, LLC

JOLIET, ILLINOIS

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1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
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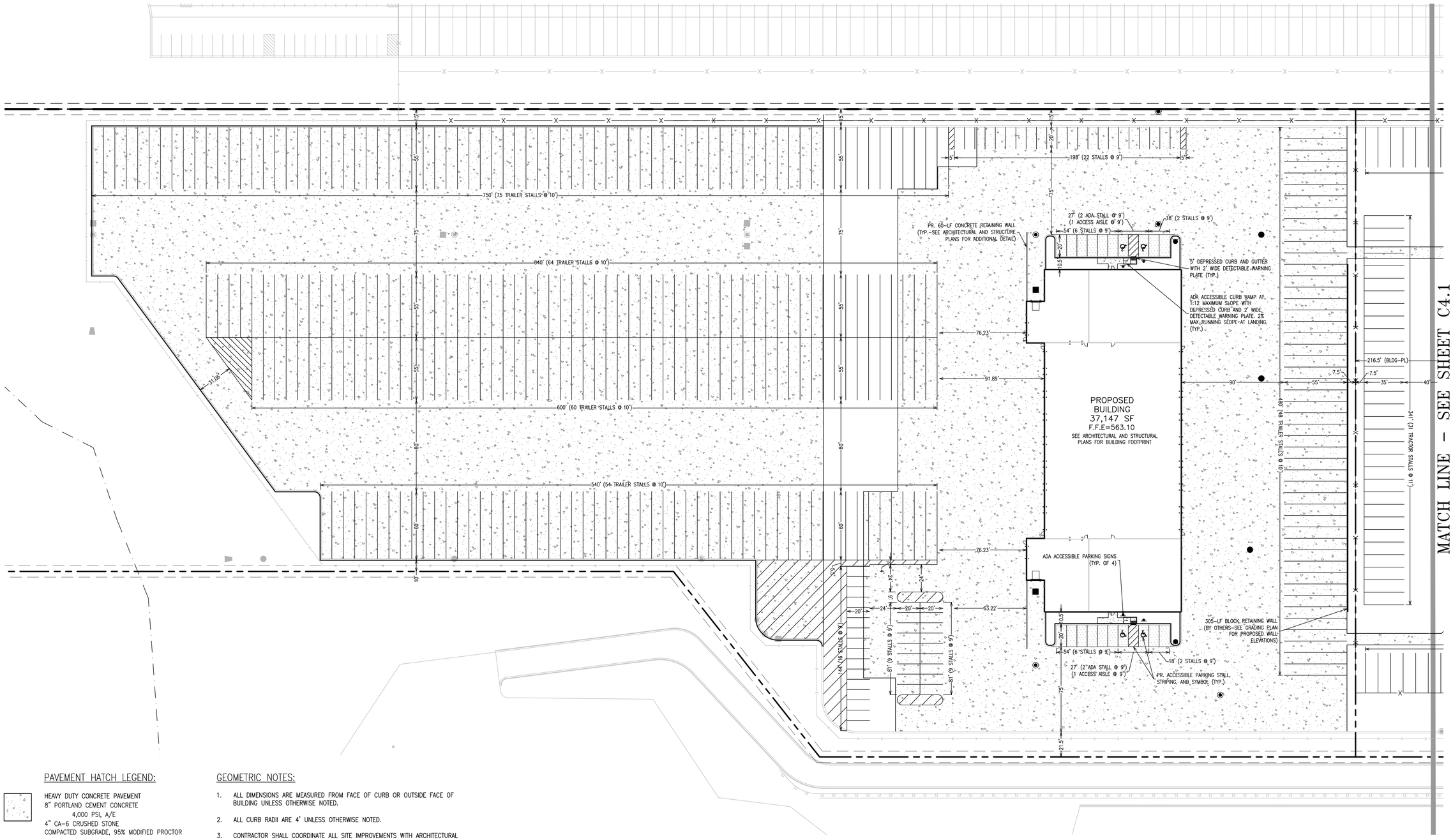

PAVEMENT HATCH LEGEND:

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

LIGHT DUTY CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

SIDEWALK PAVEMENT
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

CURB LEGEND:

B6.12 CURB AND GUTTER

REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 4' UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
4. ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
5. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
7. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
8. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROPOSED SITE PLAN - LOT 13

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

No.	Description	Date
1	PERMIT SET	6/9/25

DIMENSIONAL CONTROL AND PAVING PLAN

KETONE BUSINESS CENTER - LOT 5
ROCK CREEK INDUSTRIAL, LLC
JOLIET, ILLINOIS

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
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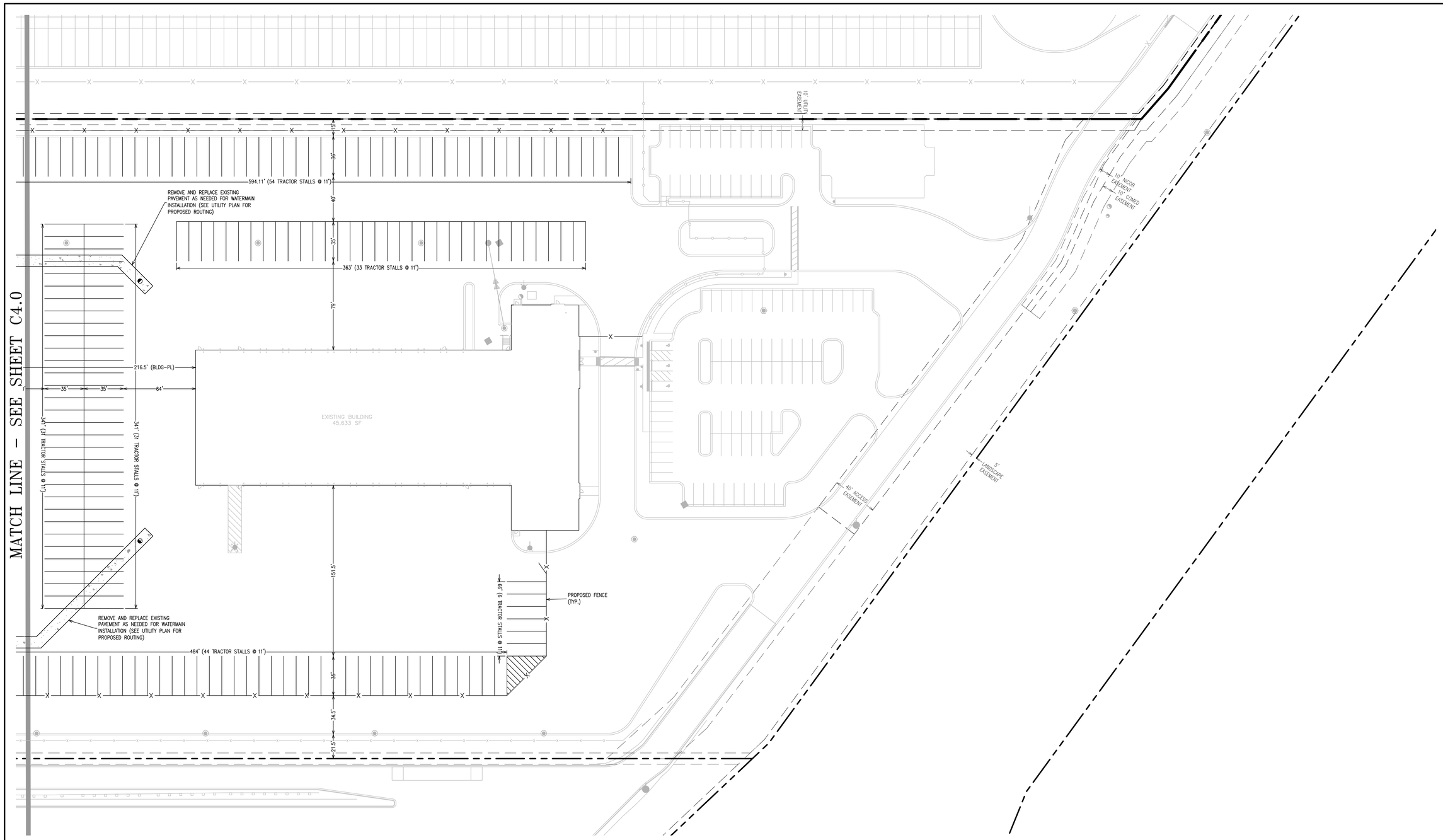

PROPOSED PAVEMENT MARKING REVISIONS - LOT 12

PAVEMENT HATCH LEGEND:

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

LIGHT DUTY CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

SIDEWALK PAVEMENT
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

CURB LEGEND:

B6.12 CURB AND GUTTER

REVERSE PITCH B6.12 CURB AND GUTTER

DEPRESSED CURB AND GUTTER

GEOMETRIC NOTES:

SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

No.	Description	Date
1	PERMIT SET	6/9/25

DIMENSIONAL CONTROL AND PAVING PLAN

KETONE BUSINESS CENTER - LOT 5

ROCK CREEK INDUSTRIAL, LLC

JOLIET, ILLINOIS

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
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F244r.02

1" = 40'

C4.1

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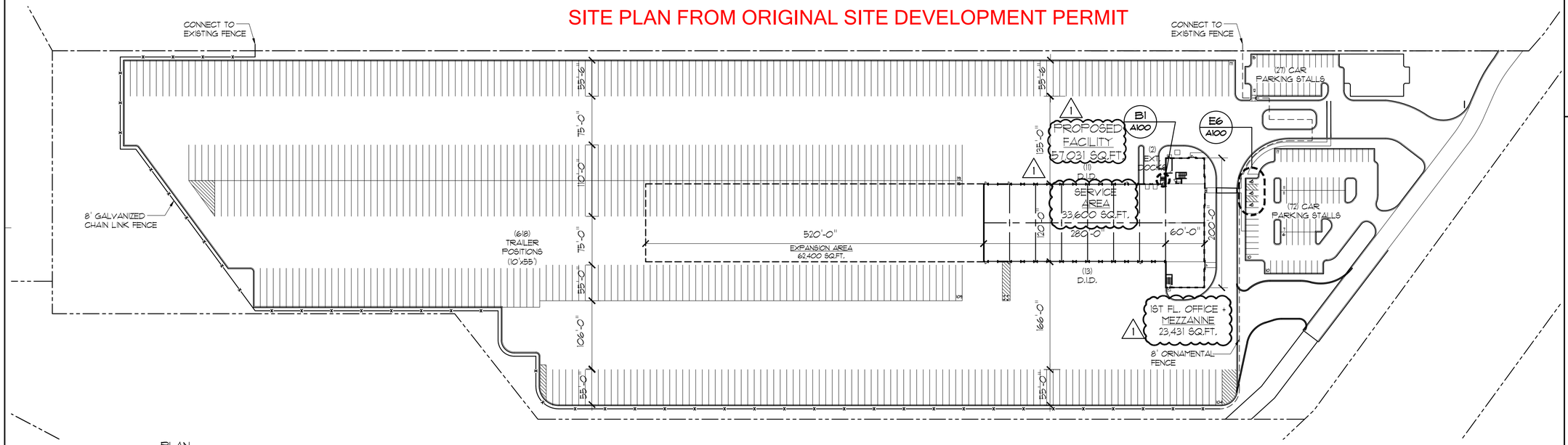
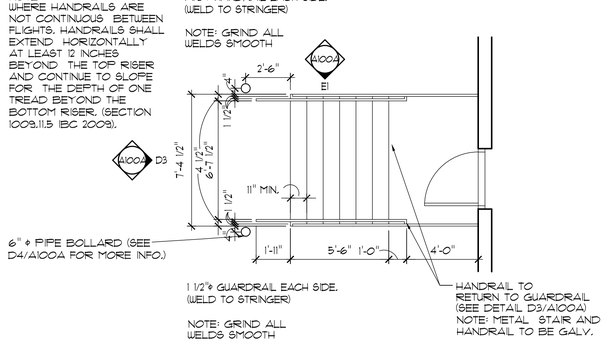
SITE PLAN FROM ORIGINAL SITE DEVELOPMENT PERMIT



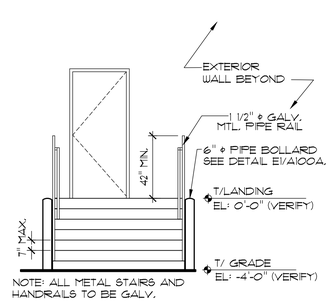
C1 SITE PLAN
SCALE: 1" = 30'-0"

PLAN NORTH

NOTE:
WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. (SECTION 1009.11.5 IBC 2009).



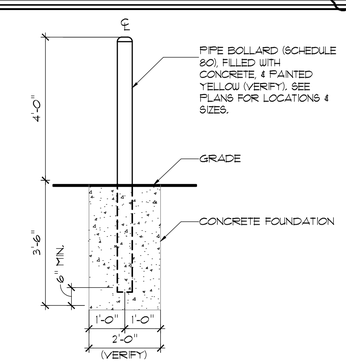
D1 EXTERIOR STAIR PLAN
SCALE: 1/4" = 1'-0"



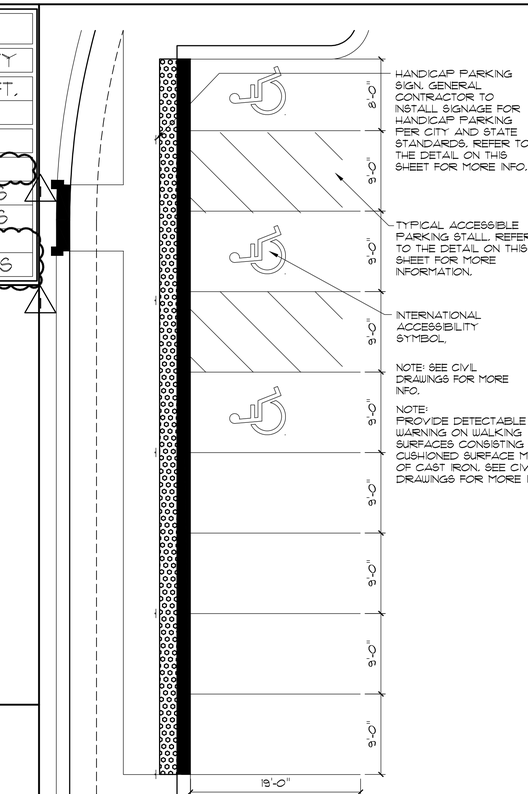
NOTE: ALL METAL STAIRS AND HANDRAILS TO BE GALV.

D3 EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"

SITE/BUILDING DATA:	
SITE DATA	QUANTITY
TOTAL SITE AREA: (25.3 ACRES)	1,102,396 SQ.FT.
F.A.R.	.04
BUILDING DATA	QUANTITY
TOTAL BUILDING AREA	57,031 SQ.FT.
EXTERIOR DOCKS:	2 DOCKS
DRIVE-IN-DOORS:	24 DOORS
CAR PARKING:	99 CARS
TRAILER POSITIONS:	618 POSITIONS

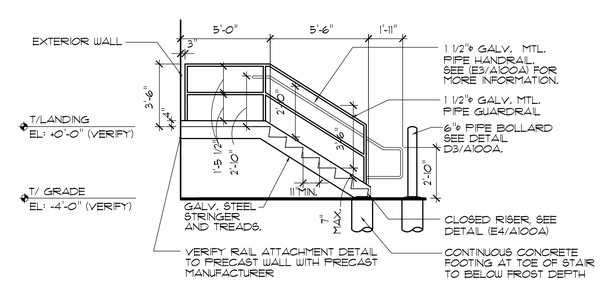


D4 PIPE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

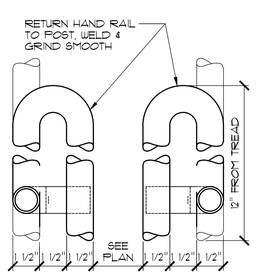


PLAN NORTH

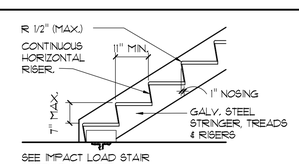
E6 ACCESSIBLE PARKING PLAN
SCALE: 1/8" = 1'-0"



E1 EXTERIOR STAIR ELEVATION
SCALE: 1/4" = 1'-0"



E3 PIPE RETURN DETAIL
SCALE: 3" = 1'-0"



E4 STAIR DETAIL
SCALE: 1/2" = 1'-0"

Cornerstone Architects Ltd.

1152 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
PHONE 630 . 773 . 8363
FAX 630 . 773 . 8365

ARCHITECTS . ENGINEERS . INTERIOR DESIGNERS . LAND PLANNERS

GENERAL NOTES:

1. DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR DIMENSIONAL CONTROL PLAN, SITE GRADES, STORM DRAINAGE, UTILITIES, DIMENSIONS, AND BEARING ANGLES. FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.

2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.

3. CONTRACTOR TO INSTALL SIGNAGE FOR ACCESSIBLE PARKING PER CITY AND STATE STANDARDS. ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER.

4. KNOX BOX/KEY BOX LOCATION TO BE FELD VERIFIED AND COORDINATED WITH THE LOCAL FIRE DEPARTMENT PRIOR TO BUILDING OCCUPANCY. HEIGHT ABOVE FINISH GRADE TO BE 55"-65" (UNIVERSAL KEY ACCESS TO ALL AREAS).

IMPACT LOADS/STAIR NOTES:

1. ALL STAIRWAYS, PLATFORMS AND LANDINGS SHALL BE ADEQUATE TO SUPPORT A LIVE LOAD OF 100 LBS. PER SQUARE FOOT AND A CONCENTRATED LOAD OF 300 LBS.

2. ALL HANDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION.

3. ALL GUARDRAILS SHALL BE ADEQUATE TO SUPPORT A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND IN ANY DIRECTION ALONG THE TOP MEMBER.

4. THE INFILL AREA OF A GUARDRAIL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED FOR A HORIZONTAL CONCENTRATED LOAD OF 200 LBS. APPLIED ON A 1 SQUARE FOOT AREA AT ANY POINT IN THE SYSTEM.

5. ALL MEANS OF EGRESS STAIRWAYS ARE NOT TO BE LESS THAT 44" IN WIDTH. RISER HEIGHT SHALL BE 4" MIN. - 7" MAX. TREAD DEPTH SHALL BE 11" MIN. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE GREATER THAN 1/2". BEVELING OF NOSING SHALL NOT BE GREATER THAN 1/2". THE STAIR RISER SHALL BE SOLID AND SLOPED SUCH THAT THE LEADING EDGE OF THE TREAD SHALL NOT PROJECT MORE THAN 1" OVER THE TREAD BELOW AND THE SLOPE SHALL NOT BE OF AN ANGLE GREATER THAN 30° FROM THE VERTICAL. HANDRAILS SHOULD BE PROVIDED ON BOTH SIDES AND SHALL CONFORM TO ALL CURRENT CODES.

6. THE HANDRAIL HEIGHTS ARE TO BE 34"-38". FIELD VERIFY HANDRAILS ARE RETURNED TO A POST OR WALL.

7. ALL RAILING CONSTRUCTION & DIMENSIONAL DETAIL SHALL COMPLY WITH APPLICABLE CODES.

STATE OF ILLINOIS
BRYAN J. RINGHAM
001 - 015132
LICENSED ARCHITECT

no.	date	revision description
1	12/2/2022	ISSUED FOR CONSTRUCTION
–	10/7/2022	ISSUED FOR PERMIT

date: 5/9/2022
drawn: DMS
checked: MJB

SPECULATIVE FACILITY

KETONE BUSINESS CENTER, LOT 5
JOLIET, ILLINOIS

SITE PLAN & DETAILS

job no. 21424
sheet no. A100

©CORNERSTONE ARCHITECTS LTD. 2022

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

__X__ **Preliminary Plat**
____ **Final Plat**
__X__ **Recording Plat**

NAME OF SUBDIVISION: Ketone Business Center Unit 3

NAME OF PETITIONER: Rock Creek Industrial, LLC

CELL #: 847-924-0485 **E-MAIL**: kschuhmacher@ketonepartners.com

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 44 S. Vail Avenue, Suite 106

CITY, STATE, ZIP: Arlington Heights, IL 60005

BUSINESS PHONE: 847-924-0485

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: N/A

ADDRESS: N/A PHONE: N/A

OWNER: Rock Creek Industrial, LLC

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 44 S Vail Avenue, Suite 106 PHONE: 847-924-0485

CITY, STATE, ZIP: Arlington Heights, IL 60005

CELL #: 847-924-0485 **E-MAIL**: _____

ENGINEER: Jacob & Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4630

LAND SURVEYOR: Jacob & Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4630

ATTORNEY: KGG, LLC

ADDRESS: 111 N Ottawa Street, Joliet, IL 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY: Lot 5 in Ketone Business Center Unit 3 Subdivision, being a resubdivision of Lot 5 in Ketone Business Center Unit 2 Subdivision recorded as document R2018070932, being a Subdivision of part of Lots 11, 12, 13 and that part of Lot 14 lyng West of the Southerly extension of the West line of Lot 10 in Chicago Gravel Company Subdivision of part of Sections 25, 26, 35 and 36, in Township 35 North, Range 9 East of the Third Principal Meridian, according to the plat of said Ketone Business Center Unit 3 recorded November 17, 2021 as document R2021125533, in Will County, Illinois.

COMMON ADDRESS: 3350 Channahon Road, Joliet, IL 60436

PERMANENT INDEX NUMBER (Tax No.): 05-06-36-101-001-0000

SIZE: 27.232 acres

NO. OF LOTS: 2

PRESENT USE: Industrial EXISTING ZONING: I-2

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

East: Industrial

West: Vacant

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

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 X No _____ If yes, list the Case number and name: Ordinance No. 18423: a SUP to allow a trucking facility that includes long term cargo container & chassis storage and stacking (not to exceed three high); Ordinance No. 18558: a SUP to allow sales of new and used trucks and associated equipment; Ordinance No. 18117: a SUP to allow a truck parking and maintenance facility or truck terminal; Petition 2020-26: a variation to allow a tractor-trailer parking & storage area

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

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: 05-06-35-201-008-0000

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, KYLE SCHUHMACHER, 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: JUNE 5, 2025 Kyle Schuhmacher
Petitioner's Name

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

Kathleen Dawn Colias 10/1/2028
Notary Public My Commission Expires:

Notary Public, State of Illinois
Official Seal
Kathleen Dawn Colias
Commission # 997847
My Commission Expires 10/1/2028

PRINT

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:

3350 Channahon Road, Joliet, IL 60436

PIN(s): 05-06-36-101-001-0000

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

Rock Creek Industrial, LLC, 44 S Vail Ave, Suite 106, Arlington Heights, IL 60005

See attached for ownership detail.

E-MAIL: kschuhmacher@ketonepartners.com **FAX**: N/A

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

N/A

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: Kyle Schuhmacher

DATE: JUNE 5, 2025

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

Kyle Schuhmacher, Manager, Rock Creek Industrial, LLC, 847-924-0485

City of Joliet
Resubdivision
Property Ownership Disclosures

<table>
<tr><td colspan="2">Rock Creek Industrial, LLC (Owner)
44 S Vail Avenue, Arlington Heights, IL 60005
FEIN: 92-0856565</td></tr>
<tr><td colspan="2">Amstar-Ketone 1, LLC
FEIN: 92-0843437
100.00% Member of Rock Creek Industrial, LLC</td></tr>
<tr><td><u>Amstar-326, LLC</u>
a Colorado Limited Liability Company
FEIN: 82-1715000
Percentage Interest in Property: 90.00%
90.00 % member of Amstar-Ketone 1, LLC</td><td><u>Ketone Joliet 1, LLC</u>
an Illinois Limited Liability Company
FEIN: 92-0870190
Percentage Interest in Property: 10.00%
10.00% (managing) member of Amstar-Ketone 1, LLC</td></tr>
<tr><td><u>Amstar America, LLC</u>
a Delaware Limited Liability Company
FEIN: 82-1715000
Percentage Interest in Property: 90.00%
Sole member of Amstar-326, LLC</td><td><u>Kyle Schuhmacher</u>
Phone: 847-924-0485
Percentage Interest in Property: 5.10%
51.00% member of Ketone Joliet 1, LLC</td></tr>
<tr><td><u>The Aspen Trust Dated November 28, 2017</u>
a Nevada Trust
FEIN: 82-6734071
Percentage Interest in Property: 89.55%
99.50% member of Amstar America, LLC</td><td><u>Underground Holdings, LLC</u>
an Illinois Limited Liability Company
FEIN: 85-3106023
Percentage Interest in Property: 4.90%
49% member of Ketone Joliet 1, LLC</td></tr>
<tr><td><u>Arboreta Management Corporation</u>
a Nevada Corporation
Trustee of The Aspen Trust Dated November 28, 2017
FEIN: 81-4629489</td><td><u>Ozinga Ventures, LLC</u>
an Illinois Limited Liability Company
FEIN: 83-3157997
Percentage Interest in Property: 4.90%
100.00% Member of Underground Holdings, LLC</td></tr>
<tr><td><u>Edward J. Kerzner</u>
President and Director of Arboreta Management Corporation (Trustee)</td><td></td></tr>
</table>

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8733 **Agenda Date:**7/17/2025

powered by Legistar™

DATE: July 17, 2025

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision

FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision

V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way

GENERAL INFORMATION:

APPLICANT:	Cullinan Joliet, LLC
STATUS OF APPLICANT:	Developer
REQUESTED ACTION:	Approval of a preliminary plat, final plat, and vacation of right-of-way
PURPOSE:	To create a three-lot mixed-use subdivision
EXISTING ZONING:	B-2 (Central Business District)
LOCATION:	North of Olympic Boulevard and West of Gateway Boulevard
SIZE:	37.26 Acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

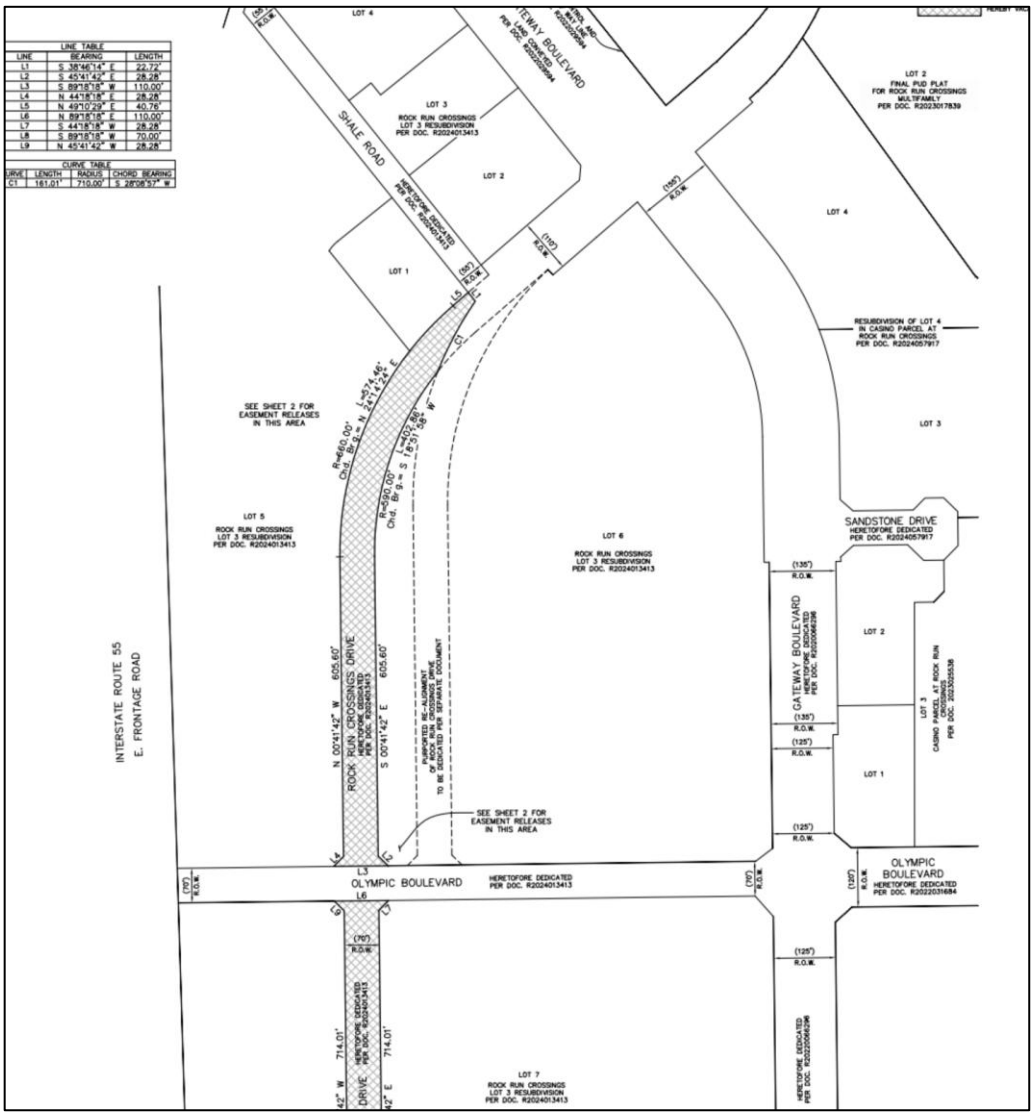
NORTH: Future Mixed-Use; B-2 (Central Business District)
SOUTH: Future Mixed Use; B-2 (Central Business District)
EAST: Future Mixed-Use; B-2 (Central Business District)
WEST: Interstate 55; Shorewood OCI (Office, Commercial, Institutional), Shorewood ORI (Office, Research, Light Industrial)

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 37-acre portion of the Rock Run Crossings Lot 3 Resubdivision. The applicant is proposing a realignment of Rock Run Crossings Drive back to its originally planned alignment from 2021. In May of 2024, the 3-acre portion of Rock Run Crossings Drive was vacated and shifted approximately 75 feet to the west. The petitioner wishes to vacate the newly dedicated Rock Run Crossings Drive right-of-way from 2024 and place the road back to its original alignment from 2021. Figure 1 below shows the subject vacation, along with the existing and proposed right-of-way alignments.

Figure 1 – Plat of Vacation



SPECIAL INFORMATION: The applicant seeks approval of the Preliminary and Final Plats of Rock Run Crossings Drive Subdivision, along with a Vacation of the Rock Run Crossings Drive right-of-way that was dedicated in 2024. The applicant has also submitted a Recording Plat for approval, which will be put before the City Council at a future meeting. Lots 1, 2, and 3 in the proposed subdivision will have altered lot dimensions due to the proposed vacation and realignment of Rock Run Crossings Drive. Table 1 below shows the changes in lot sizes that will occur because of the realignment of Rock Run Crossings Drive. All three lots will have frontage on Rock Run Crossings Drive. It is expected that Lot 1 will obtain its primary means of access from an access drive that stems off Shale Road to the north. A 10-foot landscaping easement will be located along the Shale Road and Rock Run Crossings Drive frontages of Lot 1. Lots 2 and 3 will likely be resubdivided later as site development plans are finalized.

Table 1 – Existing and Proposed Lot Sizes After Rock Run Crossings Drive Realignment

	Existing Size (Acres)	Proposed Size (Acres)
Lot 1	0.96	1.15
Lot 2	13.95	17.18
Lot 3	20.4	17.06

ANALYSIS: Approval of the preliminary and final plats of Rock Run Crossings Drive Subdivision and the vacation of a 3-acre portion of Rock Run Crossings Drive will allow for future development of a three-lot mixed-use subdivision.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

X **Preliminary Plat**
X **Final Plat**
X **Recording Plat**

NAME OF SUBDIVISION: Rock Run Crossings Drive Subdivision

NAME OF PETITIONER: Cullinan Joliet, LLC

CELL #: 815-744-0840 **E-MAIL:** jtestin@cullprop.com

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 RRC Drive

NAME OF LOCAL AGENT: Jim Testin

ADDRESS: 760 Village Center Drive, Suite 200B PHONE: 815-744-0840

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, Suite 200B PHONE: 815-744-0840

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: _____ **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: Attached

COMMON ADDRESS: No addresses assigned

PERMANENT INDEX NUMBER (Tax No.): 05-06-22-302-001-0020

SIZE: 37.3 acres

NO. OF LOTS: 3

PRESENT USE: vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: B-2, Vancant and Chipotle under construction

South: B-2 Vacant

East: B-2 Vacant

West: I-55, 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 X No _____ If yes, list the Case number and name: Property is under an approved PUD

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

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: 6/5/25 Petitioner's Name

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

Nicole Britney Reichert Notary Public

February 7, 2028 My Commission Expires:

Official Seal
NICOLE BRITNEY REICHERT
Notary Public, State of Illinois
Commission No. 986809
My Commission Expires February 7, 2028

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:

No addresses assigned to area impacted by plats

PIN(s): 05-06-22-302-001-0020

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: jtestin@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
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☐	**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: _____

DATE: 6/4/25

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

Michael Gold, President, 630-286-0132

CONTACT: Jim Testin, Development Manager, 815-744-0840

PRINT

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Cullinan Joliet, LLC

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

CELL # 815-744-0840 **E-MAIL**: jtestin@cullprop.com

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 815-744-0840

LEGAL DESCRIPTION OF PROPERTY: Rock Run Crossings Drive south of Gateway. Part of the Southwest Quarter of Section 22, Township 35 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois

COMMON ADDRESS: No address assigned

PERMANENT INDEX NO. (Tax No.): Part of 05-06-22-302-001-0020

ROW/EASEMENT SIZE: Width approx 70' Depth approx 1,900' Area approx 3 acres

PROPOSED USE AFTER VACATION: B-2

USES OF SURROUNDING PROPERTIES: North: B-2, vacant and Chipotle under construction

South: B-2

East: B-2

West: B-2 vacant

REASON FOR REQUEST: Moving the ROW alignment. Creating a new alignment so the current alignment is not necessary.

Is the Property owned by the City of Joliet? YES X NO _____

What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? Existing RRC Drive ROW south of Gateway Blvd

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

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.

Petitioner's Signature

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

Nicole Britney Reichert
Notary Public

My Commission Expires: February 7, 2028

Official Seal
NICOLE BRITNEY REICHERT
Notary Public, State of Illinois
Commission No. 986809
My Commission Expires February 7, 2028

<u>ROW vacations only</u> – The undersigned owners of adjacent property do not object to the vacation of the following described property:

All adjacent property owned by Cullinan Joliet, LLC

OWNER'S NAME	ADDRESS

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

PRELIMINARY PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

PERMANENT INDEX NUMBER:
05-06-22-302-001-0020

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES

R.O.W. DEDICATION	1.867 ACRES

N

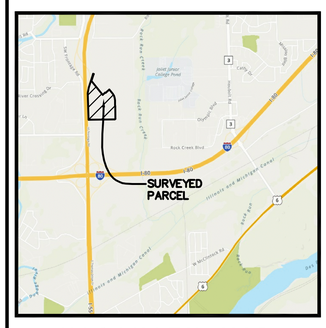
100 50 0 100
SCALE: 1 INCH = 100 FEET

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

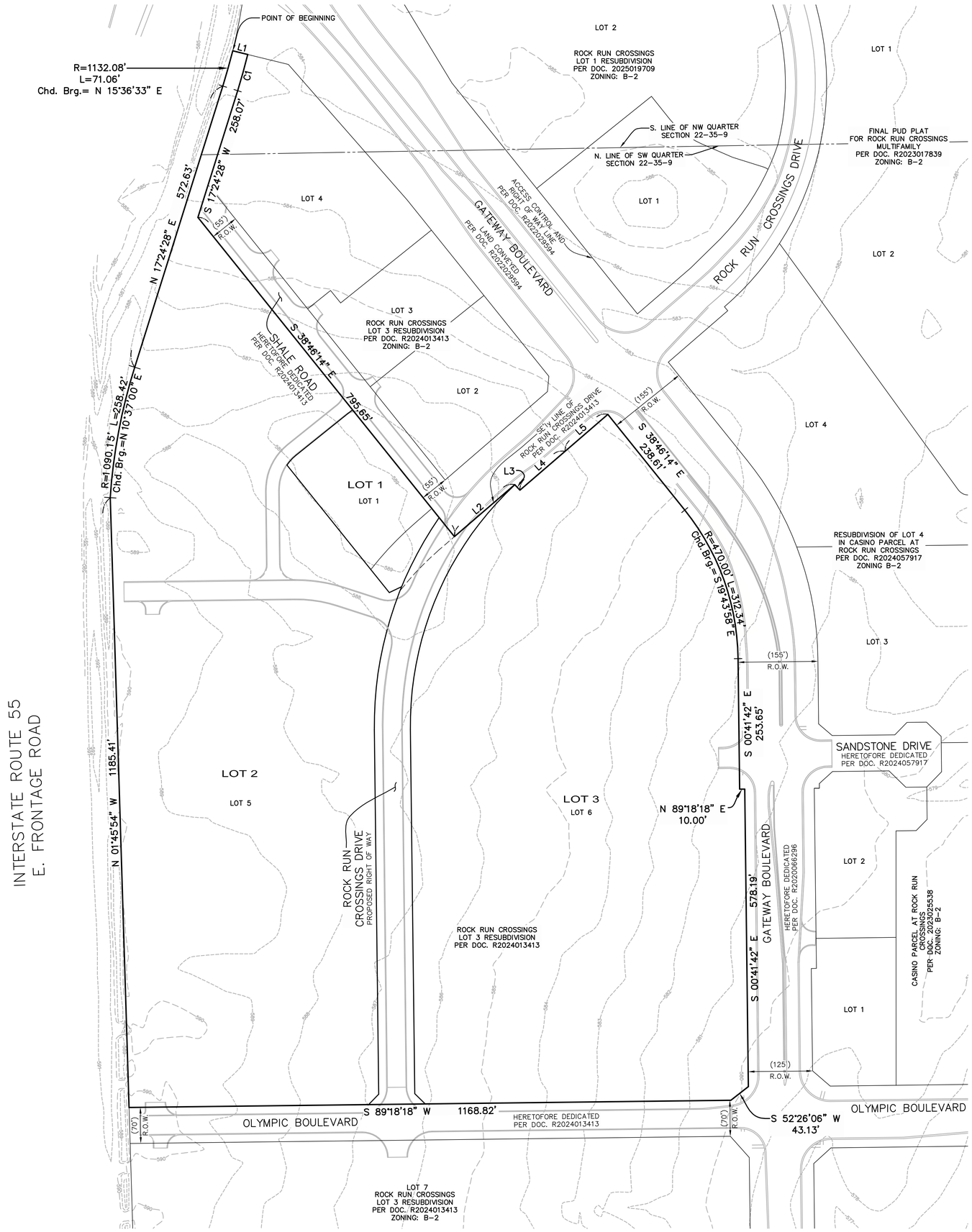
THIS PLAT IS NOT FOR RECORDING.



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W



BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 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 '+' 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 BEARING 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 TOPOGRAPHY DEPICTED HEREON IS 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. SEEDING 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 ILCS5/9-115.1 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 AND 3 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 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 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

SITE DATA TABLE			
LOT #	1	2	3
ZONING	B-2	B-2	B-2
PUD	YES	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%	0%
PROPOSED RCN	94	94	94
EXISTNG TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	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.

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

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

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.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-06-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG
PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

PRELIMINARY PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

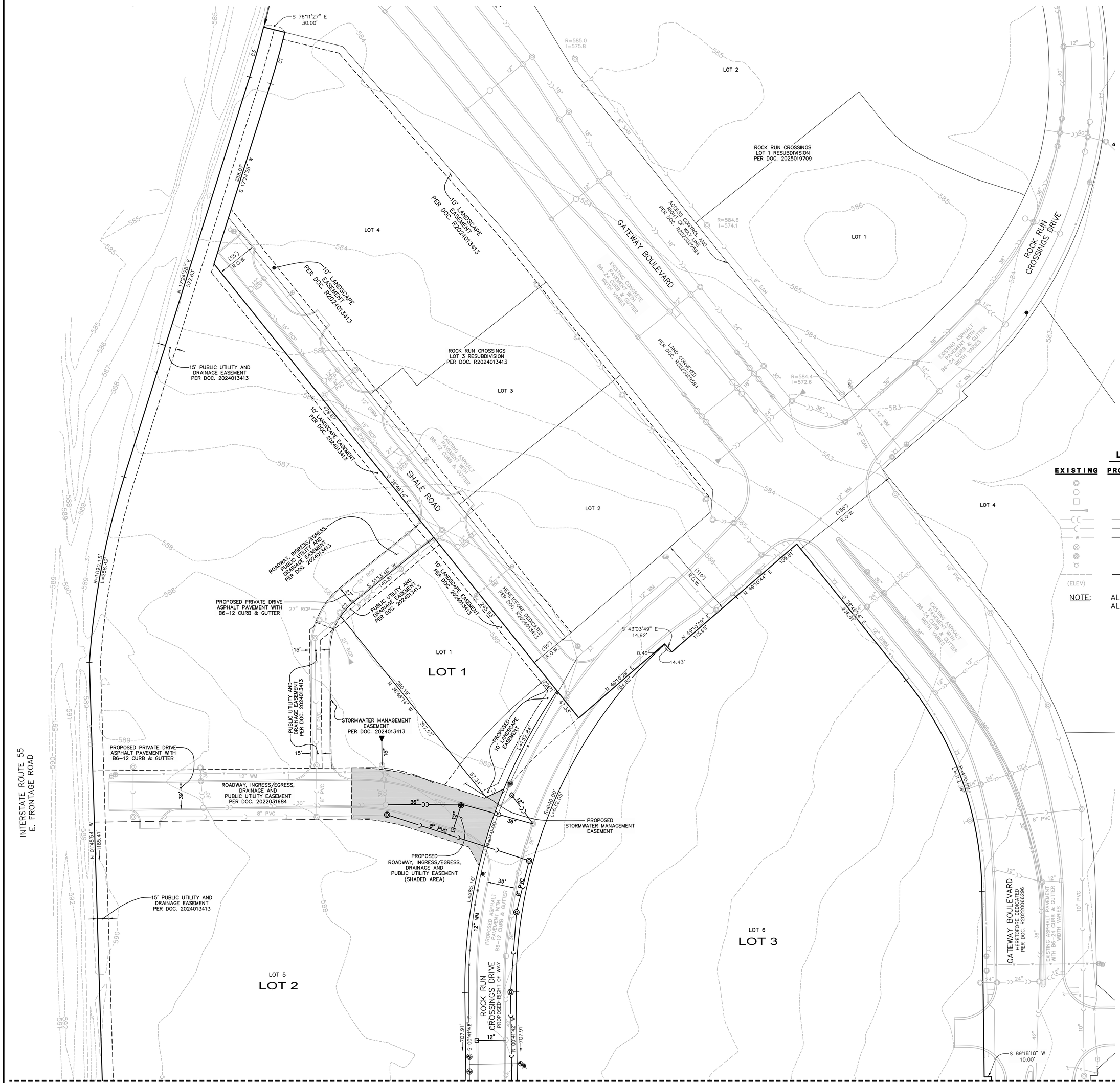
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.



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.

MATCH LINE-SEE SHEET 3

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.: 849001 FILE NAME: RRC DRIVE PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

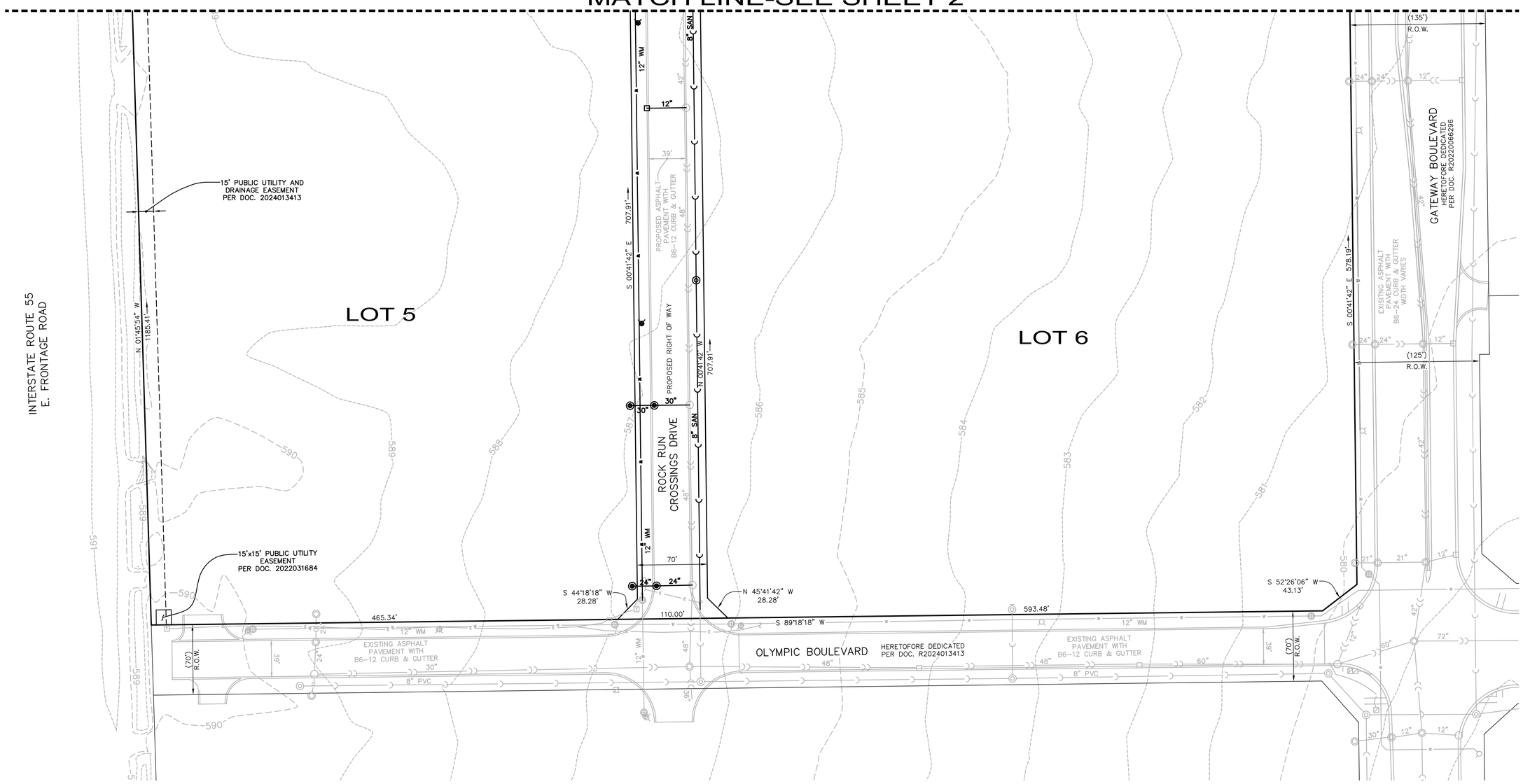
THIS PLAT IS NOT FOR RECORDING.

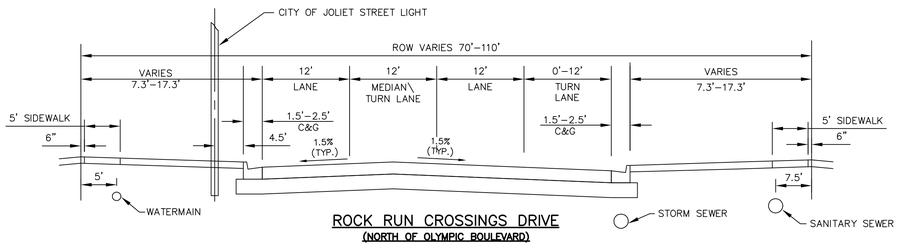
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

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

MATCH LINE-SEE SHEET 2





ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
6" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

PREPARED BY:
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PLOT FILE CREATED: 7/9/2025 BY: TONY BUUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\RRC DRIVE PREPLAT.DWG

FINAL PLAT FOR
ROCK RUN CROSSINGS DRIVE SUBDIVISION

PERMANENT INDEX NUMBER:
05-06-22-302-001-0020

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST; 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.81 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFOREMENTIONED SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 26 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.145 ACRES
LOT 2	17.184 ACRES
LOT 3	17.061 ACRES
AVERAGE	11.797 ACRES
R.O.W. DEDICATION	1.867 ACRES

N

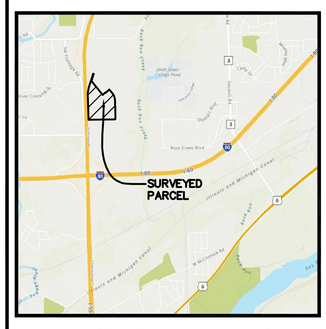
100 50 0 100
SCALE: 1 INCH = 100 FEET

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

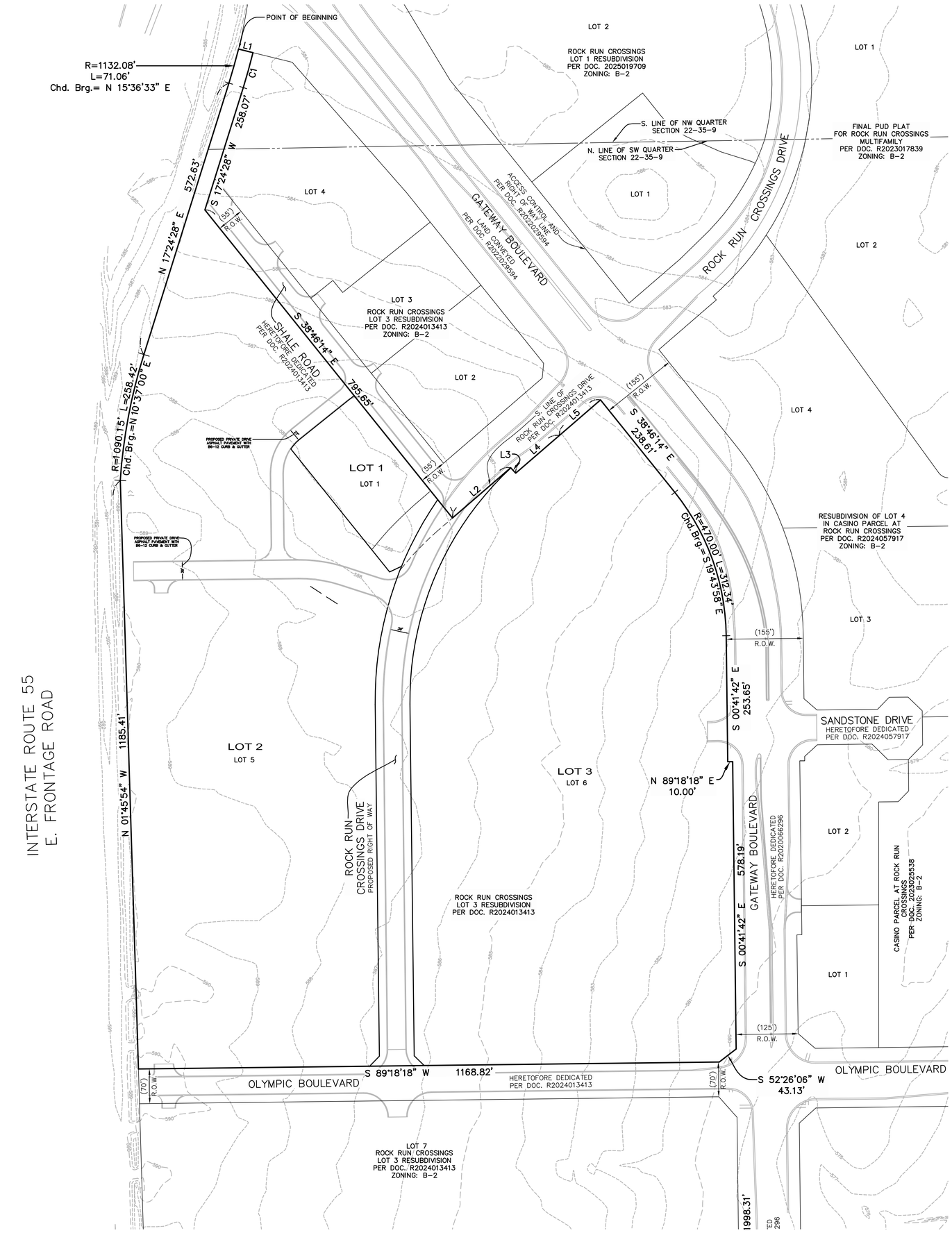
THIS PLAT IS NOT FOR RECORDING.



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.81'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W



BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 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 '+' 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 BEARING 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 TOPOGRAPHY DEPICTED HEREON IS 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. SEEDING 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 ILCS5/9-115.1 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 AND 3 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 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).

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15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

SITE DATA TABLE			
LOT #	1	2	3
ZONING	B-2	B-2	B-2
PUD	YES	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%	0%
PROPOSED RCN	94	94	94
EXISTNG TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	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
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

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

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
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STATE OF ILLINOIS)
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_____
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

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DISC NO.: 849001 FILE NAME: FINAL PLAT-5
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-05-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY:
REVISED 07-09-25\AJB PER CITY REVIEW COMMENTS

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

FINAL PLAT FOR

ROCK RUN CROSSINGS DRIVE SUBDIVISION

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 64°42'55" W	26.55'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	72.94'	1162.08'	S 15°36'33" W
C2	26.09'	86.25'	N 42°33'55" E
C3	71.06'	1132.08'	N 15°36'33" E

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

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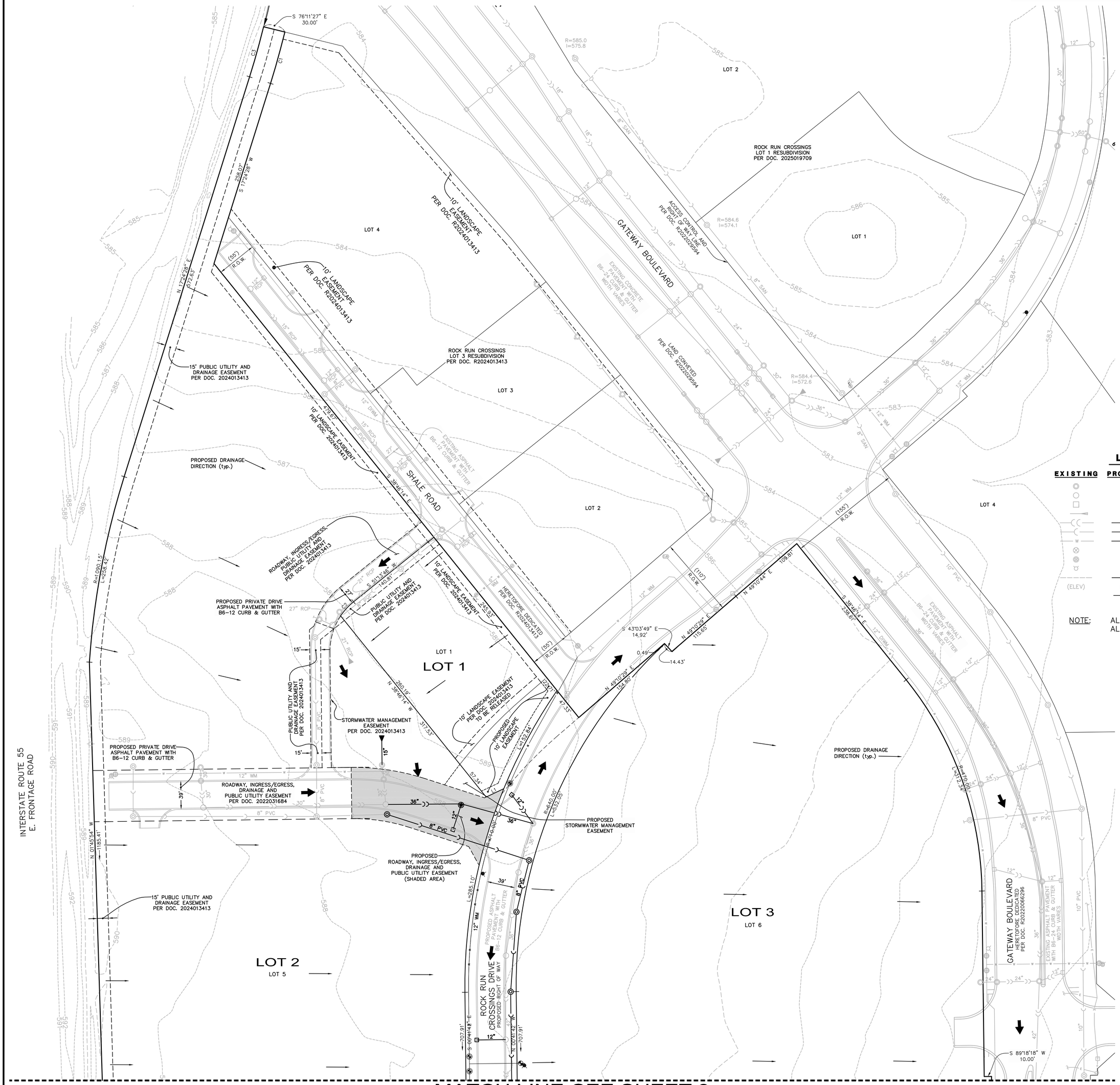

LEGEND

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
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

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

MATCH LINE-SEE SHEET 3

PREPARED BY:
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REVISED 07-09-25\AJB PER CITY REVIEW COMMENTS

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PLOT FILE CREATED: 7/9/2025 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

FINAL PLAT FOR

ROCK RUN CROSSINGS DRIVE SUBDIVISION

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
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SCALE: 1 INCH = 50 FEET

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
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		STORM SEWER
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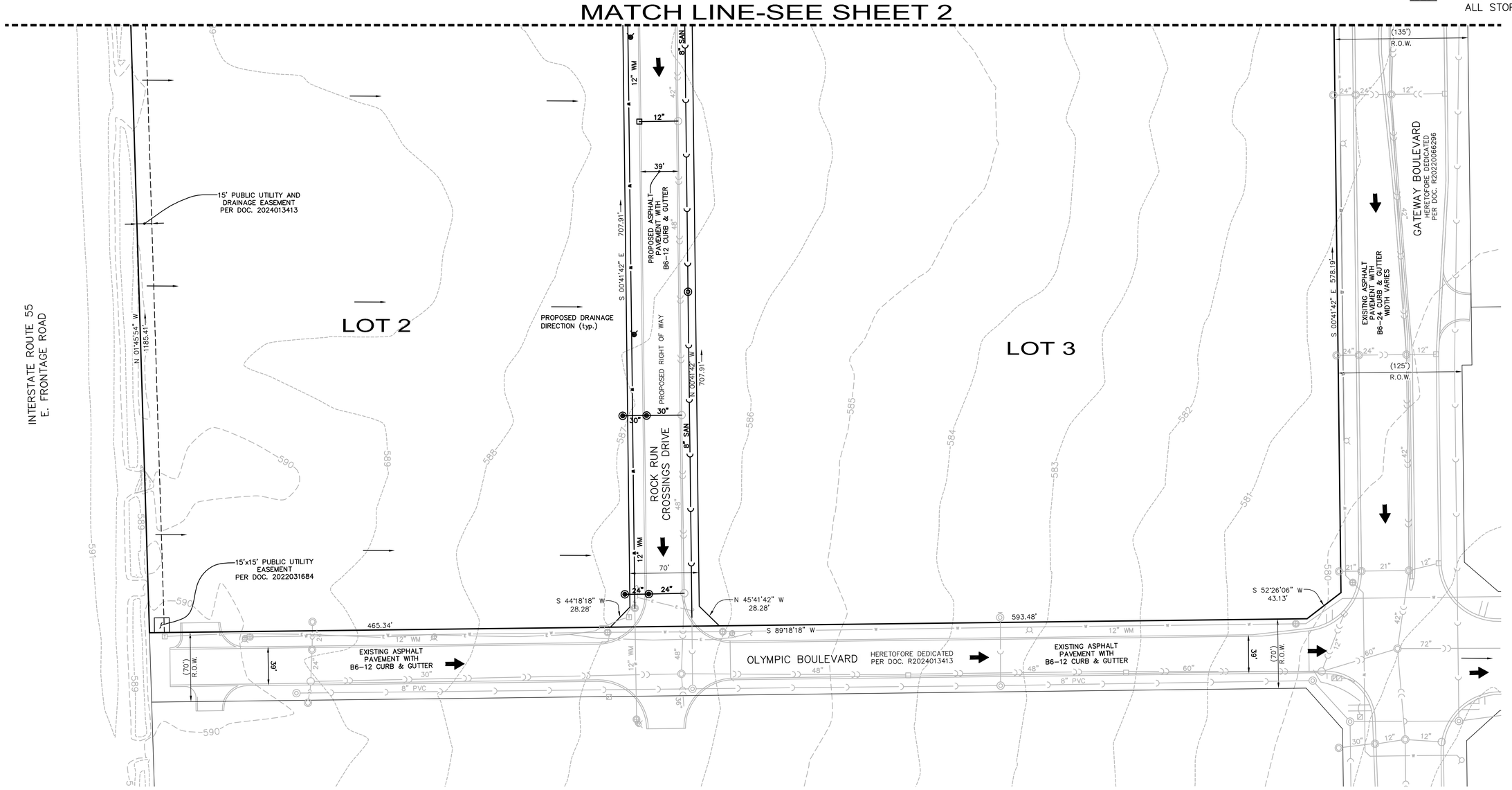
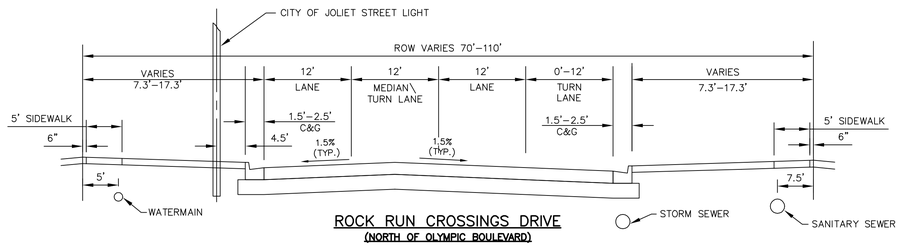
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		DRAINAGE DIRECTION
		OVERLAND FLOOD ROUTE

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

MATCH LINE-SEE SHEET 2





ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
6" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

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.: 849001 FILE NAME: FINAL PLAT-5
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-05-25 JOB NO.: 849.001
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY: JRP 06-04-25
REVISED 07-09-25\AJB PER CITY REVIEW

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PLOT FILE CREATED: 7/9/2025 BY: TONY BUUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\ROCK RUN CROSSINGS DRIVE SUB\FINAL PLAT.DWG

PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

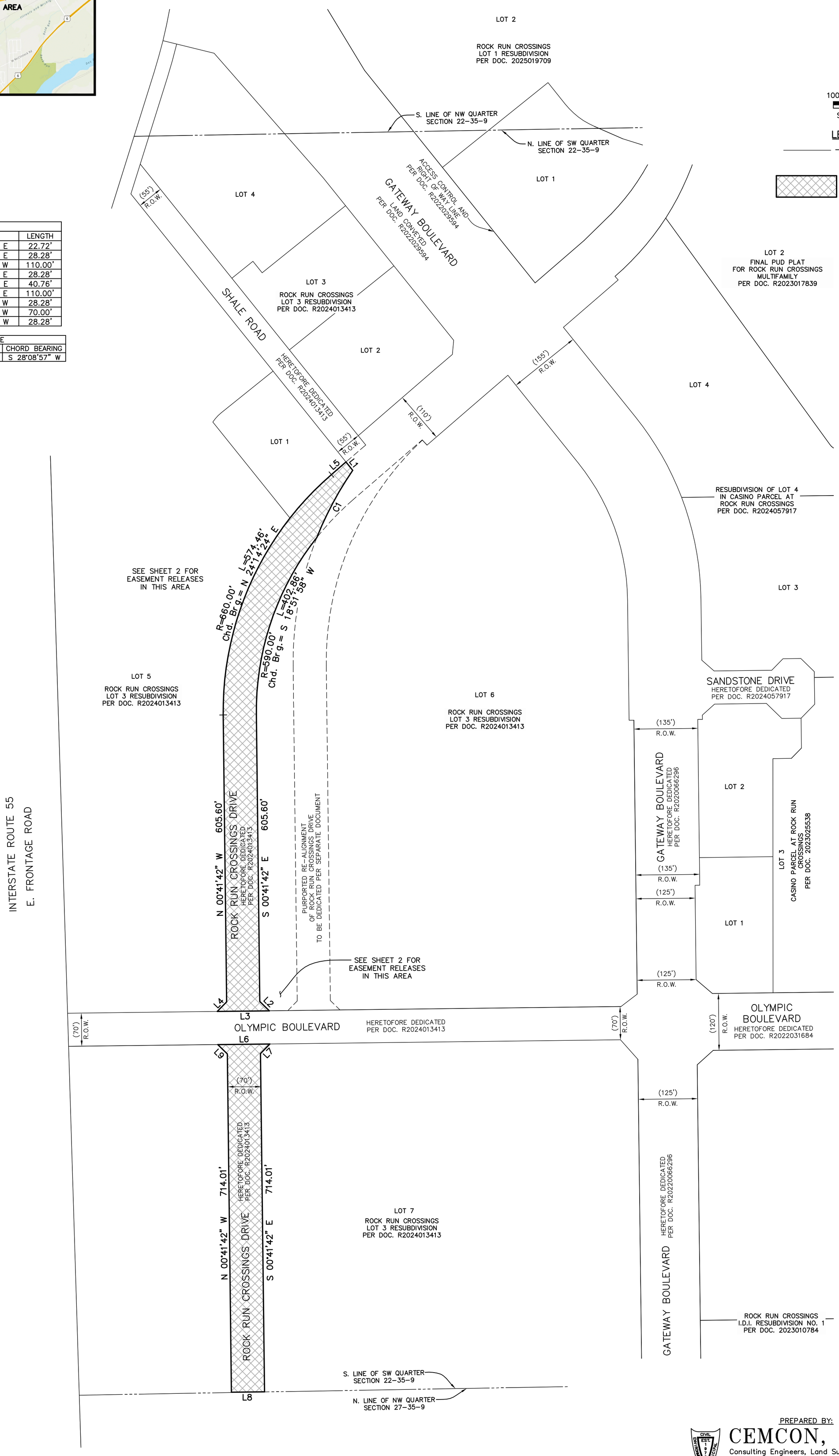
LEGEND

— ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)

RIGHT OF WAY AREA HEREBY VACATED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	22.72'
L2	S 45°41'42" E	28.28'
L3	S 89°18'18" W	110.00'
L4	N 44°18'18" E	28.28'
L5	N 49°10'29" E	40.76'
L6	N 89°18'18" E	110.00'
L7	S 44°18'18" W	28.28'
L8	S 89°18'18" W	70.00'
L9	N 45°41'42" W	28.28'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	161.01'	710.00'	S 28°08'57" W



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CEMCON, Ltd.
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60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 849001 FILE NAME: PLAT OF VACATION
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-04-25 JOB NO.: 849.001
CHECKED BY: JRP 06-04-25
REVISED 07-08-25\AJB PER CITY REVIEW

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PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN WILL COUNTY, ILLINOIS.

N

30 15 0 30
SCALE: 1 INCH = 30 FEET

LEGEND

——————— – ADJACENT PROPERTY LINE OR RIGHT–OF–WAY LINE (Light Solid Line)

– – – – – – – – EASEMENT LINE (Light Dashed Line)

UTILITY COMPANY RELEASE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED.

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMCAST CABLE COMMUNICATIONS, INC.:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

CITY OF JOLIET–PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS:

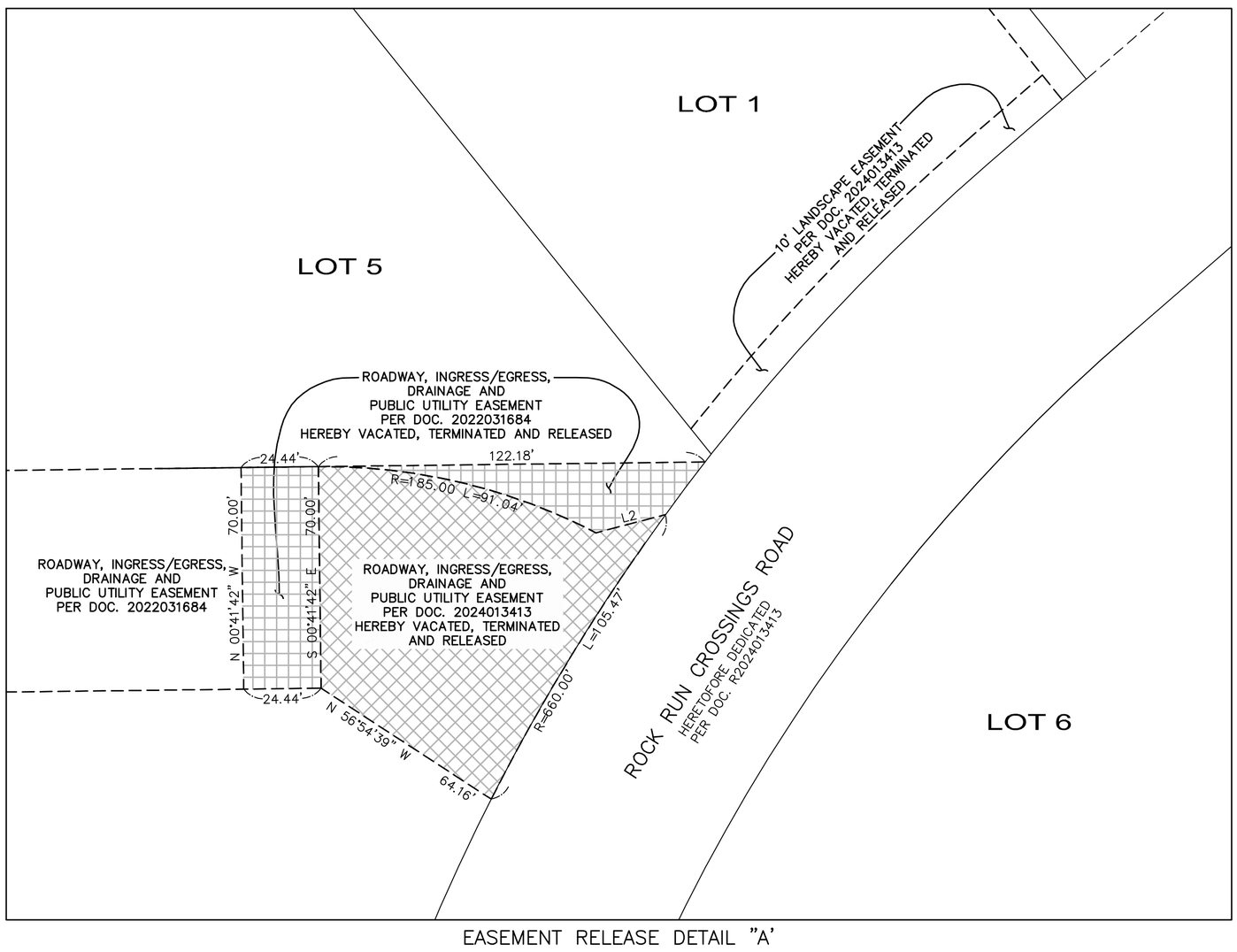
THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

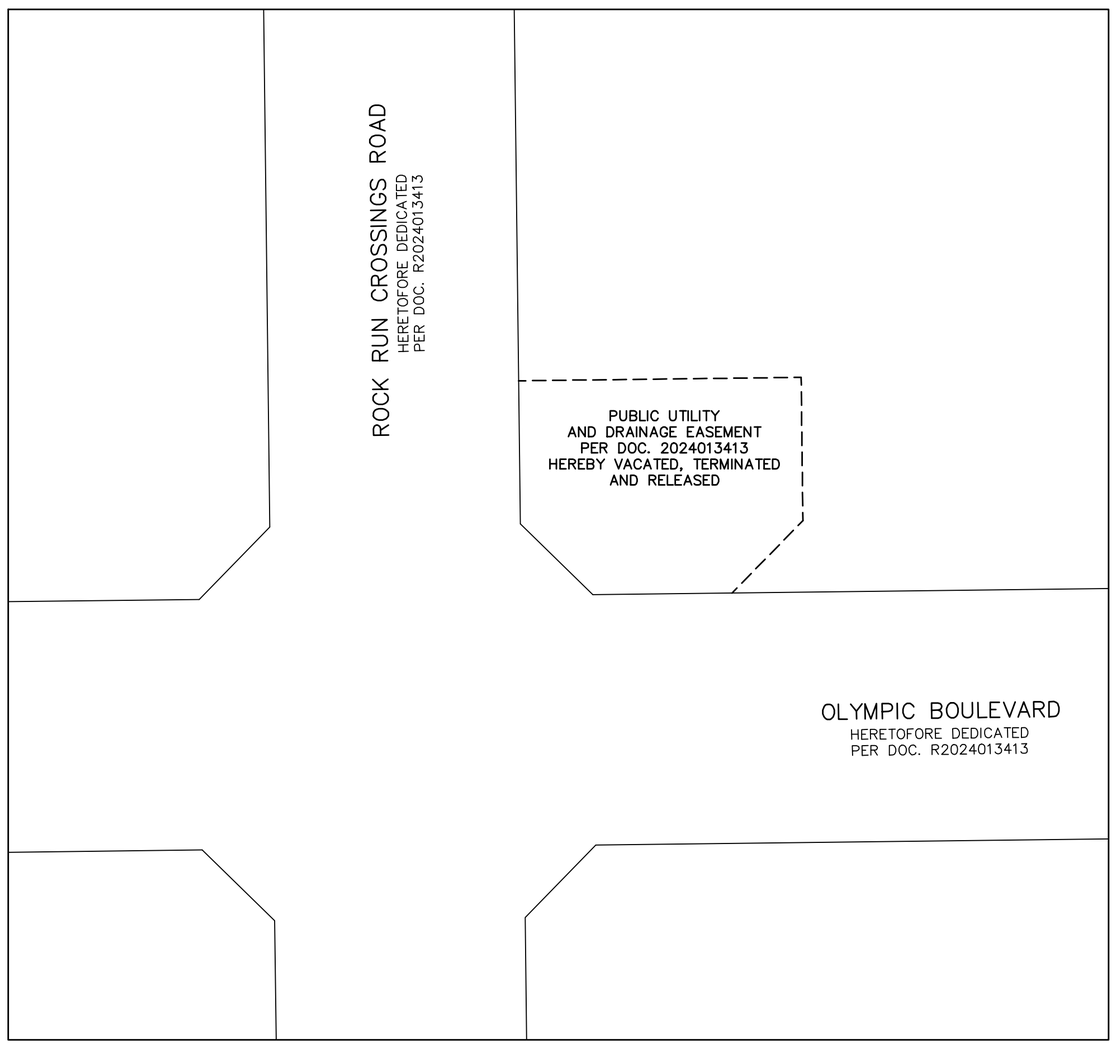
CITY OF JOLIET–PUBLIC WORKS, ITS SUCCESSORS AND ASSIGNS:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS



EASEMENT RELEASE DETAIL "A'



EASEMENT RELEASE DETAIL "B'

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____A.D.,20___

_____ _____
MAYOR CITY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THE _____ DAY OF _____, A.D., 20____

AT ____ O'CLOCK __.M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2027

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 849001 FILE NAME: PLAT OF VACATION
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2–12
COMPLETION DATE: 06–04–25 JOB NO.: 849.001
CHECKED BY: JRP 06–04–25
REVISED 07–08–25\AJB PER CITY REVIEW

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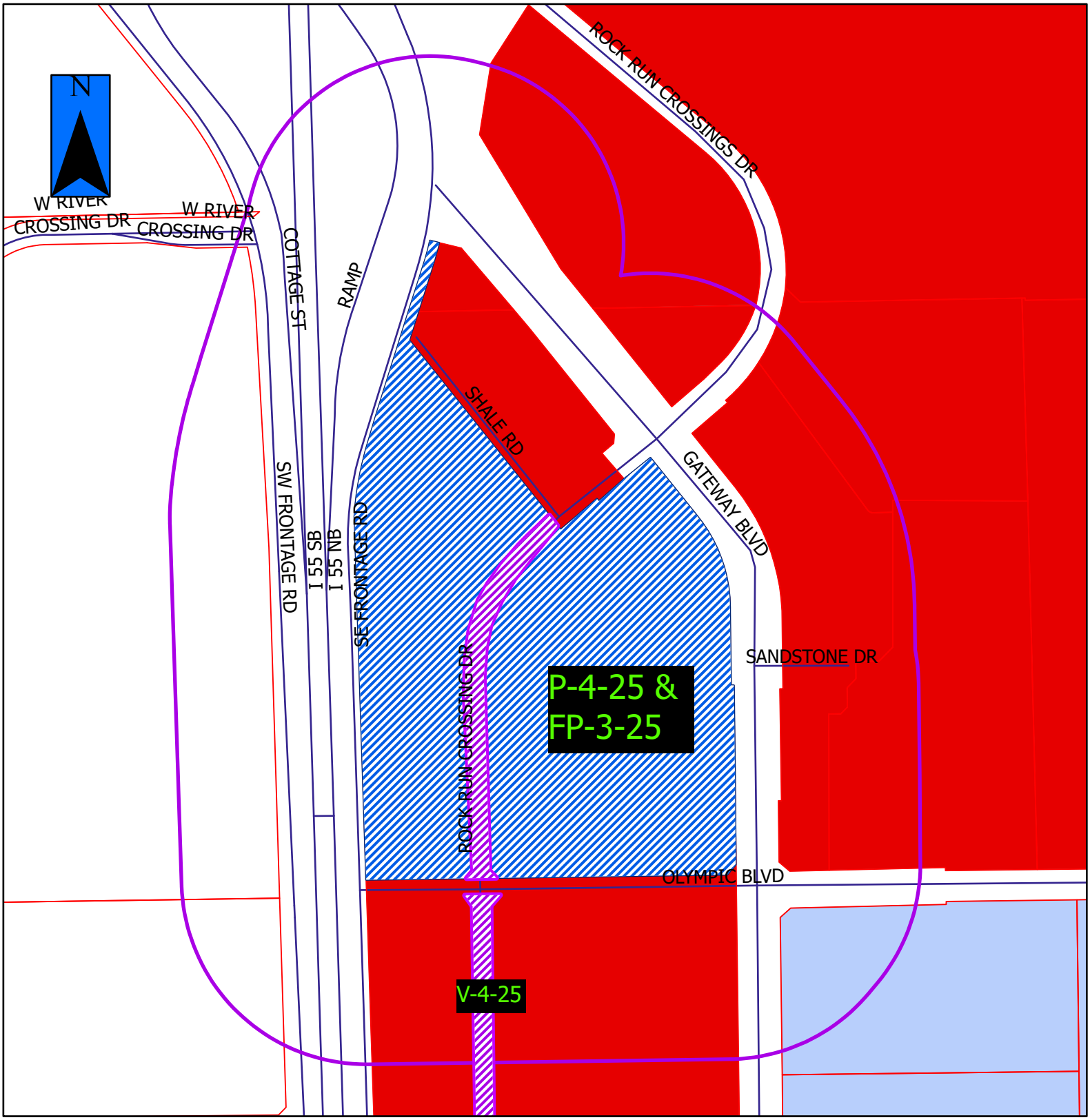
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\PLAT OF VACATION.DWG
PLOT FILE CREATED: 7/8/2025 BY: TONY BLUS



P-4-25 FP-3-25 V-4-25

JOLIET PLANNING DIVISION

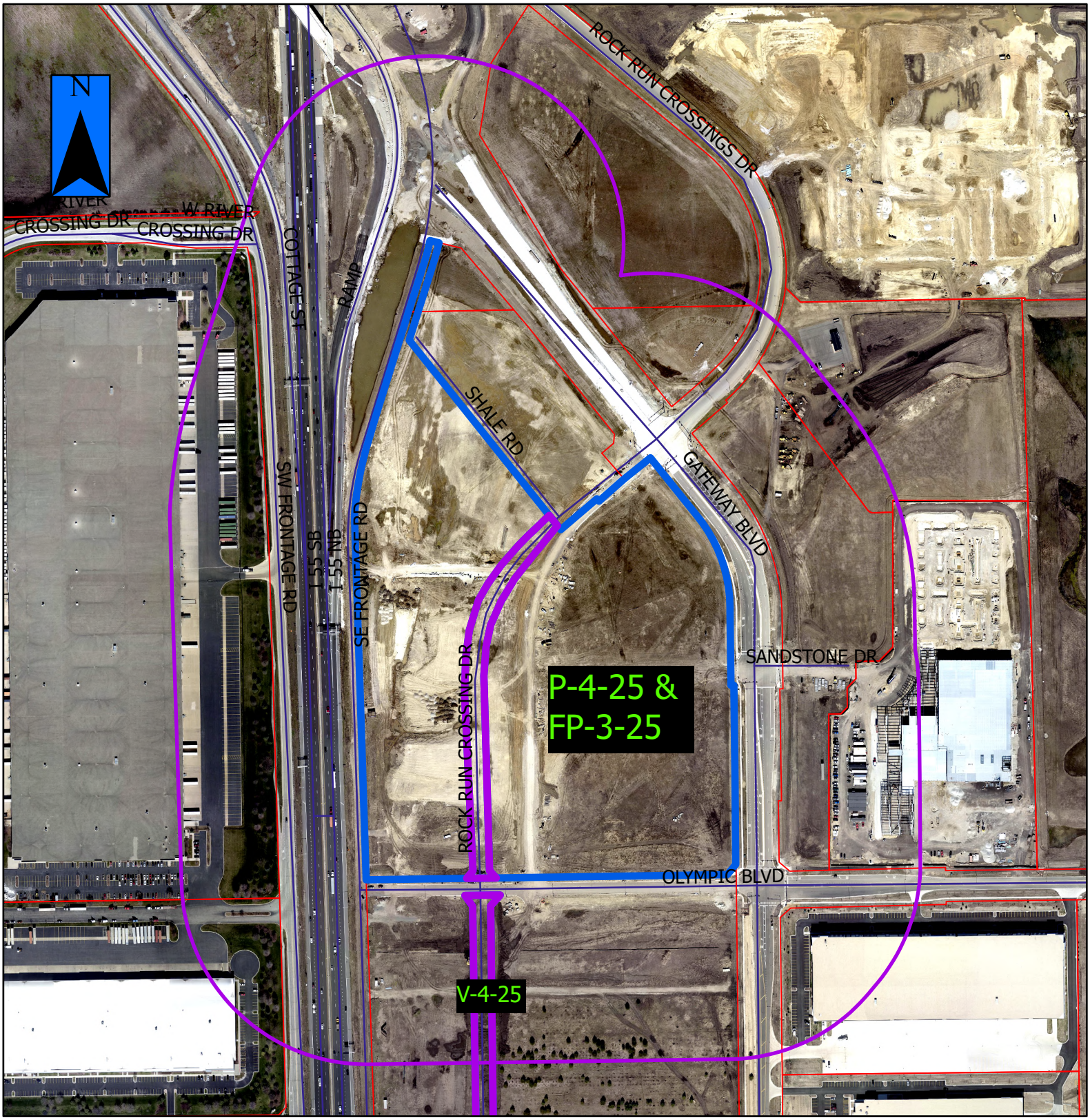
= Vacation in Question

= 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-4-25a FP-3-25a V-4-25a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Vacation in Question

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8734 **Agenda Date:**7/17/2025

powered by Legistar™

DATE: July 17, 2025

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: FP-4-25: Final Plat of Laraway ANR TC Energy Subdivision

GENERAL INFORMATION:

APPLICANT:	Andrew D. Black, representative for ANR Pipeline TC Energy
STATUS OF APPLICANT:	Developer
OWNER:	ANR Pipeline Company

SPECIAL INFORMATION: The petitioner is requesting a tabling of the subject Final Plat petition to the August 21, 2025, Plan Commission meeting to allow additional time to finalize engineering plans for the site that are associated with the Final Plat approval. Staff supports this tabling request.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8736 **Agenda Date:**7/17/2025

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-8737 **Agenda Date:**7/17/2025

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