

ORDINANCE NO. _____

AN ORDINANCE PROPOSING THE CREATION OF A
BUSINESS DISTRICT IN THE CITY OF JOLIET, WILL AND
KENDALL COUNTIES, ILLINOIS, AND FIXING THE DATE
AND TIME FOR A PUBLIC HEARING IN CONNECTION WITH
THE SAME (ROCK RUN COLLECTION BUSINESS DISTRICT)

WHEREAS, the City of Joliet, Will and Kendall Counties, Illinois (the “**City**”) is a home rule unit of government under the Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the “**Business District Law**”) allows the City to determine that it is “essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth”; and

WHEREAS, on January 5, 2021, the City Council of the City (the “**City Council**”) established the Rock Run Crossings Redevelopment Project Area (the “**Redevelopment Area**”), encompassing properties on the northeast intersection of Interstate 55 and Interstate 80, to address blighted conditions within the Redevelopment Area; and

WHEREAS, in order to further address blighted conditions within the Redevelopment Area, the City Council is now considering the approval of a business district plan and the designation of a business district within a portion of the Redevelopment Area; and

WHEREAS, the City has retained SB Friedman Development Advisors, LLC to prepare a business district plan (the “**Proposed Business District Plan**”, a copy of which is available for public inspection at the office of the City Clerk, 150 West Jefferson Street, Joliet, Illinois, Monday through Friday during normal business hours) for that portion of the Redevelopment Area legally described and depicted in **Exhibit A** attached hereto and made a part hereof (the “**Proposed Rock Run Collection Business District**”); and

WHEREAS, the City Council has determined that it is in the best interests of the City and its citizens to (a) propose the approval of the Proposed Business District Plan, (b) propose the approval of the designation of the Proposed Rock Run Collection Business District as a business district pursuant to the Business District Law, and (c) propose the approval of the imposition of a retailers’ occupation tax, a service occupation tax and a hotel operators’ occupation tax (collectively, the “**Proposed Business District Taxes**”) in the Proposed Rock Run Collection

Business District, at a rate of not to exceed one percent (1%) pursuant to Sections 11-74.3-3(10) and (11) of the Business District Law; and

WHEREAS, pursuant to the Business District Law, the City is required to adopt this Ordinance proposing the approval of the Proposed Business District Plan, proposing the approval of the designation of the Proposed Rock Run Collection Business District as a business district, proposing the imposition of the Proposed Business District Taxes in such business district, and fixing the time and place for a public hearing on the Proposed Business District Plan, the Proposed Rock Run Collection Business District and the Proposed Business District Taxes; and

WHEREAS, the City Council has determined that it is necessary, expedient and in the best interests of the City and its citizens to fix a time and place for a public hearing on the proposals to approve the Proposed Business District Plan, designate the Proposed Rock Run Collection Business District as a business district, and impose the Proposed Business District Taxes in such business district.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Joliet, Will and Kendall Counties, Illinois, as follows:

SECTION 1: The preambles of this Ordinance are true, correct and complete and are hereby incorporated as though fully set forth herein.

SECTION 2: A public hearing shall be held at 6:30 p.m. on August 4, 2026, at City Hall, Council Chambers located at 150 West Jefferson Street, Joliet, Illinois (the “**Hearing**”), to consider whether to approve the Proposed Business District Plan, designate the Proposed Rock Run Collection Business District as a business district, and impose the Proposed Business District Taxes, all as set forth in the Business District Law.

SECTION 3: Notice of the Hearing shall be given by publication at least twice, not more than thirty (30) nor less than ten (10) days prior to the Hearing, in the *Joliet Herald News*, being a newspaper in general circulation in the City, in substantially the same form as in **Exhibit B** attached hereto and made a part hereof, with such changes being made to **Exhibit B** as are necessary to make the notice fully compliant with the Business District Law.

SECTION 4: All ordinances, orders and resolutions and parts thereof in conflict herewith shall be and the same are hereby repealed, and that this ordinance shall be in full force and effect forthwith upon its adoption and approval.

SECTION 5: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by the Business District Law.

PASSED this 7nd day of July, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

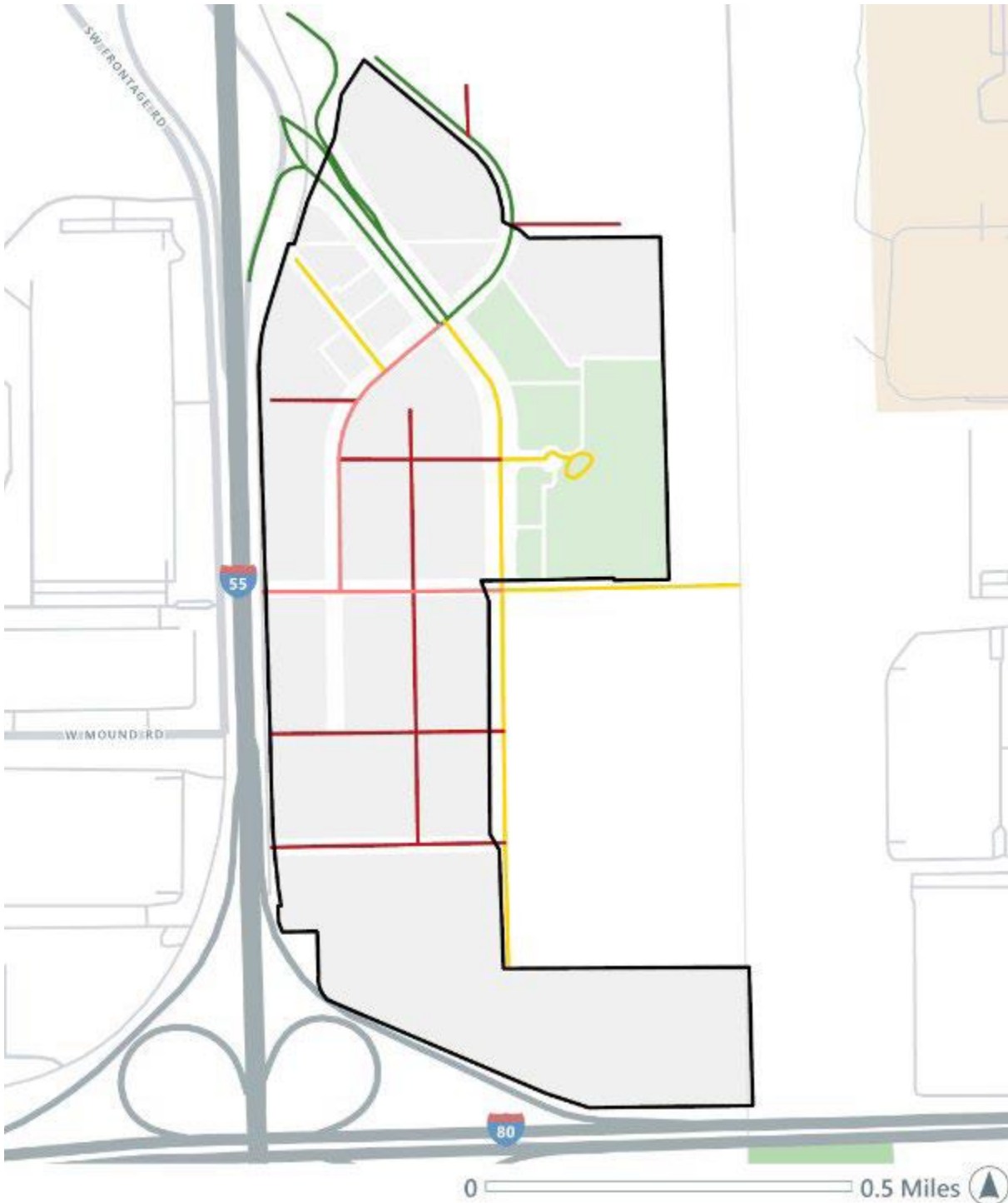
VOTING NO: _____

NOT VOTING: _____

EXHIBIT A

Map and Legal Description

Proposed Rock Run Collection Business District Boundary



Legal Description of Proposed Rock Run Collection Business District

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020; 05-06-22-101-002-0010; 05-06-22-302-002-0000; 05-06-22-305-001-0000;
05-06-22-304-004-0020; 05-06-22-301-013-0000; 05-06-22-304-003-0000; 05-06-22-304-005-0000;
05-06-22-304-002-0000; 05-06-22-301-011-0000; 05-06-22-304-001-0020; 05-06-22-304-001-0010;
05-06-22-301-010-0000; 05-06-27-100-011-0000; 05-06-22-301-012-0000; 05-06-22-301-005-0000;
05-06-22-301-008-0000

EXHIBIT B

PUBLIC NOTICE PURSUANT TO 65 ILCS 5/11-74.3-2(B)

Notice is hereby given that the City Council of the City of Joliet, Will and Kendall Counties, Illinois (the “City”) will hold a public hearing on August 4, 2026 at 6:30 p.m., at City Hall, Council Chambers, 150 West Jefferson Street, Joliet, Illinois (the “Hearing”), to consider whether to designate the following described land (the “Proposed Rock Run Collection Business District”) as a business district as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the “Law”), whether to approve a business district plan for the Proposed Rock Run Collection Business District as set forth in the Law and whether to impose certain sales and hotel taxes in such business district:

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH

LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

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All interested persons will be given an opportunity to be heard at the Hearing.

The business district plan for the Proposed Rock Run Collection Business District under consideration at the Hearing provides, generally, that the City may provide or enter into an agreement with developers or business owners and tenants to provide certain public and private improvements in the Proposed Rock Run Collection Business District to enhance the immediate area and to serve the needs of development and the interests of the City and its residents. The City intends to develop the Proposed Rock Run Collection Business District to further contribute to the long-term economic health and vitality of the City. Proposed City projects in the Proposed Rock Run Collection Business District may include but shall not be limited to: improvement of public utilities including water mains, sewer related system improvements and storm water retention; property acquisition by contract or eminent domain; environmental remediation and site preparation; rehabilitation of building exterior and interior components; improvement of roadways, alleyways and sidewalks; beautification and installation of identification markers, landscaping/streetscaping; and relocation and/or extension of utilities.

In connection with the proposed Rock Run Collection Business District, the City may impose a one percent (1%) retailers' occupation tax, a one percent (1%) service occupation tax and a one percent (1%) hotel operators' occupation tax, pursuant to the authority granted by 65 ILCS 5/11-74.3-3(10) and (11), for the planning, execution, and implementation of the business district plan and to pay for business district project costs as set forth in the business district plan.

A copy of the business district plan under consideration for the Proposed Rock Run Collection Business District is available at City Hall, 150 West Jefferson Street, Joliet, Illinois, for review. Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage, or other disposition by the City of land or rights in land owned by the City and located within the Proposed Rock Run Business District, should contact Kevin Sing, Director of Finance, at 815-724-3917. Any alternative proposals or bids must be addressed to and submitted to Kevin Sing, Director of Finance, at the above-listed City Hall address, no later than Thursday before the Hearing, August 4, 2026, at 4:00 p.m.

City of Joliet
Lauren O'Hara
City Clerk