

DATE: July 18, 2024
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-4-24: Preliminary Plat of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision.

FP-4-24: Final Plat of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision.

GENERAL INFORMATION:

APPLICANT: Cullinan Joliet, LLC
STATUS OF APPLICANT: Developer
REQUESTED ACTION: Approval of a preliminary plat and final plat.
PURPOSE: To create a four-lot mixed use subdivision.
EXISTING ZONING: B-2 (Central Business District)
LOCATION: East of Gateway Boulevard between Rock Run Crossings Drive and Olympic Boulevard.
SIZE: 9.9 acres
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped; B-2 (Central Business District)
SOUTH: Warehousing; I-1 (Light Industrial)
EAST: Future Casino; B-2 (Central Business District)
WEST: Undeveloped; B-2 (Central Business District)

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 9.9-acre portion of the Casino Parcel at Rock Run Crossings Subdivision, which was created in 2022. Lot 4 was created as a space for future outlot development that would occur to the west of the casino site.

In October of 2023, the City Council approved a Planned Unit Development (PUD) for most of the Rock Run Collection development area, including the subject subdivision. While the PUD allows multiple buildings to be located on one lot under unified ownership, the proposed subdivision would create four separate lots for the future end users.

SPECIAL INFORMATION: The petitioner seeks approval of the Preliminary and Final Plats of Resubdivision for Lot 4 of the Casino Parcel at Rock Run Crossings Subdivision. The applicant has also submitted for approval a recording plat, which will be put before the City Council at a future meeting. The conceptual site plan within the Rock Run Collection Subdivision PUD shows that the newly created lots will likely feature a blend of food and beverage and hotel uses.

All four new lots would front Gateway Boulevard. An extension of Sandstone Drive would bisect Lots 2 and 3 and provide direct access to these lots. A cross-access easement would be provided to allow for access to Lots 1 and 4 through Lots 2 and 3 respectively. This cross access would stem off Sandstone Drive. A 20 ft.-wide landscape easement will be placed along the west side of each lot fronting Gateway Boulevard in addition to the southern portion of Lot 1 fronting Olympic Boulevard and the northern portion of Lot 4 fronting Rock Run Crossings Drive.

Future development within the subdivision will be required to connect to city water and sanitary sewer mains, which will both be extended within the Gateway Boulevard right-of-way. In addition, public improvements, paving, and curbing will be required per City Ordinances. Adherence to the Development Guidelines from the Rock Run Collection PUD will be required for landscaping, parking allocation, provision of on-site signage, on-site lighting, and future building design.

ANALYSIS: Approval of the preliminary and final plats of Resubdivision of Lot 4 of Casino Parcel at Rock Run Crossings Subdivision will create four new lots for future mixed-use development.



VICINITY MAP

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 44°15'37" W	63.65'
L2	S 89°18'18" W	75.57'
L3	S 00°41'42" E	56.40'
L4	S 44°18'20" W	41.13'
L5	S 00°41'42" E	63.02'
L6	S 44°18'20" W	30.41'
L7	S 89°18'18" W	39.16'
L8	N 89°18'18" E	10.00'
L9	N 89°18'18" E	10.00'
L10	N 40°49'16" W	10.00'

OWNERSHIP: CULLINAN JOLIET, LLC

LOT 1
RESUBDIVISION OF
ROCK RUN CROSSINGS
PER DOC. R2022031684
ZONING: B-2

L=163.65'
R=573.00'
Chd. Brg.= N 40°59'46" E

OWNERSHIP: CULLINAN JOLIET, LLC

LOT 1
FINAL PUD PLAT
FOR ROCK RUN CROSSINGS
MULTIFAMILY
PER DOC. 2023017839
ZONING: B-2

S. LINE OF NW QUARTER SECTION 22-35-9

N. LINE OF SW QUARTER
SECTION 22-35-9

OWNERSHIP: CULLINAN JOLIET, LLC

LOT 2
FINAL PUD PLAT
FOR ROCK RUN CROSSINGS
MULTIFAMILY
PER DOC. 2023017839
ZONING: B-2

LOT 4

LOT 3

LOT 2

LOT 1

OWNERSHIP: CULLINAN JOLIET, LLC

LOT 6
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

OWNERSHIP: PENN ENTERTAINMENT

LOT 3
CASINO PARCEL AT ROCK
RUN CROSSINGS
PER DOC. R2023025538
ZONING: B-2

OWNERSHIP: CULLINAN JOLIET, LLC

LOT 7
ROCK RUN CROSSINGS
LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

OWNERSHIP: CULLINAN JOLIET, LLC

LOT 1
ROCK RUN CROSSINGS
I.D.I. RESUBDIVISION NO. 1
PER DOC. R2023010784
ZONING: I-1



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

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

GENERAL NOTES:

- 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.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY,
DEPICTED HEREON, ARE BASED ON DATA COLLECTED
BY CEMCON, LTD. FROM JULY 2019.
- P.U. & D.E. = DENOTES PUBLIC UTILITY & DRAINAGE
EASEMENT.
- P.U.E. = PUBLIC UTILITY EASEMENT.
- THE SUBJECT PROPERTY IS CURRENTLY IN A CITY
OF JOLIET B-2 ZONING DISTRICT.
- THE BUILDING SETBACKS AND LANDSCAPE
REQUIREMENTS WILL CONFORM WITH THE CITY OF
JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY
PUD 7-23 REQUIREMENTS.
- 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.
- 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.
- 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.
- 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.
- 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.
- EXISTING ZONING FOR PROPOSED LOTS 1-4 IS
B-2 (CENTRAL BUSINESS).
- STORMWATER DETENTION FOR PROPOSED LOTS 1-4
IS PROVIDED WITHIN THE STORMWATER FACILITIES
ALONG THE EAST PROPERTY OF THE ROCK RUN
CROSSINGS PROJECT SITE.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A
SPECIAL FLOOD HAZARD AREA ACCORDING TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
EFFECTIVE MAPS.
- FULL ACCESS TO PROPOSED LOT 1 SHALL BE
AFFORDED VIA CROSS ACCESS EASEMENT ON
PROPOSED LOT 2. FULL ACCESS TO PROPOSED LOT 4
SHALL BE AFFORDED VIA CROSS ACCESS EASEMENT
ON PROPOSED LOT 3 AND/OR LOT 2 IN THE FINAL
PUD PLAT FOR ROCK RUN CROSSINGS MULTIFAMILY.

LEGEND

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

PREPARED FOR:

CULLINAN JOLIET, LLC
420 NORTH MAIN STREET, 2nd FL.
EAST PEORIA, IL 61611
309-999-1700

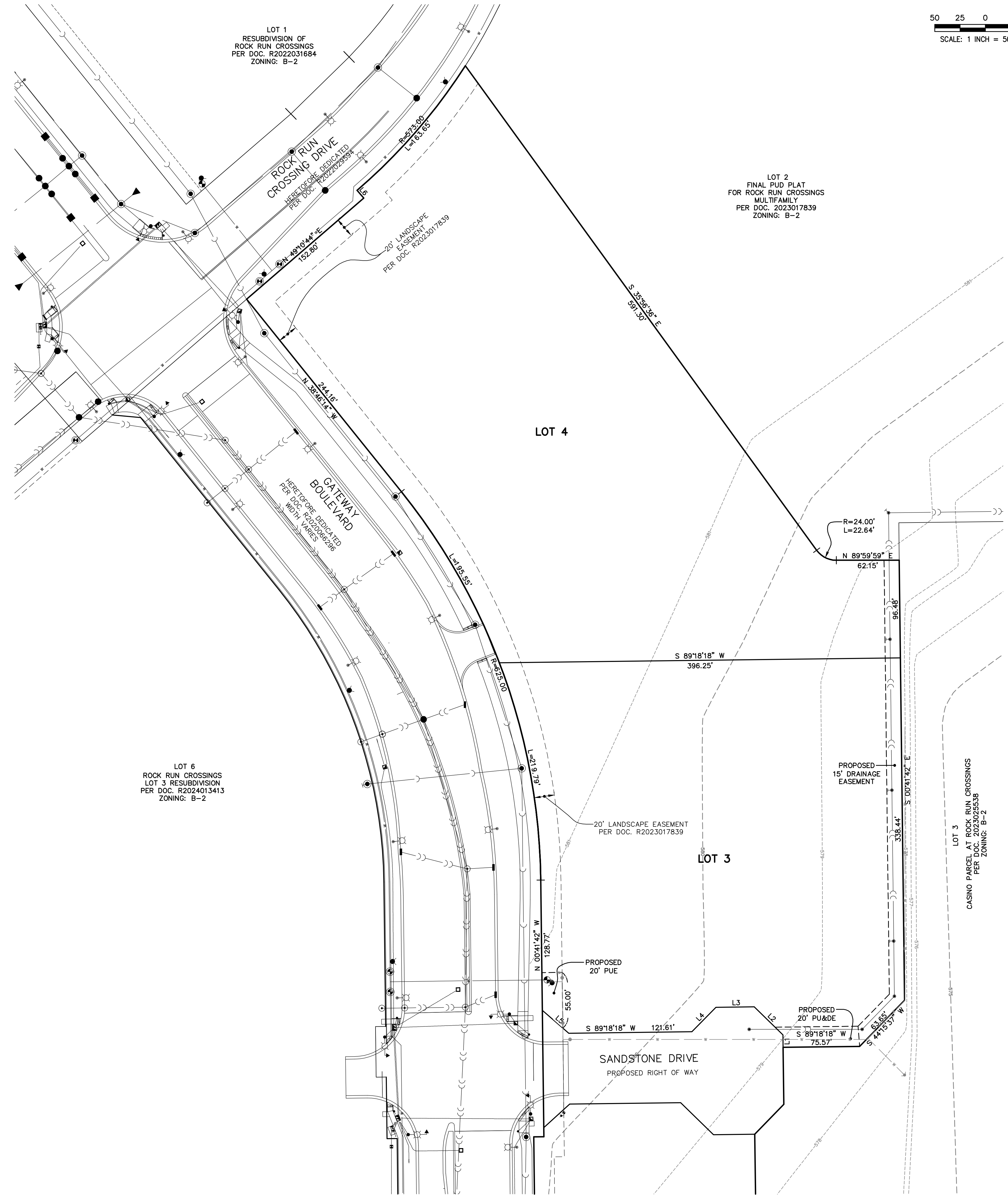
PREPARED BY:

CEMCON, Ltd.

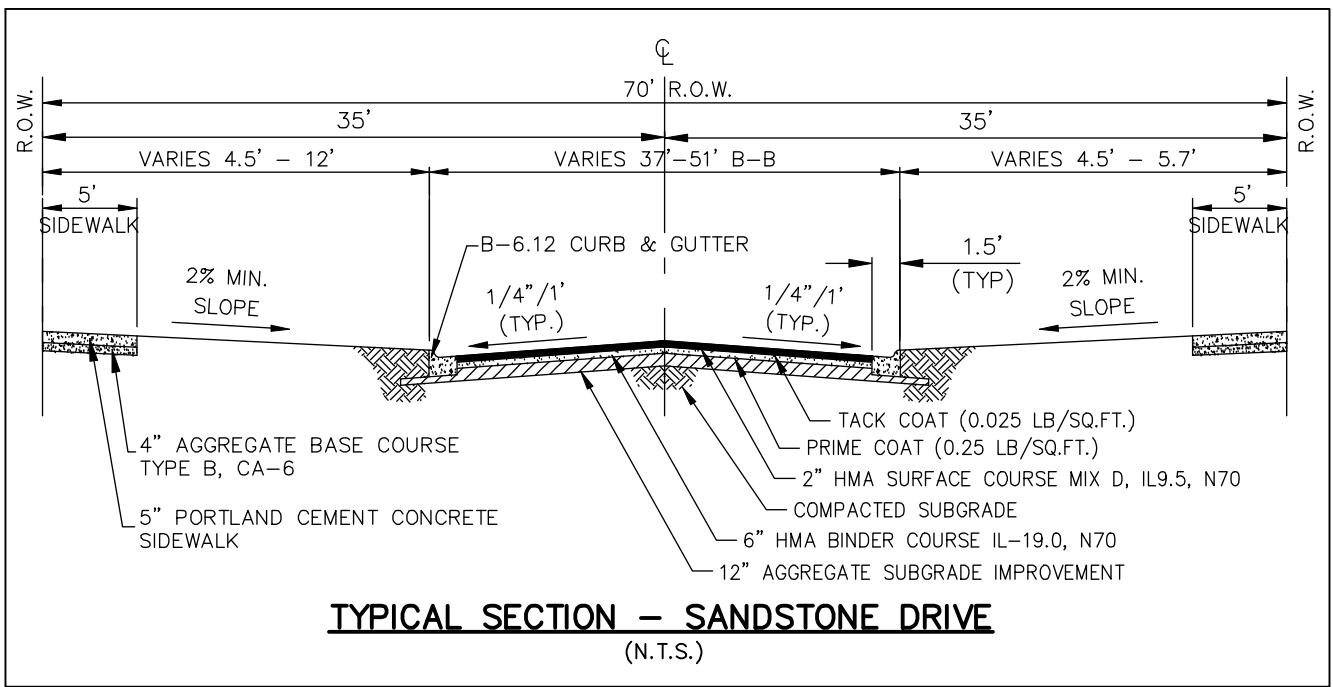
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: LOT 4 PRELAT
DRAWN BY: KMS FLD. BK. / PG. NO.: ----
COMPLETION DATE: 06-11-24 JOB NO.: 849.001
XREF : PROJECT MANAGER : MMW
REV.: 07-08-24/KMS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°41'42" W	12.32'
L2	N 45°41'44" W	39.62'
L3	S 89°22'11" W	37.94'
L4	S 44°26'06" W	33.84'
L5	N 49°11'05" W	34.60'
L6	N 40°49'16" W	10.00'



SEE SHEET 3

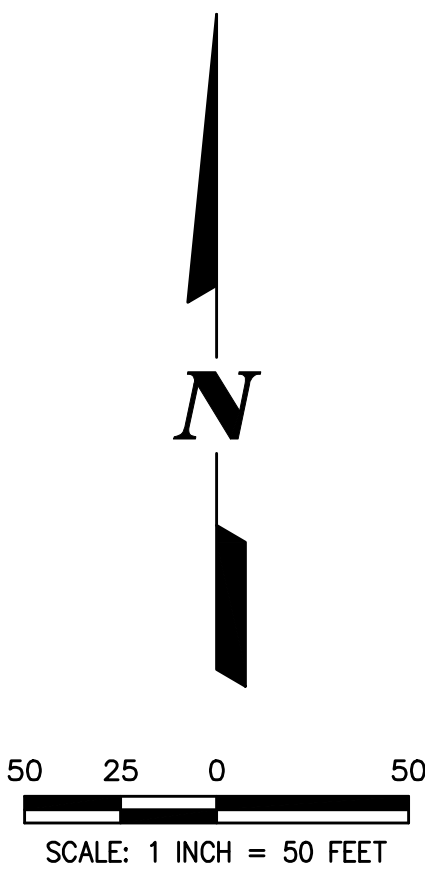


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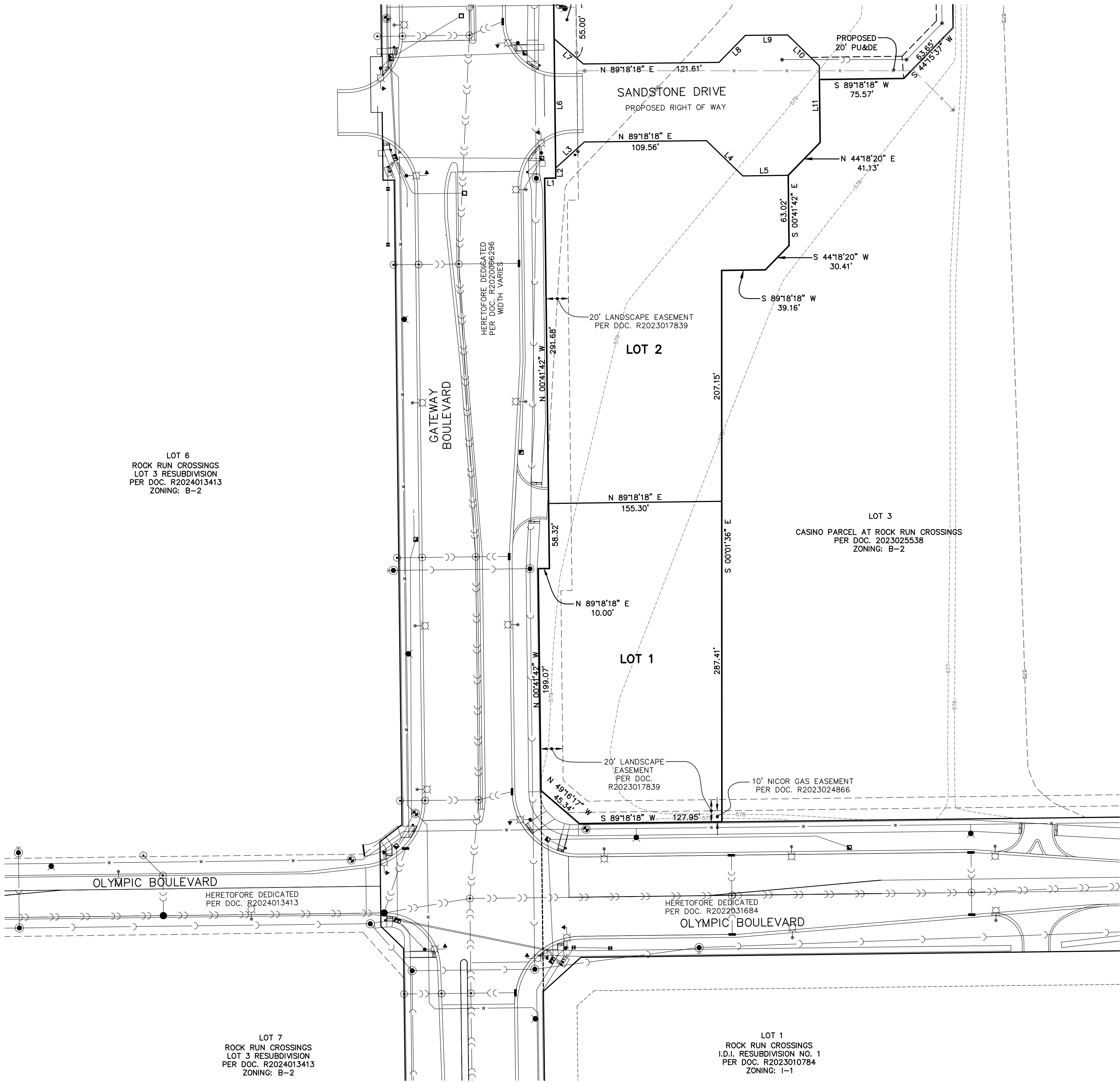
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L1	N 89°18'18" E	10.00'
L2	N 00°41'42" W	9.03'
L3	N 47°47'41" E	34.60'
L4	S 45°49'30" E	45.40'
L5	N 89°14'25" E	40.73'
L6	N 00°41'42" W	115.86'
L7	S 49°11'05" E	34.60'
L8	N 44°26'06" E	33.84'
L9	N 89°22'11" E	37.94'
L10	S 45°41'44" E	39.62'
L11	S 00°41'42" E	68.72'



SEE SHEET 2



PREPARED FOR:
CULLINAN JOLIET, LLC
420 NORTH MAIN STREET, 2nd FL.
EAST PEORIA, IL 61611
309-999-1700

PREPARED BY:
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VICINITY MAP

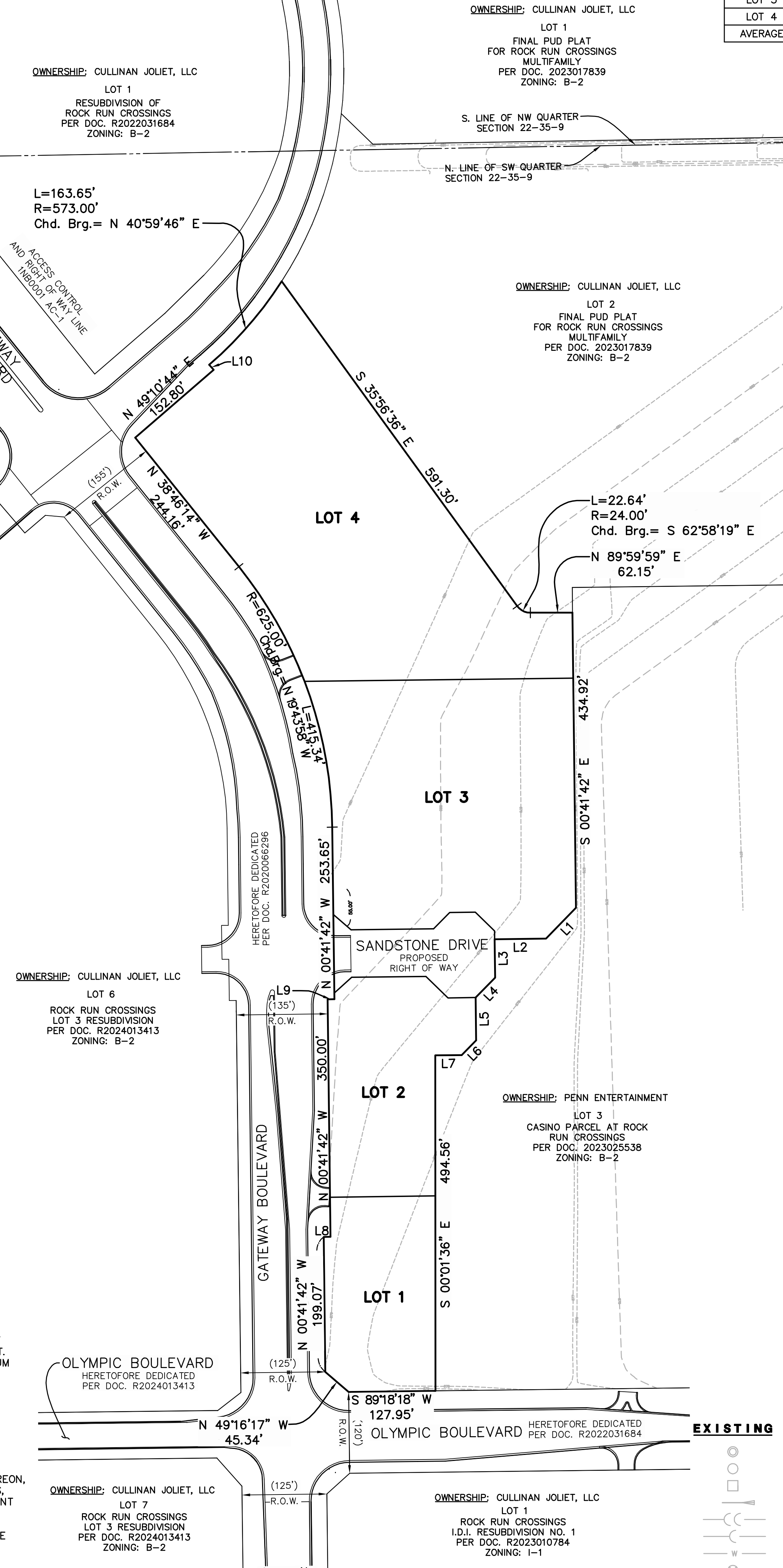
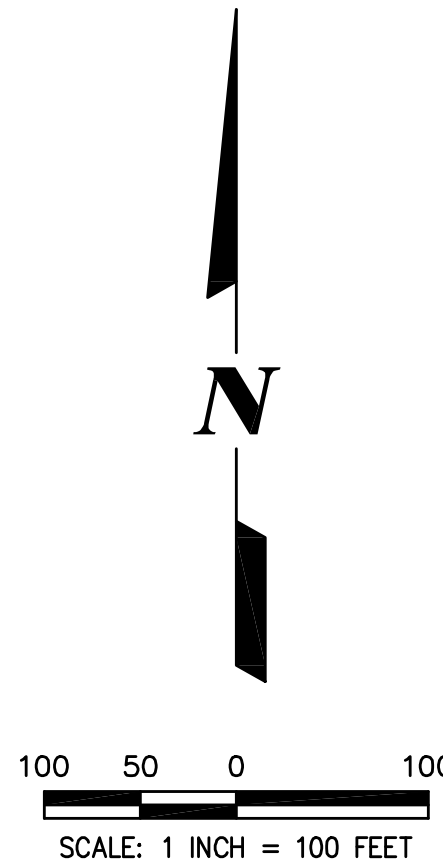
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L8	N 89°18'18" E	10.00'
L9	N 89°18'18" E	10.00'
L10	N 40°49'16" W	10.00'

FINAL PLAT OF
RESUBDIVISION OF LOT 4
OF CASINO PARCEL AT
ROCK RUN CROSSINGS
SUBDIVISION

LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN
ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 2023, AS DOCUMENT R2023025538 IN WILL COUNTY, ILLINOIS.

SHEET 1 OF 3
PERMANENT INDEX NUMBER:
PART OF 05-06-22-301-004-0020

LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS (±9.990 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	1.054 ACRES
LOT 2	1.267 ACRES
LOT 3	3.060 ACRES
LOT 4	4.126 ACRES
AVERAGE	2.377 ACRES



BENCHMARK

ELEVATION REFERENCE MARK

NCS 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

GENERAL NOTES:

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF CASINO PARCEL AT ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 2023, AS DOCUMENT NUMBER R2023025538.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.
- P.U.&D.E. DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- P.U.E. = DENOTES PUBLIC UTILITY EASEMENT.
- THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.
- THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.
- 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.
- 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 CERTAINLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
- 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.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS 9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- 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.
- EXISTING ZONING FOR PROPOSED LOTS 1-4 IS B-2 (CENTRAL BUSINESS).
- STORMWATER DETENTION FOR PROPOSED LOTS 1-4 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) EFFECTIVE MAPS.
- FULL ACCESS TO PROPOSED LOT 1 SHALL BE AFFORDED VIA CROSS ACCESS EASEMENT ON PROPOSED LOT 2. FULL ACCESS TO PROPOSED LOT 4 SHALL BE AFFORDED VIA CROSS ACCESS EASEMENT ON PROPOSED LOT 3 AND/OR LOT 2 IN THE FINAL PUD PLAT FOR ROCK RUN CROSSINGS MULTIFAMILY.

LEGEND

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

NOTE: ALL UTILITIES SHOWN ARE PUBLIC

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



PREPARED BY:
CEMCON, Ltd.

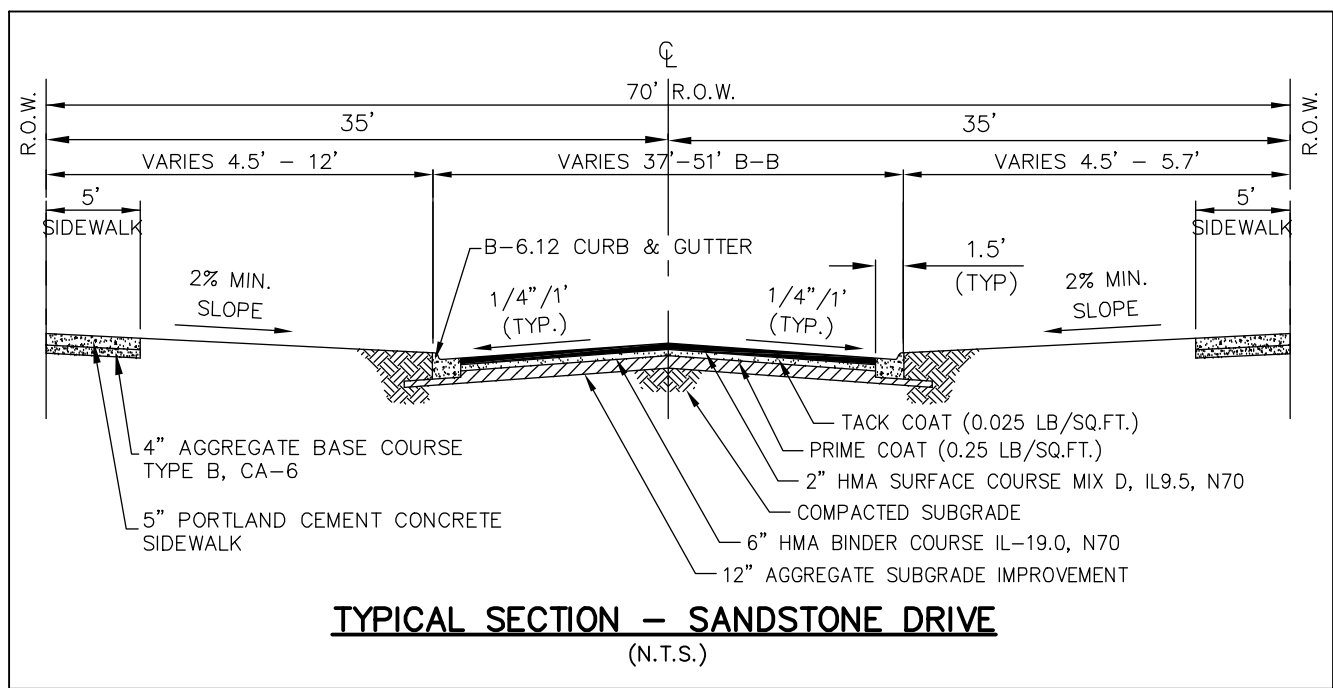
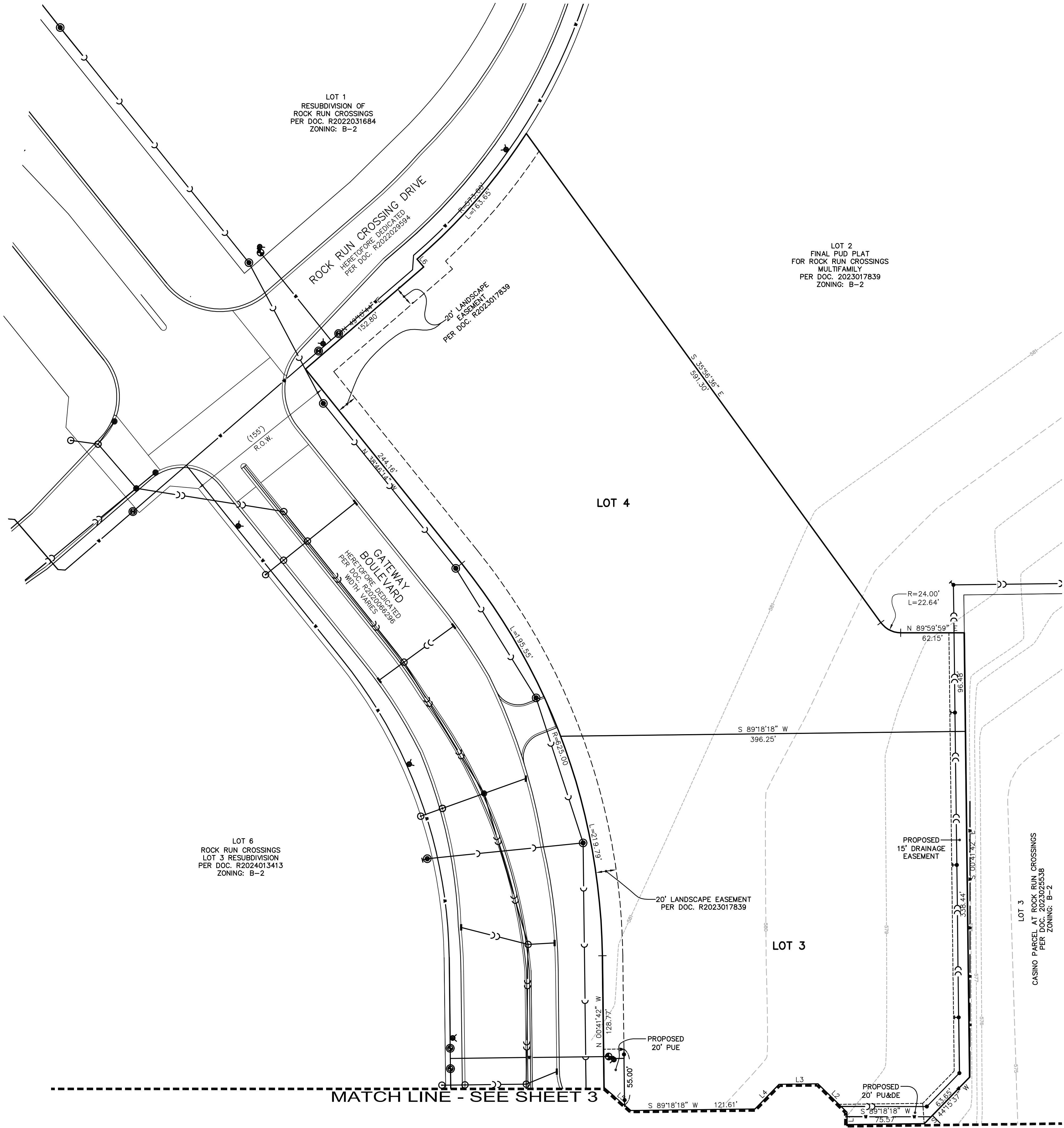
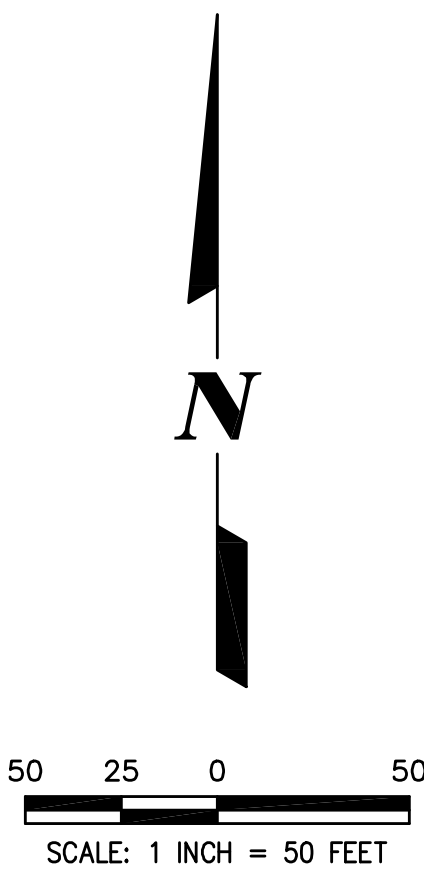
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60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 849001 FILE NAME: FINAL PLAT-4
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 06-11-24 JOB NO.: 849.001

CHECKED BY:
REVISED 07-03-24\AJB PER CITY REVIEW
REVISED 07-08-24\AJB PER CITY REVIEW

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°41'42" W	12.32'
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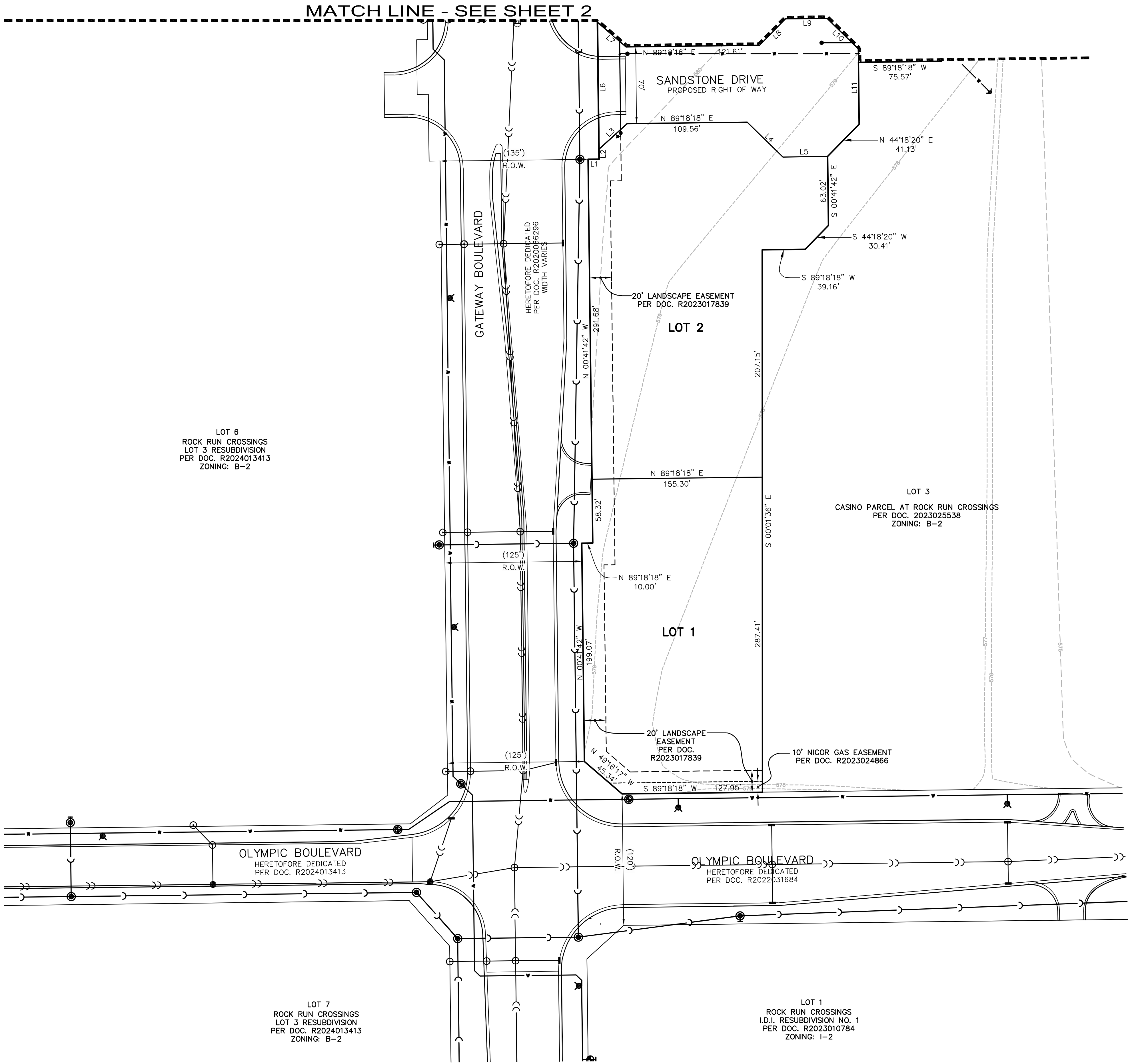
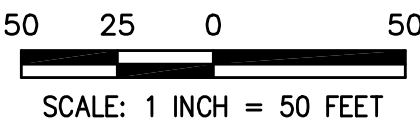


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REVISED 07-03-24\AJB PER CITY REVIEW
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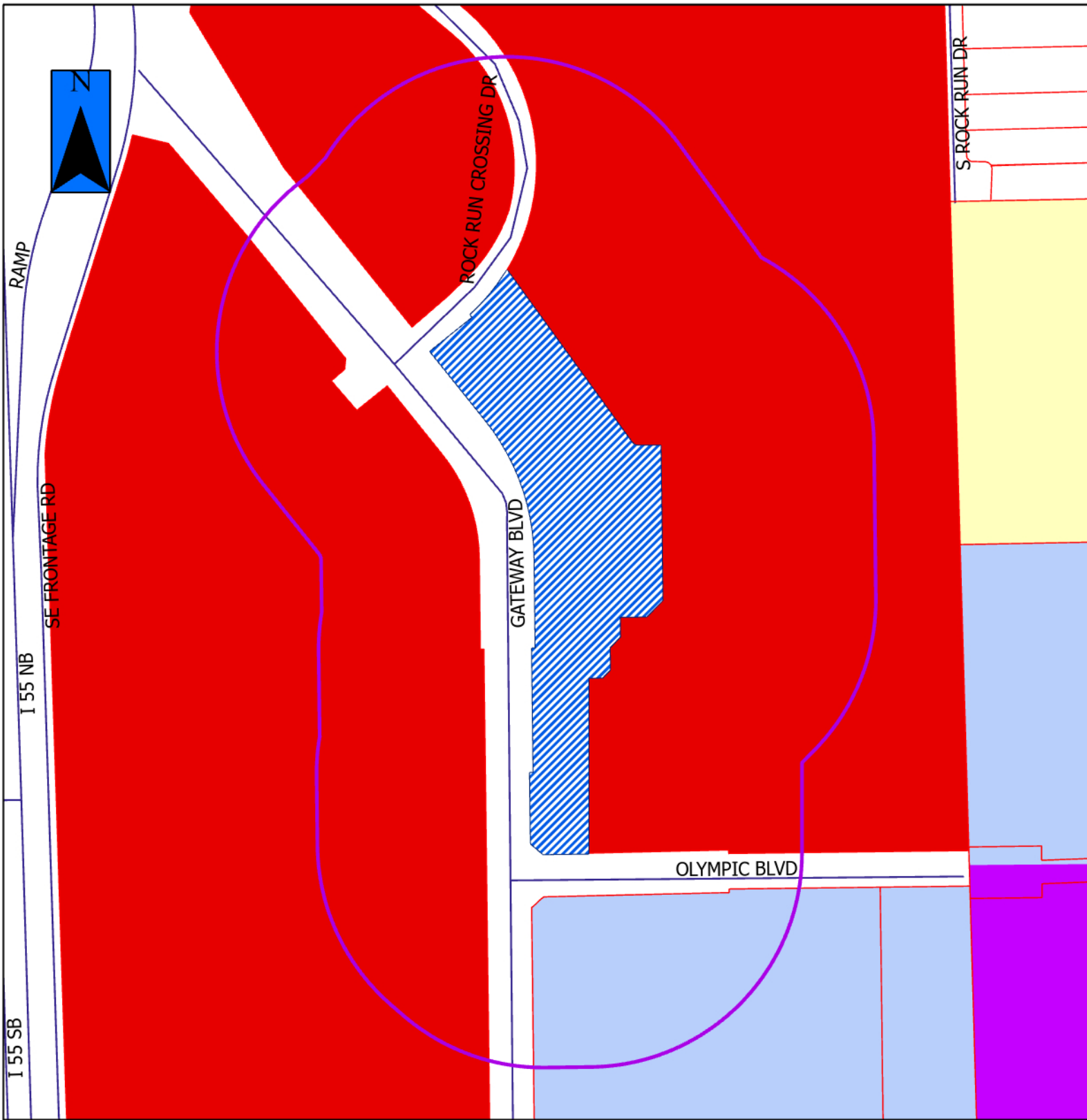


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CHECKED BY:
REVISED 07-03-24\AJB PER CITY REVIEW
REVISED 07-08-24\AJB PER CITY REVIEW
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P-4-24 & FP-4-24



= 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-4-24a & FP-4-24a



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



NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS

DATE/TIME: JULY 18, 2024 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W. JEFFERSON STREET, JOLIET
DESCRIPTION OF REQUEST:

PRELIMINARY AND FINAL PLATS
FOR THE RESUBDIVISION OF
LOT 4 OF CASINO PARCEL AT
ROCK RUN CROSSINGS SUBDIVISION

FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050
COMMUNITY & ECONOMIC DEVELOPMENT
CITY OF JOLIET

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL

FECHA/HORA: 18 DE JULIO DE 2024 - 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W. JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:

PLANOS PRELIMINARES Y FINALES PARA
LA RESUBDIVISION DEL LOTE 4 DE LA
PARCELA DEL CASINO EN LA SUBDIVISION
ROCK RUN CROSSINGS

PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET



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CIUDAD DE JOLIET**

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS
DATE/TIME: JULY 18, 2024 - 4:00 P.M.
LOCATION: CITY HALL CHAMBERS, CHAMBERS
100 W. JEFFERSON STREET, JOLIET
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PRELIMINARY AND FINAL PLATS
FOR THE RESUBDIVISION OF
LOT 4 OF CASINO PARCEL AT
ROCK RUN CROSSINGS SUBDIVISION

FOR MORE INFORMATION CALL:
815-724-4640 OR 815-724-4680
COMMUNITY & ECONOMIC DEVELOPMENT
CITY OF JOLIET

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: 18 DE JULIO DE 2024 - 4:00 P.M.
UBICACIÓN: CÁMARA DEL CONCEJO MUNICIPAL
100 W. JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:

PLANOS PRELIMINARES Y FINALES PARA
LA RESUBDIVISION DEL LOTE 4 DE LA
PARCELA DEL CASINO EN LA SUBDIVISION
ROCK RUN CROSSINGS

PARA MAS INFORMACIÓN LLAME AL:
815-724-4640 O AL 815-724-4680
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

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

**DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET**

CASE NO. P-4-24, FP-4-24, RP-8-24
DATE FILED: 6/17/24

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☒ Preliminary Plat
☒ Final Plat
☒ Recording Plat

NAME OF SUBDIVISION: RockRun Collection

NAME OF PETITIONER: Cullinan Joliet, LLC

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

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 630-286-0100

INTEREST OF PETITIONER: Preliminary, Final & Recording Plat for Pad 7

NAME OF LOCAL AGENT: Jim Testin

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

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

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

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

CITY, STATE, ZIP: Burr Ridge, IL 60527

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

ENGINEER: Cemcon, Ltd.

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

LAND SURVEYOR: Cemcon, Ltd.

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

ATTORNEY: Rick Joseph

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

LEGAL DESCRIPTION OF PROPERTY: LOT 4 IN CASINO PARCEL AT ROCK RUN
CROSSINGS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE
THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED
MAY 25, 2023, AS DOCUMENT R2023025538 IN WILL COUNTY, ILLINOIS

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): _____

SIZE: _____

NO. OF LOTS: _____

PRESENT USE: Vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: B-2 Vacant

South: I-1 Logistics

East: B-2 Casino, Under construction

West: B-2 Vacant

Name of Park District: Joliet Park District

Date Contacted Park District: _____

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

If yes, what amount? _____

(Acknowledgment by Park District Official) N/A

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

Yes ☒ No ☐ If yes, list the Case number and name: PUD-7-23, PUD-8-23, M-1-23

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

If yes, describe: _____

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, James F. Testin, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 6/14/24

James F. Testin
Petitioner's Name

Subscribed and sworn to before me this 14 day of June, 20 24

Nicole Britney Reichert
Notary Public

February 7, 2028
My Commission Expires:



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

Gateway Boulevard, No address assigned

PIN(s): Lot 4 of Casino Parcel at RRC Plat, Part of 0506223010040020

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
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Michael Gold

DATE: 6/13/2024

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

Michael Gold, President, 630-286-0132

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

PRINT