DATE: April 16, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-2-26: Preliminary Plat of Rock Run Crossings Drive Phase 2 Subdivision

V-1-26: Vacation of Approximately 1.7 Acres of Quartz Drive

GENERAL INFORMATION:

APPLICANT:	Cullinan Joliet, LLC
STATUS OF APPLICANT:	Developer
REQUESTED ACTION:	Approval of a preliminary plat and plat of vacation
PURPOSE:	To create a three-lot commercial subdivision
EXISTING ZONING:	B-2 (Central Business District)
LOCATION:	South of Olympic Boulevard and west of Gateway Boulevard and Quartz Drive, west of Gateway Boulevard
SIZE:	P-2-26 = approximately 40.4 acres V-1-26 = approximately 1.7 acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped; B-2 (Central Business District)
SOUTH: Undeveloped; B-2 (Central Business District)
EAST: Warehouse; I-1 (Light Industrial)
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,

entertainment attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

The subject property is approximately 40.4 acres and is made up of Lot 7 from the Rock Run Crossings Lot 3 Resubdivision, which was platted in 2024. The property has remained undeveloped throughout the past several years. Right-of-way for Rock Run Crossings Drive shifted briefly to the west but has since been reestablished along its original alignment.

SPECIAL INFORMATION: The applicant seeks approval of the Preliminary Plat of Rock Run Crossings Drive Phase 2 Subdivision and a Plat of Vacation of approximately 1.7 acres of Quartz Drive to allow development of a three-lot commercial subdivision in the subject portion of the Rock Run Collection development. All three lots would have frontage along Rock Run Crossings Drive. Lot 3 would have frontage on both Rock Run Crossings Drive and Gateway Boulevard. Lots 2 and 3 will likely be further subdivided in the future as additional development in this area materializes. Lot 1 would be occupied by a future commercial tenant. A 10-foot landscaping easement would be provided along the Rock Run Crossings Drive and Gateway Boulevard frontages. The developer would be responsible for extending water and sanitary sewer mains down Rock Run Crossings Drive to service Lot 1 at the subdivision's southern end.

The applicant is also requesting a vacation of Quartz Drive to accommodate shifting development patterns within the southern portion of the subject area. A temporary turnaround is shown at the southern end of Rock Run Crossings Drive. This turnaround will be released when Rock Run Crossings Drive is expanded further south as property to the south develops. ComEd has confirmed that it does not have any utilities within the existing Quartz Drive right-of-way. The applicant is working with NICOR to determine if any of its utilities exist within the subject area. As of the writing of this staff report, staff have not received any notice of existing utilities from other providers.

ANALYSIS: Approval of the preliminary plat and plat of vacation would allow for future development of a three-lot commercial subdivision. All three lots have sufficient access and frontage along either Rock Run Crossings Drive or Gateway Boulevard. The developer has committed to expanding public utilities as necessary to service the development.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of the Preliminary Plat of Rock Run Crossings Drive Phase 2 Subdivision and a Plat of Vacation of approximately 1.7 acres of Quartz Drive to the City Council.

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: Resubdivision of Lot 7 & Part of the NW Quarter of Section 27, Township 35 North, Range 9 East in Rock Run Crossings

NAME OF PETITIONER: Cullinan Joliet, LLC

CELL #: [redacted] **E-MAIL**: [redacted]

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: [redacted]

INTEREST OF PETITIONER: Preliminary and Recording Plat for Resubdivision of Lot 7

NAME OF LOCAL AGENT: Jim Testin, Cullinan Properties Development Manager

ADDRESS: 760 Village Center Drive, Suite 200B PHONE: [redacted]

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

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Ste. 200B PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: N/A **E-MAIL**: [redacted]

ENGINEER: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: [redacted]

LAND SURVEYOR: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: [redacted]

ATTORNEY: Rick Joseph

ADDRESS: 416 Main Street, Peoria, IL 61602 PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY:

Attached

COMMON ADDRESS: N/A, No Address Assigned

PERMANENT INDEX NUMBER (Tax No.): Part of 05-06-22-305-001-0000 and 05-06-27-100-011-0000

SIZE: Approximately 40.4 acres

NO. OF LOTS: 3 plus RRC Blvd Dedication

PRESENT USE: Vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: B-2, Vacant

South: B-2 Vacant

East: I-1, Industrial

West: I55, Shorewood Industrial

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

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

If yes, what amount?

(Acknowledgment by Park District Official) N/A

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

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

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

If yes, describe:

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

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

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, [redacted], 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: 11-20-25 [redacted]
Petitioner's Name

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

[redacted]
Notary Public

My Commission Expires: February 7, 2028

[redacted]

Legal Description

LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION, BEING A PART OF THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 2024 AS DOCUMENT R 2024013413, IN WILL COUNTY, ILLINOIS.

ALSO INCLUDING THAT PART OF THE VACATED PORTION OF ROCK RUN CROSSING DRIVE DEDICATED PER DOCUMENT R2024013413 LYING SOUTH OF OLYMPIC BOULEVARD AND VACATED PER DOCUMENT R 2025058040.

ALSO INCLUDING THAT PART OF THE VACATED PORTION OF QUARTZ DRIVE DEDICATED PER DOCUMENT R2020066296 AND VACATED PER DOCUMENT #

ALSO INCLUDING THAT PORTION OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF QUARTZ DRIVE DEDICATED PER DOCUMENT R2020066296, SAID POINT BEING 39.65 FEET WEST OF THE WEST LINE OF GATEWAY BOULEVARD DEDICATED PER DOCUMENT R 2020066296; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST, 39.65 FEET TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH 01 DEGREES 37 MINUTES 28 SECONDS EAST, 89.94 FEET ALONG THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1203.82 FEET; THENCE NORTH 04 DEGREES 38 MINUTES 02 SECONDS WEST, 84.73 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED QUARTZ DRIVE; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST, 1168.54 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN WILL COUNTY, IL.

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. *INFORMATION ABOUT THE APPLICATION*

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

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

II. *INFORMATION ABOUT THE PROPERTY*

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

Rock Run Crossings Blvd/Gateway Blvd/Olympic Rd; No address assigned

PIN(s): Lot 7 of the Rock Run Crossings Lot 3 Resubdivision (R2024013413), Part of 05-06-22-305-001-0000 and Part of 0506271000110000

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 [redacted] **FAX:**

DocuSign Envelope ID: 1C16D045-D9BF-49AC-8707-703D0235C970

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: [redacted]

DATE: 1/9/26

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

_____

[redacted]

PRINT

SHEET INDEX:

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

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE - PHASE 2 SUBDIVISION

LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FORMER RIGHT OF WAY OF ROCK RUN CROSSINGS DRIVE VACATED PER DOCUMENT R2025058040; QUARTZ DRIVE DEDICATED PER DOCUMENT R202066296 LYING SOUTH OF AND ADJACENT TO AFOREMENTIONED LOT 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN

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

ROCK RUN CROSSINGS DRIVE SUBDIVISION (±40.404 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	2.463 ACRES
LOT 2	13.476 ACRES
LOT 3	22.077 ACRES
AVERAGE	12.672 ACRES
R.O.W. DEDICATION	2.387 ACRES

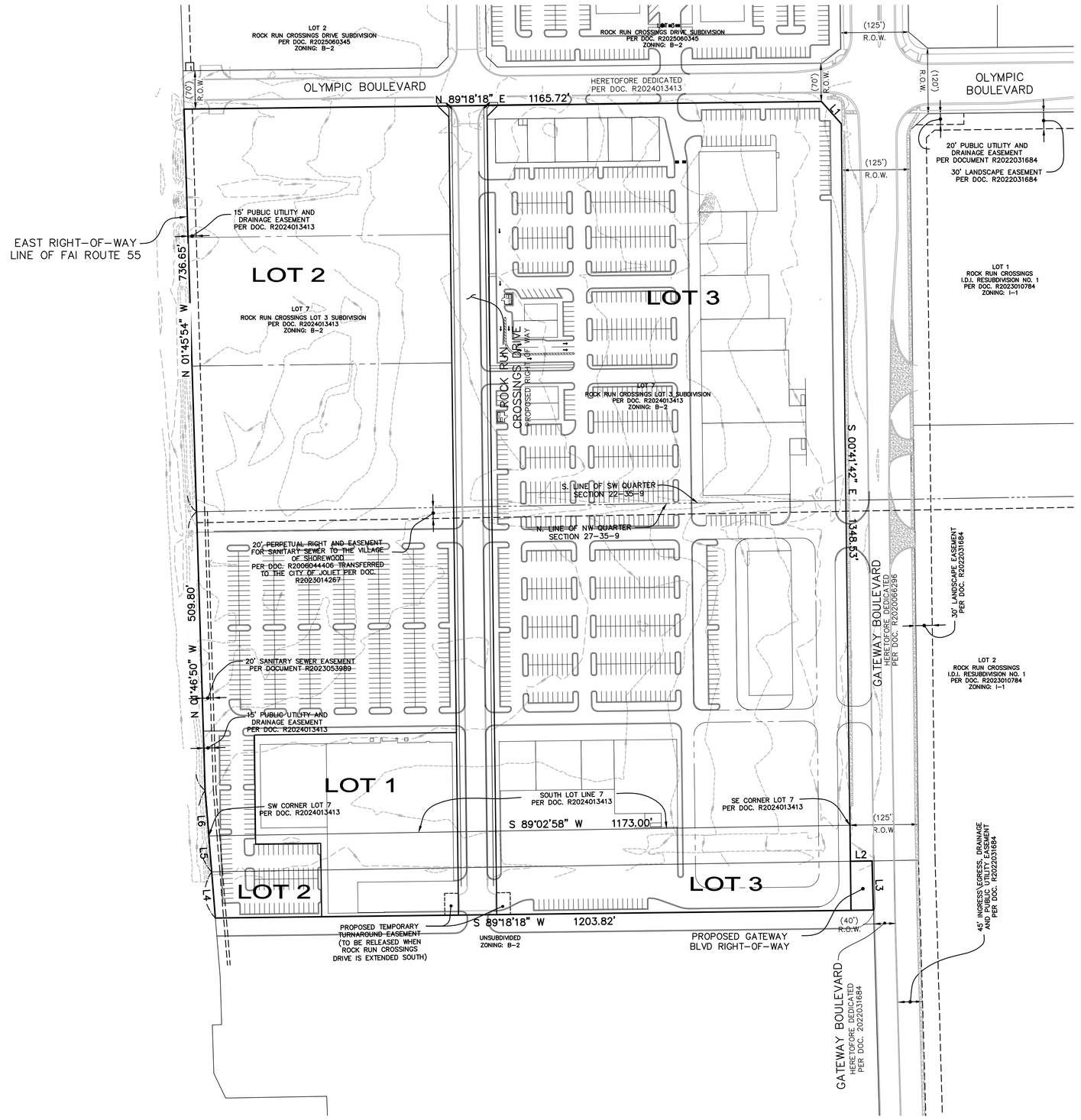
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 41°43'29" E	55.30'
L2	N 89°02'58" E	39.65'
L3	S 01°37'28" E	89.94'
L4	N 04°38'02" W	84.73'
L5	N 04°33'26" W	66.13'
L6	N 04°33'26" W	83.44'

SURROUNDING OWNERSHIP:

CULLINAN JOLIET, LLC EXCEPT:

- LOT 1 & LOT 2 ROCK RUN CROSSINGS IDI RESUBDIVISION OF LOT 1 OWNER: IDI ROCK RUN CROSSINGS, LLC



100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O DANE CULLINAN
OBERHELMAN
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.

LEGAL DESCRIPTION

LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FORMER RIGHT OF WAY OF ROCK RUN CROSSINGS DRIVE VACATED PER DOCUMENT R2025058040; QUARTZ DRIVE DEDICATED PER DOCUMENT R202066296 LYING SOUTH OF AND ADJACENT TO AFOREMENTIONED LOT 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICLULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED AS DOCUMENT R2024013413, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLYMPIC BOULEVARD DEDICATED PER SAID DOCUMENT; THE FOLLOWING TWO COURSES ARE ALONG THE SOUTHERLY LINE OF SAID OLYMPIC BOULEVARD); THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 1165.72 FEET; 2) THENCE SOUTH 41 DEGREES 43 MINUTES 29 SECONDS EAST, 55.30 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020006296; THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 1348.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST, 39.65 FEET TO THE WEST LINE OF GATEWAY DRIVE AS DEDICATED PER DOCUMENT R2022031684; THENCE SOUTH 01 DEGREE 37 MINUTES 28 SECONDS EAST, 89.94 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1203.82 FEET TO THE EASTERLY LINE OF FAI ROUTE 55 PER DOCUMENT; THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE; 1) THENCE NORTH 04 DEGREES 38 MINUTES 02 SECONDS WEST, 84.73 FEET; 2) THENCE NORTH 04 DEGREES 33 MINUTES 26 SECONDS WEST, 149.57 FEET; 3) THENCE NORTH 01 DEGREE 46 MINUTES 50 SECONDS WEST, 509.80 FEET; 4) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 736.65 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

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) WITH A PUD.

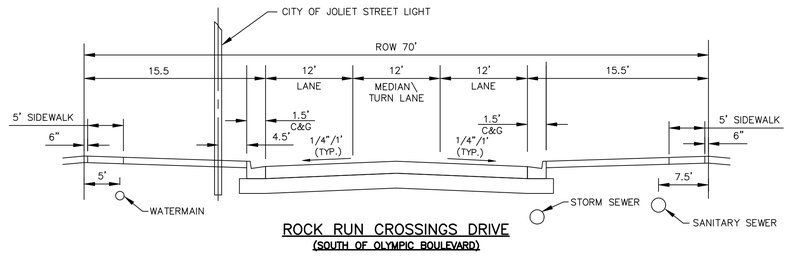
13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

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 BOULEVARD AND OLYMPIC BOULEVARD. 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



ROCK RUN CROSSINGS DRIVE
(SOUTH OF OLYMPIC BOULEVARD)

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

LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	□	INLET
	◀	END SECTION
-(C)-	-(C)-	STORM SEWER
-(C)-	-(C)-	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.

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.: 849013 FILE NAME: LOT 7 RESUB PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 11-10-25 JOB NO.: 849.013
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY:
REV.: 12-12-25/KMS, 01-12-26/KMS, 03-02-26/DFM

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PLOT FILE CREATED: 4/6/2026 BY: KRISTIN STARKEL DRAWING PATH: P:\849013\DWG\SURVEY\DRAWINGS\PLATS\LOT 7 RESUB PREPLAT.DWG

SHEET INDEX:

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

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS DRIVE - PHASE 2 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
		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.

LOT 2
ROCK RUN CROSSINGS DRIVE SUBDIVISION PER DOC. R2025060345 ZONING: B-2

LOT 3
ROCK RUN CROSSINGS DRIVE SUBDIVISION PER DOC. R2025060345 ZONING: B-2

OLYMPIC BOULEVARD HERETOFORE DEDICATED PER DOC. R2024013413

15'x15' PUBLIC UTILITY EASEMENT PER DOC. 2022031684

PROPOSED ADA CURB RAMP

EXISTING HMA PAVEMENT WITH B6-12 CURB & GUTTER

PROPOSED DRAINAGE DIRECTION (typ.)

15' PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. R2024013413

20' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC 2022031684

E. FRONTAGE ROAD

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

30' LANDSCAPE EASEMENT PER DOC. R2022031684

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

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

20' PERPETUAL RIGHT AND EASEMENT FOR SANITARY SEWER TO THE VILLAGE OF SHOREWOOD PER DOC: R2006044406 TRANSFERRED TO THE CITY OF JOLIET PER DOC. R2023014267

ROCK RUN CROSSINGS DRIVE PROPOSED RIGHT OF WAY

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

N. LINE OF NW QUARTER SECTION 27-35-9

GATEWAY BOULEVARD HERETOFORE DEDICATED PER DOC. R2020066296

20' SANITARY SEWER EASEMENT PER DOCUMENT R2023053989

EAST RIGHT-OF-WAY LINE OF FAI ROUTE 55

15' PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. R2024013413

LOT 1

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

SW CORNER LOT 7 PER DOC. R2024013413

SOUTH LOT LINE 7 PER DOC. R2024013413

SE CORNER LOT 7 PER DOC. R2024013413

LOT 2

TEMPORARY TURNAROUND

PROPOSED GATEWAY BLVD RIGHT-OF-WAY

PROPOSED TEMPORARY TURNAROUND EASEMENT (TO BE RELEASED WHEN ROCK RUN CROSSINGS DRIVE IS EXTENDED SOUTH)

UNSUBDIVIDED
ZONING: B-2

45' INGRESS/EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT PER DOC. R2022031684

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.: 849013 FILE NAME: LOT 7 RESUB PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 11-10-25 JOB NO.: 849.013
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
CHECKED BY:
REV.: 12-12-25/KMS, 01-12-26/KMS, 03-02-26/DFM

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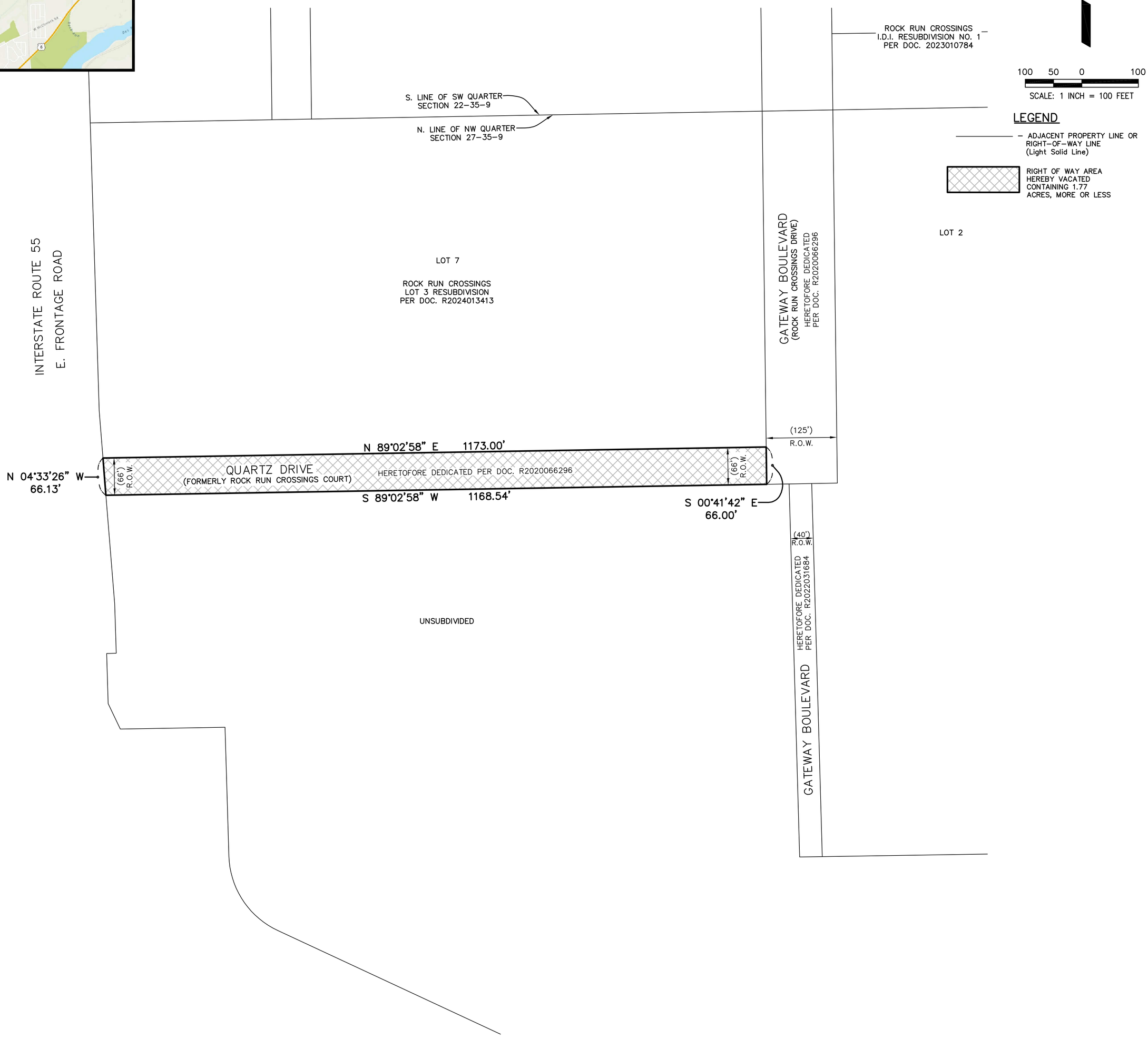
PLOT FILE CREATED: 4/9/2026 BY: KRISTIN STAEKEL DRAWING PATH: P:\849013\DWG\SURVEY\DRAWINGS\PLATS\LOT 7 RESUB PREPLAT.DWG

PLAT OF VACATION
OF
PUBLIC RIGHT OF WAY AND EASEMENTS

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



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

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

QUARTZ DRIVE VACATION DESCRIPTION

THAT PART OF QUARTZ DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN THE RECORDING PLAT OF ROCK RUN CROSSINGS LOT 3 RESUBDIVISION RECORDED MARCH 21, 2024 AS DOCUMENT R2024013413; THENCE NORTH 89 DEGREES 02 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF AFOREMENTIONED LOT 7, 1173.00 FEET TO THE WEST LINE OF GATEWAY BOULEVARD DEDICATED PER DOCUMENT R20220066296; THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST ALONG SAID WEST LINE EXTENDED SOUTH, 66.00 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 58 SECONDS WEST, 1168.54 FEET TO A POINT ON THE EAST LINE OF THE EAST FRONTAGE ROAD FOR INTERSTATE ROUTE 55; THENCE NORTH 04 DEGREES 33 MINUTES 26 SECONDS WEST, 66.13 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

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.: 849013 FILE NAME: PLAT OF VACATION–QUARTZ
DRAWN BY: AJB FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01–12–26 JOB NO.: 849.013
PROJECT REFERENCE: 849.001, 849.004 & 849.011
CHECKED BY: JRP 03–24–26
REVISED 03–24–26\AJB ADDED VACATION LEGAL DESCRIPTION

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PLOT FILE CREATED: 3/25/2026 BY: JEFF PANKOW DRAWING PATH: P:\849013\DWG\SURVEY\DRAWINGS\PLATS\PLAT OF VACATION–QUARTZ.DWG

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: 16 DE ABRIL, 2026 - 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:
P- 2 -26; PLANO PRELIMINAR DE LA SUBDIVISIÓN ROCK RUN CROSSINGS DRIVE – FASE 2 (AL SUR DE OLYMPIC BOULEVARD Y AL OESTE DE GATEWAY BOULEVARD)
(PIN # 05-06-22-302-001-0020)
(DISTRITO DEL CONCEJAL #5)
PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS
DATE/TIME: APRIL 16, 2026 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W. JEFFERSON STREET, JOLIET
DESCRIPTION OF REQUEST:
P- 2 -26: PRELIMINARY PLAT OF THE ROCK RUN CROSSINGS DRIVE – PHASE 2 SUBDIVISION (SOUTH OF OLYMPIC BOULEVARD AND WEST OF GATEWAY BOULEVARD)
(PIN # 05-06-22-302-001-0020)
(COUNCIL DISTRICT #5)
FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS
DATE TIME: APRIL 16, 2026 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W JEFFERSON STREET, JOLIET

DESCRIPTION OF REQUEST:
V-1-26: VACATION OF QUARTZ DRIVE RIGHT-OF-WAY. (WEST OF GATEWAY BOULEVARD) (COUNCIL DISTRICT #5)

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

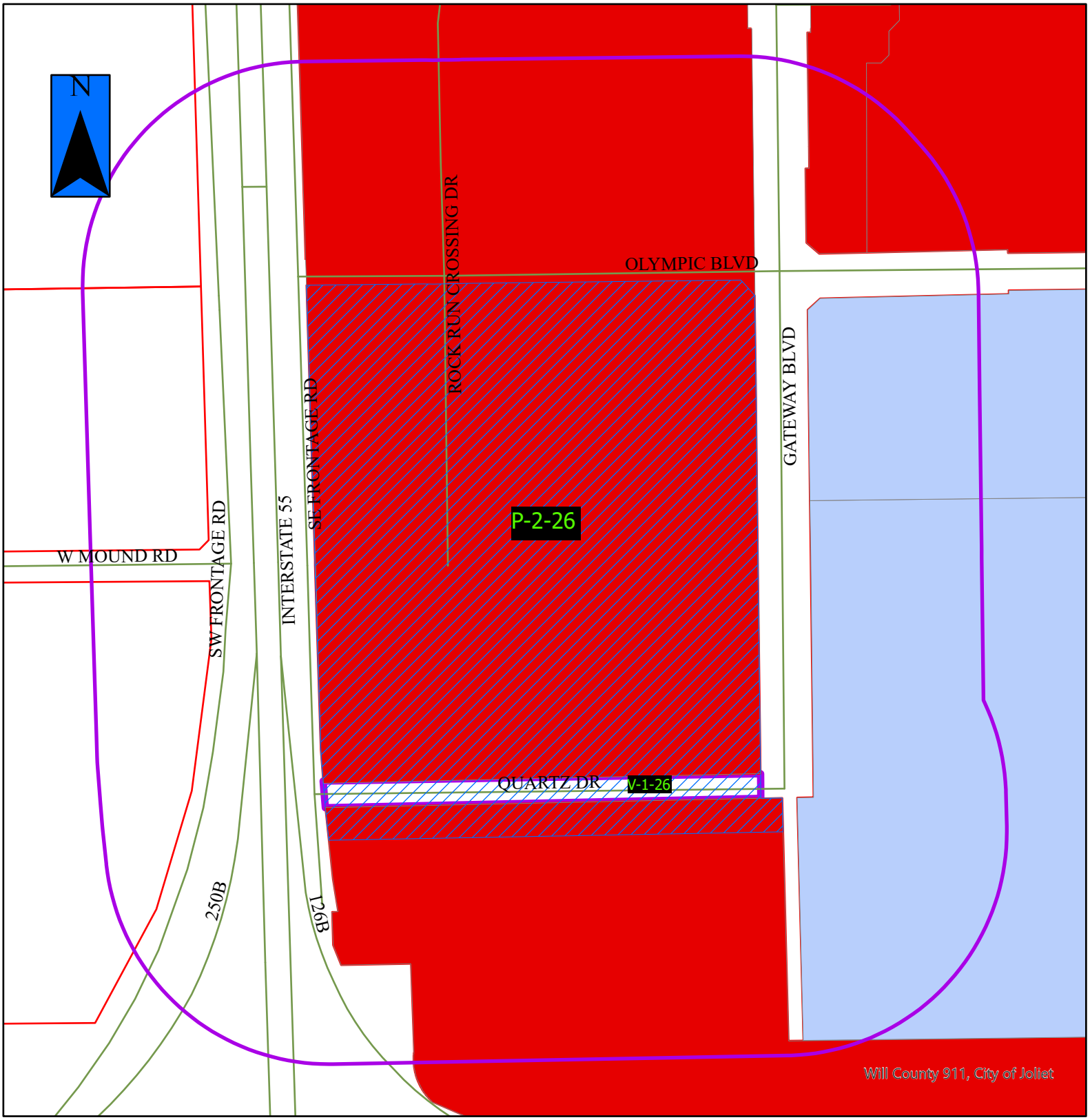
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET

AVISO DE AUDIENCIA PUBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: 16 DE ABRIL, 2026 - 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET

DESCRIPCION DE LA SOLICITUD:
V-1-26: VACIACIÓN DEL DERECHO DE PASO DE QUARTZ DRIVE
(AL OESTE DE GATEWAY BOULEVARD)
(DISTRITO DEL CONCEJAL #5)

PARA MÁS INFORMACION LLAME AL:
815-724-4040 O AL 815-724-4050

DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET



P-2-26 / V-1-26

JOLIET PLANNING DIVISION

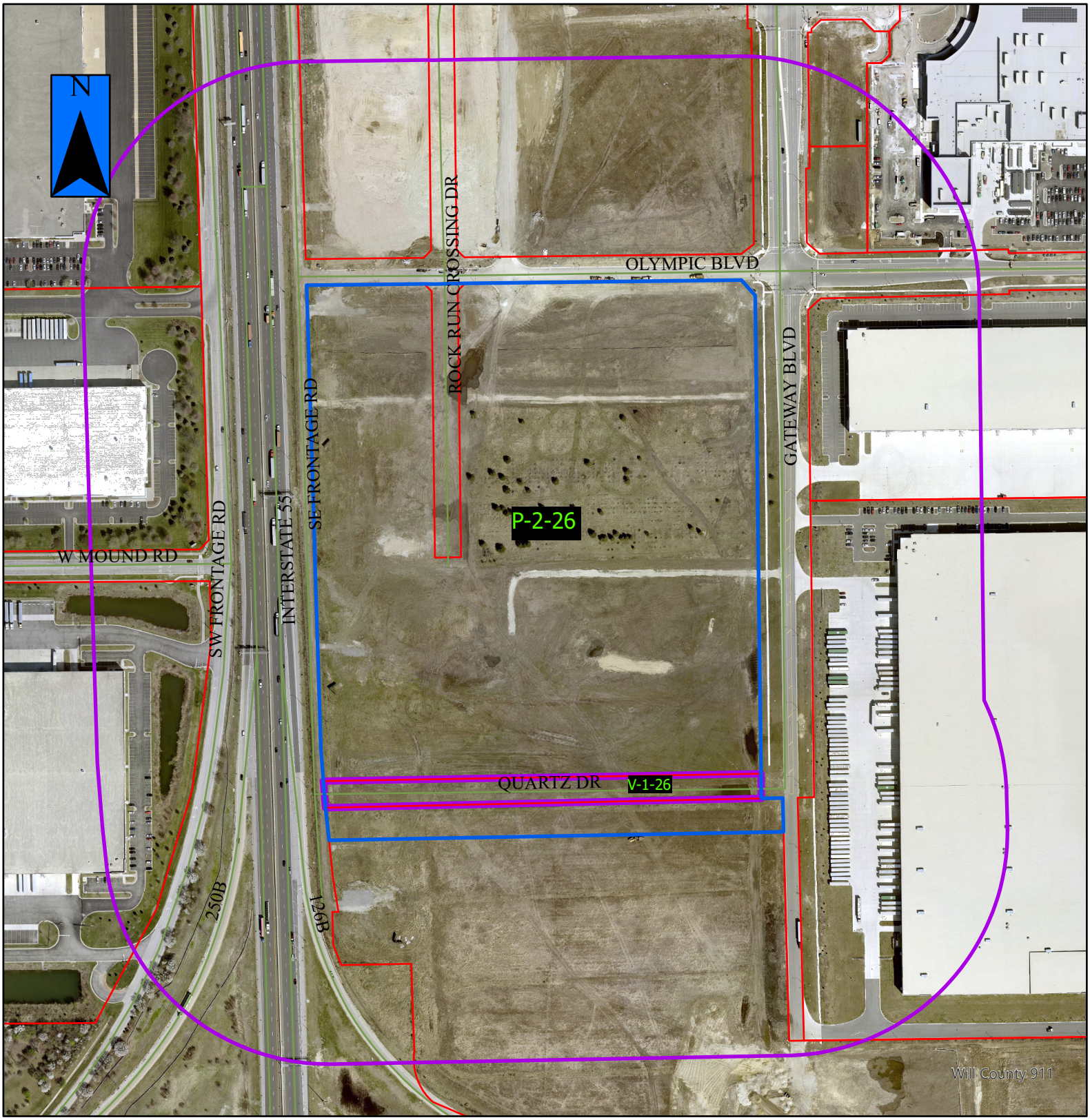
= Property in Question

= 600' Public Notification Boundary

= Vacation in Question

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-2-26a / V-1-26a

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)

= Vacation in Question