DATE: April 16, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: P-4-26: Preliminary Plat of Rock Run Crossings Lifestyle Center Subdivision

GENERAL INFORMATION:

APPLICANT:	Cullinan Joliet, LLC
STATUS OF APPLICANT:	Developer
REQUESTED ACTION:	Approval of a preliminary plat
PURPOSE:	To create a two-lot mixed-use subdivision
EXISTING ZONING:	B-2 (Central Business District)
LOCATION:	East of Rock Run Crossings Drive, West of Gateway Boulevard, and North of Olympic Boulevard
SIZE:	Approximately 17 Acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Restaurants; B-2 (Central Business District)
SOUTH: Future Commercial; B-2 (Central Business District)
EAST: Hollywood Casino; B-2 (Central Business District)
WEST: Future Commercial; 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.

SPECIAL INFORMATION: The subject property is a 17-acre assemblage of Lot 3 from the Rock Run Crossings Drive Subdivision. The applicant wishes to subdivide Lot 3 into two new lots for the planned “Lifestyle Center” component of the Rock Run Collection Planned Unit Development (PUD). The preliminary plat shows space allocated for future restaurant uses within Lot 1. Lot 2 would likely feature smaller-scale commercial retail fronting a central pedestrian corridor, with parking accessible off Rock Run Crossings Drive and Gateway Boulevard.

Both lots would have frontage along Rock Run Crossings Drive and Gateway Boulevard. Access to the site’s interior would be provided at several points on Lot 1, with an additional point of access proposed off Olympic Boulevard. Cross access between Lots 1 and 2 is required. A 10-foot-wide landscaping buffer will be installed on all sides of the subdivision, in addition to required parkway landscaping along Rock Run Crossings Drive, Gateway Boulevard, and Olympic Boulevard. All three frontage roads contain applicable utilities to service the proposed development.

The PUD allows for multiple buildings to be located on one lot, as shown in the preliminary plat. The proposed mixture of uses is generally consistent with the approved PUD Site Plan, apart from a larger block entertainment center use, which is not shown on the preliminary plat. Larger entertainment uses are permitted by right in several other functional use zones throughout the PUD area.

The applicant has also submitted for approval of a recording plat of Rock Run Crossings Lifestyle Center Subdivision, which will be put before the City Council at a future meeting.

ANALYSIS: Approval of the preliminary plat of Rock Run Crossings Lifestyle Center Subdivision will allow for future development of a two-lot mixed-use subdivision. The proposed uses and building layout as depicted conceptually on the preliminary plat, generally aligns with the mixture and placement of uses that are depicted in the PUD Site Plan. The preliminary plat shows sufficient means of access to the Lifestyle center site. All three predominant frontages contain water and sewer infrastructure.

RECOMMENDED ACTION: Staff recommends the Plan Commission recommend approval of the Preliminary Plat of Rock Run Crossings Lifestyle Center Subdivision 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: Rock Run Crossings Lifestyle Center Subdivision

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 Rock Run Crossings Lifestyle Center Subdivision

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 05-06-22-302-002-0000

SIZE: Approximately 17.1 acres

NO. OF LOTS: 2

PRESENT USE: Vacant EXISTING ZONING: B-2

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

South: B-2 Vacant

East: I-1, Industrial

West: B-2 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, 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: 2/18/2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 18 day of February, 2026

[redacted] February 7, 2028
My Commission Expires:

[redacted]

Legal Description

LOT 3 IN THE RECORDING PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION PER DOCUMENT R2025060345 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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 Blvd./Rock Run Crossings Dr./Olympic Blvd., No address assigned

PIN(s): Lot 3 of the Rock Run Crossings Drive Subdivision (R2025060345) , Part of 0506223020020000

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** [redacted]

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: 2/17/2026

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 LIFESTYLE CENTER SUBDIVISION

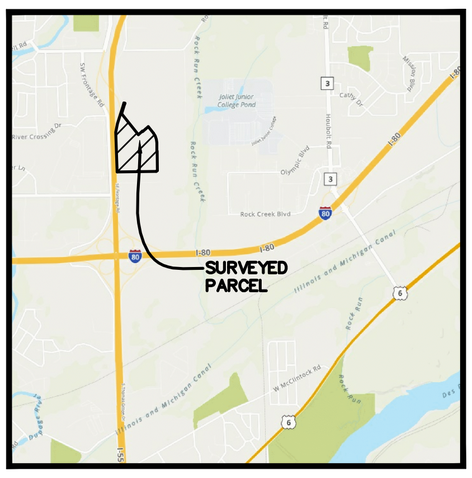
LOT 3 IN THE RECORDING PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION PER DOCUMENT R2025060345 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:
05-06-22-302-002-0000

ROCK RUN CROSSINGS LIFESTYLE CENTER SUBDIVISION (±17.061 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	4.397 ACRES
LOT 2	12.664 ACRES
AVERAGE	8.5305 ACRES

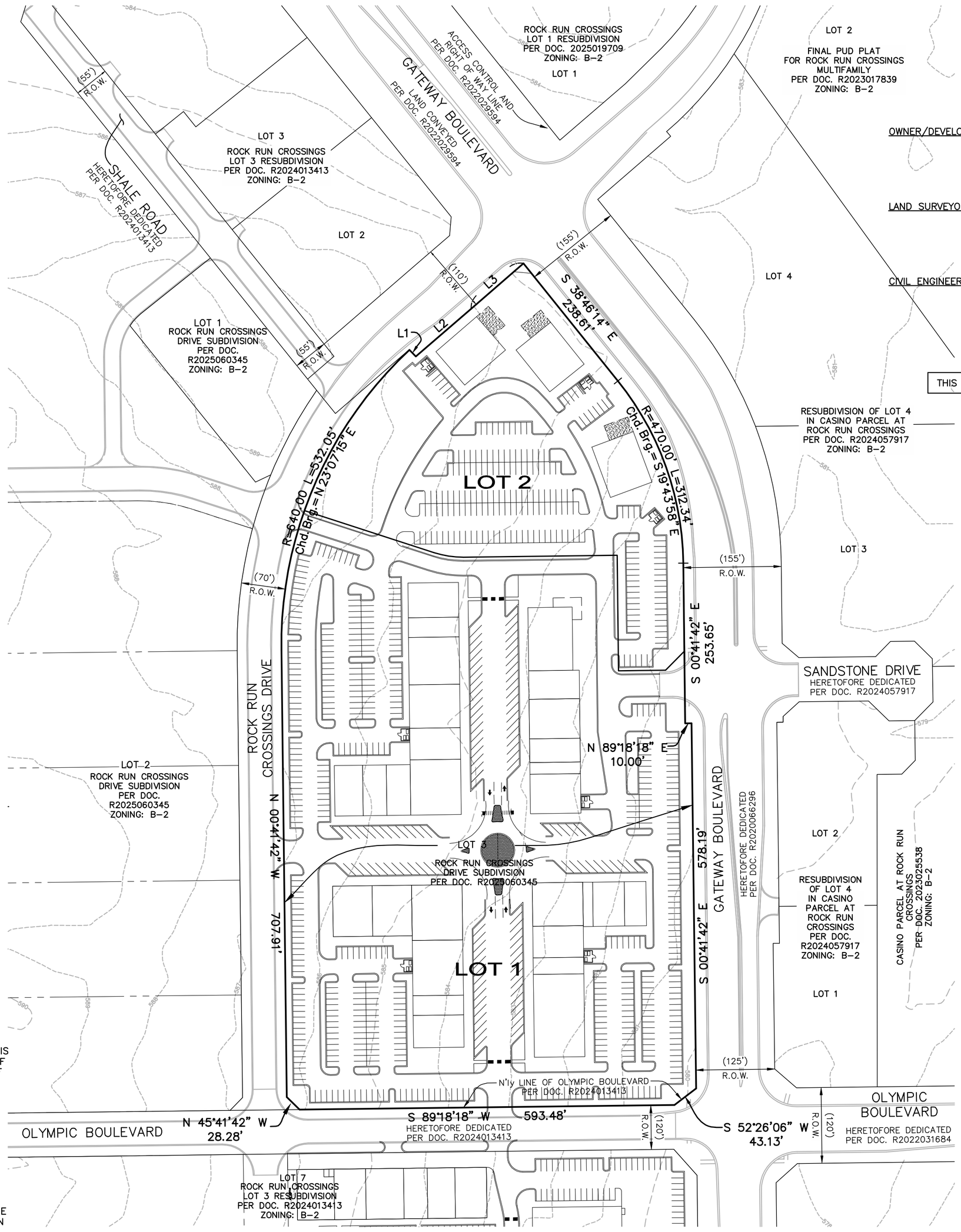
N

100 50 0 100
SCALE: 1 INCH = 100 FEET



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 43°03'49" E	14.43'
L2	N 49°10'29" E	115.65'
L3	N 49°10'44" E	109.81'



OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O DIANE 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.

SURROUNDING OWNERSHIP

CULLINAN JOLIET, LLC EXCEPT:

- LOT 2 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
  OWNER: CHIC-FIL-A
- LOT 1 IN ROCK RUN CROSSINGS LOT 1 RESUBDIVISION
  OWNER: RR JOLIET, LLC

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

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

* SUBJECT TO CHANGE

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 AND 2 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1 AND 2 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 AND 2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY BOULEVARD, AND OLYMPIC BOULEVARD.

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

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.

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.: 849016 FILE NAME: PRELIM PLAT
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 02-20-26 JOB NO.: 849.016
REV.: 03-25-26/KMS

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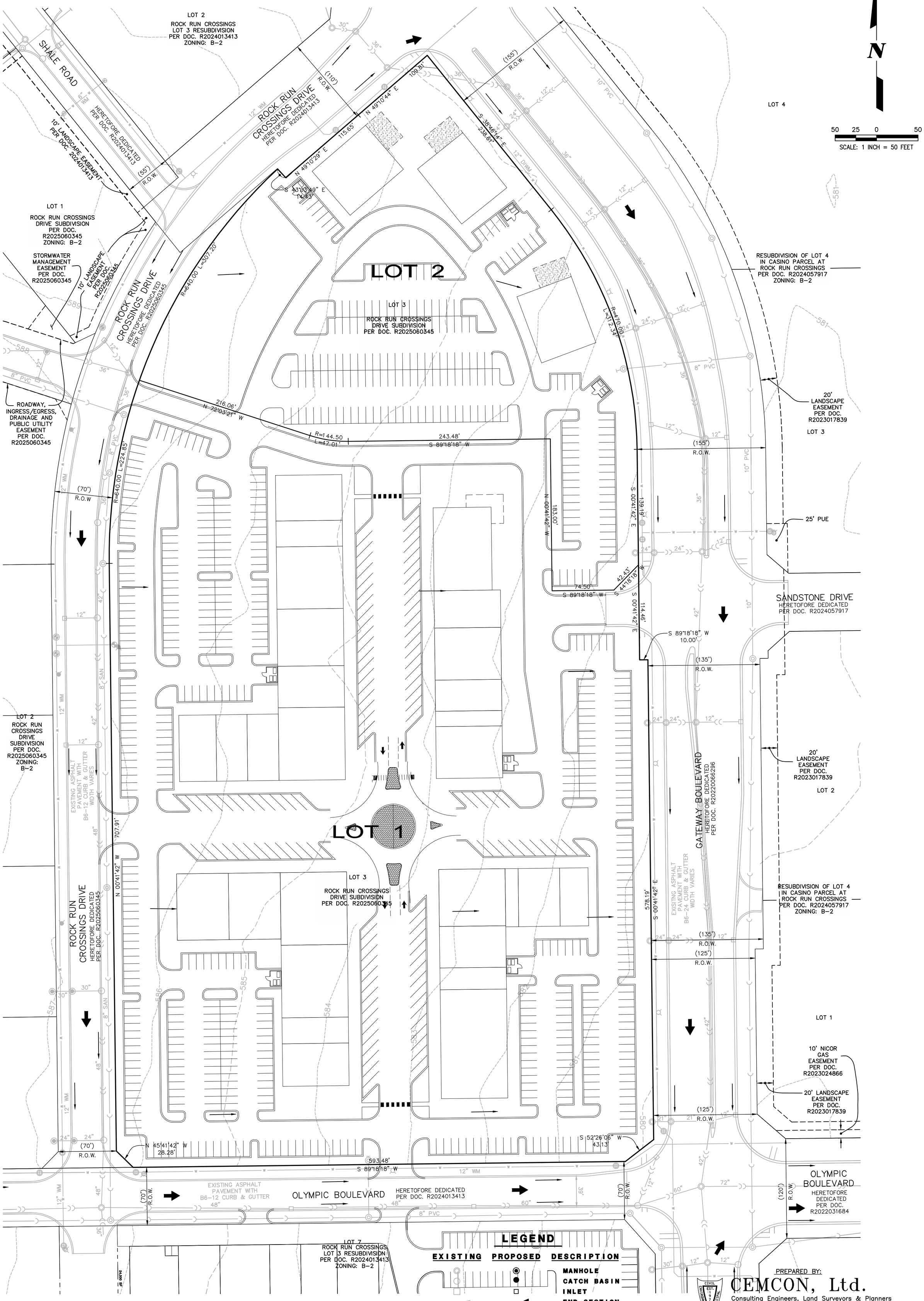
PLOT FILE CREATED: 3/25/2026 BY: KRISTIN STAERKEL DRAWING PATH: P:\849016\DWG\SURVEY\DRAWINGS\PLATS\PRELIM PLAT.DWG

PRELIMINARY PLAT FOR
ROCK RUN CROSSINGS LIFESTYLE CENTER SUBDIVISION

SHEET INDEX:

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



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.

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

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REV.: 03-25-26/KMS

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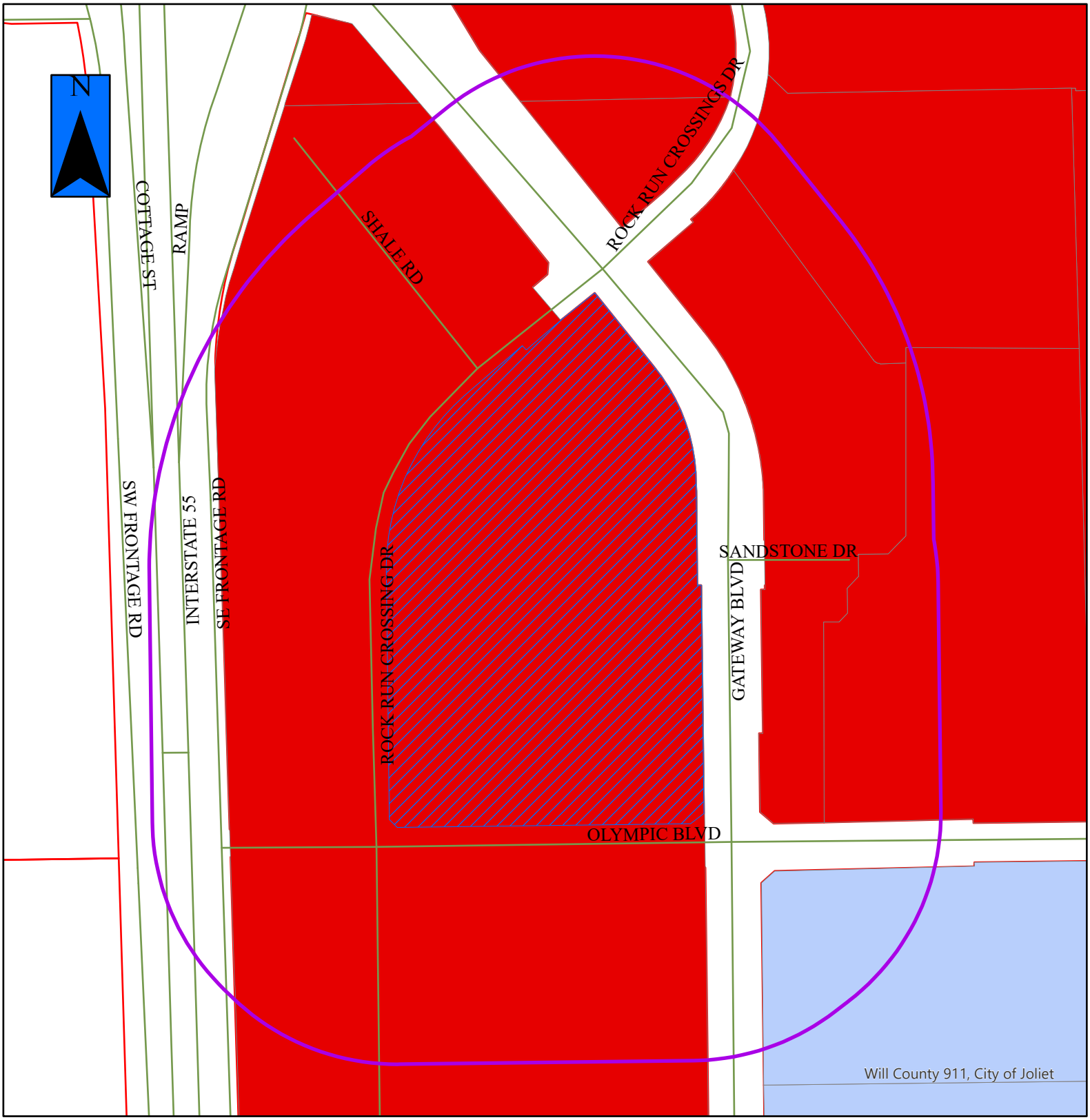
AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: 16 DE ABRIL, 2026 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:
P-4-26: PLANO PRELIMINAR DE LA SUBDIVISIÓN ROCK RUN CROSSINGS LIFESTYLE CENTER. (AL NORTE DE OLYMPIC BOULEVARD Y AL OESTE DE GATEWAY BOULEVARD) (PIN # 05-06-22-302-002-0000) (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-4-26: PRELIMINARY PLAT OF ROCK RUN CROSSINGS LIFESTYLE CENTER SUBDIVISION. (NORTH OF OLYMPIC BOULEVARD AND WEST OF GATEWAY BOULEVARD) (PIN # 05-06-22-302-002-0000) (COUNCIL DISTRICT #5)
FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET



P-4-26

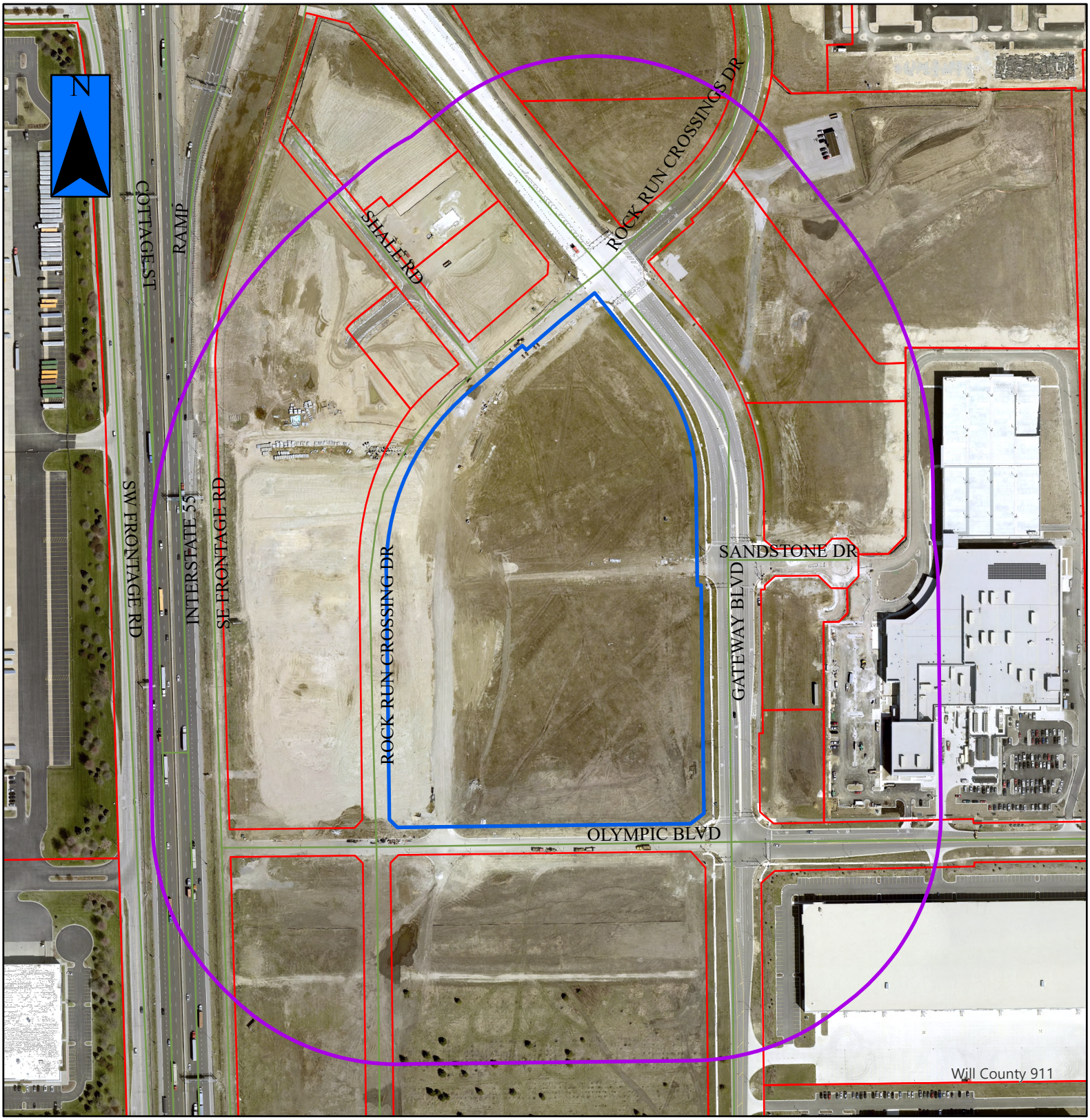
JOLIET PLANNING DIVISION

= 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-4-26a

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)