

DATE: July 17, 2025
TO: Joliet Plan Commission
FROM: Ray Heitner - Planner
SUBJECT: P-4-25: Preliminary Plat of Rock Run Crossings Drive Subdivision
FP-3-25: Final Plat of Rock Run Crossings Drive Subdivision
V-4-25: Vacation of a 3-Acre Portion of Rock Run Crossings Drive Right-of-Way

GENERAL INFORMATION:

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

SURROUNDING LAND USE & ZONING:

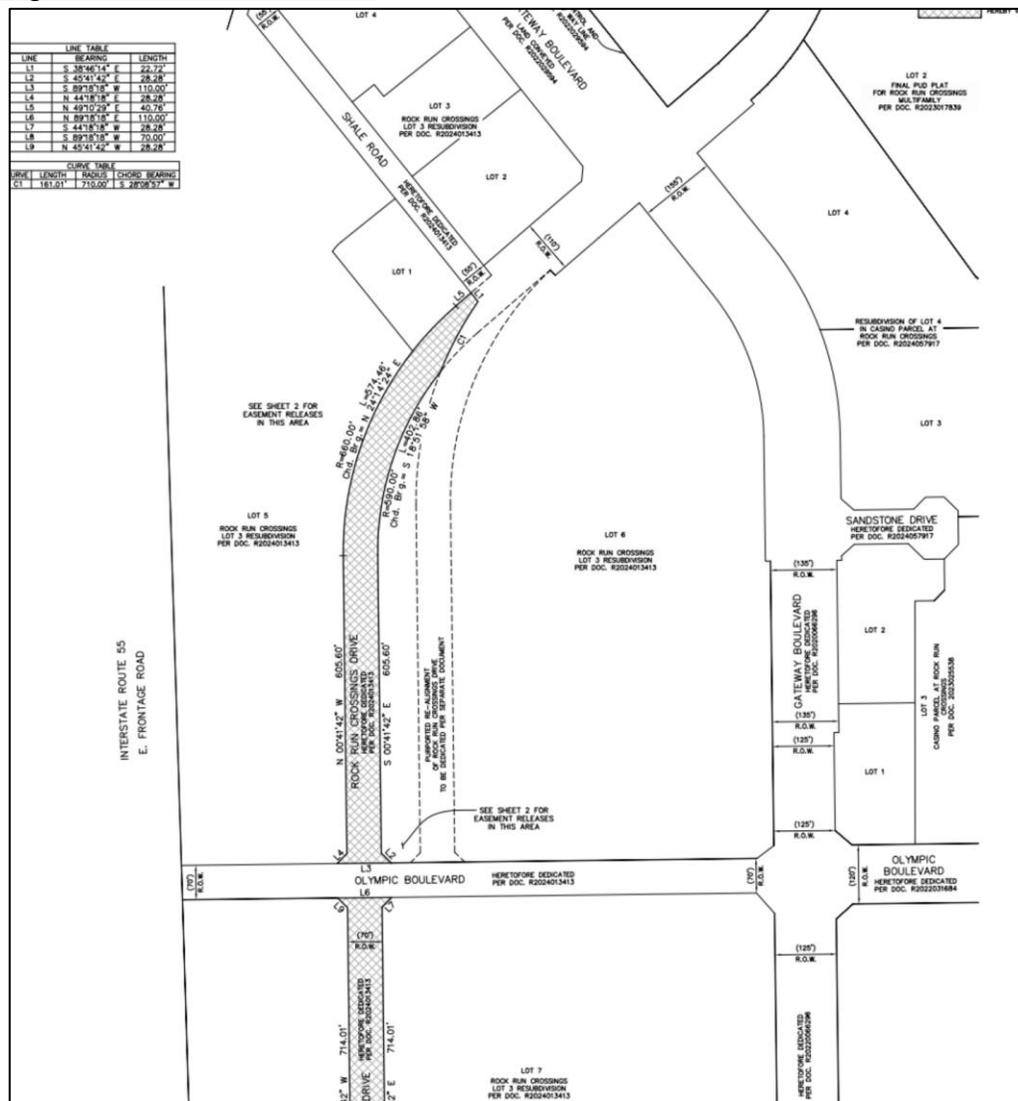
NORTH: Future Mixed-Use; B-2 (Central Business District)
SOUTH: Future Mixed Use; B-2 (Central Business District)
EAST: Future Mixed-Use; B-2 (Central Business District)
WEST: Interstate 55; Shorewood OCI (Office, Commercial, Institutional), Shorewood ORI (Office, Research, Light Industrial)

SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District (“TIF District”) since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant,

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

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

Figure 1 – Plat of Vacation



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

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

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

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

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

Preliminary Plat
 Final Plat
 Recording Plat

NAME OF SUBDIVISION: Rock Run Crossings Drive Subdivision

NAME OF PETITIONER: Cullinan Joliet, LLC

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

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 630-286-0100

INTEREST OF PETITIONER: Preliminary, Final & Recording Plat for RRC Drive

NAME OF LOCAL AGENT: Jim Testin

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

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

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

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

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: _____ E-MAIL: jtestin@cullprop.com

ENGINEER: CEMCON, Ltd.

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

LAND SURVEYOR: CEMCON, Ltd.

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

ATTORNEY: Rick Joseph

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

LEGAL DESCRIPTION OF PROPERTY: Attached

COMMON ADDRESS: No addresses assigned

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

SIZE: 37.3 acres

NO. OF LOTS: 3

PRESENT USE: vacant EXISTING ZONING: B-2

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

South: B-2 Vacant

East: B-2 Vacant

West: I-55, Shorewood Industrial

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

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

If yes, what amount? _____

(Acknowledgment by Park District Official) N/A

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

Yes No If yes, list the Case number and name: Property is under an approved PUD

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

If yes, describe: _____

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

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

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

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

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

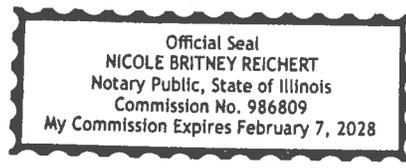
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 6/5/25 James F. Testin
Petitioner's Name

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

Nicole Britney Reichert February 7, 2028
Notary Public 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:

No addresses assigned to area impacted by plats

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

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL: jtestin@cullprop.com

FAX: (309) 999-1701

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Cullinan Joliet, LLC

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

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

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 815-744-0840

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

COMMON ADDRESS: No address assigned

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

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

PROPOSED USE AFTER VACATION: B-2

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

South: B-2

East: B-2

West: B-2 vacant

REASON FOR REQUEST: Moving the ROW alignment.

Creating a new alignment so the current alignment is not necessary.

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, James F. Testin, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

James F. Testin
Petitioner's Signature

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

Nicole Britney Reichert
Notary Public

My Commission Expires: February 7, 2028



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

All adjacent property owned by Cullinan Joliet, LLC

OWNER'S NAME

ADDRESS

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



VICINITY MAP

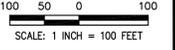
Table with 2 parts: LINE TABLE (LINE, BEARING, LENGTH) and CURVE TABLE (CURVE, LENGTH, RADIUS, CHORD BEARING).

PRELIMINARY PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS...

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

Table: ROCK RUN CROSSINGS DRIVE SUBDIVISION (±37.256 ACRES) with columns for LOT NUMBER, LOT AREA (ACRES), and AVERAGE.



OWNER/DEVELOPER: CULLINAN JOLIET, LLC C/O MICHAEL GOLD 420 N. MAIN STREET EAST PEORIA, IL 61611 PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD. C/O JEFFREY R. PANKOW 2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502 PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD. C/O MATTHEW WORLINE 2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502 PH: 630-862-2100

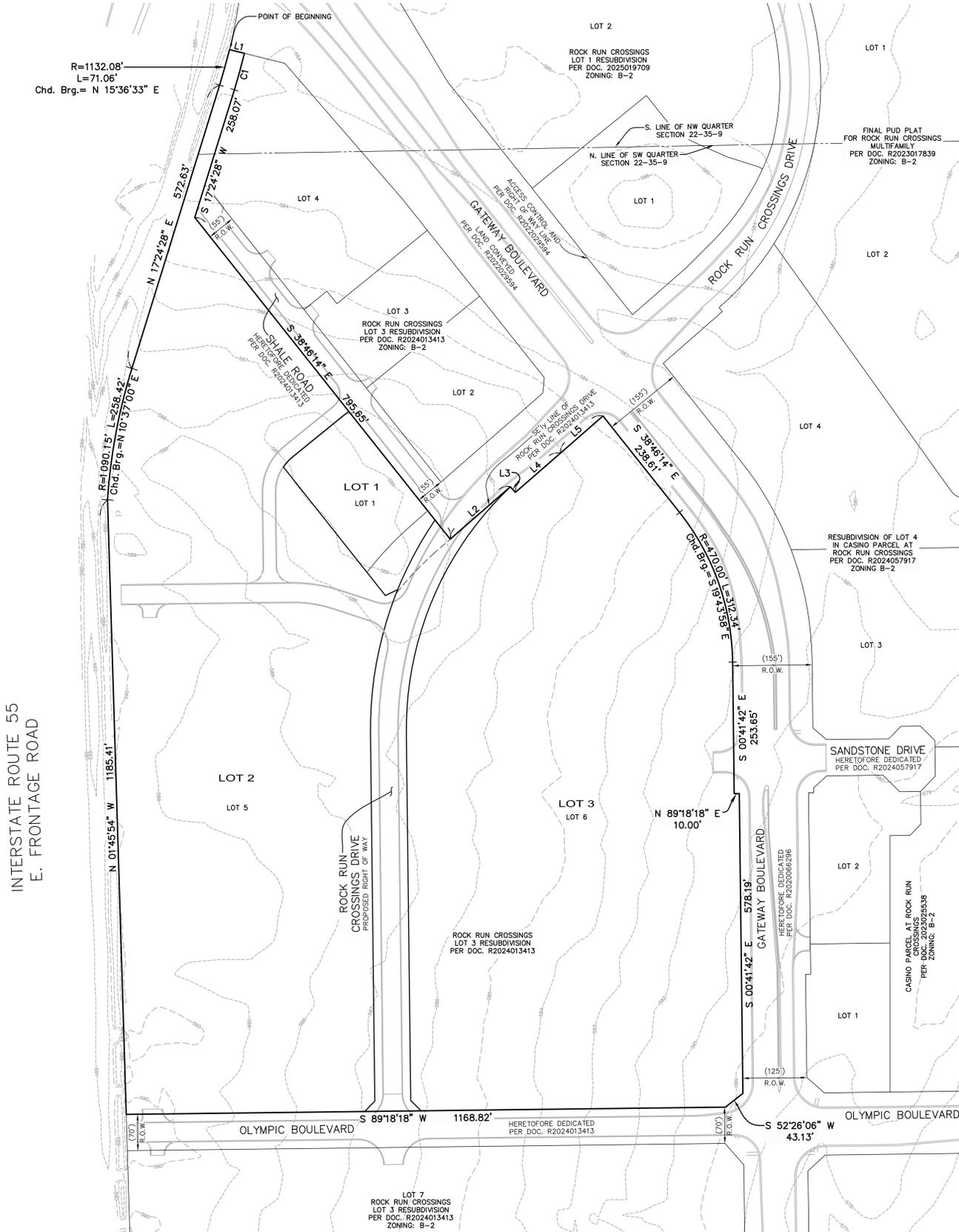
THIS PLAT IS NOT FOR RECORDING.

BENCHMARK

ELEVATION REFERENCE MARK: NGS MONUMENT WRL 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.

SITE BENCHMARK: CP #101: SET "4" 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.

- 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&E = 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 ILCSS/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN. 11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER. 12. EXISTING ZONING FOR PROPOSED LOTS 1, 2 AND 3 IS B-2 (CENTRAL BUSINESS). 13. STORMWATER DETENTION FOR PROPOSED LOTS 1, 2 AND 3 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684). 14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255C. 15. FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.

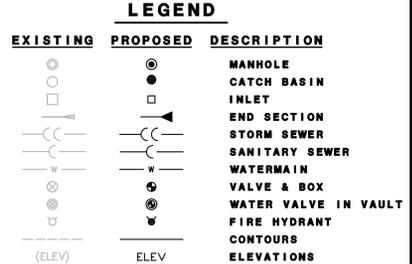


STATE OF ILLINOIS) SS COUNTY OF WILL) APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____, 20____

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

SITE DATA TABLE with columns for LOT #, ZONING, PUD, RIVER BASIN, CURRENT USE, PROPOSED USE*, PARKING, CURRENT IMPERVIOUS, PROPOSED RCN, EXISTING TREE COVERAGE, BUILDING SQ. FT.



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

PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors and Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675

Vertical text on the left edge: SHEET INDEX: SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION; LOT AREAS, OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES SHEET 2: DETAIL PAGE SHEET 3: DETAIL PAGE

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VICINITY MAP

LINE	BEARING	LENGTH
L1	S 76°11'27" E	30.00'
L2	N 49°10'29" E	154.80'
L3	S 43°03'49" E	14.92'
L4	N 49°10'29" E	115.65'
L5	N 49°10'44" E	109.91'

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

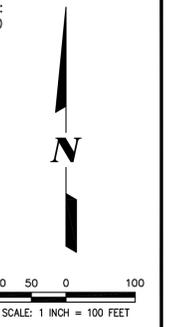
FINAL PLAT FOR ROCK RUN CROSSINGS DRIVE SUBDIVISION

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

BEING A RESUBDIVISION OF LOTS 1, 5 AND 6 IN ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOCUMENT R2024013413 IN THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG AN EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY EXTENSION THEREOF; 1) THENCE SOUTH 76 DEGREES 11 MINUTES 27 SECONDS EAST, 30.00 FEET; 2) THENCE SOUTHWESTERLY, 72.94 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1162.08 FEET AND A CHORD BEARING SOUTH 15 DEGREES 36 MINUTES 33 SECONDS WEST, 3) THENCE SOUTH 17 DEGREES 24 MINUTES 28 SECONDS WEST, 258.07 FEET; 4) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 795.65 FEET TO THE SOUTHEASTERLY LINE OF ROCK RUN CROSSINGS DRIVE DEDICATED PER AFORESAID SUBDIVISION; THE FOLLOWING FOUR COURSES ARE ALONG SAID SOUTHEASTERLY LINE; 1) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 154.80 FEET; 2) THENCE SOUTH 43 DEGREES 03 MINUTES 49 SECONDS EAST, 14.92 FEET; 3) THENCE NORTH 49 DEGREES 10 MINUTES 29 SECONDS EAST, 115.65 FEET; 4) THENCE NORTH 49 DEGREES 10 MINUTES 44 SECONDS EAST, 109.91 FEET TO THE WESTERLY LINE OF GATEWAY BOULEVARD AS DEDICATED PER DOCUMENT R2020066296; THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 38 DEGREES 46 MINUTES 14 SECONDS EAST, 238.61 FEET; 2) THENCE SOUTHEASTERLY, 312.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD BEARING SOUTH 19 DEGREES 43 MINUTES 58 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 253.65 FEET; 4) THENCE NORTH 89 DEGREES 18 MINUTES 18 SECONDS EAST, 10.00 FEET; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 42 SECONDS EAST, 578.19 FEET TO A NORTHERLY LINE OF OLYMPIC BOULEVARD AS DEDICATED PER AFORESAID SUBDIVISION RECORDED AS DOCUMENT R2024013413; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTH LINE; 1) THENCE SOUTH 52 DEGREES 28 MINUTES 06 SECONDS WEST, 43.13 FEET; 2) THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS WEST, 1168.82 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THE FOLLOWING FOUR COURSES ARE ALONG THE WESTERLY LINE OF SAID LOT 5; 1) THENCE NORTH 01 DEGREE 45 MINUTES 54 SECONDS WEST, 1185.41 FEET; 2) THENCE NORTHERLY, 258.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1090.15 FEET AND A CHORD BEARING NORTH 10 DEGREES 37 MINUTES 00 SECONDS EAST; 3) THENCE NORTH 17 DEGREES 24 MINUTES 28 SECONDS EAST, 572.63 FEET; 4) THENCE NORTHERLY, 71.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1132.08 FEET AND A CHORD BEARING NORTH 15 DEGREES 36 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

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

R.O.W. DEDICATION 1,867 ACRES



OWNER/DEVELOPER: CULLINAN JOLIET, LLC
 C/O MICHAEL GOLD
 420 N. MAIN STREET
 EAST PEORIA, IL 61611
 PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
 C/O JEFFREY R. PANKOW
 2280 WHITE OAK CIRCLE
 SUITE 100
 AURORA, IL 60502
 PH: 630-862-2100

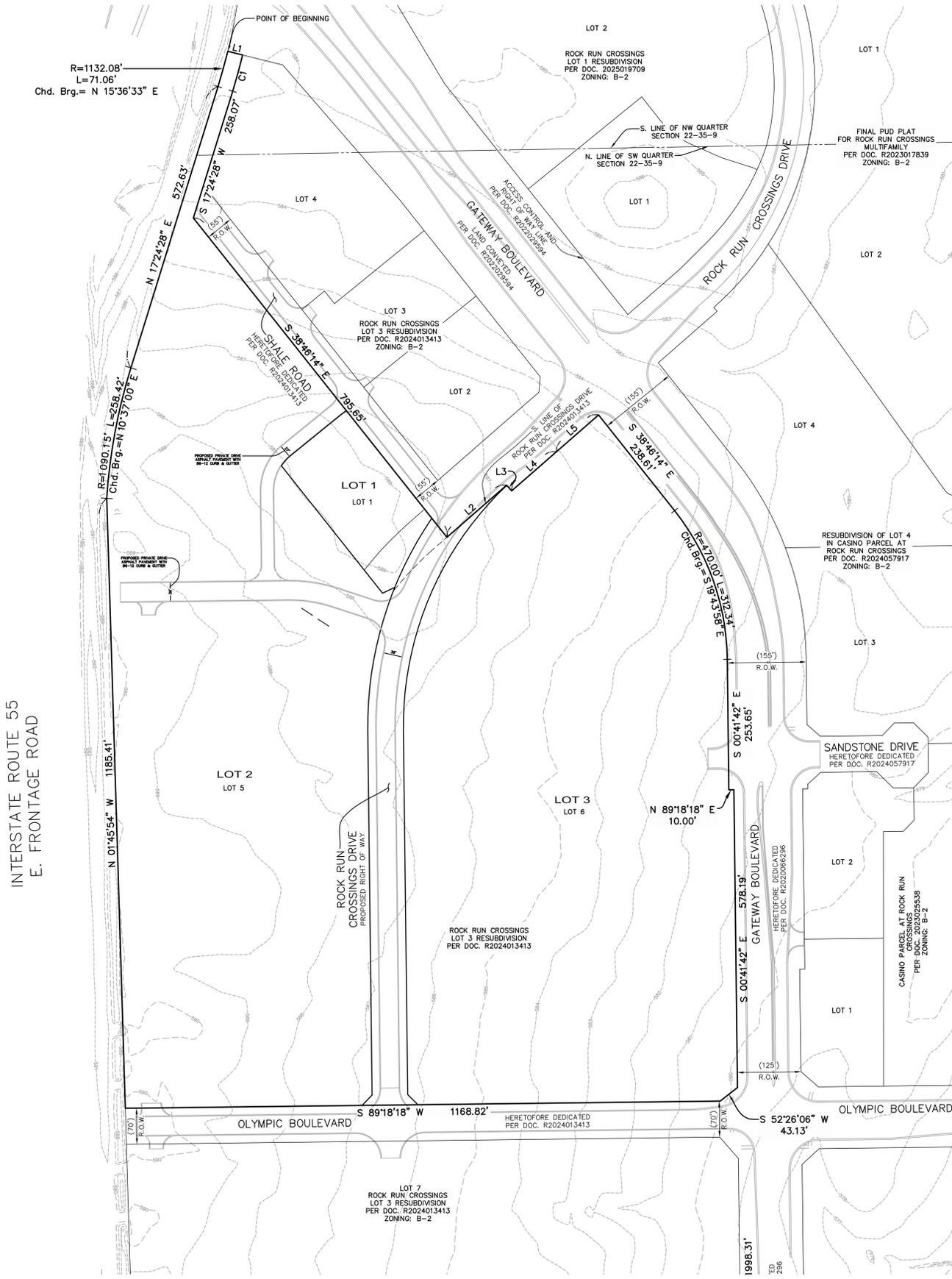
CIVIL ENGINEER: CEMCON, LTD.
 C/O MATTHEW WORLINE
 2280 WHITE OAK CIRCLE
 SUITE 100
 AURORA, IL 60502
 PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

BENCHMARK
ELEVATION REFERENCE MARK
 NGS MONUMENT WRL 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 "4" 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:**
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 - 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, 2 AND 3 IS B-2 (CENTRAL BUSINESS).
 - 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).
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255C.
 - FULL ACCESS TO PROPOSED LOTS 1, 2 AND 3 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE, GATEWAY DRIVE, OLYMPIC BOULEVARD AND SHALE ROAD. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE ROUTE 55.



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

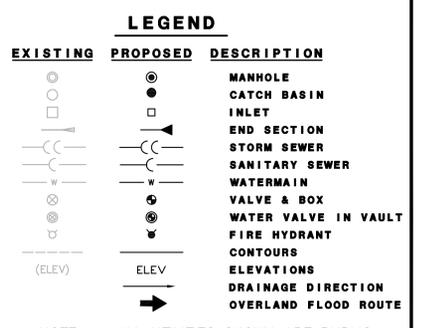
STATE OF ILLINOIS) SS
 COUNTY OF DUPAGE)

JEFFREY R. PANKOW
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

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
EXISTING TREE COVERAGE	0%	0%	0%
BUILDING SQ. FT.	TBD	TBD	TBD

* SUBJECT TO CHANGE



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

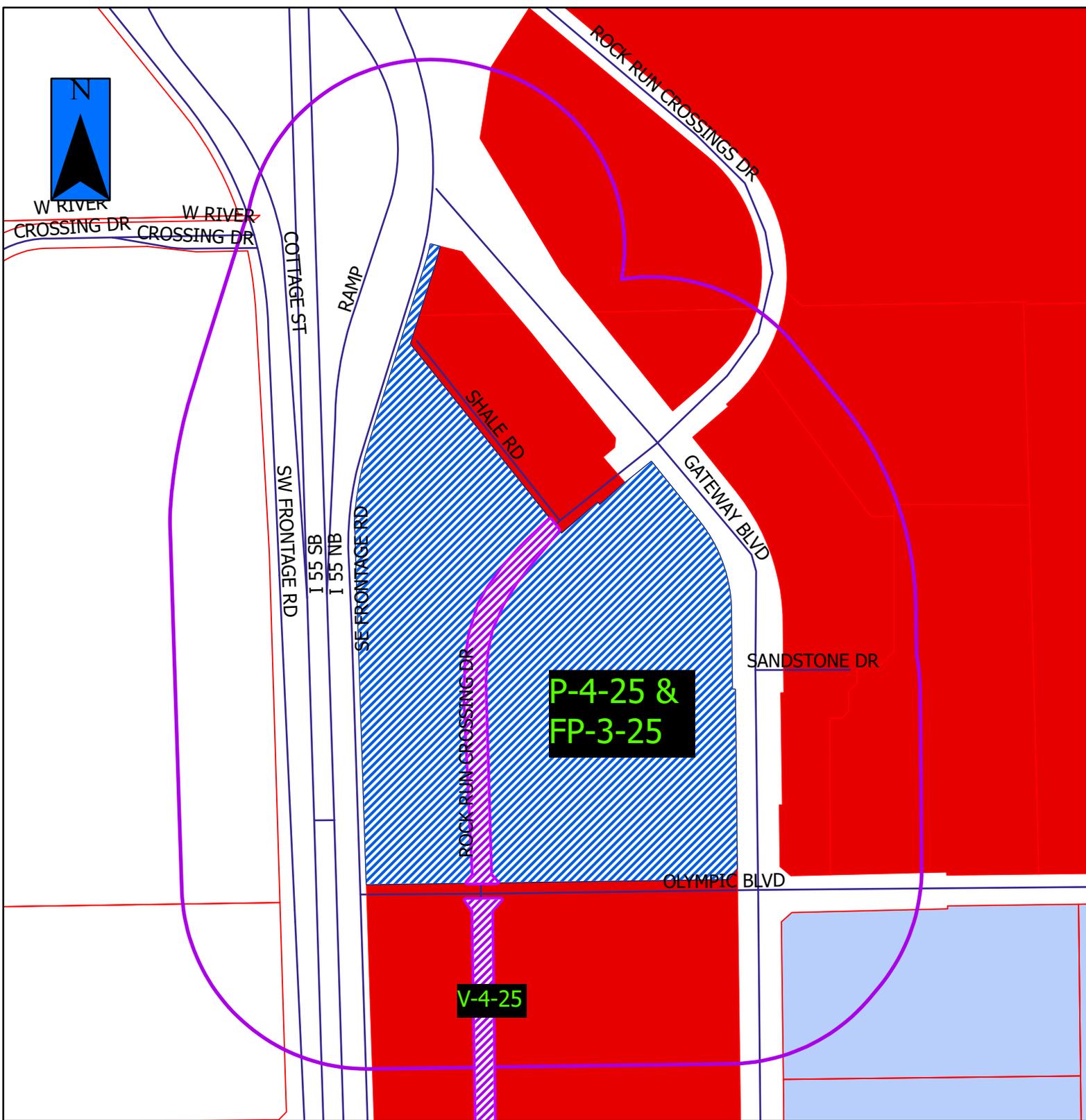
PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849001 FILE NAME: FINAL PLAT-5
 DRAWN BY: AJB FLD. BK. / PG. NO.: D992-12
 COMPLETION DATE: 06-05-25 JOB NO.: 849.001
 XREF: 849.001 & 849.004 PROJECT MANAGER: MMW
 CHECKED BY:
 REVISED 07-09-25 A,B PER CITY REVIEW COMMENTS
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BENCHMARK PATH: P:\MAPS\JOLIET\SUBDIVISIONS\PLAT\062-048134\Rock Run Crossings Drive Subdiv.plt, DAT 12/26/24
 PLOT FILE CREATED: 7/9/2025 BY: TOMM BLUS





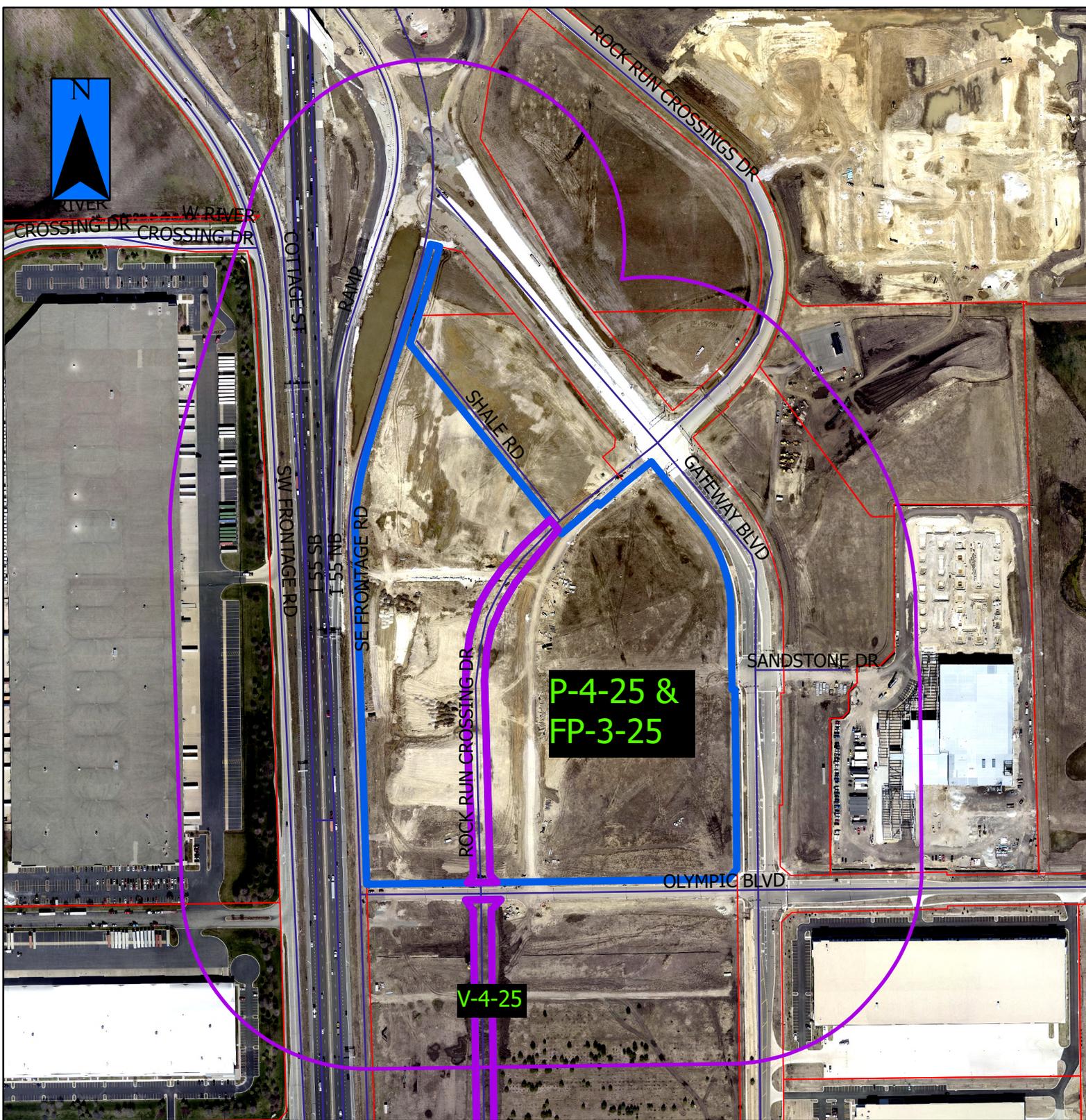


P-4-25 FP-3-25 V-4-25



-  = Vacation in Question
-  = Property in Question
-  = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B



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



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