

DATE: April 18, 2024
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-1-24: Preliminary Plat of Resubdivision for Rock Run Crossings Multi-Family, a Minor Subdivision.

GENERAL INFORMATION:

APPLICANT: Cullinan Joliet, LLC
STATUS OF APPLICANT: Developer
REQUESTED ACTION: Approval of a preliminary plat for a minor subdivision.
PURPOSE: To create a four-lot subdivision.
EXISTING ZONING: B-2 (Central Business District)
LOCATION: East of Rock Run Crossings Drive, north of Gateway Boulevard.
SIZE: 30.7684 acres
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Agricultural/Natural Gas Pipeline; County A-1 (Agricultural)
SOUTH: Undeveloped; B-2 (Central Business District)
EAST: Single-Family Residential/Woodlands; County R-2 (Single-Family Residential), R-1 (Single-Family Residential)
WEST: Undeveloped; B-2 (Central Business District)

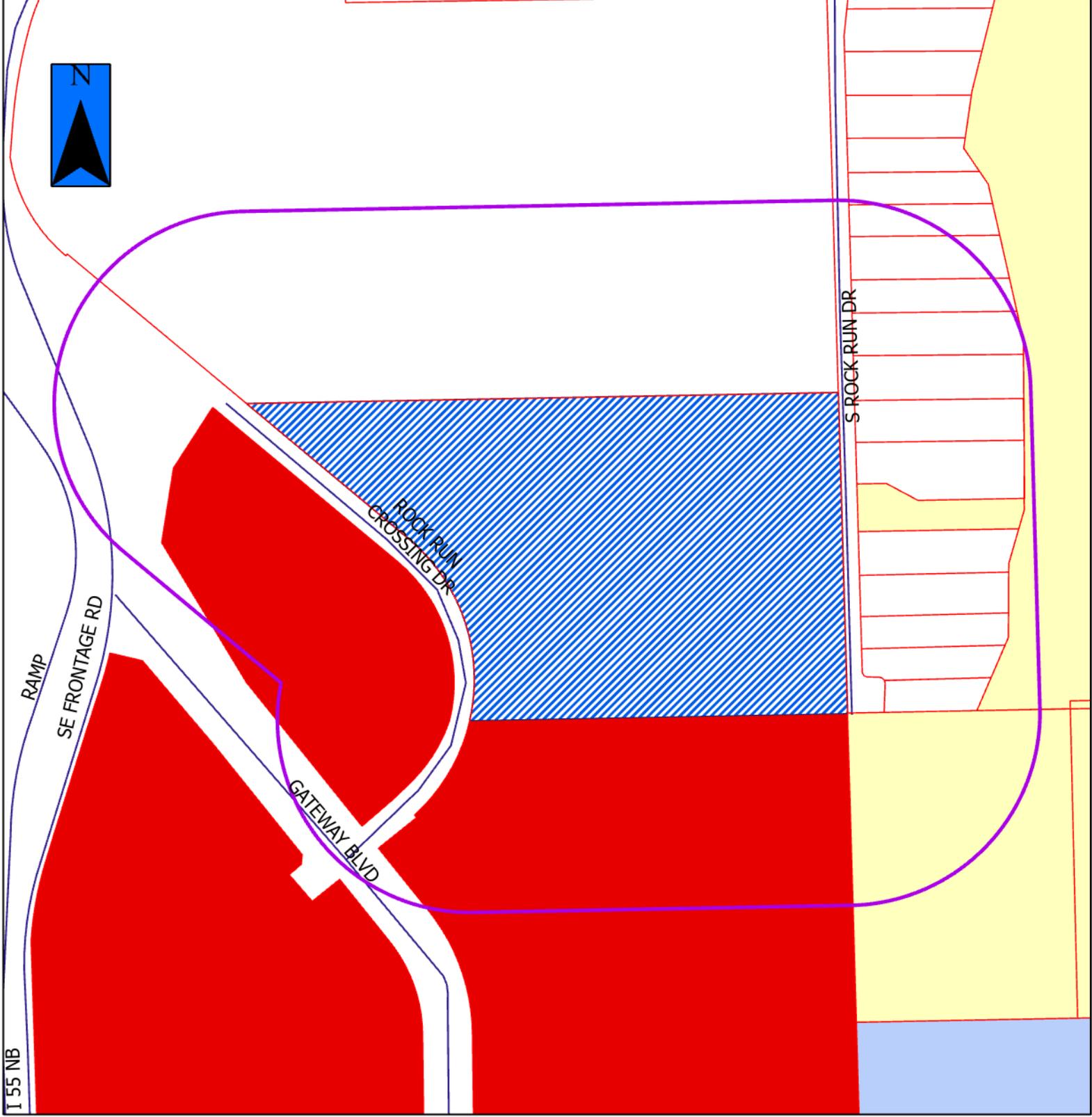
SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District (“TIF District”) since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurants, entertainment attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

A Final PUD Plat and Recording Plat to allow the development of 570 multi-family residential dwelling units on the subject property was approved by the City Council in January of 2023.

SPECIAL INFORMATION: The petitioner seeks approval of a Preliminary Plat of resubdivision for the multi-family residential lot to create four lots as shown on the attached preliminary plat. The applicant has also submitted for approval of a recording plat, which will be put before the City Council at a future meeting. The previously approved unit count and building layout from the Planned Unit Development are not changing. The petitioner seeks approval of the subject minor subdivision to create four new lots for financing purposes.

All public improvements will be required by the Public Works and Utilities Departments per the City's Zoning Ordinance and Subdivision Regulations. Water and sewer connection fees and development impact fees will be required. Future development must comply with all requirements pursuant to the City's Zoning Ordinance, Landscaping and Screening Regulations, and Unified Tree Ordinance. With the approval of the Final PUD, the Joliet Park District approved an agreement with the petitioner to provide a cash fee-in-lieu payment of \$1,543.47 per dwelling unit instead of providing parkland dedication.

ANALYSIS: Approval of the Preliminary Plat of Resubdivision for Rock Run Crossings Multi-Family, a Minor Subdivision, will create four new lots for the future development of 570 multi-family residential dwelling units, as previously approved with the Final Planned Unit Development for Rock Run Crossings Multi-Family Subdivision in January of 2023.

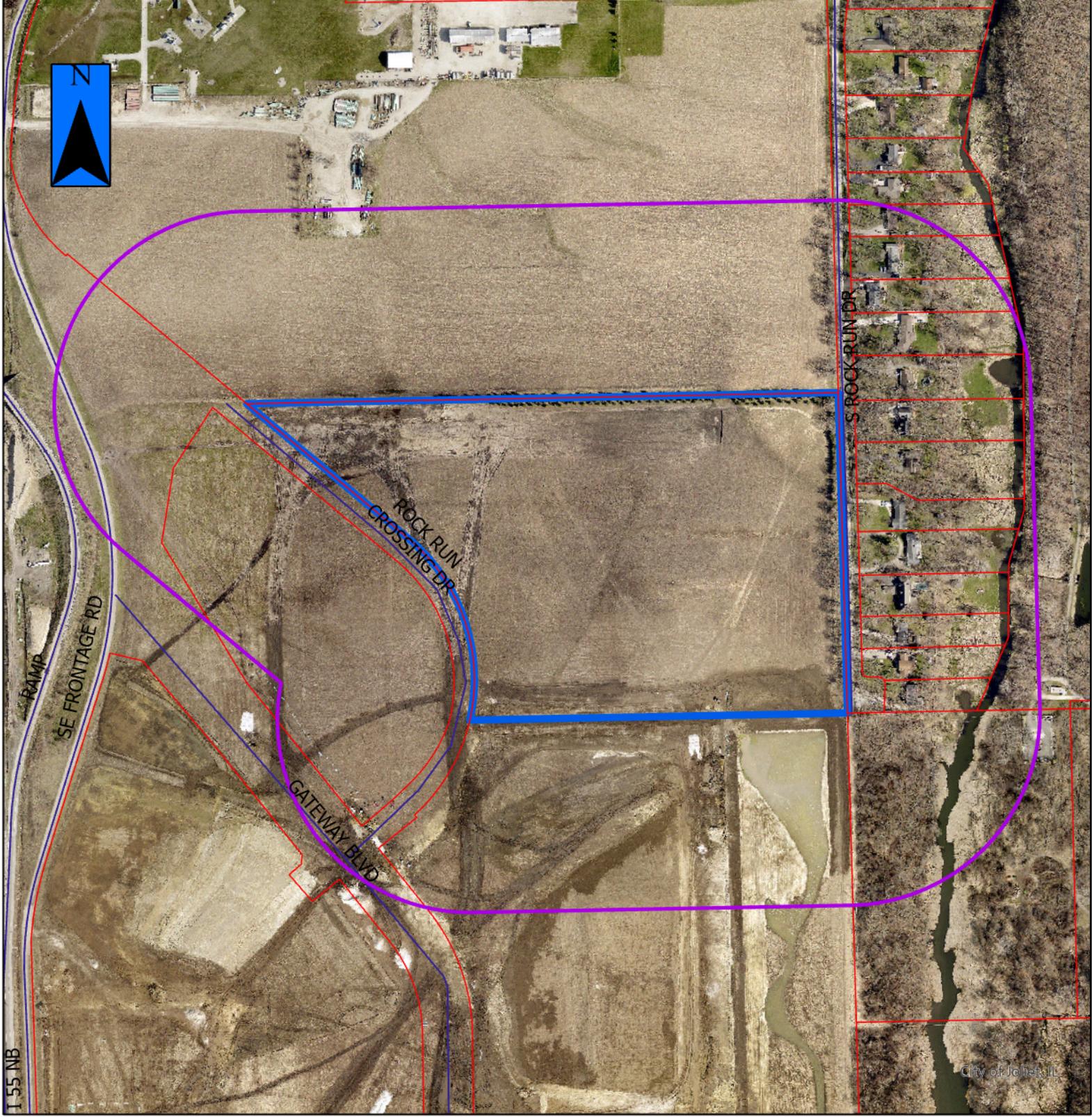


P-1-24



 = 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-1-24a



= Property in Question / Propiedad en cuestión



= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

LEGAL DESCRIPTION LOT 1

Commencing at a point, said point being the northwest corner of Lot 1 of the Rock Run Crossings Multifamily Plat; thence S 50°08'51" E a distance of 671.78 feet to a point; thence along a curve to the right with a radius of 573.00 feet, an arc length of 133.52 feet, bearing of S 43°28'20" E with a chord length of 133.21 feet and internal angle of 013° 21' 02" to a point, said point being the point of beginning of the parcel herein described;

Course No. 1 thence N 53°39'49" E a distance of 91.61 feet to a point; Course No. 2 thence along a curve to the right with a radius of 258.32 feet, an arc length of 93.04 feet, bearing of N 67°10'46" E with a chord length of 92.54 feet and internal angle of 020° 38'13";

Course No. 3 thence N 89° 54'05" W a distance of 174.42 feet to a point;

Course No. 4 thence N 00° 43' 06" W a distance of 4.84 feet to a point;

Course No. 5 thence N 89° 17' 14" E a distance of 58.48 feet to a point;

Course No. 6 thence N 00° 52' 31" W a distance of 9.99 feet to a point;

Course No. 7 thence N 89° 26' 34" E a distance of 231.45 feet to a point;

Course No. 8 thence N 00° 40' 13" W a distance of 50.88 feet to a point;

Course No. 9 thence N 89° 17' 14" E a distance of 155.69 feet to a point;

Course No. 10 thence N 49° 38' 18" E a distance of 31.34 feet to a point;

Course No. 11 thence N 00° 42' 43" W a distance of 108.00 feet to a point;

Course No. 12 thence N 89° 17' 14" E a distance of 162.14 feet to a point;

Course No. 13 thence S 00° 56' 58" E a distance of 116.76 feet to a point;

Course No. 14 thence S 60° 01' 33" E a distance of 10.00 feet to a point;

Course No. 15 thence N 89° 15' 32" E a distance of 78.64 feet to a point;

Course No. 16 thence S 00° 46' 25" E a distance of 435.25 feet to a point;

Course No. 17 thence S 24° 20' 15" W a distance of 12.90 feet to a point;

Course No. 18 thence S 68° 05' 32" W a distance of 67.32 feet to a point;

Course No. 19 thence S 50° 35' 55" W a distance of 65.91 feet to a point;

Course No. 20 thence S 89° 03' 08" W a distance of 44.14 feet to a point;

Course No. 21 thence S 00° 59' 06" E a distance of 103.16 feet to a point;

Course No. 22 thence S 89° 01' 00" W a distance of 19.86 feet to a point;

Course No. 23 thence N 00° 59' 00" W a distance of 7.49 feet to a point;

Course No. 24 thence S 89° 01' 00" W a distance of 627.68 feet to a point;

Course No. 25 thence N 00° 55' 46" W a distance of 120.64 feet to a point;

Course No. 26 thence N 89° 07' 51" E a distance of 64.62 feet to a point;

Course No. 27 thence N 00° 44' 22" W a distance of 339.07 feet to a point;

Course No. 28 thence S 89° 33' 15" W a distance of 169.48 feet to a point;

Course No. 29 thence S 53° 39' 49" W a distance of 120.76 feet to a point;

Course No. 30 thence along a curve to the left with a radius of 573.00 feet, an arc length of 75.18 feet, bearing of N 33°02' 17" W with a chord length of 75.12 feet and internal angle of 007° 51' 02" to said point of beginning;

Said Parcel containing 466,492 Sq. Ft. or 10.7092 acres of land according to a survey by LANGAN Engineering and Environmental services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the East line of the west half of section 22 being South 01°49'05" E as shown in said Rock Run Crossings Multifamily Plat.

LEGAL DESCRIPTION LOT 2

Beginning at a point, said point being the southwesterly corner of Lot 1 of the Rock Run Crossings Multifamily Plat and also being along the easterly Right of Way line of Rock Run Crossings Dr.;

Course No. 1 thence S 45° 56' 50" E a distance of 64.84 feet to a point;

Course No. 2 thence S 89° 01' 00" W a distance of 92.27 feet to a point;

Course No. 3 thence N 00° 55' 46" W a distance of 120.64 feet to a point;

Course No. 4 thence N 89° 07' 51" E a distance of 64.62 feet to a point;

Course No. 5 thence N 00° 44' 22" W a distance of 339.07 feet to a point;

Course No. 6 thence S 89° 33' 15" W a distance of 169.48 feet to a point;

Course No. 7 thence S 53° 39' 49" W a distance of 120.76 feet to a point;

Course No. 8 thence along a curve to the right with a radius of 573.00 feet, an arc length of 356.98 feet, bearing of S 11° 25' 54" E with a chord length of 351.24 feet and internal angle of 035° 41' 45" to said point of beginning;

Said Parcel containing 90,326 Sq. Ft. or 2.0736 acres of land according to a survey by LANGAN Engineering and Environmental services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the East line of the west half of section 22 being South 01°49'05" E as shown in said Rock Run Crossings Multifamily Plat.

LEGAL DESCRIPTION LOT 3

Commencing at a point, said point being the northwest corner of Lot 1 of the Rock Run Crossings Multifamily Plat; thence S 50°08'51" E a distance of 671.78 feet to a point; thence along a curve to the right with a radius of 573.00 feet, an arc length of 133.52 feet, bearing of S 43°28'20" E with a chord length of 133.21 feet and internal angle of 013° 21' 02" to a point, said point being the point of beginning of the parcel herein described;

Course No. 1 thence N 53°39'49" E a distance of 91.61 feet to a point;

Course No. 2 thence along a curve to the right with a radius of 258.32 feet, an arc length of 93.04 feet, bearing of N 67°10'46" E with a chord length of 92.54 feet and internal angle of 020° 38'13";

Course No. 3 thence N 89° 54'05" W a distance of 174.42 feet to a point;

Course No. 4 thence N 00° 43' 06" W a distance of 4.84 feet to a point;

Course No. 5 thence N 89° 17' 14" E a distance of 58.48 feet to a point;

Course No. 6 thence N 00° 52' 31" W a distance of 9.99 feet to a point;

Course No. 7 thence N 89° 26' 34" E a distance of 231.45 feet to a point;

Course No. 8 thence N 00° 40' 13" W a distance of 50.88 feet to a point;

Course No. 9 thence N 89° 17' 14" E a distance of 155.69 feet to a point;

Course No. 10 thence N 49° 38' 18" E a distance of 31.34 feet to a point;

Course No. 11 thence N 00° 42' 43" W a distance of 108.00 feet to a point;

Course No. 12 thence N 89° 17' 14" E a distance of 162.14 feet to a point;

Course No. 13 thence S 00° 56' 58" E a distance of 116.76 feet to a point;

Course No. 14 thence S 60° 01' 33" E a distance of 10.00 feet to a point;

Course No. 15 thence N 89° 15' 32" E a distance of 78.64 feet to a point;

Course No. 16 thence S 00° 46' 25" W a distance of 234.05 feet to a point;

Course No. 17 thence S 89° 17' 18" W a distance of 82.98 feet to a point;

Course No. 18 thence N 00° 59' 04" W a distance of 150.51 feet to a point;

Course No. 19 thence S 89° 00' 56" W a distance of 1571.08 feet to a point;

Course No. 20 thence S 50° 08' 51" E a distance of 671.78 feet to a point;

Course No. 21 thence along a curve to the right with a radius of 573.00 feet, an arc length of 133.52 feet, bearing of S 43°28'20" E with a chord length of 133.21 feet and internal angle of 013° 21' 02" to said point of beginning;

Said Parcel containing 573,750 Sq. Ft. or 13.1715 acres of land according to a survey by LANGAN Engineering and Environmental services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the East line of the west half of section 22 being South 01°49'05" E as shown in said Rock Run Crossings Multifamily Plat.

LEGAL DESCRIPTION LOT 4

Beginning at a point, said point being the southeasterly corner of Lot 1 of the Rock Run Crossings Multifamily Plat and also being along the westerly Right of Way line of Rock Run Drive;

Course No. 1 thence S 89° 01' 00" W a distance of 344.95 feet to a point;

Course No. 2 thence N 00° 59' 06" W a distance of 103.16 feet to a point;

Course No. 3 thence N 89° 03' 08" E a distance of 44.14 feet to a point;

Course No. 4 thence N 50° 35' 55" E a distance of 65.91 feet to a point;

Course No. 5 thence N 68° 05' 32" E a distance of 67.32 feet to a point;

Course No. 6 thence N 24° 20' 15" E a distance of 12.90 feet to a point;

Course No. 7 thence N 00° 46' 25" W a distance of 669.30 feet to a point;

Course No. 8 thence S 89° 17' 18" W a distance of 82.98 feet to a point;

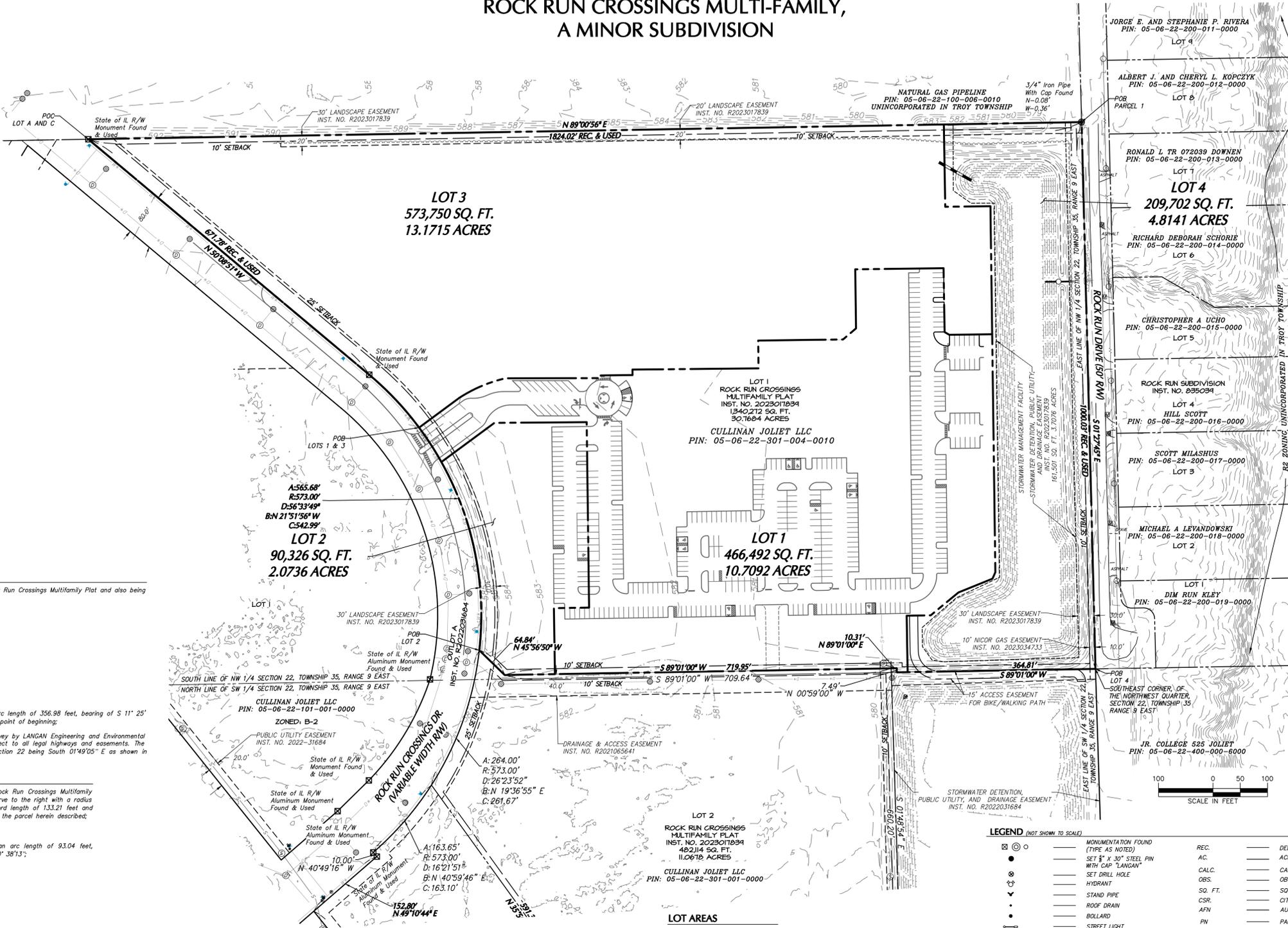
Course No. 9 thence N 00° 59' 04" W a distance of 150.51 feet to a point;

Course No. 10 thence N 89° 00' 56" E a distance of 252.94 feet to a point;

Course No. 11 thence S 01° 27' 45" E a distance of 1000.03 feet to said point of beginning;

Said Parcel containing 209,702 Sq. Ft. or 4.8141 acres of land according to a survey by LANGAN Engineering and Environmental services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the East line of the west half of section 22 being South 01°49'05" E as shown in said Rock Run Crossings Multifamily Plat.

PRELIMINARY PLAT OF RESUBDIVISION FOR ROCK RUN CROSSINGS MULTI-FAMILY, A MINOR SUBDIVISION



- GENERAL NOTES: 1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATION IN MAY, 2022. 2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY LANGAN, MAY 2022. 3. THE SUBJECT PROPERTY IS CURRENTLY IN THE CITY OF JOUET B-2, CENTRAL BUSINESS, ZONING DISTRICT. 4. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOUET B-2 & R-5 ZONING DISTRICT REQUIREMENTS. 5. 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. 6. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREA IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOUET ZONING ORDINANCE. 7. 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. 8. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOUET UNDER SEPARATE COVER. 9. CROSS ACCESS FOR VEHICLES AND PEDESTRIANS IS TO BE GRANTED BETWEEN PARCELS 1, 2, 3, AND 4 ON ALL DRIVE ANGLES AND SIDEWALKS FOR PURPOSES OF TRAFFIC CIRCULATION AND AMENITY ACCESS FOR THE ENTIRE DEVELOPMENT.

Table with columns: Date, Description, No. Includes REVISIONS and signature of BRANDON L. REID, P.L.S., PROFESSIONAL LAND SURVEYOR, ILLINOIS LIC. No. 3787.

LANGAN logo and contact information: Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C. 200 W Madison Street, Suite 1920 Chicago, IL 60606. T: 312.547.7700 F: 312.547.7701 www.langan.com

Project: ROCKRUN COLLECTION MULTIFAMILY, JOUET, ILLINOIS. RESUBDIVISION PRELIMINARY PLAT. Will County, Illinois.

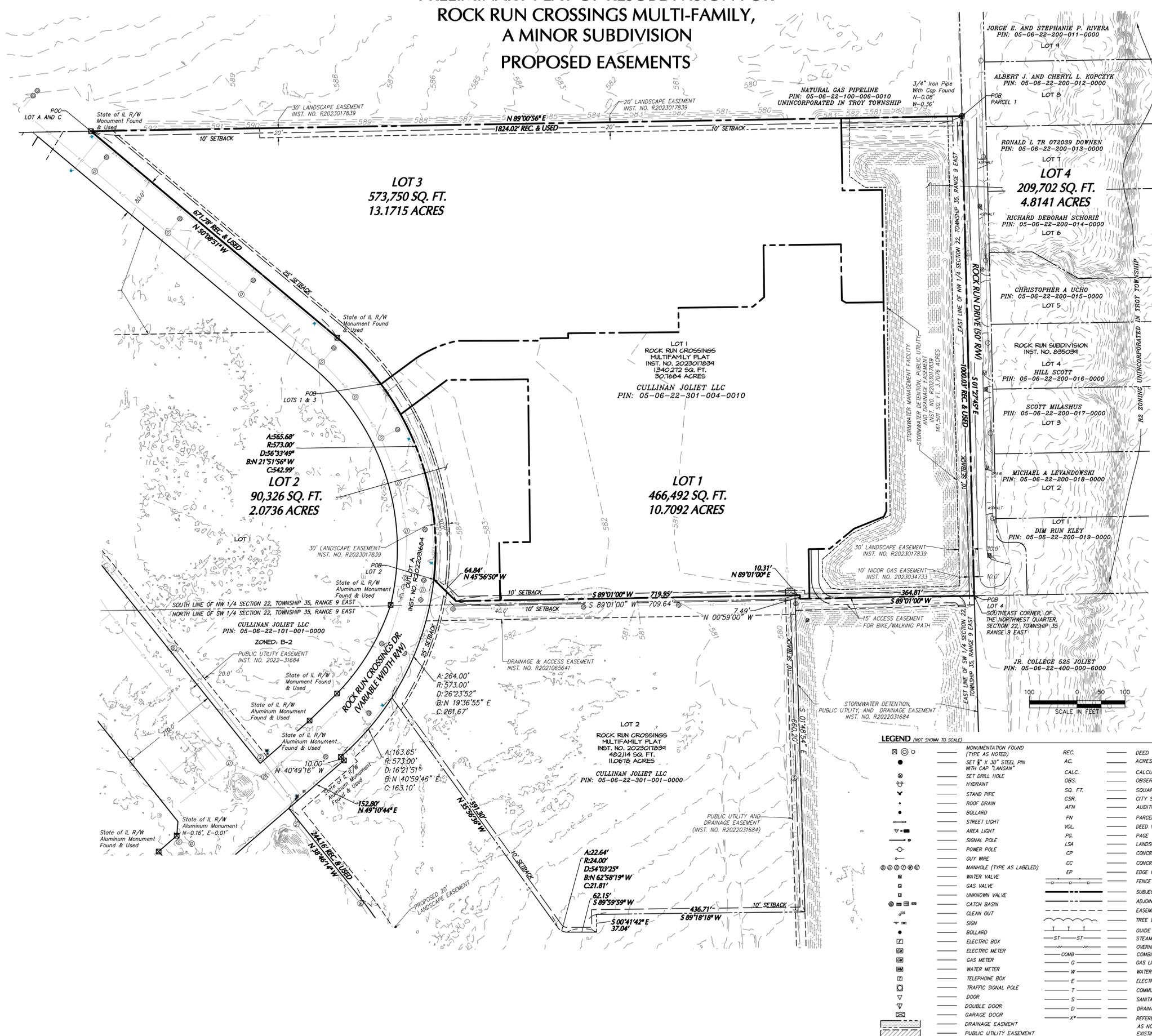
Project No. 541017901, Date APRIL 12, 2024, Drawn By KTK, Checked By ALM, Sheet 1 of 2.

BASIS OF BEARINGS: MERIDIAN IS REFERENCED TO EAST LINE OF THE WEST HALF OF SECTION 22, TOWNSHIP 35, RANGE 9 EAST, BEING SOUTH 01°49'05" EAST. OWNER: CULLINAN JOUET LLC, 420 N. MAIN STREET EAST PEORIA, IL 61611. LAND SURVEYOR/ENGINEER: LANGAN, 200 W. MADISON STREET, SUITE 1920 CHICAGO, IL 60606.

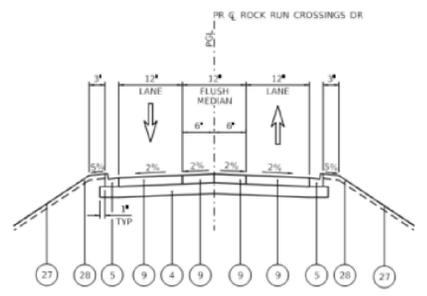
FLOOD CERTIFICATION: AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "WILL COUNTY, ILLINOIS AND INCORPORATED AREAS", PANEL 139 AND 255 OF 585, MAP NUMBER 17197C0255G, AND PANEL WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS, WITH BASE FLOOD ELEVATION OR DEPTH.

LEGEND (NOT SHOWN TO SCALE) listing symbols for MONUMENTATION FOUND, REC., DEED OF RECORD, AC., CALC., OBSERVED, SQ. FT., CITY SURVEY RECORD, AFN, PARCEL NUMBER, PN, DEED VOLUME, VOL, PAGE, LSA, LANDSCAPE AREA, CP, CONCRETE PAD, EP, CONCRETE CURB, WATER VALVE, GAS VALVE, UNKNOWN VALVE, CATCH BASIN, CLEAN OUT, SIGN, BOLLARD, ELECTRIC BOX, ELECTRIC METER, GAS METER, WATER METER, TELEPHONE BOX, TRAFFIC SIGNAL POLE, DOOR, DOUBLE DOOR, GARAGE DOOR, DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT.

**PRELIMINARY PLAT OF RESUBDIVISION FOR
ROCK RUN CROSSINGS MULTI-FAMILY,
A MINOR SUBDIVISION
PROPOSED EASEMENTS**



- GENERAL NOTES**
- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATION IN MAY, 2022.
 - THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY LANGAN, MAY 2022.
 - P.U.&D.E. = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
 - S.W.D. = DENOTES STORM WATER DETENTION.
 - THE SUBJECT PROPERTY IS CURRENTLY IN THE CITY OF JOUET B-2, CENTRAL BUSINESS, ZONING DISTRICT.
 - THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOUET B-2 & R-5 ZONING DISTRICT 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 AREA IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOUET 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.
 - ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOUET UNDER SEPARATE COVER.
 - CROSS ACCESS FOR VEHICLES AND PEDESTRIANS IS TO BE GRANTED BETWEEN PARCELS 1, 2, 3, AND 4 ON ALL DRIVE AISLES AND SIDEWALKS FOR PURPOSES OF TRAFFIC CIRCULATION AND AMENITY ACCESS FOR THE ENTIRE DEVELOPMENT.



**PROPOSED TYPICAL SECTION
ROCK RUN CROSSINGS DR**
STA 6063+69 TO STA 6081+69

Date	Description	No.
REVISIONS		

BRANDON L. REID, P.L.S. DATE SIGNED
PROFESSIONAL LAND SURVEYOR
ILLINOIS LIC. No. 3787

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.

200 W Madison Street, Suite 1920
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
**ROCKRUN
COLLECTION
MULTIFAMILY**
JOLIET
WILL COUNTY ILLINOIS

**RESUBDIVISION
PRELIMINARY PLAT**

Project No.	541017901	VB101
Date	APRIL 12, 2024	
Drawn By	KTK	Sheet 2 of 2
Checked By	ALM	

LEGEND (NOT SHOWN TO SCALE)

MONUMENTATION FOUND (TYPE AS NOTED)	REC. AC.	DEED OF RECORD
SET 1/2" X 30" STEEL PIN WITH CAP "LANGAN"	CALC. OBS.	ACRES
SET DRILL HOLE	SQ. FT.	CALCULATED
HYDRANT	CITY SURVEY RECORD	OBSERVED
STAND PIPE	AUDITOR'S FILE NUMBER	SQUARE FEET
ROOF DRAIN	PN	CITY SURVEY RECORD
BOLLARD	VOL.	AUDITOR'S FILE NUMBER
STREET LIGHT	PG.	PARCEL NUMBER
AREA LIGHT	LSA	DEED VOLUME
SIGNAL POLE	CP	PAGE
POWER POLE	CC	LANDSCAPE AREA
QUY WIRE	EP	CONCRETE PAD
MANHOLE (TYPE AS LABELED)		CONCRETE CURB
WATER VALVE		EDGE OF PAVEMENT
GAS VALVE		FENCE (TYPE AS NOTED)
UNKNOWN VALVE		SUBJECT PROPERTY LINE
CATCH BASIN		ADJOINING PROPERTY LINE
CLEAN OUT		EASEMENT LINE
SIGN		TREE LINE
BOLLARD		GUIDE RAIL (TYPE AS NOTED)
ELECTRIC BOX		STEAM LINE
ELECTRIC METER		OVERHEAD WIRE
GAS METER		COMBINED SEWER LINE
WATER METER		GAS LINE
TELEPHONE BOX		WATER LINE
TRAFFIC SIGNAL POLE		ELECTRIC LINE
DOOR		COMMUNICATION LINE
DOUBLE DOOR		SANITARY LINE
GARAGE DOOR		DRAINAGE LINE
DRAINAGE EASEMENT		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
PUBLIC UTILITY EASEMENT		

**NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS**

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

**P-1-24: PRELIMINARY PLAT OF
RESUBDIVISION FOR ROCK RUN
CROSSINGS MULTI-FAMILY,
A MINOR 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 ABRIL DE 2024 - 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:

**P-1-24 PLANO PRELIMINAR DE
RESUBDIVISIÓN PARA CRUCES
DE ROCK RUN MULTIFAMILIAR,
UNA SUBDIVISIÓN MENO**

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 14, 2024 - 4:00 PM
LOCATION: CITY HALL BOARD CHAMBERS
121 N. LYNDEN STREET, JOLIET
DESCRIPTION OF REQUEST:

P-1-24 PRELIMINARY PLAT OF
RESUBDIVISION FOR ROCK RUN
CROSSING'S MULTI-FAMILY,
A MINOR SUBDIVISION

FOR MORE INFORMATION CALL:
708-724-8248 OR 815-704-4000
COMMUNITY & ECONOMIC DEVELOPMENT
CITY OF JOLIET

AVISO DE AUDIENCIA PÚBLICA,
CIUDAD DE JOLIET, IL
FECHA/HORA: ABRIL 14 DE 2024 - 4:00 PM
UBICACIÓN: CÁMARA DEL CONSEJO MUNICIPAL,
121 N. LYNDEN STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:

P-1-24 PLANO PRELIMINAR DE
RESUBDIVISION PARA CRUCELES
DE ROCK RUN MULTIFAMILIAR,
UNA SUBDIVISION MENOR

PARA MAS INFORMACION LLAME AL
815-724-8248 O AL 815-704-4000
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input checked="" type="checkbox"/>	Recording Plat

NAME OF SUBDIVISION: Rock Run Crossings Multifamily

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: Final and Recording Plat for Multifamily parcel

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: _____

ADDRESS: _____ PHONE: _____

ATTORNEY: Rick Joseph

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

LEGAL DESCRIPTION OF PROPERTY: See EXHIBIT A - Legal Description of Land

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): See EXHIBIT A - Legal Description of Land

SIZE: _____

NO. OF LOTS: _____

PRESENT USE: Vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Vacant B-2 Zoning

East: Residential

West: Vacant B-2 Zoning

Name of Park District: Joliet Park District

Date Contacted Park District: Agreement reached with PD for original plat

Is any open space/park site being offered as part of a preliminary plat? Yes, but private

If yes, what amount? Plan approved by City as part of the PUD

(Acknowledgment by Park District Official) Agreement included

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: ZBA 2022-57 on Lot 2 to allow multifamily

in the B-2 District, PUD-2-22 for 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: 05-06-22-101-002-0010, 05-06-22-301-004-0020

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: 3/13/24 _____
Petitioner's Name James F. Testin

Subscribed and sworn to before me this 13 day of March, 20 24

Nicole Reichert _____
Notary Public My Commission Expires: 2/7/28



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:

PIN(s): 05-06-22-301-004-0010

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 C. Owens, Manager

DATE: March 14, 2024

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

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

PRINT