

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):

Preliminary Plat
 Final Plat
 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.

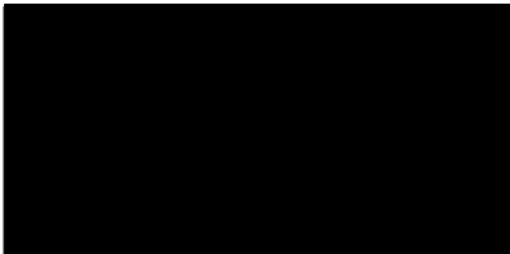
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, , 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: 2/18/2024 
Petitioner's Name

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

 February 7, 2028
My Commission Expires:



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: 

DATE: 2/17/2024

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



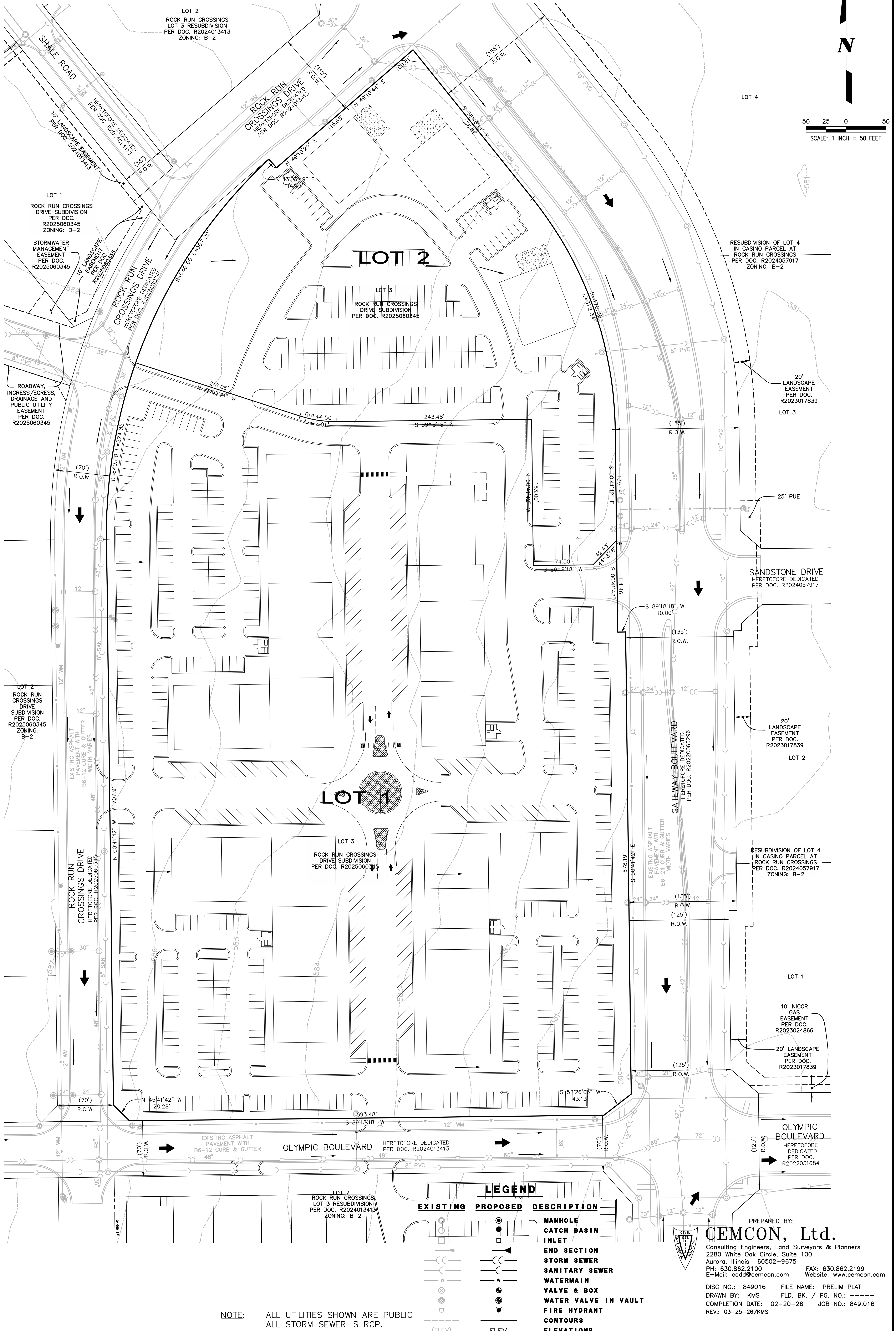
PRINT

PRELIMINARY PLAT FOR ROCK RUN CROSSINGS LIFESTYLE CENTER SUBDIVISION

SHEET INDEX:

SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION;
LOT AREAS; OWNER INFORMATION; APPROVAL
CERTIFICATION; NOTES

SHEET 2: DETAIL PAGE



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

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
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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DRAWING PATH: P:\MORRIS\WORK\DRAWINGS\PLATS\PRELIM PLATING

**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 LLÁME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET**

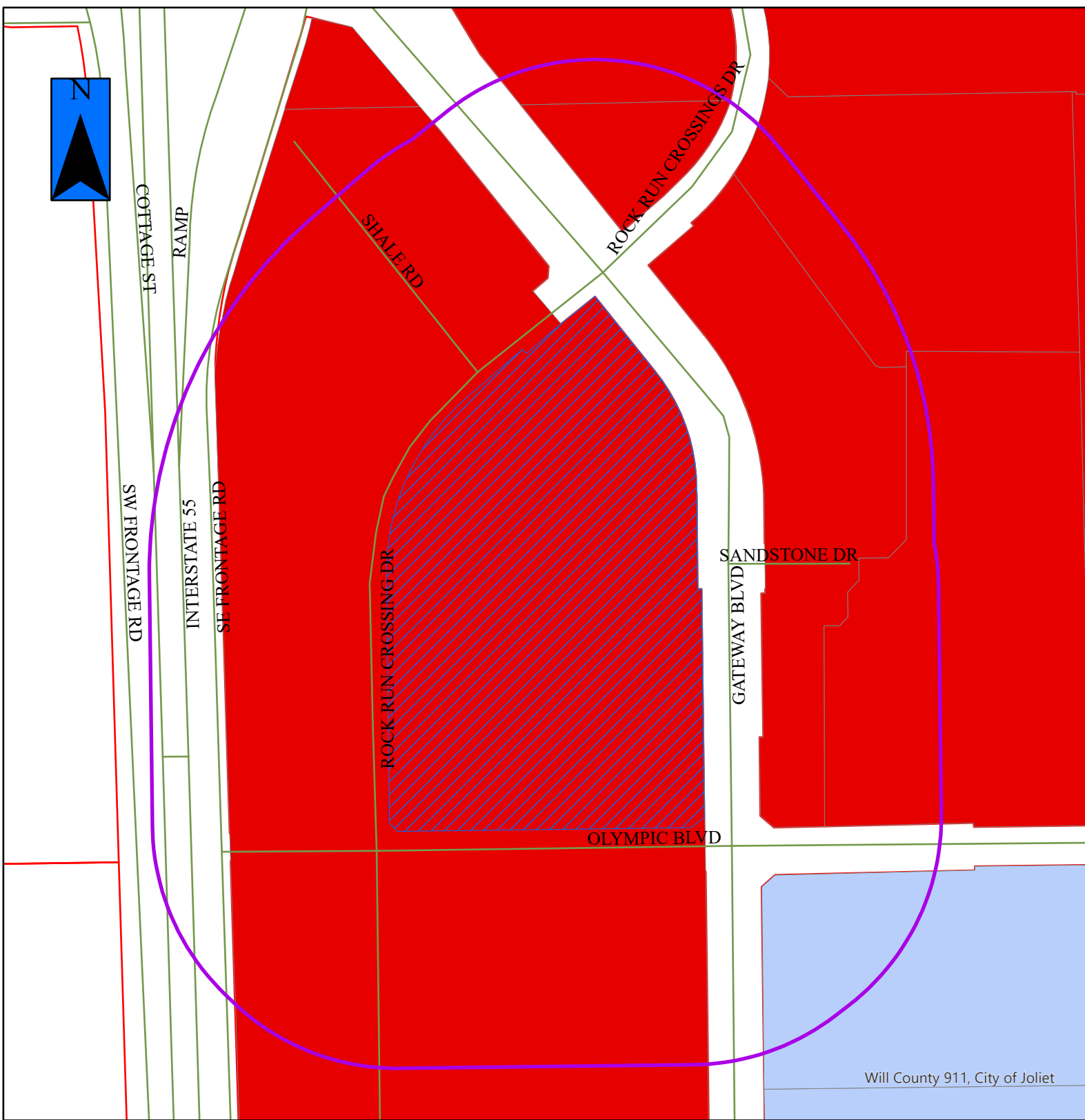
**NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS**

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**

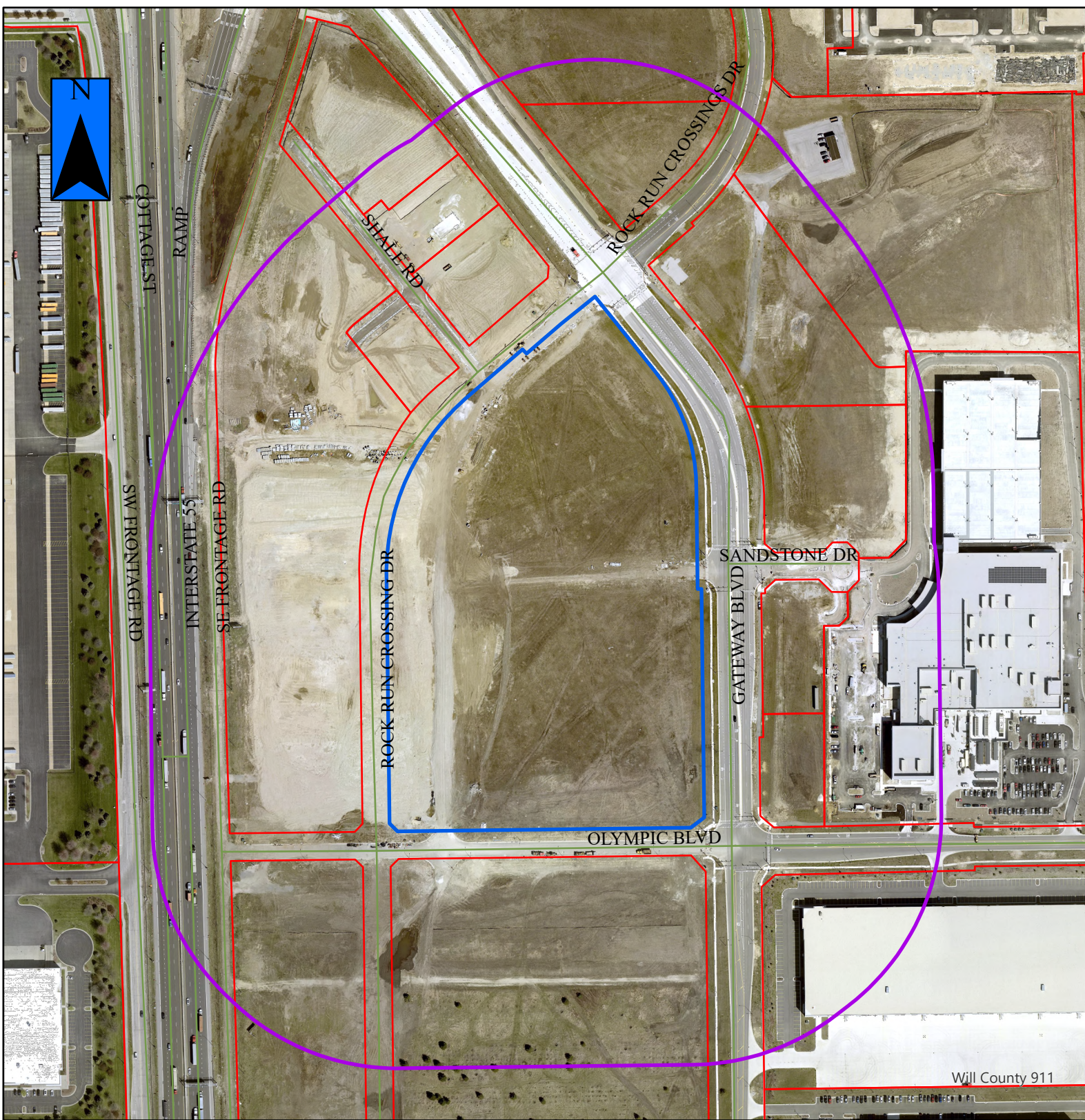


P-4-26



 = 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



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