DATE: April 18, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: V-2-24: Vacation of Roadway, Ingress/Egress, Drainage & Public Utility Easements in Rock Run Collection Subdivision.

GENERAL INFORMATION:

APPLICANT:	Cullinan Joliet, LLC
STATUS OF APPLICANT:	Owner
REQUESTED ACTION:	Vacation of a roadway, ingress/egress, drainage, and public utility easement in the Rock Run Collection Subdivision.
PURPOSE:	To remove the existing easements, which conflict with recently approved right-of-way easements.
EXISTING ZONING:	B-2 (Central Business District)
LOCATION:	Between I-55 and Gateway Boulevard.
EASEMENT SIZE:	4.2 Acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

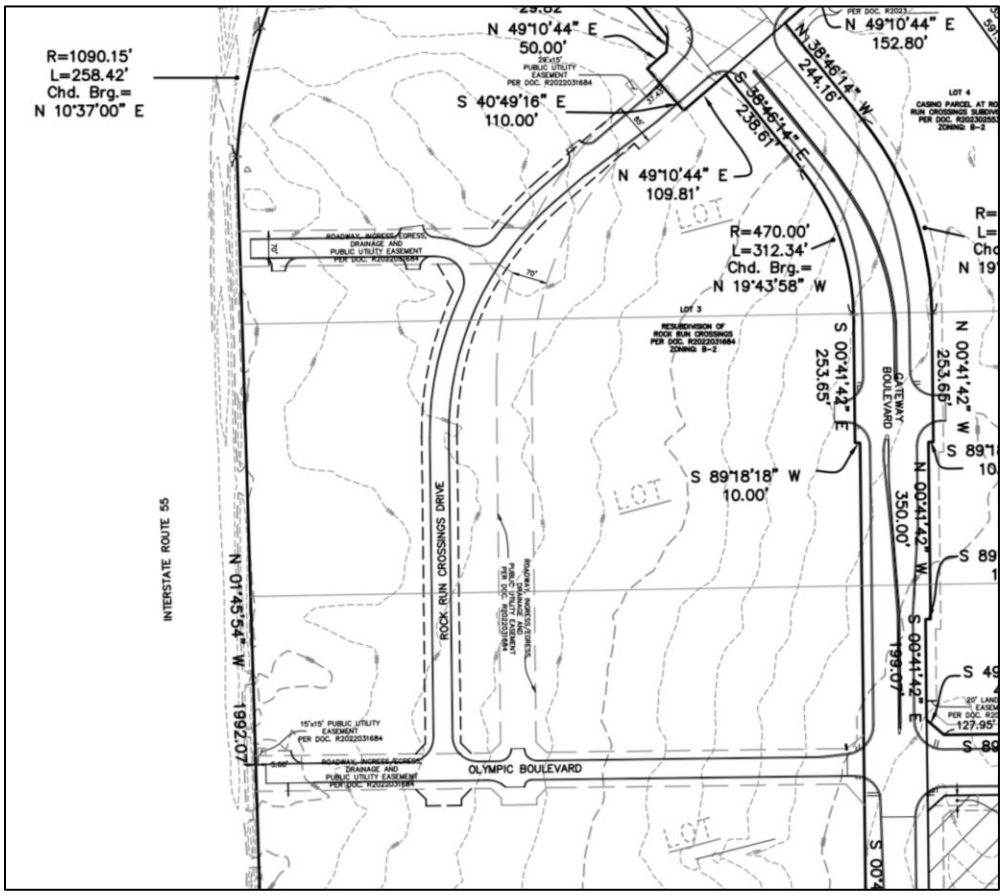
NORTH: Undeveloped; B-2 (Central Business District)
SOUTH: Undeveloped; B-2 (Central Business District)
EAST: Undeveloped; B-2 (Central Business District), I-1 (Light Industrial)
WEST: Undeveloped; B-2 (Central Business District)

SITE HISTORY: The subject easements are located within the Rock Run Crossings Redevelopment Project Area and were dedicated as a part of the Resubdivision of Rock Run Crossings in 2021. The easements were originally intended as roadway, ingress/egress, drainage, and public utility easements for the extensions of Rock Run Crossings Drive and Olympic Boulevard. When the Rock Run Crossings Lot 3 Resubdivision was approved by the City Council in January of 2024, right-of-way was dedicated that covered most of the proposed segments of Rock Run Crossings Drive and

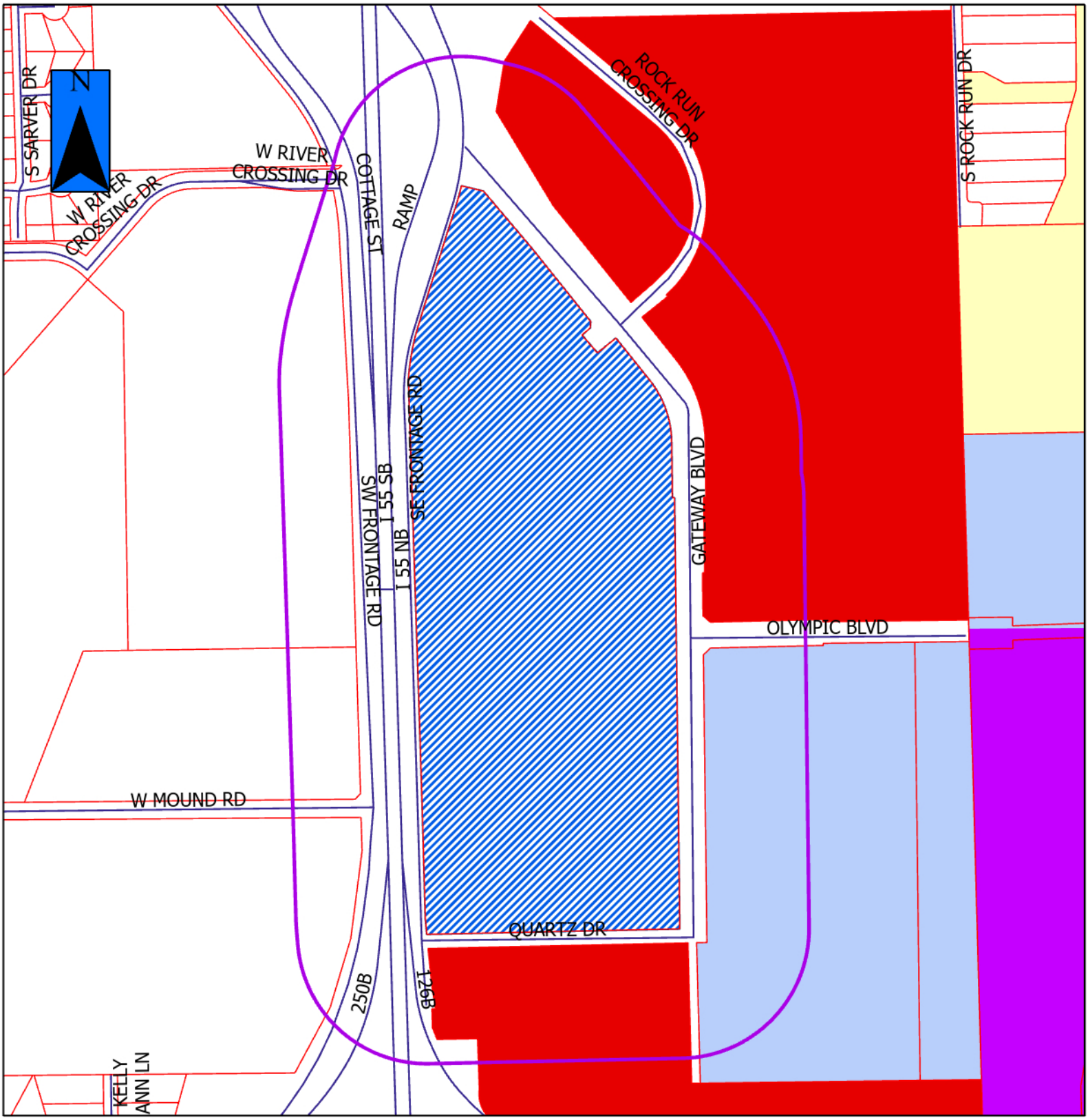
Olympic Boulevard, thereby eliminating the need for the previously recorded easements. The petitioner is requesting vacation of the previously recorded easements as shown on the attached Plat of Easement Release.

SPECIAL INFORMATION: As shown below in Figure 1, the path for Rock Run Crossings Drive was shifted to the west during the 2023 approval of the Final Planned Unit Development of the Rock Run Collection Subdivision. This shift created a segment of unused easement space parallel to Rock Run Crossings Drive. A small portion of the original easement at the intersection of the formerly proposed location of Rock Run Crossings Drive and Olympic Boulevard will remain due to a preexisting ComEd utility. In addition, an east-west segment of original easement along what will be Graphite Drive, will remain until Graphite Drive is formally dedicated as right-of-way with a future plat.

Figure 1 – Final PUD – Rock Run Collection Subdivision



ANALYSIS: Approval of the vacation of the portions of easements will reduce redundancy with newly approved right-of-way along Rock Run Crossings Drive and Olympic Boulevard and allow development to occur over the vacated portion of easement that is parallel to Rock Run Crossings Drive.



V-2-24

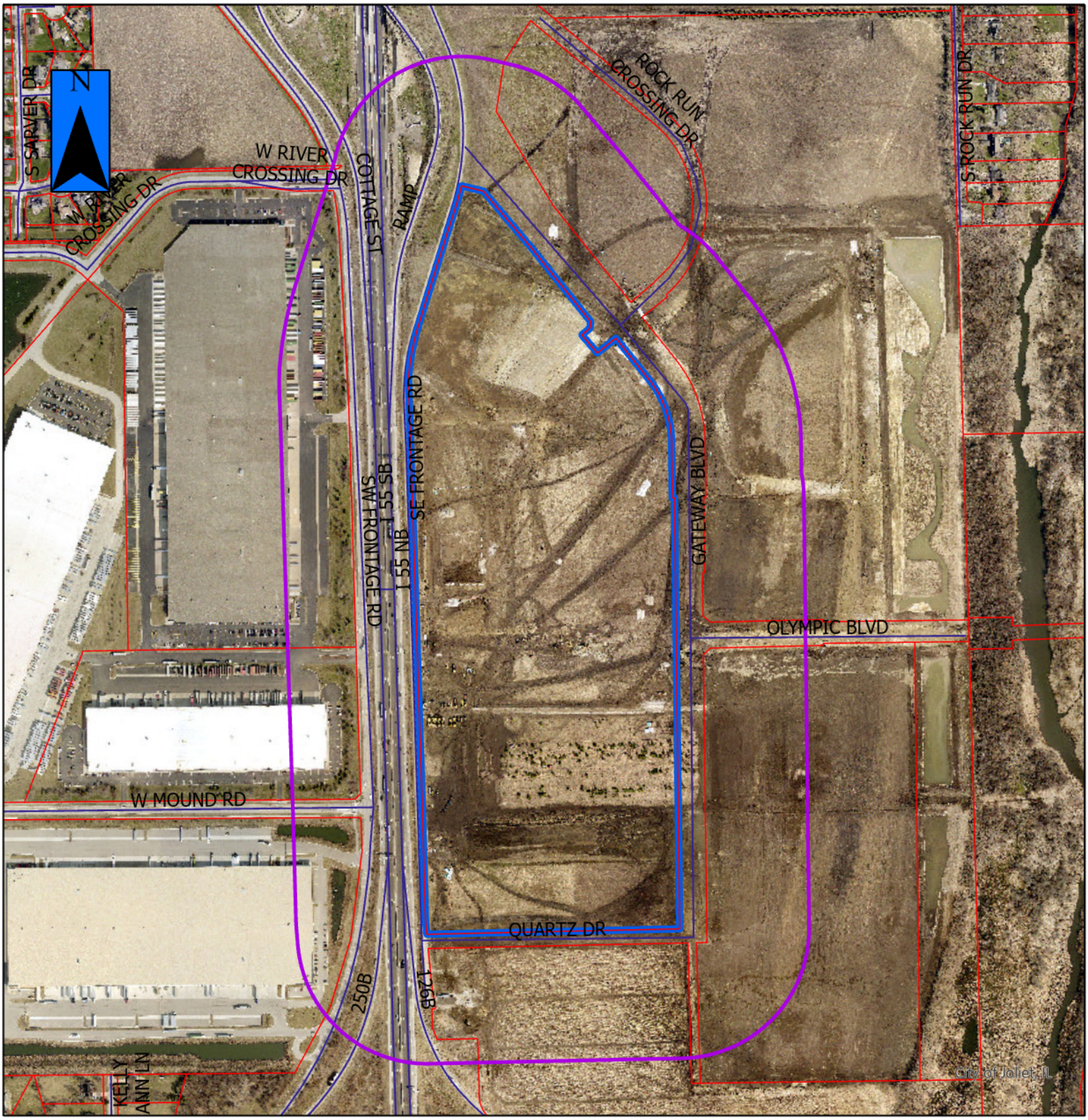
JOLIET PLANNING DIVISION

= 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



V-2-24a

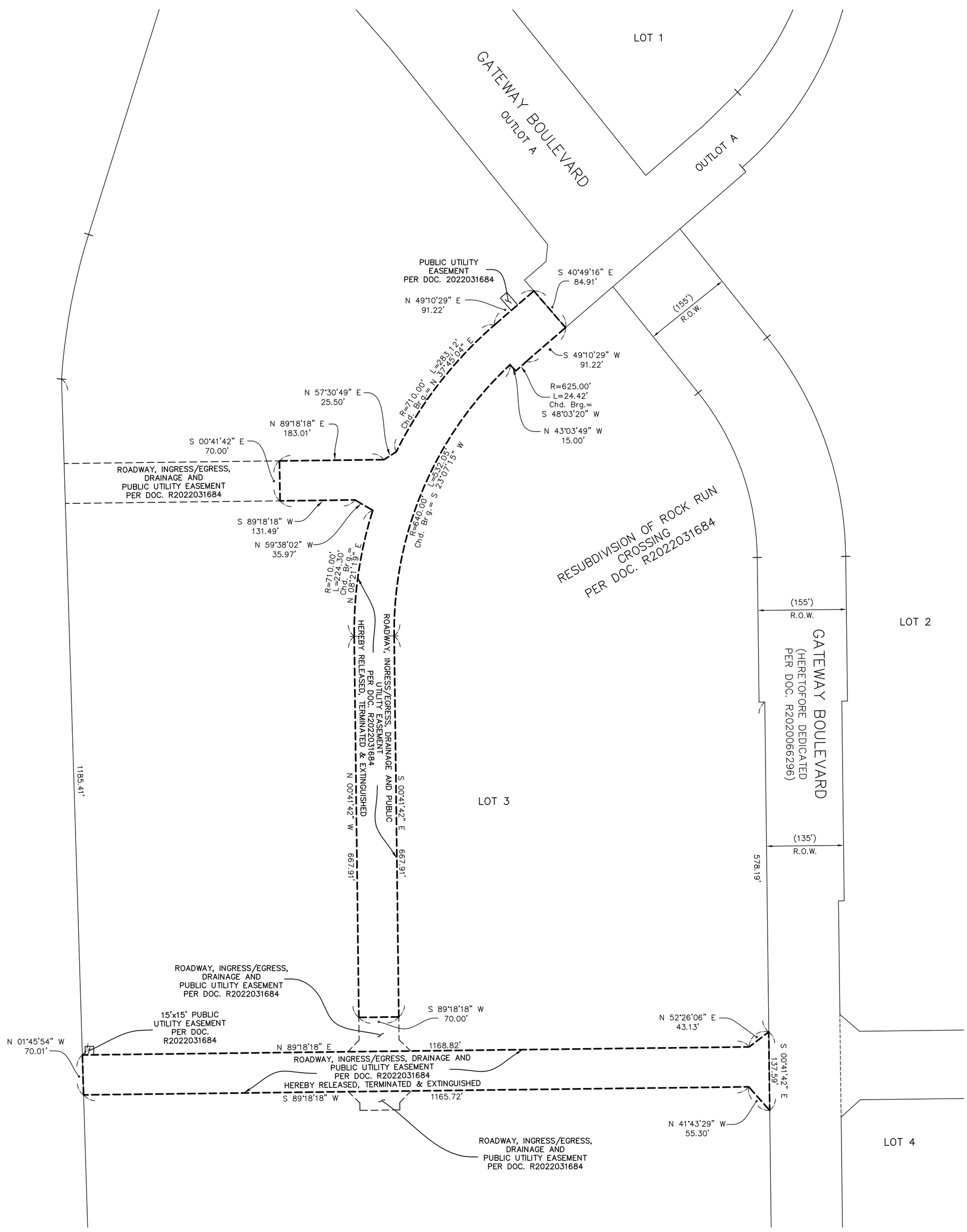
JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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

PLAT OF EASEMENT RELEASE

PART OF LOT 3 IN THE RESUBDIVISION OF ROCK RUN CROSSING, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.



N

100 50 0 100

SCALE: 1 INCH = 100 FEET

LEGEND

- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE TO BE RELEASED (Heavy Short Dashed Lines)
- EXISTING EASEMENT LINE (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.

SEE RECORD PLAT OF SUBDIVISION FOR RESUBDIVISION OF ROCK RUN CROSSING PER DOC. R2022031684 FOR LOT GEOMETRY, EASEMENTS, BUILDING SETBACK LINES AND OTHER PARTICULAR NOTES NOT SHOWN HEREON.

UTILITY COMPANY RELEASE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED.

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMCAST CABLE COMMUNICATIONS, INC.:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

CITY OF JOLIET, ITS SUCCESSORS AND ASSIGNS:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS PLAT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 2023 AT _____ O'CLOCK ___ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
WILL COUNTY RECORDER OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____A.D.,20___

_____ _____
MAYOR CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF VACATING SAID PROPERTY FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF VACATION ACCURATELY DEPICTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20___.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

PREPARED FOR:

CULLINAN JOLIET, LLC
420 N. MAIN STREET
EAST PEORIA, IL 61611
309-999-1700

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: PLAT OF EASEMENT RELEASE
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 1-29-2024 JOB NO.: 849.001
PROJECT REFERENCE:
CHECKED BY:
REVISIONS: 02-02-2024/FCT EASEMENT NOTES

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PLOT FILE CREATED: 10/12/07 - 10:22 by DEAN DRAWING PATH: P:\849001\dwg\Survey\Drawings\Plats\PLAT OF EASEMENT RELEASE.dwg

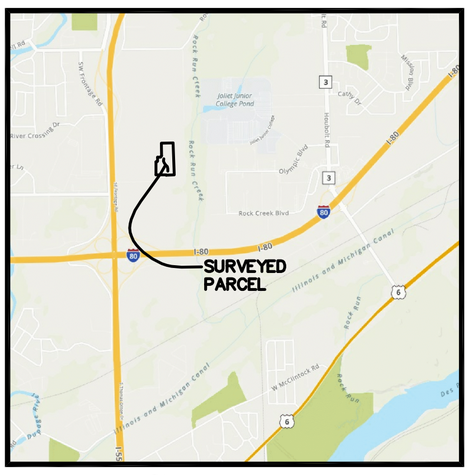
SHEET INDEX:

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

PERMANENT INDEX NUMBERS:
05-06-22-302-001-0010
05-06-22-302-001-0020

FINAL PLAT OF ROCK RUN CROSSINGS LOT 3 RESUBDIVISION

LOT 3 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.



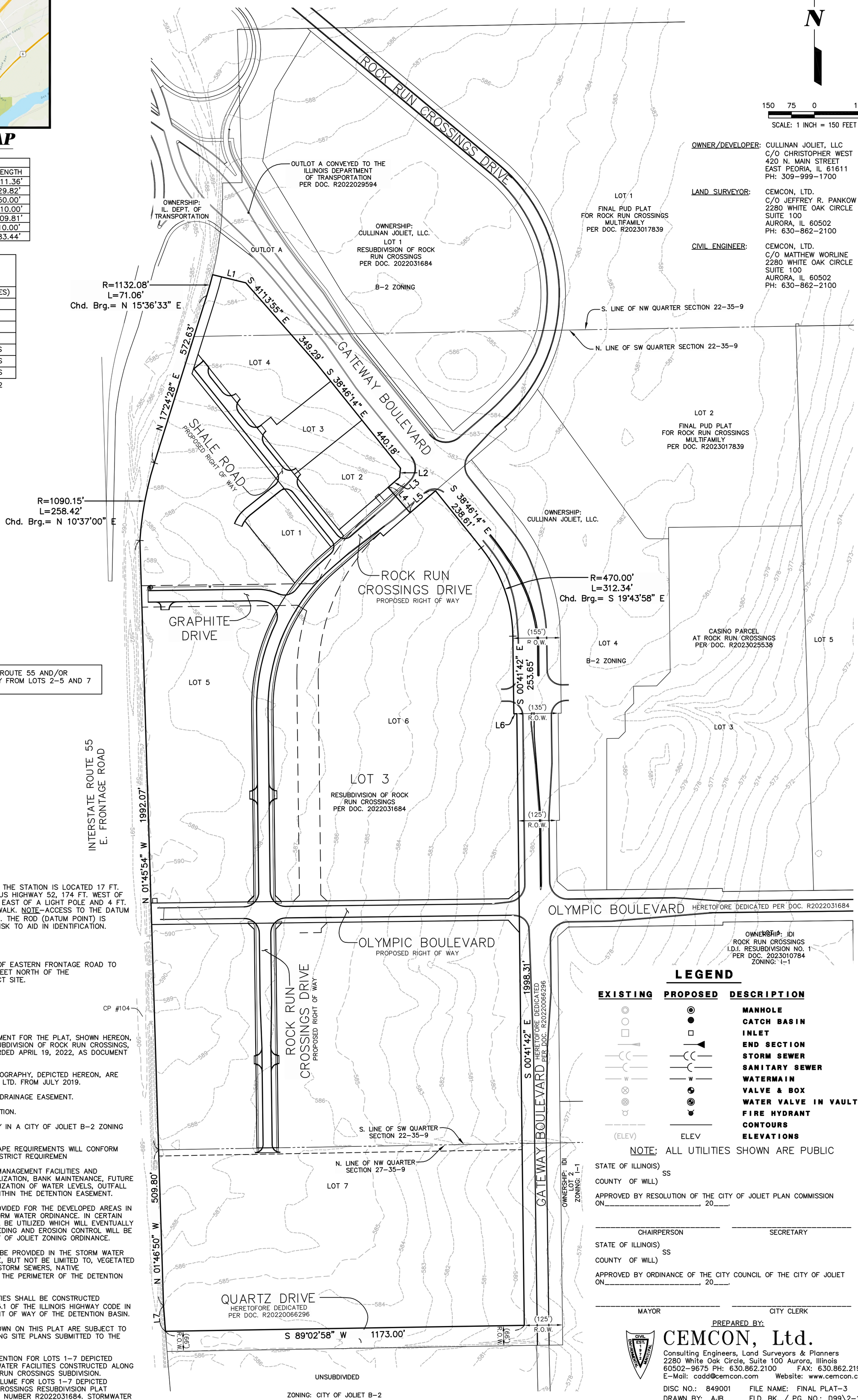
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 76°11'27" E	111.36'
L2	S 05°12'15" W	29.82'
L3	S 49°10'44" W	50.00'
L4	S 40°49'16" E	110.00'
L5	N 49°10'44" E	109.81'
L6	N 89°18'18" E	10.00'
L7	N 04°33'26" W	83.44'

ROCK RUN CROSSINGS LOT 3 RESUBDIVISION (±82.178 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	0.962 ACRES
LOT 2	1.472 ACRES
LOT 3	1.099 ACRES
LOT 4	2.641 ACRES
LOT 5	13.947 ACRES
LOT 6	20.395 ACRES
LOT 7	35.026 ACRES

AVERAGE LOT SIZE=±10.792

NO DIRECT ACCESS TO INTERSTATE ROUTE 55 AND/OR GATEWAY BOULEVARD RIGHT OF WAY FROM LOTS 2-5 AND 7 PROPOSED WITH THIS PLAT.



N

150 75 0 150
SCALE: 1 INCH = 150 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O CHRISTOPHER WEST
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

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 #104: SET MAG NAIL IN PAVEMENT OF EASTERN FRONTAGE ROAD TO INTERSTATE 55, APPROXIMATELY 1,100 FEET NORTH OF THE SOUTHWESTERNMOST CORNER OF SUBJECT SITE.
NORTHING: 1758122.28
EASTING: 1021511.36
ELEVATION: 590.52 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. SWD = DENOTES STORM WATER DETENTION.

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 REQUIREMEN

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. A PORTION OF THE STORMWATER DETENTION FOR LOTS 1-7 DEPICTED HEREON IS PROVIDED WITHIN THE STORMWATER FACILITIES CONSTRUCTED ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS SUBDIVISION. ADDITIONAL DETENTION REQUIREMENTS/VOLUME FOR LOTS 1-7 DEPICTED HEREON IS DEFINED ON THE ROCK RUN CROSSINGS RESUBDIVISION PLAT RECORDED APRIL 15, 2022 AS DOCUMENT NUMBER R2022031684. STORMWATER DETENTION CALCULATIONS UTILIZE A RUNOFF CURVE NUMBER OF 94.0 FOR COMMERCIAL LAND USE (LOTS 1-7). IF RUNOFF CURVE NUMBERS FOR DEVELOPMENT EXCEED THESE USED FOR DETERMINING DETENTION REQUIREMENTS, ADDITIONAL DETENTION WILL BE REQUIRED.

13. LANDSCAPING IN THE ROCK RUN CROSSINGS DRIVE RIGHT OF WAY ADJACENT TO PROPOSED LOT 2 SHALL BE MAINTAINED BY CULLINAN JOLIET, LLC OR ASSIGNED.

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

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 _____

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-3
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 11-14-23 JOB NO.: 849.001
REVISED 11-20-23\AJB UPDATED PIN NUMBERS
REVISED 12-11-23\AJB PER CITY REVIEW
REVISED 12-28-23\AJB PER IN HOUSE REVIEW
REVISED 01-03-24\AJB PER IN HOUSE REVIEW
REVISED 01-04-24\AJB PER CITY REVIEW

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PLOT FILE CREATED: 1/8/2024 BY: TONY BLUS
DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\FINAL PLAT-3.DWG

SHEET INDEX:

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

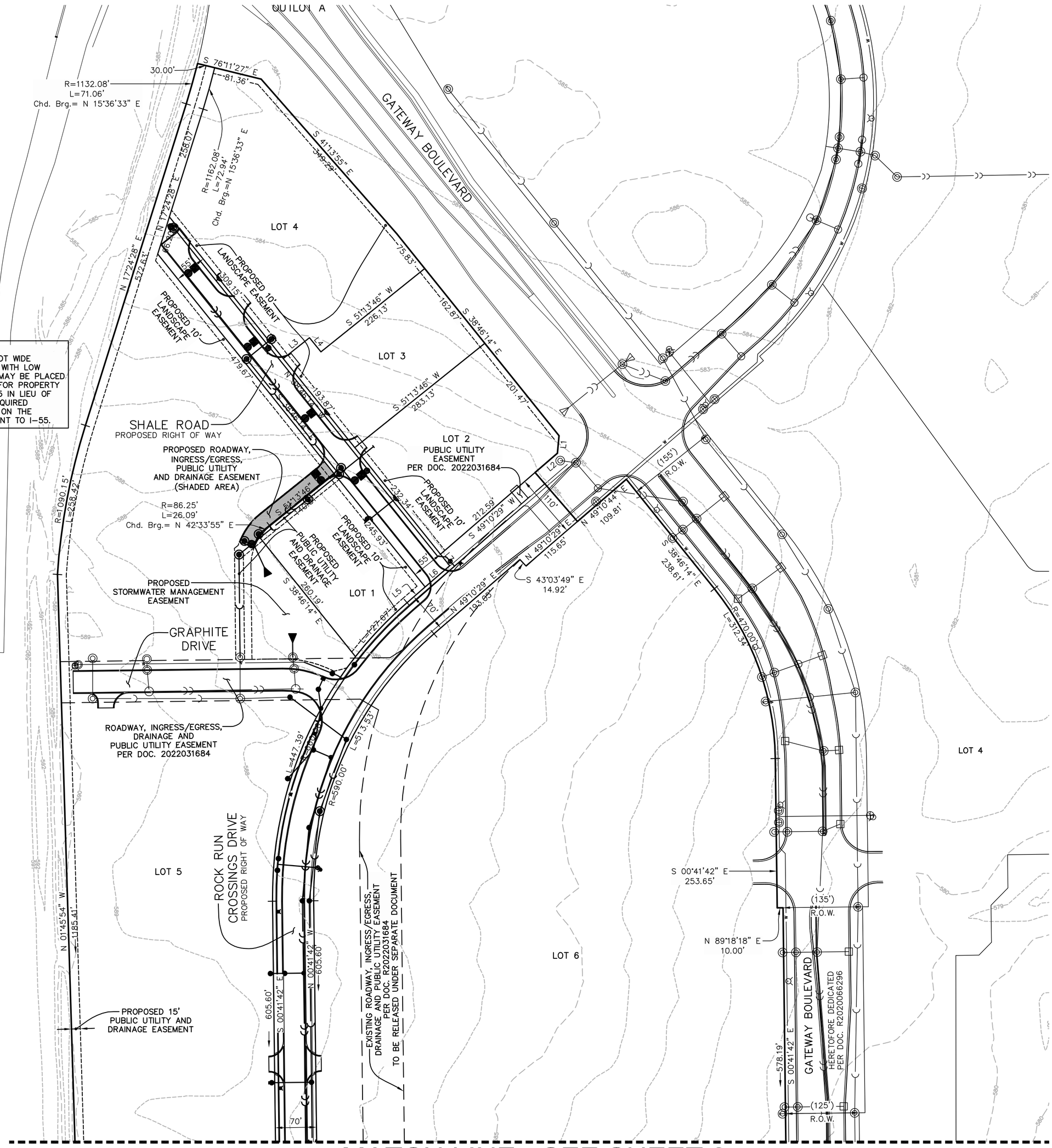
FINAL PLAT OF LOT 3 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 05°12'15" W	29.82'
L2	S 49°10'44" W	50.00'
L3	N 51°13'46" E	57.00'
L4	S 38°46'14" E	31.00'
L5	S 49°10'29" W	40.76'
L6	S 49°10'29" W	55.04'
L7	N 38°46'14" W	25.11'

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTE:
A THIRTY (30) FOOT WIDE LANDSCAPE AREA WITH LOW UNDLATING BERM MAY BE PLACED ON STATE R.O.W. FOR PROPERTY ADJACENT TO I-55 IN LIEU OF PROVIDING THE REQUIRED LANDSCAPE AREA ON THE PROPERTY ADJACENT TO I-55.



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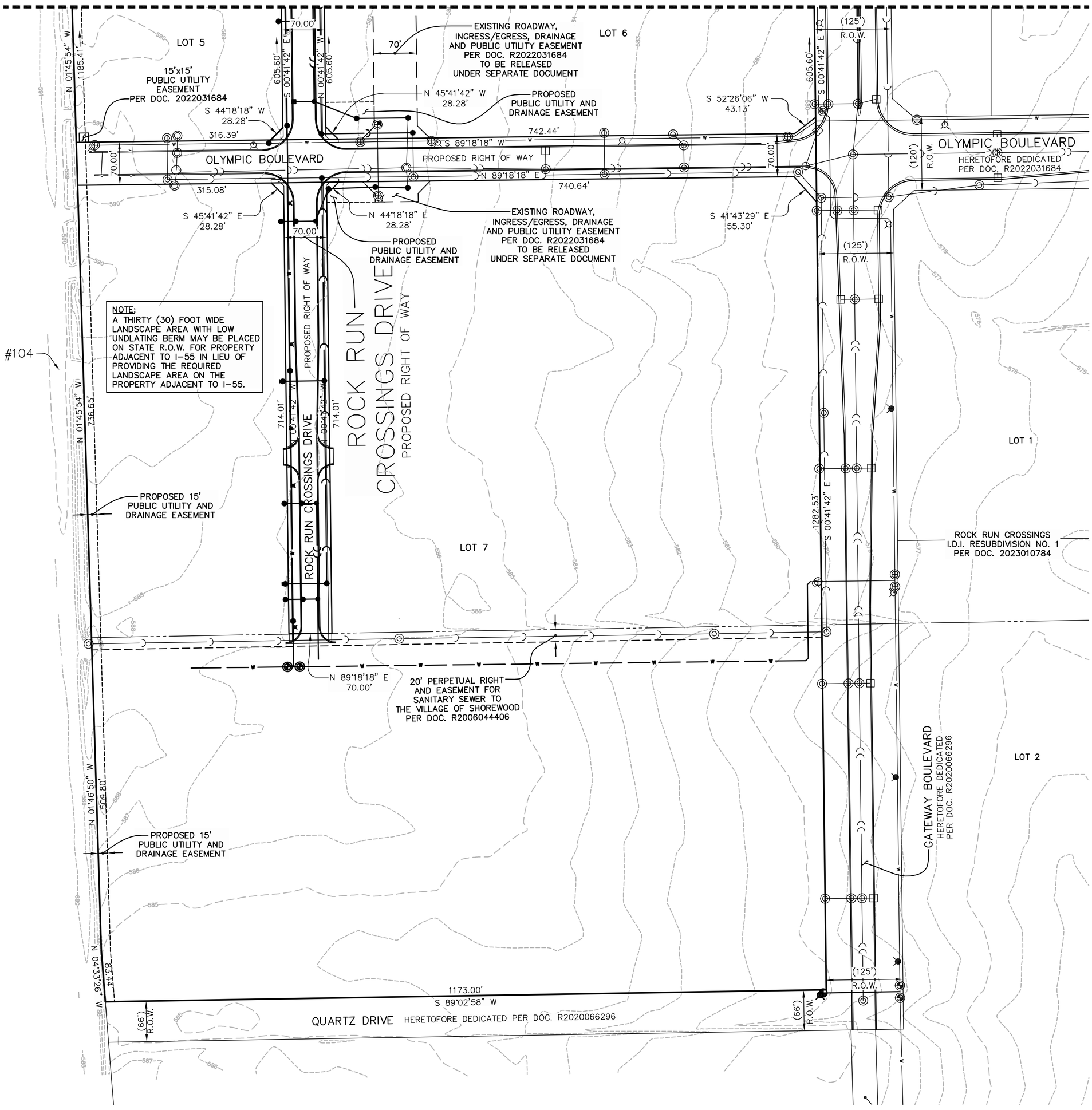
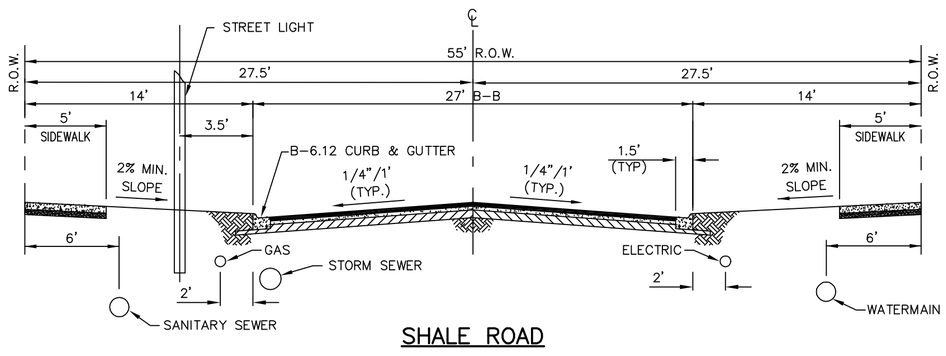
FINAL PLAT OF LOT 3 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

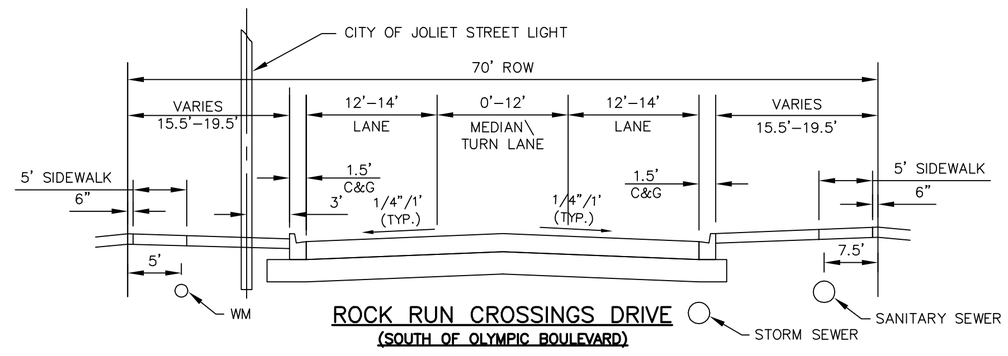
MATCH LINE - SEE SHEET 2





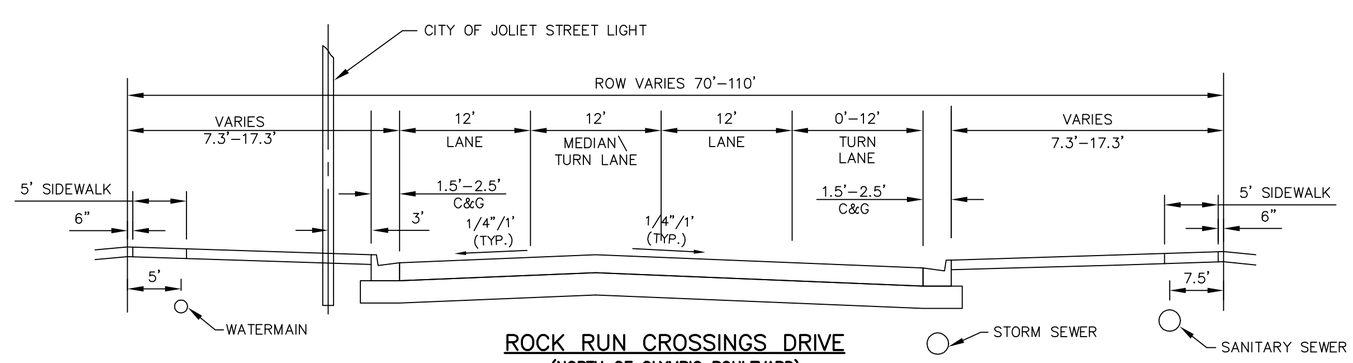
SHALE ROAD

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



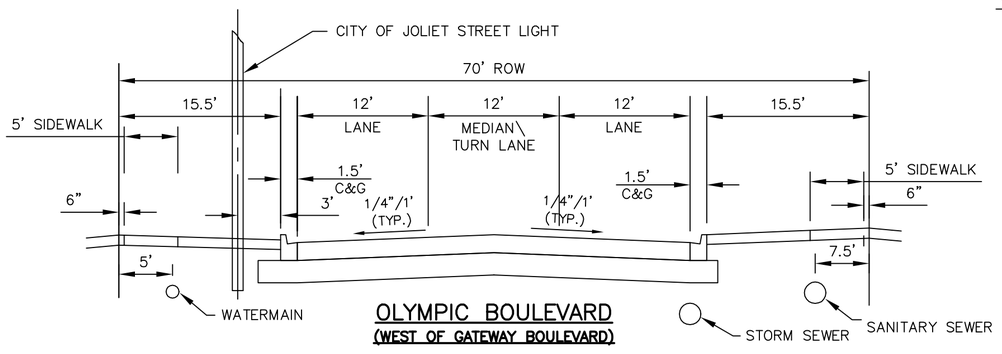
ROCK RUN CROSSINGS DRIVE
(SOUTH OF OLYMPIC BOULEVARD)

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



ROCK RUN CROSSINGS DRIVE
(NORTH OF OLYMPIC BOULEVARD)

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



OLYMPIC BOULEVARD
(WEST OF GATEWAY BOULEVARD)

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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 849001 FILE NAME: FINAL PLAT-3
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DRAWING PATH: P:\849001\DWG\SURVEY\DRAWINGS\PLATS\FINAL PLAT-3.DWG
PLOT FILE CREATED: 1/8/2024 BY: TONY BLUS

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS
DATE/TIME: APRIL 16, 2024 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W. JEFFERSON STREET, JOLIET
DESCRIPTION OF REQUEST:
V-2-24: VACATION OF ROADWAY, INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENTS IN ROCK RUN COLLECTION 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: 16 DE ABRIL DE 2024 - 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W. JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:
V-2-24: LIBRE DE SERVIDUMBRES DE CARRETERA, ENTRADA/SALIDA, DRENAJE Y SERVICIOS PÚBLICOS EN LA SUBDIVISIÓN DE ROCK RUN COLLECTION
PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET
Galaxy S21 Ultra 5G

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:
V-2-24: VACATION OF ROADWAY, INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENTS IN ROCK RUN COLLECTION SUBDIVISION
FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050
COMMUNITY & ECONOMIC DEVELOPMENT
CITY OF JOLIET
AVISO DE AUDIENCIA PUBLICA
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
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HOW TO PETITION THE CITY FOR VACATION OF RIGHT-OF-WAY OR EASEMENT

Throughout the City of Joliet there are many miles of public streets, alleys, and easements in which the City retains certain real estate rights and interests. In some cases, there may no longer be a public need to retain these interests, and the right-of-way may be "vacated" by the City upon a request from adjacent owners. In order for property owners to petition the City for vacation of adjacent right-of-way, or vacation of a recorded easement, the following procedure should be followed:

1. Applicant checks with Planning Division staff to discuss requirements and feasibility of the proposed vacation.

2. Applicant files a petition for vacation of right-of-way or easement at least 27 days before the Plan Commission meeting.
   a. Submission requirements
      i. Petition for Vacation
      ii. Ownership Disclosure
      iii. Plat of Vacation
      iv. Fees
         a. Application fee: $175
         b. Sign deposit (properties that are less than one acre): $100
   b. Deadlines and meeting dates
      i. Filing deadline dates available from website (Joliet.gov)
      ii. Once application is accepted and staff determines it is complete, the petition will be placed on the Plan Commission agenda (meets third Thursday of the month)

3. Applicant posts signs, in accordance with Zoning Ordinance Section 47-19.7(6), at least 15 days prior to the Plan Commission meeting.
   a. For parcels greater than one acre, the applicant is responsible for obtaining and posting the signs.
   b. For parcels less than one acre, the City prepares the signs, and the applicant pays a $100 sign deposit and posts the signs.

4. Staff reviews the application at the **Design Review meeting**, held the first Thursday of the month at 9:00 a.m. (two weeks prior to Plan Commission).
   a. Applicant must attend the Design Review meeting unless otherwise directed
   b. Design Review typically includes Planning, Public Works, and Public Utilities

5. Staff prepares a report to the Plan Commission.

6. **Plan Commission** holds a public hearing on the petition and makes a recommendation to the City Council.
   a. The applicant or authorized agent must attend the hearing to represent the petition and answer any questions.
   b. Plan Commission meetings are held the third Thursday of the month at 4:00 p.m. in the City Hall Council chambers

7. Right-of-way vacations only: the City requests an appraisal report from appraiser for the portion of the right-of-way to be vacated.
   a. The applicant is responsible for paying the appraiser's fee, upon receipt of the appraisal report.

8. **City Council** reviews the vacation request.
   a. It is recommended that the applicant or authorized agent attend the pre-Council and Council meetings.
   b. The petition is generally placed on the second Council meeting agenda in the month following Plan Commission. Check with Planning staff to determine exact dates.
   c. Council meetings are held on the first and third Tuesdays of the month at 6:30 p.m. in the City Hall Council Chambers; Pre-Council meetings are held at 5:30 p.m. on the Monday before the Council meeting.

9. If approved, the City Council will determine the purchase price for the vacated real estate, which is due from the applicant within 30 days of Council approval.

10. Once the applicant purchases the property by paying the purchase price to the City, the City Clerk will record the ordinance.

11. Once the ordinance is recorded, the applicant records the deed.

ESTIMATED TIME FROM RECEIPT OF PETITION TO CITY COUNCIL ACTION: 60 DAYS

Forms: Applications, the ownership disclosure, the fee schedule, and filing deadlines and meeting dates can be found on the City's website:
https://www.joliet.gov/government/departments/community-development/planning-zoning/petitions-meeting-dates

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 # N/A **E-MAIL**: jtestin@cullprop.com

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 630-286-0129

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

COMMON ADDRESS: N/A

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

ROW/EASEMENT SIZE: Width +/- 70' Depth +/- 1,200' and 1169' Area _____

PROPOSED USE AFTER VACATION: Olympic in ROW and RRC Drive as ROW and B-2

USES OF SURROUNDING PROPERTIES: North: Vacate B-2 Zoning

South: Vacant B-2 Zoning

East: Vacant B-2 Zoning

West: Vacant B-2 Zoning

REASON FOR REQUEST: As part of the Resubdivision Plat of Lot 3, approved by the City 1/16/24, ROW has been dedicated making the easements in conflict with the ROW.

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

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? The easement for RRC Drive from Gateway to Olympic and the easement for Olympic from Gateway to RRC Drive

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.

Petitioner's Signature

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

Nicole Britney Reichert
Notary Public

My Commission Expires: 2/7/28

Official Seal
NICOLE BRITNEY REICHERT
Notary Public, State of Illinois
Commission No. 986809
My Commission Expires February 7, 2028

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

_____

OWNER'S NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____

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): 05-06-22-302-001-0020

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

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

How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.

2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.

3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.

4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a $50.00 deposit for each sign.

5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.

6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.

7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

DocuSign Envelope ID: EA48369B-FDD5-4764-820B-49CEBBC6A0DC

Requirements For Posting Land Use Change Informational Signs

(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

(1) The applicant or the applicant's agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.

(2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)

(3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.

(4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.

(5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, IL

DATE/TIME: _____

LOCATION: City Hall Council Chambers
150 W. Jefferson St., Joliet

DESCRIPTION OF REQUEST:

_____

_____

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

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET

Template currently available at Express Signs at (815) 725-9080