

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Agenda - Final

Thursday, April 18, 2024

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

Jason Heath

John Kella

Dominic Orlando

Roberto Perez

Brigette Roehr

Marc Rousonelos

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Plan Commission Meeting Minutes-3/21/24

[TMP-7212](#)

Attachments: [032124](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

OLD BUSINESS

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

P-1-24: PRELIMINARY PLAT OF RESUBDIVISION FOR ROCK RUN CROSSINGS MULTI-FAMILY, A MINOR SUBDIVISION (COUNCIL DISTRICT #5)

P-1-24: Preliminary Plat of Resubdivision for Rock Run Crossings Multi-Family, a Minor Subdivision. (Rock Run Crossings Drive) (PIN # PIN # 05-06-22-301-004-0010) (COUNCIL DISTRICT #5) [TMP-7211](#)

Attachments: [P-1-24 RRC MF Resub Staff Report Packet](#)

ZO-1-24: ZONING ORDINANCE AMENDMENT TO ADD SECTION 47-3.9 MISCELLANEOUS TERMS SUBSECTION (CC): DEFINITION FOR FENCES.

ZO-1-24: Zoning Ordinance Amendment to Add Section 47-3.9 [TMP-7201](#)
Miscellaneous Terms Subsection (CC): Definition for Fences.

Attachments: [ZO-1-24 \(Fence Definition\) Staff Report Packet](#)

ZO-2-24: ZONING ORDINANCE AMENDMENT TO ADD SECTION 47-15J: SOLAR ENERGY SYSTEMS. (WITHDRAWN)

NEW BUSINESS

V-1-24: VACATION OF A PORTION OF A 2.5-FOOT SIDE YARD DRAINAGE EASEMENT AND A PORTION OF A STORM WATER DETENTION EASEMENT LOCATED AT 2909 CAMPBELL STREET. (COUNCIL DISTRICT #3)

V-1-24: Vacation of a Portion of a 2.5-Foot Side Yard Drainage [TMP-7195](#)
Easement and a Portion of a Storm Water Detention Easement
Located at 2909 Campbell Street. (PIN #'s
05-06-12-312-049-0000, 05-06-12-312-072-0000) (COUNCIL
DISTRICT #3)

Attachments: [V-1-24 \(2909 Campbell St\) Staff Report Packet](#)

V-2-24: VACATION OF ROADWAY, INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENTS IN ROCK RUN COLLECTION SUBDIVISION. (COUNCIL DISTRICT #5)

V-2-24: Vacation of Roadway, Ingress/Egress, Drainage & Public [TMP-7210](#)
Utility Easements in Rock Run Collection Subdivision. (PIN #
05-06-22-302-001-0020) (COUNCIL DISTRICT #5)

Attachments: [V-2-24 Staff Report Packet](#)

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7212

Agenda Date:4/18/2024

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, March 21, 2024

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

John Dillon

Jason Heath

John Kella

Dominic Orlando

Roberto Perez

Brigette Roehr

Marc Rousonelos

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present	John Kella, Jason Cox, Jeff Crompton, Roberto Perez, Brigitte Roehr, Marc Rousonelos, Dominic Orlando and John Dillon
Absent	Jason Heath

APPROVAL OF MINUTES

[TMP-7122](#)

Attachments: [021524](#)

A motion was made by John Kella, seconded by Dominic Orlando, to approve Plan Commission Minutes from February 15, 2024. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

CITIZENS TO BE HEARD ON AGENDA ITEMS

None.

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS: PUBLIC HEARING

None.

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

OLD BUSINESS

None.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PUD-2-24: FINAL PLANNED UNIT DEVELOPMENT OF LAKEWOOD PRAIRIE SUBDIVISION, UNIT 4.
M-1-24: DEVELOPMENT AGREEMENT FOR LAKEWOOD PRAIRIE SUBDIVISION, UNIT 4.

[TMP-7119](#)

Attachments: [PUD-2-24 Final PUD Lakewood Prairie Unit 4 Staff Report Packet v2](#)

Mr. Torri gave the Planning Staff Report.

Mr. Eric Prechtel, Attorney, appeared on behalf of the petition.

Chairman Dillon inquired about the homeowner's association. Mr. Prechtel responded.

Commissioner Orlando had a few questions. Mr. Prechtel and Mr. Mikos, Public Works, responded.

Ms. Marcy Rousonelos, appeared in favor of the petition and inquired about a playground. Mr. Torri responded.

No one appeared in opposition to the petition.

A motion was made by John Kella, seconded by Dominic Orlando, to recommend for approval by the City Council the Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 4, and the Development Agreement for Lakewood Prairie Subdivision, Unit 4. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

NEW BUSINESS

None.

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None.

PUBLIC COMMENT

None.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

A motion was made by Jason Cox, seconded by Roberto Perez, to adjourn. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Rousonelos, Orlando and Dillon

Absent: Heath

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7211

Agenda Date:4/18/2024

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)

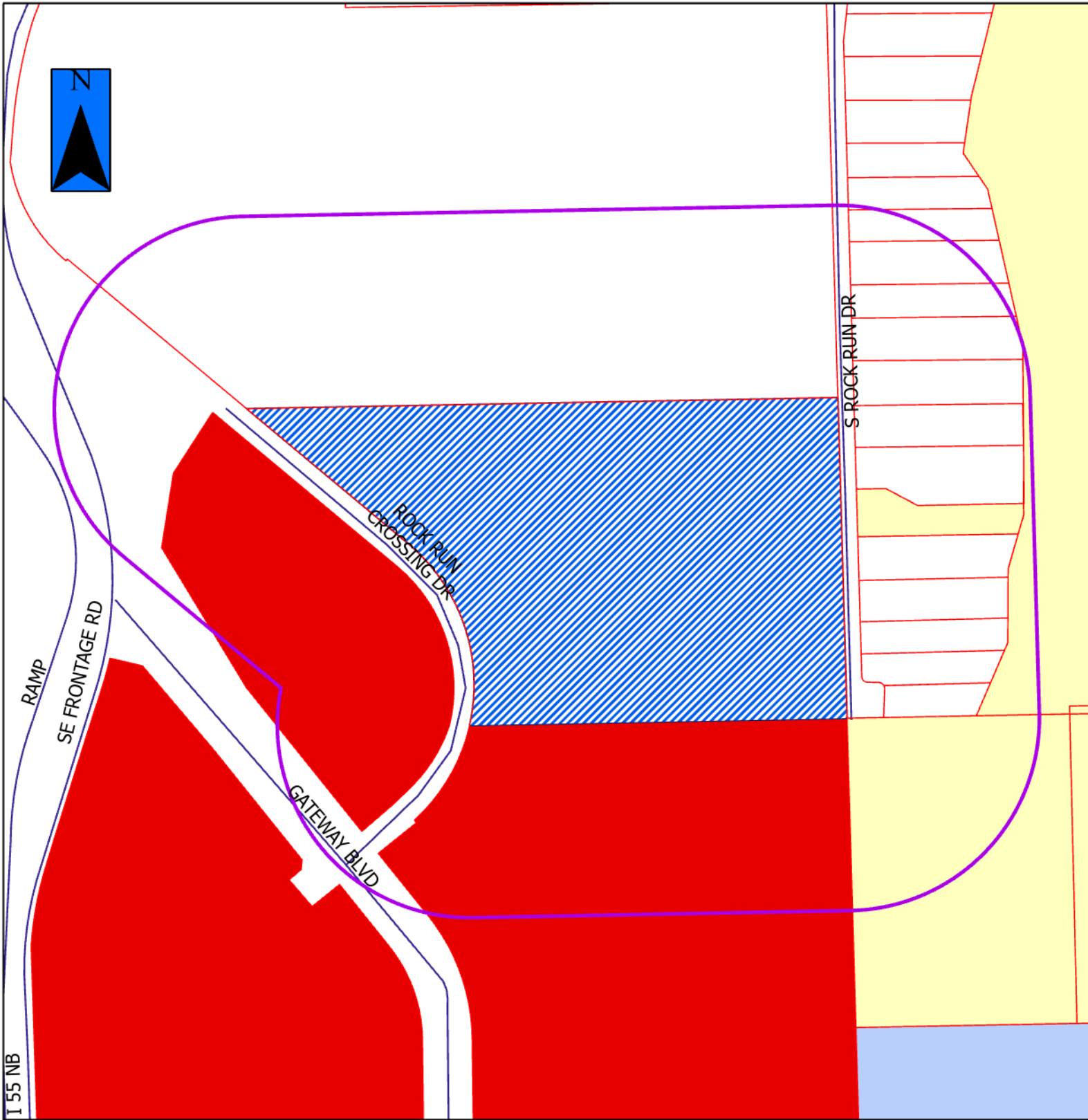
SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District ("TIF District") since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would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

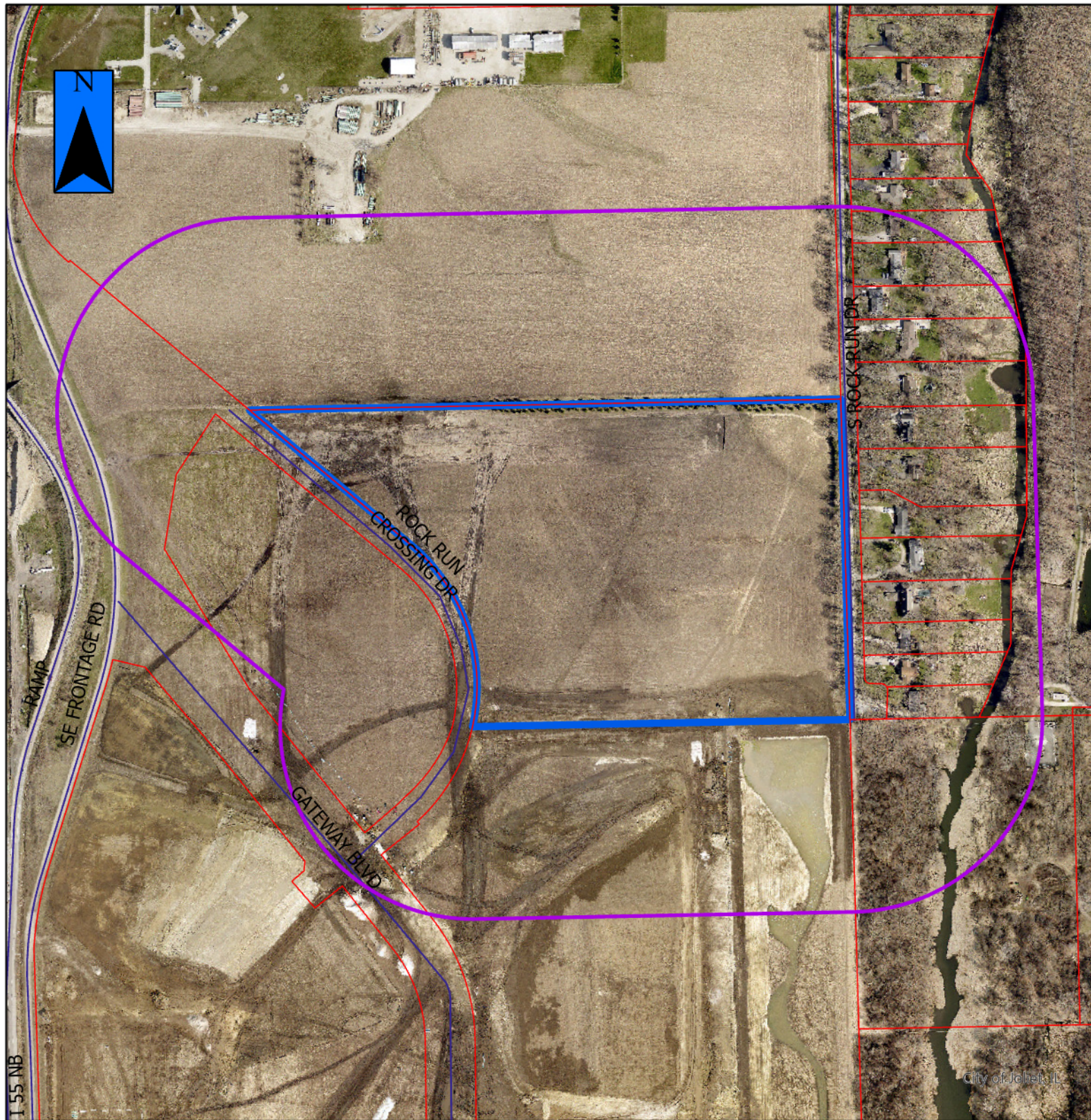


= Property in Question



= 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° 31' 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;

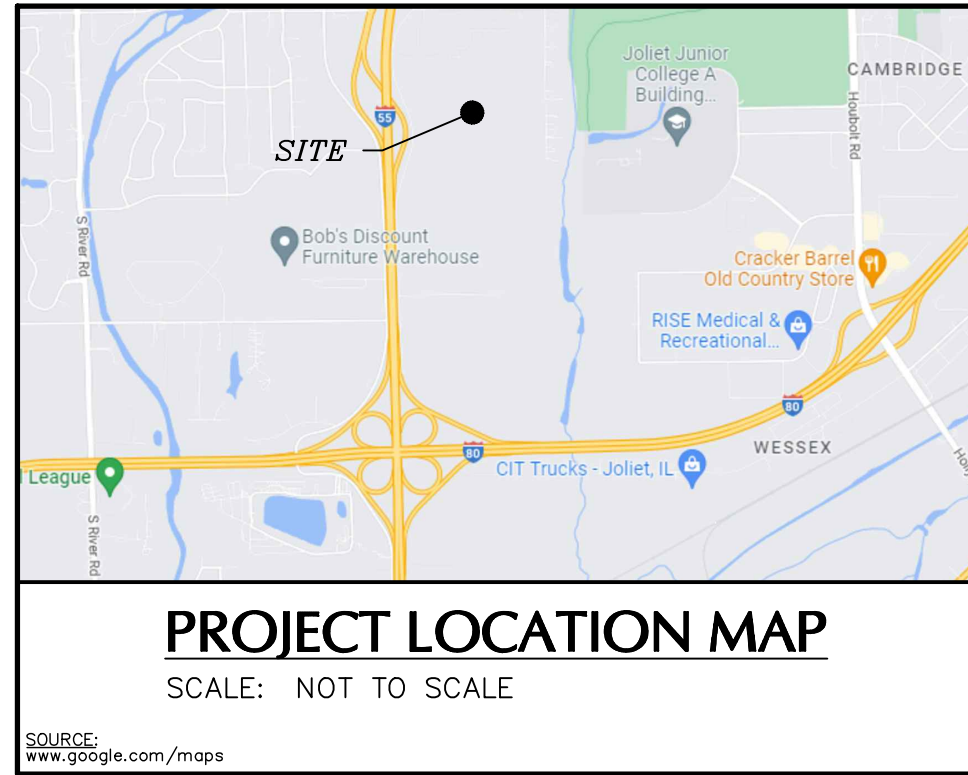
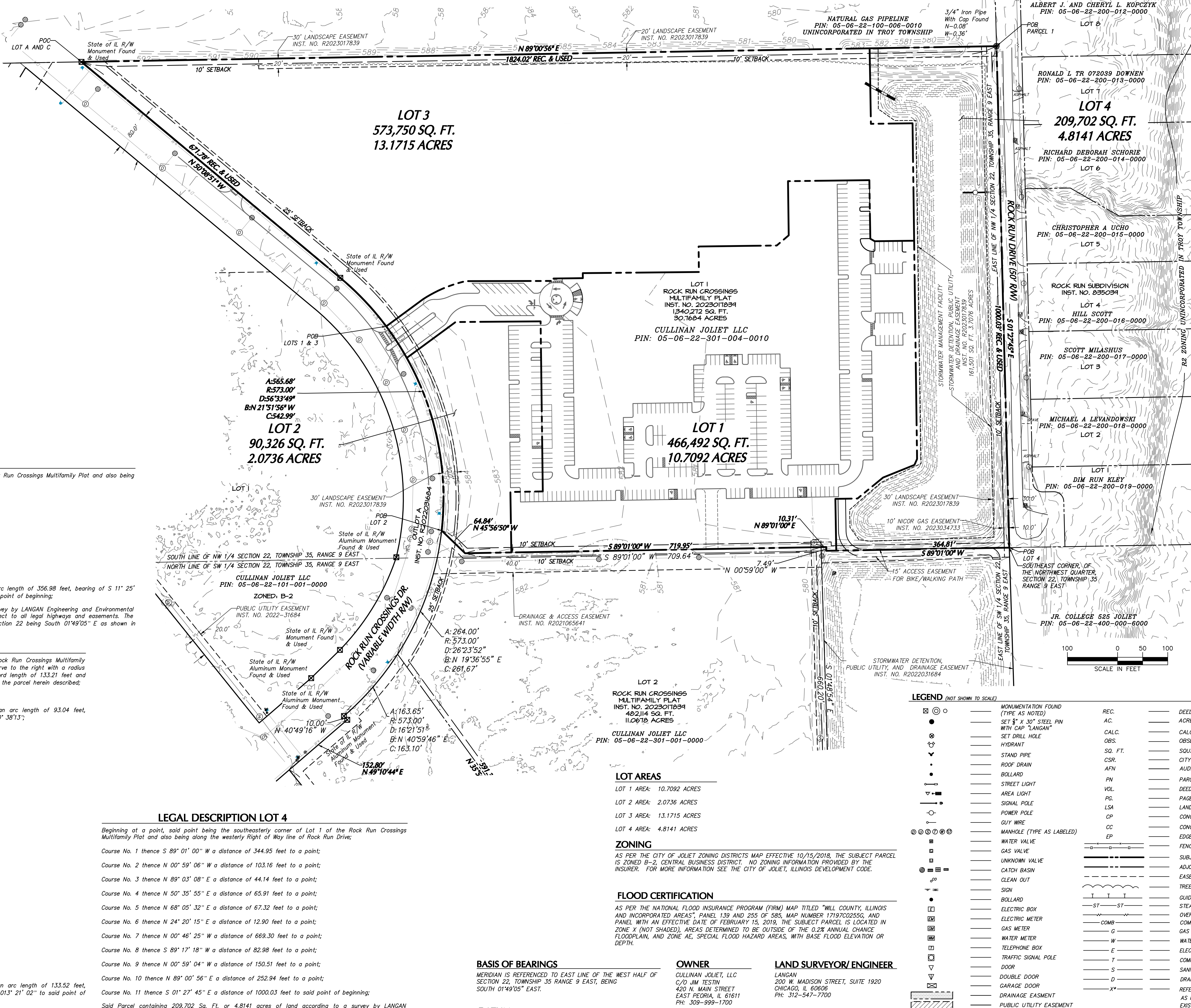
Course No. 9 thence N 00° 59' 04" W a distance of 150.51 feet to a point;

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**
- 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.
 - 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.

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
	JOUET
WILL COUNTY	ILLINOIS
Drawing Title	RESUBDIVISION PRELIMINARY PLAT

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

VB101

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
C/O JIM TESTIN
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

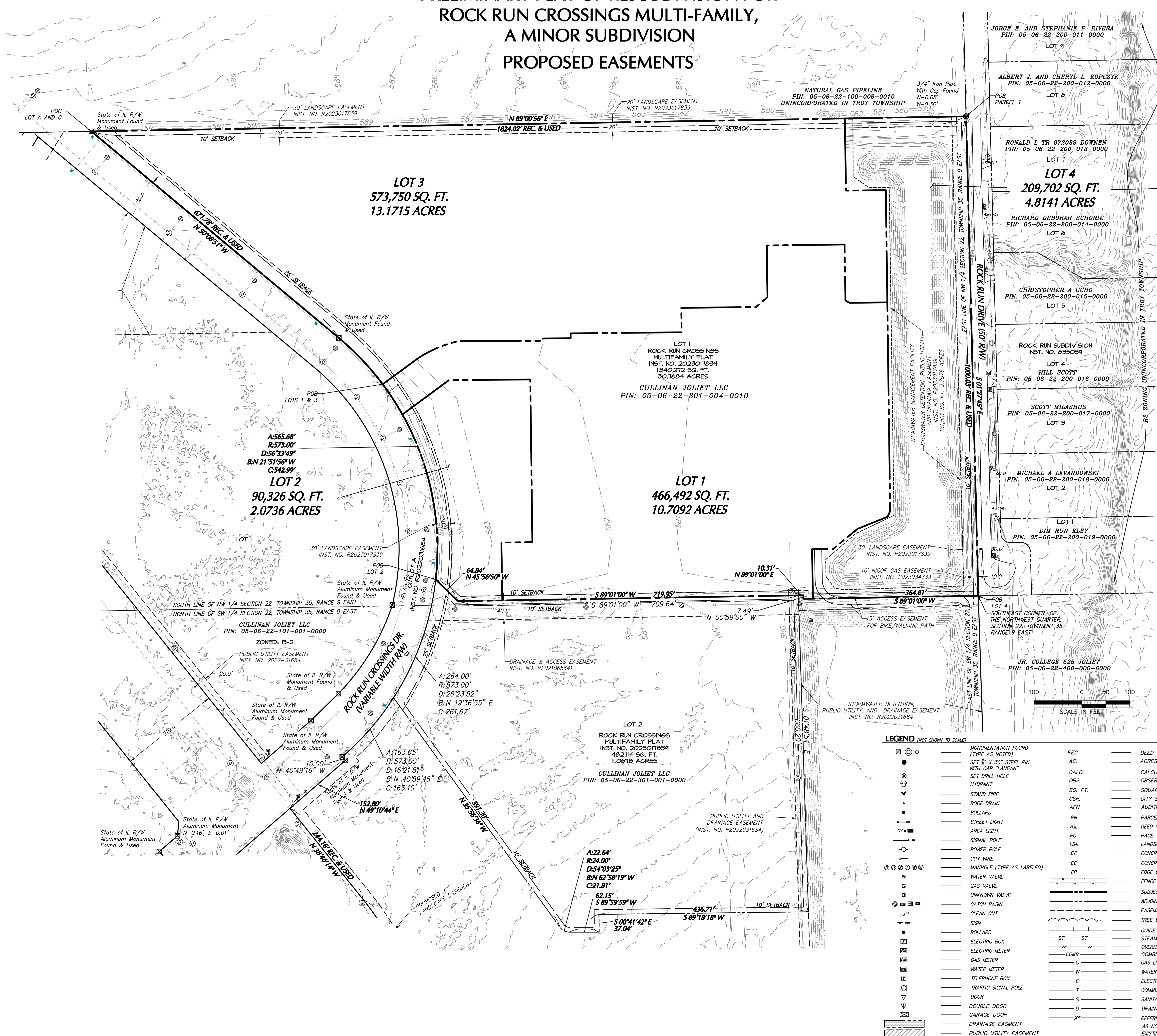
LAND SURVEYOR/ ENGINEER

LANGAN
200 W. MADISON STREET, SUITE 1920
CHICAGO, IL 60606
PH: 312-547-7700

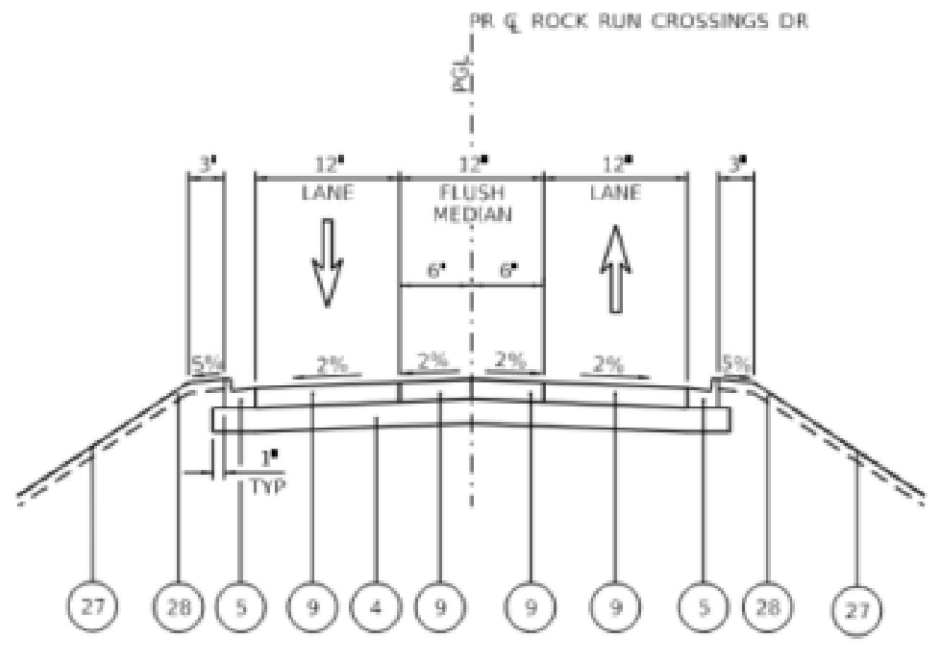
DATUM

VERTICAL DATUM IS NAD83 OBTAINED FROM GPS OBSERVATIONS ON 05/12/2022

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



- 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. PUB&E = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
 4. SWD = DENOTES STORM WATER DETENTION.
 5. THE SUBJECT PROPERTY IS CURRENTLY IN THE CITY OF JOUET B-2, CENTRAL BUSINESS, ZONING DISTRICT.
 6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOUET B-2 & R-5 ZONING DISTRICT 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 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.
 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. 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.
 11. 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		
<div>LANGAN</div> <div>Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.</div> <div>200 W Madison Street, Suite 1920 Chicago, IL 60606</div> <div>T: 312.547.7700 F: 312.547.7701 www.langan.com</div>		
Project		
<div>ROCKRUN COLLECTION MULTIFAMILY</div> <div>JOLIET</div> <div>WILL COUNTY ILLINOIS</div> <div>Drawing Title</div> <div>RESUBDIVISION PRELIMINARY PLAT</div>		
Project No.		VB101
541017901		
Date		
APRIL 12, 2024		
Drawn By		
KTK		Sheet 2 of 2
Checked By		
ALM		

**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 16, 2024 - 4:00 PM
LOCATION: CITY HALL BOARD CHAMBERS
150 N. LYNDEN STREET, JOLIET
DESCRIPTION OF REQUEST:

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

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

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: ABRIL 16 DE 2024 - 4:00 PM
UBICACIÓN: CÁMARA DEL CONSEJO MUNICIPAL
150 N. LYNDEN STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:

P-1-24 PLANO PRELIMINAR DE
SUBDIVISIÓN PARA CRUCES
DE ROCK RUN MULTIFAMILIAR,
UNA SUBDIVISIÓN MENOR

PARA MÁS INFORMACIÓN LLAME AL
815-724-8248 O AL 708-724-8248
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

James F. Testin
Petitioner's Name

Subscribed and sworn to before me this 13 day of March, 2024

Nicole Reichert
Notary Public

2/7/28
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:

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:

- | | |
|---|--|
| <input type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input type="checkbox"/> 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 |
| <input checked="" type="checkbox"/> 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 |
| <input type="checkbox"/> Land Trust: | State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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:

- | | |
|---|--|
| <input type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7201

Agenda Date:4/18/2024

DATE: April 10, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: ZO-1-24: Zoning Ordinance Amendment to Add Section 47-3.9
Miscellaneous Terms Subsection (CC): Definition for Fences

GENERAL INFORMATION:

APPLICANT: City of Joliet

REQUESTED ACTION: Approval of Zoning Ordinance Amendment to Section 47-3.9 Miscellaneous Terms Subsection (CC): Definition for Fences

PURPOSE: To add a definition for fences to the Zoning Ordinance

SPECIAL INFORMATION: The proposed Zoning Ordinance amendment will define what types of materials can be used to construct a fence on property within the City of Joliet. The Zoning Ordinance currently does not define or address fence material. Adding a clear definition will allow the City to address code enforcement issues related to fences and will clarify the standards for residents and contractors. The proposed definition will allow the use of many types of commercial-grade fence materials, including wood, metal, and vinyl.

The proposed definition, which would be subsection (CC) *Fence* under Section 47-3.9 *Miscellaneous Terms*, is:

A fence is commercial grade material that encloses an area, typically outdoors, constructed from posts that are connected by boards and rails (wood fencing), wire (chain link fencing), metal posts (wrought iron or aluminum style fencing), vinyl (synthetic resin or plastic fencing) or composite (usually made from recycled ground plastic and sawdust held together by resins and formed by being pressed in high-pressure molds). A fence differs from a wall in not having a solid foundation along its whole length.

This amendment was reviewed by the Land Use and Legislative Committee at their meeting on March 14, 2024 and was recommended for approval.

SUMMARY: Approval of the proposed amendment will add a definition for the term “fence” to the City’s Zoning Ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE III, SECTION 47-3.9 OF THE ZONING ORDINANCE OF THE CITY OF JOLIET CODE OF ORDINANCES **(Adding the definition of “Fence” under Miscellaneous Terms)**

WHEREAS, the Mayor and City Council of the City of Joliet, Illinois (City) has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Mayor and City Council have seen fit to regulate the definition for fences that are constructed within the City in order to clarify the permitted types of fence materials; and

WHEREAS, all hearings required to be held before agencies of the City took place pursuant to proper legal notice, including the public hearing before the City of Joliet Plan Commission, to consider the proposed amendment; and

WHEREAS, the City of Joliet Plan Commission recommended approval of the amendment; and

WHEREAS, the City of Joliet is a home rule unit of local government.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the remainder of this Ordinance are true, correct and complete and are hereby incorporated into this Ordinance by reference.

SECTION 2: That ARTICLE III, SECTION 47-3.9 subsection CC of the ZONING ORDINANCE OF THE CITY OF JOLIET CODE OF ORDINANCES shall be amended to add the following:

Fence: A fence is commercial grade material that encloses an area, typically outdoors, constructed from posts that are connected by boards and rails (wood fencing), wire (chain link fencing), metal posts (wrought iron or aluminum style fencing), vinyl (synthetic resin or plastic fencing) or composite (usually made from recycled ground plastic and sawdust held together by resins and formed by being pressed in high-pressure molds). A fence differs from a wall in not having a solid foundation along its whole length.

SECTION 3: In the event that any provision or provisions, or portion or portions of this ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions or portions of this ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions.

SECTION 4: All ordinances directly in conflict with the terms of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not invalidate the remainder.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2024

_____	MAYOR	_____	CITY CLERK
VOTING YES:	_____		
VOTING NO:	_____		
NOT VOTING:	_____		



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7195

Agenda Date:4/18/2024

DATE: April 9, 2024
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: V-1-24: Vacation of a Portion of a 2.5-Foot-Wide Side Yard Drainage Easement and a Portion of a Storm Water Detention Easement Located at 2909 Campbell Street

GENERAL INFORMATION:

APPLICANT: Kevin Pastori
STATUS OF APPLICANT: Owner
REQUESTED ACTION: Vacation of portions of a drainage easement and a storm water easement
PURPOSE: To allow the existing garage and driveway within the easement to remain
EXISTING ZONING: R-2 (Single-Family Residential)
LOCATION: 2909 Campbell Street
EASEMENT SIZE: Drainage easement: approx. 2.5' x 112'
Storm water easement: approx. 7' x 36.5' and 3.5' x 76'
EXISTING LAND USE: Single-family residence and storm water detention basin
SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-2
SOUTH: Residential, R-2
EAST: Residential, R-2
WEST: Residential (storm water lot), R-2

SITE HISTORY:

The subject property is Lot 96 and Lot 96A of Old Kent Subdivision Unit 7, which was recorded in 2001. Lot 96 contains a single-family residence and a detached garage, built in 2001. Lot 96A is a storm water detention area. The 24-foot by 36-foot detached garage was built across the shared lot line between the house lot and the storm water lot,

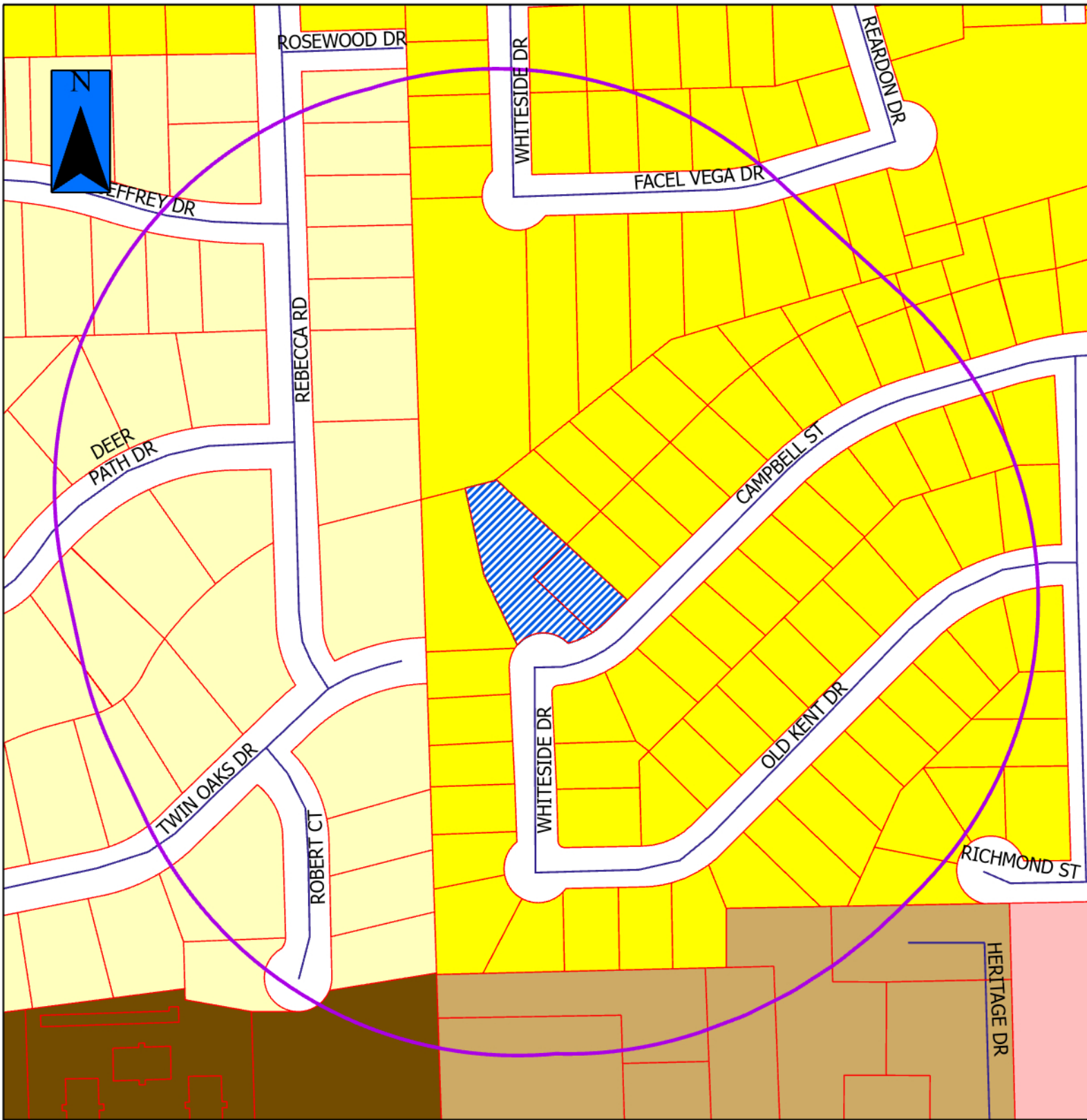
extending approximately 7 feet onto the storm water lot. The driveway also extends onto the storm water lot by approximately 3 feet.

The entirety of Lot 96A is a storm water detention easement. Lot 96 has a 2.5-foot side yard drainage easement along the west side. The garage and driveway encroach on both of these easements. The current owner purchased the property in 2011 and is now trying to formally correct the situation by vacating only those portions of the easements that lie under the existing garage and driveway.

SPECIAL INFORMATION: The petitioner and owner, Kevin Pastori, is requesting to vacate portions of a side yard drainage easement and a storm water detention easement to allow the existing garage and driveway to remain. The petitioner purchased the property, which includes both lots, in 2011, ten years after the house and garage had been built. Since that time, the petitioner and their attorney have been working with City staff to resolve the issue of having existing structures in the easements. At this time, City staff has determined that the owner can vacate the portions of the easements in which the existing garage and driveway are located.

The Public Utilities and Public Works Departments are not opposed to this request. Nicor and ComEd have responded that they are not opposed to the vacation request. No other notified utility companies have submitted a response regarding this request as of the writing of this staff report.

ANALYSIS: Approval of the vacation of the portions of these easements will allow the existing detached garage and driveway to remain as they were built in 2001.

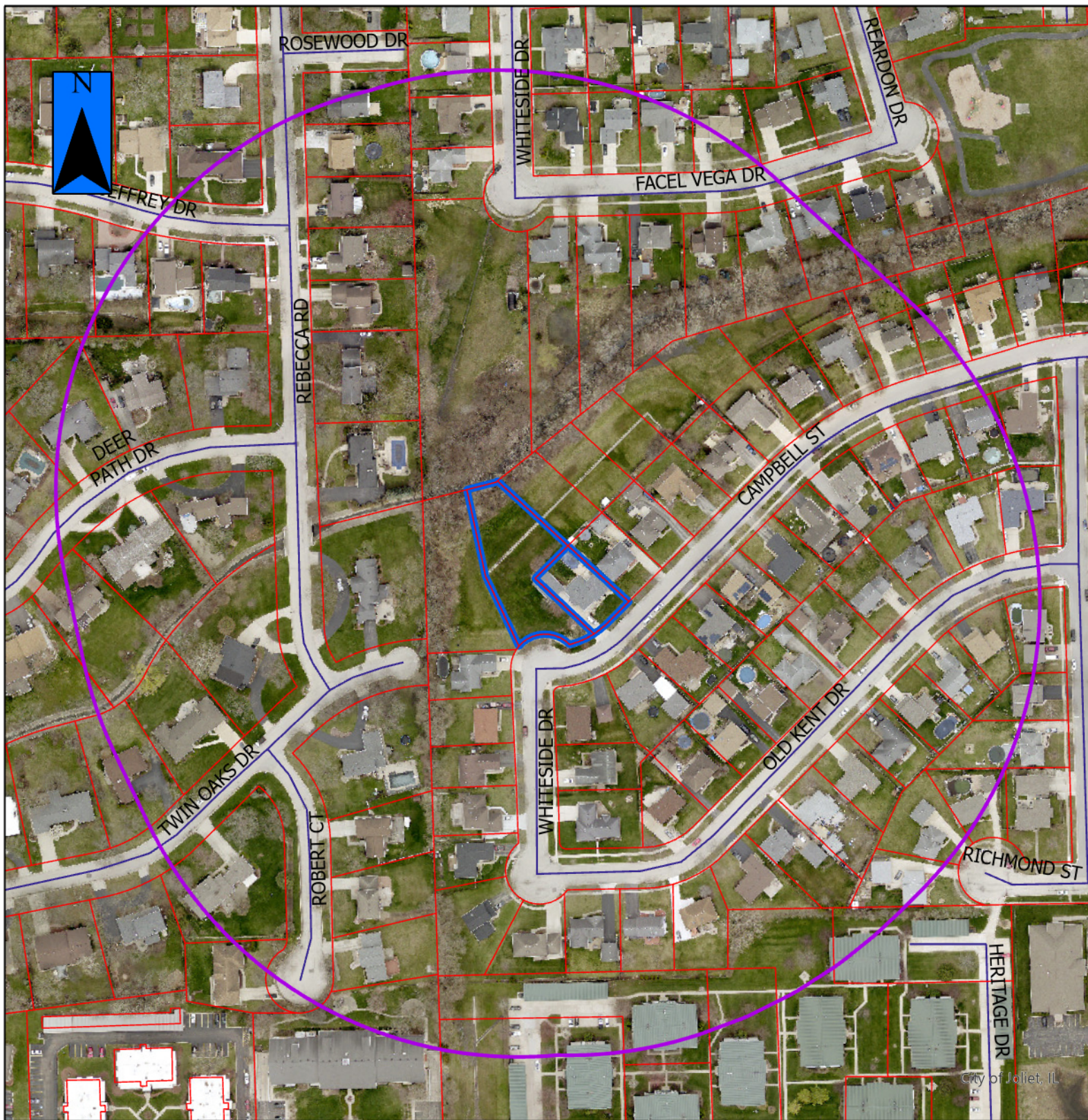


V-1-24



= 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	



V-1-24a



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

Figure 1: Aerial view of Lot 96 and Lot 96A at 2909 Campbell Street (2022)

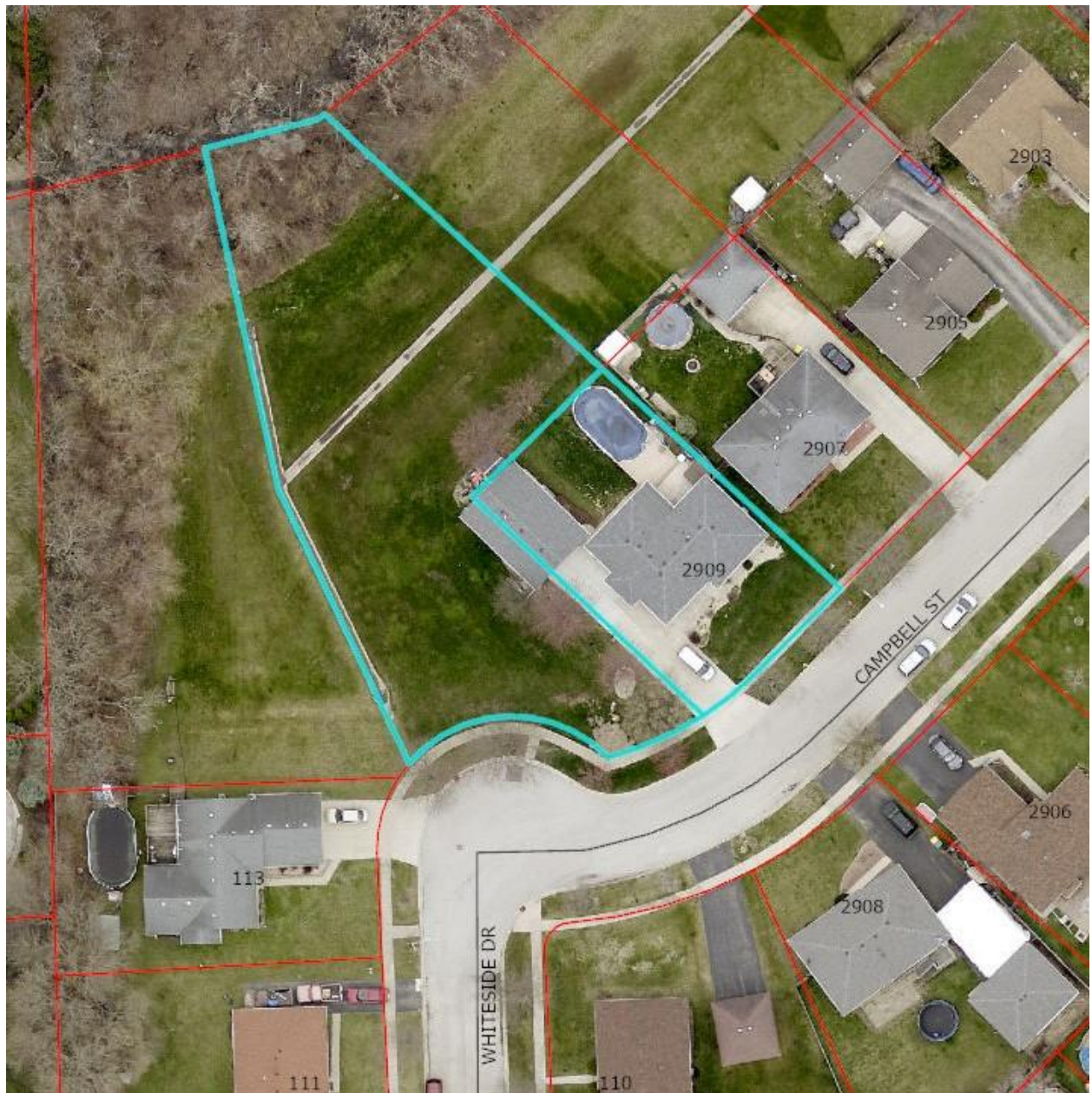


Figure 2: 2909 Campbell Street – house on right, storm water area on left (April 2024)



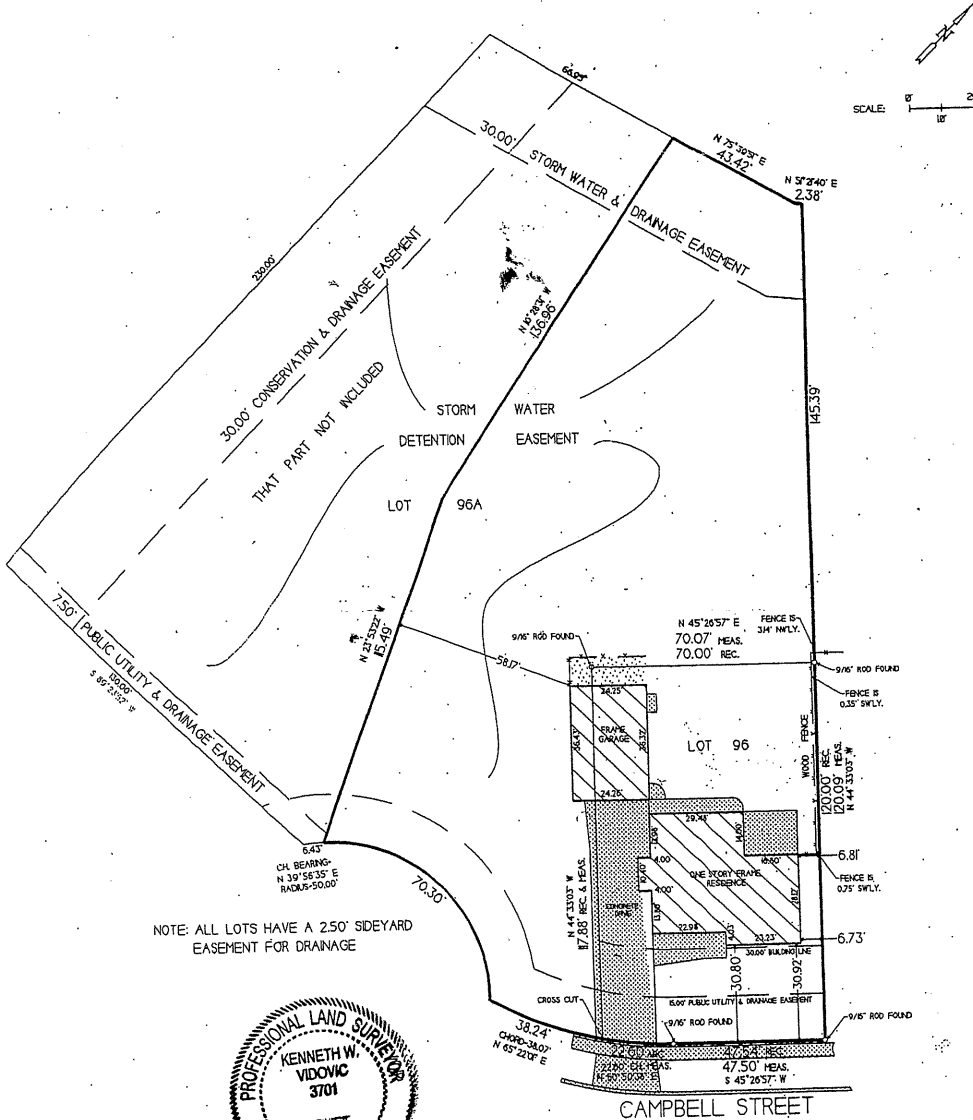
Figure 3: Existing garage at 2909 Campbell Street (April 2024)



PLAT OF SURVEY

LOT 96 AND 96 A (EXCEPT THAT PART OF LOT 96A LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 96A; THENCE NORTH 85 DEGREES 23 MINUTES 52 SECONDS EAST 130.00 FEET; ALONG THE SOUTHERLY LINE OF SAID LOT 96A, TO A POINT ON A CURVE; THENCE NORTHEASTERLY 6.43 FEET, ALONG SAID SOUTHERLY LINE OF LOT 96A, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 56 MINUTES 35 SECONDS EAST 6.43 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 23 DEGREES 53 MINUTES 22 SECONDS WEST 115.49 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 31 SECONDS WEST 136.96 FEET, TO THE POINT OF TERMINUS ON THE NORTHERLY LINE OF SAID LOT 96A, SAID POINT BEING 66.95 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 96A, AS MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 96A) IN OLD KENT SUBDIVISION UNIT 7, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 2001 AS DOCUMENT NO. R2001-048818, IN WILL COUNTY, ILLINOIS.

2909 CAMPBELL STREET
JOLIET, IL



COMMUNITY SURVEY INC.

68 N. CHICAGO STREET, SUITE 218
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax
EMAIL: kvcommunitysurvey@att.net

DESIGN FIRM NO. 184-002899

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

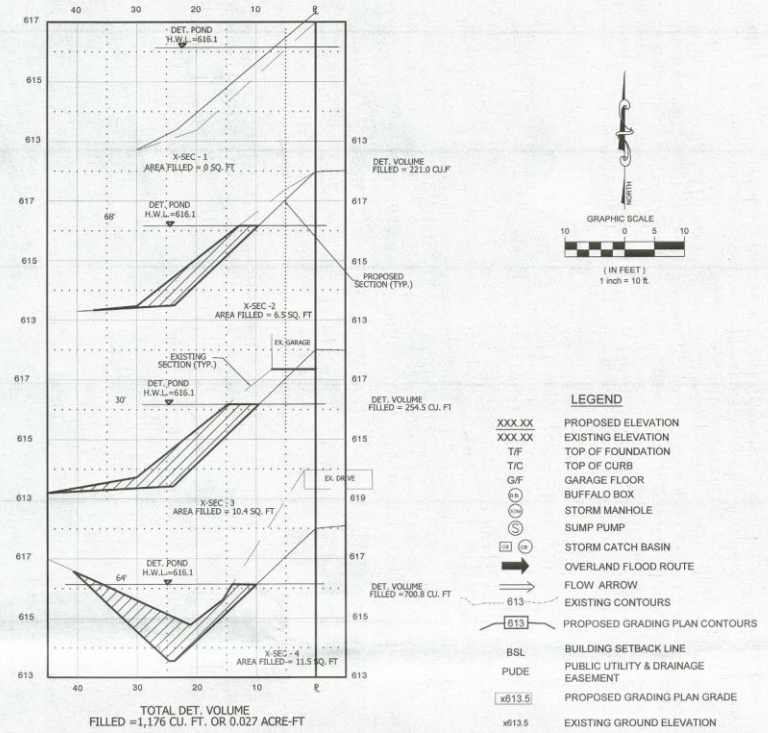
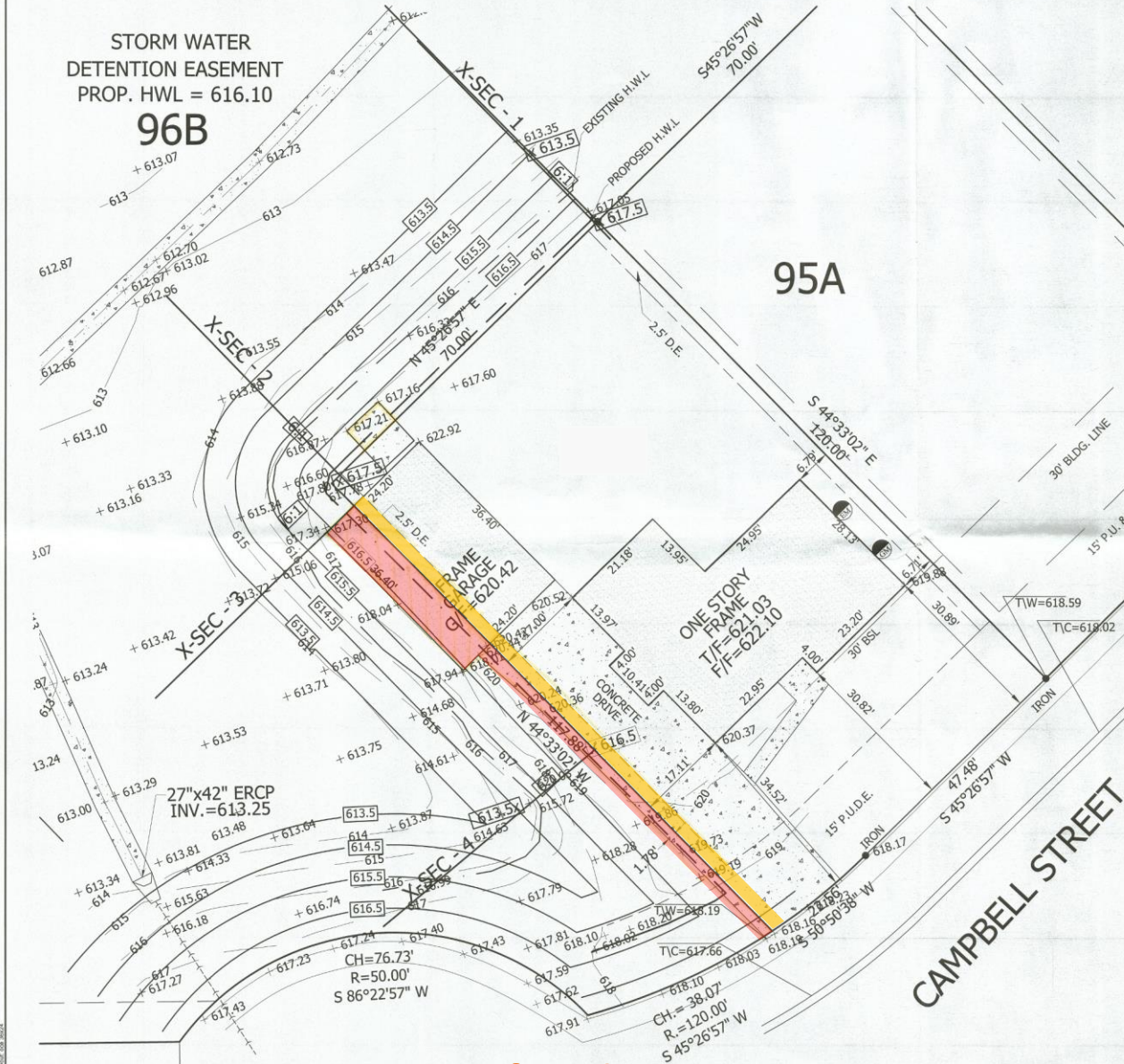
WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE
SURVEYED FOR DOUGLAS ZECH ABOVE DESCRIBED PROPERTY AND
THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. GIVEN
UNDER MY HAND SEAL THIS 28TH DAY OF APRIL 2011.
FIELD WORK 04/26/2011

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 11-17910

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2012

PLAT OF TOPOGRAPHY



CROSS-SECTIONS

SCALE: 1"=10' H
1"=2' V

STATE OF ILLINOIS)
COUNTY OF WILL)
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE
CAPTION AND THAT THIS PLAT OF TOPOGRAPHY IS A CORRECT REPRESENTATION
THEREOF.

DATED THIS 5TH DAY OF FEBRUARY, 2018

MICHAEL R. ROGINA I.P.L.S. 3516
LICENSE EXPIRES 11/30/2018

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY
APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS
OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S
IMPRESSED SEAL.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

NOTE:

PROPOSED GRADING PLAN GRADES AND CONTOURS
OBTAINED FROM ROGINA & ASSOCIATE'S, LTD. GRADING
PLAN FOR OLD KENT SUBDIVISION UNITS 6 & 7, LAST
REVISED 11/12/98.

BENCHMARK:

EXISTING 27" x 42" ERCP FLARED END SECTION INVERT
AT THE SOUTHWEST CORNER OF THE DETENTION POND
ELEVATION = 613.25 (NGVD29)

COMMONLY KNOWN AS:
2909 CAMPBELL STREET
JOLIET, ILLINOIS

06-06-12-312-049

LOT 96, IN OLD KENT SUBDIVISION UNIT 7

SCALE: 1"=10' FIELDWORK DATE: 11/30/17 DRAWN BY: JCC

ROGINA
ENGINEERS & SURVEYORS, LLC
1225 Chestnut Road, Suite 100, Joliet, Illinois 61701-2077 FAX 815/729-0782
Professional Design Firm License No. 184-000801 Exp. 1/30/2023

ADLER LAW

FILE NO:
6323.01

Vacation 1: 2.5-foot drainage easement

Vacation 2: portion of stormwater detention easement

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: Mr. & Mrs. Kevin Pastori c/o Daniel J. Adler

HOME ADDRESS: 2909 Campbell St. Adler Law Firm, P.C.

CITY, STATE, ZIP: Joliet, IL 60435 1616 W. Jefferson St.

HOME PHONE: 815-474-1490 Joliet, IL 60435

CELL # _____ E-MAIL: _____

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED

We are asking the City of Joliet to vacate a part of the 2.5' wide drainage easement and a
part of the 7.2' of the storm water detention easement.

COMMON ADDRESS: 2909 Campbell

PERMANENT INDEX NO. (Tax No.): 05-06-12-312-049-0000 and 05-06-12-312-072-0000

ROW/EASEMENT SIZE: Width _____ Depth _____ Area _____

PROPOSED USE AFTER VACATION: Residential

USES OF SURROUNDING PROPERTIES: North: _____

South: _____

East: _____

West: _____

REASON FOR REQUEST: Part of the garage which existed when I purchased the property is on the easement.


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? See legal description attached.

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.

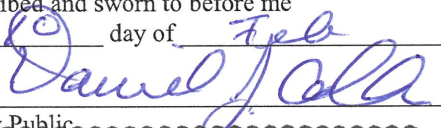
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Kevin Pastori, 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.



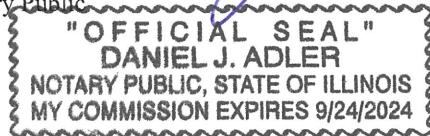
Petitioner's Signature

Subscribed and sworn to before me
this _____ day of _____, 20 _____



Notary Public

My Commission Expires: _____



LEGAL DESCRIPTION FOR

VACATION OF THAT PART OF THE STORMWATER DETENTION EASEMENT BEING LOT 96A OF OLD KENT SUBDIVISION UNIT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 96A; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 96A A DISTANCE OF 111.88 FEET TO THE NORTHWESTERLY LINE OF AN EXISTING GARAGE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID GARAGE A DISTANCE OF 7.04 FEET TO THE NORTHWEST CORNER OF SAID GARAGE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID GARAGE A DISTANCE OF 36.45 FEET TO THE SOUTHWEST CORNER OF SAID GARAGE; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID GARAGE A DISTANCE OF 3.50 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF LOT 96A TO THE SOUTHERLY LINE OF 96A; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 96A TO THE POINT OF BEGINNING; SAID SUBDIVISION BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR

VACATION OF THAT PART OF THE 2.50 FOOT DRAINAGE EASEMENT ON THE WESTERLY LINE OF LOT 96 OLD KENT SUBDIVISION UNIT 7 DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHWESTERLY CORNER OF LOT 96; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 96 A DISTANCE OF 111.88 FEET TO THE NORTHWESTERLY LINE OF AN EXISTING GARAGE FOR THE POINT OF TERMINUS FOR THE VACATION OF THE 2.50' DRAINAGE EASEMENT; SAID SUBDIVISION BEING A PART OF THE EST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED 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:

2909 Campbell, Joliet, IL 60435

PIN(s): 05-06-12-312-049-0000 and 05-06-12-312-072-0000

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

Kevin Pastori - 2909 Campbell St., Joliet, IL 60435 - 815-474-1490

Marianna Pastori - 2909 Campbell St., Joliet, IL 60435

E-MAIL: _____ FAX: _____

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: _____

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

Daniel J. Adler, Attorney -Adler Law Firm - 815-744-5300



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7210

Agenda Date:4/18/2024

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:

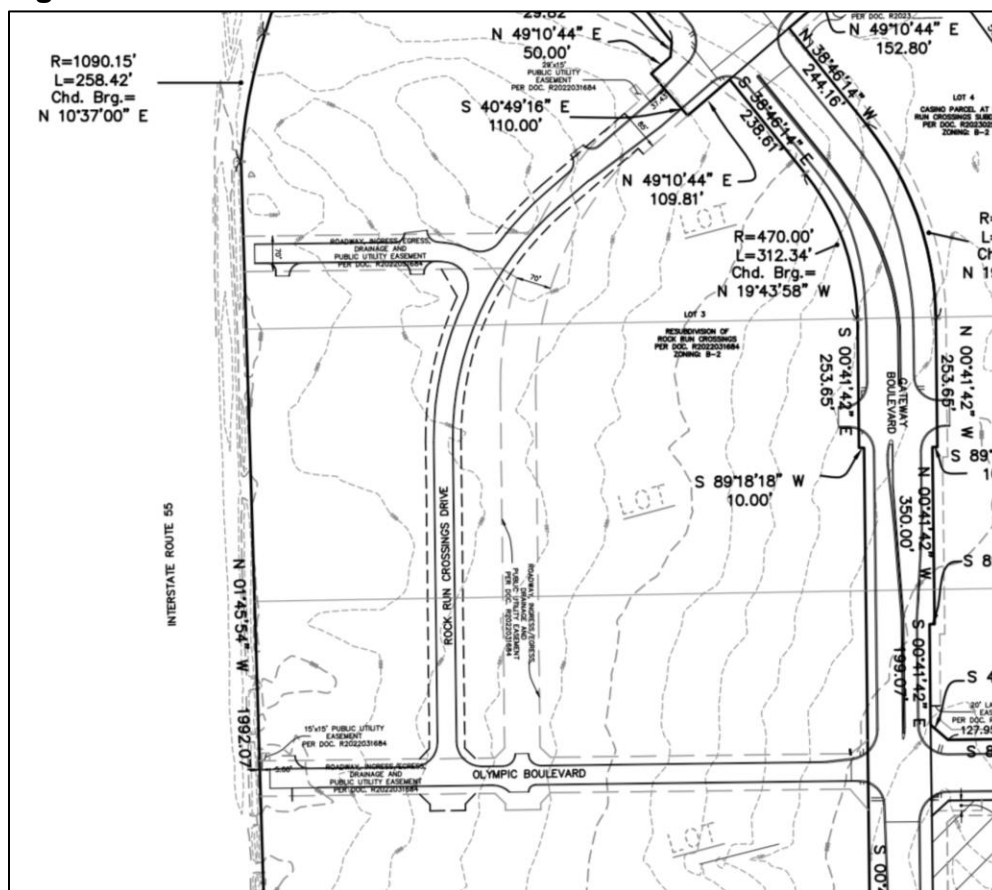
NORTH: Undeveloped; B-2 (Central Business District)
SOUTH: Undeveloped; B-2 (Central Business District)
EAST: Undeveloped; B-2 (Central Business District), I-1 (Light Industrial)
WEST: Undeveloped; B-2 (Central Business District)

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

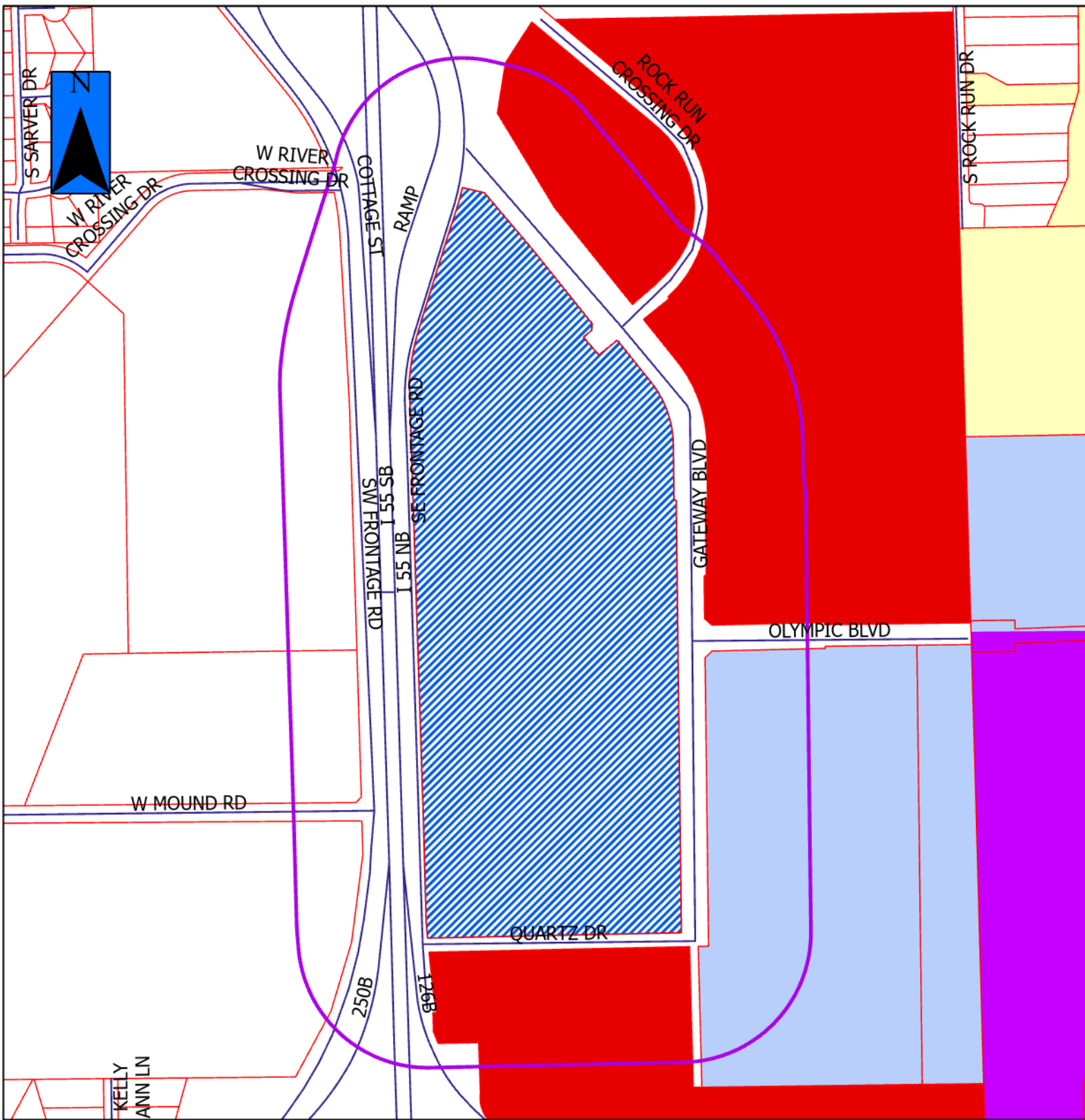
Olympic Boulevard, thereby eliminating the need for the previously recorded easements. The petitioner is requesting vacation of the previously recorded easements as shown on the attached Plat of Easement Release.

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



= 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



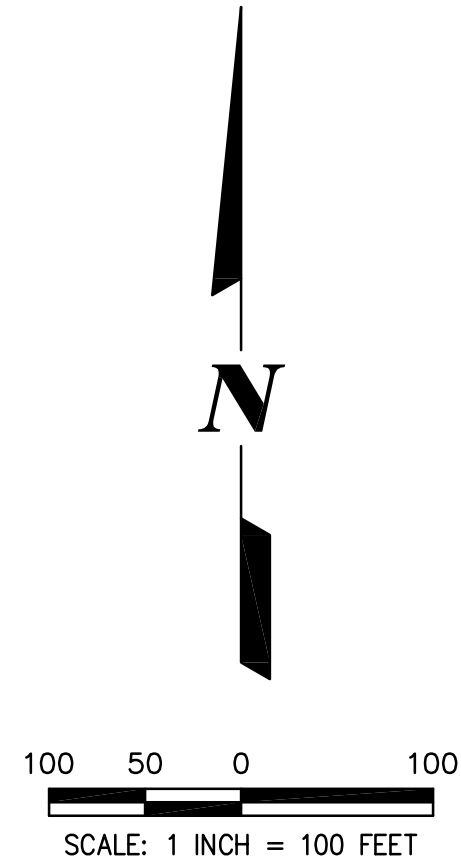
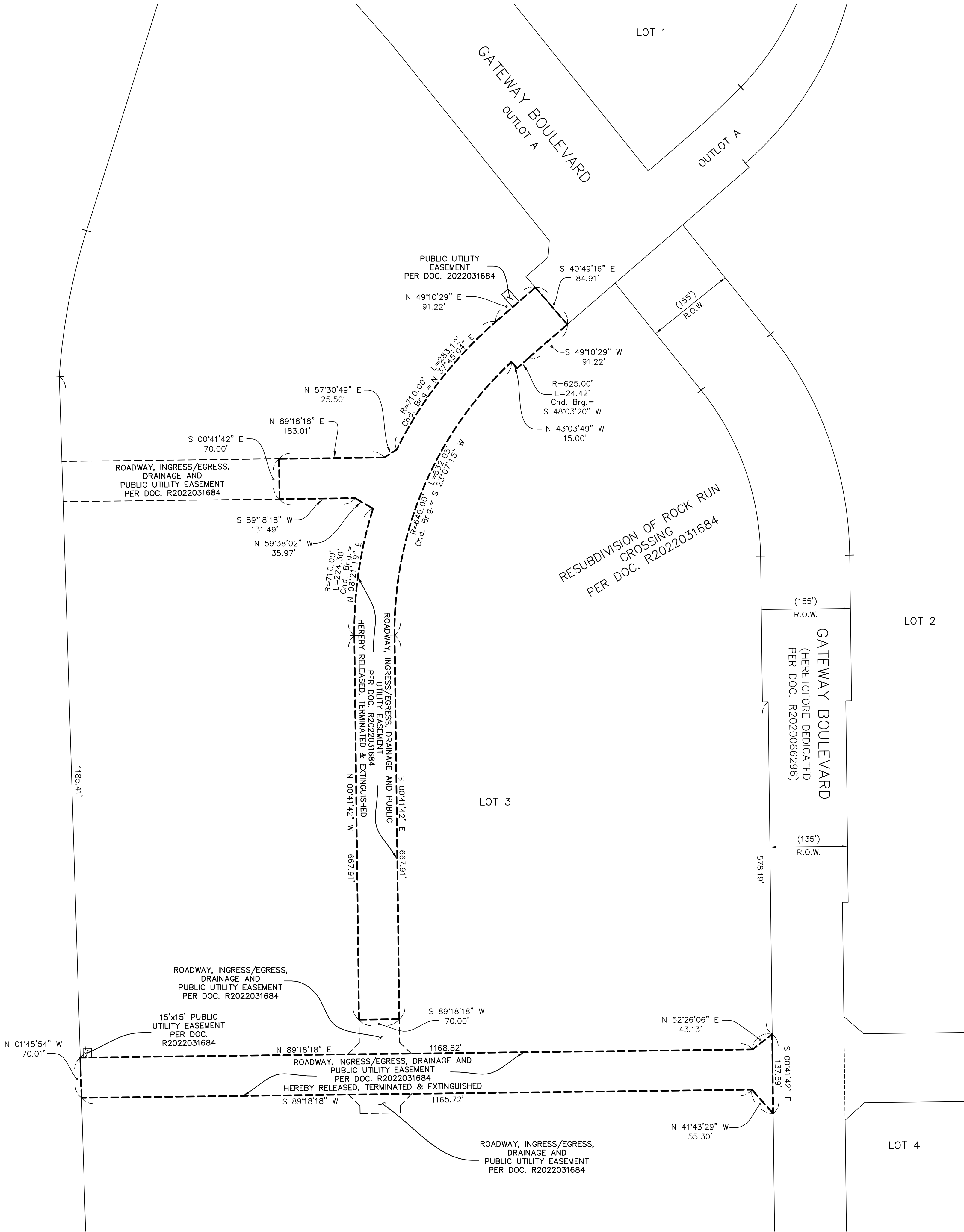
V-2-24a



- = 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.



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

Copyright © 2024 Cemcon, Ltd. All rights reserved.

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

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

FINAL PLAT
OFROCK 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.

SHEET 1 OF 3

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

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

R=1132.08'
L=71.06'
Chd. Brg.= N 15°36'33" E

R=1090.15'
L=258.42'
Chd. Brg.= N 10°37'00" E

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

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
SOUTHWESTERMOST CORNER OF SUBJECT SITE.
NORTHING: 1758122.28
EASTING: 102151.36
ELEVATION: 590.52 NAVD88

GENERAL NOTES:

- 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.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE
BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.
- PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- SWD = DENOTES STORM WATER DETENTION.
- THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING
DISTRICT.
- THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM
WITH THE CITY OF JOLIET B-2 ZONING DISTRICT REQUIREMEN
- 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 FACILITY.
- 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.
- 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.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED
ACCORDING TO SECTION 605 ILCS 9-115.1 OF THE ILLINOIS HIGHWAY CODE IN
REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- 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.
- 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.
- LANDSCAPING IN THE ROCK RUN CROSSINGS DRIVE RIGHT OF WAY
ADJACENT TO PROPOSED LOT 2 SHALL BE MAINTAINED BY CULLINAN JOLIET,
LLC OR ASSIGNED.

ZONING: CITY OF JOLIET B-2

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

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



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

Copyright © 2024 Cemcon, Ltd. All rights reserved.

SHEET INDEX:

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

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'

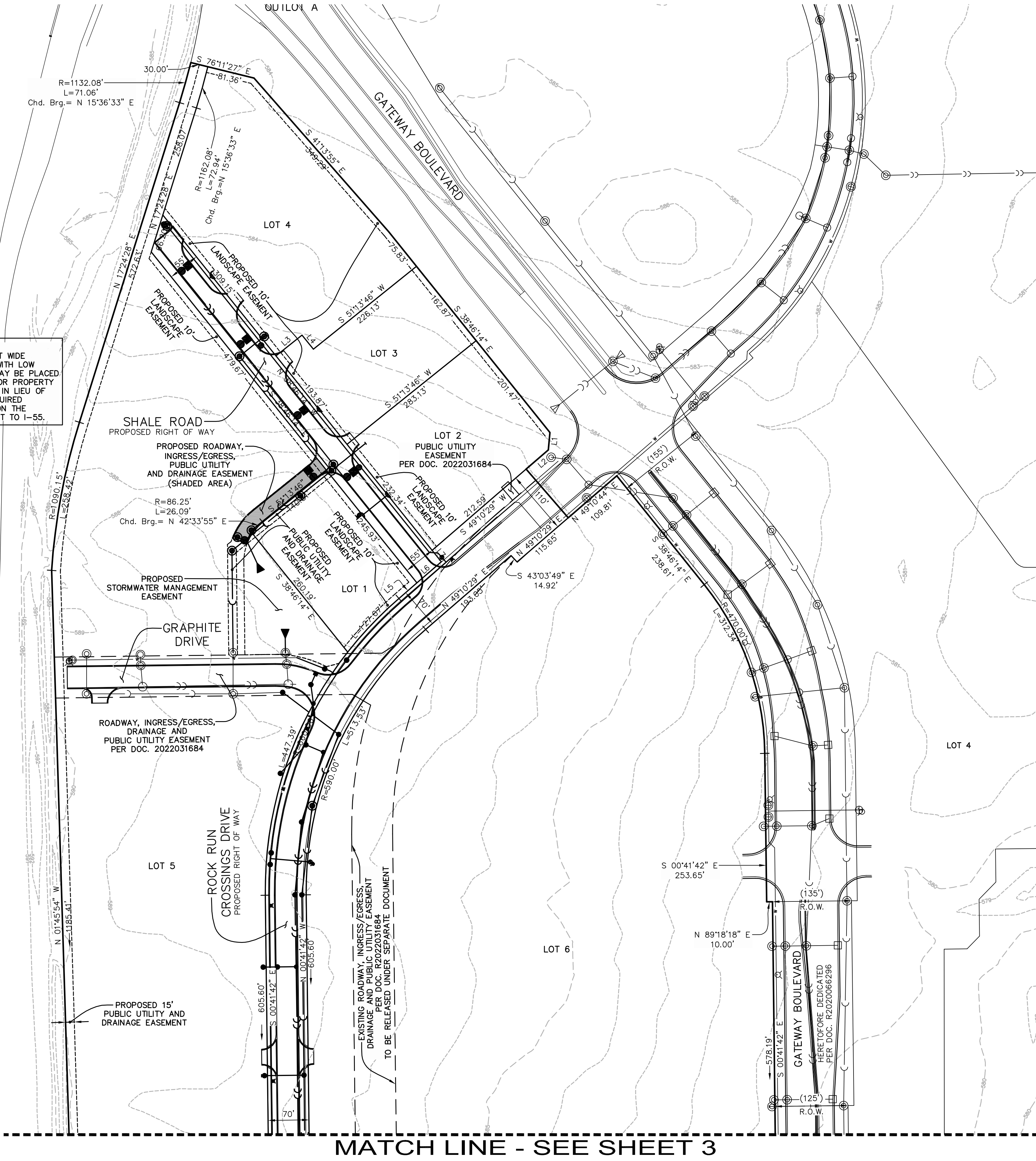
FINAL PLAT
OF

LOT 3 IN THE RESUBDIVISION
OF ROCK RUN CROSSINGS

SHEET 2 OF 3

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTE:
A THIRTY (30) FOOT WIDE
LANDSCAPE AREA WITH LOW
UNDULATING 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.



MATCH LINE - SEE SHEET 3

DRAWING PATH: P:\649001\CONC\SURVEY\DRAWINGS\PLATS\FINAL PLAT-3.DWG
PLOT FILE CREATED: 1/9/2024 BY: TONY BLUS



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

Copyright © 2024 Cemcon, Ltd. All rights reserved.

SHEET INDEX:

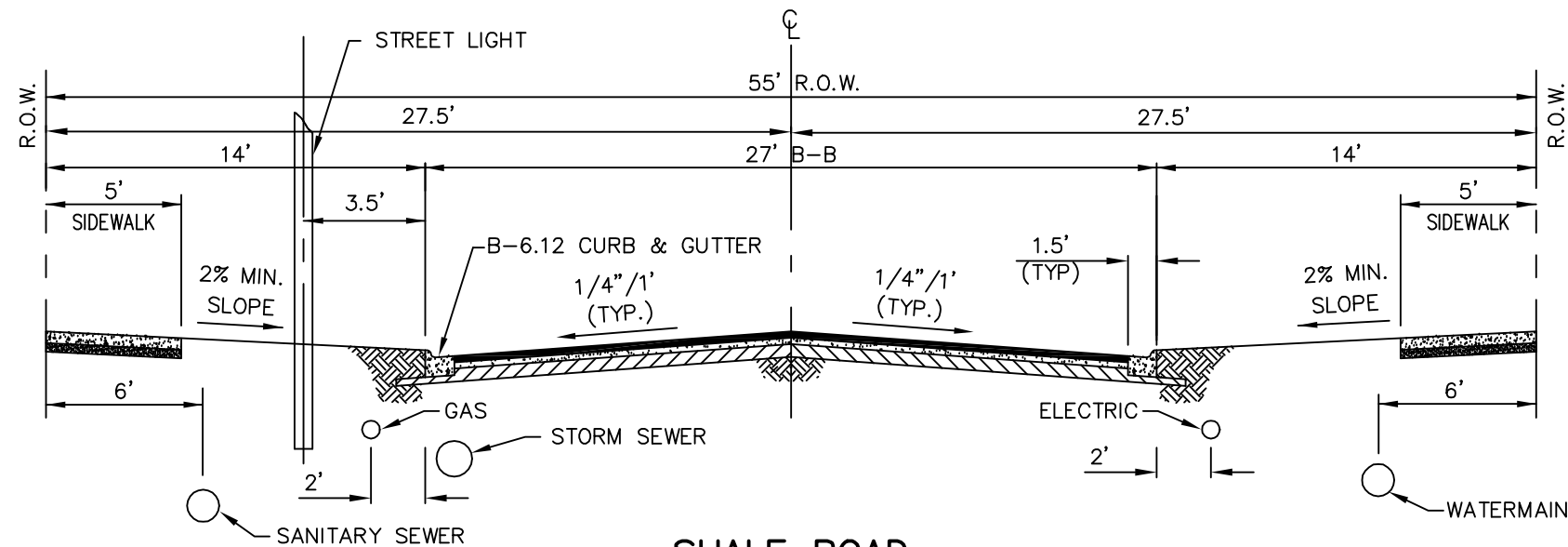
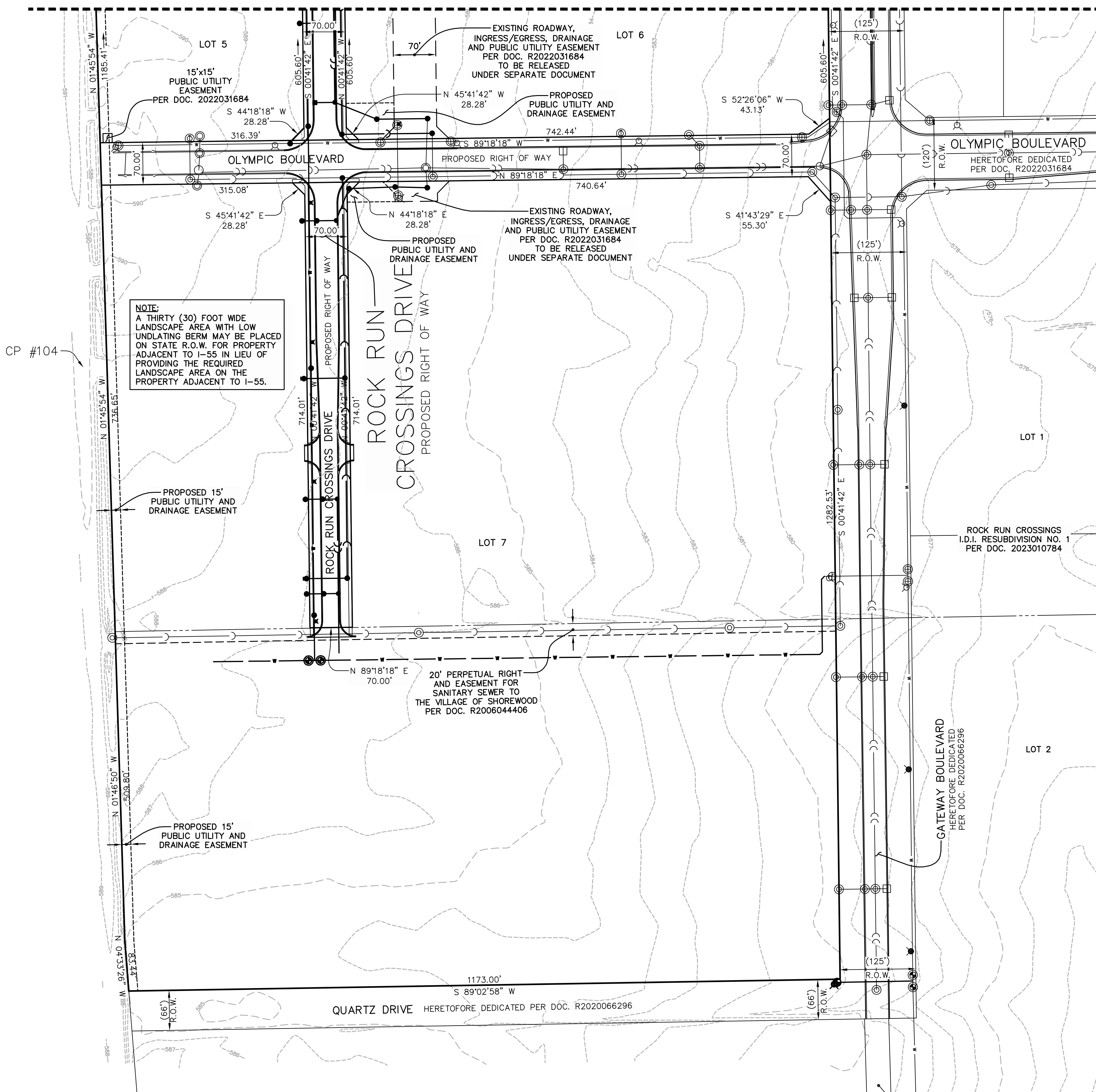
SHEET 1: OVERALL SUBDIVISION, LEGAL DESCRIPTION;
LOT AREAS; OWNER INFORMATION; APPROVAL
CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE
SHEET 3: DETAIL PAGE

FINAL PLAT
OFLOT 3 IN THE RESUBDIVISION
OF ROCK RUN CROSSINGS

SHEET 3 OF 3

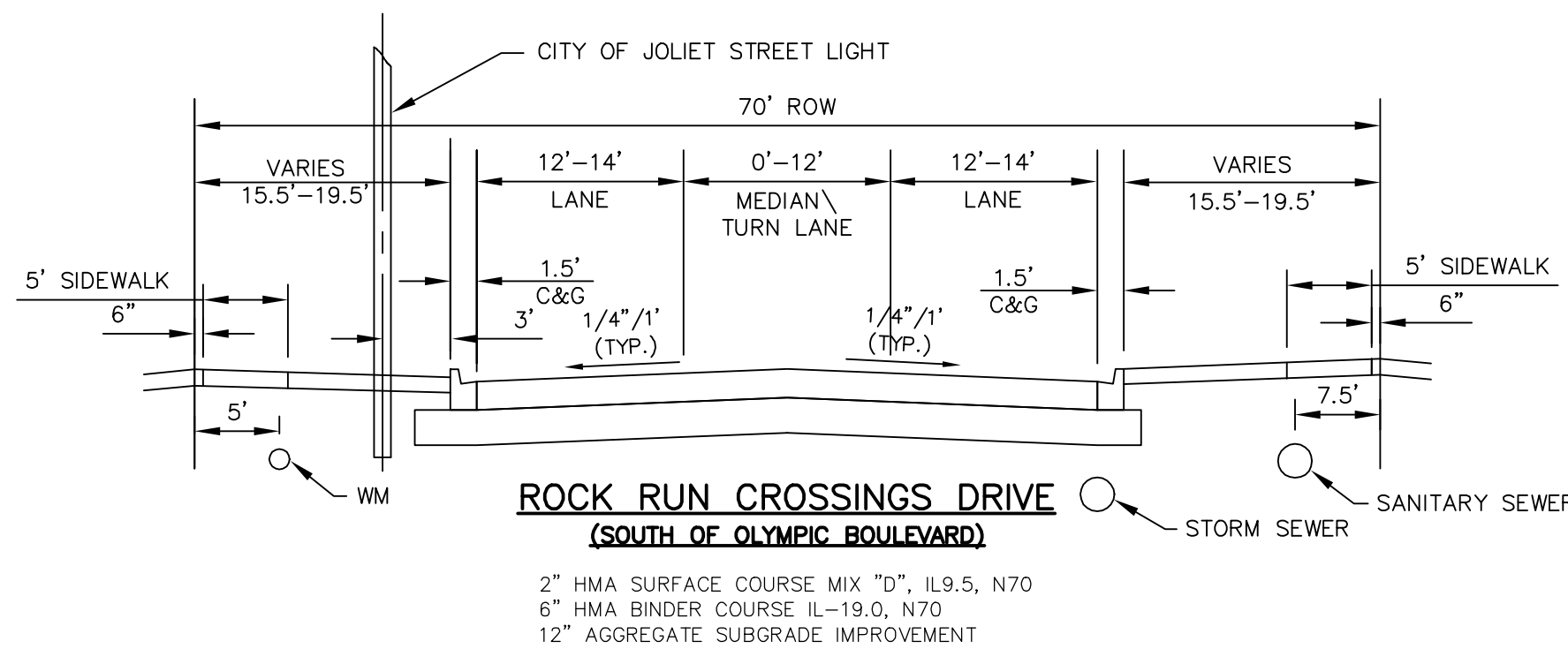
100 50 0 100
SCALE: 1 INCH = 100 FEET

MATCH LINE - SEE SHEET 2

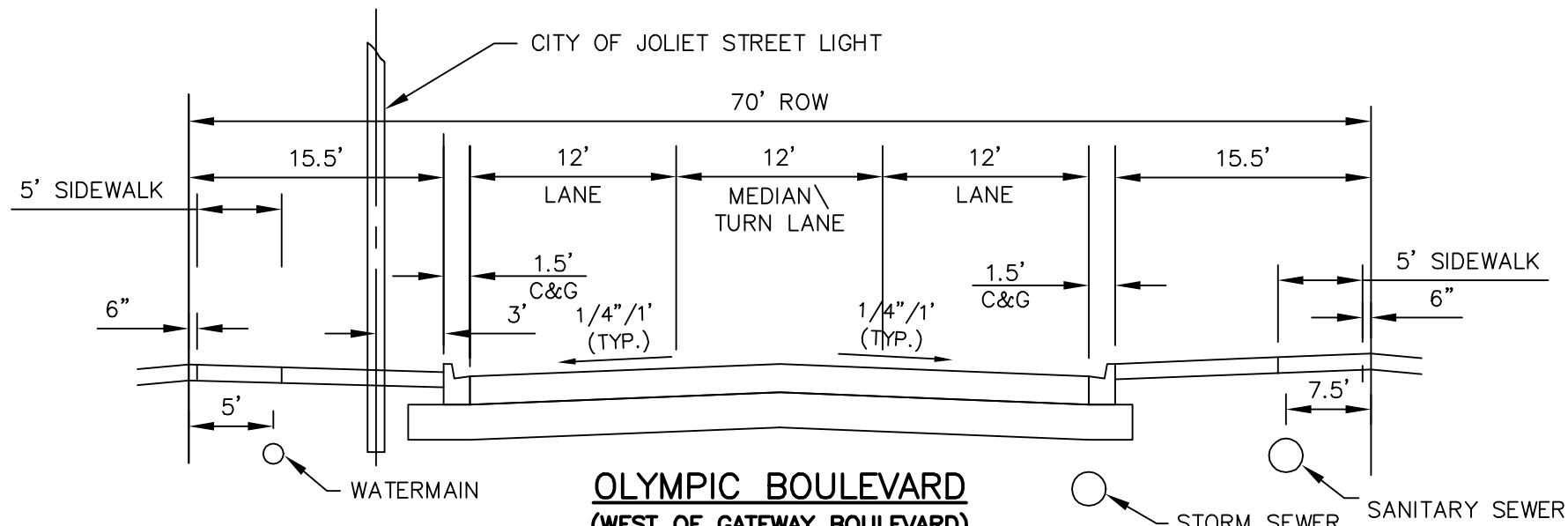


SHALE ROAD

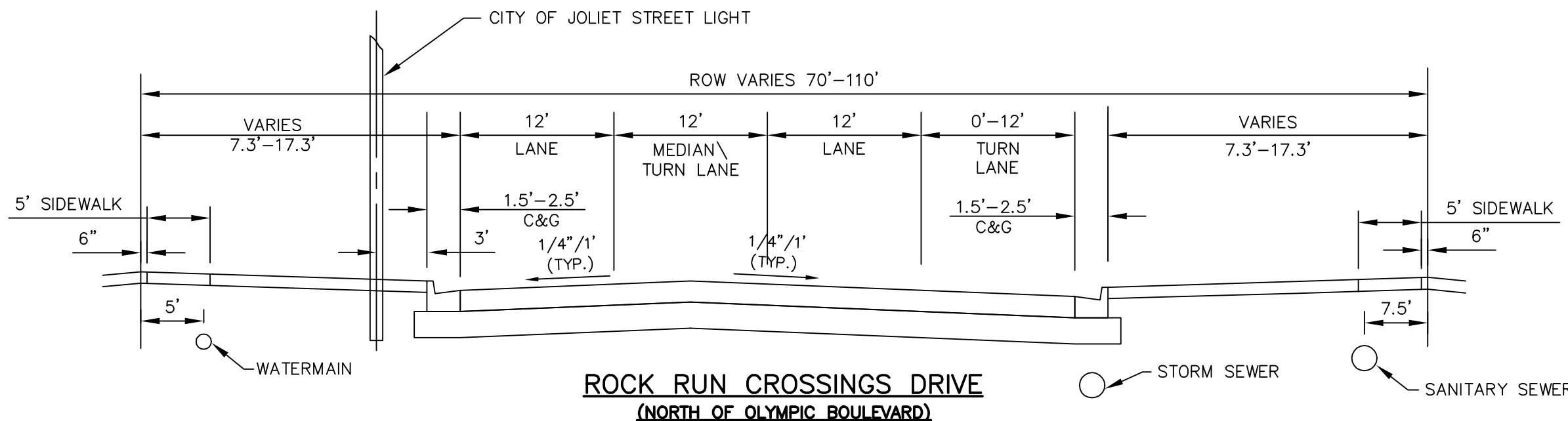
2" HMA SURFACE COURSE MIX "D", IL9.5, N70
4" HMA BINDER COURSE IL-19.0, N70
12" AGGREGATE SUBGRADE IMPROVEMENT

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

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

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



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

Copyright © 2024 Cemcon, Ltd. All rights reserved.

— NOTICE OF PUBLIC MEETING —
CITY OF JOLIET, ILLINOIS
DATE/TIME: APRIL 16, 2024 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
100 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
100 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

**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:
815-724-4540 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: CAMARAS 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 PUBLICOS EN LA
SUBDIVISION DE ROCK RUN COLLECTION
PARA MAS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

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


Notary Public

My Commission Expires: 2/7/28



ROW vacations only – 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:

- | | |
|---|--|
| <input type="checkbox"/> Individual: | State the names, addresses, and phone #'s of the individual owner(s) |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> Partnership: | State the names, addresses, and phone #'s of all partners |
| <input type="checkbox"/> 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: _____

Michael C. Owens, Manager
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.

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:	<u>City Hall Council Chambers</u> <u>150 W. Jefferson St., Joliet</u>
DESCRIPTION OF REQUEST:	_____ _____
FOR MORE INFORMATION CALL:	<u>815-724-4040 OR</u> <u>815-724-4050</u>
COMMUNITY DEVELOPMENT DEPARTMENT CITY OF JOLIET	