

DATE: October 11, 2023
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: Z-5-23: Reclassification of 4001 Brandon Road from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning

GENERAL INFORMATION:

APPLICANT: Joliet Intermodal Holdings LLC
STATUS OF APPLICANT: Owner
REQUESTED ACTION: Reclassification of 30.42 acres to I-TB zoning
PURPOSE: To allow continued development within CenterPoint Intermodal Center and provide appropriate zoning for the proposed use
EXISTING ZONING: I-TC (Intermodal Terminal - Industrial Park)
LOCATION: 4001 Brandon Road
SIZE: 30.42 acres
EXISTING LAND USE: Undeveloped
SURROUNDING LAND USE & ZONING:

NORTH: I-TC, warehouse
SOUTH: I-TC, storm detention and Cedar Creek floodplain
EAST: I-TC, pipeline / undeveloped
WEST: I-TB, trucking facility

SITE HISTORY:

The subject site is located within the CenterPoint Intermodal Center at Joliet subdivision, which has had numerous phases recorded from 2008 to 2021. The site is Lot 21 of Phase 18, which was approved and recorded in April 2018. The lot is 30.4 acres and is currently undeveloped. It was annexed and classified to I-T Category C in 2008.

SPECIAL INFORMATION:

The petitioner, Joliet Intermodal Holdings LLC, seeks to reclassify the site at 4001 Brandon Road to I-T Category B zoning to allow development of a transload / transportation operations facility and container storage yard for Junction Collaborative Transports, a logistics company. The site is currently zoned I-T Category C (Industrial Park), which allows warehouse and distribution facilities. Category B (Transportation Equipment) permits short- and long-term cargo container stacking and storage along with trucking facility operations. The proposed use would be permitted in Category B.

The attached conceptual site plan shows a 33,800-square-foot warehouse and repair building, 542 trailer stalls, 30 tractor stalls, and employee parking. There is a 5-acre container stacking area on the west side of the site that can hold around 735 containers. Per the City's Zoning Ordinance, container stacking is limited to 5 units high. The truck entrance is at the southeast corner of the site off Brandon Road; the employee parking has a separate entrance to the north. The north and east sides of the site, along Millsdale Road and Brandon Road, will have landscape buffers and be screened with an 8-foot fence. Stormwater detention for the site has been previously provided on Lot 22 to the south.

All public improvements will be required per the Subdivision Regulations and the Public Works and Utilities Departments at the time of development. A landscape plan would need to be submitted as part of future development plans. Development impact fees will be required.

ANALYSIS: Approval of the reclassification of 4001 Brandon Road from I-TC zoning to I-TB zoning will allow appropriate zoning for the development of a transportation operations facility with a container storage yard on the site.

CASE NO. 2-5-23

DATE FILED: 9/15/23

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: Joliet Intermodal Holdings LLC

HOME ADDRESS: n/a

CITY, STATE, ZIP: n/a

HOME PHONE: n/a

CELL #: _____ E-MAIL: cbottigliero@centerpoint.com

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523-1501

BUSINESS PHONE: 630-586-8000

LEGAL DESCRIPTION OF PROPERTY: Lot 21-Block 2 in CenterPoint Intermodal Center at Joliet Phase 18, being a resubdivision of part of the northwest 1/4 of Section 4, and part of the northwest quarter of Section 9, and part of Sections 5 and 8, all in Township 34 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded April 25, 2018, as Document Number R2018027533, in Will County, Illinois.

COMMON ADDRESS: 4001 Brandon Road, Joliet, IL 60421

PERMANENT INDEX NUMBER (Tax No. PIN): 11-08-101-008

LOT SIZE: WIDTH 1500-ft DEPTH 930-ft AREA 30.4 acres

PRESENT USE: Vacant Industrial ZONING: I-T Category 'C'

USES OF SURROUNDING PROPERTIES: NORTH Industrial Warehouse, Storm Esmt

SOUTH Storm Esmt, Vacant Industrial (Creek)

EAST: Pipeline R.O.W.

WEST Intermodal Equipment Storage

ZONING CLASSIFICATION REQUESTED: I-T Category 'B'

REASON FOR REQUEST: Continued development of intermodal park, based projected need

PROPERTY INTEREST OF PETITIONER: Owner/Partner

OWNER OF PROPERTY: Joliet Intermodal Holdings LLC

HOME ADDRESS: n/a

CITY, STATE, ZIP: n/a

HOME PHONE: n/a

CELL: _____ E-MAIL: cbottigliero@centerpoint.com
BUSINESS ADDRESS: 1808 Swift Drive
CITY, STATE, ZIP: Oak Brook, IL 60523-1501
BUSINESS PHONE: 630-586-8000

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Michael Murphy, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.


Petitioner's Signature

Subscribed and sworn to before me this 15TH day of September, 20 23


Notary Public



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:

4001 Brandon Road, Joliet, IL 60421

PIN(s): 11-08-101-008

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

PR Intermodal Investor, LLC, a Delaware LLC, 7 Giralda Farms, Madison, New Jersey, 50% member of Joliet Intermodal Holdings, LLC

CenterPoint Joliet Terminal Railroad Investor, LLC, an Illinois LLC,

1808 Swift Drive, Oak Brook, Illinois 60523, 50% member of

Joliet Intermodal Holdings, LLC

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: Christian G. Spesia

DATE: 9/15/2023

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

Christian G. Spesia, Attorney

Tel.: 815-726-4311

PRINT

PLAT OF ZONING

(CITY OF JOLIET I-T CAT 'C' TO I-T CAT 'B')

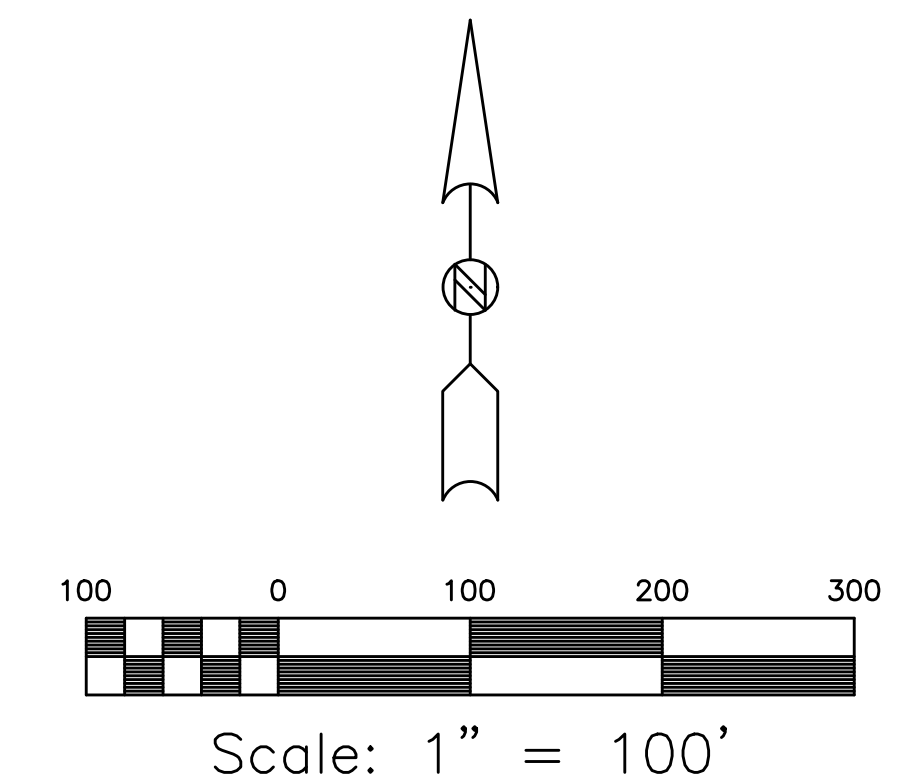
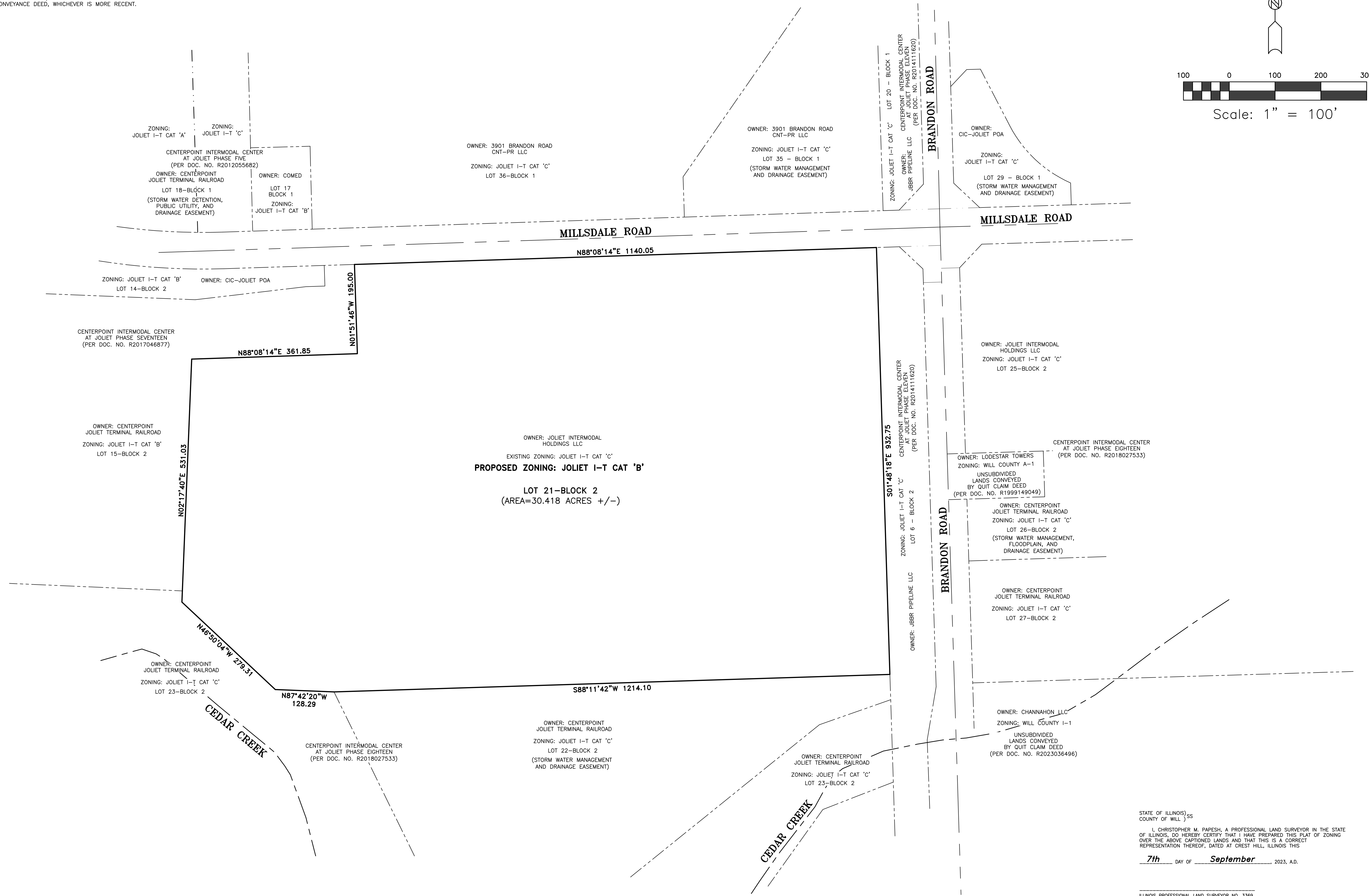
P.I.N.: 11-08-101-008
COMMON ADDRESS: 4001 BRANDON ROAD
JOLIET, IL 60421

GENERAL NOTES:

1. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
2. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
4. M OR MEAS = DENOTES MEASURED ANGLES AND/OR DISTANCES.
5. C OR CALC = DENOTES CALCULATED ANGLES AND/OR DISTANCES.
6. R OR REC = DENOTES RECORD ANGLES AND/OR DISTANCES.
7. D = DENOTES DEED ANGLES AND/OR DISTANCES.
8. NO FIELD WORK WAS CONDUCTED DURING THE PREPARATION OF THIS INSTRUMENT.
9. THIS PROFESSIONAL SERVICE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
10. THE OWNER INFORMATION, SHOWN HEREON, IS BASED ON THE WILL COUNTY TREASURER 2022 REAL ESTATE TAX LEVY INFORMATION OR NOTED CONVEYANCE DEED, WHICHEVER IS MORE RECENT.

LEGAL DESCRIPTION

LOT 21 - BLOCK 2 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE EIGHTEEN, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, AND PART OF THE NORTHWEST QUARTER OF SECTION 9, AND PART OF SECTIONS 5 AND 8, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027533, IN WILL COUNTY, ILLINOIS.



DATE BY REVISION

PLAT OF ZONING
(I-T CAT 'C' TO I-T CAT 'B')
 DRAWN BY: CJT
 CHECKED BY: CMP
 JOB # GJN17565
 DATE: 09/07/2023

LOT 20 - BLOCK 2
CIC-JOLIET PHASE 18

GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE
 CREST HILL, ILLINOIS 60403 815/730-1010

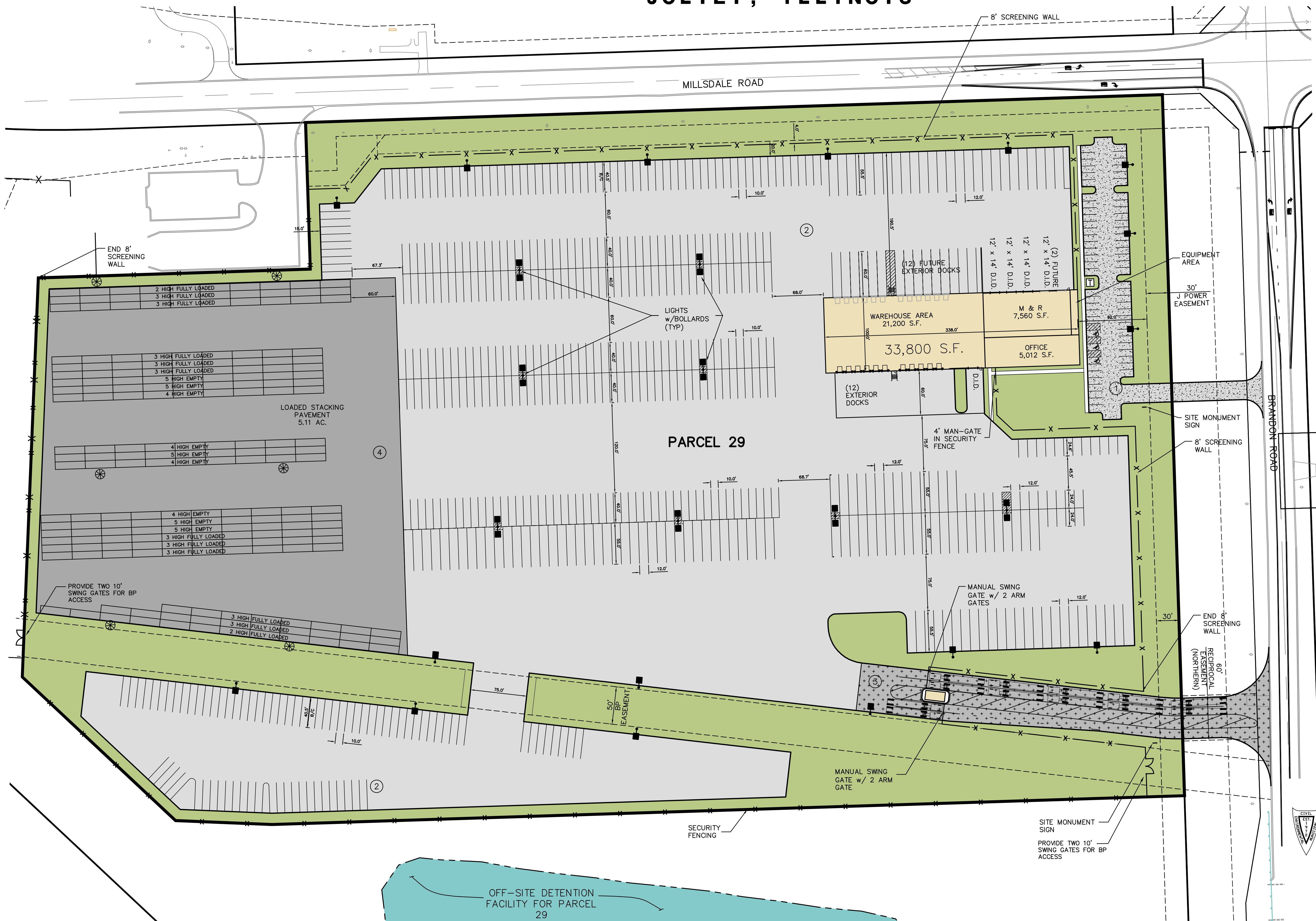
STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

7th DAY OF September, 2023, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
LICENSE EXPIRATION DATE: 11/30/2024
cpopesh@geotechincorp.com

GJN17565

CONCEPT PLAN 1D FOR 4001 BRANDON ROAD @ CIC-J JOLIET, ILLINOIS



PAVEMENT KEY

- ① 6" P.C.C. PAVEMENT
6" AGG. BASE
UNREINFORCED
- ② 8" P.C.C. PAVEMENT
6" AGG. BASE
UNREINFORCED
- ③ TRUCK ENTRANCE
9" P.C.C. PAVEMENT
6" AGG. BASE
ALL JOINTS REINFORCED
- ④ STACKING AREA
18" JOINTED P.C.C. PAVEMENT
6" AGG. BASE
w/1.5" DOWEL BARS @ 12" CTRS.
ALL JOINTS REINFORCED
CONTROL JOINTS MAX. 12' O.C.

SITE DATA

PARCEL 29 AREA	30.42 Ac.
BP EASEMENT AREA	1.67 Ac.
CONTAINER STACKING PAVEMENT	5.11 Ac.
40' EMPTY CONTAINERS	397
40' LOADED CONTAINERS	338
BUILDING S.F.	33,800 SF.
BUILDING CLEAR HEIGHT	24 FT.
40' x 10' TRAILER PARKING STALLS	387
36' x 10' TRAILER PARKING STALLS	10
55' x 12' TRAILER PARKING STALLS	140
51' x 12' TRAILER PARKING STALLS	5
TRACTOR STALLS	30
DOCK DOORS	12
FUTURE DOCK DOORS	12
D.I.D.	1
12' x 14' D.I.D.	3
FUTURE 12' x 14' D.I.D.	2
AUTO PARKING	65



PREPARED FOR:
CENTERPOINT PROPERTIES
 1808 SWIFT DRIVE
 OAKBROOK, ILLINOIS 60523
 (630)586-8000

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.: 731013 FILE NAME: 2023-10-06 CONCEPT CONT BERM 1D
 DRAWN BY: KMS FLD. BK. / PG. NO.: -----
 COMPLETION DATE: 10-06-23 JOB NO.: 731.013
 XREF: PROJECT MANAGER: MMW

PLOT FILE CREATED: 10/06/2023 BY: KRISTIN STARKEL
 DRAWING PATH: P:\231013\DWG\ENGR\DRAWINGS\CONCEPT\01_01 SW BRANDON & MILLSDALE\2023-10-06 CONCEPT CONTAINER WALL 1D.DWG

Figure 1: 4001 Brandon Road, located within CenterPoint Intermodal Center (2022)

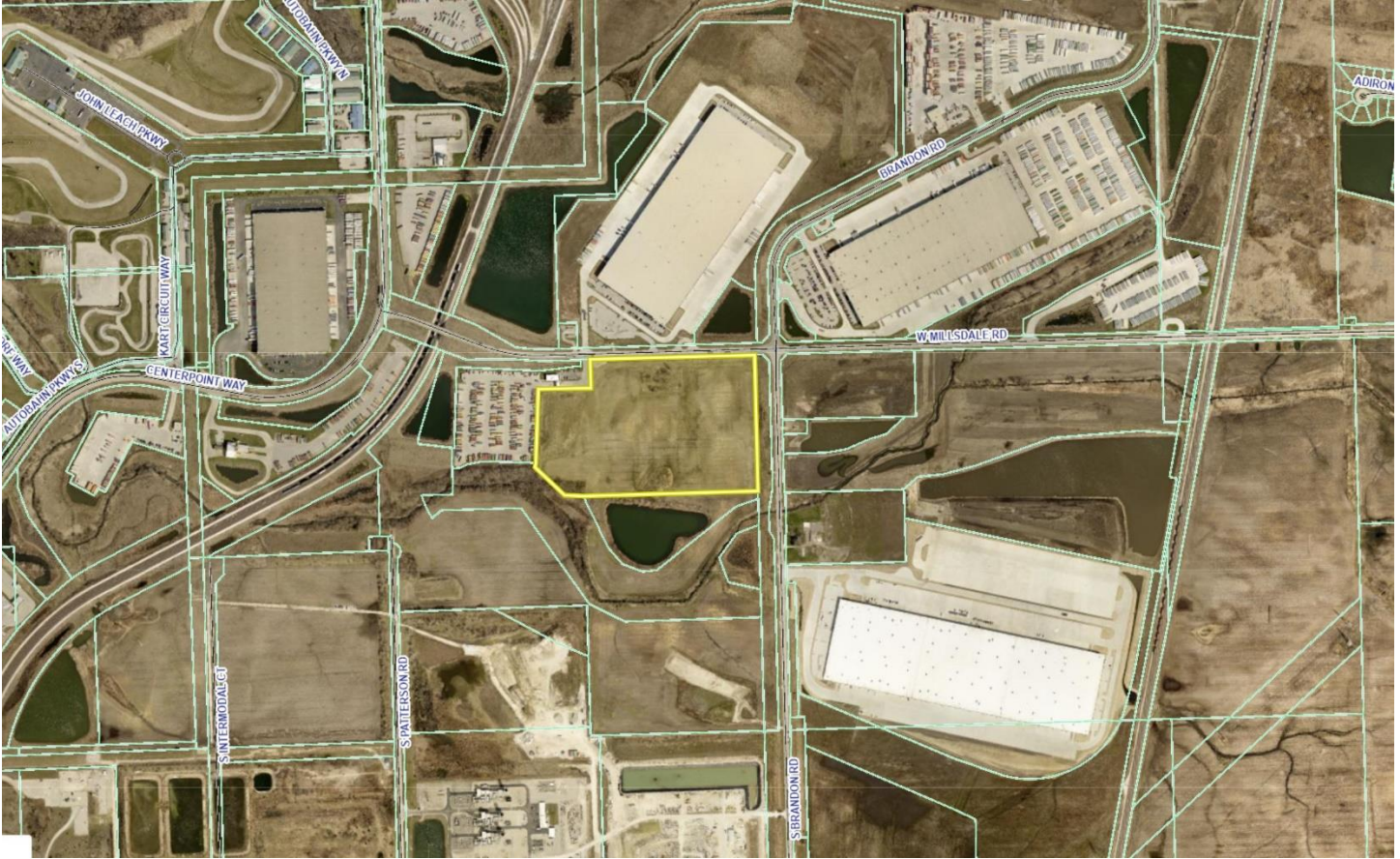
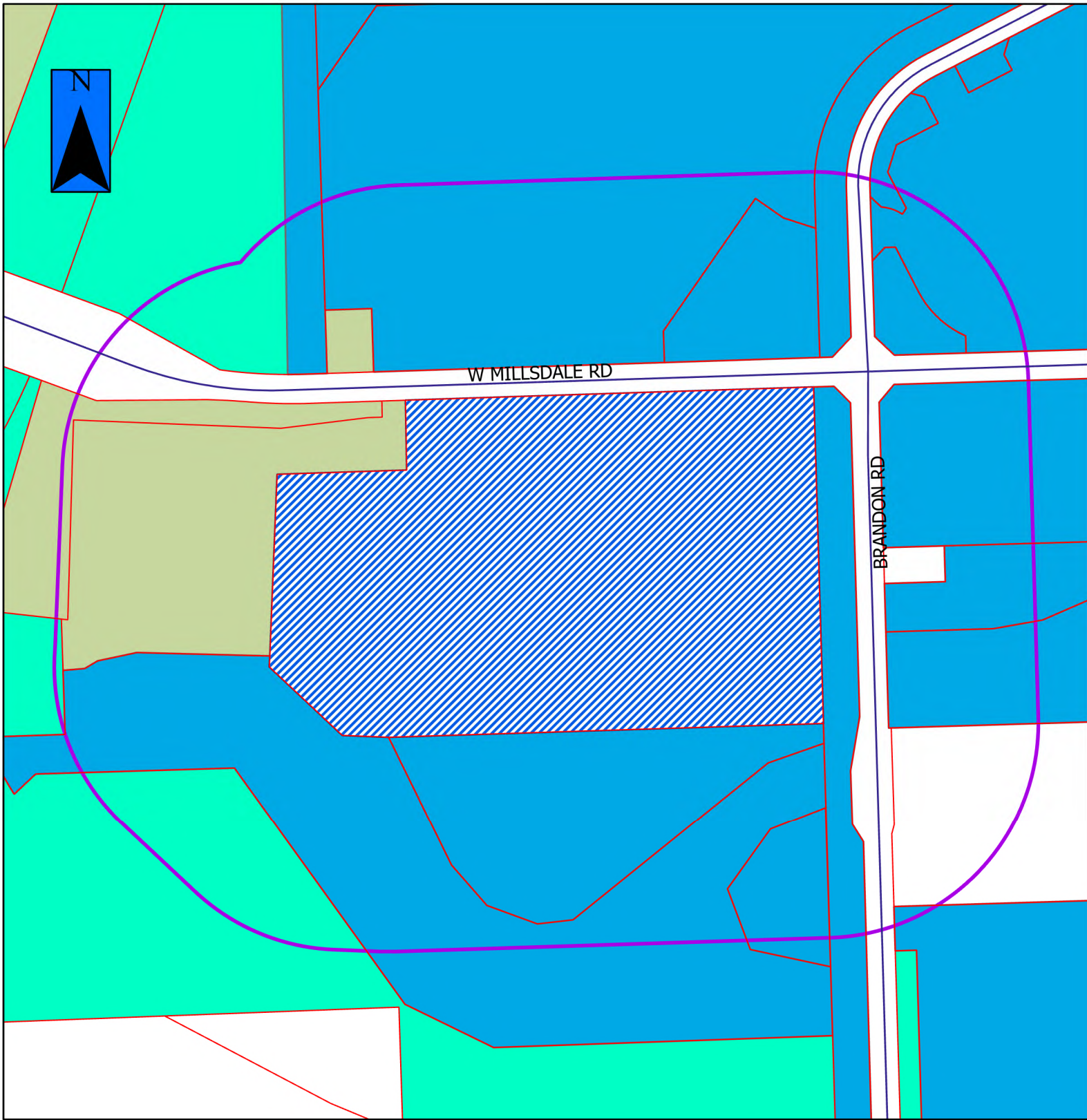


Figure 2: 4001 Brandon Rd., view southwest from intersection of Brandon Road and Millsdale Road (May 2023)



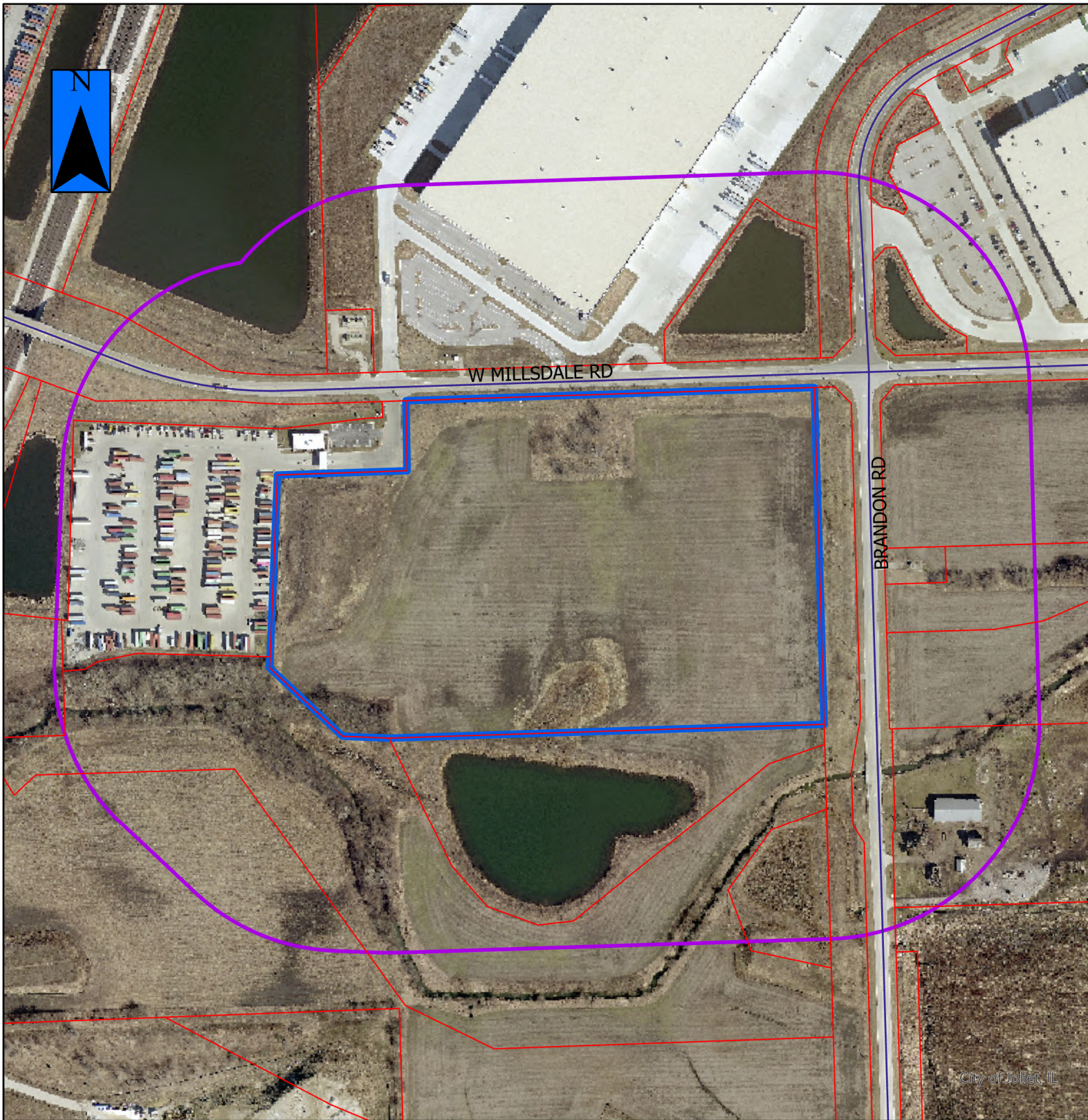


Z-5-23





= 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



Z-5-23a



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