

DATE: March 8, 2023
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: A-2-23: Annexation of 28.97 Acres at 1 Industry Avenue, Classification to I-2 (General Industrial) Zoning and Approval of an Annexation Agreement

GENERAL INFORMATION:

APPLICANT / OWNERS: One Industry Holdings, LLC
STATUS OF APPLICANT: Property Owners
REQUESTED ACTION: Approval of an Annexation, Classification to I-2 (General Industrial) Zoning and Approval of an Annexation Agreement
PURPOSE: To allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles
LOCATION: 1 Industry Avenue
(PIN #30-07-04-214-015-0000)
SIZE: 28.97 acres
EXISTING LAND USE: Industrial – processing warehousing complex
EXISTING ZONING: Unincorporated Will County I-1 Zoning District
PROPOSED ZONING: I-2 (General Industrial)
SURROUNDING LAND USE & ZONING:

North: Unincorporated Will County I-2 zoning; industrial
South: I-2 (General Industrial) zoning; industrial
East: Unincorporated Will County I-3 zoning; industrial
West: B-3 (General Business) and R-2 (Single-family Residential); vacant land

SITE HISTORY: None.

SPECIAL INFORMATION: This property has long been associated with Joliet's industrial history. It was home to the Phoenix Horseshoe Company from the 1860s to the 1950s as well as to the manufacturing of other steel products for various industries through 2013. BL Duke, a scrap metal recycling company that serves both industrial and general public customers, has been operating an industrial salvage yard at this location since 2015. The property is owned by One Industry Holdings LLC, and BL Duke is the tenant. One Industry Holdings desires to annex into the City of Joliet and have its property classified to I-2 (General Industrial) zoning district so that BL Duke can add the shredding of recyclable materials to its existing industrial recycling operations at its existing salvage yard. The shredding of recyclable materials will include but not be limited to automobiles. The City of Joliet Zoning Ordinance requires Special Use Permits for a salvage yard. The petitioner is therefore seeking a recommendation for this approval from the Zoning Board of Appeals at their March 16, 2023 meeting. BL Duke anticipates that the proposed shredding operations will work in tandem with the battery reclamation operations that is being proposed for the redevelopment of the former U.S. Steel property at 927 Collins Street into an eco-park campus.

BL Duke leases the adjacent 26.5-acre property to the east, along the Des Plaines River, from the Metropolitan Water Reclamation District of Greater Chicago for its barge access. This 26.5-acre property is not part of this special use permit nor annexation request due to complexities with the existing MWRD lease. A Canadian National rail spur, which is leased by Watco (a third-party logistics provider), bisects the two properties that are part of BL Duke's Joliet salvage yard operations. The company intends to more heavily utilize the existing barge and rail infrastructure should the industrial shredder operations be approved. BL Duke recently completed a new barge terminal at their Chicago facility so that they can barge more materials to and from Joliet as opposed to utilizing trucks. In addition, the company recently rebuilt a rail line on the property at 1 Industry Avenue to haul more materials by rail.

The 28.97 acre complex includes a multitude of long, tall metal clad industrial buildings as well as a few stone and concrete block buildings. There is a 1.5 story stone office building. The concept plan for the expansion at this complex is included with the staff report packet. Currently, BL Duke anticipates that the industrial shredder will be located on the north side of the property. The company may construct one or more structures to accommodate the proposed shredder in accordance with the permitting process through the Illinois Environmental Protection Agency and adherence to state regulations. The location of the proposed shredder is approximately 1,500 feet and over ¼ mile from the nearest residential property in Joliet and Crest Hill. There is an approximate 40' drop in elevation from Broadway Street to the primary area of existing and proposed industrial

activity at this property as well as an existing tree line along Broadway Street to help with visual screening and sound buffering. Most of the land along the subject property's western border is owned by the City of Joliet and is intended for the future extension of the Broadway Street Greenway.

The petitioner has submitted a draft annexation agreement, which is being reviewed by City staff. The existing office building, which is near Industry Avenue, already has City sewer service but not water service. The City intends to replace the water main along Industry Avenue in 2025 after which water connection to the office building can be completed. Additional improvements and future impact fees will be further detailed in the annexation agreement if applicable.

ANALYSIS: The approval of the Annexation and Zoning Classification to I-2 (Light Industrial) will allow an existing salvage yard to expand operations with the purpose of shredding recyclable materials including but not limited to automobiles.

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

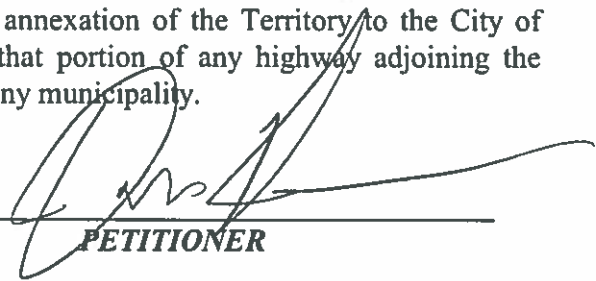
BEFORE THE MAYOR AND CITY COUNCIL
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 2/27/23

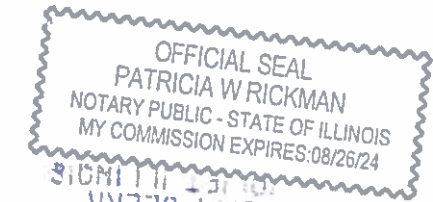


PETITIONER

Subscribed and Sworn to before me
this 17 day of February, 2023.



NOTARY PUBLIC



CHRISTINA M. DESIDERIO
CITY CLERK
CITY OF JOLIET, ILLINOIS

23 FEB 21 PM 2:31

FILED

CASE NO. A-2-23
DATE FILED 2/17/13

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

One Industry Holdings, LLC

FN

(MI)

(LN)

(Suffix)

FN

(MI)

(LN)

(Suffix)

HOME ADDRESS (include Suite, Apt. No.)

CITY

STATE

ZIP CODE

5407 Canal Bank Road

Forest View

IL

60402

BUSINESS ADDRESS

CITY

STATE

ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL (773) 617-5307

E-MAIL ADDRESS: lplucinski@blduke.com

II. Owner's information:

NAME OF OWNER(S): (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.)

One Industry Holdings, LLC

FN

(MI)

(LN)

(Suffix)

Lou Plucinski

FN

(MI)

(LN)

(Suffix)

11501 73rd Place

Burr Ridge

IL

60527

HOME ADDRESS (include Suite, Apt. No.)

CITY

STATE

ZIP CODE

6470 Canal Bank Road

Forest View

IL

60402

BUSINESS ADDRESS

CITY

STATE

ZIP CODE

CONTACT NUMBERS:

(H) () (W) () CELL (773) 617-5307

E-MAIL ADDRESS: lplucinski@blduke.com

In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.

23 FEB 21 PM 2:31

FILED

v. Property information:

PROPERTY ADDRESS:

1 Industry Drive Joliet IL Joliet 60435
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 30-07-04-214-015-0000

LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):

Lots 1 and 2 (except the south 33 feet thereof taken for street purposes) in the
County Clerks subdivision of part of the northwest 1/4 of Section 3, and part of
the northeast 1/4 of Section 4, Township 35 North, Range 10 East of the third
principal meridian, according to the plat thereof recorded April 1, 1903 as doc no. 222243

LOT SIZE: WIDTH Per plat attached DEPTH _____ AREA _____

PRESENT LAND USE: Vacant Industrial

EXISTING ZONING: Industrial

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Salvage yard with the purpose
shredding recyclable materials including but not limited to automobiles

ZONING CLASSIFICATION REQUESTED: special use in industrial zone

USES OF SURROUNDING PROPERTIES:

NORTH Industrial EAST Industrial
SOUTH Industrial WEST City Owned

IMPORTANT

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and belief.

[Signature]
PETITIONER

2/17/23
DATE

PETITIONER

DATE

Subscribed and Sworn to before me this 17 day of February, 2023

[Signature]
NOTARY PUBLIC

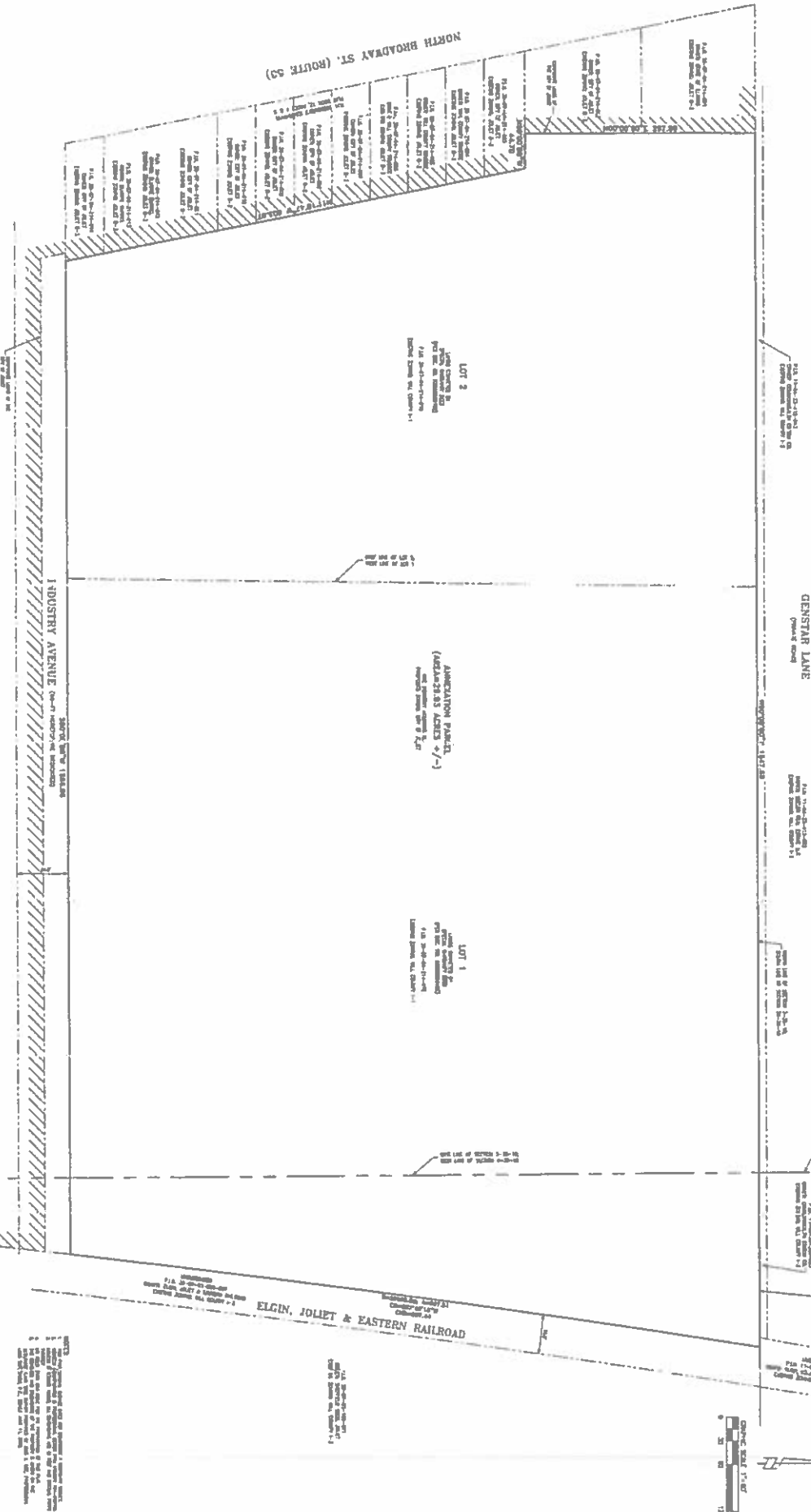


FILED

PLAT OF ANNEXATION
 (CITY OF JOUET)

PLAT OF ANNEXATION

LOTS 1 AND 2 (EXCEPT THE SOUTH 25 FEET THEREOF UNDER THE STREET IMPROVEMENTS) IN THE COUNTY OF ST. LOUIS, MISSOURI, BEING PART OF THE ANNEXED CITY OF JOUET, MISSOURI, BEING PART OF THE SECTION 4-24-10, TOWNSHIP 24 NORTH, RANGE 10 WEST, COUNTY OF ST. LOUIS, MISSOURI, AS SHOWN TO THE PLAT HEREOF RECORDED UNDER RECORD NO. 22224, IN THE COUNTY RECORDS.



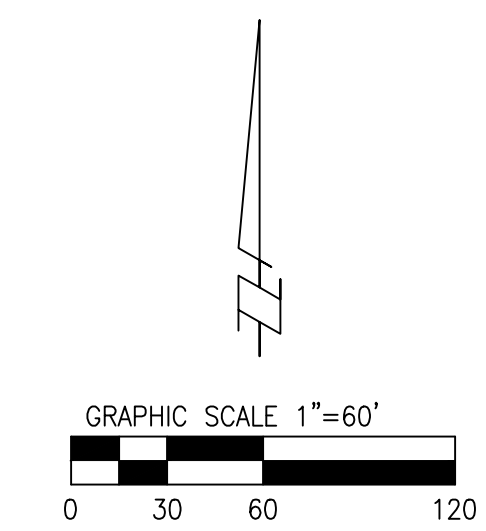
PLAT NO. 21-07-04-214-015
 CITY OF JOUET
 MISSOURI

DATE: 1/25/2023

DRAWN BY: B. [Signature]
 CHECKED BY: CUP

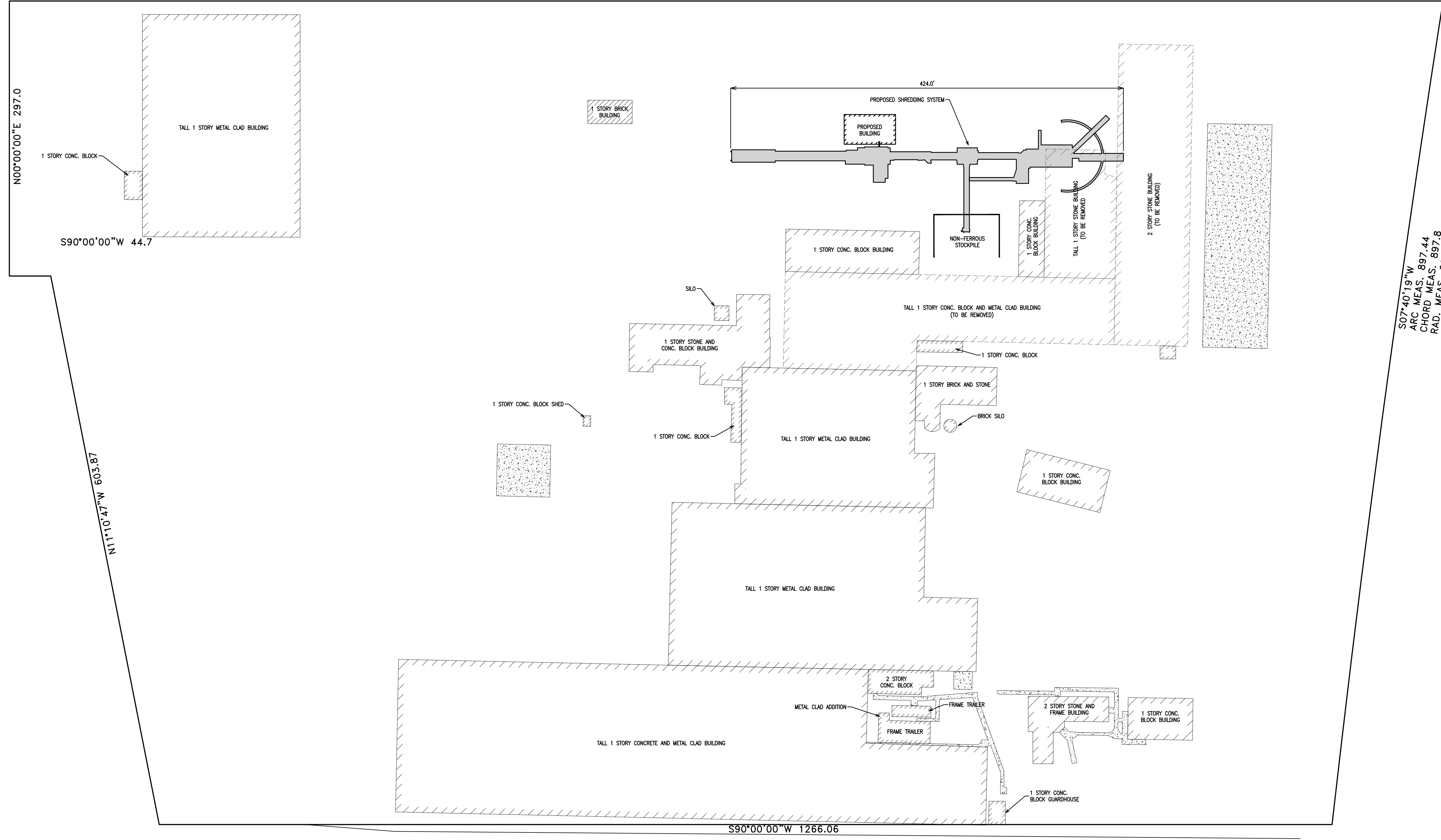
DATE BY: [Signature]

<p>GEOTECH INC. CONSULTING ENGINEERS - LAND SURVEYORS 1307 CEDARWOOD DRIVE CHEST HILL, MISSOURI 63043 815/735-1010</p>	<p>PART OF THE NE 1/4 OF SECTION 4-24-10</p>	<p>PLAT OF ANNEXATION (CITY OF JOUET) DRAWN BY: B. [Signature] JOB # 21453 CHECKED BY: CUP DATE: 1/25/2023</p>	<p>DATE BY: [Signature] REVISION</p>
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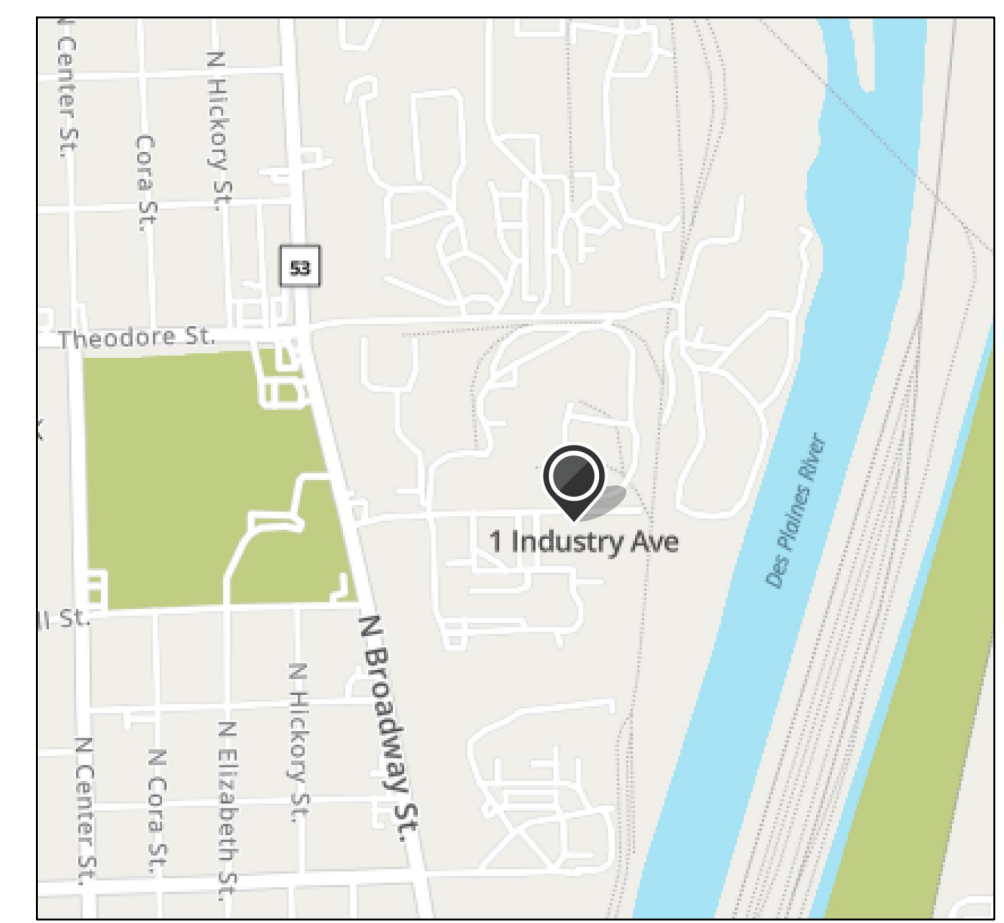


GENSTAR LANE

N90°00'00"E 1547.65



S077°40'19"W
ARC MEAS. 897.44
CHORD MEAS. 897.8
RAD. MEAS. 20988.00



LOCATION MAP

LOT 1 AND LOT 2 OF COUNTY CLERKS SUB OF PART OF THE EAST 1/2 NORTHWEST 1/4 SEC. 4, AND PART OF THE WEST 1/2 NORTHWEST SEC. 3, T35N, R10E.

PROPERTY IDENTIFICATION NUMBER: 30-07-04-214-015
PROPERTY ADDRESS: 1 INDUSTRY AVENUE, JOLIET, IL 60435

CLIENT: ONE INDUSTRY HOLDINGS, 6470 WEST CANAL BANK ROAD, FOREST VIEW, IL 60402

NOTES:

- EXISTING CONDITIONS AND BOUNDARY BASED ON ALTA SURVEY PREPARED BY JENS K. DOE DATED MAY 15TH, 2022. NO ADDITIONAL SURVEY WORK WAS PERFORMED BY GEOTECH.
- LOCATION OF SHREDDING SYSTEM IS CONCEPTUAL AND SUBJECT TO CHANGE. FINAL ENGINEERING AND BUILDING PLANS ARE REQUIRED.

SEAL/STAMP

NO.	DATE	REVISION

ONE INDUSTRY HOLDINGS LLC
1 INDUSTRY AVE
JOLIET, IL
CONCEPT PLAN

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

PROJECT NO. 21433
DATE: 1.5.23
DRAWN BY: TC
CHECKED BY: CP

SHEET NO.
1

P:\Projects\GIN21433\Engineering\DWG\Concept\21433_Concept.dwg
PLOTDATE: 1/16/2023 1:13 PM LAYOUT: CONCEPT PLAN

Figure 1: Intersection of Broadway Street and Industry Avenue, view facing east down toward subject property

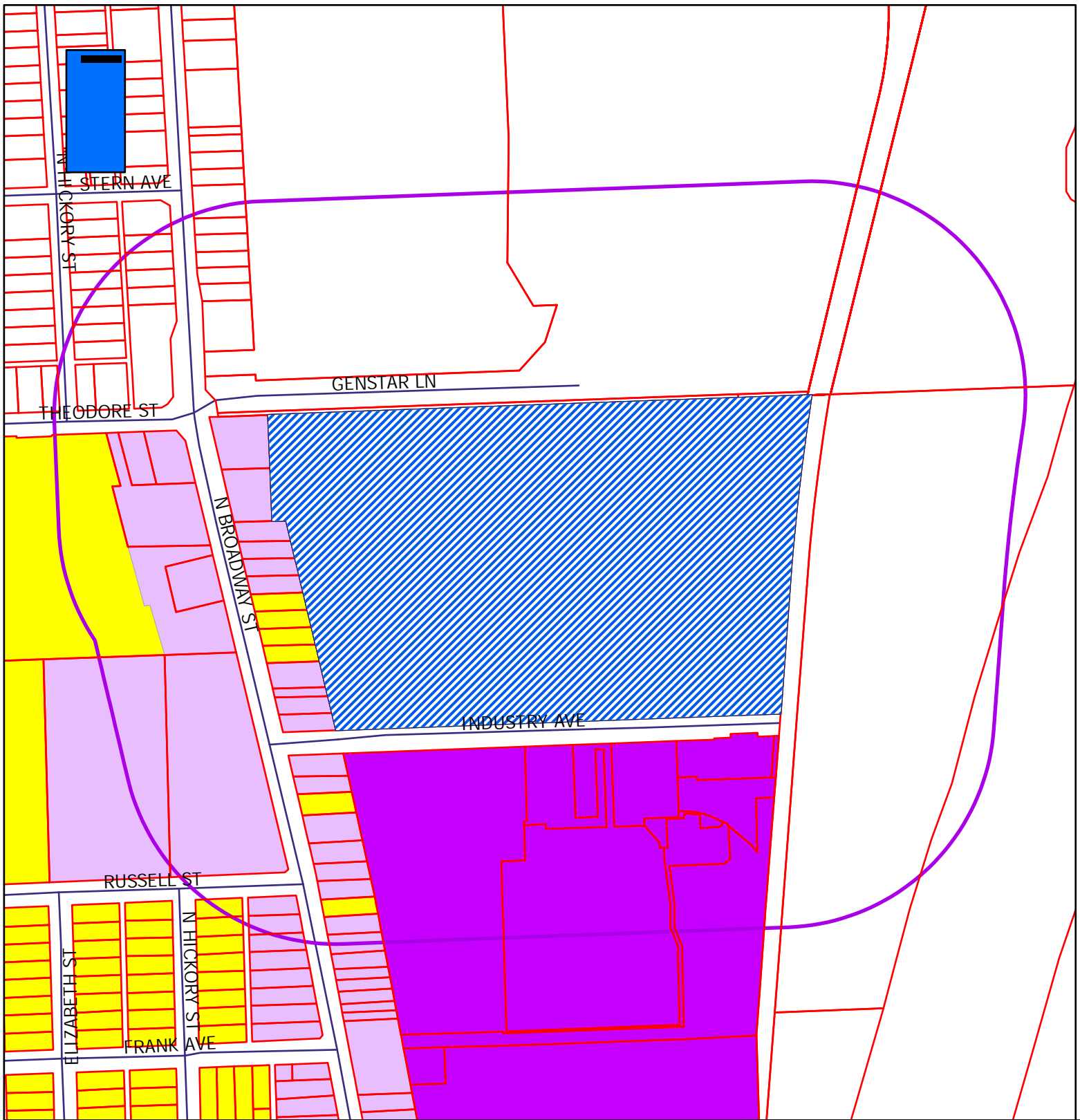


Figure 2: Gate 2 into the site along Industry Avenue. View facing northeast





Figure 3: Main office building at the property and industrial buildings to the rear. View facing north, into the property.























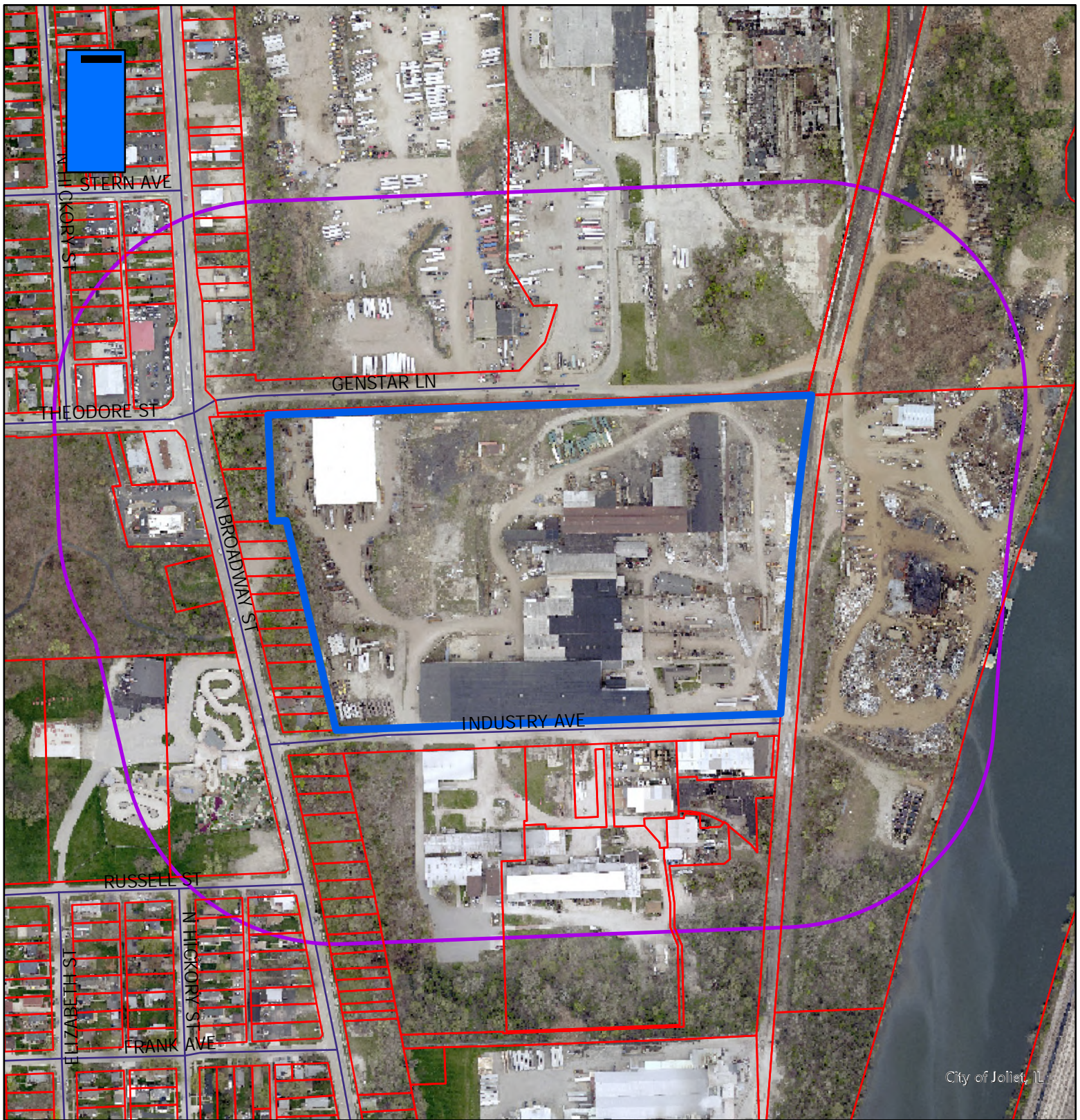
A-2-23



 = 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



A-2-23a



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