

DATE: July 14, 2022  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: Z-6-22: Reclassification of 25 acres on part of 1101 Mills Road from R-2 (Single Family Residential) to I-1 (Light Industrial) Zoning

P-6-22: Preliminary Plat of Kingsmen Industrial Park Subdivision

FP-5-22: Final Plat of Kingsmen Industrial Park Subdivision Unit 1

GENERAL INFORMATION:

APPLICANT: Patriot Capital Ventures, LLC.  
STATUS OF APPLICANT: Owner  
REQUESTED ACTION: Approval of a zoning reclassification, preliminary plat, and final plat  
PURPOSE: To allow for an eight-lot light industrial development  
EXISTING ZONING: R-2 (Single-Family Residential)  
PROPOSED ZONING: I-1 (Light Industrial) – Western 25.428 Acres  
LOCATION: 1101 Mills Road (PIN# Part of 30-07-23-108-007-0000)  
SIZE: 25.428 Acres (Zoning Reclassification and Final Plat); 59.891 Acres (Preliminary Plat)  
EXISTING LAND USE: Former Joliet Township East H.S. property and current Joliet Job Corps Center facility

SURROUNDING LAND USE & ZONING:

NORTH: Residential, County A-2 (Rural Residence), County R-2 (Single-Family Residence); County R-4 (Single-Family Residence)  
SOUTH: Former Golf Course/Residential, R-2 (Single-Family Residential); R-3 (One and

Two Family Residential); County R-5  
(Single-Family Residence)  
EAST: Farmland, R-2 (Single-Family Residential);  
County I-1 (Limited Industrial); County A-1  
(Agricultural)  
WEST: Rural Residential/School/Church, R-2  
(Single-Family Residential); R-4 (Low  
Density Multi-Family Residential); R-4  
(Single-Family Residence)

SITE HISTORY: The subject property as currently platted contains the Joliet Job Corps site within the eastern half of the property. The entirety of the property was once the site of Joliet East Township High School. The developer wishes to develop the western portion of the property (approximately 25.428 acres) with a light industrial subdivision. The eastern portion of the property containing the Joliet Job Corps facility, will remain as currently developed.

SPECIAL INFORMATION: The petitioner seeks approval of a preliminary plat for the 59.891-acre parcel of 1101 Mills Road, a Unit 1 final plat for an 8-lot industrial subdivision within the western 25.428-acre section of the property that would be developed, and a zoning reclassification from R-2 (Single-Family Residential) zoning district to I-1 (Light Industrial) zoning district for the 25.428-acre section of the property that would be developed.

The eight future lots would be accessed off a new private street named Kingsmen Court. The street would run north-south with its southern access off Mills Road. The future intersection of Kingsmen Court and Mills Road would be dedicated to the County as right-of-way since Mills Road is a County Highway. A 10.8-acre wetland bottom stormwater detention basin would be located at the northern end of the subdivision.

Each future lot will be required to be connected to City water and sewer upon future development. 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, Non-Residential Design Standards, Landscaping and Screening Regulations, and Unified Tree Ordinance.

The petitioner held a neighborhood meeting with area residents to discuss the proposed petitions on Thursday, July 14<sup>th</sup>, 2022.

ANALYSIS: The subdivision as proposed complies with the City's Subdivision Regulations. Future land use of the property is not discussed in the City's South Side Comprehensive Plan. There is a large, 42-acre swath of land located approximately 600 ft. west of the subject property, west of Rowell Avenue that is zoned for County limited industrial use. The proposed zoning would not be out of character with these previously existing uses west of Rowell Avenue. Furthermore, a generous existing tree canopy along the west and north sides of the property would also buffer future development from less intense uses along those borders.

Approval of the zoning reclassification to I-1 (Light Industrial) zoning district, preliminary plat and Unit 1 final plat of the Kingsmen Industrial Park Subdivision will allow the development of an 8-lot, 25.428-acre, industrial subdivision on the western portion of 1101 Mills Road.