

DATE: June 10, 2021
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: FP-3-21: Final Plat of Mound Road Logistics Center Subdivision

GENERAL INFORMATION:

APPLICANT / OWNERS: Transport Properties LLC
STATUS OF APPLICANT: Operator
PROPERTY OWNER: TP Mound Road, LLC
REQUESTED ACTION: Approval of a Final Plat
PURPOSE: To allow for a five-lot industrial development
EXISTING ZONING: I-2 (General Industrial)
LOCATION: 2951 Mound Road (05-06-23-400-013-0000 & 05-06-23-400-006-0000)
SIZE: 23.97 acres
EXISTING LAND USE: Vacant – former clean fill site
SURROUNDING LAND USE & ZONING:

NORTH: Warehousing / Interstate 80; B-3
SOUTH: Vacant land; I-2
EAST: Fill site / vacant land; I-2.
WEST: Truck Terminal; I-2

CASE / SITE HISTORY: Parcel 1 of the area in question was annexed and zoned I-2 (General Industrial) in 1970 as part of a 1,375 acre expansion of industrially zoned land in the City. Parcel 2 of the area in question was annexed and zoned I-2 (General Industrial) in 1996 to be used as a landfill with the adjacent property.

The Plan Commission recommended approval of the Preliminary Plat of Mound Road Logistics Center Subdivision (P-3-21) at their May 20, 2021 meeting. The City Council is

scheduled to consider the Preliminary Plat of Mound Road Logistics Center Subdivision at their June 15, 2021 meeting.

SPECIAL INFORMATION: Transport Properties seeks approval of a final plat for the creation of a subdivision with three lots and two outlots. They seek to develop the property into three industrial tenant spaces. Transport Properties intends to lease the 10.1-acre Lot 1 to Navistar for truck-tractor and equipment sales, service, and repair. The future user of the 7.15 acre Lot 2 is unknown at this time. The 2.6 acre Lot 3 will be rented or sold to a user for truck and trailer parking. Transport Properties has indicated that the user of Lot 3 will likely be the user of Lot 1 or Lot 2. The uses intended for Lots 1 and 3 received Special Use Permit approval by the City Council at their May 18, 2021 meeting.

The proposed plat includes two outlots. Outlot A is a shared private ingress / egress drive. Outlot B is for a shared stormwater detention pond. All public improvements will be provided for as per the Zoning Ordinance, Subdivision Regulations and the requirements of the Public Works & Utilities Departments. Sewer and water tap-on fees, the sewer and water surcharge fee and the development impact fee will be required. The City has determined that the subject properties will owe recapture fees in the amount of \$82,699.88 as of June 8, 2021 for sanitary sewer improvements.

ANALYSIS: Approval of the proposed final plat of Mound Road Logistics Center Subdivision will allow five-lot subdivision in an industrial area of the City.

CASE NO. FP-3-21, RP-5-21
DATE FILED: 5/14/21

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: Mound Road Logistics Center

NAME OF PETITIONER: Transport Properties, LLC

CELL #: _____ E-MAIL: _____

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 980 N. Michigan Ave.

CITY, STATE, ZIP: Chicago, Illinois 60611

BUSINESS PHONE: 630-514-9115

INTEREST OF PETITIONER: Operator

NAME OF LOCAL AGENT: Nathaniel P. Washburn

ADDRESS: 111 N. Ottawa St., Joliet, Illinois 60432 PHONE: 815-727-4511

OWNER: TP Mound Road, LLC

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: 980 N. Michigan Ave. PHONE: 630-514-9115

CITY, STATE, ZIP: Chicago, Illinois 60611

CELL #: _____ E-MAIL: _____

ENGINEER: Antero Group

ADDRESS: 1212 N. Ashland Ave., Chicago IL 60622 PHONE: 312-772-5085

LAND SURVEYOR: Ruettiger, Tonelli & Associates, Inc.

ADDRESS: 129 Capista Drive, Shorewood, Illinois 60404 PHONE: 815-744-6600

ATTORNEY: Nathaniel P. Washburn, Kavanagh Grumley & Gorbold LLC

ADDRESS: 111 N. Ottawa Street, Joliet, Illinois 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED

COMMON ADDRESS: 2951 Mound Road

PERMANENT INDEX NUMBER (Tax No.): 05-06-23-400-013-0000 & 05-06-23-400-006-0000

SIZE: Approximately 23.975 Acres

NO. OF LOTS: 5

PRESENT USE: Vacant - Clean Fill Site EXISTING ZONING: I-2

USES OF SURROUNDING PROPERTIES: North: Interstate 80

South: I-2

East: I-2; Fill Site

West: I-2; Truck Terminal

Name of Park District: Joliet Park District

Date Contacted Park District: No

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? N/A

(Acknowledgment by Park District Official) _____

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: Cases are pending

ZBA 2021-19; 2021-20; 2021-21

Is any variance from the Subdivision Regulations being requested? Yes No

If yes, describe: _____

Attach a list of owners of land 300 feet adjacent or opposite the proposed subdivision.

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: N/A

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, Nathaniel P. Washburn, Attorney & Agent for Transport Properties, LLC, 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: 5/12/2021 [Signature]
Petitioner's Name

Subscribed and sworn to before me this 12th day of May, 20 21

[Signature]
Notary Public



LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY OF F.A.I. ROUTE 80, LYING NORTHWESTERLY OF THE CENTERLINE OF MOUND ROAD, EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 15 MINUTES 54 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH HALF, 597.43 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF F.A.I. ROUTE 80; THENCE SOUTH 45 DEGREES 35 MINUTES 46 SECONDS WEST, ON SAID SOUTHEASTERLY RIGHT OF WAY, 798.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 55 MINUTES 36 SECONDS EAST, 962.12 FEET TO THE CENTERLINE OF MOUND ROAD FOR THE TERMINUS OF SAID LINE, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY OF F.A.I. ROUTE 80, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:

2951 MOUND ROAD

JOLIET, ILLINOIS

PIN# 05-06-23-400-013-0000

05-06-23-400-006-0000

TRANSPORT PROPERTIES LLC
AN ILLINOIS LIMITED LIABILITY COMPANY

OWNER	EFFECTIVE % INTEREST
COLLINS FAMILY	41%
HULINA FAMILY	41%
PAT LEE	15%
TIMOTHY MCCAHERN	3%
	100%

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:

2951 Mound Road, Joliet, Illinois

PIN(s): 05-06-23-400-013-0000 & 05-06-23-400-006-0000

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

TP Mound Road, LLC - 980 N. Michigan Ave., Chicago, Illinois, 60611

100% Owned by Transport Venture II, LLC

Transport Venture II, LLC: 50% Transport Properties LLC

50% Bixby Bridge Fund III, LLC

E-MAIL: tim@transportprop.com

FAX: (312) 377-9101

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

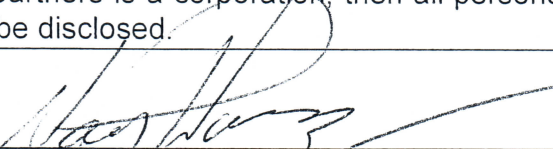
Transport Properties, LLC - 980 N. Michigan Ave., Chicago Illinois 60611

SEE ATTACHED

E-MAIL: tim@transportprop.com FAX: (312) 377-9101

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.

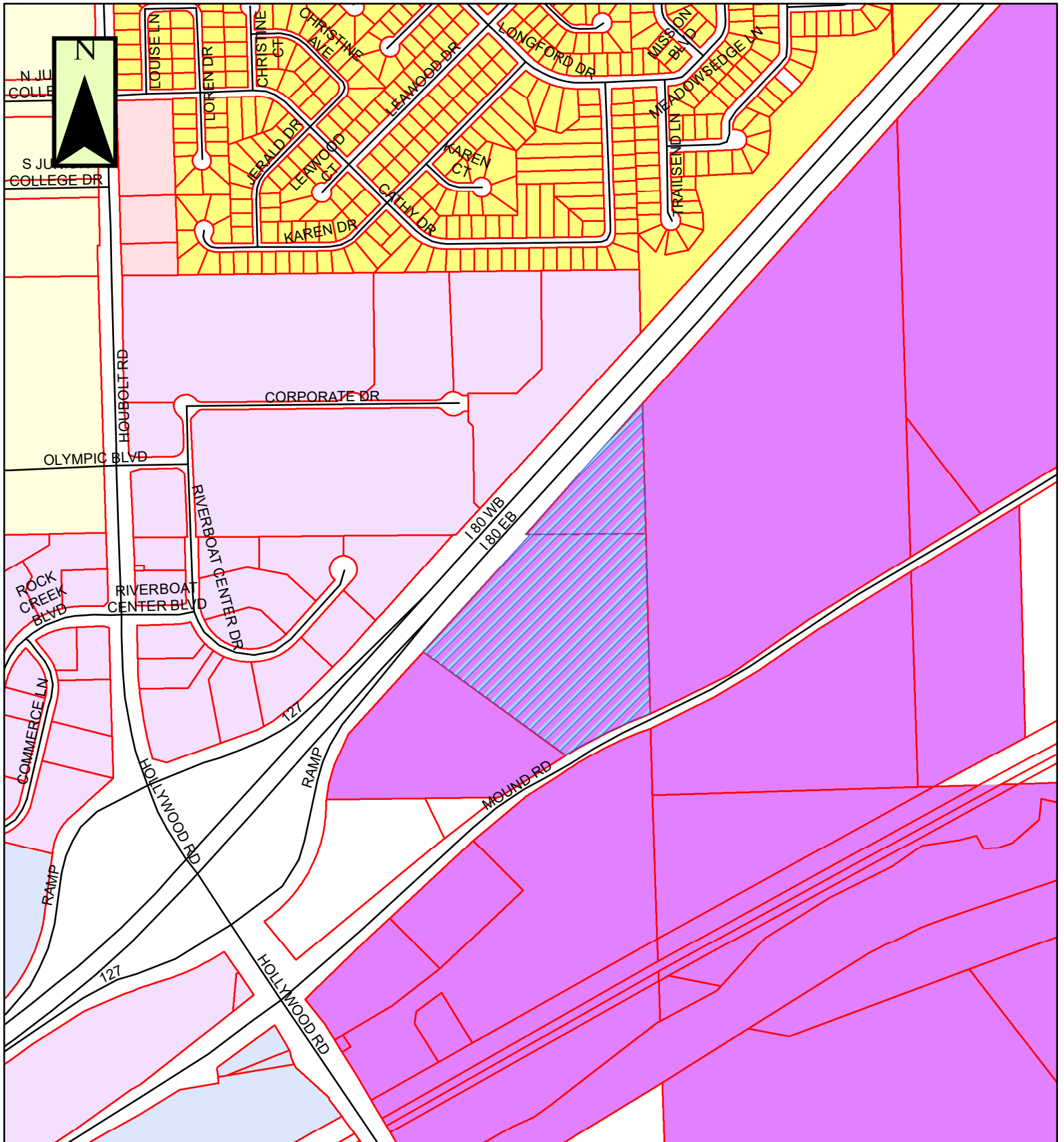
SIGNED: 

DATE: 05/14/2021

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



Nathaniel P. Washburn, Attorney & Agent, 815-727-4511

PRINT

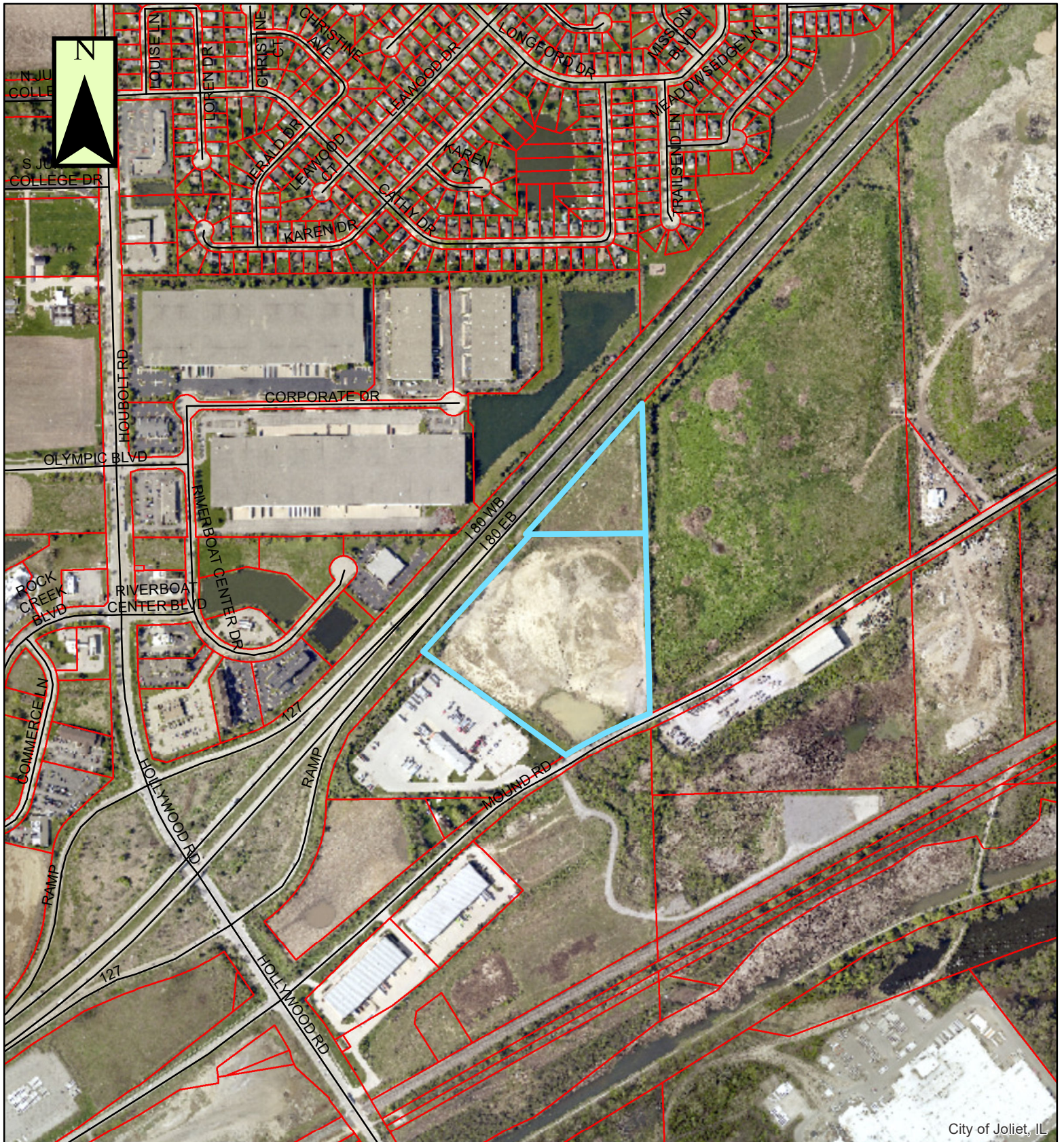


FP-3-21



 = Property in Question
 = 600' Public Notification Boundary



Legend			
Zoning	I-TA	R-2	
B-1	I-TB	R-2A	
B-2	I-TC	R-3	
B-3	R-1	R-4	
I-1	R-1A	R-5	
I-2	R-1B	R-B	
I-T			



City of Joliet, IL

FP-3-21a



-  = Property in Question
-  = 600' Public Notification Boundary