

DATE: February 7, 2024
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: FP-1-24: Final Plat of Joliet Logistics Park Subdivision, Phase 3

GENERAL INFORMATION:

APPLICANT: Saxum Investment Company, LLC
STATUS OF APPLICANT: Future owner and developer
CURRENT OWNER: Route 53 Land LLC
REQUESTED ACTION: Approval of a final plat and recording plat of subdivision
PURPOSE: To continue development within an existing industrial subdivision (Lot 3 of Joliet Logistics Park)
EXISTING ZONING: I-1 (Light Industrial)
LOCATION: 251 E. Millsdale Road (10-11-03-300-007-0000)
SIZE: 26.8 acres
EXISTING LAND USE: Agricultural / undeveloped
SURROUNDING LAND USE & ZONING:

NORTH: Agricultural, I-1 (Light Industrial)
SOUTH: Industrial, I-1 (light industrial)
EAST: Agricultural, County A-1 (agricultural)
WEST: Agricultural, B-3 (general business)

SITE HISTORY:

The initial preliminary plat approval for Joliet Logistics Park Subdivision was in October 2007, which approved six industrial lots on 234 acres. The preliminary plat was most recently re-approved by City Council in May 2022. This approved ten industrial lots on 300 acres. Of the ten lots, three have been recorded: Lots 4 and 6 were approved and recorded in July 2016 as Phase 1A and subsequently developed as a warehouse and

distribution facility; and Lot 5 was approved and recorded in May 2022 as Phase 2 with a proposal for a distribution facility but is currently undeveloped. Lot 3 is the subject of this request for final and recording plats of Phase 3. The six remaining buildable lots (which range in size from 2.73 to 59.13 acres) have not been recorded and have no proposed development plans as of the writing of this report. A full list of approval history related to Joliet Logistics Park Subdivision is attached to this report.

Joliet Logistics Park Subdivision - Phases



Concurrently with the approval of Phase 2 in May 2022, the City Council also approved a development agreement for the remaining lots that permitted trucks to utilize Route 53 if the Northpoint Closed Loop Truck Network was not available.

In July 2023, City Council approved the dedication of a 1.4-acre portion of Millsdale Road adjacent to 23815 S. Route 53, which is to the west of the subject site. The dedication of this 50-foot-wide section was required per the 2022 preliminary plat in order to complete improvements along the north half of Millsdale Road east of Route 53 as part of the development of Lot 2 or Lot 3.

SPECIAL INFORMATION:

The petitioner, Saxum Investment Company, LLC, seeks approval of a Final Plat and Recording Plat for Phase 3 of Joliet Logistics Park Subdivision. The plat includes Lot 3, which is 26.8 acres. The developer is proposing a warehouse on the west half of this lot. A future resubdivision would be required if the other half of the lot were to ever be developed with a separate building.

The conceptual site plan shows an approximately 295,000-square-foot warehouse building with accessory trailer stalls and employee parking. The petitioner estimates that the proposed facility would have 90 full-time employees. The site plan is conceptual and may differ from final development plans for the site. Future development plans would need to comply with the City's Subdivision Regulations and Zoning Ordinance, including the Landscape and Screening Regulations. The development impact fee, water and sewer connection fees, and sewer surcharge fee will be required. Storm water detention for the site is provided in the existing basins on Lots 4 and 6 (Phase 1A).

All public improvements will be required by the Public Works and Public Utilities Departments per the City's Zoning Ordinance and Subdivision Regulations. As per the 2022 preliminary plat requirements, the north half of Millsdale Road, east of Route 53, must have all improvements completed when the next of Lot 2 or Lot 3 develops. The 50-foot section of Millsdale Road right-of-way adjacent to Lot 3 was dedicated with the recording plat for Phase 1A in 2016. The Millsdale Road right-of-way adjacent to the property at 23815 S. Route 53 was dedicated in July 2023. The south half of Millsdale Road, east of Route 53 to the southeast corner of the subject site, has already been constructed. The 2022 preliminary plat shows a private road on a portion of Lot 2 adjacent to the east side of Lot 3 that provides access from Millsdale Road to Lot 2. The Public Works Department has determined that the private road does not need to be built as part of the development of Lot 3.

ANALYSIS: Approval of the final plat for Joliet Logistics Park Subdivision, Phase 3 will allow the continued development of an existing industrial park on Millsdale Road east of Route 53.

Joliet Logistics Park petition history:

- Preliminary plat of Joliet Logistics Park (called Route 53 Industrial Park Subdivision at that time) was approved in October 2007
- Final and recording plat for Phase 1 (Lots 4 and 6) approved in August 2008 but never recorded; subdivision renamed to Joliet Logistics Park
- Variance that allowed for one-year extension of the preliminary plat was approved in December 2009
- Preliminary plat three-year extension approved in January 2011
- Preliminary plat three-year extension approved in March 2014
- Recording plat of Phase 1A (Lots 4 and 6) approved in July 2016
- Preliminary plat re-approval and final and recording plats of Phase 2 (Lot 5) approved by Plan Commission in April 2020 but denied by City Council in May 2020
- Preliminary plat re-approval and final and record plats of Phase 2 (Lot 5) approved by Plan Commission in October 2021 and by City Council in May 2022
- Development agreement regarding connection to closed loop truck network approved by City Council in May 2022
- Dedication of 1.4-acre portion of Millsdale Road adjacent to 23815 S. Route 53 approved by City Council in July 2023

DATE FILED: 12/20/23

<u> </u>	Preliminary Plat
<u> X </u>	Final Plat
<u> X </u>	Recording Plat

Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C.

ADDRESS: 200 W Madison Ste 1920, Chicago, IL 60606 PHONE: 312-547-7715

ATTORNEY: N/A

ADDRESS: N/A PHONE: N/A

LEGAL DESCRIPTION OF PROPERTY: _____

See attached Plat with legal description.

COMMON ADDRESS: "Route 53"; ~1,200' east of IL-53 at the north side of Millsdale Rd

PERMANENT INDEX NUMBER (Tax No.): 10-11-03-300-007

SIZE: 38.5± acres

NO. OF LOTS: 1

PRESENT USE: farmland EXISTING ZONING: Light Industrial District (I-1)

USES OF SURROUNDING PROPERTIES: North: Farmland and Route 66 Raceway

South: Millsdale Road & NFI Industries

East: farmland

West: farmland

Name of Park District: N/A (closest park district is Cedar Creek Park)

Date Contacted Park District: N/A

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) N/A

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: N/A

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

If yes, describe: N/A

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: None

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, Kieran Flanagan, Authorized Representative, 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: 12/15/2023 _____
Petitioner's Name [Signature]

Subscribed and sworn to before me this 15th day of December, 20 23

[Signature] _____
Notary Public My Commission Expires: May 27, 2026



Christopher A Vitiello
NOTARY PUBLIC
State of New Jersey
ID # 50161258
My Commission Expires
May 27, 2026

ABUTTERS LIST

Date: May 30, 2023

For Property:

10-11-03-300-007
Route 53 Land LLC
Vacant S Rt 53
Elwood, IL 6042

Landowners 300' adjacent or opposite of proposed subdivision:

10-11-03-300-005
Block Cathy W 2018 Trust
23815 S Rt 53
Elwood, IL 60421

10-11-10-101-001
SCM Joliet LLC
100 E Millsdale Rd
Elwood, IL 60421

10-11-03-300-001
Route 53 Land LLC
Vacant S Rt 53
Elwood, IL 60421

10-11-10-200-010
Route 53 Land LLC
Vacant S Rt 53
Elwood, IL 60421

10-11-03-400-001
Bernhard Leo E Lois I
23600 S Rowell Ave
Elwood, IL 60421

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:

Lot 3 of Joliet Logistics Park at Millsdale Road

PIN(s): 10-11-03-300-007-0000

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

Route 53 Land LLC

100% JVM Master Company, LLC which is composed of:

90% MetLife Property Ventures, LLC c/o MetLife, 125 S Wacker, Suite 1100, Chicago, IL

10% JV Joliet, LLC c/o Janko Group, 2610 Lake Cook Rd, Riverside, IL

E-MAIL: jpurinton@jankogroup.us

FAX: No 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:

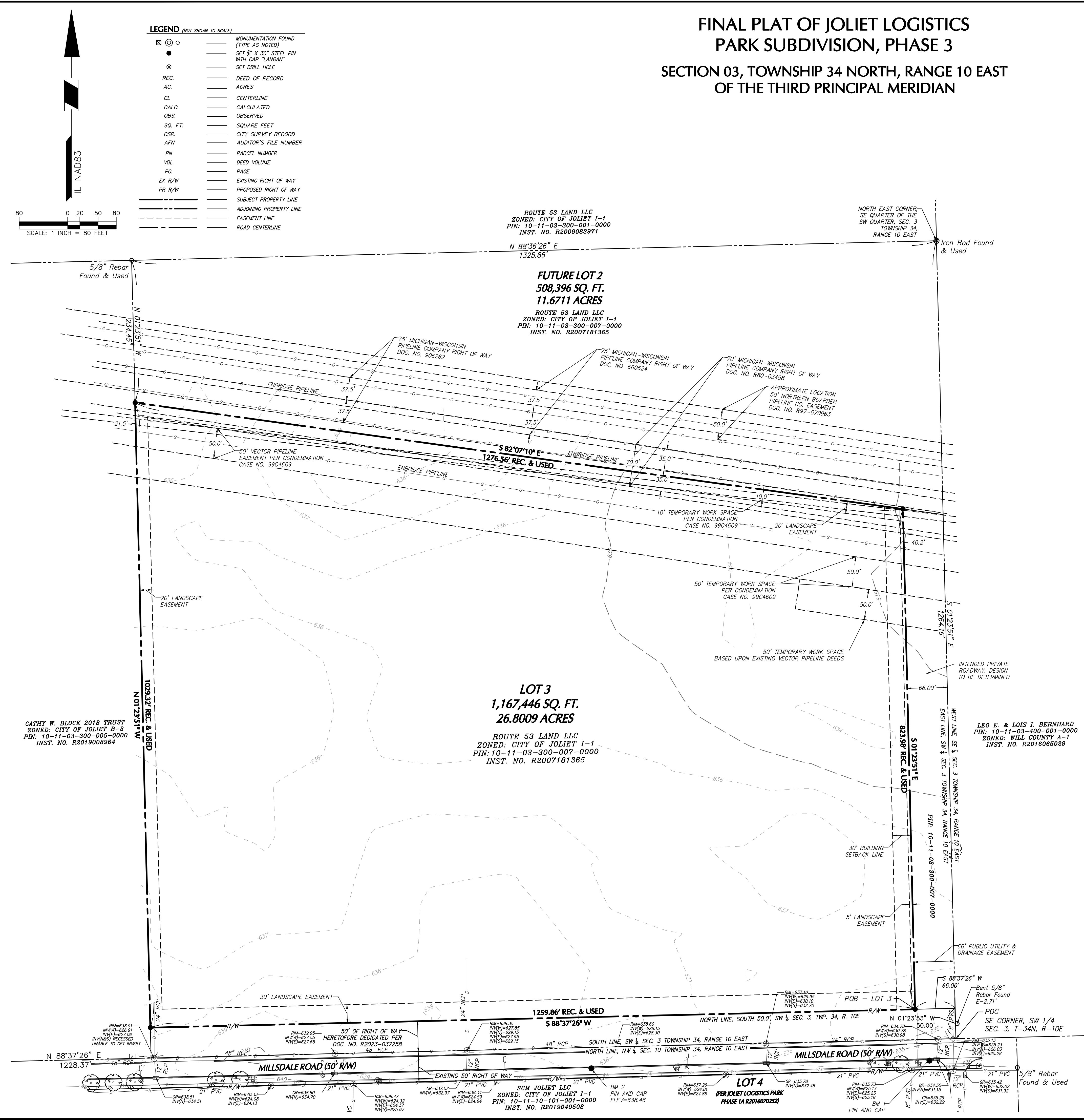
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated 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: Jan 9, 2024

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

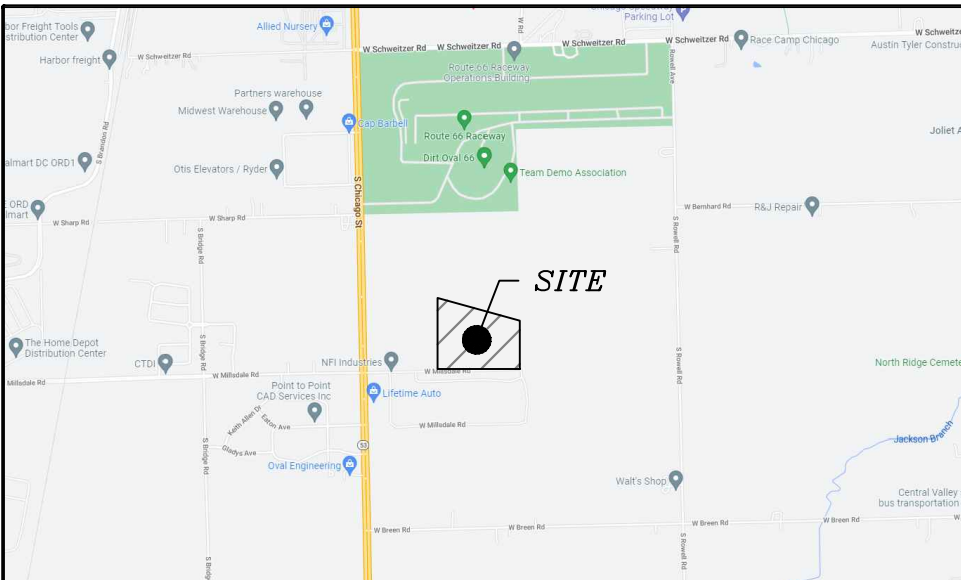
Jim Purinton, Janko Group LLC, jpurinton@purintonco.com, 312-315-5031



FINAL PLAT OF JOLIET LOGISTICS
PARK SUBDIVISION, PHASE 3
SECTION 03, TOWNSHIP 34 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN

LOT AREA CHART		
LOT NO.	SQUARE FEET	ACRES
3	1,167,446	26.8009
TOTAL	1,167,446	26.8009

RIGHT-OF-WAY AREA CHART		
R.O.W.	SQUARE FEET	ACRES
MILLSDALE RD		
LOT 3	62,993	1.4461
TOTAL	62,993	1.4461



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SOURCE:
www.google.com/maps

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS
OBSERVATIONS ON 06/28/2022

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO ILLINOIS STATE PLANE COORDINATE
SYSTEM, EAST ZONE, NAD 83, PER GPS OBSERVATIONS IN JUNE,
2022.

PARCEL AREAS

LOT 3 AREA: 26.8009 ACRES

ZONING

AS PER THE CITY OF JOLIET ZONING DISTRICTS MAP EFFECTIVE 10/15/2018, THE
SUBJECT PARCEL IS ZONED I-1, LIGHT INDUSTRIAL DISTRICT. NO ZONING INFORMATION
PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF JOLIET, ILLINOIS
DEVELOPMENT CODE.

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "MILL COUNTY,
ILLINOIS AND INCORPORATED AREAS", PANEL 139 AND 255 OF 585, MAP NUMBER
17197C02556, AND PANEL WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, THE
SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED). AREAS DETERMINED TO BE
OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, SPECIAL FLOOD
HAZARD AREAS, WITH BASE FLOOD ELEVATION OR DEPTH.

LEGAL DESCRIPTION: LOT 3

That Part of the South $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 10 East of the Third Principal
Meridian, being located in Mill County and State of Illinois bounded and described as follows:

Commencing at the Southeast corner of said Southwest $\frac{1}{4}$ of Section 3, thence North 01° 23' 53" West along the East line
of said Southwest $\frac{1}{4}$, a distance of 50.00 feet to a point; thence South 88° 37' 26" West, a distance of 66.00 feet to the
Place of Beginning;

Course No. 1 thence continuing South 88° 37' 26" West along the North Right of Way of Millsdale Road, a distance of
1259.86 feet to a point on the west line of County Parcel No. 10-11-03-300-005-0000 land of the Cathy W. Block 2018
Trust per instrument No. R2019008964;

Course No. 2 thence North 01° 23' 51" West along said west line, a distance of 1029.32 feet to a point on a new division
line;

Course No. 3 thence South 82° 07' 10" East along the new division line, a distance of 1276.56 feet to a point on a new
division line;

Course No. 4 thence South 01° 23' 51" East along the new division line, distance of 823.98 feet to the Place of Beginning,
said parcel containing 1,167,446 square feet or 26.8009 acres of land according to a survey by LANGAN Engineering and
Environmental Services dated July 25, 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 Illinois State Plane Coordinate System, East Zone, NAD 83,
per GPS observations in June, 2022.

LAND SURVEYOR/ENGINEER

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING,
LANDSCAPE ARCHITECTURE, AND GEOLOGY, DPC
200 W. MADISON STREET, SUITE 1920
CHICAGO, IL 60606
PH: 312-547-7700

OWNER

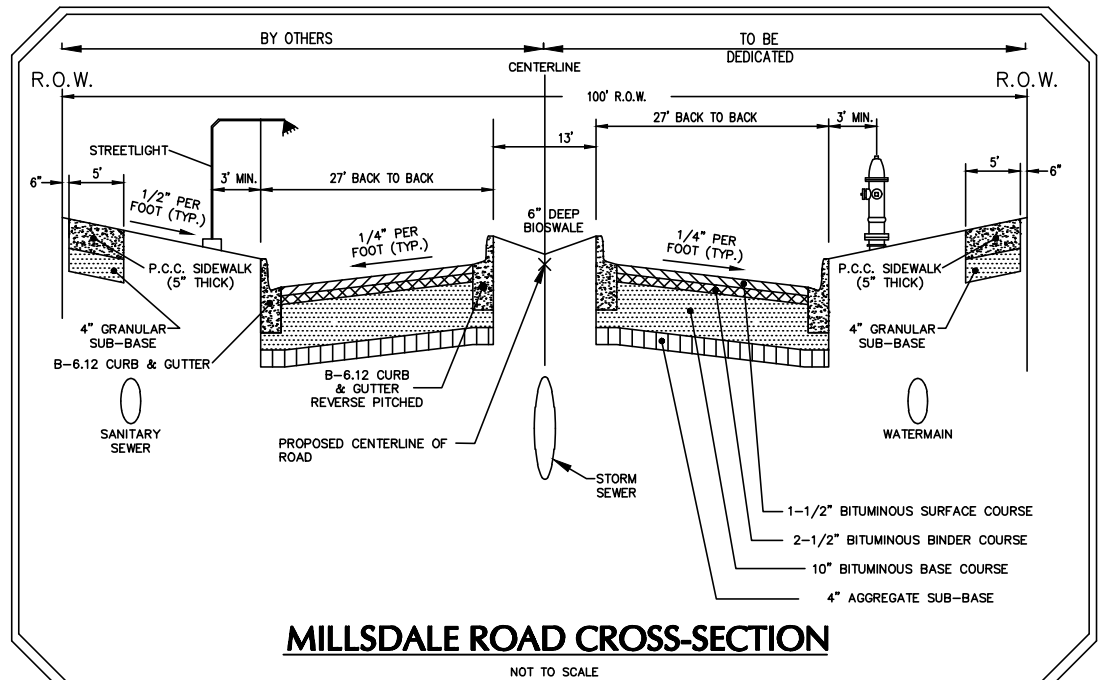
ROUTE 53 LAND LLC
C/O JANKO GROUP LLC
2610 LAKE COOK ROAD, SUITE 1000
RIVERWOODS, IL 60015
PH: 847-940-0735

DEVELOPER

SAXUM INVESTMENT COMPANY, LLC
C/O SAXUM REAL ESTATE
359 SPRINGFIELD AVENUE, 2ND FLOOR
SUMMIT, NJ 07901
PH: 973-947-0050

NOTES

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE BASED ON ILLINOIS STATE
PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, GPS OBSERVATIONS IN JUNE, 2022.
- THIS PLAT WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
A. JOLIET LOGISTICS PARK PHASE ONE -A, PLAN BOOK VOLUME R2016070252.
B. EXHIBIT FOR PROPOSED LOT 3, BY RUETTINGER, TONELLI & ASSOCIATES, INC, DATED 08/18/2016.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JUNE 2022.
- 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.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION
OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- THE PROPOSED SUBDIVISION CONTAINS 26.8009 ACRES.
- CONTOURS ARE AT 1 (ONE) FOOT INTERVALS
- THE SUBJECT PARCEL IS CURRENTLY ZONED "I-1" (CITY OF JOLIET)
- 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.
- THERE EXISTS A MOTOR SPORTS FACILITY LOCATED WITHIN ONE MILE OF THE PROPERTY.
- THE 50'-FOOT BY 1228.37'-FOOT PORTION OF MILLSDALE ROAD ADJACENT TO 23815 S. ROUTE 52 WAS
DEDICATED PER DOCUMENT R2023-037258, RECORDED JULY 25, 2023 IN THE MILL COUNTY RECORDER OF DEEDS



02/02/24	CITY COMMENTS	No.2
01/05/24	CITY COMMENTS	No.1
Date	Description	No.

Revisions

Anthony L. Maione

ANTHONY L. MAIONE, P.L.S. DATE SIGNED
PROFESSIONAL LAND SURVEYOR
ILLINOIS LIC. No. 035.004093

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, DPC
200 W Madison Street, Suite 1920
Chicago, IL 60606

T: (312) 547-7700 F: (312) 547-7701 www.langan.com

Project

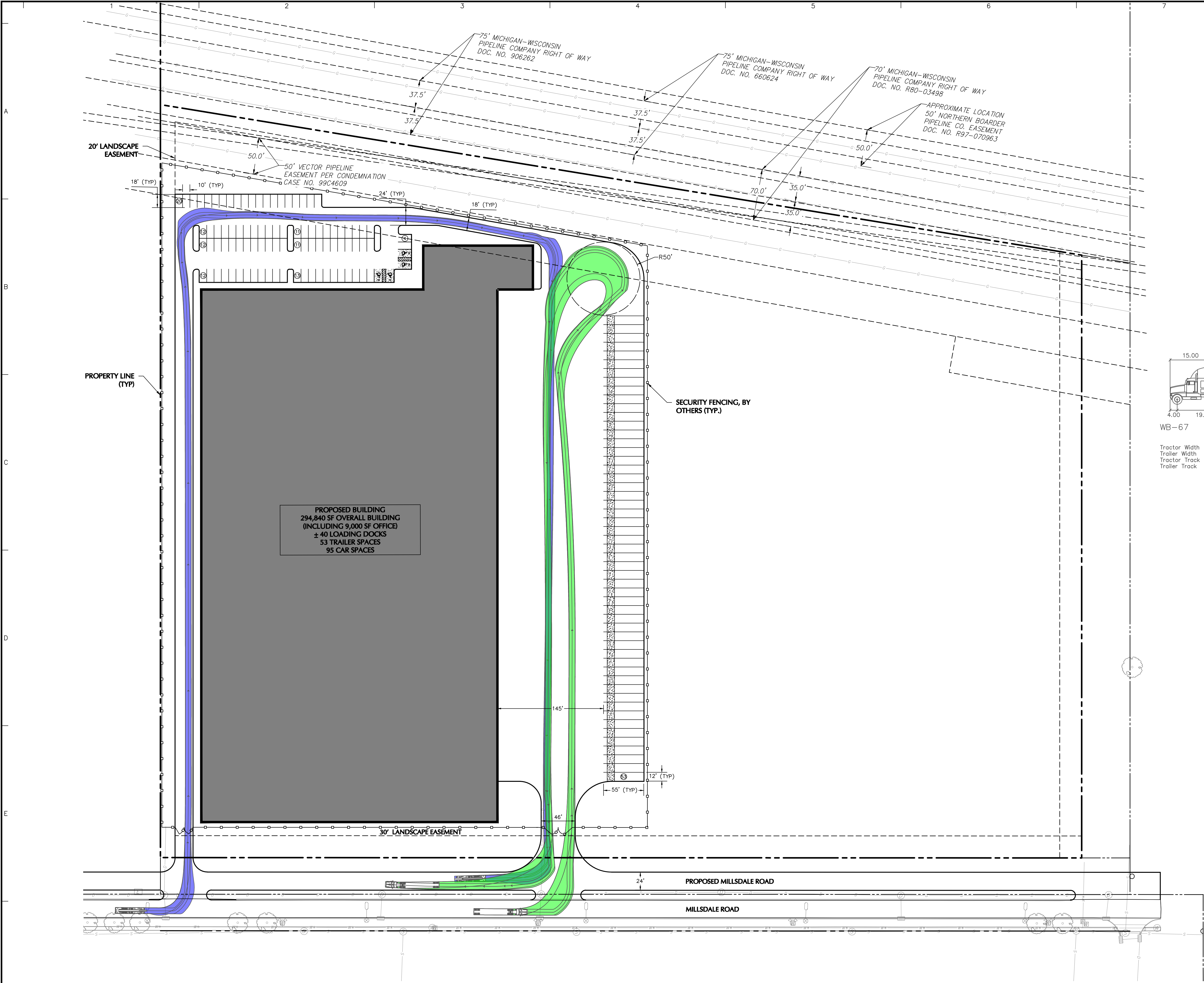
SAXUM JOLIET

PN: 10-11-03-300-007-0000
JOLIET

WILL COUNTY ILLINOIS
Drawing Title

FINAL PLAT

Project No.	541017202	Drawing No.	VB102
Date	07/14/23		
Drawn By	TJD		
Checked By	BLR	Sheet 1 of 1	

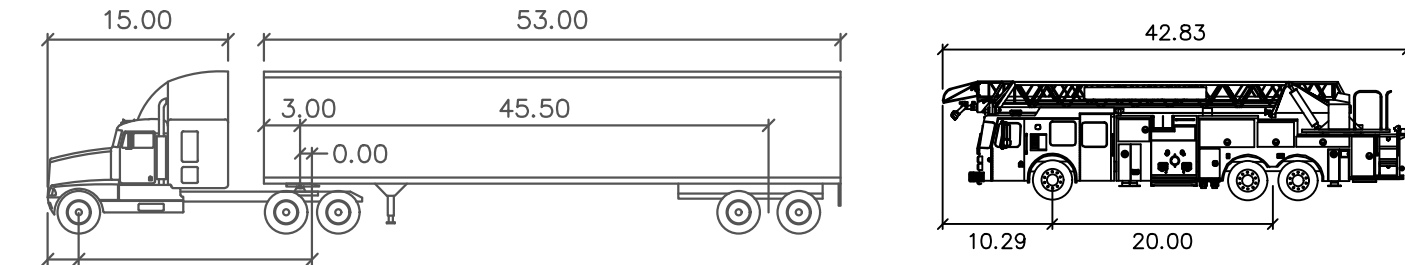


ZONING CHART -JOLIET		
REFERENCE: ZONING ORDINANCE (ADOPTED DECEMBER 5, 1968)		
DISTRICT: LIGHT INDUSTRIAL DISTRICT (I-1)		
ITEM	REQUIRED	PROPOSED
LOT SIZE (ACRES)	NONE	±26.8
LOT FRONTAGE (FEET)	NONE	±1260
MAXIMUM BUILDING HEIGHT	120 FT	±XX
MAX. BUILDING COVERAGE	NONE	±25%
MINIMUM OPEN SPACE	NONE	N/A
LANDSCAPE EASEMENT	30 FT	30 FT

PARKING CHART		
	REQUIRED	PROPOSED
EMPLOYEE/VISITOR PARKING	TBD*	95
LOADING DOCK PARKING	TBD	±40
TRAILER PARKING	TBD	53
ADA PARKING	4	4

PARKING SPACE REQUIREMENTS:
REQUIRED: 180 SF, 9 FT WIDE MINIMUM
PROVIDED: 10 FT X 18 FT

*1 SPACE PER 250 SF OF OFFICE SPACE & NO MORE THAN:
1 SPACE PER LOADING DOCK;
1 SPACE PER 12 FT OF THE 2 LONGEST SIDES OF THE BUILDING TO WHICH PARKING IS ACCESSORY;
1 SPACE PER 5,000 SF OF INTERIOR SPACE USED FOR STORAGE OF GOODS.



Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

Width	: 8.33
Track	: 7.82
Lock to Lock Time	: 6.0
Steering Angle	: 32.0



Date	Description	No.
Revisions		
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 MILLSDALE ROAD- JOLIET CITY OF JOLIET ILLINOIS		
Drawing Title CONCEPT PLAN		
Project No. 541017201	Drawing No. CS100	
Date 12/15/2023		
Drawn By MMK		
Checked By JEL		

Figure 1: Subject site (Lot 3), view northeast from Millsdale Road



Figure 2: Subject site (Lot 3), view north from Millsdale Road

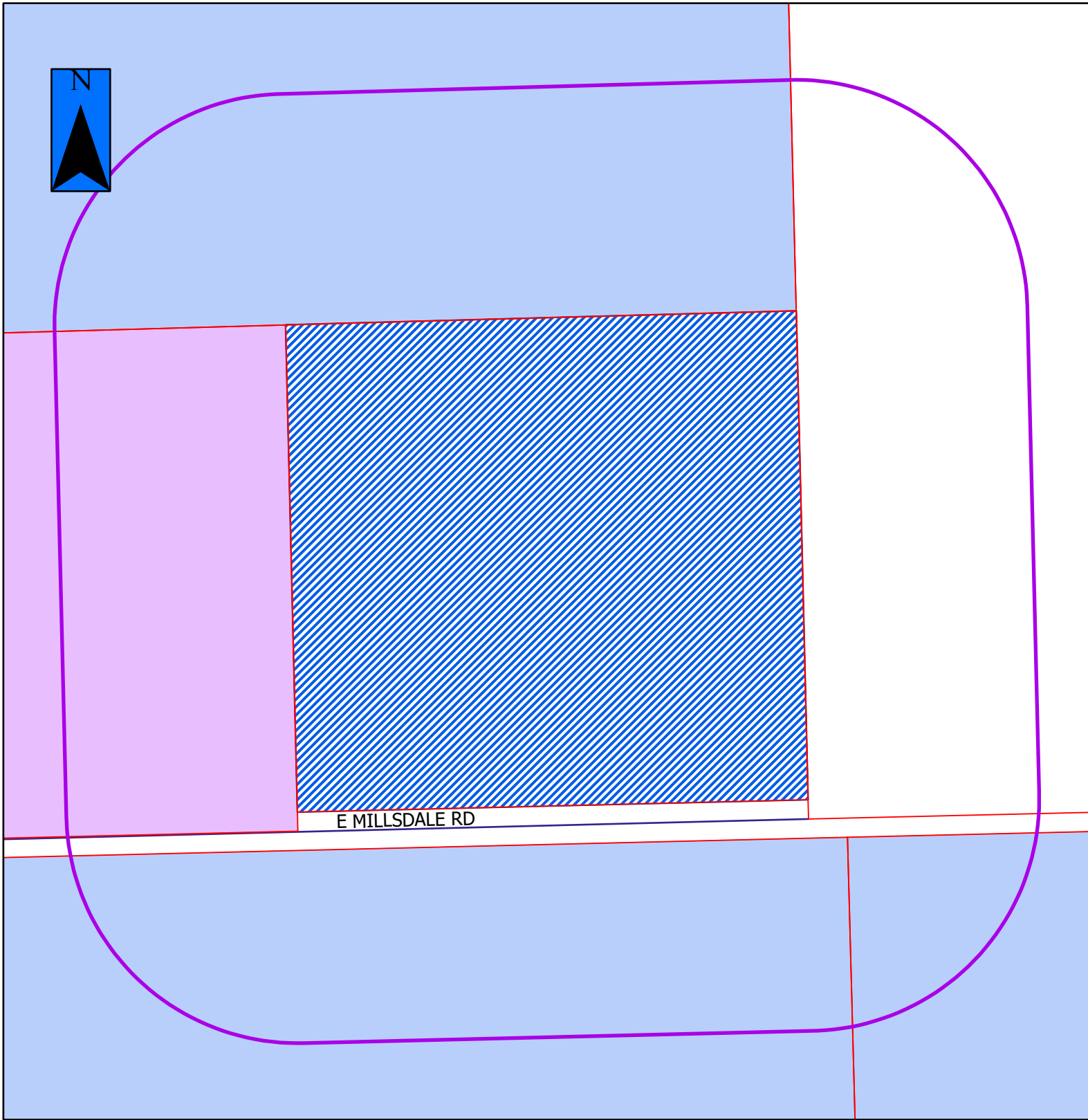


Figure 3: Subject site (Lot 3), view northwest from Millsdale Road





Figure 4: South half of Millsdale Road, view west from Millsdale Road near southeast corner of subject site. Lot 4, which contains a warehouse and distribution facility, is on the left. Lot 3 is on the right.





FP-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



City of Joliet, IL

FP-1-24a



= Property in Question / Propiedad en cuestión



= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)