



Memo

File #: 143-24

Agenda Date: 3/19/2024

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Ordinances Related to Joliet Logistics Park Subdivision, Phase 3:

Ordinance Approving a Final Plat of Joliet Logistics Park Subdivision, Phase 3 (FP-1-24)

Ordinance Approving a Recording Plat of Joliet Logistics Park Subdivision, Phase 3 (RP-3-24)

BACKGROUND:

The petitioner and developer, Saxum Investment Company, LLC, seeks approval of a Final Plat and Recording Plat for Phase 3 of Joliet Logistics Park Subdivision, which is located on the north side of Millsdale Road, east of Route 53. Phase 3 includes Lot 3, which is 26.8 acres.

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 memo.

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.

The site is designated as I-1 (light industrial) zoning, which permits warehousing, manufacturing, and wholesaling activities. The developer will likely propose to develop a warehouse, to be located on the west half of the 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, included as an example, shows an approximately 295,000-square-foot warehouse building with accessory trailer stalls and employee parking. The petitioner estimates that a facility of this size 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 north half of Millsdale Road has already been dedicated: 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; and 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.

PLAN COMMISSION PUBLIC HEARING:

The Plan Commission held a public hearing on this matter on February 15, 2024. Brandon Alviano, with Saxum Real Estate, and Andrew Uttan, engineer with Langan, represented the petition. No one appeared or submitted comments in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:

Jason Cox moved that the Plan Commission recommend approval of the Final Plat of Joliet Logistics Park Subdivision, Phase 3. Jeff Crompton seconded the motion, which passed with four (4) aye votes and one (1) nay vote. Voting aye were: Dillon, Kella, Cox, and Crompton. Voting nay were: Orlando. Absent were: Perez, Roehr, Rousonelos, and Heath.

RECOMMENDATION:

The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt the following:

1. Ordinance Approving a Final Plat of Joliet Logistics Park Subdivision, Phase 3
2. Ordinance Approving a Recording Plat of Joliet Logistics Park Subdivision, Phase 3, subject to the receipt of the following fees and documentation:
 - a. A performance bond or letter of credit for public improvements in the amount of \$1,259,057.00;
 - b. A one and one-quarter percent (1 ¼%) inspection fee for public improvements in the amount of \$14,989.00; and
 - c. An irrevocable offer of dedication for public improvements.