



## Memo

**File #:** 429-22

**Agenda Date:** 8/16/2022

**TO:** Mayor and City Council

**FROM:** James V. Capparelli, City Manager

**SUBJECT:**

Ordinances Associated with 3501 Industrial - Joliet Subdivision:

Ordinance Approving a Preliminary Plat of 3501 Industrial - Joliet Subdivision (P-5-22)

Ordinance Approving a Final Plat of 3501 Industrial - Joliet Subdivision (FP-4-22)

**BACKGROUND:**

The petitioner and owner, Flex Capital, LLC, seeks approval of a preliminary and final plat for a two-lot 4.2-acre industrial subdivision, located at 3501 Channahon Road. The former uses of the site, which included the Liquid Therapy bar and restaurant as well as a single-family home and detached garage, are now vacant, and the petitioner is proposing to redevelop the site as a warehouse with accessory truck parking. The site was annexed and classified to B-3 (General Business) in December 2011 to allow the former business to access City fire and police services. The site was not required to connect to City water and sewer at that time. In September 2021, the City Council approved a reclassification to I-1 (Light Industrial) zoning and an amendment to the annexation agreement to allow the site to redevelop as a warehouse or similar I-1 use with accessory truck parking.

The owner is subdividing the property in order to separate the flood plain in the site's northwest corner from the area to be developed. This eliminates the need to obtain flood insurance for the proposed building. Lot 1 shows a proposed 18,000 square foot warehouse building with adjacent employee parking, and truck parking along the east side of the site. Stormwater detention is located on Lot 2 along the north and west sides of the site. There are no known users for the site at this time.

The proposed site plan incorporates the provisions of the amended annexation agreement, including the removal of the eastern-most curb cut on Route 6, and installation of a berm and landscaping along the east side of the property adjacent to residential. The owner must also maintain the 6' fence along the east property line. The western-most curb cut on Route 6 is also proposed to be removed. The middle access is the proposed entrance to the site and will be improved per IDOT and City requirements. Per the annexation agreement, the existing land uses must be terminated once construction is begun on the new development. Outdoor storage of cargo containers and chassis will remain prohibited.

The site will be required to connect to City water and sewer at the time of development. Water and sewer connection fees and development impact fees will be required. All public improvements will be required per the Public Works and Utilities Departments and the Subdivision Regulations. The future

development must comply with the City of Joliet Zoning Ordinance including the non-residential design standards, landscaping, screening, and paving requirements.

**PLAN COMMISSION PUBLIC HEARING:**

The Plan Commission held a public hearing on this matter on July 21, 2022. Nathaniel Washburn, attorney, Joliet, appeared on behalf of the petition. No one appeared or submitted comments in opposition to the petition. Meeting minutes are attached.

**RECOMMENDATION OF THE PLAN COMMISSION:**

Jeff Crompton moved that the Plan Commission recommend approval of a Preliminary Plat and Final Plat of 3501 Industrial - Joliet.

John Kella seconded the motion, which passed with six (6) aye votes. Voting aye were: Dillon, Kella, Cox, Crompton, Wunderlich, and Heath.

**RECOMMENDATION:**

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

1. An Ordinance Approving a Preliminary Plat of 3501 Industrial - Joliet Subdivision
2. An Ordinance Approving a Final Plat of 3501 Industrial - Joliet Subdivision