



Memo

File #: 432-22

Agenda Date: 8/16/2022

TO: Mayor and City Council

FROM: James V. Capparelli, City Manager

SUBJECT:
Ordinances Associated with the Kingsmen Industrial Park Subdivision.

Ordinance Approving the Reclassification of 25 Acres on Part of 1101 Mills road from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning. (Z-6-22)

Ordinance Approving the Preliminary Plat of the Kingsmen Industrial Park Subdivision. (P-6-22)

Ordinance Approving the Final Plat of the Kingsmen Industrial Park Subdivision Unit 1. (FP-5-22)

Ordinance Approving the Recording Plat of the Kingsmen Industrial Park Subdivision Unit 1. (RP-7-22)

BACKGROUND:

The petitioner, Patriot Capital Ventures, LLC., is seeking approval of a preliminary plat for the 59.891-acre parcel of 1101 Mills Road, a Unit 1 final plat and recording 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 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 acres) with a light industrial subdivision. The eastern portion of the property containing the Joliet Job Corps facility, will remain as currently 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 14th, 2022.

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.

PUBLIC HEARING (PLAN COMMISSION):

The Plan Commission held a public hearing on this matter on July 21, 2022. Mr. Nathaniel Washburn, KGG, LLC, 111 N. Ottawa Street, Joliet, IL, appeared on behalf of the petition. Several residents spoke in opposition to the petition. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE PLAN COMMISSION:

Mr. Cox motion that the Plan Commission recommend the City Council approve the Reclassification of 25 Acres on Part of 1101 Mills Road from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning, the Preliminary Plat of Kingsmen Industrial Park Subdivision and the Final Plat of Kingsmen Industrial Park Subdivision Unit 1.

Mr. Kella seconded the motion, which passed with 6 aye votes. Voting aye was Dillon, Kella, Cox, Crompton, Wunderlich, and Heath. Commissioners Perez, Roehr, and Rousonelos were absent.

RECOMMENDATION OF THE ADMINISTRATION:

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

1. An Ordinance Approving the Reclassification of 25 Acres on Part of 1101 Mills road from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning;
2. An Ordinance Approving the Preliminary Plat of the Kingsmen Industrial Park Subdivision;
3. An Ordinance Approving the Final Plat of the Kingsmen Industrial Park Subdivision Unit 1;
4. An Ordinance Approving the Recording Plat of the Kingsmen Industrial Park Subdivision Unit 1, subject to the following:
 - a. A performance bond or letter of credit for public improvements in the amount of \$99,712.00.
 - b. A one and one quarter percent (1 1/4%) inspection fee for public improvements in the amount of \$1,247.00.
 - c. An irrevocable offer of dedication for public improvements.

