

VICINITY MAP

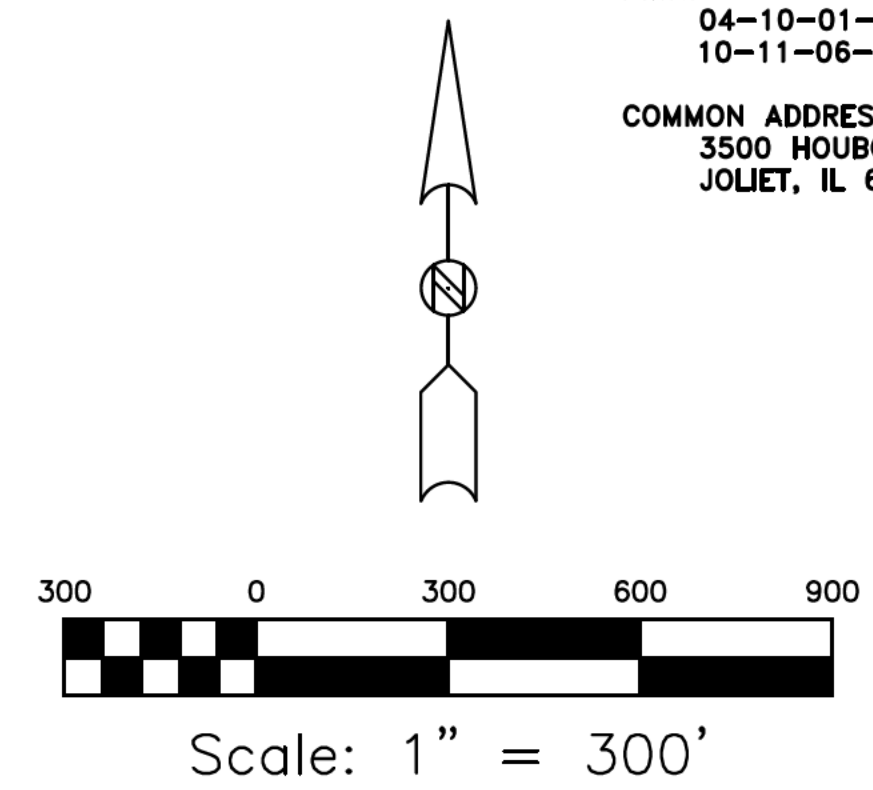
# PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-EIGHT

## LEGAL DESCRIPTION

LOT 33 - BLOCK 4 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-SEVEN, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, IN TOWNSHIP 34 NORTH, RANGE 10 EAST AND ALSO THAT PART OF SECTION 1, IN TOWNSHIP 34 NORTH, RANGE 9 EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2024, AS DOCUMENT NUMBER R2024020515; IN WILL COUNTY, ILLINOIS. Containing 106.071 acres more or less.

EXISTING PARCEL AREA TABLE	
PARCEL NUMBER	AREA (ACRES)
LOT 33 (JACKSON TWP.)	19.436 ACRES
LOT 33 (CHANNAHAN TWP.)	86.635 ACRES
TOTAL SUBDIVISION	106.071 ACRES

CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-NINE (106.071 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 35 - BLOCK 4	76.200 ACRES (73.740 AC CHANNAHAN TWP.) (2.460 AC JACKSON TWP.)
LOT 36 - BLOCK 4	29.871 ACRES (12.897 AC CHANNAHAN TWP.) (16.974 AC JACKSON TWP.)



## GENERAL NOTES:

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83), GRID COORDINATES, DERIVED FROM RTK TRIMBLE/NOVATION GEODETIC OBSERVATIONS AND IS ALSO MATCHES THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION PHASE NINETEEN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027534.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON LTD. AND GEOTECH, INC. BETWEEN 2017 AND 2023.
- P.U.A.D. = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- S.W.M. = DENOTES STORM WATER MANAGEMENT.
- THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-TC ZONING DISTRICT.
- THE PROPOSED DEVELOPMENT WITHIN THIS PRELIMINARY PLAT WILL CONFORM TO THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS FOR THE CITY OF JOLIET I-TC ZONING DISTRICT REQUIREMENTS AND THE ANNEXATION AGREEMENT FOR THIS DEVELOPMENT.
- PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREAS, ACCORDING TO THE FLOOD STUDY PREPARED BY CEMCON. THE FLOODPLAIN SHOWN IS ZONE AE. THE FLOOD STUDY WILL BE SUBMITTED TO JOLIET FOR THEIR REVIEW AND APPROVAL.
- THE FLOOD STUDY PREPARED BY CEMCON, SHOWS FLOODWAY WITHIN THE LIMITS OF PROPOSED LOT 36 - BLOCK 4.
- 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.
- STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE LESSEE OR OWNER OF LOT 35 - BLOCK 4. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
- LOT 36 - BLOCK 4 CONTAINS AREAS OF FLOODPLAIN AND WETLANDS AND WILL BE CONVEYED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE ENTIRE LOT 36 - BLOCK 4 WILL BE COVERED WITH A DRAINAGE EASEMENT. NO BUILDINGS WILL BE PERMITTED TO BE BUILT ON LOT 36 - BLOCK 4.
- BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
- THE STORM WATER OUTFALL FROM THE DETENTION BASIN SHALL GENERALLY COMPLY WITH THE DRAINAGE PATTERNS AND FLOW DIRECTIONS OF THE CITY OF JOLIET'S SOUTH SIDE COMPREHENSIVE PLAN.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILC55/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- PURSUANT TO THE APPROVED ANNEXATION AGREEMENT AND SUBSEQUENT AMENDMENTS, ALL PROPERTY OWNERS WITHIN CENTERPOINT INTERMODAL CENTER AT JOLIET ARE RESPONSIBLE FOR MAINTAINING AND MONITORING THEIR LANDSCAPING WITHIN THE LIMITS OF THEIR RESPECTIVE LOT(S). THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY SURFACE WATERS AND WETLANDS, THERE ARE WETLANDS LOCATED WITHIN THE LIMITS OF PROPOSED SUBDIVISION. THESE WETLANDS GENERALLY ARE LOCATED WITHIN THE LIMITS OF CEDAR CREEK AND WITHIN THE LIMITS OF THE FLOODPLAIN AS SHOWN ON THIS PLAT. ANY DEVELOPMENT WITHIN THE LIMITS OF THESE WETLANDS WILL BE ADDRESSED AS REQUIRED BY THE CITY OF JOLIET RULES AND REGULATIONS.
- HOUBOLT ROAD (FROM SCHWEITZER (EXTENDING SOUTH)) WAS FULLY CONSTRUCTED UNDER PLANS PREPARED BY CEMCON, LTD. THE PLAN SHOWS THE RIMS AND INVERT ELEVATIONS FOR THE MAIN LINE SANITARY SEWER AND STORM SEWER MANHOLES AS LOCATED ALONG THE EAST SIDE OF HOUBOLT ROAD ALONG PHASE TWENTY-EIGHT. PLEASE REFER TO AS-BUILT PLANS FOR FURTHER DETAIL.
- LOT 35-BLOCK 4 WILL BE DEVELOPED INTO AN INDUSTRIAL WAREHOUSE BUILDING.
- INTENTIONALLY DELETED.
- THE TEMPORARY STORM WATER DETENTION BASIN LOCATED TO THE SOUTH OF THE SANITARY SEWER LIFT STATION ON LOT 34 - BLOCK 4 WILL BE INCORPORATED INTO THE PROPOSED STORM WATER DETENTION BASIN ON LOT 35 - BLOCK 4.
- THE SANITARY SEWER AND WATER MAIN IMPROVEMENTS ALONG HOUBOLT ROAD HAVE BEEN CONSTRUCTED. THEY WERE BASED UPON PLANS PREPARED BY CEMCON LTD., SUBMITTED AND APPROVED BY THE CITY OF JOLIET.
- A TRAFFIC SIGNAL IS INSTALLED AND IS OPERATIONAL AT THE INTERSECTION OF HOUBOLT ROAD AND SCHWEITZER ROAD.

## CITY OF JOLIET I-T ZONING

(INTERMODAL TERMINAL DISTRICT)

REQUIRED YARD SETBACKS:

FRONT OR CORNER: 40 FEET PLUS 1 FEET PER 2 FEET OF BUILDING HEIGHT GREATER THAN 40 FEET (100 FEET MAX)

INTERIOR SIDE : 20 FEET

REAR : 20 FEET

EXCEPTION : SIDE AND REAR SETBACKS NOT APPLICABLE FOR RAIL SERVED BUILDINGS ADJACENT TO RAILROAD SIDINGS OR SPUR

BUILDING HEIGHT : NO RESTRICTION AS LONG AS ALL LANDSCAPING REQUIREMENTS ARE MET

FLOOR SPACE AREA : NO RESTRICTION AS LONG AS ALL LANDSCAPING REQUIREMENTS AND BUILDING SETBACKS ARE MET

OWNER/DEVELOPER: CENTERPOINT JOLIET TERMINAL RAILROAD LLC  
C/O CARLINE BOTTIGLIERO  
1808 SWIFT DRIVE  
OAK BROOK, IL 60523-1501  
PH: 630-586-8000

LAND SURVEYOR: GEOTECH, INC.  
C/O CHRISTOPHER PAFESH  
1207 CEDARWOOD DRIVE  
CREST HILL, IL 60403  
PH: 815-730-1010

CIVIL ENGINEER: CEMCON, LTD.  
C/O MATT WORLINE  
2280 WHITE OAK CIR, STE 100  
AURORA, IL 60502  
PH: 630-862-2100

PREPARED BY:

CHRISTOPHER M. PAFESH, I.P.L.S. NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2026  
EMAIL: cpafesh@geotechincorp.com

DATE: December 5, 2025



THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAT  
PHASE TWENTY-EIGHT

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS

1  
GJN17565

12/23/2025 CP REVISED PER JOLIET REVIEW  
12/05/2025 CP REVISED PER JOLIET REVIEW  
DATE BY REVISION

DRAWN BY: CP  
CHECKED BY: CP/CT  
JOB # GJN17565  
DATE: 10/29/2025

1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403  
815/730-1010



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**BENCHMARK:**  
REFERENCE MARK: WILL COUNTY CONTROL STATION 716,  
NGS 3-D MARKER  
ELEVATION = 542.82 (NAVD88-GEOID12B)

P.I.N.  
04-10-01-201-003  
10-11-06-101-004

COMMON ADDRESS:  
3500 HOUBOLT ROAD  
JOLIET, IL 60436

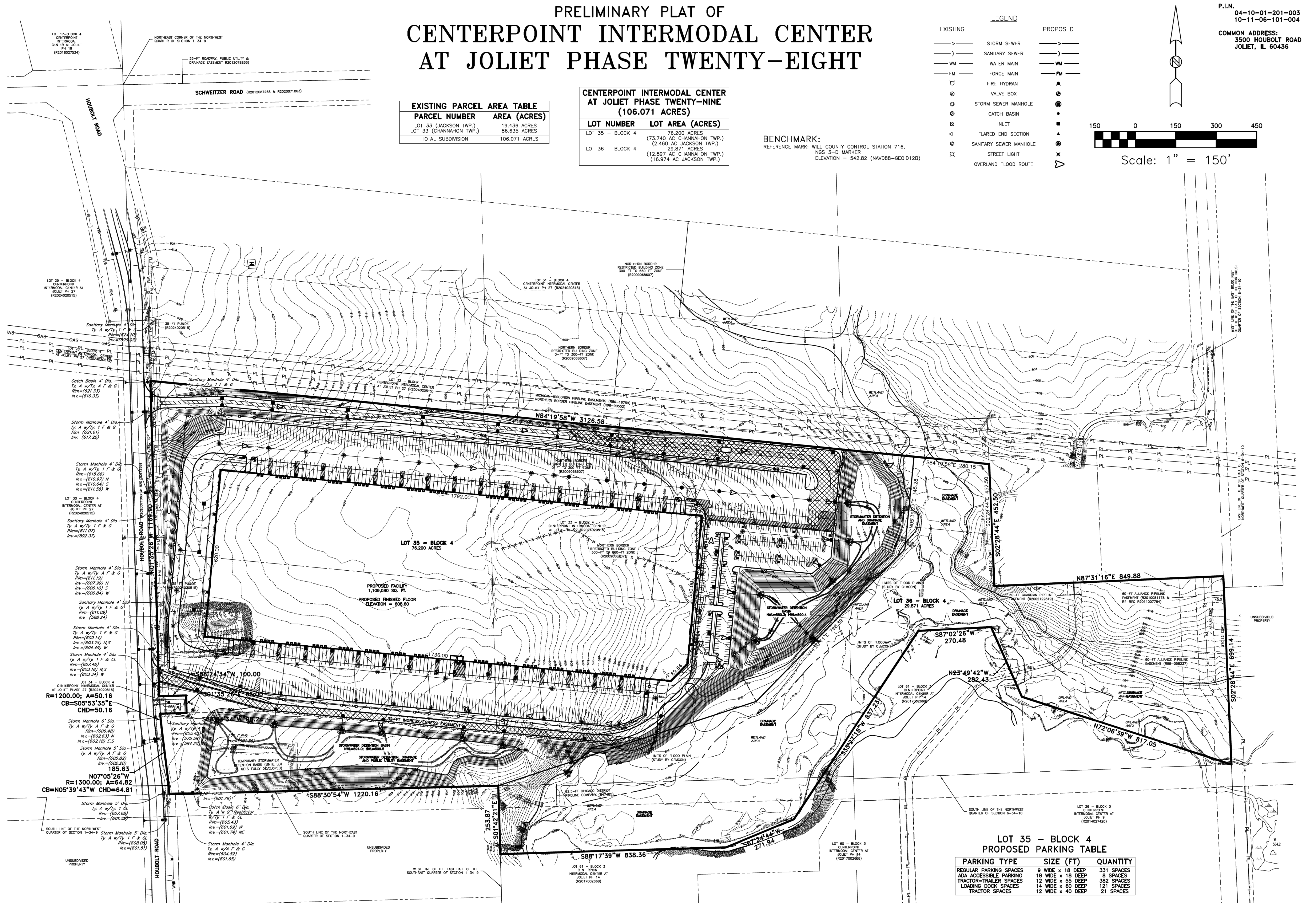
DATE	BY	REVISION
12.23.2025	CP	REVISED PER JOLIET REVIEW
12.05.2025	CP	REVISED PER JOLIET REVIEW

PRELIMINARY PLAN  
**PHASE TWENTY-EIGHT**  
 DRAWN BY: CP JOB # GN17565  
 CHECKED BY: CP/CT DATE: 10/29/2022

**CENTERPOINT INTERMODAL  
CENTER AT JOLIET**

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

2  
GJN17565



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