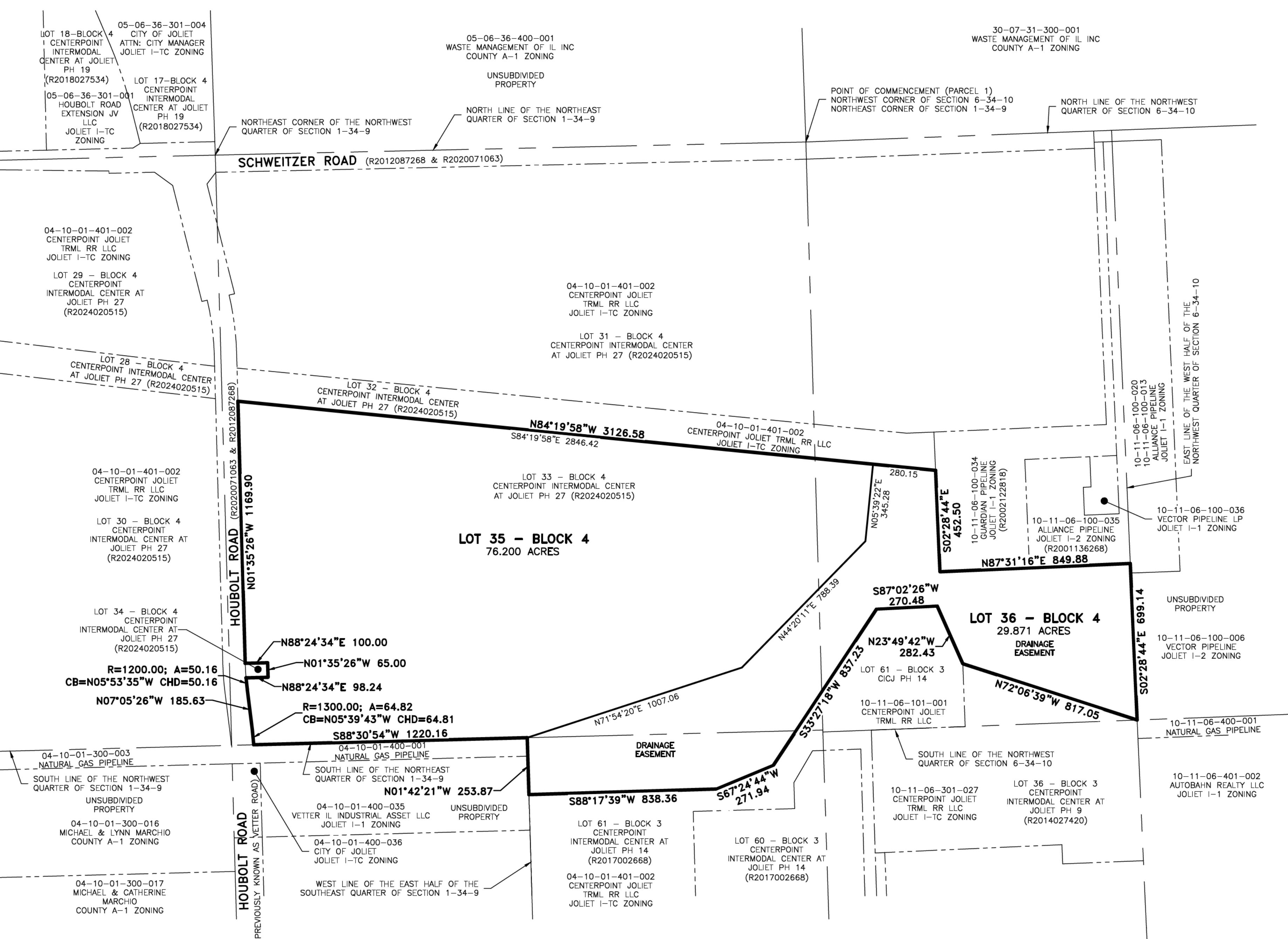


# PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-EIGHT

## 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.

## VICINITY MAP



STATE OF ILLINOIS  
COUNTY OF WILL ) SS

APPROVED BY THE JOLIET CITY PLAN COMMISSION \_\_\_\_\_, 202\_\_\_\_\_, A.D.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_, A.D.

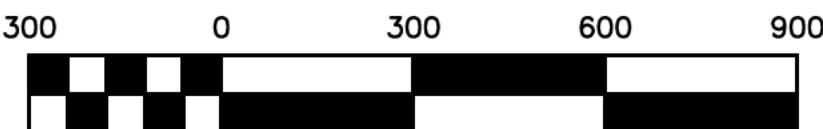
ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_ PLAN COMMISSION SECRETARY  
PLAN COMMISSION CHAIRMAN

AS AUTHORIZED BY THE PLAT APPROVED BY: ORDINANCE NO. \_\_\_\_\_ OF THE CITY COUNCIL  
OF THE CITY OF JOLIET, ON \_\_\_\_\_, 202\_\_\_\_\_, A.D.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_, A.D.  
ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_ CITY CLERK  
MAYOR  
CITY OF JOLIET  
150 W. JEFFERSON STREET  
JOLIET, ILLINOIS 60432

EXISTING PARCEL AREA TABLE	
PARCEL NUMBER	AREA (ACRES)
LOT 33 (JACKSON TWP.)	19.436 ACRES
LOT 33 (CHANNAHON 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 CHANNAHON TWP.) (2.460 AC JACKSON TWP.)
LOT 36 - BLOCK 4	29.871 ACRES (12.897 AC CHANNAHON TWP.) (16.974 AC JACKSON TWP.)



Scale: 1" = 300'

## GENERAL NOTES:

1. 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 GNSS GEODETIC OBSERVATIONS, AND IS ALSO MATCHES THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-NINE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027534.
2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON LTD. AND GEOTECH, INC. BETWEEN 2017 AND 2025.
3. PU&DE = PUBLIC UTILITY DRAINAGE EASEMENT.
4. SWM = STORM WATER MANAGEMENT.
5. THE PROPERTY IS CURRENTLY ZONED AS THE JOLIET I-TC ZONING DISTRICT.
6. 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.
7. PORTIONS OF THE PROPOSED SUBDIVISION ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREAS, ACCORDING TO THE FLOOD STUDY PREPARED BY CEMCON. THE FLOODPLAIN SHOWN AS ZONE AE IN THE FLOOD STUDY WILL BE SUBMITTED TO JOLIET FOR THEIR REVIEW AND APPROVAL.
8. THE FLOODPLAIN SHOWN AS ZONE AE IN THE FLOOD STUDY WILL BE SUBMITTED TO JOLIET FOR THEIR REVIEW AND APPROVAL.
9. 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.
10. 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 LESSER OR OWNER OF LOT 36 - BLOCK 4. SEEING AND PROVISION CONCERNING THE USE OF THE JOLIET I-TC ZONING DISTRICT.
11. LOT 36 - BLOCK 4 CONTAINS AREAS OF FLOODPLAIN AND WETLANDS. THESE ARE WETLANDS LOCATED WITHIN 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.
12. 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.
13. 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 36 - BLOCK 4.
14. THE SANITARY SEWER AND WATER MAIN IMPROVEMENTS ALONG HOBOLT ROAD HAVE BEEN CONSTRUCTED. THEY WERE BASED UPON PLANS PREPARED BY CEMCON, LTD., SUBMITTED AND APPROVED BY THE CITY OF JOLIET.
15. A TRAFFIC SIGNAL IS INSTALLED AND IS OPERATIONAL AT THE INTERSECTION OF HOBOLT 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

GRANT OF NON-EXCLUSIVE INGRESS/EGRESS EASEMENT  
CENTERPOINT JOLIET TERMINAL RAILROAD, LLC, an Illinois limited liability company, its successors and assigns ("Grantor"), for good and valuable consideration, the receipt which is hereby acknowledged, gives and grants to and for the benefit of the owners from time to time of the areas shown and designated as Lot 36 - Block 4 (hereinafter referred to as "the Lots"), contractors, employees, tenants, licensees, invitees and successors and assigns of such Grantees, a perpetual, non-exclusive easement over, upon, and across the areas shown as Lot 36 - Block 4, one of this CenterPoint Intermodal Center at Joliet Phase Twenty-Eight Plat of Subdivision for the purpose of pedestrian, automobile, truck and tractor, trailer ingress and egress, and upon the use of the easement for the purpose of Ingress/Egress, Easement Areas. Grantor reserves the right to use the Ingress/Egress Easement Area in any manner not inconsistent with the rights granted herein, including without limitation, the right to construct, use, operate, maintain, repair and replace access over/onto/through the Ingress/Egress Easement Area, roads, telegraph, electric, water, gas, gasoline, oil and sewer lines, driveways, and other facilities and structures in such a manner as not to create an unreasonable interference with the use of the easement herein granted in the Ingress/Egress Easement Area.

OWNER/DEVELOPER: CENTERPOINT JOLIET TERMINAL RAILROAD LLC  
C/O CARMINE BOTTIGLIERO  
1808 SWIFT DRIVE  
OAK BROOK, IL 60523-1501  
PH: 847-366-8000

LAND SURVEYOR: GEOTECH, INC.  
C/O CHRISTOPHER PAPESH  
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. PAPESH, I.P.L.S. NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2026  
EMAIL: cpapesh@geotechinc.com

DATE: December 5, 2025



THIS PLAT IS NOT FOR RECORD

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

PRELIMINARY PLAT  
PHASE TWENTY-EIGHT  
DRAWN BY: CP CP/CT  
CHECKED BY: CP/CT  
DATE: 10/29/2025

PRELIMINARY PLAT  
PHASE TWENTY-EIGHT  
DRAWN BY: CP CP/CT  
CHECKED BY: CP/CT  
DATE: 10/29/2025

P.I.N.  
04-10-01-201-003  
10-11-06-101-004  
COMMON ADDRESS:  
3500 HOBOLT ROAD  
JOLIET, IL 60436  
REVIEW DATE BY  
12/23/2025 CP REVISED PER JOLET REVIEW  
12/05/2025 CP REVISED PER JOLET REVIEW

1

GJN17565

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

P.I.N.  
04-10-01-201-003  
10-11-06-101-004  
  
COMMON ADDRESS:  
3500 Houbolt Road  
Joliet, IL 60436

COMMON ADDRESS:  
3500 HOBOLT ROAD  
JOLIET, IL 60436

COMMON ADDRESS:  
3500 HOBOLT ROAD  
101-111-00152

JOLIET, IL 60436

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

# PHASE TWENTY-EIGHT

# CENTERPOINT INTERMODAL CENTER AT JOLIET

**CONSULTING ENGINEERS - LAND SURVEYORS**  
207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

1

A horizontal grayscale checkerboard pattern. At the top, there are five numerical labels: 150, 0, 150, 300, and 450. The pattern consists of alternating black and white squares. Below the top row, there is a single row of alternating black and white squares, representing a compressed or processed version of the original pattern.

Scale: 1" = 150'

<u>LEGEND</u>	
	PROPOSED
STORM SEWER	—>—
SANITARY SEWER	—) —
WATER MAIN	—WM—
FORCE MAIN	—FM—
FIRE HYDRANT	█
VALVE BOX	⊕
STORM SEWER MANHOLE	□
CATCH BASIN	●
INLET	■
FLARED END SECTION	▲
SANITARY SEWER MANHOLE	◎
STREET LIGHT	✗
OVERLAND FLOOD ROUTE	▽

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

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LOT 36 - BLOCK 4	29.871 ACRES

LOT 35 - BLOCK 4 PROPOSED PARKING TABLE		
PARKING TYPE	SIZE (FT)	QUANTITY
CAR PARKING SPACES	9 WIDE x 18 DEEP	331 SPACES
ACCESSIBLE PARKING	18 WIDE x 18 DEEP	8 SPACES
TRACTOR-TRAILER SPACES	12 WIDE x 55 DEEP	382 SPACES
LOADING DOCK SPACES	14 WIDE x 60 DEEP	121 SPACES
TRACTOR SPACES	12 WIDE x 40 DEEP	21 SPACES

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