



# **City of Joliet**

## **Special City Council Meeting**

### **Meeting Agenda - Final**

MAYOR TERRY D'ARCY  
MAYOR PRO- TEM COUNCILWOMAN JAN HALLUMS QUILLMAN (4/1/2024 - 6/30/2024)  
COUNCILMAN CESAR CARDENAS  
COUNCILMAN JOE CLEMENT  
COUNCILMAN CESAR GUERRERO  
COUNCILMAN LARRY E. HUG  
COUNCILWOMAN SUZANNA IBARRA  
COUNCILMAN PAT MUDRON  
COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty  
Interim Corporation Counsel - Christopher Regis, City Clerk Christa M. Desiderio

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**Monday, April 22, 2024**

**5:30 PM**

**City Hall, Council Chambers**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

#### **ROLL CALL:**

#### **CITIZENS TO BE HEARD ON AGENDA ITEMS:**

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

#### **ORDINANCES AND RESOLUTIONS:**

#### **ORDINANCES:**

Ordinances Associated with CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision [205-24](#)

Ordinance Approving the Annexation of 10 Acres West of Brandon Road. (A-12-21)

Ordinance Approving the Classification of 10 Acres West of Brandon Road to I-TC (Intermodal Terminal-Industrial Park) Zoning. (A-12-21)

Ordinance Approving the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. (Z-6-21)

Ordinance Approving the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. (Z-7-21)

Ordinance Approving the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning. (Z-8-21)

Ordinance Approving the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad. (V-3-21)

Ordinance Approving the Vacation of Abandoned Brandon Road, North of Schweitzer Road. (V-4-21)

Ordinance Approving the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision. (P-10-21)

Ordinance Approving the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. (FP-7-21)

Ordinance Approving the Recording Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. (RP-12-21)

**Attachments:** [A-12-21 - AnnexOrd - 10 Acres Brandon Road](#)  
[A-12-21 - Annx Zoning Class Ord - 10 Acres Brandon Road Plat of Annexation](#)  
[Z-6-21 - ZONord Reclassification - 10 Acres Brandon Road Z-6-21 Lot 57 Plat of Zoning](#)  
[Z-7-21 - ZONord Reclassification - 15 Acres Brandon Road Z-7-21 Lot 58 Plat of Zoning](#)  
[Z-8-21 - ZONord Reclassification - 8 Acres Brandon Road Z-8-21 Lot 60 Plat of Zoning](#)  
[V-3-21 - Ordinance - Vacation of Schweitzer Road Portion Schweitzer Rd West of UPRR 08252021 V-3-21 Plat](#)  
[V-4-21 - Ordinance - Vacation of Brandon Road Portion Brandon \(North Ext\)-Block 1 11052021 V-4-21 Plat](#)  
[P-10-21 - PRELIMord- CenterPoint Brandon Amendment Prelim-CICJ Bran Amd 11052021](#)  
[FP-7-21 - FINALord- CenterPoint Phase 25 Final-CICJ Ph25 10142021](#)  
[RP-12-21 - RECord - CenterPoint Phase 25 Rec-CICJ Ph25 04252022](#)  
[A-12-21 thru V-4-21 - CenterPoint Combined Plan Commission Staff Report](#)  
[Plan Commission 22-04-21 Meeting Minutes](#)  
[Approver Report](#)  
[Approver Report](#)  
[Approver Report](#)

## **PUBLIC COMMENTS:**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

**CLOSED SESSION to discuss the following subjects:**

**PERSONNEL:** The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

**COLLECTIVE BARGAINING:** Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

**LAND ACQUISITION or CONVEYANCE:** The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

**PENDING or THREATENED LITIGATION:** A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

**ADJOURNMENT:**

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at [www.joliet.gov](http://www.joliet.gov). Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

**File #:** 205-24

**Agenda Date:** 4/22/2024

**TO:** Mayor and City Council

**FROM:** Beth Beatty, City Manager

**SUBJECT:**

**Ordinances Associated with CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision**

**Ordinance Approving the Annexation of 10 Acres West of Brandon Road. (A-12-21)**

**Ordinance Approving the Classification of 10 Acres West of Brandon Road to I-TC (Intermodal Terminal-Industrial Park) Zoning. (A-12-21)**

**Ordinance Approving the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning. (Z-6-21)**

**Ordinance Approving the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. (Z-7-21)**

**Ordinance Approving the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning. (Z-8-21)**

**Ordinance Approving the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad. (V-3-21)**

**Ordinance Approving the Vacation of Abandoned Brandon Road, North of Schweitzer Road. (V-4-21)**

**Ordinance Approving the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision. (P-10-21)**

**Ordinance Approving the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. (FP-7-21)**

**Ordinance Approving the Recording Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. (RP-12-21)**

**BACKGROUND:**

The petitioner, CenterPoint Joliet Terminal LLC, is requesting approval of the Annexation of approximately 10 acres, Zoning Reclassification of approximately 30 acres, Vacation of portions of Schweitzer and Brandon Roads, the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet Brandon Road Amendment, and Final and Recording Plats for CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. The general location of this proposal is NWC of Brandon Road and Schweitzer Road (see attached maps). These requests were denied at the City Council Meeting in May, 2022 and are being brought back now for approval.

The petitioner is requesting approval of these agenda items in order to allow the continued industrial development of the CenterPoint Intermodal Center (see attached plats). The zoning reclassification to I-TB will allow for cargo container storage areas on Lots 57 and 58 and the zoning reclassification to I-TC will allow a warehouse use on Lot 60. There are no known users for the container areas or future building as of the writing of this staff report.

Lots 52 and 53, which are 56 and 58 acres respectively, will include two 990,000 sq. ft. warehouse facilities. Lot 54 which is adjacent to the railroad right-of-way to the east, will likely include additional berming and landscaping. Lots 48, 51 and 55 will further establish the new private Brandon Road right-of-way in a 66' roadway, drainage, and public utility and drainage easement. Lot 59, which is 98 acres, will incorporate the subdivisions stormwater detention system.

The proposed development plans will comply with the existing I-T Zoning Ordinance and the Landscape Ordinance. All public improvements will be required as per the Subdivision Regulations and the requirements of the Public Works and Utilities Departments. ComEd easements are being requested over vacated right of way. Sewer and water connection, sewer surcharge fees and development impact fees will be required as per the previously approved annexation agreement.

**PUBLIC HEARING:**

The Plan Commission held a public hearing on this matter on April 21, 2022. Mr. Chris Spesia, Attorney, Joliet, appeared on behalf of the petition. Ms. Caprelle Evans, Teamsters Local 179, spoke in opposition to the petitions. No one appeared in opposition. Minutes of the meeting are attached hereto.

**RECOMMENDATION OF THE PLANNING COMMISSION:**

Mr. Crompton moved that the Plan Commission recommend the City Council approve the Annexation of approximately 10 acres, Zoning Reclassification of approximately 30 acres, Vacation of portions of Schweitzer and Brandon Roads, the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet Brandon Road Amendment, and the Final Plat for CenterPoint Intermodal Center at Joliet Subdivision, Phase 25 Voting aye were: Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich.

**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 Annexation of 10 Acres West of Brandon Road;
2. An Ordinance approving the Classification of 10 Acres West of Brandon Road to I-TC (Intermodal Terminal-Industrial Park) Zoning;
3. An Ordinance approving the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning;
4. An Ordinance approving the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning;
5. An Ordinance approving the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning;
6. An Ordinance approving the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad;
7. An Ordinance approving the Vacation of Abandoned Brandon Road, North of Schweitzer Road;
8. An Ordinance approving the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision;
9. An Ordinance approving the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25; and,
10. An Ordinance approving the Recording Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF JOLIET  
(10 Acres West of Brandon Road)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,  
AS FOLLOWS:**

**SECTION 1:** The territory described in Exhibit “A” is hereby annexed to and declared a part of the City of Joliet, and the corporate limits of the City of Joliet are hereby extended to include the subject property and all adjacent roadways not already within the corporate limits of any municipality. The territory described herein shall be included within the Councilmanic District set forth below, and the ordinance establishing and describing the Councilmanic Districts is hereby amended accordingly.

**SECTION 2:** The owner of record of the territory being annexed pursuant to this Ordinance shall hereafter be subject to all ordinances, resolutions, regulations and other lawful requirements as other territory located within the City of Joliet and shall be liable for the faithful and timely payment of all taxes, contributions and fees, including, but not be limited to, the School Site Contribution, the Park Site Contribution Ordinance, the Water Connection Charge, the Sanitary Sewer Connection Charge the Fire Protection District Disconnection Fee, the Public Library District Disconnection Fee, the Development Impact Fee and Assurances for Public Improvements.

**SECTION 3:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portions of this Ordinance. In particular, in the event the imposition of fees under Section 2 hereof is deemed invalid, such invalidity shall not affect the annexation made pursuant to this Ordinance.

**SECTION 4:** This Ordinance shall be in effect upon its passage. The City Clerk shall file a plat of annexation of the subject property with the County Clerk, the Recorder of Deeds and the Township Assessor.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN #: 30-07-32-200-008-0000  
ADDRESS: West of Brandon Road  
PLAN COMMISSION APPROVED: Yes  
CED DOC. NO.: A-12-21  
COUNCILMANIC DISTRICT NO.: 5

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432  
RETURN TO: City of Joliet, City Clerk's Office, 150 W. Jefferson St., Joliet, IL 60432

**EXHIBIT "A"**

CENTERPOINT INTERMODAL CENTER AT JOLIET – ANNEXATION PARCEL 9-1: THE EAST 10 ACRES OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32 LYING SOUTHERLY OF A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AND WHICH LINE CROSSES THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 WHICH IS 869.26 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE CLASSIFICATION OF NEWLY ANNEXED PROPERTY (10 Acres West of Brandon Road)**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby amended with the classification of the real property described in Exhibit “A” to I-TC (Intermodal Terminal – Industrial Park) zoning. The official zoning map of the City of Joliet shall be amended to reflect the classification of the subject property.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN #: 30-07-32-200-008-0000  
ADDRESS: West of Brandon Road  
PLAN COMMISSION APPROVED: Yes  
CED DOC. NO.: A-12-21  
COUNCILMANIC DISTRICT NO.: 5

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432  
RETURN TO: City of Joliet, City Clerk’s Office, 150 W. Jefferson St., Joliet, IL 60432

**EXHIBIT "A"**

CENTERPOINT INTERMODAL CENTER AT JOLIET – ANNEXATION PARCEL 9-1: THE EAST 10 ACRES OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32 LYING SOUTHERLY OF A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AND WHICH LINE CROSSES THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 WHICH IS 869.26 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

# PLAT OF ANNEXATION

P.I.N. 07-32-200-008

2611 BRANDON ROAD  
JOLIET, IL 60436

THE EAST 10 ACRES OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32 LYING SOUTHERLY OF A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AND WHICH LINE CROSSES THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 WHICH IS 869.26 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



SCALE 1" = 100'

LANDS CONVEYED BY  
QUIT CLAIM DEED  
(PER DOC. NO. R2009005756)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-016  
ZONING: CITY OF JOLIET I-T (A)

HATCH DENOTES LANDS  
WITHIN THE CORPORATE  
LIMITS OF THE  
CITY OF JOLIET

LANDS CONVEYED BY  
WARRANTY DEED  
(PER DOC. NO. R2007124281)  
OWNER: CJTR LLC  
PIN 07-32-200-003  
ZONING: CITY OF JOLIET I-T (A)

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2007170611)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-33-100-006  
ZONING: CITY OF JOLIET I-T (C)

**ANNEXATION PARCEL 9-1**  
**(AREA=10.000 ACRES +/-)**  
PROPOSED ZONING: CITY OF JOLIET I-T CAT 'C'

LANDS CONVEYED BY  
TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
EXISTING ZONING: WILL COUNTY A-1  
PIN 07-32-200-008

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2007170610)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-33-100-010  
ZONING: CITY OF JOLIET I-T (C)

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2011044127)  
OWNER: TOP SHELF LEASING LLC  
PIN 07-33-100-008  
ZONING: WILL COUNTY I-1

EAST LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

BRANDON ROAD

S02°05'38"E 869.26

N02°05'38"W 873.05

SOUTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

S87°28'18"W 500.05

LOT 53 - BLOCK 1  
CENTERPOINT INTERMODAL CENTER  
AT JOLIET PHASE TWENTY-FOUR  
(PER DOC. NO. R2021064443)  
OWNER: TOP SHELF LEASING LLC  
NEW PIN TO BE ASSIGNED  
ZONING: CITY OF JOLIET I-T (C)

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ANNEXATION OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

1st DAY OF October, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapesh@geotechincorp.com

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: CENTERPOINT PROP	FIELD BOOK #: N/A
DRAWN BY: CJT	DATE: 10/1/21
SCALE: 1"=100'	JOB NO. 17565

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY  
(CenterPoint Intermodal Center at Joliet – Northwest Brandon Road)**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Zoning Ordinance of the City of Joliet, ordinance No. 5285, as amended and ratified, is hereby amended with the reclassification of the real property described in Exhibit “A” to I-TB (Intermodal Terminal-Transportation Equipment); the official zoning map of the City of Joliet shall be amended to reflect the reclassification of the subject property.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES** \_\_\_\_\_

**VOTING NO** \_\_\_\_\_

**NOT VOTING** \_\_\_\_\_

PART OF PINS: 30-07-29-400-027-0000, 30-07-32-200-018-0000, 30-07-28-300-006-0000, 30-07-28-300-009-0000, 30-07-28-300-010-0000, 30-07-28-300-018-0000, 30-07-33-100-010-0000

ADDRESS: Northwest of Brandon Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: Z-6-21

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432

RETURN TO: City of Joliet, City Clerk’s Office, 150 W. Jefferson St., Joliet, IL 60432

## EXHIBIT A

### **EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 529.08 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST 107.54 FEET, NORTH 25 DEGREES 25 MINUTES 40 SECONDS EAST 285.80 FEET, NORTH 30 DEGREES 37 MINUTES 58 SECONDS EAST 62.34 FEET TO THE START OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 553.80 FEET, AND NORTHEASTERLY 410.24 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST 400.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 29; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 379.27 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 5.225 acres more or less.

AFFECTING P.I.N. 07-29-400-027 & 07-32-200-018

### **EXISTING I-T (CATEGORY C) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 860.43 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 57 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 64.65 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHWESTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 52 DEGREES 29 MINUTES 29 SECONDS WEST 644.83 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.80 FEET, THENCE NORTHWESTERLY 280.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 72 DEGREES 09 MINUTES 02 SECONDS WEST 275.07 FEET, AND SOUTH 88 DEGREES 11 MINUTES 24 SECONDS WEST 144.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 28;

THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 253.43 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 7.615 acres more or less

AFFECTING P.I.N. 07-28-300-006, -009, -010, -018 & 07-33-100-010

# PLAT OF ZONING

## EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B) LEGAL DESCRIPTION

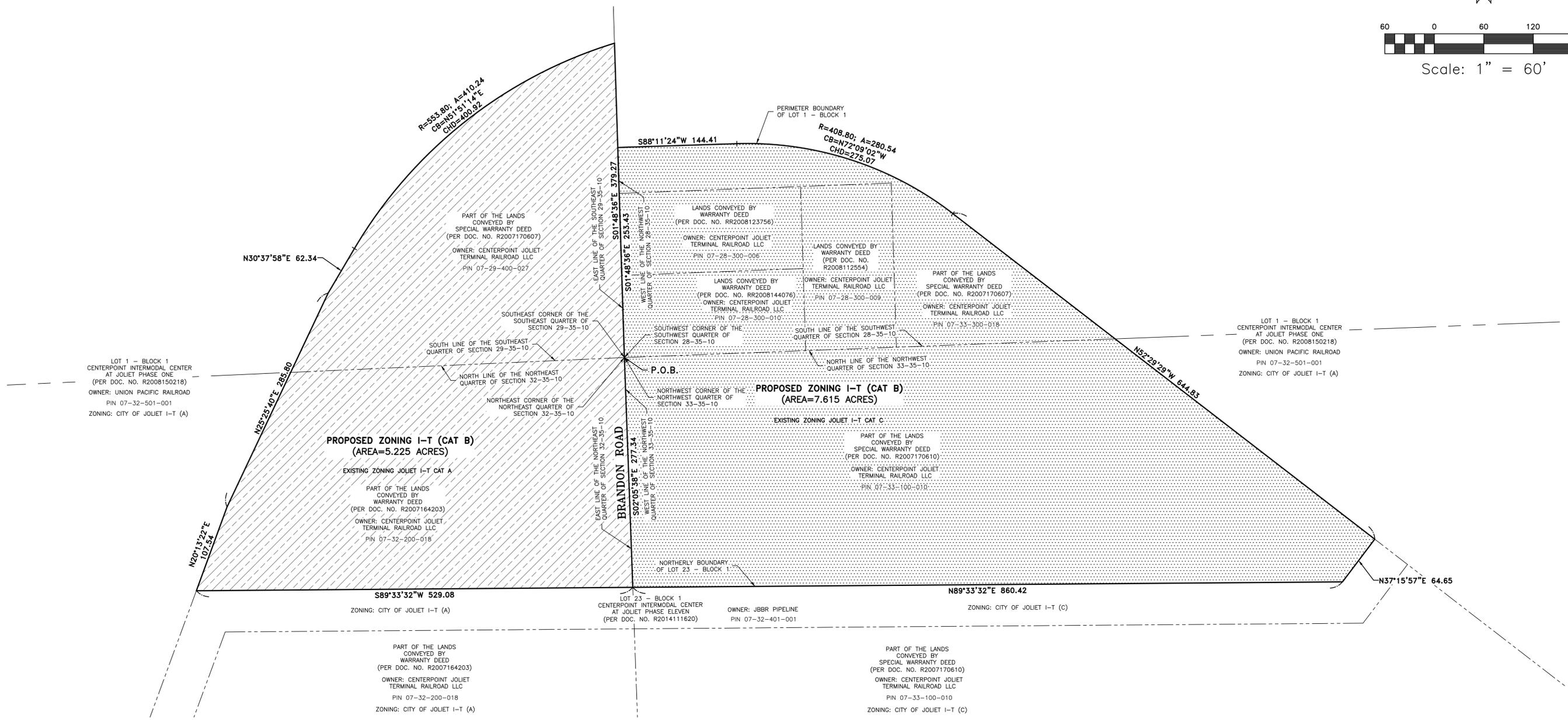
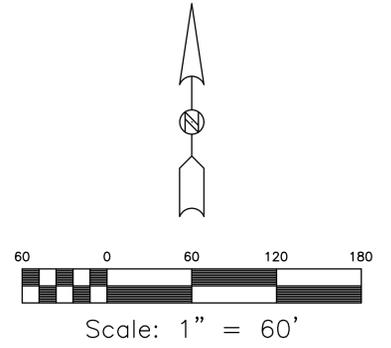
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 529.08 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST 107.54 FEET, NORTH 25 DEGREES 25 MINUTES 40 SECONDS EAST 285.80 FEET, NORTH 30 DEGREES 37 MINUTES 58 SECONDS EAST 62.34 FEET TO THE START OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 553.80 FEET, AND NORTHEASTERLY 410.24 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST 400.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 29; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 379.27 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 5.225 acres more or less.

## EXISTING I-T (CATEGORY B) TO PROPOSED I-T (CATEGORY B) LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 860.43 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 57 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 64.65 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 52 DEGREES 29 MINUTES 29 SECONDS WEST 644.83 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.80 FEET, THENCE NORTHEASTERLY 280.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 72 DEGREES 09 MINUTES 02 SECONDS WEST 275.07 FEET, AND SOUTH 88 DEGREES 11 MINUTES 24 SECONDS WEST 144.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 28; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 253.43 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 7.615 acres more or less.

IT-A TO IT-B  
P.I.N. #07-29-400-027  
07-32-200-018

IT-C TO IT-B  
P.I.N. #07-28-300-006  
07-28-300-009  
07-28-300-010  
07-28-300-018  
07-33-100-010



STATE OF ILLINOIS)  
COUNTY OF WILL )  
I, CHRISTOPHER M. PAPEH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS  
5th DAY OF October, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapeh@geotechincorp.com

DATE BY REVISION

PLAT OF ZONING  
I-T (A & C) TO I-T (B)  
DRAWN BY: CJT JOB # GJN17565  
CHECKED BY: CMP DATE: 10/05/2021

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

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

GJN17565

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY  
(CenterPoint Intermodal Center at Joliet – West Brandon Road)**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Zoning Ordinance of the City of Joliet, ordinance No. 5285, as amended and ratified, is hereby amended with the reclassification of the real property described in Exhibit “A” to I-TB (Intermodal Terminal-Transportation Equipment); the official zoning map of the City of Joliet shall be amended to reflect the reclassification of the subject property.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES** \_\_\_\_\_

**VOTING NO** \_\_\_\_\_

**NOT VOTING** \_\_\_\_\_

PART OF PINS: 30-07-32-200-012-0000, 30-07-32-200-016-0000, 30-07-32-200-018-0000, 30-07-33-100-010-0000

ADDRESS: West of Brandon Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: Z-7-21

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432

RETURN TO: City of Joliet, City Clerk’s Office, 150 W. Jefferson St., Joliet, IL 60432

## EXHIBIT A

### **EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 998.74 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 893.97 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AFORESAID LOT 23 – BLOCK 1; THENCE NORTH 16 DEGREES 01 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 60.34 FEET TO A CORNER ON SAID EASTERLY BOUNDARY; THENCE NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 997.77 FEET TO A CORNER ON SAID EASTERLY BOUNDARY, SAID CORNER ALSO BEING ON THE SOUTHERLY BOUNDARY OF AFORESAID LOT 23 – BLOCK 1; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 495.95 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 15.936 acres more or less

*AFFECTING P.I.N. 07-32-200-012, -016, & -018*

### **(LEGAL DESCRIPTION)**

### **EXISTING I-T (CATEGORY C) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 790.81 FEET TO A POINT ON A LINE LYING 146.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PERIMETER BOUNDARY OF LOT 1 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST ALONG SAID PARALLEL LINE, 586.57 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET, THENCE SOUTHEASTERLY 399.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 38 DEGREES 10 MINUTES 57 SECONDS EAST 395.40 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 29 SECONDS EAST 48.16 FEET; THENCE SOUTH 79 DEGREES 20 MINUTES 29 SECONDS WEST 374.00 FEET; THENCE SOUTH 46 DEGREES 58 MINUTES 33 SECONDS WEST 124.00 FEET; THENCE SOUTH 60 DEGREES 40 MINUTES 08 SECONDS WEST 282.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 779.03 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID NORTHWEST QUARTER, SAID POINT BEING 998.74 FEET SOUTH OF SOUTHERLY BOUNDARY

OF AFORESAID LOT 23 – BLOCK 1, AS MEASURED ALONG SAID WEST LINE; THENCE NORTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 998.74 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 26.684 acres more or less

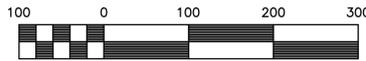
*AFFECTING P.I.N. 07-33-100-010*

# PLAT OF ZONING

I-T (A) TO I-T (B)  
P.I.N. 07-32-200-012  
07-32-200-016  
07-32-200-018

I-T (C) TO I-T (B)  
P.I.N. 07-33-100-010

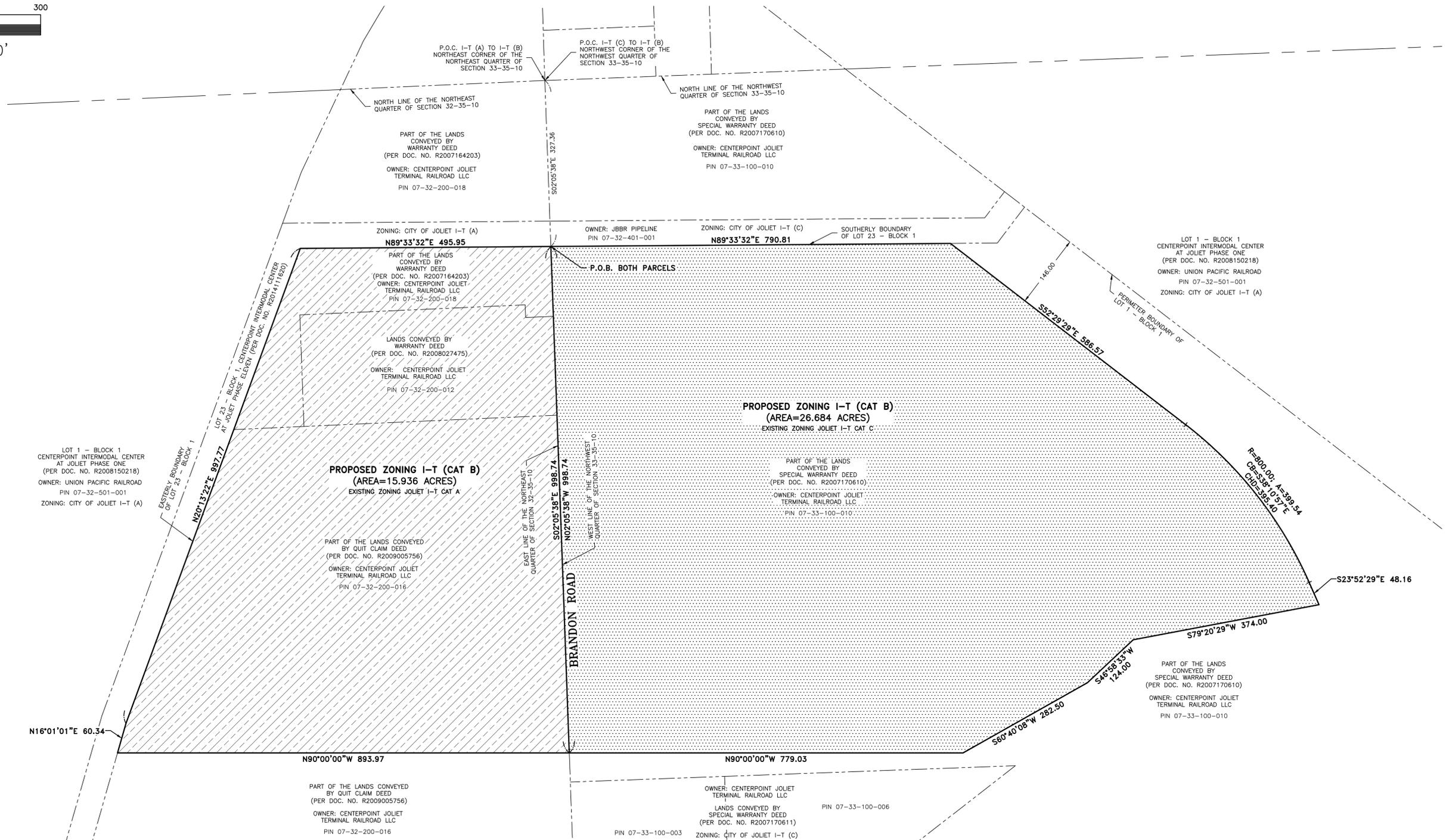
COMMON ADDRESS: VACANT LANDS LYING  
APPROX 430-FT NORTH  
OF 2611 BRANDON ROAD  
JOLIET, IL 60436



Scale: 1" = 100'

**EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B)**  
THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 998.74 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 893.97 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1; THENCE NORTH 18 DEGREES 01 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 60.34 FEET TO A CORNER ON SAID EASTERLY BOUNDARY; THENCE NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 997.77 FEET TO A CORNER ON SAID EASTERLY BOUNDARY, SAID CORNER ALSO BEING ON THE SOUTHERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 495.95 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 15.936 acres more or less.

**EXISTING I-T (CATEGORY C) TO PROPOSED I-T (CATEGORY B)**  
THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 790.81 FEET TO A POINT ON A LINE LYING 146.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST ALONG SAID PARALLEL LINE, 586.57 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET, THENCE SOUTHEASTERLY 399.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 38 DEGREES 10 MINUTES 57 SECONDS EAST 399.40 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 29 SECONDS EAST 48.16 FEET; THENCE SOUTH 79 DEGREES 20 MINUTES 29 SECONDS WEST 374.00 FEET; THENCE SOUTH 46 DEGREES 58 MINUTES 33 SECONDS WEST 124.00 FEET; THENCE SOUTH 60 DEGREES 40 MINUTES 08 SECONDS WEST 282.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 779.03 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID NORTHWEST QUARTER, SAID POINT BEING 998.74 FEET SOUTH OF SOUTHERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1, AS MEASURED ALONG SAID WEST LINE; THENCE NORTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 998.74 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 26.684 acres more or less.



STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS  
**6th** DAY OF **October**, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapest@geotechinc.com

DATE BY REVISION

PLAT OF ZONING  
I-T (A) & (C) TO I-T (B)  
DRAWN BY: CJT JOB # GJN17565  
CHECKED BY: CMP DATE: 10/06/2021

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

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

GJN17565

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY  
(CenterPoint Intermodal Center at Joliet – West Brandon Road)**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Zoning Ordinance of the City of Joliet, ordinance No. 5285, as amended and ratified, is hereby amended with the reclassification of the real property described in Exhibit “A” to I-TC (Intermodal Terminal-Industrial Park); the official zoning map of the City of Joliet shall be amended to reflect the reclassification of the subject property.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES** \_\_\_\_\_

**VOTING NO** \_\_\_\_\_

**NOT VOTING** \_\_\_\_\_

PART OF PINS: 30-07-32-200-003-0000 and 30-07-32-200-016-0000

ADDRESS: West of Brandon Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: Z-8-21

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432

RETURN TO: City of Joliet, City Clerk’s Office, 150 W. Jefferson St., Joliet, IL 60432

## EXHIBIT A

### **EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY C)**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 500.05 FEET TO THE SOUTHWEST CORNER OF THE LANDS CONVEYED BY TRUSTEE'S DEED, ACCORDING TO THE DOCUMENT RECORDED SEPTEMBER 10, 2021, AS DOCUMENT NUMBER R2021100173, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE, 337.79 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 48 SECONDS EAST 1050.83 FEET; THENCE NORTH 66 DEGREES 05 MINUTES 32 SECONDS EAST 117.00 FEET TO A POINT ON A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE AFORESAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 541.17 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 201.74 FEET TO THE NORTHEAST CORNER OF THE LANDS CONVEYED BY THE AFORESAID TRUSTEE'S DEED; THENCE SOUTH 87 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS CONVEYED, 500.04 FEET TO THE NORTHWEST CORNER OF SAID LANDS CONVEYED; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS ALONG THE WEST LINE OF SAID LANDS CONVEYED, 873.05 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 8.187 acres more or less

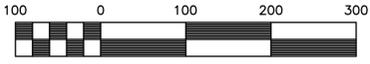
*AFFECTING P.I.N. 07-32-200-003, & -016*

# PLAT OF ZONING

COMMON ADDRESS: VACANT LANDS LYING  
NORTH & WEST OF  
2611 BRANDON ROAD  
JOLIET, IL 60436

## EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY C)

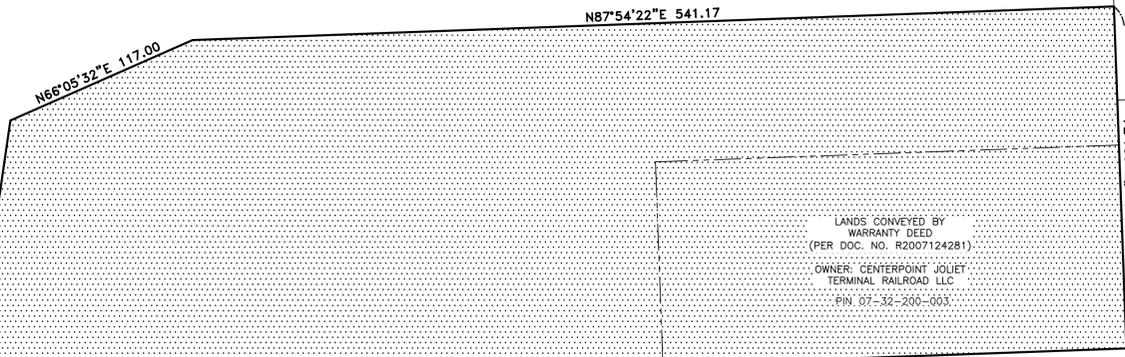
THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 500.05 FEET TO THE SOUTHWEST CORNER OF THE LANDS CONVEYED BY TRUSTEE'S DEED, ACCORDING TO THE DOCUMENT RECORDED SEPTEMBER 10, 2021, AS DOCUMENT NUMBER R2021100173, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE, 337.79 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 48 SECONDS EAST 1050.83 FEET; THENCE NORTH 66 DEGREES 05 MINUTES 32 SECONDS EAST 117.00 FEET TO A POINT ON A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE AFORESAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 541.17 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 201.74 FEET TO THE NORTHEAST CORNER OF THE LANDS CONVEYED BY THE AFORESAID TRUSTEE'S DEED; THENCE SOUTH 87 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS CONVEYED, 500.04 FEET TO THE NORTHWEST CORNER OF SAID LANDS CONVEYED; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS ALONG THE WEST LINE OF SAID LANDS CONVEYED, 873.05 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 8.187 acres more or less



Scale: 1" = 100'

PART OF THE LANDS CONVEYED  
BY QUIT CLAIM DEED  
(PER DOC. NO. R2009005756)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-016



PIN 07-33-100-003

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2007170611)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
ZONING: CITY OF JOLIET I-T (C)

PIN 07-33-100-006

LANDS CONVEYED BY  
WARRANTY DEED  
(PER DOC. NO. R2007124281)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-003

NORTHEAST CORNER OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

NORTHWEST CORNER OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

NORTH LINE OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

**PROPOSED ZONING I-T (CAT C)**  
(AREA=8.187 ACRES)  
EXISTING ZONING JOLIET I-T CAT A

PART OF THE LANDS CONVEYED  
BY QUIT CLAIM DEED  
(PER DOC. NO. R2009005756)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-016

N08°12'48"E 1050.83

WEST LINE OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

LANDS CONVEYED BY  
TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
EXISTING ZONING: WILL COUNTY A-1  
PIN 07-32-200-008

EAST LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

BRANDON ROAD  
S02°05'38"E 869.26

SOUTHWEST CORNER OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

P.O.C.  
SOUTHEAST CORNER OF  
THE NORTHEAST QUARTER  
OF SECTION 32-35-10

P.O.B.

SOUTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

S87°28'18"W 500.05

S87°28'18"W 337.79

LOT 53 - BLOCK 1  
CENTERPOINT INTERMODAL CENTER  
AT JOLIET PHASE TWENTY-FOUR  
(PER DOC. NO. R2021064443)

OWNER: 3301 BRANDON ROAD CNT-PR LLC

EXISTING ZONING: CITY OF JOLIET I-T (C)

NO NEW PIN ASSIGNED

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, CHRISTOPHER M. PAPESE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

6th DAY OF October, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapese@geotechincorp.com

04/17/2021

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

**CENTERPOINT INTERMODAL  
CENTER AT JOLIET**

**PLAT OF ZONING  
I-T (A) TO I-T (C)**  
DRAWN BY: CJT JOB # GJN17585  
CHECKED BY: CMP DATE: 10/05/2021

10/06/2021 CJT REDUCE FOOTPRINT  
DATE BY REVISION

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE VACATION OF RIGHT-OF-WAY OF PUBLIC STREETS  
(Portion of Schweitzer Road)**

**WHEREAS**, the Mayor and City Council hereby determine that the public interest will be subserved by the vacation of the public right of way described herein and public notice and hearing concerning the proposed vacation has been given and held in accordance with law.

**WHEREAS**, this Ordinance is adopted pursuant to Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/11-91-1 et seq.) and pursuant to the home rule powers of the City of Joliet;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:**

**SECTION 1:** The public right of way described in Exhibit “A” is hereby vacated, subject to the reservation of a public utility and drainage easement in, under, over and along the real property described in Exhibit “B”. Title to the vacated right of way shall vest solely in the owners of record of the real property described in Exhibit “C”, and their successors and assigns.

**SECTION 2:** The City of Joliet makes no warranties or any other representations concerning the real property vacated by this ordinance, including, but not limited to, matters of title, habitability, suitability, environmental hazard, zoning or market value.

**SECTION 3:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 4:** Upon passage of this Ordinance by the City of Joliet, this Ordinance shall be subject to review and approval by the Illinois Commerce Commission. The Ordinance shall be in effect upon approval from the Illinois Commerce Commission and approval according to law and upon its filing with the Recorder of Deeds.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN(s) of Property Receiving Title to Vacated Right of Way: 30-07-33-300-006-0000

VALUATION: N/A

EASEMENT RESERVED: NO

DATE OF PLAN COMMISSION APPROVAL: April 21, 2022

CED DOC. NO.: V-3-21

PLAT ATTACHED: YES

TRANSFEREES: CenterPoint Joliet Terminal Railroad, LLC, 1808 Swift Drive, Oak Brook, IL 60523-1501

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432

RETURN TO: City of Joliet, City Clerk's Office, 150 W. Jefferson St., Joliet, IL 60432

**EXHIBIT "A"**

THAT PART OF THE SCHWEITZER PUBLIC RIGHT-OF-WAY ROAD LYING EAST OF A POINT 375.00 FEET WEST OF THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; UNDERLYING PARTS OF LOT 47 - BLOCK 1, LOT 48 - BLOCK 1, AND LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-THREE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R2020046060, IN WILL COUNTY, ILLINOIS.

*AFFECTING P.I.N. 07-32-402-001, 07-33-301-001, 07-33-301-002, 11-04-102-001, 11-04-102-002, 11-04-102-004*

**EXHIBIT "B"**

N/A

**EXHIBIT "C"**

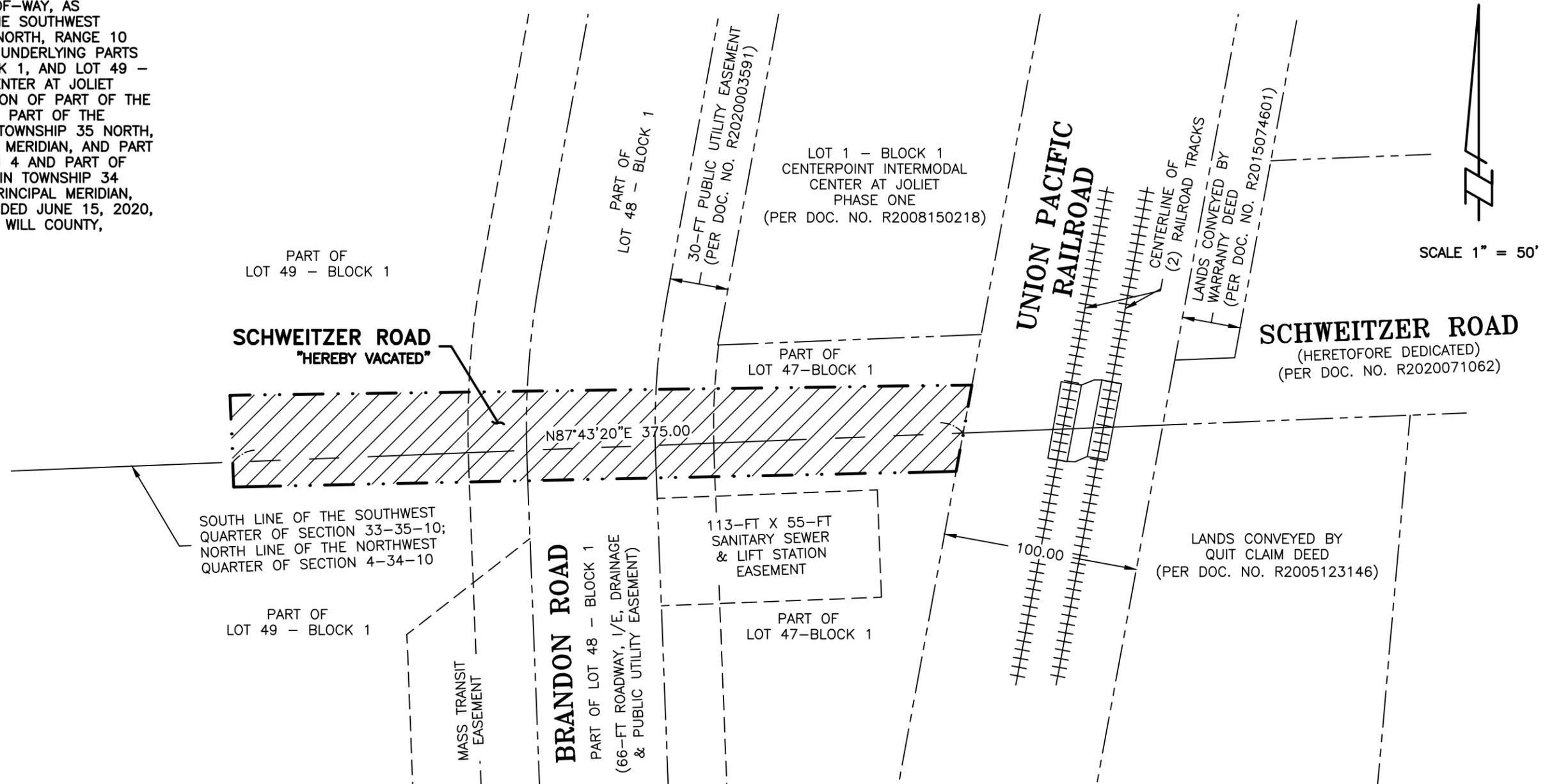
CenterPoint Joliet Terminal Railroad, LLC, 1808 Swift Drive, Oak Brook, IL 60523-1501

# VACATION EXHIBIT (SCHWEITZER ROAD)

P.I.N. 07-32-402-001, 07-33-301-001,  
07-33-301-002, 11-04-102-001,  
11-04-102-002, 11-04-102-004  
COMMON ADDRESS: SCHWEITZER ROAD AT  
BRANDON ROAD  
JOLIET, IL

**VACATION LEGAL DESCRIPTION:**

THAT PART OF THE SCHWEITZER PUBLIC RIGHT-OF-WAY ROAD LYING EAST OF A POINT 375.00 FEET WEST OF THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; UNDERLYING PARTS OF LOT 47 - BLOCK 1, LOT 48 - BLOCK 1, AND LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-THREE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R2020046060, IN WILL COUNTY, ILLINOIS.



**NOTES:**

1. THIS PROFESSIONAL SERVICE DOES NOT CONSTITUTE A BOUNDARY SURVEY, PURSUANT TO ILLINOIS MINIMUM STANDARDS.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THE BASIS OF BEARING FOR THE PLAT, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83-2011), BASED ON GNSS DATA OBSERVED UTILIZING THE TRIMBLE VRS-NOW NETWORK.

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369  
EXPIRATION DATE 11/30/2022

DATE: August 25, 2021

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: CENTERPOINT	FIELD BOOK #: N/A
DRAWN BY: CJT	DATE: 08/25/21
SCALE: 1"=50'	JOB NO. 17565

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE VACATION OF RIGHT-OF-WAY OF PUBLIC STREETS**  
**(Portion of Brandon Road)**

**WHEREAS**, the Mayor and City Council hereby determine that the public interest will be subserved by the vacation of the public right of way described herein and public notice and hearing concerning the proposed vacation has been given and held in accordance with law.

**WHEREAS**, this Ordinance is adopted pursuant to Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/11-91-1 et seq.) and pursuant to the home rule powers of the City of Joliet;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:**

**SECTION 1:** The public right of way described in Exhibit “A” is hereby vacated, subject to the reservation of a public utility and drainage easement in, under, over and along the real property described in Exhibit “B”. Title to the vacated right of way shall vest solely in the owners of record of the real property described in Exhibit “C”, and their successors and assigns.

**SECTION 2:** The City of Joliet makes no warranties or any other representations concerning the real property vacated by this ordinance, including, but not limited to, matters of title, habitability, suitability, environmental hazard, zoning or market value.

**SECTION 3:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 4:** Upon passage of this Ordinance by the City of Joliet, this Ordinance shall be subject to review and approval by the Illinois Commerce Commission. The Ordinance shall be in effect upon approval from the Illinois Commerce Commission and approval according to law and upon its filing with the Recorder of Deeds.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN(s) of Property Receiving Title to Vacated Right of Way: 30-07-33-300-001-0000

VALUATION: N/A

EASEMENT RESERVED: YES

DATE OF PLAN COMMISSION APPROVAL: April 21, 2022

CED DOC. NO.: V-4-21

PLAT ATTACHED: YES

TRANSFEREES: CenterPoint Joliet Terminal Railroad, LLC, 1808 Swift Drive, Oak Brook, IL 60523-1501

PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432

RETURN TO: City of Joliet, City Clerk's Office, 150 W. Jefferson St., Joliet, IL 60432

## **EXHIBIT "A"**

### PARCEL 1:

THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY UNDERLYING LOT 53 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R2021064443, IN WILL COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), IN WILL COUNTY, ILLINOIS.

### PARCEL 3:

THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), LYING NORTH OF THE LANDS CONVEYED BY SPECIAL WARRANTY DEED, ACCORDING TO THE DOCUMENT RECORDED MAY 6, 2011, AS DOCUMENT NUMBER R2011044127, IN WILL COUNTY, ILLINOIS.

AFFECTING PIN 07-32-200-003, 07-32-200-008, 07-32-200-012, 07-32-200-016, 07-32-200-018, 07-32-400-004, 07-32-400-006, 07-32-400-012, 07-32-400-013, 07-33-100-003, 07-33-100-006, 07-33-100-010, 07-33-300-001, 07-33-300-008

## **EXHIBIT "B"**

### Easement Parcel:

THE EAST 15.00 FEET OF THE WEST 40.00 FEET OF THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 200 FEET THEREOF AND ALSO EXPECTING THEREFROM LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2021, AS DOCUMENT NUMBER R2014111620, IN WILL COUNTY, ILLINOIS.

## **EXHIBIT "C"**

CenterPoint Joliet Terminal Railroad, LLC, 1808 Swift Drive, Oak Brook, IL 60523-1501

# VACATION EXHIBIT (BRANDON ROAD)

P.I.N. 07-32-200-003  
 07-32-200-008  
 07-32-200-012  
 07-32-200-016  
 07-32-200-018  
 07-32-400-004  
 07-32-400-006  
 07-32-400-012  
 07-32-400-013  
 07-33-100-006  
 07-33-100-003  
 07-33-100-010  
 07-33-300-001  
 07-33-300-008

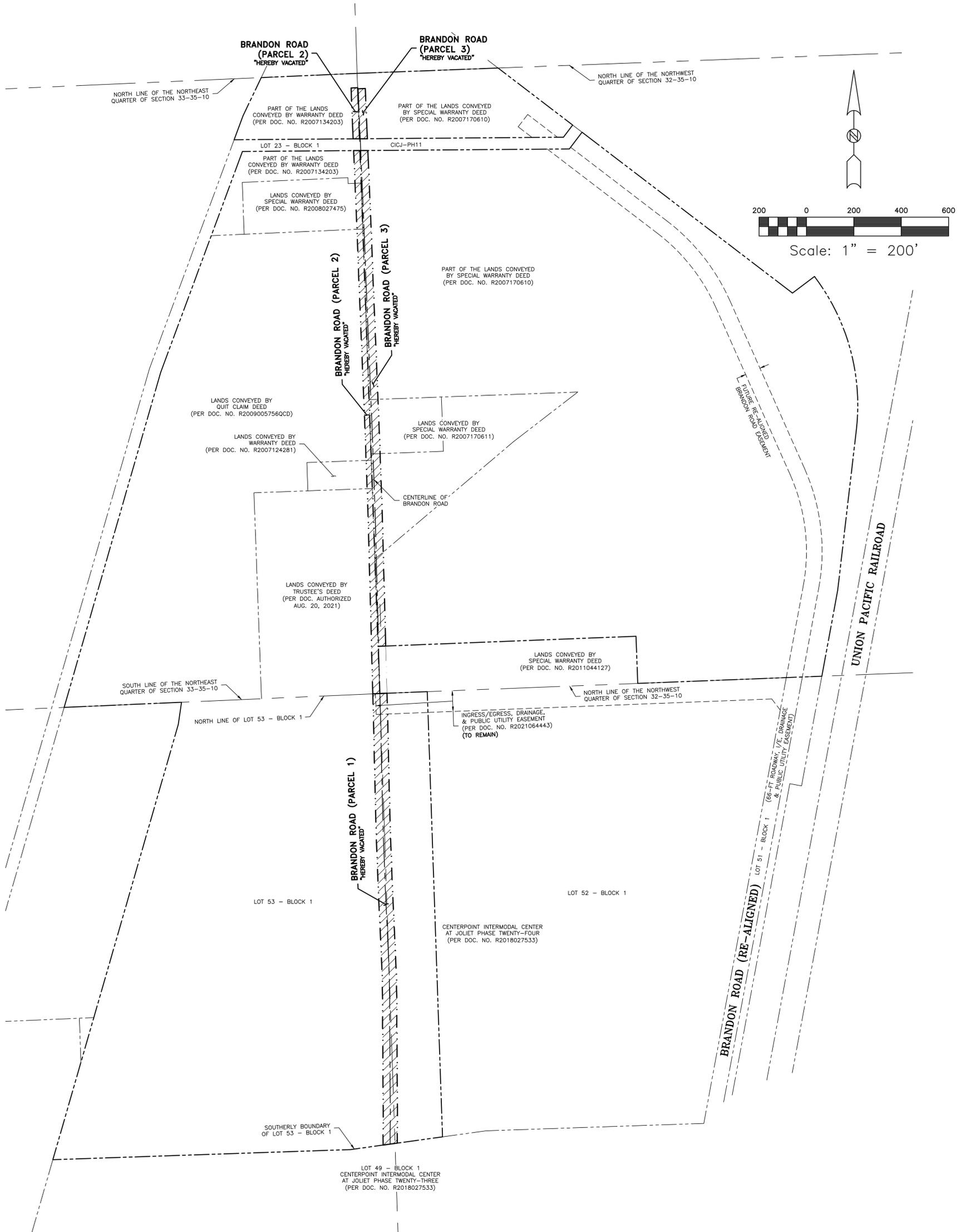
COMMON ADDRESS: 3301 BRANDON ROAD  
 JOLIET, IL AND LANDS  
 LYING 1/2 MI NORTH

**VACATION LEGAL DESCRIPTIONS:**

**PARCEL 1:**  
 THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY UNDERLYING LOT 53 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R2021064443, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**  
 THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), IN WILL COUNTY, ILLINOIS.

**PARCEL 3:**  
 THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), LYING NORTH OF THE LANDS CONVEYED BY SPECIAL WARRANTY DEED, ACCORDING TO THE DOCUMENT RECORDED MAY 6, 2011, AS DOCUMENT NUMBER R2011044127, IN WILL COUNTY, ILLINOIS.



**GENERAL NOTES:**

1. THIS PROFESSIONAL SERVICE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. M OR MEAS = DENOTES MEASURED ANGLES AND/OR DISTANCES.
6. C OR CALC = DENOTES CALCULATED ANGLES AND/OR DISTANCES.
7. R OR REC = DENOTES RECORD ANGLES AND/OR DISTANCES.
8. D = DENOTES DEED ANGLES AND/OR DISTANCES.
9. CICI-PH11 = DENOTES CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620.
10. THE INTENT OF THIS INSTRUMENT IS TO EXCLUSIVELY VACATE THE CITY OF JOLIET'S INTEREST IN BRANDON ROAD AS A PUBLIC RIGHT-OF-WAY.

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369  
 EXPIRATION DATE 11/30/2022  
 DATE: November 5, 2021

SP721N	<b>GEOTECH INC.</b> CONSULTING ENGINEERS - LAND SURVEYORS	<b>CENTERPOINT INTERMODAL CENTER AT JOLIET</b>	<b>VACATION EXHIBIT (BRANDON ROAD)</b>	11/05/2021 CJT ADD I/EE PER CITY STAFF
	1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010		DRAWN BY: CJT CHECKED BY: CMP	JOB # GJN17585 DATE: 09/13/2021
				DATE BY REVISION

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE PRELIMINARY PLAT OF A SUBDIVISION  
(CenterPoint Intermodal Center of Joliet – Brandon Amendment)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The attached preliminary plat of subdivision is hereby approved, subject to conditions set forth on the plat if any.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

SUBDIVISION: Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision

PIN: 30-07-28-300-006-0000, 30-07-28-300-009-0000, 30-07-28-300-010-0000, 30-07-28-300-018-0000, 30-07-29-400-027-0000, 30-07-32-200-003-0000, 30-07-32-200-008-0000, 30-07-32-200-012-0000, 30-07-32-200-016-0000, 30-07-32-200-017-0000, 30-07-32-200-018-0000; 30-07-32-400-012-0000, 30-07-32-400-013-0000, 30-07-32-400-014-0000, 30-07-33-100-003-0000, 30-07-33-100-006-0000, 30-07-33-100-010-0000 10-11-05-200-012-0000, 10-11-05-200-013-0000, 30-07-32-400-004-0000, 30-07-32-400-006-0000, 30-07-32-402-001-0000, 30-07-33-300-001-0000, 30-07-33-300-005-0000, 30-07-33-300-008-0000, 30-07-33-300-009-0000, 30-07-33-301-001-0000, 30-07-33-301-002-0000, 10-11-04-102-001-0000, 10-11-04-102-002-0000, 10-11-04-102-004-0000, 10-11-05-201-004-0000

PLAN COMMISSION APPROVED: Yes

CONDITIONS IMPOSED: N/A

CED DOC. NO.: P-10-21

# FINAL REVISION TO PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT)

OWNER/DEVELOPER: CENTERPOINT INTERMODAL RAILROAD LLC  
 1808 SWIFT DRIVE  
 OAK BROOK, IL 60453-1501  
 PH: 630-586-8000

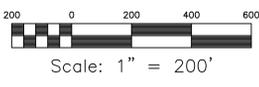
COMMON ADDRESS: LANDS NORTH OF  
 3501 BRANDON RD  
 JOLIET, IL

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

CIVIL ENGINEER: CEMCON, LTD.  
 C/O MATT WURLING  
 2280 WHITE OAK CIR, STE 100  
 GREAT WOLF CREEK  
 CREST HILL, IL 60403  
 PH: 630-862-2100

P.I.N. 07-28-300-006  
 07-28-300-009  
 07-28-300-010  
 07-28-300-018  
 07-29-400-027  
 07-32-200-003  
 07-32-200-008  
 07-32-200-012  
 07-32-400-016  
 07-32-400-018  
 07-32-400-024  
 07-32-400-026  
 07-32-400-012  
 07-32-400-013  
 07-32-400-014  
 07-32-402-001  
 07-33-100-003  
 07-33-100-006  
 07-33-100-010  
 07-33-300-001  
 07-33-300-005  
 07-33-300-008  
 07-33-300-009  
 07-33-301-001  
 07-33-301-002  
 11-04-102-001  
 11-04-102-002  
 11-04-102-004  
 11-05-200-012  
 11-05-200-013  
 11-05-201-004

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	VALVE VAULT	
	VALVE BOX	
	STORM SEWER MANHOLE	
	CATCH BASIN	
	INLET	
	FLARED END SECTION	
	SANITARY SEWER MANHOLE	
	STREET LIGHT	



BENCHMARK:  
 REFERENCE MARK: WILL COUNTY CONTROL STATION 716, NGS 3-D MARKER  
 ELEVATION = 542.82 (NAVD83-GEOD12B)

**CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) (476.414 ACRES)**

LOT NUMBER	LOT AREA (ACRES)
LOT 47 - BLOCK 1	2.367 ACRES
LOT 48 - BLOCK 1	3.038 ACRES
LOT 49 - BLOCK 1	120.180 ACRES

**EXISTING PHASE 24**

LOT NUMBER	LOT AREA (ACRES)
LOT 50 - BLOCK 1	1.875 ACRES
LOT 51 - BLOCK 1	2.821 ACRES
LOT 52 - BLOCK 1	58.328 ACRES
LOT 53 - BLOCK 1	58.773 ACRES

**PROPOSED PHASE 25**

LOT NUMBER	LOT AREA (ACRES)
LOT 54 - BLOCK 1	102.156 ACRES
LOT 55 - BLOCK 1	4.421 ACRES
LOT 56 - BLOCK 1	0.287 ACRES
LOT 57 - BLOCK 1	12.263 ACRES
LOT 58 - BLOCK 1	96.201 ACRES
LOT 59 - BLOCK 1	56.890 ACRES

BENCHMARK:  
 REFERENCE MARK: WILL COUNTY CONTROL STATION 716,  
 NGS 3-D MARKER  
 ELEVATION = 542.82 (NAVD83-GEOD12B)



- GENERAL NOTES:**
- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT SHOWN HEREON, IS THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027833.
  - THE EXISTING IMPROVEMENTS, DEPICED HEREON, ARE BASED ON DATA COLLECTED BY GEOTECH, INC. FROM JANUARY, 2017, TO OCTOBER, 2017, AND SUPPLEMENTAL DATA COLLECTED BY CEMCON, LTD.
  - PHASE = CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE.
  - SWM = DENOTES STORM WATER MANAGEMENT.
  - THE SUBJECT PROPERTY IS ENTIRELY IN A CITY OF JOLIET I-7 ZONING DISTRICT.
  - THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET I-7 ZONING DISTRICT REQUIREMENTS AND THE ORDINANCES THEREOF.
  - PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELEVATION MAPS AND FLOODPLAIN STUDY PREPARED BY CEMCON, LTD.
  - THERE IS NO MAPPED REGULATORY FLOODWAY WITHIN THE PROPOSED SUBDIVISION.
  - THE OWNER/DEVELOPER IS ATTEMPTING TO OBTAIN A CONDITIONAL LETTER OF MAP REVISION (CLMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO RECONFIGURE THE FLOODPLAIN LIMITS. A FINAL LETTER OF MAP REVISION BASED UPON FILL (LOW) HAS BEEN RECEIVED FROM FEMA FOR THIS DEVELOPMENT.
  - THE PROPOSED STORM WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY ON LOT 59 - BLOCK 1 IS FOR THE NON-EXCLUSIVE USE OF THE PROPOSED SUBDIVISION.
  - MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR BRIDGING, 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 AREAS. DETENTION BASINS WILL BE UTILIZED TO DETAIN UP TO 15.00 CFS OF FLOW. DETENTION SHALL BE MAINTAINED BY THE CITY OF JOLIET ZONING DISTRICT.
  - BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INLET AND OUTFLOW STORM SEWERS, NATIVE PLANTING/RETAINMENT PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
  - THE STORM WATER OUTFLOW 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 605.155/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
  - PURSUANT TO THE APPROVED ANTI-CORROSION 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 LOTS). THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
  - LOT 48 - BLOCK 1, LOT 51 - BLOCK 1, AND LOT 52 - BLOCK 1 SHALL BE ENTIRELY COVERED BY A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
  - LOT 47 - BLOCK 1, LOT 49 - BLOCK 1, LOT 50 - BLOCK 1, LOT 54 - BLOCK 1, AND LOT 55 - BLOCK 1 WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
  - THE PROPOSED STORM WATER MANAGEMENT FACILITY ON LOT 59 - BLOCK 1 WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO IDENTIFIED WETLANDS ON OR THROUGH THE PROPOSED SUBDIVISION.
  - ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET FOR SEWERAGE COVER.
  - EXISTING BRANDON ROAD THROUGH THE PREMISE SHALL BE VACATED AND RELOCATED TO A PROPOSED ROADWAY EASEMENT WITHIN EXISTING LOT 48 - BLOCK 1 AND PROPOSED LOT 1 AND LOT 50 - BLOCK 1.
  - EXISTING SCHWITZER ROAD, WEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY SHALL BE VACATED ENTIRELY.
  - THE EXISTING DRY UTILIZATION AND EAST ALONG EXISTING BRANDON ROAD SHALL BE RELOCATED TO THE EAST OF THE RE-ALIGNED BRANDON ROAD INTO LOT 47 - BLOCK 1, LOT 50 - BLOCK 1, AND PROPOSED LOT 1 AND LOT 50 - BLOCK 1 WITHIN THE RE-ALIGNED BRANDON ROAD RIGHT-OF-WAY EASEMENT ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R202003281, AND A PROPOSED PUBLIC UTILITY EASEMENT.
  - THE EXISTING BRANDON ROAD RIGHT-OF-WAY HAS BEEN SECURED AT THE SCHWITZER ROAD CROSSING ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2020071062, AND A TRUCK TURNAROUND CUL-DE-SAC HAS BEEN CONSTRUCTED AT SAID CROSSING.
  - SINCE THE SCHWITZER ROAD CROSSING AT THE UNION PACIFIC RAILROAD HAS BEEN CLOSED, THE PUBLICLY DEDICATED PORTION OF BRANDON ROAD, NORTH OF MILLIGAN ROAD, SHALL BE VACATED AND CONVEYED TO CENTERPOINT INTERMODAL RAILROAD LLC, A PRIVATE ROAD AND A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT WILL BE RECEIVED.
  - UNLESS OTHERWISE NOTED, ALL PARCELS ABUTTING THIS PROPOSED SUBDIVISION ARE CLASSIFIED WITHIN THE CITY OF JOLIET INTERMODAL TERMINAL (I-7) DISTRICT.
  - PORTIONS OF SCHWITZER ROAD AND BRANDON ROAD WERE VACATED BY THE CITY OF JOLIET ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2020071062.
  - CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE WAS RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R202004060.
  - THE INGRESS/EGRESS EASEMENT ALONG THE NORTH SIDE OF LOT 52 - BLOCK 1 AND AT THE NORTHEAST CORNER OF LOT 53 - BLOCK 1 IS FOR THE BENEFIT OF SAID LOT 53 - BLOCK 1 AND THE LANDS CONVEYED BY WARRANTY DEED IN TRUST ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R202003311 AND THE LANDS CONVEYED BY SPECIAL WARRANTY DEED ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R201044127.
  - CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE WAS RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R202106443.

STATE OF ILLINOIS  
 COUNTY OF WILL'S ss

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON \_\_\_\_\_ 2021.

CHAMPERSON SECRETARY

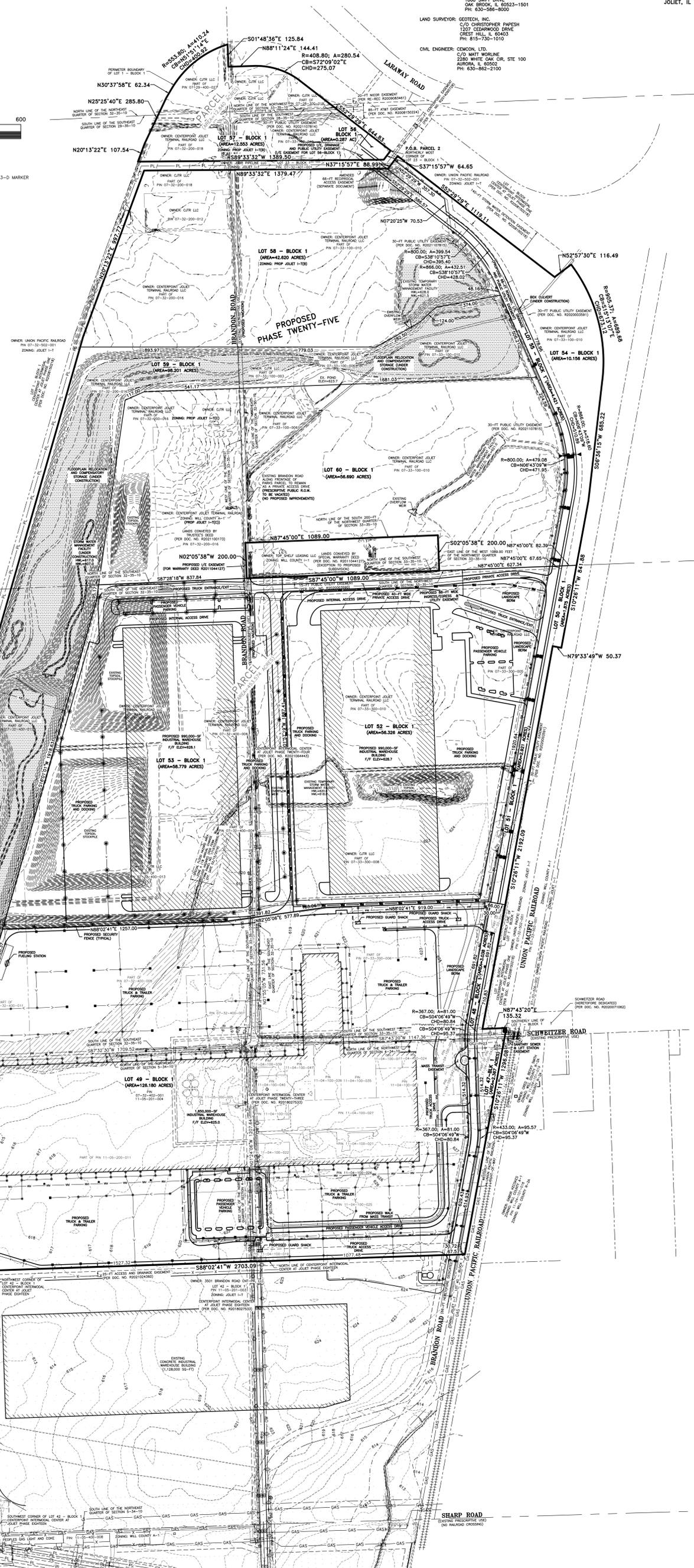
STATE OF ILLINOIS  
 COUNTY OF WILL'S ss

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_ 2021.

MAYOR CITY CLERK

PREPARED BY: CHRISTOPHER W. PARESH, P.L.L.C. NO. 3369  
 LICENSE EXPIRATION DATE: 11/30/2022

DATE: November 5, 2021



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

**CENTERPOINT INTERMODAL CENTER AT JOLIET**

**REVISED PRELIMINARY PLAT OF SUBDIVISION**

DRAWN BY: CJT JOB # GJN17565  
 CHECKED BY: CJP DATE: 11/15/2019

11/05/2021 CUT TITLE PER CITY STAFF  
 10/14/2021 CUT JOLIET SUBMITTAL  
 09/24/2021 CUT PER CLIENT  
 09/07/2021 CUT PHASE 25 & PARKS ADD  
 04/08/2021 CUT PER CITY REVIEW (PH 24)  
 03/12/2021 CUT R202004060 PHASE 24  
 01/11/2020 CUT PER CITY REVIEW #1  
 DATE BY REVISION

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE FINAL PLAT OF A SUBDIVISION  
(CenterPoint Intermodal Center at Joliet Subdivision – Brandon Amendment)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The attached final plat of subdivision is hereby approved, subject to conditions set forth on the plat if any.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

SUBDIVISION: CenterPoint Intermodal Center at Joliet Subdivision, Phase 25  
PIN: 30-07-28-300-006-0000, 30-07-28-300-009-0000, 30-07-28-300-010-0000, 30-07-28-300-018-0000, 30-07-29-400-027-0000, 30-07-32-200-003-0000, 30-07-32-200-008-0000, 30-07-32-200-012-0000, 30-07-32-200-016-0000, 30-07-32-200-017-0000, 30-07-32-200-018-0000; 30-07-32-400-012-0000, 30-07-32-400-013-0000, 30-07-32-400-014-0000, 30-07-33-100-003-0000, 30-07-33-100-006-0000, 30-07-33-100-010-0000 10-11-05-200-012-0000, 10-11-05-200-013-0000, 30-07-32-400-004-0000, 30-07-32-400-006-0000, 30-07-32-402-001-0000, 30-07-33-300-001-0000, 30-07-33-300-005-0000, 30-07-33-300-008-0000, 30-07-33-300-009-0000, 30-07-33-301-001-0000, 30-07-33-301-002-0000, 10-11-04-102-001-0000, 10-11-04-102-002-0000, 10-11-04-102-004-0000, 10-11-05-201-004-0000

PLAN COMMISSION APPROVED: Yes

CONDITIONS IMPOSED: N/A

CED DOC. NO.: FP-7-21



**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE APPROVING THE RECORDING PLAT OF A SUBDIVISION**  
**(CenterPoint Intermodal Center at Joliet – Brandon Amendment)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The attached recording plat of subdivision is hereby approved subject to conditions set forth on the plat or in Exhibit “A” if any.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

SUBDIVISION: CenterPoint Intermodal Center at Joliet Subdivision, Phase 25

PIN: 30-07-28-300-006-0000, 30-07-28-300-009-0000, 30-07-28-300-010-0000, 30-07-28-300-018-0000, 30-07-29-400-027-0000, 30-07-32-200-003-0000, 30-07-32-200-008-0000, 30-07-32-200-012-0000, 30-07-32-200-016-0000, 30-07-32-200-017-0000, 30-07-32-200-018-0000; 30-07-32-400-012-0000, 30-07-32-400-013-0000, 30-07-32-400-014-0000, 30-07-33-100-003-0000, 30-07-33-100-006-0000, 30-07-33-100-010-0000 10-11-05-200-012-0000, 10-11-05-200-013-0000, 30-07-32-400-004-0000, 30-07-32-400-006-0000, 30-07-32-402-001-0000, 30-07-33-300-001-0000, 30-07-33-300-005-0000, 30-07-33-300-008-0000, 30-07-33-300-009-0000, 30-07-33-301-001-0000, 30-07-33-301-002-0000, 10-11-04-102-001-0000, 10-11-04-102-002-0000, 10-11-04-102-004-0000, 10-11-05-201-004-0000

PLAN COMMISSION APPROVED: N/A

CED DOC. NO.: RP-12-21

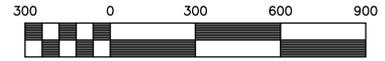
PREPARED BY: James Torri, Planning Director, City of Joliet, 150 W. Jefferson St., Joliet, IL 60432

RETURN TO: City of Joliet, City Clerk’s Office, 150 W. Jefferson St., Joliet, IL 60432

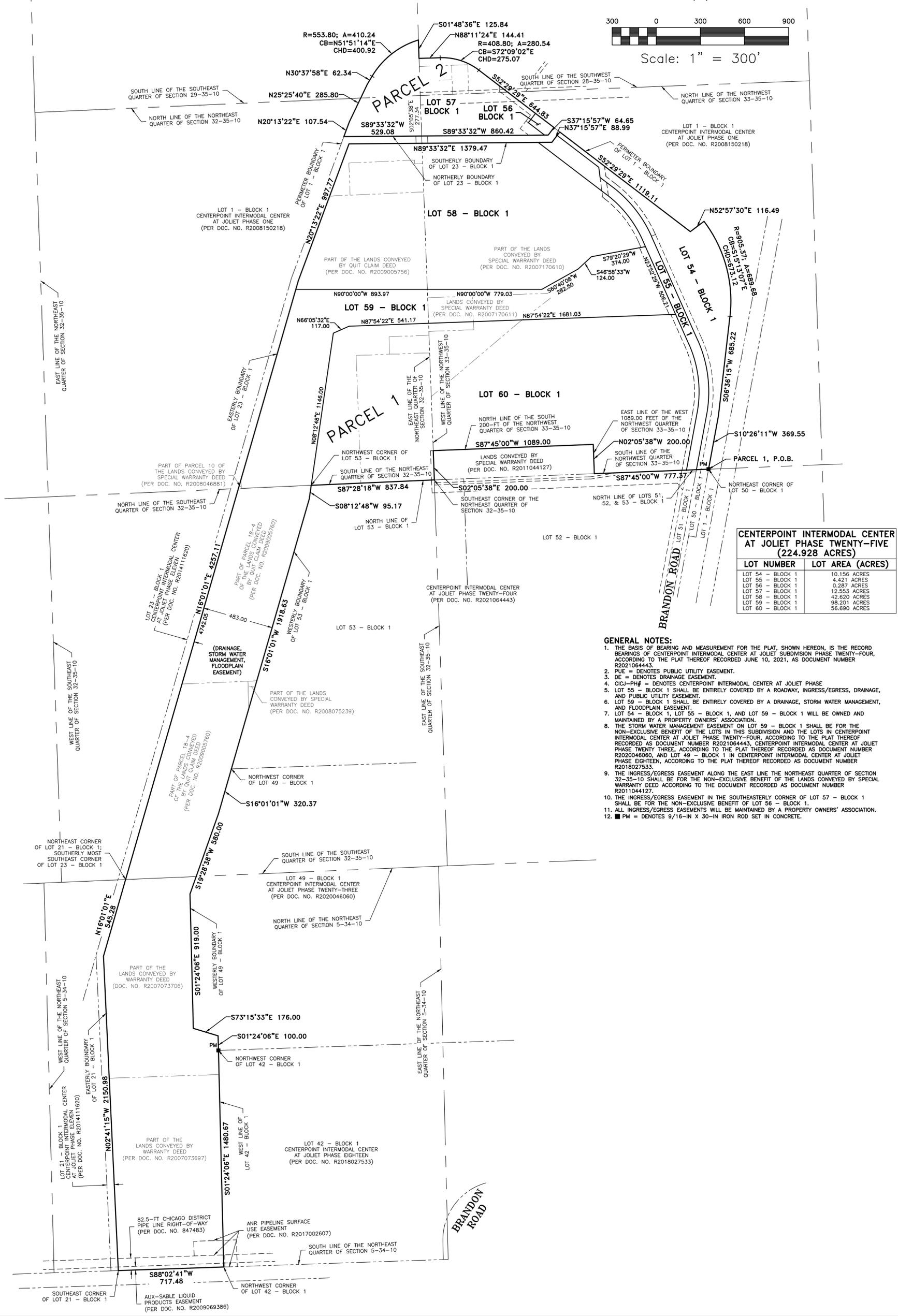
**SHEET INDEX:**  
 SHEET 1: OVERALL SUBDIVISION; NOTES  
 SHEET 2: DETAIL OF NORTHERLY LOTS  
 SHEET 3: DETAIL OF SOUTHERLY LOTS  
 SHEET 4: SURVEYOR'S CERTIFICATION; OWNER CERTIFICATION; GOVERNMENTAL CERTIFICATIONS; EASEMENT PROVISIONS

# RECORDING PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE

BEING A SUBDIVISION PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, AND PART OF THE NORTHWEST QUARTER OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND PART OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 35 NORTH, 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



Scale: 1" = 300'



CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE (224.928 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 54 - BLOCK 1	10.156 ACRES
LOT 55 - BLOCK 1	4.421 ACRES
LOT 56 - BLOCK 1	0.287 ACRES
LOT 57 - BLOCK 1	12.583 ACRES
LOT 58 - BLOCK 1	42.620 ACRES
LOT 59 - BLOCK 1	98.201 ACRES
LOT 60 - BLOCK 1	56.690 ACRES

**GENERAL NOTES:**

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION PHASE TWENTY-FOUR, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R2021064443.
2. PUE = DENOTES PUBLIC UTILITY EASEMENT.
3. DE = DENOTES DRAINAGE EASEMENT.
4. CICI-PM# = DENOTES CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE.
5. LOT 55 - BLOCK 1 SHALL BE ENTIRELY COVERED BY A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
6. LOT 59 - BLOCK 1 SHALL BE ENTIRELY COVERED BY A DRAINAGE, STORM WATER MANAGEMENT, AND FLOODPLAIN EASEMENT.
7. LOT 54 - BLOCK 1, LOT 55 - BLOCK 1, AND LOT 59 - BLOCK 1 WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.
8. THE STORM WATER MANAGEMENT EASEMENT ON LOT 59 - BLOCK 1 SHALL BE FOR THE NON-EXCLUSIVE BENEFIT OF THE LOTS IN THIS SUBDIVISION AND THE LOTS IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2021064443, CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-THREE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2020046060, AND LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE EIGHTEEN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2018027533.
9. THE INGRESS/EGRESS EASEMENT ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32-35-10 SHALL BE FOR THE NON-EXCLUSIVE BENEFIT OF THE LANDS CONVEYED BY SPECIAL WARRANTY DEED ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2011044127.
10. THE INGRESS/EGRESS EASEMENT IN THE SOUTHEASTERLY CORNER OF LOT 57 - BLOCK 1 SHALL BE FOR THE NON-EXCLUSIVE BENEFIT OF LOT 56 - BLOCK 1.
11. ALL INGRESS/EGRESS EASEMENTS WILL BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.
12. PM = DENOTES 9/16-IN X 30-IN IRON ROD SET IN CONCRETE.

**1**

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

**CENTERPOINT INTERMODAL CENTER AT JOLIET**

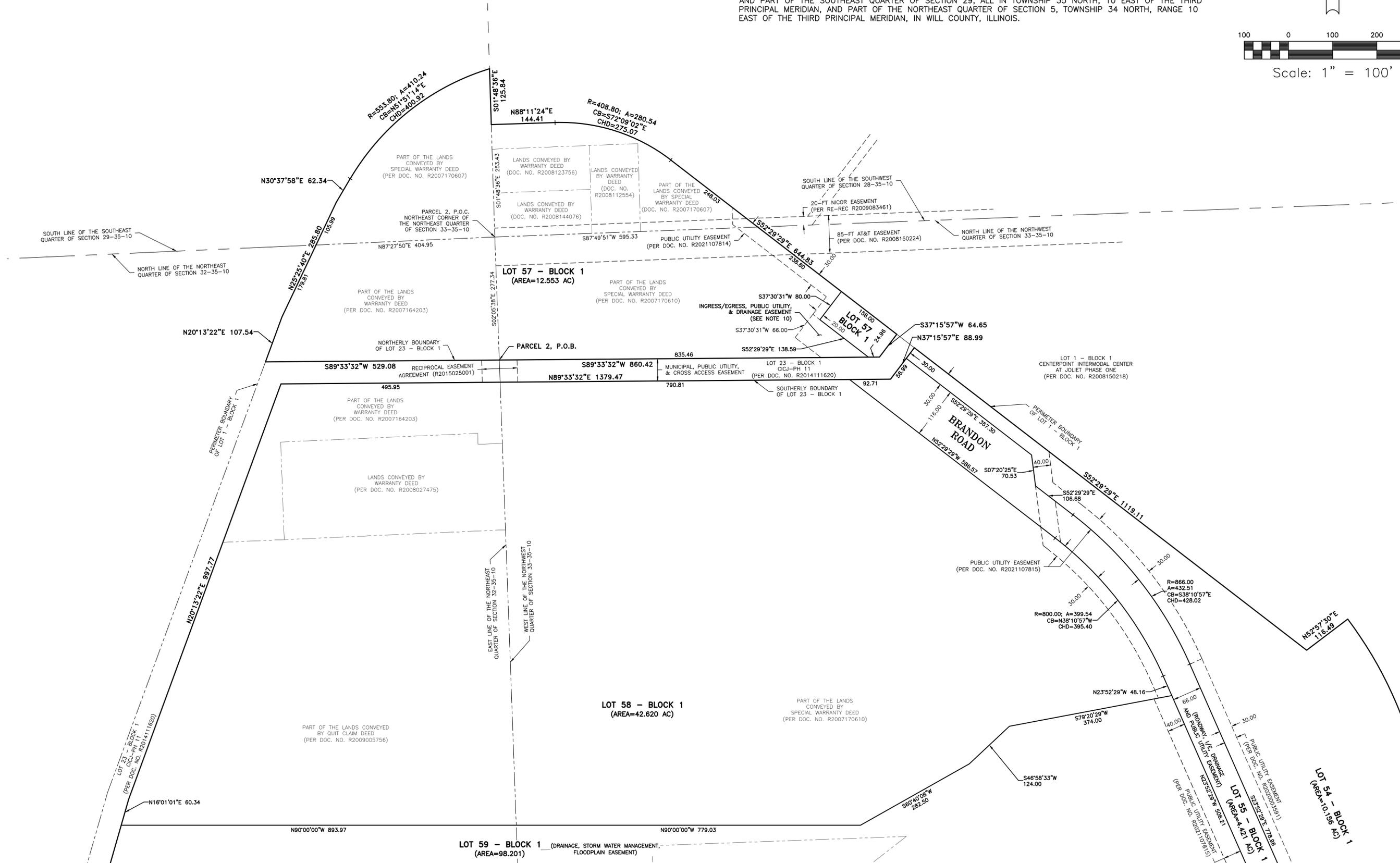
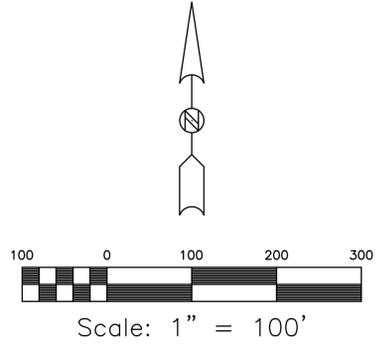
**PHASE TWENTY-FIVE PLAT OF SUBDIVISION**

DRAWN BY: CJT      JOB # GJN17585  
 CHECKED BY: CMP      DATE: 04/25/2022

DATE BY REVISION

# RECORDING PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE

BEING A SUBDIVISION PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, AND PART OF THE NORTHWEST QUARTER OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND PART OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 35 NORTH, 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



SEE PAGE 3 FOR CONTINUATION

DATE BY REVISION

PHASE TWENTY-FIVE  
PLAT OF SUBDIVISION  
DRAWN BY: CJT JOB # GJN17565  
CHECKED BY: CMP DATE: 04/25/2022

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

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

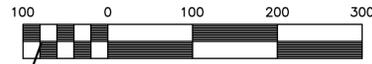
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GJN17565

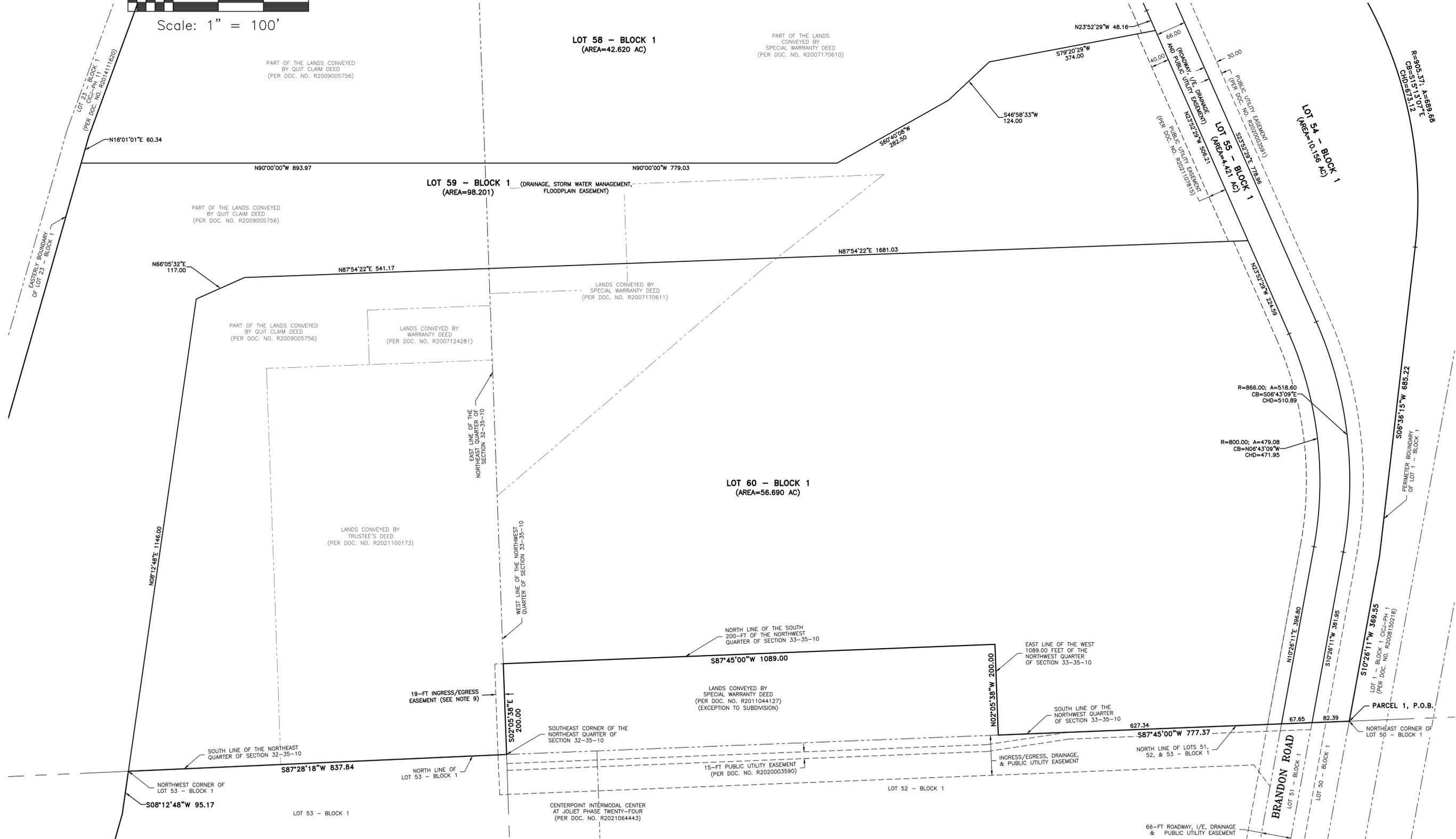
# RECORDING PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE

BEING A SUBDIVISION PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, AND PART OF THE NORTHWEST QUARTER OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND PART OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 35 NORTH, 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

SEE PAGE 2 FOR CONTINUATION



Scale: 1" = 100'



SEE PAGE 1 FOR CONTINUATION

DATE BY REVISION

PHASE TWENTY-FIVE  
PLAT OF SUBDIVISION  
DRAWN BY: CJT JOB # GJN17565  
CHECKED BY: CMP DATE: 04/25/2022

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

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

3  
GJN17565

# RECORDING PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE

BEING A SUBDIVISION PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32, AND PART OF THE NORTHWEST QUARTER OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND PART OF THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 35 NORTH, 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

STATE OF ILLINOIS )  
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT CENTERPOINT JOLIET TERMINAL RAILROAD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID CENTERPOINT JOLIET TERMINAL RAILROAD LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED ON THIS PLAT, WHICH IS KNOWN AS CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR IS LOCATED WITHIN THE BOUNDARY LIMITS OF LARAWAY COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 70C AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

CENTERPOINT JOLIET TERMINAL RAILROAD LLC,  
LIMITED LIABILITY COMPANY  
BY: CENTERPOINT PROPERTIES TRUST,  
A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS MANAGER  
1808 SWIFT DRIVE  
OAK BROOK, IL 60523

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF DU PAGE) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ AS

\_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF CENTERPOINT PROPERTIES TRUST, MANAGER OF CENTERPOINT JOLIET TERMINAL RAILROAD LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS OFFICERS OF CENTERPOINT PROPERTIES TRUST, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

NOTARY PUBLIC

**GRANT OF NON-EXCLUSIVE EASEMENT**  
CENTERPOINT JOLIET TERMINAL RAILROAD, LLC, an Illinois limited liability company, its successors and assigns ("Grantor"), in consideration of the sum of Ten and No/100 Dollar (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby gives and grants to COMMONWEALTH EDISON COMPANY, an Illinois Corporation, COMCAST CABLE COMMUNICATIONS, INC., and ILLINOIS BELL TELEPHONE COMPANY dba AT&T ILLINOIS, an Illinois corporation (collectively "Grantees"), their respective licensees, successors and assigns, jointly and severally a non-exclusive easement to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, wires transformers, and other facilities used in connection with the transmission and distribution of electricity, communication, sounds and signals in, over, under, across, along and upon the surface of the property labeled on this Plat of Subdivision as "PUE", "PUADE", "Public Utility Easement" or "Public Utility and Drainage Easement" (collectively, the "Easement Areas"), together with right of access to the same and the right, from time to time, to trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of the Easement Areas. Obstructions shall not be placed over Grantees' facilities or in, upon and over the Easement Areas without prior consent of the Grantees; provided however, Grantor reserves to itself, its successors and assigns, the right to construct, use, operate, maintain, repair and replace across, over and/or under the Easement Areas, telephone, electricity, water, gas, gasoline, oil and sewer lines, rail and rail related facilities, roads and road related facilities and other facilities and structures in such a manner as not to create an unreasonable interference with the use of the easement hereby granted in the Easement Area without Grantees' consent. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to materially interfere with the operation and maintenance thereof.

**GRANT OF NON-EXCLUSIVE EASEMENT**  
CENTERPOINT JOLIET TERMINAL RAILROAD, LLC, an Illinois limited liability company, its successors and assigns ("Grantor"), in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NICOR GAS ("Nicor"), does hereby give and grant unto said NICOR GAS, its successors and assigns, a perpetual, non-exclusive easement and right-of-way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary facilities appurtenant thereto, in, upon, under, along and across the property labeled on this Plat of Subdivision for "PUE", "PUADE", "Public Utility Easement" or "Public Utility and Drainage Easement" (collectively, the "Easement Areas") together with reasonable right of access thereto for said purposes. Grantor reserves the right to use the Easement Areas in any manner not inconsistent with the rights granted herein, including without limitation, the right to construct, use, operate, maintain, repair and replace across, over and/or under the Easement Areas, telephone, telegraph, electricity, water, gas, gasoline, oil and sewer lines, rail and rail related facilities, roads and road related facilities and other facilities and structures. Nicor shall restore all of that portion of Grantor's property impacted, damaged and/or disturbed by Nicor or during the original installation of Nicor's facilities on Grantor's property, and also during any subsequent maintenance, repair, replacement or removal of Nicor's facilities on Grantor's property, all to a condition as good as or better than that which existed prior to Nicor entering Grantor's property. Regarding such restoration, Grantor acknowledges that property restoration is dependent upon weather; therefore, weather permits, Nicor agrees that it shall perform all such restoration in a timely manner.

**GRANT OF NON-EXCLUSIVE EASEMENT**  
CENTERPOINT JOLIET TERMINAL RAILROAD, LLC, an Illinois limited liability company, its successors and assigns ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, gives and grants to the CITY OF JOLIET (the "City"), its successors and assigns: (i) a perpetual, non-exclusive easement and right-of-way for the purpose of laying, maintaining, operating, renewing, replacing and removing storm water drainage pipes, feeders and laterals, associated manholes and any necessary facilities appurtenant thereto in connection with the transmission and distribution of storm water runoff, in, upon, under, along and across the property labeled on this Plat of Subdivision for "PUE", "PUADE", "Public Utility Easement" or "Public Utility and Drainage Easement" (collectively, the "Storm Water Management Easement Areas") together with reasonable right of access thereto for said purposes; and (ii) a perpetual, non-exclusive easement and right-of-way for the purpose of laying, maintaining, operating, renewing, replacing and removing water mains, feeders and laterals, and sanitary sewer drainage pipes, feeders and laterals, and associated manholes and any necessary facilities appurtenant thereto in connection with the transmission and distribution of water and sanitary sewer services in, upon, under, along and across the property labeled on this Plat of Subdivision for "PUE", "PUADE", "Public Utility Easement" or "Public Utility and Drainage Easement" (collectively, the "Water & Sanitary Sewer Easement Areas") together with reasonable right of access thereto for said purposes. The Storm Water Management Easement Areas and the Water & Sanitary Sewer Easement Areas are herein collectively referred to as the "Easement Areas". Grantor reserves the right to use the Easement Areas in any manner not inconsistent with the rights granted herein, including without limitation, the right to construct, use, operate, maintain, repair and replace across, over and/or under the Easement Areas, telephone, telegraph, electricity, water, gas, gasoline, oil and sewer lines, driveways, parking lots and other facilities and structures in such a manner as not to create an unreasonable interference with the use of the easements herein granted in the Easement Areas without the City's consent. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to materially interfere with the operation and maintenance thereof.

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

I, CHRISTOPHER M. PAFESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 7 LOTS, DESCRIBED AS:

PARCEL 1: THAT PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32 AND THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 50 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R2021064443; THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 50 - BLOCK 1 AND ALONG THE NORTH LINE OF LOT 51 - BLOCK 1 AND LOT 52 - BLOCK 1 IN SAID CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; DISTANCE OF 777.37 FEET TO A POINT ON THE EAST LINE OF THE WEST 1089.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE, 200.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 87 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 1089.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 200.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; SAID SOUTH LINE ALSO BEING THE NORTH LINE OF LOT 53 - BLOCK 1 IN AFORESAID CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, 837.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 53 - BLOCK 1; THENCE SOUTH 08 DEGREES 12 MINUTES 48 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 53 - BLOCK 1, A DISTANCE OF 95.27 FEET TO A CORNER ON SAID WESTERLY BOUNDARY; THENCE SOUTH 16 DEGREES 01 MINUTES 01 SECONDS WEST ALONG SAID WESTERLY BOUNDARY, 1918.63 FEET TO THE NORTHWEST CORNER OF LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R2020046060; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 49 - BLOCK 1 THE FOLLOWING FIVE (5) COURSES: SOUTH 16 DEGREES 01 MINUTES 01 SECONDS WEST 320.37 FEET, SOUTH 19 DEGREES 28 MINUTES 38 SECONDS WEST 580.00 FEET, SOUTH 01 DEGREES 24 MINUTES 06 SECONDS EAST 919.00 FEET, SOUTH 73 DEGREES 15 MINUTES 23 SECONDS EAST 176.00 FEET, AND SOUTH 01 DEGREES 24 MINUTES 06 SECONDS EAST 100.00 FEET TO THE NORTHWEST CORNER OF LOT 42 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027533; THENCE SOUTH 01 DEGREES 24 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 42 - BLOCK 1, A DISTANCE OF 142.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42 - BLOCK 1, SAID CORNER BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 5; THENCE SOUTH 88 DEGREES 02 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE, 717.48 FEET TO THE SOUTHEAST CORNER OF LOT 21 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE NORTH 02 DEGREES 41 MINUTES 15 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 21 - BLOCK 1, A DISTANCE OF 2150.98 FEET TO A CORNER ON SAID EASTERLY BOUNDARY; THENCE NORTH 01 DEGREES 01 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 45.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 21 - BLOCK 1, SAID CORNER ALSO BEING THE SOUTHERLY MOST SOUTHEAST CORNER OF LOT 23 - BLOCK 1 IN AFORESAID CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN; THENCE NORTH 16 DEGREES 01 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 945.28 FEET TO A CORNER ON SAID EASTERLY BOUNDARY; THENCE NORTH 02 DEGREES 22 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 997.77 FEET TO A CORNER ON THE SOUTHERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 1379.47 FEET TO A CORNER ON SAID SOUTHERLY BOUNDARY; THENCE NORTH 02 DEGREES 22 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 88.99 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE SOUTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST 1119.11 FEET, NORTH 52 DEGREES 57 MINUTES 30 SECONDS EAST 116.49 FEET, TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 905.37 FEET, SOUTHERLY 689.68 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 15 DEGREES 13 MINUTES 07 SECONDS EAST 673.12 FEET, SOUTH 06 DEGREES 36 MINUTES 15 SECONDS WEST 685.22 FEET, AND SOUTH 10 DEGREES 26 MINUTES 11 SECONDS WEST 369.55 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 AND THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 529.08 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST 107.54 FEET, NORTH 25 DEGREES 25 MINUTES 40 SECONDS EAST 285.80 FEET, NORTH 30 DEGREES 37 MINUTES 58 SECONDS EAST 62.34 FEET TO THE START OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 553.80 FEET, NORTHEASTERLY 410.24 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST 400.92 FEET, SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST 125.84 FEET, NORTH 88 DEGREES 11 MINUTES 24 SECONDS EAST 144.41 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.80 FEET, SOUTHEASTERLY 280.34 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 72 DEGREES 09 MINUTES 02 SECONDS EAST 275.07 FEET, AND SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST 644.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1; THENCE SOUTH 37 DEGREES 15 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 64.65 FEET TO A CORNER ON SAID NORTHERLY BOUNDARY; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 860.42 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.  
All containing 224.929 acres more or less.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NFIP, PANEL NUMBER 1719702806, WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.
3. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET.
4. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. 9/16" x 30" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

DATED AT CREST HILL, ILLINOIS THIS 25th DAY OF April, 2022, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
EXPIRATION DATE 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL DESIGN  
FIRM NUMBER 184-000165

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

I, \_\_\_\_\_, JOLIET CITY COLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT JOLIET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

CITY COLLECTOR

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

APPROVED BY THE JOLIET CITY PLAN COMMISSION \_\_\_\_\_, 2022, A.D.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

AS AUTHORIZED BY THE PLAT APPROVED BY: ORDINANCE NO. \_\_\_\_\_ OF THE CITY COUNCIL OF THE CITY OF JOLIET, ON \_\_\_\_\_, 2022, A.D.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

MAYOR

CITY CLERK

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAPS:

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN):

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

DIRECTOR

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

I, \_\_\_\_\_, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

WILL COUNTY CLERK

STATE OF ILLINOIS)SS  
COUNTY OF WILL )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

WILL COUNTY RECORDER

4  
GJN/756

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

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

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

PHASE TWENTY-FIVE  
PLAT OF SUBDIVISION

DRAWN BY: CJT JOB # GJN17585  
CHECKED BY: CMP DATE: 04/25/2022

DATE BY REVISION

DATE: December 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: A-12-21: Annexation of 10 Acres West of Brandon Road and Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning.  
Z-6-21: Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning.  
Z-7-21: Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning.  
Z-8-21: Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning.  
V-3-21: Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad.  
V-4-21: Vacation of Abandoned Brandon Road, North of Schweitzer Road.  
P-10-21: Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision.  
FP-7-21: Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25.

GENERAL INFORMATION:

APPLICANT/OWNERS: CenterPoint Joliet Terminal Railroad, LLC

REQUESTED ACTION: Approval of an annexation, zoning reclassifications, vacation of right-of-way and preliminary and final plat of subdivision

PURPOSE: To create industrial lots for future development

EXISTING ZONING: 10 Acres - Will County A-1 (Agriculture); I-TA (intermodal terminal-intermodal terminal); and I-TC (intermodal terminal-industrial park)

PROPOSED ZONING: I-TB (Intermodal Terminal-Transportation Equipment); and I-TC (intermodal terminal-industrial park)

LOCATION: Northwest of Schweitzer Road and Brandon Roads

SIZE: Annexation: 10 Acres  
Zoning Reclassifications: 63.7 acres  
Preliminary Plat: 476.4 acres  
Final Plat: 224.9 acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Industrial; I-T  
SOUTH: Industrial; I-T  
EAST: Railroad R.O.W.; I-T  
WEST: Industrial; I-T

SITE HISTORY: CenterPoint Joliet Terminal Railroad, LLC has petitioned for multiple requests heard and approved by the Plan Commission and the City Council for their CenterPoint Intermodal Center at Joliet development. Most of the property (intermodal rail yard) was annexed, zoned I-T and approved with an annexation agreement as part of Phase 1 in December 2008. Phase 2, which included all of CenterPoint holdings at the time, was approved in March 2010. Subsequent phases have been recorded from March 2011 thru June 2021.

SPECIAL INFORMATION: The petitioner is requesting approval of the annexation, zoning reclassifications, vacations of right of way, revised preliminary plat and final plat for phase 25 in order to allow the continued industrial development of the CenterPoint Intermodal Center (see attached plats). The zoning reclassification to I-TB will allow for cargo container storage areas on Lots 57 and 58 and the zoning reclassification to I-TC will allow a warehouse use on Lot 60. There are no known users for the container areas or future building as of the writing of this staff report.

Lots 52 and 53, which are 56 and 58 acres respectively, will include two 990,000 sq. ft. warehouse facilities. Lot 54 which is adjacent to the railroad right-of-way to the east, will likely include additional berming and landscaping. Lots 48, 51 and 55 will further establish the new private Brandon Road right-of-way in a 66' roadway, drainage, and public utility and drainage easement. Lot 59, which is 98 acres, will incorporate the subdivisions stormwater detention system.

The proposed development plans will comply with the existing I-T Zoning Ordinance and the Landscape Ordinance. All public improvements will be required as per the Subdivision Regulations and the requirements of the Public Works and Utilities Departments. ComEd easements are being requested over vacated right of way. Sewer and water connection, sewer surcharge fees and development impact fees will be required as per the previously approved annexation agreement.

ANALYSIS: The approval of the Annexation, Zoning Reclassifications, Vacations of right of way, Revised Preliminary Plat and the Final Plat of Phase 25 for CenterPoint Intermodal Center at Joliet Subdivision will allow the continued development of the intermodal park with future warehouse buildings and cargo container storage areas.

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF WILL )

BEFORE THE MAYOR AND CITY COUNCIL  
OF THE CITY OF JOLIET, ILLINOIS

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: 10-15-21 \_\_\_\_\_

*Carmel Betty Kero*  
PETITIONER

Subscribed and Sworn to before me  
this 15th day of October, 2021.

*Megan A. Nutley*  
NOTARY PUBLIC



CASE NO. \_\_\_\_\_  
DATE FILED \_\_\_\_\_

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

**I. Applicant's information:**

**NAME OF APPLICANT(S):**

CenterPoint Joliet Terminal Railroad, LLC

\_\_\_\_\_  
FN (MI) (LN) (Suffix)

\_\_\_\_\_  
FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

1808 Swift Drive Oak Brook IL 60523

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) ( 630 ) 586-8273 (W) ( ) CELL ( )

E-MAIL ADDRESS: cbottigliero@centerpoint.com

**II. Owner's information:**

**NAME OF OWNER(S):** (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.

CenterPoint Joliet Terminal Railroad, LLC

\_\_\_\_\_  
FN (MI) (LN) (Suffix)

\_\_\_\_\_  
FN (MI) (LN) (Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

1808 Swift Drive Oak Brook IL 60523

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) ( 630 ) 586-8273 (W) ( ) CELL ( )

E-MAIL ADDRESS: cbottigliero@centerpoint.com

**In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.**

**III. Agent Authorization:**

Please check one of the following:

I will represent my petition before the Plan Commission and the City Council of the City of Joliet.

I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

Christian G. Spesia

Spesia & Taylor

Agent's Name

Company Name (if Applicable)

1415 Black Road, Joliet, Illinois 60435

Agent's Mailing Address City/State/Zip

(815) 726-4311

( )

(815) 726-6828

Agent's Phone

Area Code Mobile

Area code

Fax

Email address: cspesia@spesia-taylor.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):

Christine Betty Kero

\_\_\_\_\_

Date: 10-15-21

Date: \_\_\_\_\_

**IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:**

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ( ) \_\_\_\_\_  
Area Code Phone

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ( ) \_\_\_\_\_  
Area Code Phone

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ ( ) \_\_\_\_\_  
Area Code Phone

**v. Property information:**

**PROPERTY ADDRESS:**

See Exhibit "A"

PROPERTY ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): See Exhibit "A"

**LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):**

See Exhibit "A" (Plat of Annexation)

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA \_\_\_\_\_

PRESENT LAND USE: Farm Land with buildings

EXISTING ZONING: County Ag (A-1)

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Warehouse Development

ZONING CLASSIFICATION REQUESTED: I-TC

**USES OF SURROUNDING PROPERTIES:**

NORTH I-TA EAST I-TC

SOUTH I-TC WEST I-TA

**IMPORTANT**

You must attach a list of all land owners located within 300-feet of the property to be annexed. You must also appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

Carrie Belyk  
PETITIONER

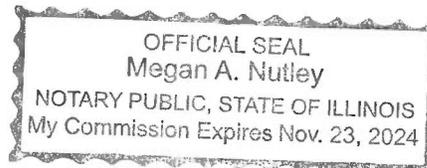
10-15-21  
DATE

\_\_\_\_\_  
PETITIONER

\_\_\_\_\_  
DATE

Subscribed and Sworn to before me  
this 15 day of October, 2021.

Megan A. Nutley  
**NOTARY PUBLIC**



CASE NO. \_\_\_\_\_

DATE FILED : \_\_\_\_\_

CITY PLAN COMMISSION  
JOLIET, ILLINOIS  
PETITION TO VACATE

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: n/a

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL # \_\_\_\_\_ E-MAIL: cbottigliero@centerpoint.com

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523-1501

BUSINESS PHONE: 630-586-8000

LEGAL DESCRIPTION OF PROPERTY: See Exhibit 'A'

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMON ADDRESS: East of 3401 Brandon Road

PERMANENT INDEX NO. (Tax No.): See Exhibit 'A'

ROW/EASEMENT SIZE: Width Varies Depth \_\_\_\_\_ Area n/a

PROPOSED USE AFTER VACATION: Industrial Development

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

East: Railroad R.O.W. (Road Crossing closed)

West: Industrial

REASON FOR REQUEST: Continued development of industrial park

Is the Property owned by the City of Joliet? YES  NO

What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? right-of-way is currently owned by the petitioner

\_\_\_\_\_

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Christian G. Spesia, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

Christian G. Spesia  
Petitioner's Signature

Subscribed and sworn to before me  
this 15th day of October, 2021

Rebecca L. Bright  
Notary Public My Commission Expires: 10/21/23



**EXHIBIT 'A'**  
**VACATION OF PART OF SCHWEITZER ROAD –**  
**WEST OF 3401 BRANDON ROAD**  
**(LEGAL DESCRIPTION)**

THAT PART OF THE SCHWEITZER PUBLIC RIGHT-OF-WAY ROAD LYING EAST OF A POINT 375.00 FEET WEST OF THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; UNDERLYING PARTS OF LOT 47 - BLOCK 1, LOT 48 - BLOCK 1, AND LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-THREE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R2020046060, IN WILL COUNTY, ILLINOIS.

*AFFECTING P.I.N. 07-32-402-001, 07-33-301-001, 07-33-301-002, 11-04-102-001, 11-04-102-002, 11-04-102-004*

CASE NO. \_\_\_\_\_

DATE FILED : \_\_\_\_\_

CITY PLAN COMMISSION  
JOLIET, ILLINOIS  
PETITION TO VACATE

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: n/a

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL # \_\_\_\_\_ E-MAIL: cbottiglieri@centerpoint.com

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523-1501

BUSINESS PHONE: 630-586-8000

LEGAL DESCRIPTION OF PROPERTY: See Exhibit 'A'

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMON ADDRESS: 3301 Brandon Road and north 1/2 mile

PERMANENT INDEX NO. (Tax No.): See Exhibit 'A'

ROW/EASEMENT SIZE: Width Varies Depth \_\_\_\_\_ Area n/a

PROPOSED USE AFTER VACATION: Industrial Development

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

East: undeveloped Industrial

West: undeveloped Industrial

REASON FOR REQUEST: Continued development of industrial park

Is the Property owned by the City of Joliet? YES  NO

What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? right-of-way is currently owned by the petitioner

\_\_\_\_\_

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Christian G. Spasier, depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

Christian G. Spasier  
Petitioner's Signature

Subscribed and sworn to before me  
this 15<sup>th</sup> day of October, 20 21

Rebecca L. Bright  
Notary Public

My Commission Expires: 10/21/23



**ROW vacations only – The undersigned owners of adjacent property do not object to the vacation of the following described property:**

**See Exhibit 'A'**

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OWNER'S NAME

ADDRESS

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**EXHIBIT 'A'**  
**VACATION OF PART OF BRANDON ROAD –**  
**3301 BRANDON ROAD AND NORTH 1/2 MILE**  
**(LEGAL DESCRIPTION)**

PARCEL 1:

THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY UNDERLYING LOT 53 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R2021064443, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), LYING NORTH OF THE LANDS CONVEYED BY SPECIAL WARRANTY DEED, ACCORDING TO THE DOCUMENT RECORDED MAY 6, 2011, AS DOCUMENT NUMBER R2011044127, IN WILL COUNTY, ILLINOIS.

*AFFECTING P.I.N. 07-32-200-003, 07-32-200-008, 07-32-200-012, 07-32-200-016, 07-32-200-018, 07-32-400-004, 07-32-400-006, 07-32-400-012, 07-32-400-013, 07-33-100-003, 07-33-100-006, 07-33-100-010, 07-33-300-001, 07-33-300-008*

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

CITY PLAN COMMISSION  
JOLIET, ILLINOIS

**PETITION FOR RECLASSIFICATION**

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: See Exhibit A (Legal) and Exhibit B (Plat of Zoning)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMON ADDRESS: North and West of 2611 Brandon Road

PERMANENT INDEX NUMBER (Tax No. PIN): See Exhibit A

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA \_\_\_\_\_

PRESENT USE: Vacant ZONING: I-TA

USES OF SURROUNDING PROPERTIES: NORTH I-TA

SOUTH I-TC

EAST: County Ag-1 proposed I-TC

WEST I-TA

ZONING CLASSIFICATION REQUESTED: I-TC

REASON FOR REQUEST: Warehouse Facilities and uniformity of zoning

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 1808 Swift Drive \_\_\_\_\_

CITY, STATE, ZIP: Oak Brook, IL 60523 \_\_\_\_\_

BUSINESS PHONE: \_\_\_\_\_

Attach a listing of all adjacent or opposite land owners within 300 feet.

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Christian G. Spacia, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

Christian G. Spacia  
Petitioner's Signature

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 2021

Rebecca L. Bright  
Notary Public



**EXHIBIT 'A'**

**(LEGAL DESCRIPTION)**

**EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY C)**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 500.05 FEET TO THE SOUTHWEST CORNER OF THE LANDS CONVEYED BY TRUSTEE'S DEED, ACCORDING TO THE DOCUMENT RECORDED SEPTEMBER 10, 2021, AS DOCUMENT NUMBER R2021100173, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE, 337.79 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 48 SECONDS EAST 1050.83 FEET; THENCE NORTH 66 DEGREES 05 MINUTES 32 SECONDS EAST 117.00 FEET TO A POINT ON A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE AFORESAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 541.17 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 201.74 FEET TO THE NORTHEAST CORNER OF THE LANDS CONVEYED BY THE AFORESAID TRUSTEE'S DEED; THENCE SOUTH 87 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS CONVEYED, 500.04 FEET TO THE NORTHWEST CORNER OF SAID LANDS CONVEYED; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS ALONG THE WEST LINE OF SAID LANDS CONVEYED, 873.05 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 8.187 acres more or less

*AFFECTING P.I.N. 07-32-200-003, & -016*

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

CITY PLAN COMMISSION  
JOLIET, ILLINOIS

**PETITION FOR RECLASSIFICATION**

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: See Exhibit A (Legals) and Exhibit B (Plat of Zoning)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMON ADDRESS: North of 2611 Brandon Road

PERMANENT INDEX NUMBER (Tax No. PIN): See Exhibit A

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA \_\_\_\_\_

PRESENT USE: Vacant ZONING: I-TC and I-TA

USES OF SURROUNDING PROPERTIES: NORTH I-TA and I-TC

SOUTH I-TA proposed rezone to I-TC and I-TC

EAST: I-TA

WEST I-TA

ZONING CLASSIFICATION REQUESTED: I-TB

REASON FOR REQUEST: Uniformity of zoning classification

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: \_\_\_\_\_

Attach a listing of all adjacent or opposite land owners within 300 feet.

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Christian G. Spasia, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

Christian G. Spasia  
Petitioner's Signature

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 20 21

Rebecca L. Bright  
Notary Public



**EXHIBIT 'A'**

**(LEGAL DESCRIPTION)**

**EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 998.74 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 893.97 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AFORESAID LOT 23 – BLOCK 1; THENCE NORTH 16 DEGREES 01 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 60.34 FEET TO A CORNER ON SAID EASTERLY BOUNDARY; THENCE NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 997.77 FEET TO A CORNER ON SAID EASTERLY BOUNDARY, SAID CORNER ALSO BEING ON THE SOUTHERLY BOUNDARY OF AFORESAID LOT 23 – BLOCK 1; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 495.95 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 15.936 acres more or less

*AFFECTING P.I.N. 07-32-200-012, -016, & -018*

**(LEGAL DESCRIPTION)**

**EXISTING I-T (CATEGORY C) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 790.81 FEET TO A POINT ON A LINE LYING 146.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PERIMETER BOUNDARY OF LOT 1 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST ALONG SAID PARALLEL LINE, 586.57 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET, THENCE SOUTHEASTERLY 399.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 38 DEGREES 10 MINUTES 57 SECONDS EAST 395.40 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 29 SECONDS EAST 48.16 FEET; THENCE SOUTH 79 DEGREES 20 MINUTES 29 SECONDS WEST 374.00 FEET; THENCE SOUTH 46 DEGREES 58 MINUTES 33 SECONDS WEST 124.00 FEET; THENCE SOUTH 60 DEGREES 40 MINUTES 08 SECONDS WEST 282.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 779.03 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID NORTHWEST QUARTER, SAID POINT BEING 998.74 FEET SOUTH OF SOUTHERLY BOUNDARY OF AFORESAID LOT 23 – BLOCK 1, AS MEASURED ALONG SAID WEST LINE; THENCE NORTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 998.74 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 26.684 acres more or less

*AFFECTING P.I.N. 07-33-100-010*

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

CITY PLAN COMMISSION  
JOLIET, ILLINOIS

**PETITION FOR RECLASSIFICATION**

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: See Exhibit A (Legals) and Exhibit B (Plat of Zoning)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMON ADDRESS: North of 2611 Brandon Road

PERMANENT INDEX NUMBER (Tax No. PIN): See Exhibit A

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA \_\_\_\_\_

PRESENT USE: Vacant ZONING: I-TA and I-TC

USES OF SURROUNDING PROPERTIES: NORTH I-TA

SOUTH I-TA and I-TC

EAST: I-TC and I-TA

WEST I-TA

ZONING CLASSIFICATION REQUESTED: I-TB

REASON FOR REQUEST: Uniformity of zoning

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: \_\_\_\_\_

Attach a listing of all adjacent or opposite land owners within 300 feet.

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Christian G. Spesia, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Plan Commission.

Christian G. Spesia  
Petitioner's Signature

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 2021

Rebecca L. Bright  
Notary Public



**EXHIBIT 'A'**

**(LEGAL DESCRIPTION)**

**EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 529.08 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST 107.54 FEET, NORTH 25 DEGREES 25 MINUTES 40 SECONDS EAST 285.80 FEET, NORTH 30 DEGREES 37 MINUTES 58 SECONDS EAST 62.34 FEET TO THE START OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 553.80 FEET, AND NORTHEASTERLY 410.24 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST 400.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 29; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 379.27 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 5.225 acres more or less.

*AFFECTING P.I.N. 07-29-400-027 & 07-32-200-018*

**(LEGAL DESCRIPTION)**

**EXISTING I-T (CATEGORY C) TO PROPOSED I-T (CATEGORY B)**

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 860.43 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 57 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 64.65 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 – BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHWESTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 52 DEGREES 29 MINUTES 29 SECONDS WEST 644.83 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.80 FEET, THENCE NORTHWESTERLY 280.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 72 DEGREES 09 MINUTES 02 SECONDS WEST 275.07 FEET, AND SOUTH 88 DEGREES 11 MINUTES 24 SECONDS WEST 144.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 28; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 253.43 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 7.615 acres more or less

*AFFECTING P.I.N. 07-28-300-006, -009, -010, -018 & 07-33-100-010*

2/99

CASE NO. \_\_\_\_\_  
DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

- Preliminary Plat
- Final Plat
- Recording Plat

NAME OF SUBDIVISION: CenterPoint Intermodal Center at Joliet (Brandon Amendment)  
 NAME OF PETITIONER: CenterPoint Joliet Terminal Railroad LLC  
 CELL # \_\_\_\_\_ E-MAIL: cbottigliero@centerpoint.com  
 HOME ADDRESS: n/a  
 CITY, STATE, ZIP: n/a  
 HOME PHONE: n/a  
 BUSINESS ADDRESS: 1808 Swift Drive  
 CITY, STATE, ZIP: Oak Brook, IL 60523-1501  
 BUSINESS PHONE: 630-586-8000

INTEREST OF PETITIONER: Owner  
 NAME OF LOCAL AGENT: Mr. Carmine Bottigliero  
 ADDRESS: see above PHONE: see above

OWNER: see Petitioner  
 HOME ADDRESS: n/a PHONE: n/a  
 CITY, STATE, ZIP: n/a  
 BUSINESS ADDRESS: see above PHONE: see above  
 CITY, STATE, ZIP: see above  
 CELL #: n/a E-MAIL: see above

ENGINEER: Cemcon c/o Mr. Matt Worline PE  
 ADDRESS: 2280 White Oak Cir, Ste 100, Aurora, IL 60502 PHONE: 630-862-2100  
 LAND SURVEYOR: Geotech, Inc. c/o Mr. Chris Papesch PLS  
 ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010  
 ATTORNEY: Richmond Breslin, LLP  
 ADDRESS: 5215 Old Orchard Road, Suite 420, Skokie, IL 60077 PHONE: 312-568-4400  
 LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit 'A'

COMMON ADDRESS: North of 3501 Brandon Rd  
 PERMANENT INDEX NUMBER (Tax No.): See Attached Exhibit 'A'  
 SIZE: 466.41 acres more or less  
 NO. OF LOTS: 14  
 PRESENT USE: Agriculture & Vacant EXISTING ZONING: I-T  
 USES OF SURROUNDING PROPERTIES: North: Railroad Intermodal / R.O.W.  
 South: Industrial  
 East: Railroad R.O.W.  
 West: Railroad Intermodal

Name of Park District: n/a  
Date Contacted Park District: \_\_\_\_\_  
Is any open space/park site being offered as part of a preliminary plat? \_\_\_\_\_  
If yes, what amount? \_\_\_\_\_  
(Acknowledgment by Park District Official) \_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property? No If yes, list the Case No. and Name: \_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? No  
If yes, describe: \_\_\_\_\_  
Owners of land 300 feet adjacent or opposite the proposed subdivision: See Exhibit 'C'

Attach eighteen (18) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: See Exhibit 'C'

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Christian G. Spacia, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 10/15/21 \_\_\_\_\_  
Petitioner's Name Christian G. Spacia

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 20 21

Rebecca L. Bright  
Notary Public My Commission Expires: 10/21/23



2/99

CASE NO. \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
 JOLIET, ILLINOIS**

**PETITION FOR APPROVAL OF (Check One):**

\_\_\_\_\_ Preliminary Plat  
 Final Plat  
 \_\_\_\_\_ Recording Plat

NAME OF SUBDIVISION: CenterPoint Intermodal Center at Joliet Phase Twenty-Five  
 NAME OF PETITIONER: CenterPoint Joliet Terminal Railroad LLC :  
 CELL # \_\_\_\_\_ E-MAIL: cbottiglieri@centerpoint.com  
 HOME ADDRESS: n/a  
 CITY, STATE, ZIP: n/a  
 HOME PHONE: n/a  
 BUSINESS ADDRESS: 1808 Swift Drive  
 CITY, STATE, ZIP: Oak Brook, IL 60523-1501  
 BUSINESS PHONE: 630-586-8000

INTEREST OF PETITIONER: Owner  
 NAME OF LOCAL AGENT: Mr. Carmine Bottiglierio  
 ADDRESS: see above PHONE: see above

OWNER: see Petitioner  
 HOME ADDRESS: n/a PHONE: n/a  
 CITY, STATE, ZIP: n/a  
 BUSINESS ADDRESS: see above PHONE: see above  
 CITY, STATE, ZIP: see above  
 CELL #: n/a E-MAIL: see above

ENGINEER: Cemcon c/o Mr. Matt Worline PE  
 ADDRESS: 2280 White Oak Cir, Ste 100, Aurora, IL 60502 PHONE: 630-862-2100  
 LAND SURVEYOR: Geotech, Inc. c/o Mr. Chris Papesh PLS  
 ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: 815-730-1010  
 ATTORNEY: Richmond Breslin, LLP  
 ADDRESS: 5215 Old Orchard Road, Suite 420, Skokie, IL 60077 PHONE: 312-568-4400  
 LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit 'A'

COMMON ADDRESS: west and 3800-ft north of 3501 Brandon Rd  
 PERMANENT INDEX NUMBER (Tax No.): See Attached Exhibit 'A'  
 SIZE: 224.9 acres more or less  
 NO. OF LOTS: 7  
 PRESENT USE: Agriculture & Vacant EXISTING ZONING: I-T  
 USES OF SURROUNDING PROPERTIES: North: Railroad R.O.W.  
 South: Industrial  
 East: Railroad R.O.W.  
 West: Railroad Industrial

Name of Park District: n/a  
Date Contacted Park District: \_\_\_\_\_  
Is any open space/park site being offered as part of a preliminary plat? \_\_\_\_\_  
If yes, what amount? \_\_\_\_\_  
(Acknowledgment by Park District Official) \_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property? No \_\_\_\_\_ If yes, list the Case No. and Name: \_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? No  
If yes, describe: \_\_\_\_\_  
Owners of land 300 feet adjacent or opposite the proposed subdivision: See Exhibit 'C'

Attach eighteen (18) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: See Exhibit 'C'

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Christian G. Spasia, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 10/15/21 \_\_\_\_\_  
Christian G. Spasia  
Petitioner's Name

Subscribed and sworn to before me this 15<sup>th</sup> day of October, 20 21

Rebecca L. Bright  
Notary Public  
10/21/23  
My Commission Expires:



### CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

#### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

#### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

See Exhibit A

PIN(s): See Exhibit A

#### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

CenterPoint Properties Trust, a Maryland Real Estate investment  
trust, 1808 Swift Drive, Oak Brook, IL 60523-1007, 100%  
member of CenterPoint Joliet Terminal Railroad LLC

E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

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E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**NOTE:**  
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** Christian G. Spier

**DATE:** 10/15/2021

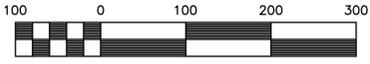
**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**  
Christian G. Spier, attorney  
(815) 726-4311

# PLAT OF ZONING

COMMON ADDRESS: VACANT LANDS LYING  
NORTH & WEST OF  
2611 BRANDON ROAD  
JOLIET, IL 60436

## EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY C)

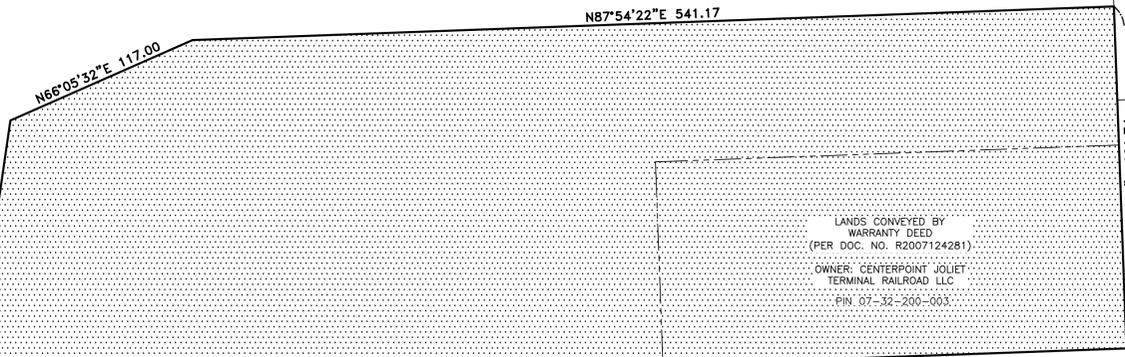
THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 500.05 FEET TO THE SOUTHWEST CORNER OF THE LANDS CONVEYED BY TRUSTEE'S DEED, ACCORDING TO THE DOCUMENT RECORDED SEPTEMBER 10, 2021, AS DOCUMENT NUMBER R2021100173, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 28 MINUTES 18 SECONDS WEST ALONG SAID SOUTH LINE, 337.79 FEET; THENCE NORTH 08 DEGREES 12 MINUTES 48 SECONDS EAST 1050.83 FEET; THENCE NORTH 66 DEGREES 05 MINUTES 32 SECONDS EAST 117.00 FEET TO A POINT ON A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE AFORESAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID PERPENDICULAR LINE, 541.17 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 201.74 FEET TO THE NORTHEAST CORNER OF THE LANDS CONVEYED BY THE AFORESAID TRUSTEE'S DEED; THENCE SOUTH 87 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS CONVEYED, 500.04 FEET TO THE NORTHWEST CORNER OF SAID LANDS CONVEYED; THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS ALONG THE WEST LINE OF SAID LANDS CONVEYED, 873.05 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 8.187 acres more or less



Scale: 1" = 100'

PART OF THE LANDS CONVEYED  
BY QUIT CLAIM DEED  
(PER DOC. NO. R2009005756)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-016



**PROPOSED ZONING I-T (CAT C)**  
(AREA=8.187 ACRES)  
EXISTING ZONING JOLIET I-T CAT A

PART OF THE LANDS CONVEYED  
BY QUIT CLAIM DEED  
(PER DOC. NO. R2009005756)

OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-016

LANDS CONVEYED BY  
TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
EXISTING ZONING: WILL COUNTY A-1  
PIN 07-32-200-008

PIN 07-33-100-003

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2007170611)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
ZONING: CITY OF JOLIET I-T (C)

PIN 07-33-100-006

NORTHEAST CORNER OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

NORTHWEST CORNER OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

NORTH LINE OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

EAST LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

BRANDON ROAD

WEST LINE OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

N08°12'48"E 1050.83

S02°05'38"E 873.05

SOUTHWEST CORNER OF TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)

P.O.C.  
SOUTHEAST CORNER OF  
THE NORTHEAST QUARTER  
OF SECTION 32-35-10

P.O.B.

SOUTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

S87°28'18"W 500.05

S87°28'18"W 337.79

LOT 53 - BLOCK 1  
CENTERPOINT INTERMODAL CENTER  
AT JOLIET PHASE TWENTY-FOUR  
(PER DOC. NO. R2021064443)

OWNER: 3301 BRANDON ROAD CNT-PR LLC

EXISTING ZONING: CITY OF JOLIET I-T (C)

NO NEW PIN ASSIGNED

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, CHRISTOPHER M. PAGESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE  
OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING  
OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT  
REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

6th DAY OF October, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapesh@geotechincorp.com

04/17/2021

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

**CENTERPOINT INTERMODAL  
CENTER AT JOLIET**

**PLAT OF ZONING  
I-T (A) TO I-T (C)**  
DRAWN BY: CJT JOB # GJN17585  
CHECKED BY: CMP DATE: 10/05/2021

10/06/2021 CJT REDUCE FOOTPRINT  
DATE BY REVISION

# PLAT OF ANNEXATION

P.I.N. 07-32-200-008

2611 BRANDON ROAD  
JOLIET, IL 60436



SCALE 1" = 100'

THE EAST 10 ACRES OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32 LYING SOUTHERLY OF A LINE WHICH IS PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AND WHICH LINE CROSSES THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 WHICH IS 869.26 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LANDS CONVEYED BY  
QUIT CLAIM DEED  
(PER DOC. NO. R2009005756)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-32-200-016  
ZONING: CITY OF JOLIET I-T (A)

HATCH DENOTES LANDS  
WITHIN THE CORPORATE  
LIMITS OF THE  
CITY OF JOLIET

LANDS CONVEYED BY  
WARRANTY DEED  
(PER DOC. NO. R2007124281)  
OWNER: CJTR LLC  
PIN 07-32-200-003  
ZONING: CITY OF JOLIET I-T (A)

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2007170611)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-33-100-006  
ZONING: CITY OF JOLIET I-T (C)

**ANNEXATION PARCEL 9-1**  
**(AREA=10.000 ACRES +/-)**  
PROPOSED ZONING: CITY OF JOLIET I-T CAT 'C'

LANDS CONVEYED BY  
TRUSTEE'S DEED  
(PER DOC. NO. R2021100173)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
EXISTING ZONING: WILL COUNTY A-1  
PIN 07-32-200-008

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2007170610)  
OWNER: CENTERPOINT JOLIET  
TERMINAL RAILROAD LLC  
PIN 07-33-100-010  
ZONING: CITY OF JOLIET I-T (C)

LANDS CONVEYED BY  
SPECIAL WARRANTY DEED  
(PER DOC. NO. R2011044127)  
OWNER: TOP SHELF LEASING LLC  
PIN 07-33-100-008  
ZONING: WILL COUNTY I-1

SOUTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

EAST LINE OF THE NORTHEAST  
QUARTER OF SECTION 32-35-10

BRANDON ROAD

S87°28'18"W 500.05

S02°05'38"E 869.26

LOT 53 - BLOCK 1  
CENTERPOINT INTERMODAL CENTER  
AT JOLIET PHASE TWENTY-FOUR  
(PER DOC. NO. R2021064443)  
OWNER: TOP SHELF LEASING LLC  
NEW PIN TO BE ASSIGNED  
ZONING: CITY OF JOLIET I-T (C)

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ANNEXATION OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS

1st DAY OF October, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapesh@geotechincorp.com

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: CENTERPOINT PROP	FIELD BOOK #: N/A
DRAWN BY: CJT	DATE: 10/1/21
SCALE: 1"=100'	JOB NO. 17565

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

# PLAT OF ZONING

## EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B) LEGAL DESCRIPTION

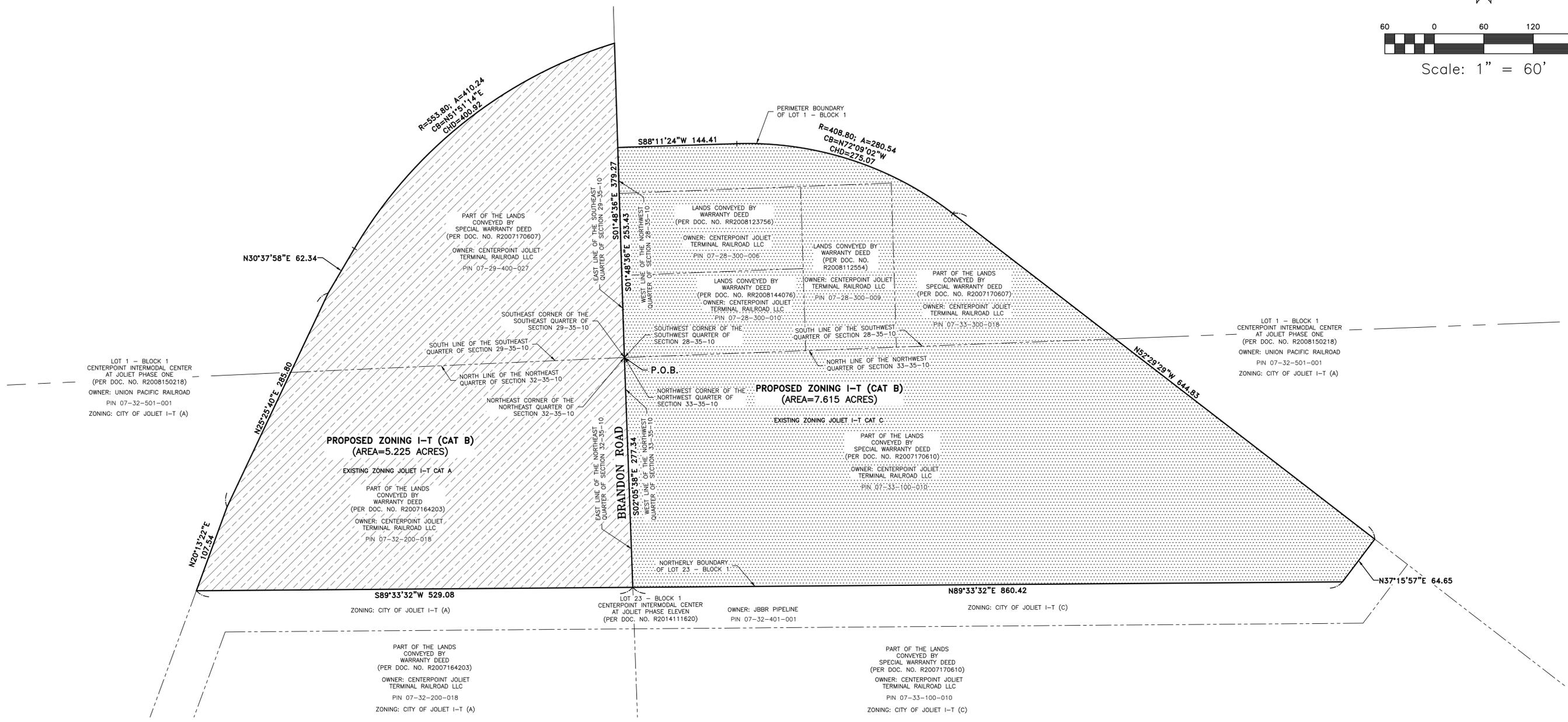
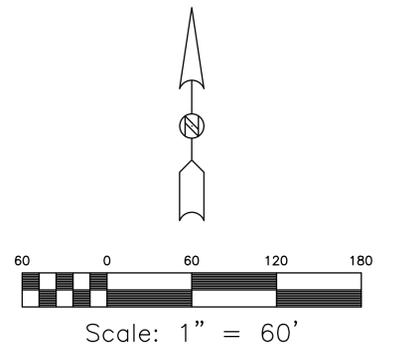
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, 529.08 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST 107.54 FEET, NORTH 25 DEGREES 25 MINUTES 40 SECONDS EAST 285.80 FEET, NORTH 30 DEGREES 37 MINUTES 58 SECONDS EAST 62.34 FEET TO THE START OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 553.80 FEET, AND NORTHEASTERLY 410.24 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 51 DEGREES 51 MINUTES 14 SECONDS EAST 400.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 29; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 379.27 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 5.225 acres more or less.

## EXISTING I-T (CATEGORY B) TO PROPOSED I-T (CATEGORY B) LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 277.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 860.43 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 57 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY, 64.65 FEET TO A POINT ON THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE NORTHEASTERLY ALONG SAID PERIMETER BOUNDARY THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 52 DEGREES 29 MINUTES 29 SECONDS WEST 644.83 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 408.80 FEET, THENCE NORTHEASTERLY 280.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS NORTH 72 DEGREES 09 MINUTES 02 SECONDS WEST 275.07 FEET, AND SOUTH 88 DEGREES 11 MINUTES 24 SECONDS WEST 144.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 28; THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, 253.43 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 7.615 acres more or less.

IT-A TO IT-B  
P.I.N. #07-29-400-027  
07-32-200-018

IT-C TO IT-B  
P.I.N. #07-28-300-006  
07-28-300-009  
07-28-300-010  
07-28-300-018  
07-33-100-010



STATE OF ILLINOIS)  
COUNTY OF WILL )  
I, CHRISTOPHER M. PAPESE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS  
5th DAY OF October, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpapese@geotechinc.com

DATE BY REVISION

PLAT OF ZONING  
I-T (A & C) TO I-T (B)  
DRAWN BY: CJT JOB # GJN17565  
CHECKED BY: CMP DATE: 10/05/2021

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

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

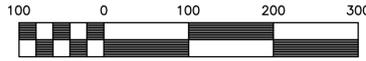
GJN17565

# PLAT OF ZONING

I-T (A) TO I-T (B)  
P.I.N. 07-32-200-012  
07-32-200-016  
07-32-200-018

I-T (C) TO I-T (B)  
P.I.N. 07-33-100-010

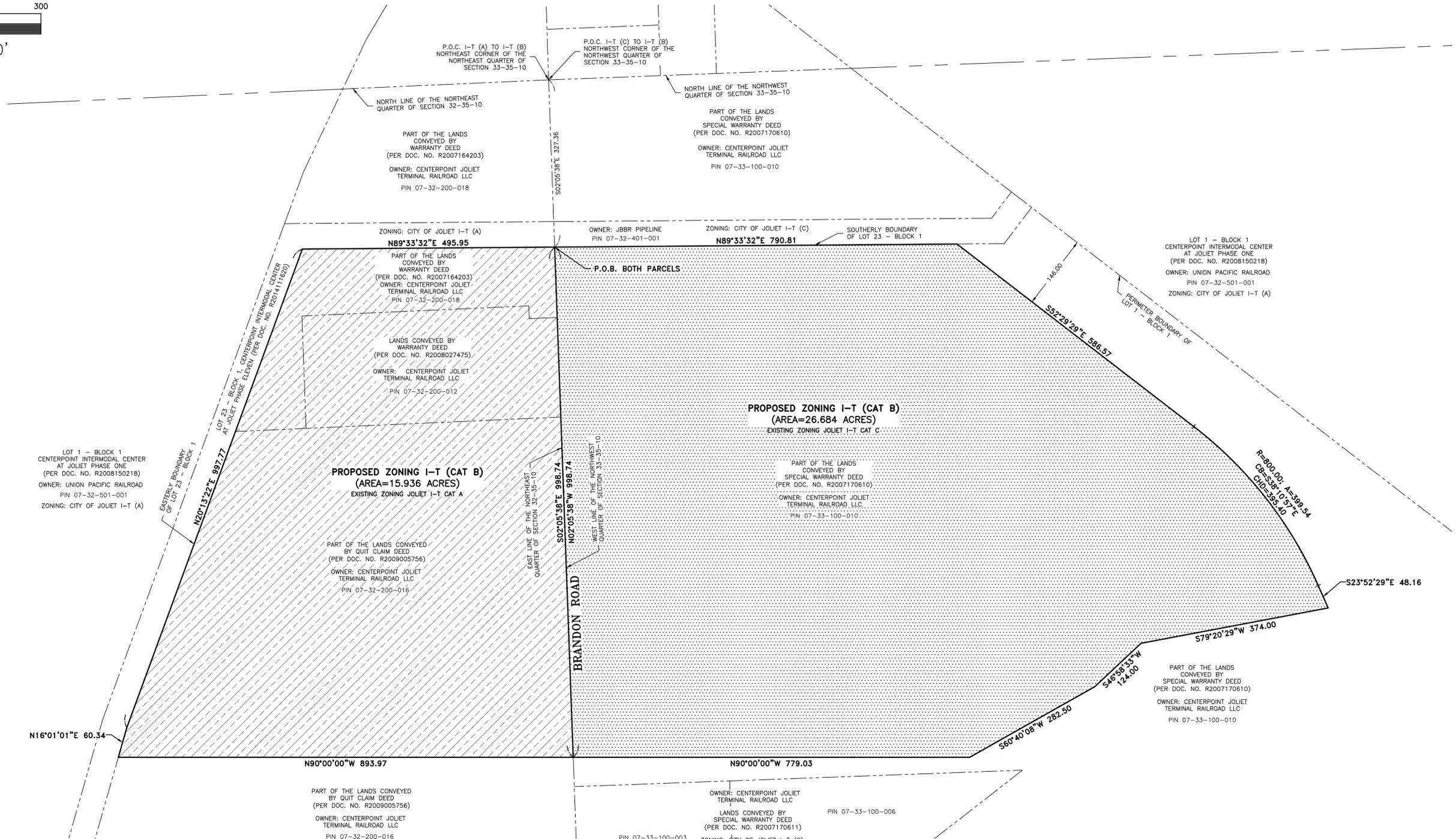
COMMON ADDRESS: VACANT LANDS LYING  
APPROX 430-FT NORTH  
OF 2611 BRANDON ROAD  
JOLIET, IL 60436



Scale: 1" = 100'

**EXISTING I-T (CATEGORY A) TO PROPOSED I-T (CATEGORY B)**  
THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, 998.74 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 893.97 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1; THENCE NORTH 18 DEGREES 01 MINUTES 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 60.34 FEET TO A CORNER ON SAID EASTERLY BOUNDARY; THENCE NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, 997.77 FEET TO A CORNER ON SAID EASTERLY BOUNDARY, SAID CORNER ALSO BEING ON THE SOUTHERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 495.95 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 15.936 acres more or less.

**EXISTING I-T (CATEGORY C) TO PROPOSED I-T (CATEGORY B)**  
THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 327.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, 790.81 FEET TO A POINT ON A LINE LYING 146.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PERIMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2008, AS DOCUMENT NUMBER R2008150218; THENCE SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST ALONG SAID PARALLEL LINE, 586.57 FEET TO THE START OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 800.00 FEET, THENCE SOUTHEASTERLY 399.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 38 DEGREES 10 MINUTES 57 SECONDS EAST 399.40 FEET; THENCE SOUTH 23 DEGREES 52 MINUTES 29 SECONDS EAST 48.16 FEET; THENCE SOUTH 79 DEGREES 20 MINUTES 29 SECONDS WEST 374.00 FEET; THENCE SOUTH 46 DEGREES 58 MINUTES 33 SECONDS WEST 124.00 FEET; THENCE SOUTH 60 DEGREES 40 MINUTES 08 SECONDS WEST 282.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 779.03 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID NORTHWEST QUARTER, SAID POINT BEING 998.74 FEET SOUTH OF SOUTHERLY BOUNDARY OF AFORESAID LOT 23 - BLOCK 1, AS MEASURED ALONG SAID WEST LINE; THENCE NORTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 998.74 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. Containing 26.684 acres more or less.



STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF ZONING OVER THE ABOVE CAPTIONED LANDS AND THAT THIS IS A CORRECT REPRESENTATION THEREOF, DATED AT CREST HILL, ILLINOIS THIS  
**6th** DAY OF **October**, 2021, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165  
cpape@geotechinc.com

DATE BY REVISION

PLAT OF ZONING  
I-T (A) & (C) TO I-T (B)  
DRAWN BY: CJT JOB # GJN17565  
CHECKED BY: CMP DATE: 10/06/2021

CENTERPOINT INTERMODAL  
CENTER AT JOLIET

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

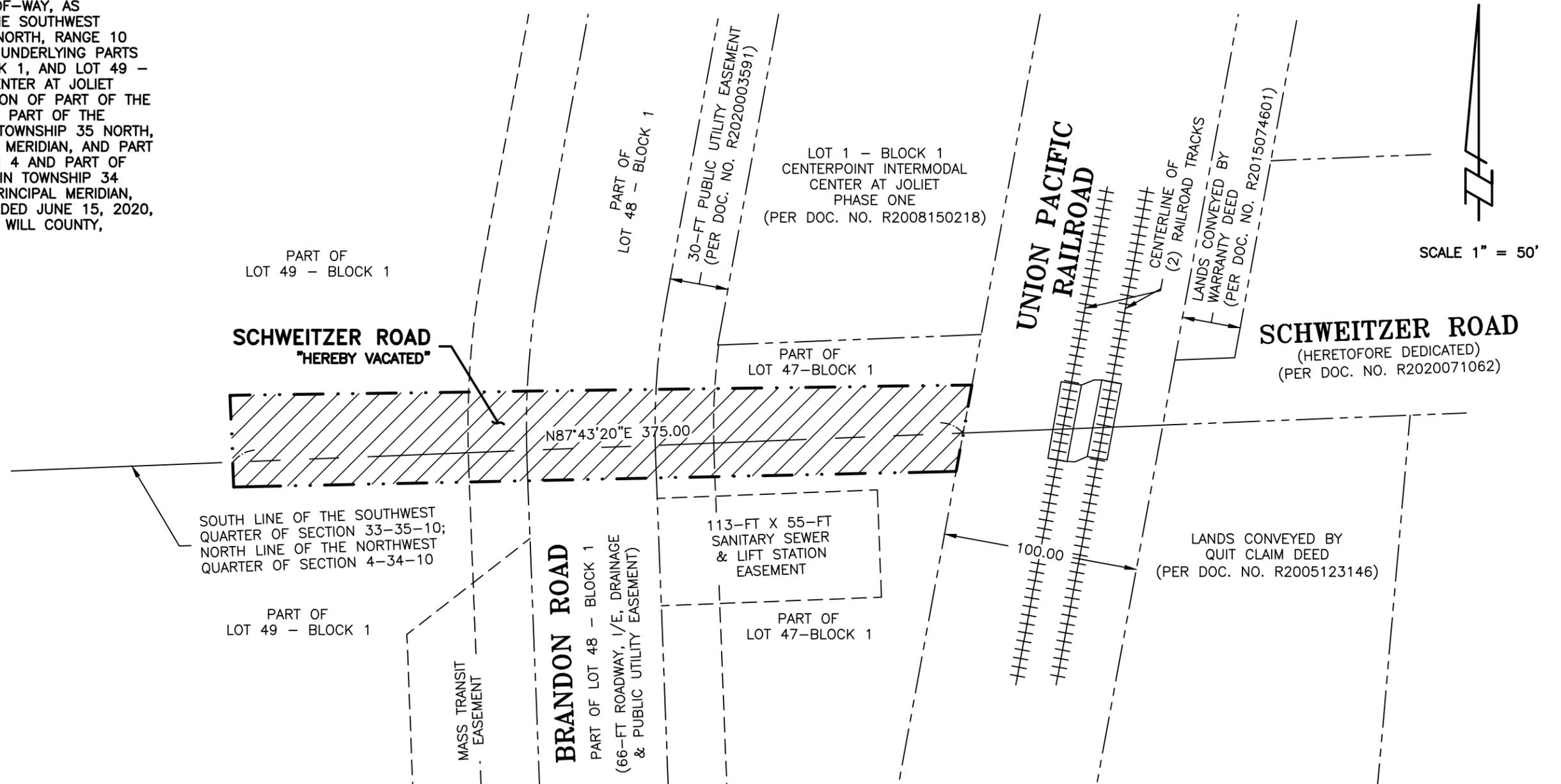
GJN17565

# VACATION EXHIBIT (SCHWEITZER ROAD)

P.I.N. 07-32-402-001, 07-33-301-001,  
07-33-301-002, 11-04-102-001,  
11-04-102-002, 11-04-102-004  
COMMON ADDRESS: SCHWEITZER ROAD AT  
BRANDON ROAD  
JOLIET, IL

**VACATION LEGAL DESCRIPTION:**

THAT PART OF THE SCHWEITZER PUBLIC RIGHT-OF-WAY ROAD LYING EAST OF A POINT 375.00 FEET WEST OF THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, AS MEASURED ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; UNDERLYING PARTS OF LOT 47 - BLOCK 1, LOT 48 - BLOCK 1, AND LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-THREE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R2020046060, IN WILL COUNTY, ILLINOIS.



**NOTES:**

1. THIS PROFESSIONAL SERVICE DOES NOT CONSTITUTE A BOUNDARY SURVEY, PURSUANT TO ILLINOIS MINIMUM STANDARDS.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THE BASIS OF BEARING FOR THE PLAT, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83-2011), BASED ON GNSS DATA OBSERVED UTILIZING THE TRIMBLE VRS-NOW NETWORK.

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369  
EXPIRATION DATE 11/30/2022

DATE: August 25, 2021

**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: CENTERPOINT		FIELD BOOK #: N/A	
DRAWN BY: CJT	DATE: 08/25/21	SCALE: 1"=50'	JOB NO. 17565

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

# VACATION EXHIBIT (BRANDON ROAD)

P.I.N. 07-32-200-003  
 07-32-200-008  
 07-32-200-012  
 07-32-200-016  
 07-32-200-018  
 07-32-400-004  
 07-32-400-006  
 07-32-400-012  
 07-32-400-013  
 07-33-100-006  
 07-33-100-003  
 07-33-100-010  
 07-33-300-001  
 07-33-300-008

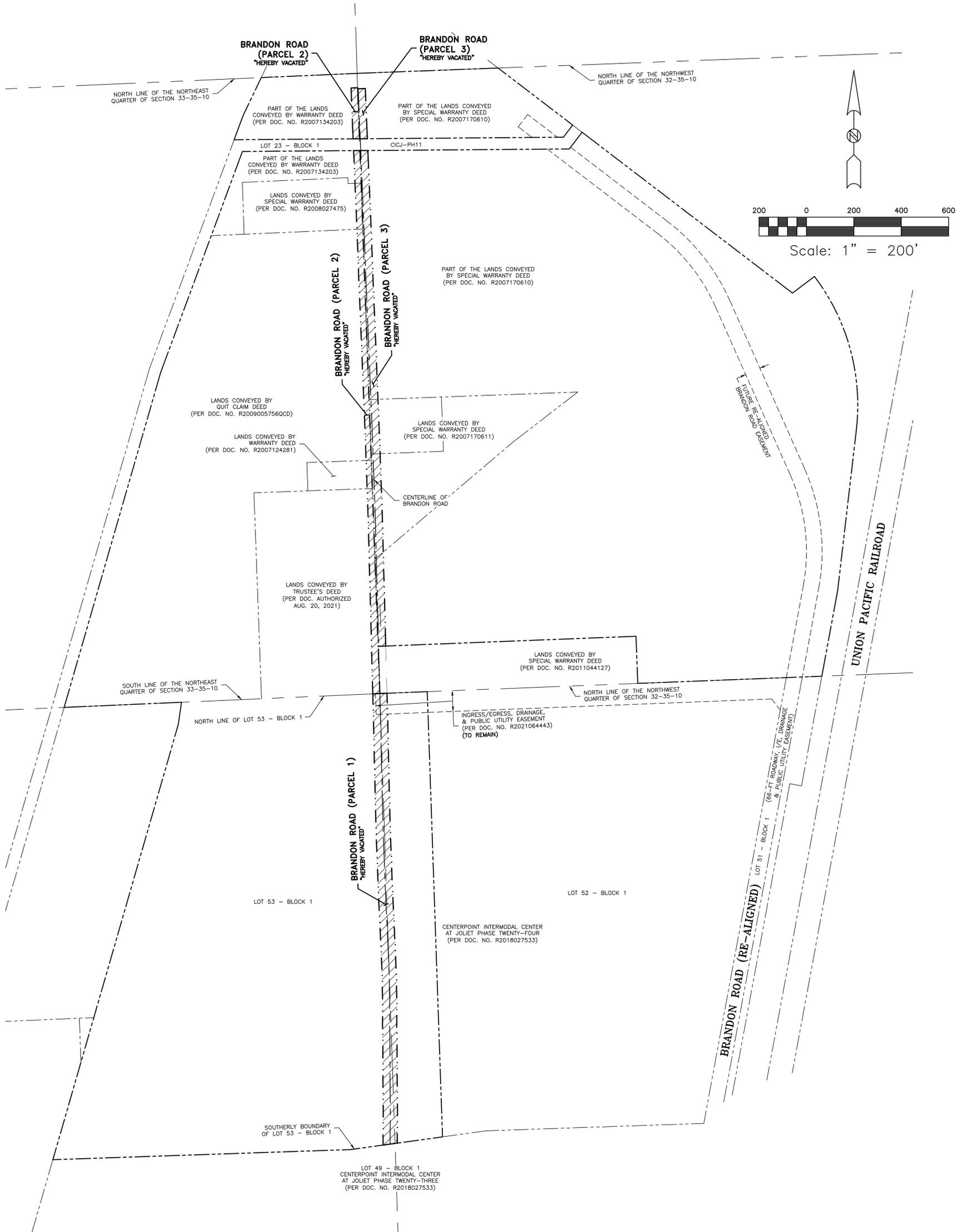
COMMON ADDRESS: 3301 BRANDON ROAD  
 JOLIET, IL AND LANDS  
 LYING 1/2 MI NORTH

**VACATION LEGAL DESCRIPTIONS:**

**PARCEL 1:**  
 THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY UNDERLYING LOT 53 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FOUR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R2021064443, IN WILL COUNTY, ILLINOIS.

**PARCEL 2:**  
 THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), IN WILL COUNTY, ILLINOIS.

**PARCEL 3:**  
 THAT PART OF THE BRANDON ROAD PUBLIC RIGHT-OF-WAY IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF UNDERLYING LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620), LYING NORTH OF THE LANDS CONVEYED BY SPECIAL WARRANTY DEED, ACCORDING TO THE DOCUMENT RECORDED MAY 6, 2011, AS DOCUMENT NUMBER R2011044127, IN WILL COUNTY, ILLINOIS.



**GENERAL NOTES:**

1. THIS PROFESSIONAL SERVICE DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2. GEOTECH INCORPORATED IS PROFESSIONAL DESIGN FIRM NUMBER 184-000165.
3. FOR A SURVEY TO BE CONSIDERED TO BE AN ORIGINAL IT MUST BE SIGNED AND HAVE EITHER AN EMBOSSED SEAL OR A RUBBER STAMP SEAL IN THE COLOR RED OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. M OR MEAS = DENOTES MEASURED ANGLES AND/OR DISTANCES.
6. C OR CALC = DENOTES CALCULATED ANGLES AND/OR DISTANCES.
7. R OR REC = DENOTES RECORD ANGLES AND/OR DISTANCES.
8. D = DENOTES DEED ANGLES AND/OR DISTANCES.
9. CICI-PH11 = DENOTES CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ELEVEN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R2014111620.
10. THE INTENT OF THIS INSTRUMENT IS TO EXCLUSIVELY VACATE THE CITY OF JOLIET'S INTEREST IN BRANDON ROAD AS A PUBLIC RIGHT-OF-WAY.

PREPARED BY: CHRISTOPHER M. PAPESH, I.P.L.S. NO. 3369  
 EXPIRATION DATE 11/30/2022  
 DATE: November 5, 2021

 <b>GEOTECH INC.</b> CONSULTING ENGINEERS - LAND SURVEYORS 1207 CEDARWOOD DRIVE    CREST HILL, ILLINOIS 60403    815/730-1010	<b>CENTERPOINT INTERMODAL                  CENTER AT JOLIET</b>	<b>VACATION EXHIBIT                  (BRANDON ROAD)</b> DRAWN BY: CJT    JOB # GJN17585 CHECKED BY: CMP    DATE: 09/13/2021	11/05/2021 CJT ADD I/EE PER CITY STAFF DATE BY REVISION
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# FINAL REVISION TO PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT)

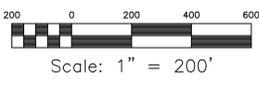
OWNER/DEVELOPER: CENTERPOINT INTERMODAL RAILROAD LLC  
C/O CARINE BOTTIGERO  
1808 SWIFT DRIVE  
OAK BROOK, IL 60453-1501  
PH: 630-586-8000

COMMON ADDRESS: LANDS NORTH OF  
3501 BRANDON RD  
JOLIET, IL

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

CIVIL ENGINEER: CEMCON, LTD.  
C/O MATT WURLING  
2280 WHITE OAK CIR, STE 100  
GREAT WOLF CREEK, IL 60431  
PH: 630-862-2100

P.I.N.	EXISTING	LEGEND	PROPOSED
07-28-300-006		STORM SEWER	
07-28-300-009		SANITARY SEWER	
07-28-300-010		WATER MAIN	
07-28-300-018		FIRE HYDRANT	
07-29-400-027		VALVE VAULT	
07-32-200-008		VALVE BOX	
07-32-200-012		STORM SEWER MANHOLE	
07-32-200-016		CATCH BASIN	
07-32-200-018		FLARED END SECTION	
07-32-400-004		INLET	
07-32-400-006		SANITARY SEWER MANHOLE	
07-32-400-012		STREET LIGHT	
07-32-400-013			
07-32-400-014			
07-32-402-001			
07-33-100-003			
07-33-100-006			
07-33-100-010			
07-33-300-001			
07-33-300-005			
07-33-300-008			
07-33-300-009			
07-33-301-001			
07-33-301-002			
11-04-102-001			
11-04-102-002			
11-04-102-004			
11-05-200-012			
11-05-200-013			
11-05-201-004			



BENCHMARK:  
REFERENCE MARK: WILL COUNTY CONTROL STATION 716, NGS 3-D MARKER  
ELEVATION = 542.82 (NAVD83-GEOD12B)

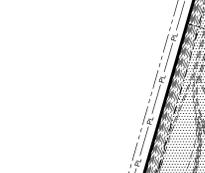
VICINITY MAP

BRANDON AMENDMENT

CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) (476.414 ACRES)	
EXISTING PHASE 23	
LOT NUMBER	LOT AREA (ACRES)
LOT 47 - BLOCK 1	2.367 ACRES
LOT 48 - BLOCK 1	3.038 ACRES
LOT 49 - BLOCK 1	120.180 ACRES
EXISTING PHASE 24	
LOT NUMBER	LOT AREA (ACRES)
LOT 50 - BLOCK 1	1.875 ACRES
LOT 51 - BLOCK 1	2.821 ACRES
LOT 52 - BLOCK 1	58.328 ACRES
LOT 53 - BLOCK 1	58.773 ACRES
PROPOSED PHASE 25	
LOT NUMBER	LOT AREA (ACRES)
LOT 54 - BLOCK 1	102.156 ACRES
LOT 55 - BLOCK 1	4.421 ACRES
LOT 56 - BLOCK 1	0.287 ACRES
LOT 57 - BLOCK 1	12.263 ACRES
LOT 58 - BLOCK 1	2.828 ACRES
LOT 59 - BLOCK 1	98.201 ACRES
LOT 60 - BLOCK 1	56.890 ACRES

BENCHMARK:  
REFERENCE MARK: WILL COUNTY CONTROL STATION 716,  
NGS 3-D MARKER  
ELEVATION = 542.82 (NAVD83-GEOD12B)

RELOCATED BRANDON ROAD  
(NORTH LINE OF OLD BRANDON TO NORTH TERMINUS)  
(PRIVATE SECTION)



INGRESS/EGRESS EASEMENT (WIDTH VARIES)  
(PRIVATE SECTION)



EAST-WEST ACCESS DRIVE  
(OLD BRANDON TO RELOCATED BRANDON)  
(PRIVATE SECTION)



- GENERAL NOTES:
- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT SHOWN HEREON, IS THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027833.
  - THE EXISTING IMPROVEMENTS, DEPICED HEREON, ARE BASED ON DATA COLLECTED BY GEOTECH, INC. FROM JANUARY, 2017, TO OCTOBER, 2017, AND SUPPLEMENTAL DATA COLLECTED BY CEMCON, LTD.
  - PHASE = CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE.
  - SWM = DENOTES STORM WATER MANAGEMENT.
  - THE SUBJECT PROPERTY IS ENTIRELY IN A CITY OF JOLIET I-7 ZONING DISTRICT.
  - THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET I-7 ZONING DISTRICT REGULATIONS AND THE ORDINANCES THEREOF.
  - PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELEVATION MAPS AND FLOODPLAIN STUDY PREPARED BY CEMCON, LTD.
  - THERE IS NO MAPPED REGULATORY FLOODWAY WITHIN THE PROPOSED SUBDIVISION.
  - THE OWNER/DEVELOPER IS ATTEMPTING TO OBTAIN A CONDITIONAL LETTER OF MAP REVISION (CLMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO RECONFIGURE THE FLOODPLAIN LIMITS. A FINAL LETTER OF MAP REVISION BASED UPON FILL (LOW) HAS BEEN RECEIVED FROM FEMA FOR THIS DEVELOPMENT.
  - THE PROPOSED STORM WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY ON LOT 59 - BLOCK 1 IS FOR THE NON-EXCLUSIVE USE OF THE PROPOSED SUBDIVISION.
  - MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR BRIDGING, 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 AREAS. DETENTION BASINS WILL BE UTILIZED TO DETAIN UP TO 1.5 INCHES OF RAINFALL TO BE MANAGED BY THE CITY OF JOLIET ZONING ORDINANCE.
  - BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INLET AND OUTFLOW STORM SEWERS, NATIVE PLANTING/RETAINMENT PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
  - THE STORM WATER OUTFLOW 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 605.155.9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
  - PURSUANT TO THE APPROVED ANTI-CORROSION 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 LOTS. THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
  - LOT 48 - BLOCK 1, LOT 51 - BLOCK 1, AND LOT 52 - BLOCK 1 SHALL BE ENTIRELY COVERED BY A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
  - LOT 47 - BLOCK 1, LOT 48 - BLOCK 1, LOT 51 - BLOCK 1, LOT 54 - BLOCK 1, AND LOT 55 - BLOCK 1 WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
  - THE PROPOSED STORM WATER MANAGEMENT FACILITY ON LOT 59 - BLOCK 1 WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO IDENTIFIED WETLANDS ON OR THROUGH THE PROPOSED SUBDIVISION.
  - ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET FOR SEWERAGE COVER.
  - EXISTING BRANDON ROAD THROUGH THE PREMISE SHALL BE VACATED AND RELOCATED TO A PROPOSED ROADWAY EASEMENT WITHIN EXISTING LOT 48 - BLOCK 1 AND PROPOSED LOT 1 AND LOT 55 - BLOCK 1.
  - EXISTING SCHWITZER ROAD, WEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY SHALL BE VACATED ENTIRELY.
  - THE EXISTING DRY UTILIZATION AND EAST ALONG EXISTING BRANDON ROAD SHALL BE RELOCATED TO THE EAST OF THE RE-ALIGNED BRANDON ROAD INTO LOT 47 - BLOCK 1, LOT 50 - BLOCK 1, AND PROPOSED LOT 56 - BLOCK 1 WITHIN THE RE-ALIGNED BRANDON ROAD RIGHT-OF-WAY EASEMENT ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R202003591, AND A PROPOSED PUBLIC UTILITY EASEMENT.
  - THE EXISTING BRANDON ROAD RIGHT-OF-WAY HAS BEEN SECURED AT THE SCHWITZER ROAD CROSSING ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2020071062, AND A TRUCK TURNAROUND CUL-DE-SAC HAS BEEN CONSTRUCTED AT SAID CROSSING.
  - SINCE THE SCHWITZER ROAD CROSSING AT THE UNION PACIFIC RAILROAD HAS BEEN CLOSED, THE PUBLICLY DEDICATED PORTION OF BRANDON ROAD, NORTH OF MILLIGAN ROAD, SHALL BE VACATED AND CONVEYED TO CENTERPOINT INTERMODAL RAILROAD LLC, A PRIVATE ROAD AND A ROADWAY, INGRESS/EGRESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT WILL BE RECEIVED.
  - UNLESS OTHERWISE NOTED, ALL PARCELS ABUTTING THIS PROPOSED SUBDIVISION ARE CLASSIFIED WITHIN THE CITY OF JOLIET INTERMODAL TERMINAL (I-7) DISTRICT.
  - PORTIONS OF SCHWITZER ROAD AND BRANDON ROAD WERE VACATED BY THE CITY OF JOLIET ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R2020071062.
  - CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE WAS RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R202004660.
  - THE INGRESS/EGRESS EASEMENT ALONG THE NORTH SIDE OF LOT 52 - BLOCK 1 AND AT THE NORTHEAST CORNER OF LOT 53 - BLOCK 1 IS FOR THE BENEFIT OF SAID LOT 53 - BLOCK 1 AND THE LANDS CONVEYED BY WARRANTY DEED IN TRUST ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R202003311 AND THE LANDS CONVEYED BY SPECIAL WARRANTY DEED ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R201044127.
  - CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE WAS RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R202106443.

STATE OF ILLINOIS  
COUNTY OF WILL

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON \_\_\_\_\_ 2021.

CHAMPERSON SECRETARY

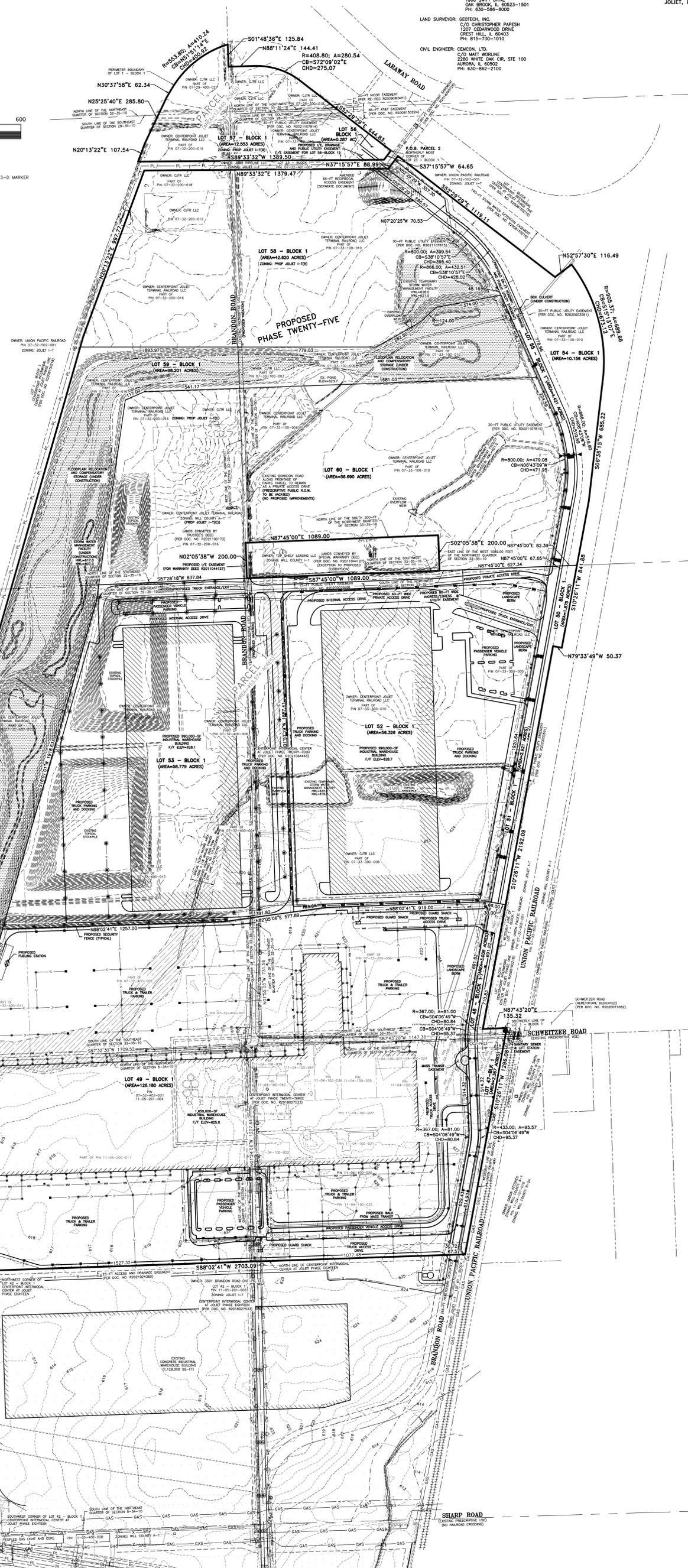
STATE OF ILLINOIS  
COUNTY OF WILL

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_ 2021.

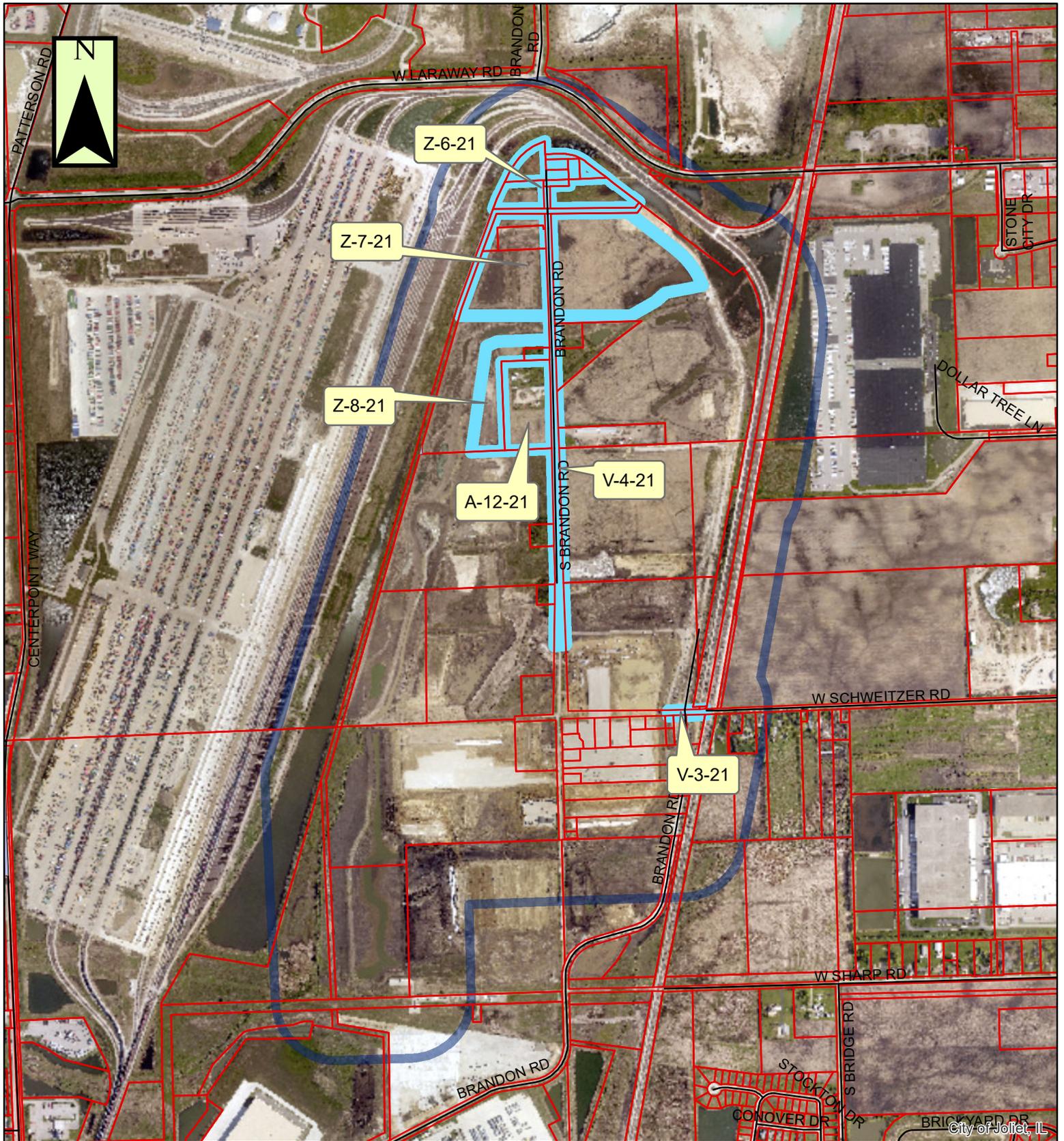
MAYOR CITY CLERK

PREPARED BY: CHRISTOPHER W. PARESH, P.L.L.C. NO. 3369  
LICENSE EXPIRATION DATE: 11/30/2022

DATE: November 5, 2021



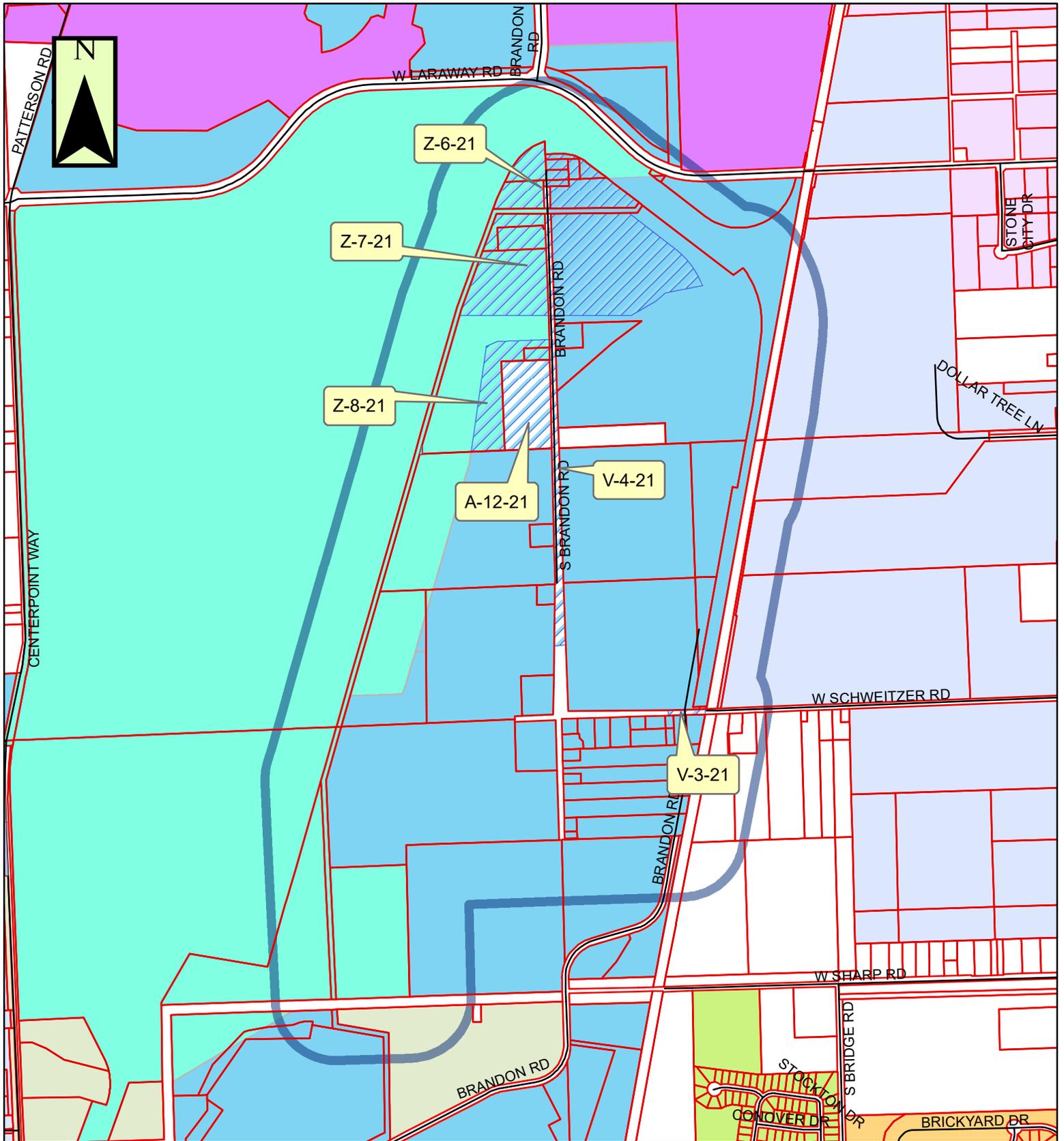




**A-12-21a, Z-6-21a, Z-7-21a, Z-8-21a,  
V-3-21a, V-4-21a**



- = Property in Question
- = 600' Public Notification Boundary

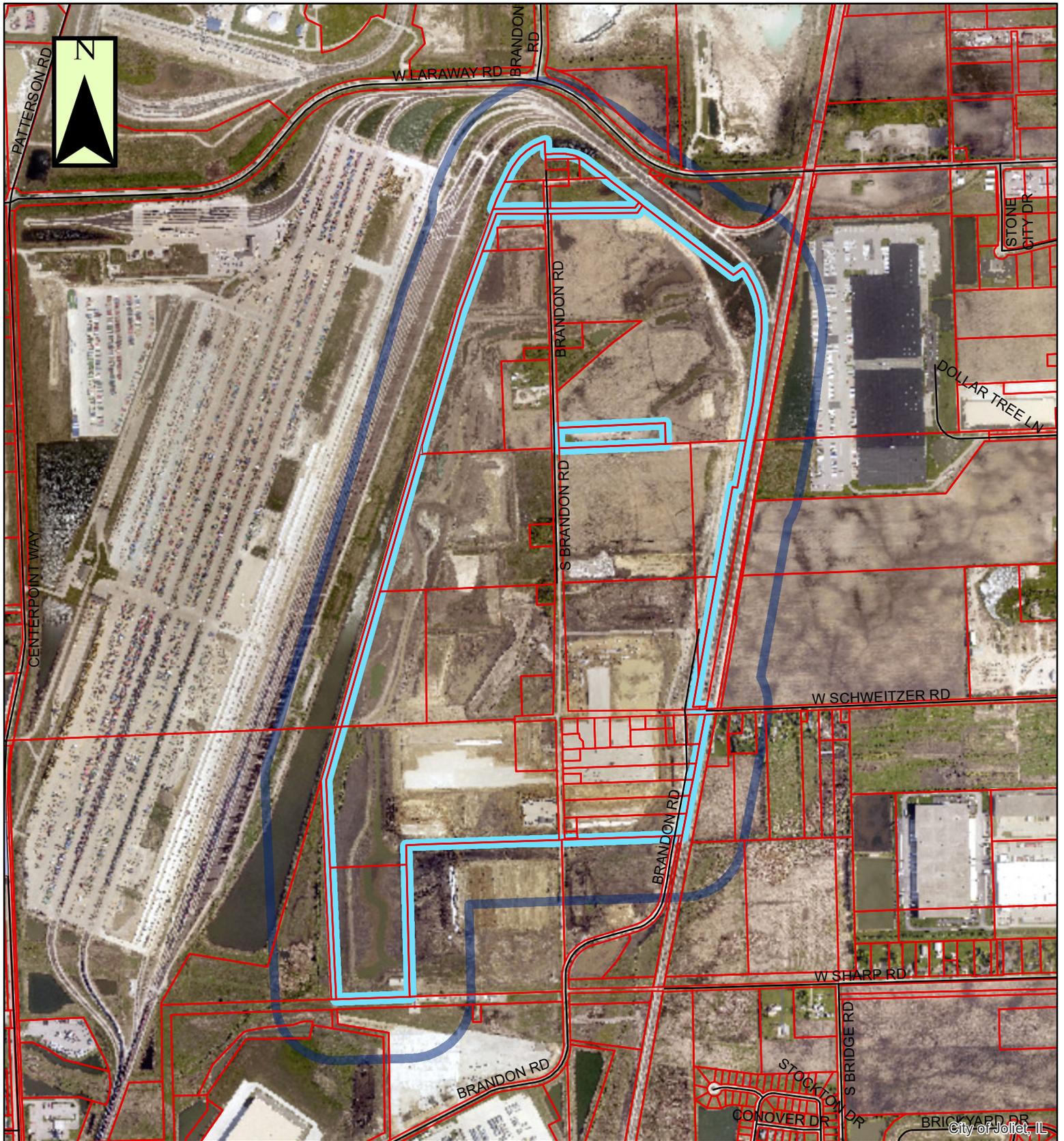


**A-12-21, Z-6-21, Z-7-21, Z-8-21,  
V-3-21, V-4-21**



 = Property in Question  
 = 600' Public Notification Boundary

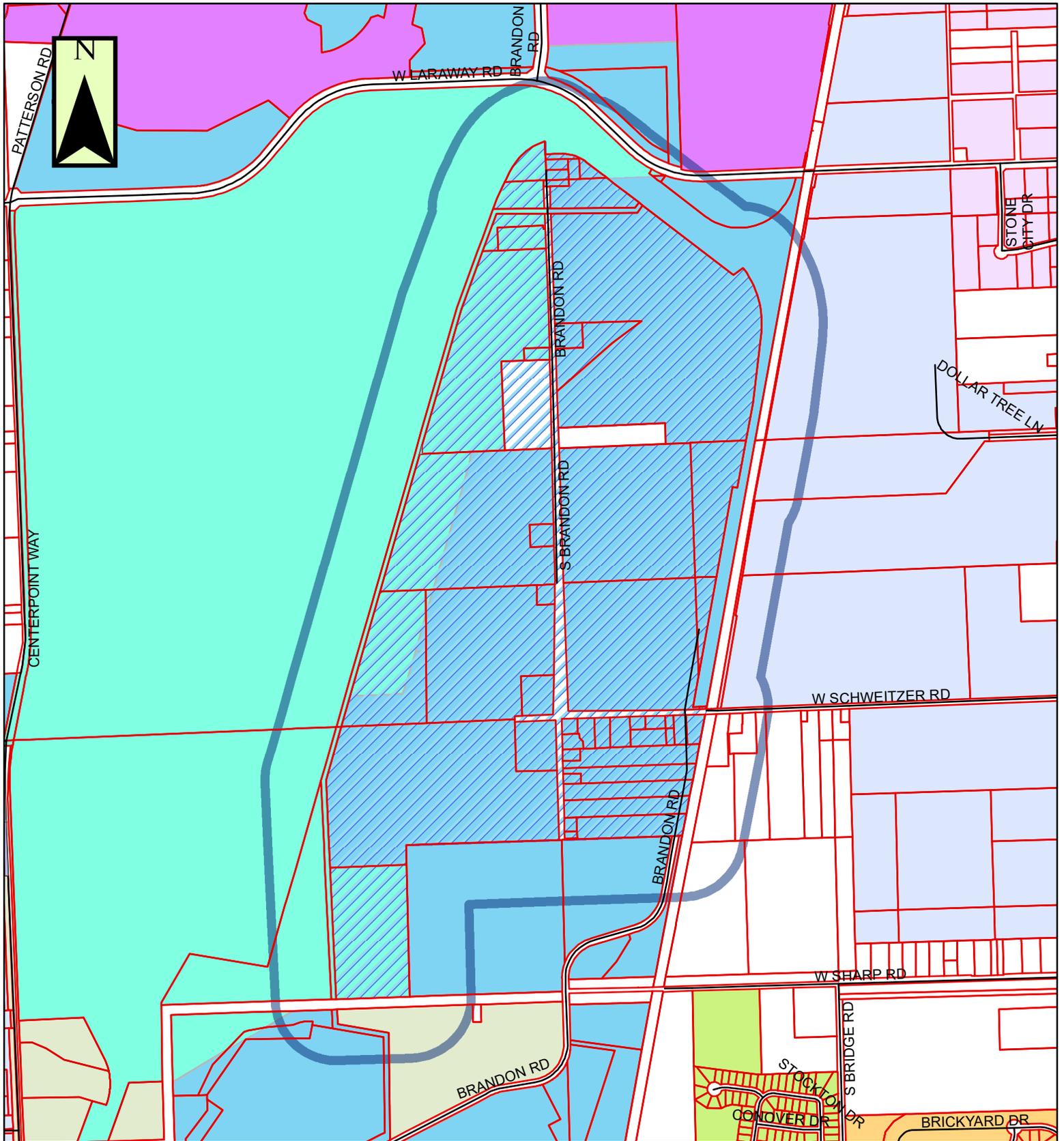
Legend			
<b>Zoning</b>	 I-TA	 R-2	
 B-1	 I-TB	 R-2A	
 B-2	 I-TC	 R-3	
 B-3	 R-1	 R-4	
 I-1	 R-1A	 R-5	
 I-2	 R-1B	 R-B	
 I-T			



## P-10-21a



-  = Property in Question
-  = 600' Public Notification Boundary

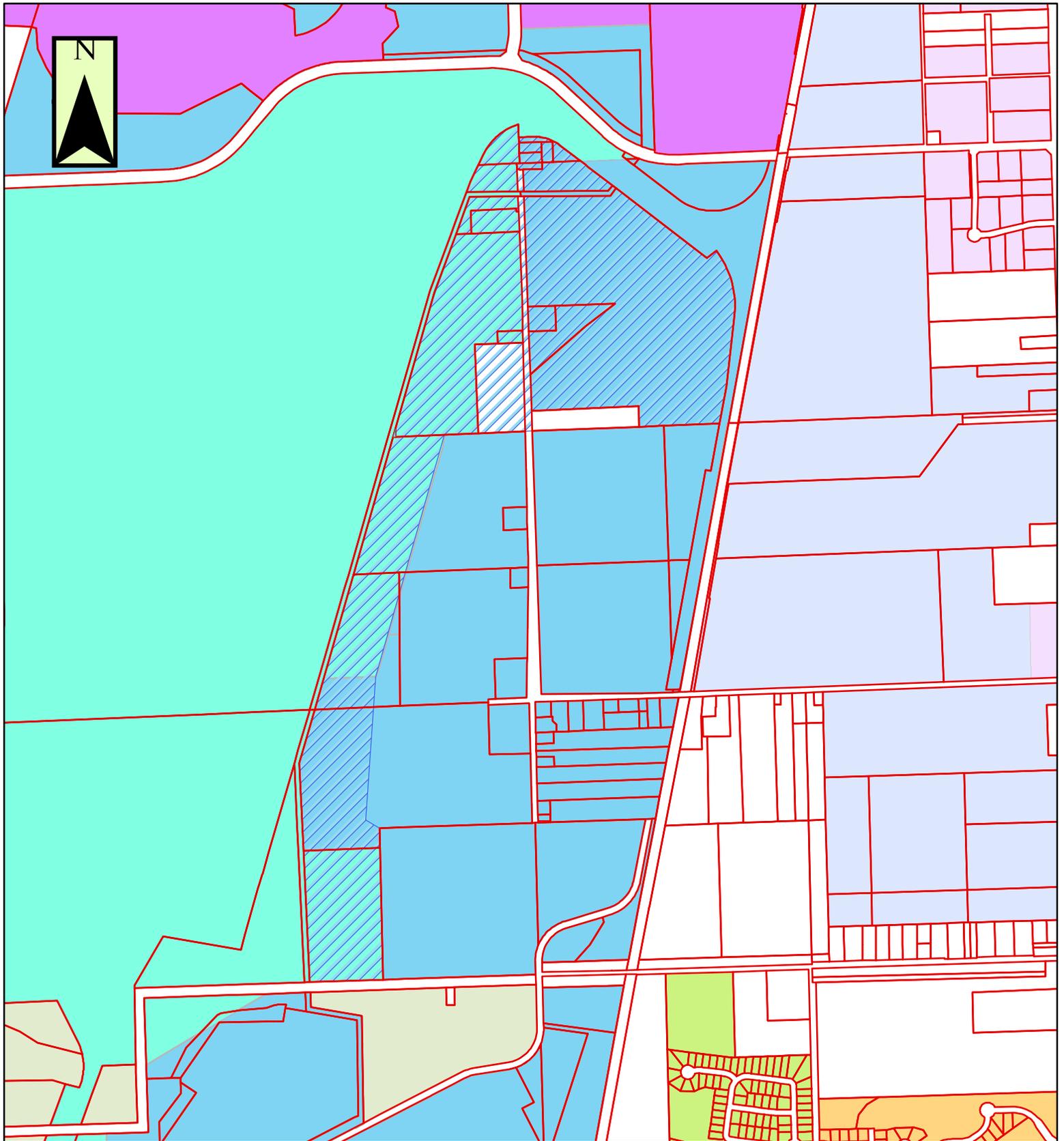


**P-10-21**



 = Property in Question  
 = 600' Public Notification Boundary

Zoning		Legend			
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

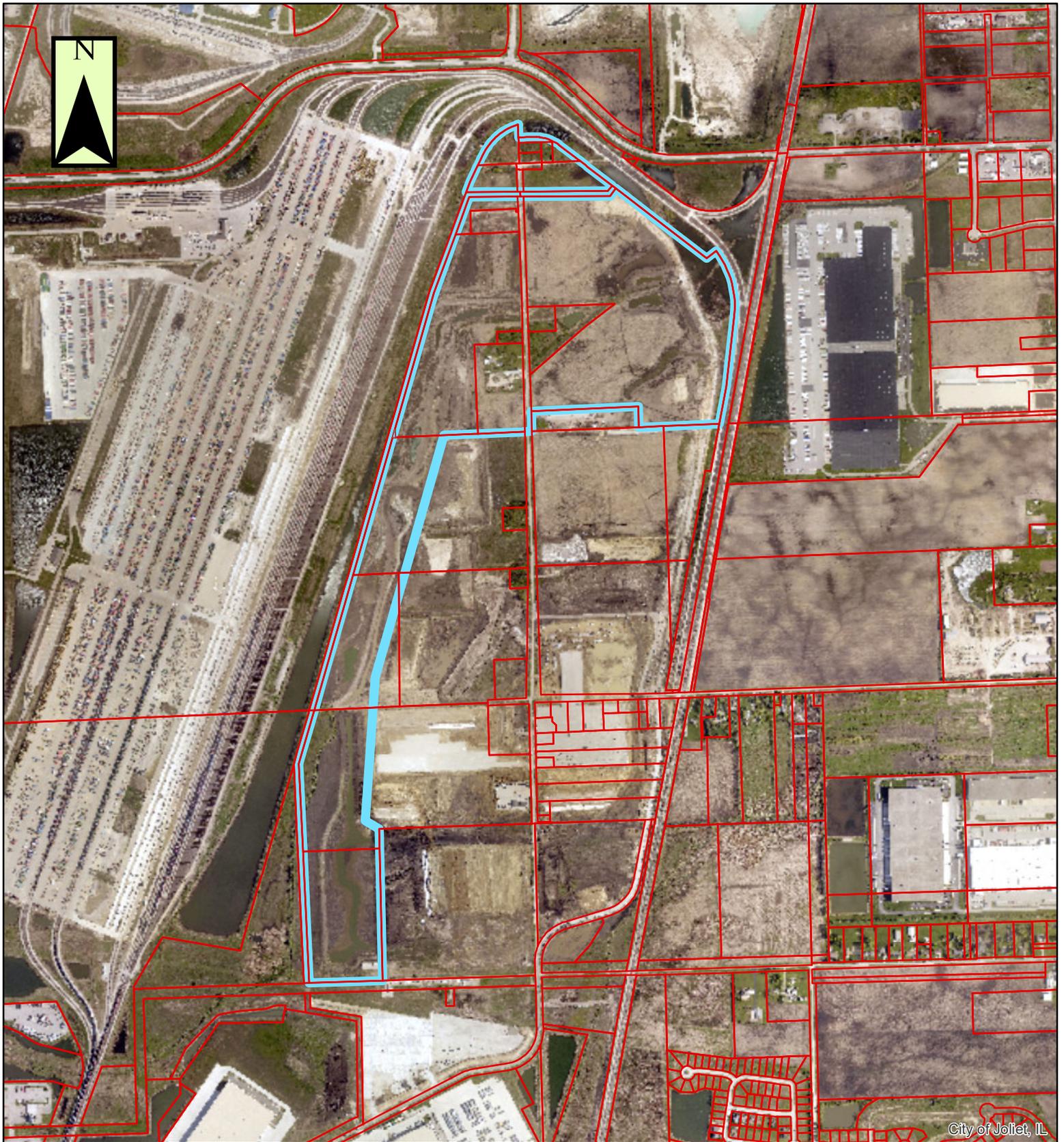


**FP-7-21**



 = Property in Question  
 = 600' Public Notification Boundary

Zoning		Legend	
	I-TA		R-2
	B-1		I-TB
	B-2		I-TC
	B-3		R-1
	I-1		R-1A
	I-2		R-1B
	I-T		R-4
			R-5
			R-B



### FP-7-21a



-  = Property in Question
-  = 600' Public Notification Boundary

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Thursday, April 21, 2022

4:00 PM

City Hall, Council Chambers

### Plan Commission

#### *Commission Members*

*Jason Cox*

*Jeff Crompton*

*John Dillon*

*John Kella*

*Fredrick "Rick" Moore*

*Roberto Perez*

*Brigette Roehr*

*Marc Rousonelos*

*Bob Wunderlich*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

**CALL TO ORDER**

A motion was made by Bob Wunderlich, seconded by Brigette Roehr, to appoint Jason Cox as Chairman Pro-Tem for this meeting. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

**ROLL CALL**

**Present** Jason Cox, Jeff Crompton, Roberto Perez, Brigette Roehr, Marc Rousonelos and Bob Wunderlich

**Absent** John Dillon and John Kella

**APPROVAL OF MINUTES**

[TMP-3631](#)

Attachments: [031722](#)

A motion was made by Brigette Roehr, seconded by Jeff Crompton, to approve the Plan Commission Meeting Minutes-March 17, 2022. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

**CITIZENS TO BE HEARD ON AGENDA ITEMS**

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

None.

**OLD BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

**A-12-21: ANNEXATION OF 10 ACRES WEST OF BRANDON ROAD AND CLASSIFICATION TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.**

**Z-6-21: RECLASSIFICATION OF 5.225 ACRES NORTHWEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING, AND RECLASSIFICATION OF 7.615 ACRES FROM I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING.**

**Z-7-21: RECLASSIFICATION OF 15.936 ACRES LOCATED WEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING, AND RECLASSIFICATION OF 26.684 ACRES FROM I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) TO I-TB (INTERMODAL TERMINAL-TRANSPORTATION EQUIPMENT) ZONING.**

**Z-8-21: RECLASSIFICATION OF 8.187 ACRES WEST OF BRANDON ROAD FROM I-TA (INTERMODAL TERMINAL-INTERMODAL TERMINAL) TO I-TC (INTERMODAL TERMINAL-INDUSTRIAL PARK) ZONING.**

**V-3-21: VACATION OF A PORTION OF SCHWEITZER ROAD, WEST OF THE UNION PACIFIC RAILROAD.**

**V-4-21: VACATION OF ABANDONED BRANDON ROAD, NORTH OF SCHWEITZER ROAD.**

**P-10-21: REVISED PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) SUBDIVISION.**

**FP-7-21: FINAL PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION, PHASE 25.**

**[ID-707-20](#)**

Attachments: [A-12-21 thru V-4-21 - CenterPoint Combined Plan Commission Staff Report](#)  
[1- Ltr to Joliet Plan Commission re CenterPoint-Traffic Study March 2019 Traffic Impact Analysis](#)  
[May 2021 Traffic Signal Warrant Analysis](#)  
[November 2021 Update Improvement Analysis](#)

Mr. Torri gave the Planning Staff Report.

Mr. Chris Spesia, Attorney, appeared on behalf of the petition.

Ms. Caprelle Evans, Teamsters Local 179, spoke in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to recommend for approval by the City Council the Annexation of 10 Acres West of

Brandon Road and Classification to I-TC (Intermodal Terminal-Industrial Park) Zoning, the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning, the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad, the Vacation of Abandoned Brandon Road, North of Schweitzer Road, the Revised Preliminary Plat of CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision, and the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

## **NEW BUSINESS: PUBLIC HEARING**

**During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.**

### **A-5-22: ANNEXATION OF 16911 LARAWAY, CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.**

[TMP-3628](#)

Attachments: [A-5-22 16911 W. Laraway RD Staff.Report w Attachments](#)

Mr. Torri gave the Planning Staff Report.

Ms. Elaine Bottomley, Deputy Chief of Staff for Will County Executive, appeared on behalf of the petition.

Ms. Rachel Ventura, Will County Board Member, said this was discussed at the Will County Board Meetings. It was a mixed vote but it was approved.

A motion was made by Jeff Crompton, seconded by Brigitte Roehr, to recommend for approval by the City Council the Annexation of 40 Acres Located at 16911 W. Laraway Road, Classification to B-3 (General Business) Zoning and Approval of an Intergovernmental Agreement. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

**V-1-22: VACATION OF A 15' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED AT 2000 ESSINGTON ROAD.**

[TMP-3611](#)

**Attachments:** [V-1-22 - 2000 Essington - D'Arcy Staff Report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Tom Carroll, Geotech, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Bob Wunderlich, seconded by Jeff Crompton, to recommend for approval by the City Council the Vacation of a 15' Wide Public Utility and Drainage Easement Located at 2000 Essington Road. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

**Z-3-22: RECLASSIFICATION OF TWO PARCELS LOCATED AT THE SOUTHEAST CORNER OF ALESSIO DRIVE AT MANHATTAN ROAD FROM R-2 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING.  
Z-4-22: RECLASSIFICATION OF 400 MANHATTAN ROAD FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL) ZONING.**

[TMP-3612](#)

**Attachments:** [Z-3-22 and Z-4-22- SEC Alessio Drive and 400 Manhattan Road Staff Report Packet](#)

Mr. Torri gave the Planning Staff Report.

Ms. Carla Policandriotes appeared on behalf of the petition. She gave further background information about the property.

Mr. Brad Strohl, Manhard Consulting, appeared on behalf of the petition as well.

Mr. Bill Kozol, 1508 Middletree Road, appeared in opposition to the petition.

Mr. Richard Welch, 406 Judge Court, appeared in opposition to the petition.

Mr. Saul Brass, 101 Wildwood Lane, appeared in opposition to the petition.

Ms. Megan Cooper, Joliet, appeared in opposition to the petition.

Mr. Monte Moore, 308 Middletree Road, appeared in opposition to the petition.

Ms. Janet Buell, resides adjacent to the property in question, appeared in opposition to the petition.

This Public Hearing was recommend for approval by Bob Wunderlich but failed for a lack of second.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to deny the Reclassification of Two Parcels Located at the Southeast Corner of Alessio Drive at Manhattan Road from R-2 (Single-Family Residential) to I-1 (Light Industrial Zoning and the Reclassification of 400 Manhattan Road from R-1 (Single-Family Residential) to I-1 (Light Industrial) Zoning. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr and Rousonelos

**Nay:** Wunderlich

**Absent:** Dillon and Kella

**P-2-22: PRELIMINARY PLAT OF THIRD COAST INTERMODAL HUB "1" SUBDIVISION.**

**FP-2-22: FINAL PLAT OF THIRD COAST INTERMODAL HUB "1" SUBDIVISION, UNIT 1.**

**M-1-22: PETITION FOR A SPECIAL USE PERMIT TO ALLOW DEVELOPMENT OF 532.14 ACRES OF PROPERTY WITHIN THE CEDAR CREEK WATERSHED PROTECTION AREA.**

**V-2-22: VACATION OF 3.788 ACRES OF EXISTING BRIDGE ROAD RIGHT-OF-WAY.**

[TMP-3630](#)

Attachments: [P-2-22 M-1-22 V-2-22 - Third Coast Intermodal Hub 1 - Combined PC Staff report](#)

Mr. Torri gave the Planning Staff Report.

Mr. Tom Osterberger, Attorney, appeared on behalf of the petition.

Mr. William Bohne, Jacob & Hefner Associates, appeared on behalf of the petition as well.

Mr. Osterberger and Mr. Bohne gave further background information about the petitions.

Ms. Donna Rosendale, Bridge and Noel, had several concerns about the petitions. Mr. Bohne answered some of her questions. She appeared in

opposition to the petitions.

Mr. Chris Spesia, on behalf of CenterPoint and Houbolt Road Extension, appeared in opposition to the petitions.

Ms. Rachel Ventura, Will County Board Member, appeared in opposition to the petitions.

Ms. Stephanie Irvine, Jackson Township resident, appeared in opposition to the petitions.

Ms. Julia Baum-Coldwater, Elwood and Jackson Township, appeared in opposition to the petitions.

Ms. Michelle Peterson appeared in opposition to the petitions.

Ms. Christina Sammot, Jackson Township resident, appeared in opposition to the petitions.

Mr. David DeDesiderio appeared in opposition to the petitions.

Mr. Tom Howard, Jackson Township resident, appeared in opposition to the petitions.

Ms. Elizabeth Villagomez, 500 Stockton, appeared in opposition to the petitions.

Mr. Matt Robbins, Supervisor of Jackson Township, appeared in opposition to the petitions.

Mr. Christopher Frederick, Jackson Township, appeared in opposition to the petitions.

Mr. Jim Walsh, Supervisor of Manhattan Township, appeared in opposition to the petitions.

Ms. Donna Rosendale made a few more statements and requested the petitions be tabled until the infrastructure is there to handle the traffic.

Mr. Osterberger, Attorney, made a few comments to the Commissioners.

Mr. Bohne went through the criteria again to the Commissioners and those in attendance.

Mr. Christopher Frederick made a few more comments.

Mr. Nick Malone appeared in opposition to the petitions.

Ms. Christina Sammot made a few more comments.

Mr. Osterberger explained what the confusion was about pertaining to the posting of the signs for the project.

A motion was made by Jeff Crompton, seconded by Brigette Roehr, to recommend for approval by the City Council the Preliminary Plat of Third Coast Intermodal Hub "1" Subdivision, the Final Plat of Third Coast Intermodal Hub "1" Subdivision, Unit 1, the Petition for a Special Use Permit to Allow Development of 532.14 Acres of Property within the Cedar Creek Watershed Protection Area, and the Vacation of 3.788 Acres of Existing Bridge Road Right-of-Way. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

**A-6-22: ANNEXATION OF 97.1 ACRES LOCATED AT THE SOUTHEAST CORNER OF CHERRY HILL AND SPENCER, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING AND APPROVAL OF AN ANNEXATION AGREEMENT.**

[TMP-3629](#)

Attachments: [A-6-22 Cherry Hill Spencer Annexation Staff.Report w Attachments](#)

Mr. Torri gave the Planning Staff Report.

Mr. Ken Nyenhuis, Northern Builders, appeared on behalf of the petition.

No one appeared in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Roberto Perez, to recommend for approval by the City Council the Annexation of 97.1 Acres Located at the Southeast Corner of Cherry Hill Road and Spencer Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

**NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION**

None.

**PUBLIC COMMENT**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Plan Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

Please see all public comments at the following link:

Link: <https://joliet.legistar.com/Calendar.aspx>

Then select "Meeting Details" for this meeting.

## **ADJOURNMENT**

A motion was made by Jason Cox, seconded by Jeff Crompton, to adjourn. The motion carried by the following vote:

**Aye:** Cox, Crompton, Perez, Roehr, Rousonelos and Wunderlich

**Absent:** Dillon and Kella

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 280-22

File ID: 280-22

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/06/2022

Department: Community  
Development

Final Action:

**Title: Ordinances Associated with CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision**

**Ordinance Approving the Annexation of 10 Acres West of Brandon Road. (A-12-21)**

**Ordinance Approving the Classification of 10 Acres West of Brandon Road to I-TC (Intermodal Terminal-Industrial Park) Zoning. (A-12-21)**

**Ordinance Approving the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning. (Z-6-21)**

**Ordinance Approving the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. (Z-7-21)**

**Ordinance Approving the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning. (Z-8-21)**

**Ordinance Approving the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad.**

**(V-3-21)**

**Ordinance Approving the Vacation of Abandoned  
Brandon Road, North of Schweitzer Road. (V-4-21)**

**Ordinance Approving the Revised Preliminary Plat of  
CenterPoint Intermodal Center at Joliet (Brandon  
Amendment) Subdivision. (P-10-21)**

**Ordinance Approving the Final Plat of CenterPoint  
Intermodal Center at Joliet Subdivision, Phase 25.  
(FP-7-21)**

**Ordinance Approving the Recording Plat of CenterPoint  
Intermodal Center at Joliet Subdivision, Phase 25.  
(RP-12-21)**

**Agenda Date:** 05/17/2022

**Attachments:** A-12-21 - AnnexOrd - 10 Acres Brandon Road,  
A-12-21 - Annx Zoning Class Ord - 10 Acres Brandon  
Road, FP-7-21 - FINALord- CenterPoint Phase 25,  
P-10-21 - PRELIMord- CenterPoint Brandon  
Amendment, RP-12-21 - RECord - CenterPoint Phase  
25, V-3-21 - Ordinance - Vacation of Schweitzer Road  
Portion, V-4-21 - Ordinance - Vacation of Brandon  
Road Portion, Z-6-21 - ZONord Reclassification - 10  
Acres Brandon Road, Z-7-21 - ZONord  
Reclassification - 15 Acres Brandon Road, Z-8-21 -  
ZONord Reclassification - 8 Acres Brandon Road,  
A-12-21 thru V-4-21 - CenterPoint Combined Plan  
Commission Staff Report, Brandon (North Ext)-Block  
1\_11052021 V-4-21 Plat, Final-CICJ Ph25\_10142021,  
Plan\_Commission\_22-04-21\_Meeting\_Minutes, Plat of  
Annexation, Prelim-CICJ Bran Amd\_11052021,  
Rec-CICJ Ph25\_04252022, Schweitzer Rd West of  
UPRR\_08252021 V-3-21 Plat, Z-6-21 Lot 57 Plat of  
Zoning, Z-7-21 Lot 58 Plat of Zoning, Z-8-21 Lot 60  
Plat of Zoning

**Entered by:** jtorri@joliet.gov

**Approval History**

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/10/2022	Eva-Marie Tropper	Approve	5/12/2022
1	2	5/10/2022	Sabrina Spano	Approve	5/12/2022
1	3	5/11/2022	James V. Capparelli	Approve	5/12/2022



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 280-22

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# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 171-24

File ID: 171-24

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 03/20/2024

Department:

Final Action:

<b>Title:</b>	<p><b>Ordinances Associated with CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision</b></p> <p><b>Ordinance Approving the Annexation of 10 Acres West of Brandon Road. (A-12-21)</b></p> <p><b>Ordinance Approving the Classification of 10 Acres West of Brandon Road to I-TC (Intermodal Terminal-Industrial Park) Zoning. (A-12-21)</b></p> <p><b>Ordinance Approving the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning. (Z-6-21)</b></p> <p><b>Ordinance Approving the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. (Z-7-21)</b></p> <p><b>Ordinance Approving the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning. (Z-8-21)</b></p> <p><b>Ordinance Approving the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad. (V-3-21)</b></p>
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**Ordinance Approving the Vacation of Abandoned  
Brandon Road, North of Schweitzer Road. (V-4-21)**

**Ordinance Approving the Revised Preliminary Plat of  
CenterPoint Intermodal Center at Joliet (Brandon  
Amendment) Subdivision. (P-10-21)**

**Ordinance Approving the Final Plat of CenterPoint  
Intermodal Center at Joliet Subdivision, Phase 25.  
(FP-7-21)**

**Ordinance Approving the Recording Plat of CenterPoint  
Intermodal Center at Joliet Subdivision, Phase 25.  
(RP-12-21)**

**Agenda Date:** 04/02/2024

**Attachments:** A-12-21 - AnnexOrd - 10 Acres Brandon Road,  
 A-12-21 - Annx Zoning Class Ord - 10 Acres Brandon  
 Road, Plat of Annexation, Z-6-21 - ZONord  
 Reclassification - 10 Acres Brandon Road, Z-6-21 Lot  
 57 Plat of Zoning, Z-7-21 - ZONord Reclassification -  
 15 Acres Brandon Road, Z-7-21 Lot 58 Plat of Zoning,  
 Z-8-21 - ZONord Reclassification - 8 Acres Brandon  
 Road, Z-8-21 Lot 60 Plat of Zoning, V-3-21 - Ordinance  
 - Vacation of Schweitzer Road Portion, Schweitzer Rd  
 West of UPRR\_08252021 V-3-21 Plat, V-4-21 -  
 Ordinance - Vacation of Brandon Road Portion,  
 Brandon (North Ext)-Block 1\_11052021 V-4-21 Plat,  
 P-10-21 - PRELIMord- CenterPoint Brandon  
 Amendment, Prelim-CICJ Bran Amd\_11052021,  
 FP-7-21 - FINALord- CenterPoint Phase 25, Final-CICJ  
 Ph25\_10142021, RP-12-21 - RECord - CenterPoint  
 Phase 25, Rec-CICJ Ph25\_04252022, A-12-21 thru  
 V-4-21 - CenterPoint Combined Plan Commission  
 Staff Report,  
 Plan\_Commission\_22-04-21\_Meeting\_Minutes,  
 Approver Report

**Approval History**

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/25/2024	Jim Torri	Approve	3/27/2024
1	2	3/25/2024	Christopher Regis	Approve	3/27/2024
1	3	3/25/2024	Beth Beatty	Delegated	
<b>Notes:</b> Does this have to go back to the Plan Commission or Zoning Board?					
1	4	3/25/2024	Christopher Regis	Approve	3/27/2024





# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 205-24

File ID: 205-24

Type: Ordinance

Status: Agenda Ready

In Control: Special City Council Meeting

File Created: 04/18/2024

Department:

Final Action:

<b>Title:</b>	<p><b>Ordinances Associated with CenterPoint Intermodal Center at Joliet (Brandon Amendment) Subdivision</b></p> <p><b>Ordinance Approving the Annexation of 10 Acres West of Brandon Road. (A-12-21)</b></p> <p><b>Ordinance Approving the Classification of 10 Acres West of Brandon Road to I-TC (Intermodal Terminal-Industrial Park) Zoning. (A-12-21)</b></p> <p><b>Ordinance Approving the Reclassification of 5.225 Acres Northwest of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 7.615 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal-Terminal-Transportation Equipment) Zoning. (Z-6-21)</b></p> <p><b>Ordinance Approving the Reclassification of 15.936 Acres Located West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning, and Reclassification of 26.684 Acres from I-TC (Intermodal Terminal-Industrial Park) to I-TB (Intermodal Terminal-Transportation Equipment) Zoning. (Z-7-21)</b></p> <p><b>Ordinance Approving the Reclassification of 8.187 Acres West of Brandon Road from I-TA (Intermodal Terminal-Intermodal Terminal) to I-TC (Intermodal Terminal-Industrial Park) Zoning. (Z-8-21)</b></p> <p><b>Ordinance Approving the Vacation of a Portion of Schweitzer Road, West of the Union Pacific Railroad. (V-3-21)</b></p> <p><b>Ordinance Approving the Vacation of Abandoned</b></p>
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**Brandon Road, North of Schweitzer Road. (V-4-21)**

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**Ordinance Approving the Final Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. (FP-7-21)**

**Ordinance Approving the Recording Plat of CenterPoint Intermodal Center at Joliet Subdivision, Phase 25. (RP-12-21)**

**Agenda Date:** 04/22/2024

**Attachments:** A-12-21 - AnnexOrd - 10 Acres Brandon Road,  
 A-12-21 - Annx Zoning Class Ord - 10 Acres  
 Brandon Road, Plat of Annexation, Z-6-21 - ZONord  
 Reclassification - 10 Acres Brandon Road, Z-6-21  
 Lot 57 Plat of Zoning, Z-7-21 - ZONord  
 Reclassification - 15 Acres Brandon Road, Z-7-21  
 Lot 58 Plat of Zoning, Z-8-21 - ZONord  
 Reclassification - 8 Acres Brandon Road, Z-8-21 Lot  
 60 Plat of Zoning, V-3-21 - Ordinance - Vacation of  
 Schweitzer Road Portion, Schweitzer Rd West of  
 UPRR\_08252021 V-3-21 Plat, V-4-21 - Ordinance -  
 Vacation of Brandon Road Portion, Brandon (North  
 Ext)-Block 1\_11052021 V-4-21 Plat, P-10-21 -  
 PRELIMord- CenterPoint Brandon Amendment,  
 Prelim-CICJ Bran Amd\_11052021, FP-7-21 -  
 FINALord- CenterPoint Phase 25, Final-CICJ  
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 Phase 25, Rec-CICJ Ph25\_04252022, A-12-21 thru  
 V-4-21 - CenterPoint Combined Plan Commission  
 Staff Report,  
 Plan\_Commission\_22-04-21\_Meeting\_Minutes,  
 Approver Report, Approver Report

**Approval History**

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/18/2024	Jim Torri	Approve	4/22/2024
1	2	4/18/2024	Christopher Regis	Approve	4/22/2024
1	3	4/18/2024	Beth Beatty	Approve	4/22/2024