

DATE: January 5, 2026
TO: Joliet Plan Commission
FROM: Planning Staff
SUBJECT: P-1-26: Preliminary Plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision

GENERAL INFORMATION:

APPLICANT: CenterPoint Joliet Railroad Terminal LLC
STATUS OF APPLICANT: Owner
OWNER: CenterPoint Joliet Railroad Terminal LLC
REQUESTED ACTION: Approval of a minor industrial subdivision
PURPOSE: To create two lots to separate the floodplain from the buildable lot
EXISTING ZONING: I-TC (Intermodal Terminal – Industrial Park)
LOCATION: 3500 Houbolt Road (04-10-01-201-003-0000 and 10-11-06-101-004-0000)
(Council District #5)
SUBDIVISION SIZE: 106 acres
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped, I-TC (intermodal terminal – industrial park)
SOUTH: Undeveloped (pipeline), County A-1 (agricultural);
Industrial, I-TC (intermodal terminal – industrial park)
EAST: Industrial (pipeline), I-1 (light industrial) and I-2 (general industrial)
WEST: Undeveloped, I-TC (intermodal terminal – industrial park)

SITE HISTORY: The subject site is an existing recorded lot (Lot 33 - Block 4) within CenterPoint Intermodal Center at Joliet Phase Twenty-Seven, which was approved and recorded in January 2024. The site is currently undeveloped. The east side of the site contains floodplain and wetlands in the Cedar Creek watershed.

SPECIAL INFORMATION: The preliminary plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight will create two lots from an existing lot (Lot 33 from Phase Twenty-Seven) in order to separate off the floodplain area from the buildable area. Proposed Lot 35 will be 76.2 acres and will be developed with a 1.1-million-square-foot warehouse facility. The preliminary plat includes a concept plan for the proposed development. Proposed Lot 36 will be 29.8 acres and will contain Cedar Creek floodplain and wetland areas. Lot 36 will be owned and maintained by the CenterPoint property owners' association. A drainage easement will be reserved over all of Lot 36, and there will be a 32-foot ingress / egress easement along the south side of Lot 35, north of the detention basin, to allow access to Lot 36.

The proposed warehouse facility is a permitted use in the Intermodal Terminal – Industrial Park zoning district. The site will need to comply with the Cedar Creek Protection Area ordinance (Zoning Ordinance Section 47-15G) if applicable. There are no additional public improvements required as part of this subdivision request.

RECOMMENDED ACTION: Staff recommends that the Plan Commission recommend approval of the preliminary plat of CenterPoint Intermodal Center at Joliet Phase Twenty-Eight, a Minor Subdivision, which will allow the floodplain and wetland areas at the rear of the property to be on their own separate lot. The floodplain lot will then be maintained by the property owners' association for the CenterPoint intermodal park. The proposed development for the buildable lot is permitted in this zoning district, and the subdivision does not require additional roads or public improvements.

Figure 1: Subject site within the CenterPoint Intermodal Center at Joliet subdivision (2025)

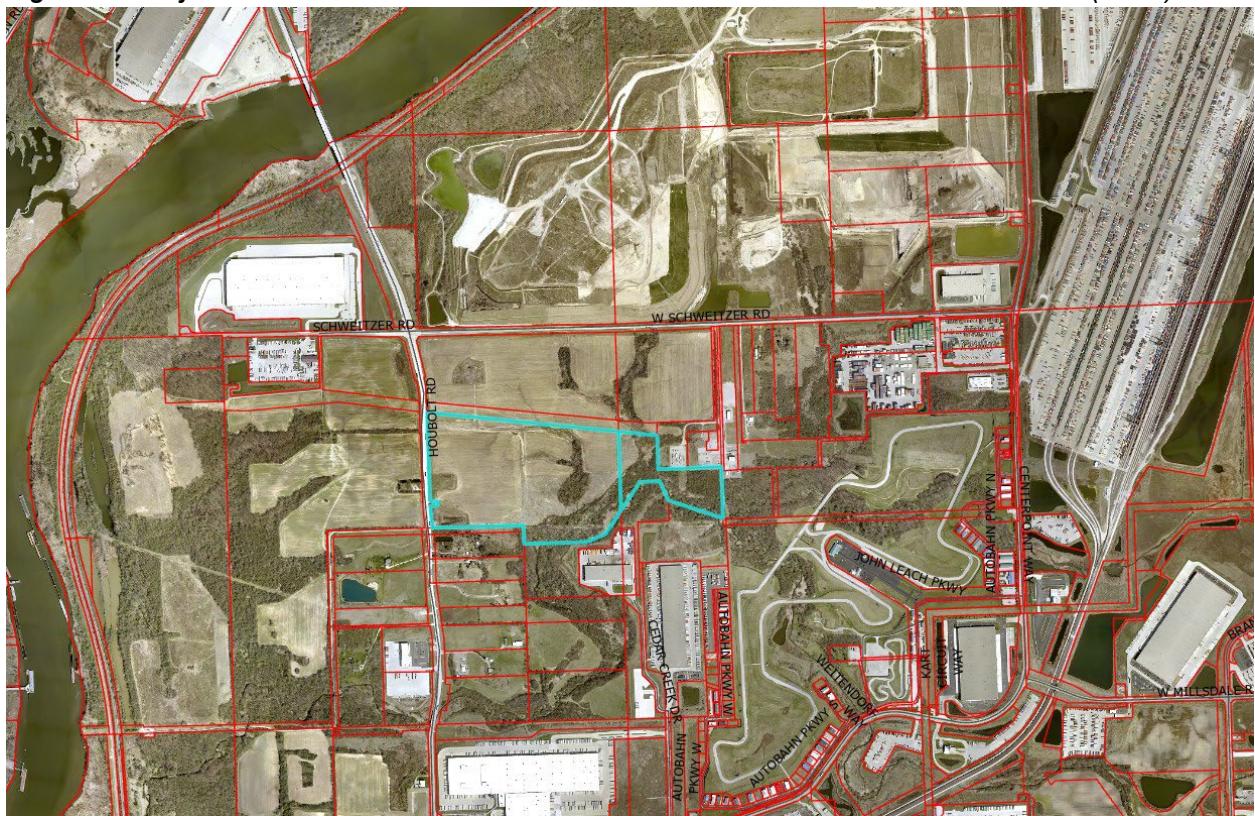
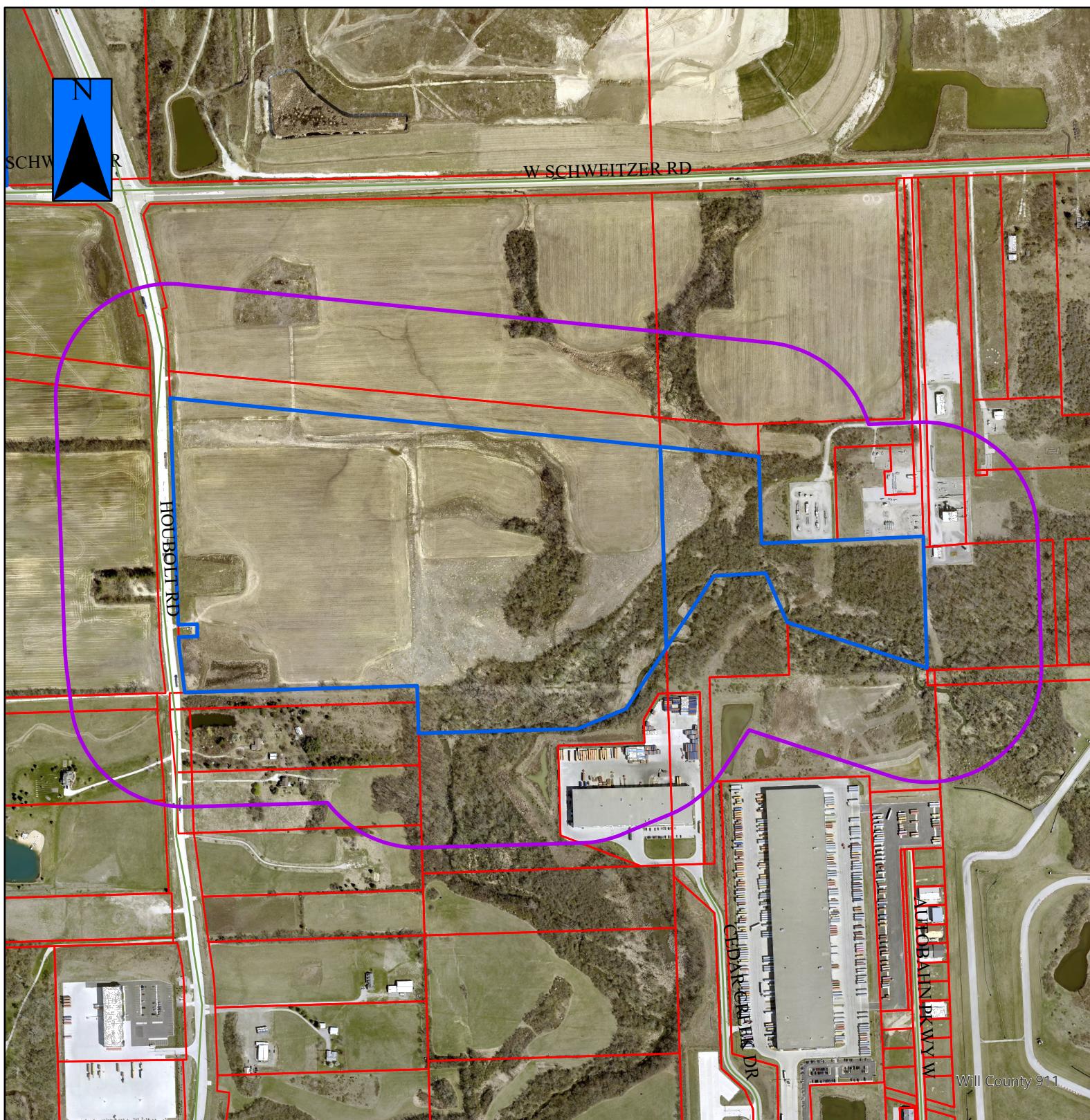


Figure 2: Subject site, view northeast from Houbolt Road near the southwest corner of the site (May 2025)



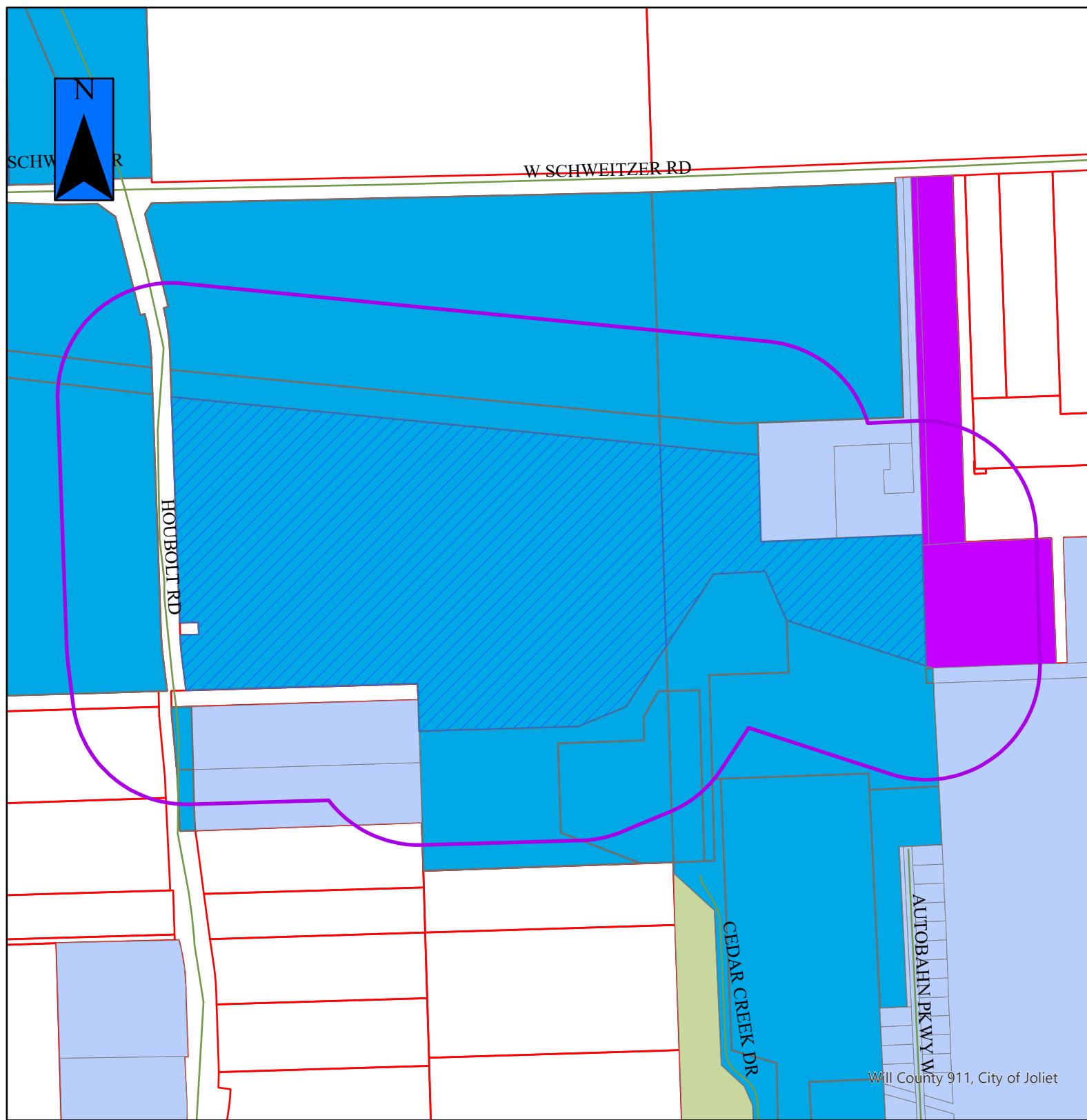


P-1-26a



= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



P-1-26

 = Property in Question
 = 600' Public Notification Boundary

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

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

COMMON ADDRESS:
3500 Houbolt Road
Joliet, IL 60436

COMMON ADDRESS:
3500 HOBOLT ROAD
JOLIET, IL 60436

**PRELIMINARY PLAT
PHASE TWENTY-EIGHT**

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

11207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

1

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

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

BENCHMARK:
REFERENCE MARK: WILL COUNTY CONTROL STATION 716,
NCS 3-D MARKER
ELEVATION = 542.82 (NAVD88-GEOD12B)

<u>LEGEND</u>	
EXISTING	PROPOSED
— > —	STORM SEWER
—) —	SANITARY SEWER
— WM —	WATER MAIN
— FM —	FORCE MAIN
○	FIRE HYDRANT
⊗	VALVE BOX
◎	STORM SEWER MANHOLE
●	CATCH BASIN
■	INLET
◀	FLARED END SECTION
◎	SANITARY SEWER MANHOLE
×	STREET LIGHT
▶	OVERLAND FLOOD ROUTE

$$1'' = 150'$$

CENTRAL ASIAN SOCIETY

LOT 35 - BLOCK 4
PROPOSED PARKING TABLE

PARKING TYPE	SIZE (FT)	QUANTITY
REGULAR PARKING SPACES	9 WIDE x 18 DEEP	331 SPACES
ADA ACCESSIBLE PARKING	18 WIDE x 18 DEEP	8 SPACES
TRACTOR-TRAILER SPACES	12 WIDE x 55 DEEP	382 SPACES
LOADING DOCK SPACES	14 WIDE x 60 DEEP	121 SPACES
TRACTOR SPACES	12 WIDE x 40 DEEP	21 SPACES

THIS PLAT IS NOT FOR RECORD

www.123

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-Nine

NAME OF PETITIONER: CenterPoint Joliet Railroad Terminal LLC

CELL #: _____ E-MAIL: [REDACTED]

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: [REDACTED]

INTEREST OF PETITIONER: Owner's Representative

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 Circle, Ste 100, Aurora, IL 60502 PHONE: [REDACTED] 0

LAND SURVEYOR: Geotech, Inc. c/o Mr. Chris Papesh PLS

ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: [REDACTED]

ATTORNEY: Spesia & Taylor Attorneys at Law c/o Christian Spesia

ADDRESS: 1415 Black Road, Joliet, IL 60435 PHONE: [REDACTED]

LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit 'A'

COMMON ADDRESS: 3500 Houbolt Road, Joliet, IL 60436

PERMANENT INDEX NUMBER (Tax No.): 04-10-01-201-003 and 10-11-06-101-004

SIZE: 106.071 acres more or less

NO. OF LOTS: 2

PRESENT USE: Industrial Warehouse EXISTING ZONING: I-TC

USES OF SURROUNDING PROPERTIES: North: Vacant Industrial

South: Vacant Industrial

East: Vacant Industrial

West: Vacant 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 'B'

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 'B'

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, _____, 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: 11-6-25 CARMINE BOTTIGLIERO
Petitioner's Name

Subscribed and sworn to before me this 6 day of November, 20 25

Notary Public

My Commission Expires:

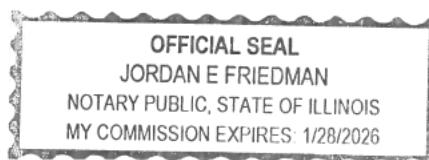


EXHIBIT "A"
CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE 29
LEGAL DESCRIPTION

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

ADJOINING OWNERS
 CENTERPOINT INTERMODAL CENTER
 AT JOLIET NORTHWEST AMENDMENT
 (PHASE TWENTY-NINE)
 EXHIBIT 'B'

PIN	NAME COLUMN 1	NAME COLUMN 2	ADDRESS	CITY	STATE	ZIP
06-36-200-002	WASTE MANAGEMENT OF IL INC		PO BOX 1450	CHICAGO	IL	60690
06-36-300-002	WASTE MANAGEMENT OF IL INC		PO BOX 1450	CHICAGO	IL	60690
06-36-301-001	HOUBOLT ROAD EXTENSION JV LLC		1808 SWIFT DR	OAK BROOK	IL	60523
06-36-301-005	2903 SCHWEITZER RD CNT-PR LLC	C/O CENTERPOINT PROP TR/S PURCELL	1808 SWIFT ROAD	OAK BROOK	IL	60523
06-36-301-003	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
07-31-300-001	WASTE MANAGEMENT OF IL INC		PO BOX 1450	CHICAGO	IL	60690
10-01-101-002	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-101-003	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-101-004	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-101-005	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-101-006	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-101-007	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-201-001	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-201-002	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-201-003	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-201-004	CITY OF JOLIET		150 W JEFFERSON STREET	JOLIET	IL	60435
10-01-300-002	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-003	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-004	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-005	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-300-013	WHIMSY JOLIET LLC		1901 S BUSSE ROAD	MOUNT PROSPECT	IL	60056
10-01-300-016	MICHAEL & LYNN MARCHIO		23550 VETTER ROAD	ELWOOD	IL	60421
10-01-300-017	MICHAEL & CATHERINE MARCHIO	TR HTJ-8160	19717 W SCHWEITZER ROAD	JOLIET	IL	60431
10-01-400-001	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-400-002	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
10-01-400-017	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
10-01-400-018	US MMC PROPERTIES OF IL II LLC	ATTN RYAN TEMPLE	7901 WRENWOOD BLVD, STE C	BATON ROUGE	LA	70809
10-01-400-019	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-400-020	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-400-035	VETTER IL INDUSTRIAL ASSET LLC	C/O MAPLETREE US MGNT	5 BRYANT PARK, FL 28	NEW YORK	NY	10018
10-01-400-036	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-400-037	VETTER IL INDUSTRIAL ASSET LLC	C/O MAPLETREE US MGNT	5 BRYANT PARK, FL 28	NEW YORK	NY	10018
10-01-400-038	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-401-002	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
10-01-401-003	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-101-001	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-101-002	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-101-003	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-101-004	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523

ADJOINING OWNERS
 CENTERPOINT INTERMODAL CENTER
 AT JOLIET NORTHWEST AMENDMENT
 (PHASE TWENTY-NINE)
 EXHIBIT 'B'

PIN	NAME COLUMN 1	NAME COLUMN 2	ADDRESS	CITY	STATE	ZIP
11-06-100-006	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-013	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-020	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-024	SCOTT PAPENDICK		27W751 SWAN LAKE DRIVE	WHEATON	IL	60189
11-06-100-025	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-100-029	DVAF LLC		4660 STOCKDALE RD	MORRIS	IL	60450
11-06-100-030	MIDWEST GENERATION LLC	ATTN TAX DEPT	804 CARNEGIE CENTER	PRINCETON	NJ	8540
11-06-100-034	GUARDIAN PIPELINE LLC	TAX 14-5	PO BOX 871	TULSA	OK	74102
11-06-100-035	ALLIANCE PIPELINE LP	C/O PEMBINA PIPELINE/TAX DEPT	4000 585 8TH AVE SW	CALAGARY	CA	
11-06-100-036	VECTOR PIPELINE LP	ATR	10937 BLUE MAGNOLIA LN	PARRISH	FL	34219
11-06-100-037	CENTERPOINT JOLIET TRML RR LLC		1808 SWIFT ROAD	OAK BROOK	IL	60523
11-06-100-038	DVAF LLC		10465 N BELL ROAD	MINOOKA	IL	60447
11-06-100-039	ANR PIPELINE CO		PO BOX 2168	HOUSTON	TX	77252
11-06-101-001	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-101-001	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-201-003	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436
11-06-300-006	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-010	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436
11-06-301-027	INTERMODAL CNTR-JOLIET PROP	CENTERPOINT PROP/S PURCELL	1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-028	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-029	INTERMODAL CNTR-JOLIET PROP		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-030	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-301-036	CENTERPOINT JOLIET TRML RR, LLC		1808 SWIFT DR	OAK BROOK	IL	60523
11-06-400-001	NATURAL GAS PIPELINE	ATTN PROPERTY TAX DEPT	PO BOX 4372	HOUSTON	TX	77210
11-06-401-002	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436
11-06-401-015	AUTOBAHN REALTY LLC		3795 CENTERPOINT WAY	JOLIET	IL	60436

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:

3500 Houbolt Road, Joliet, Illinois 60436

PIN(s): 04-10-01-201-003 and 10-11-06-101-004

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

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: _____

DATE: 11/6/2015

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Christian G. Spesia, Attorney