DATE: October 19, 2023

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT:
A-7-23: Annexation of 19940 W. Noel Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement.
A-8-23: Annexation of 19922 W. Noel Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement.
A-9-23: Annexation of 19808 W. Noel Road, Classification to I-1 (Light Industrial) Zoning and Approval of an Annexation Agreement.
P-8-23: Preliminary Plat of South Chicago Logistics Subdivision.
FP-9-23: Final Plat of South Chicago Logistics Subdivision.
V-5-23: Vacation of a Perimeter Landscape Easement North of W. Noel Road and S. Bush Road.
V-6-23: Vacation of a Stormwater Management Easement North and West of W. Noel Road.

GENERAL INFORMATION:

APPLICANT:	NP Compass Building 4, LLC
STATUS OF APPLICANT:	Contract Purchaser
OWNER:	Jerry L. Hauert and Heather A. Hauert (19940 W. Noel Road); Lee W. Carmichael and Judith Carmichael (19922 W. Noel Road); TCIH Land Holdings, LLC; NP Compass Building 4, LLC
REQUESTED ACTION:	Approval of annexation of three properties, preliminary and final plat of subdivision, and vacation of a perimeter landscape easement and stormwater management easement
PURPOSE:	To allow for an industrial subdivision for development of a future cold storage facility
EXISTING ZONING:	I-1 (Light Industrial)
LOCATION:	North of W. Noel Road and S. Bush Road
SIZE:	A-7-23 = 10.327 Acres; A-8-23 = 5.874 Acres; A-9-23 = 1.531 Acres; P-8-23 = 69.506 Acres; FP-9-23 = 69.506 Acres; V-5-23 = 4.48 Acres; V-6-23 = 1.76 Acres

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped/Farmland, I-1 (Light Industrial)
SOUTH: Rural Residences, County A-1 and I-1 (Light Industrial)
EAST: Undeveloped Farmland and Rural Residences, I-1 (Light Industrial)
WEST: Undeveloped/Farmland, County A-1 and I-TA (Intermodal Terminal)

SITE HISTORY: Most of the subject properties were annexed into the City in 2005 and zoned to R-1B (Single-Family Residential) zoning for the purpose of future single-family residential development. Residential development of the subject properties never occurred, and the properties were rezoned to their current I-1 (Light Industrial) classification in 2021. As a part of the zoning reclassification process, annexation and development agreements for the currently annexed properties were amended to allow for development of a light industrial business park. Three adjacent properties on four lots are also petitioning for annexation and zoning reclassification to I-1 (Light Industrial) zoning. All properties have been undeveloped farmland or rural residences throughout their history.

SPECIAL INFORMATION: The petitioner, NP Compass Building 4, LLC, intends to subdivide 69.506 acres of land located approximately north of W. Noel Road and west of S. Bush Road, for the purpose of developing a cold storage facility. The cold storage building would be approximately 589,388 square feet. The subdivision would include annexation and zoning reclassification of three properties that are adjacent to the existing assemblage to match the I-1 (Light Industrial) zoning that is currently in place with the rest of the property assemblage. The petitioner is also applying for vacation of two existing easements that will not be necessary should the property develop as desired by the petitioner. One vacation would involve removal of an existing 60-ft. perimeter landscape easement around the annexing property at 19940 W. Noel Road. The other vacation would involve removal of an existing stormwater management easement that is located west of the western boundary of the landscape easement to be vacated. Exhibits for all annexing properties and proposed vacations have been included in the staff report packet.

A companion petition to allow a series of variations to allow additional trailer and wheeled container parking and from commercial building standards for non-standard wall materials will be discussed at the October 19, 2023, Zoning Board of Appeals meeting. The petition, if approved, would allow double-deep trailer and wheeled container parking north of the cold storage facility building, and in the southwest portion of Lot 1 of the subject subdivision, west of S. Bush Road. The petition would also allow the use of kynar coated insulated vertical metal panels along the building's exterior to allow for greater insulation in the building.

The subdivision would result in the creation of two new lots. Lot 1 would be approximately 49.9 acres in size and be located north of W. Noel Road and west of S. Bush Road. This lot would contain the cold storage building, in addition to 211 car parking stalls and 376 trailer parking stalls. Trailer parking stalls would be located north of the cold storage building (181 trailer stalls) and within the southwest portion of Lot 1, west of S. Bush Road (195 trailer stalls). The property will be developed within the framework of closed loop truck network, designed to provide safe but restricted access for truck trailers to the property, without allowing access to the property for truck trailers from Illinois Route 53, Manhattan Road, or other municipal or township roads. An internal road between the southwest portion of Lot 1 and the remainder of Lot 1 north of W. Noel Road would be built to contain all truck traffic on the site. Neither W. Noel Road nor S. Bush Road would be used by trucks operating within the site. Trucks would enter and exit the site off a planned extension of Compass Boulevard, in the northeast portion of the Lot 1. Car parking stalls would be located to the immediate west of the cold storage building, with a separate full access provided off the end of the Compass Boulevard extension. Lot 2 would be located west of the car parking area and would provide stormwater detention for the subject site.

Per the amended Annexation and Development Agreement, a 60-ft. wide landscape buffer with a 3:1 berm and fence will be required along the S. Bush Road and W. Noel Road frontages, in addition to the eastern boundary of the Lot 1 to the east of the cold storage building. All perimeter landscaping will be required to meet the standards set forth in the City's Landscape and Screening Regulations.

The developer will be responsible for extending water and sewer utilities to the site. These utilities are currently provided along Compass Boulevard to the east of the subject assemblage. Water and sewer extensions will be provided along the eastern property line of Lot 1 before terminating north of W. Noel Road. Water and sewer connection fees and development impact fees will be required. Future development must comply with all requirements pursuant to the City's Zoning Ordinance, Landscaping and Screening Regulations, and Unified Tree Ordinance. A final Landscaping Plan, Tree Preservation

Plan, and Photometric Lighting Plan must be approved by City staff prior to issuance of any building permits. Exterior lighting on the cold storage building will be required to comply with terms of the amended Annexation and Development Agreement that requires exterior lighting to be mounted parallel to the ground and perpendicular to the wall or poles and not tipped up or mounted higher than 30 to 35 feet. Exterior fixtures will be cut off luminaires as recommended by “Dark Sky” or Green Globe” guidelines (minimize glare while reducing light trespass and skyglow).

ANALYSIS: Approval of the annexation of 19940, 19922, and 19808 W. Noel Road, the Preliminary and Final Plat for the South Chicago Logistics Subdivision, and vacation of perimeter landscape and stormwater management easements will allow development of an industrial subdivision for a future cold storage facility with accessory truck trailer and wheeled container parking, located north of W. Noel Road and east of S. Bush Road. Development of a cold storage warehouse facility is consistent with the intent of the amended Annexation and Development Agreement for the subject annexed properties and truck traffic will be limited to the closed loop truck network.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

__X__ **Preliminary Plat**
__X__ **Final Plat**
__X__ **Recording Plat**

NAME OF SUBDIVISION: South Chicago Logistics

NAME OF PETITIONER: NP Compass Building 4, LLC

CELL #: _____ **E-MAIL:** _____

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

BUSINESS ADDRESS: 3010 Highland Pkwy., Suite 440

CITY, STATE, ZIP: Downers Grove, Illinois 60515

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Thomas R. Osterberger (KGG LLC)

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: 815-727-4511

OWNER: SEE ATTACHED

HOME ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

CELL #: _____ **E-MAIL:** _____

ENGINEER: Jacob & Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4600

LAND SURVEYOR: Jacob & Hefner Associates, Inc.

ADDRESS: 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515 PHONE: 630-652-4600

ATTORNEY: KGG LLC

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: 815-727-4511

LEGAL DESCRIPTION OF PROPERTY:

SEE ATTACHED

COMMON ADDRESS: TBD Compass Blvd.

PERMANENT INDEX NUMBER (Tax No.): SEE ATTACHED

SIZE: ±69.506 acres

NO. OF LOTS: 3 Lots (Preliminary) / 3 Lots (Final & Record)

PRESENT USE: Agriculture EXISTING ZONING: I-1 (Light Industrial)

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Agriculture/Residential

East: Agriculture/Industrial

West: Industrial

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary plat? No

If yes, what amount? N/A

(Acknowledgment by Park District Official)

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No ✓ If yes, list the Case number and name:

Is any variance from the Subdivision Regulations being requested? Yes _____ No ✓

If yes, describe:

Attach ten (10) 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 ATTACHED

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 MISSOURI) ss
COUNTY OF CLAY)

I, Nathaniel Hagedorn, 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: 9/14/2023

Petitioner's Name Nathaniel Hagedorn
Manager of NPD Management, LLC, Manager of NP Compass Building 4, LLC

Subscribed and sworn to before me this 14th day of September, 20 23

Notary Public

My Commission Expires: 9-10-27

LISA BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2027

PROPOSED SUBDIVISION – SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 - UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601, TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 907.07 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 40 SECONDS WEST 744.71 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 130.07 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 49 DEGREES 23 MINUTES 26 SECONDS WEST 113.54 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 93.00 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (aka THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 1851.41 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF LOT 3 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE SOUTH 66 DEGREES 30 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 35.08 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 548.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 619.15 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 55 DEGREES 51 MINUTES 47 SECONDS EAST 586.74 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 43.28 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 4 OF SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 4 THE FOLLOWING 5 COURSES: 1) THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 558.70 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 548.00 FEET, 2) THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 381.38 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 17 MINUTES 34 SECONDS EAST 373.73 FEET; 3) THENCE NORTH 48 DEGREES 21 MINUTES 18 SECONDS EAST 105.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE

SOUTHEAST AND HAVING A RADIUS OF 482.00 FEET; 4) THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.62 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 18 MINUTES 11 SECONDS EAST 328.89 FEET; 5) THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 750.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINES OF SAID LOT 4 THE FOLLOWING 3 COURSES; 1) THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 77.00 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST 750.33 FEET; 3) THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST 1107.43 FEET ALONG THE EAST LINE OF SAID LOT 4 AND SAID LINE EXTENDED SOUTHERLY AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 208 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 175.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 173 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 208.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 557.50 FEET TO THE SOUTHEAST CORNER OF THE ROADWAY DEDICATION FOR NOEL ROAD PER SAID THIRD COAST INTERMODAL HUB 1 - UNIT 1; THENCE THE FOLLOWING THREE COURSES ALONG SAID ROADWAY DEDICATION; 1) THENCE NORTH 01 DEGREES 34 MINUTES 29 SECONDS WEST 33.00 FEET; 2) THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST 516.77 FEET; 3) THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST 33.00 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY DEDICATION AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3,027,674 SQUARE FEET OR 69.506 ACRES, MORE OR LESS.

BEING PART OF P.I.N. 10-11-08-400-008-0010 AND ALL OF P.I.N. 10-11-09-300-015-0000 AND PART OF P.I.N. 10-11-09-300-014-0010 AND ALL OF P.I.N. 10-11-09-300-002-0000 AND ALL OF P.I.N. 10-11-09-300-005-0000 AND PART OF P.I.N. 10-11-17-200-024-0000 AND ALL OF P.I.N. 10-11-09-300-009-0000 AND PART OF P.I.N. 10-11-09-100-005-0000.

CONTIGUOUS LAND HOLDINGS LIST

P.I.N. 10-11-08-400-008-0010
P.I.N. 10-11-08-400-008-0020
P.I.N. 10-11-09-100-002-0010
P.I.N. 10-11-09-100-002-0020
P.I.N. 10-11-09-100-003-0010
P.I.N. 10-11-09-100-003-0020
P.I.N. 10-11-09-100-005-0000
P.I.N. 10-11-09-200-030-0000
P.I.N. 10-11-09-300-002-0000
P.I.N. 10-11-09-300-005-0000
P.I.N. 10-11-09-300-014-0010
P.I.N. 10-11-09-300-014-0020
P.I.N. 10-11-09-400-031-0000
P.I.N. 10-11-09-400-032-0000
P.I.N. 10-11-09-400-033-0000
P.I.N. 10-11-09-400-034-0000
P.I.N. 10-11-10-100-010-0000
P.I.N. 10-11-10-300-001-0000
P.I.N. 10-11-10-300-006-0000
P.I.N. 10-11-17-200-024-0000
P.I.N. 10-11-17-200-025-0000

Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 14, 2023

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-08-201-009-0010	4300	N/A	BRANDON RD	ELWOOD	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-201-009-0020	V	S	BRANDON RD	JOLIET	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-400-008-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-08-400-008-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-08-401-004-0010	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-401-004-0020	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-503-001-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-503-002-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-506-003-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-09-100-002-0010	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-002-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-005-000	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-300-002-0000	19808	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-005-0000	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-009-0000	19922	W	NOEL RD	ELWOOD	60421	CARMICHAEL LEE W JUDITH	19922 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-014-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-014-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-09-300-015-0000	19940	W	NOEL RD	ELWOOD	60421	HAUERT JERRY L HEATHER A	19940 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-016-0000	V	W	NOEL RD	ELWOOD	60421	TYLER JAMES A TRUST	FIRST MIDWEST BANK 2801 W JEFFERSON ST JOLIET IL 60435	N
10-11-09-300-017-0000	19656	W	NOEL RD	ELWOOD	60421	HERZOG CHRISTIAN G BRIDGET M	19656 W NOEL RD ELWOOD IL 60421	N
10-11-16-100-011-0000	25019	S	BUSH RD	ELWOOD	60421	BUNDSCHUH DANIEL R CRYSTAL L	25019 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-016-0000	25045	S	BUSH RD	ELWOOD	60421	VANDERHYDEN GERALD	25045 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-027-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-028-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-029-0000	24819	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-032-0000	24915	S	BUSH RD	ELWOOD	60421	FINDLEY JEFFREY W CHRISTINE	24915 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-035-0000	24847	S	BUSH RD	ELWOOD	60421	ALCANTAR JOSE ESPERANZA	24847 S BUSH RD ELWOOD IL 60421	N
10-11-16-126-001-0000	24712	S	WALNUT ST	ELWOOD	60421	MUNIZ LAURA E ANTONIO	24712 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-002-0000	24726	S	WALNUT ST	ELWOOD	60421	LUCKY DAVID D	SLEMP CHRISTINE M 24726 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-003-0000	24738	S	WALNUT ST	ELWOOD	60421	FESTIN JANE JEFFREY	24738 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-004-0000	24754	S	WALNUT ST	ELWOOD	60421	ECHLIN MARILYN A LVG TR	24754 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-001-0000	24711	S	WALNUT ST	ELWOOD	60421	GINTER MICHAEL W MARTHA S	24711 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-002-0000	24725	S	WALNUT ST	ELWOOD	60421	ERICKSON JOHN KELLY	24725 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-003-0000	24737	S	WALNUT ST	ELWOOD	60421	KESTER ANTHONY D	24737 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-004-0000	24712	S	SYCAMORE ST	ELWOOD	60421	DOBKOWSKI ROBERT J JR	24712 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-005-0000	24726	S	SYCAMORE ST	ELWOOD	60421	MODESTO DANIEL R	24726 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-006-0000	24738	S	SYCAMORE ST	ELWOOD	60421	FALKNER BRADLEY SR JEAN	24738 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-007-0000	24755	S	WALNUT ST	ELWOOD	60421	HANKS MICHAEL J JACQUIE	24755 S WALNUT ST ELWOOD IL 60421	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-17-200-009-0000	25044	S	BUSH RD	ELWOOD	60421	RYAN ROBERT E	25044 S BUSH RD ELWOOD IL 60421	N
10-11-17-200-010-0000	20030	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN MICHELLE K	20030 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-012-0000	20132	W	MANHATTAN RD	ELWOOD	60421	IBARRA JUAN C MARIA Y	20132 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-013-0000	20122	W	MANHATTAN RD	ELWOOD	60421	REYES REUBEN ROSAURA	20122 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-014-0000	20112	W	MANHATTAN RD	ELWOOD	60421	PEREZ JOSE M	20112 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-022-0000	20064	W	MANHATTAN RD	ELWOOD	60421	SARTORI JEFFREY S	20064 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-023-0000	20048	W	MANHATTAN RD	ELWOOD	60421	JEDRYCK MICHAEL	20048 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-024-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-17-200-025-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-17-200-029-0000	20144	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN JAMES E DOROTHY	20144 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-030-0000	V	S	BRANDON RD	ELWOOD	60421	KEIGHER FARMS LLC	26120 S KANKAKEE ST MANHATTAN IL 60442	N
10-11-17-503-001-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-17-506-011-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N

Notes:

1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 12, 2023.

2. Owner name and address information has been obtained from the 2022 Levy Real Estate Tax Information available from the Will County Treasurer.

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: September 13, 2023

Jerry L Hauert
PETITIONER: Jerry L. Hauert

Heather A Hauert
PETITIONER: Heather A. Hauert

Subscribed and Sworn to before me this
13 day of September, 2023.

Barbara J Hinz
NOTARY PUBLIC

OFFICIAL SEAL
BARBARA J HINZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/15/24

CASE NO._____
DATE FILED_____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARYLY)

I. Applicant's information:

NAME OF APPLICANT(S):

NP Compass Building 4, LLC (FN) ____ (MI) _____ (LN) _____ (Suffix)

_____ (FN) ____ (MI) _____ (LN) _____ (Suffix)

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

3010 Highland Pkwy., Suite 440 **BUSINESS ADDRESS** Downers Grove CITY IL STATE 60515 ZIP CODE

CONTACT NUMBERS:

(H) (____)_____ (W) (____)_____ CELL (____) _____

E-MAIL ADDRESS: cevangelista@northpointkc.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.**

Jerry (FN) L (MI) Hauert (LN) _____ (Suffix)

Heather (FN) A (MI) Hauert (LN) _____ (Suffix)

19940 W. Noel Road **HOME ADDRESS** (include Suite, Apt. No.) Unincoproated Elwood CITY IL STATE 60421 ZIP CODE

_____ **BUSINESS ADDRESS** _____ CITY _____ STATE _____ ZIP CODE

CONTACT NUMBERS:

(H) (____)_____ (W) (____)_____ CELL (____) _____

E-MAIL ADDRESS: _____

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.*

X *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)

Thomas R. Osterberger — Agent's Name

KGG LLC — Company Name *(If Applicable)*

111 N. Ottawa Street, Joliet, Illinois 60432 — Agent's Mailing Address City/State/Zip

(815) 727-4511 — Agent's Phone

( ) — Area Code Mobile

(815) 727-1586 — Area code Fax

Email address: tosterberger@kggllc.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):

Jerry L. Hauert

Jerry L. Hauert

Date: September 13, 2023

Heather A. Hauert

Heather A. Hauert

Date: September 12, 2023

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME	ADDRESS	Area Code Phone
Jerry L. Hauert	19940 W. Noel Road	( )
Heather A. Hauert	19940 W. Noel Road	( )
		( )

v. Property information:

PROPERTY ADDRESS:

19940 W. Noel Road	Unincorporated Elwood	Illinois	Jackson	60421
PROPERTY ADDRESS	CITY	STATE	TOWNSHIP	ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s): 10-11-09-300-015-0000

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

SEE ATTACHED

LOT SIZE: WIDTH _____ DEPTH _____ AREA Appox: 10 Acres

PRESENT LAND USE: Rural Residential

EXISTING ZONING: Will County A-1 Agriculture

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Incorporation of property into industrial subdivision for the development of a cold storage facility.

ZONING CLASSIFICATION REQUESTED: I-1 - Light Industrial

USES OF SURROUNDING PROPERTIES:

NORTH Industrial EAST Industrial

SOUTH Unimproved Agriculture WEST Unimproved Industrial

IMPORTANT

You must 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.

Jerry L Hauert
PETITIONER Jerry L. Hauert

September 13, 2023
DATE

Heather A. Hauert
PETITIONER Heather A. Hauert

September 13, 2023
DATE

Subscribed and Sworn to before me this 13th day of September, 2023.

Barbara J Hinz
NOTARY PUBLIC

OFFICIAL SEAL
BARBARA J HINZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/15/24

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:
(P.I.N. 10-11-09-300-015-0000)

PARCEL 1:
THE WEST 431.90 FEET OF THE SOUTH 1008.57 FEET OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.
PARCEL 2:
TOGETHER WITH THE ADJACENT RIGHT OF WAY OF NOEL ROAD AND ADJOINING PARCEL 1 PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL BE EXTENDED TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.)

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-08-201-009-0010	4300	N/A	BRANDON RD	ELWOOD	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-201-009-0020	V	S	BRANDON RD	JOLIET	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-400-008-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-08-400-008-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-08-401-004-0010	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-401-004-0020	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-503-001-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-503-002-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-506-003-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-09-100-002-0010	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-002-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-005-000	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-300-002-0000	19808	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-005-0000	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-009-0000	19922	W	NOEL RD	ELWOOD	60421	CARMICHAEL LEE W JUDITH	19922 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-014-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-014-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-09-300-015-0000	19940	W	NOEL RD	ELWOOD	60421	HAUERT JERRY L HEATHER A	19940 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-016-0000	V	W	NOEL RD	ELWOOD	60421	TYLER JAMES A TRUST	FIRST MIDWEST BANK 2801 W JEFFERSON ST JOLIET IL 60435	N
10-11-09-300-017-0000	19656	W	NOEL RD	ELWOOD	60421	HERZOG CHRISTIAN G BRIDGET M	19656 W NOEL RD ELWOOD IL 60421	N
10-11-16-100-011-0000	25019	S	BUSH RD	ELWOOD	60421	BUNDSCHUH DANIEL R CRYSTAL L	25019 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-016-0000	25045	S	BUSH RD	ELWOOD	60421	VANDERHYDEN GERALD	25045 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-027-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-028-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-029-0000	24819	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-032-0000	24915	S	BUSH RD	ELWOOD	60421	FINDLEY JEFFREY W CHRISTINE	24915 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-035-0000	24847	S	BUSH RD	ELWOOD	60421	ALCANTAR JOSE ESPERANZA	24847 S BUSH RD ELWOOD IL 60421	N
10-11-16-126-001-0000	24712	S	WALNUT ST	ELWOOD	60421	MUNIZ LAURA E ANTONIO	24712 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-002-0000	24726	S	WALNUT ST	ELWOOD	60421	LUCKY DAVID D	SLEMP CHRISTINE M 24726 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-003-0000	24738	S	WALNUT ST	ELWOOD	60421	FESTIN JANE JEFFREY	24738 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-004-0000	24754	S	WALNUT ST	ELWOOD	60421	ECHLIN MARILYN A LVG TR	24754 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-001-0000	24711	S	WALNUT ST	ELWOOD	60421	GINTER MICHAEL W MARTHA S	24711 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-002-0000	24725	S	WALNUT ST	ELWOOD	60421	ERICKSON JOHN KELLY	24725 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-003-0000	24737	S	WALNUT ST	ELWOOD	60421	KESTER ANTHONY D	24737 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-004-0000	24712	S	SYCAMORE ST	ELWOOD	60421	DOBKOWSKI ROBERT J JR	24712 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-005-0000	24726	S	SYCAMORE ST	ELWOOD	60421	MODESTO DANIEL R	24726 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-006-0000	24738	S	SYCAMORE ST	ELWOOD	60421	FALKNER BRADLEY SR JEAN	24738 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-007-0000	24755	S	WALNUT ST	ELWOOD	60421	HANKS MICHAEL J JACQUIE	24755 S WALNUT ST ELWOOD IL 60421	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-17-200-009-0000	25044	S	BUSH RD	ELWOOD	60421	RYAN ROBERT E	25044 S BUSH RD ELWOOD IL 60421	N
10-11-17-200-010-0000	20030	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN MICHELLE K	20030 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-012-0000	20132	W	MANHATTAN RD	ELWOOD	60421	IBARRA JUAN C MARIA Y	20132 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-013-0000	20122	W	MANHATTAN RD	ELWOOD	60421	REYES REUBEN ROSAURA	20122 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-014-0000	20112	W	MANHATTAN RD	ELWOOD	60421	PEREZ JOSE M	20112 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-022-0000	20064	W	MANHATTAN RD	ELWOOD	60421	SARTORI JEFFREY S	20064 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-023-0000	20048	W	MANHATTAN RD	ELWOOD	60421	JEDRYCK MICHAEL	20048 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-024-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-17-200-025-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-17-200-029-0000	20144	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN JAMES E DOROTHY	20144 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-030-0000	V	S	BRANDON RD	ELWOOD	60421	KEIGHER FARMS LLC	26120 S KANKAKEE ST MANHATTAN IL 60442	N
10-11-17-503-001-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-17-506-011-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N

Notes:

1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 12, 2023.

2. Owner name and address information has been obtained from the 2022 Levy Real Estate Tax Information available from the Will County Treasurer.

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: September 8, 2023

PETITIONER: Lee W. Carmichael

PETITIONER: Judith Carmichael

Subscribed and Sworn to before me this 8 day of September, 2023.

NOTARY PUBLIC

OFFICIAL SEAL
D CASS WENNLUND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/28/2027

CASE NO._____
DATE FILED_____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARYLY)

I. Applicant's information:

NAME OF APPLICANT(S):

NP Compass Building 4, LLC _____ _____ _____
FN (MI) (LN) (Suffix)

_____ _____ _____
FN (MI) (LN) (Suffix)

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

3010 Highland Pkwy., Suite 440 Downers Grove IL 60515
BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (_____) _____

E-MAIL ADDRESS: cevangelista@northpointkc.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.**

Lee W Carmichael _____
FN (MI) (LN) (Suffix)

Judith _____ Carmichael _____
FN (MI) (LN) (Suffix)

19922 W. Noel Road Unincoproated Elwood IL 60421
HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

_____ _____ _____ _____
BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (_____) _____

E-MAIL ADDRESS: _____

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.*

__X__ *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)

Thomas R. Osterberger — Agent's Name

KGG LLC — Company Name *(If Applicable)*

111 N. Ottawa Street, Joliet, Illinois 60432 — Agent's Mailing Address City/State/Zip

(815) 727-4511 — Agent's Phone

( ) — Area Code Mobile

(815) 727-1586 — Area code Fax

Email address: tosterberger@kggllc.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):

Lee W. Carmichael

Date: September 8 , 2023

Judith Carmichael

Judith Carmichael

Date: September 8 , 2023

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME	ADDRESS	Area Code	Phone
Lee W. Carmichael	19922 W. Noel Road	( )	
Judith Carmichael	19922 W. Noel Road	( )	
Jodean L. May	19922 W. Noel Rd.	( )	

v. Property information:

PROPERTY ADDRESS:

19922 W. Noel Road	Unincorporated Elwood	Illinois	Jackson	60421
PROPERTY ADDRESS	CITY	STATE	TOWNSHIP	ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s): 10-11-09-300-009-0000

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

SEE ATTACHED

LOT SIZE: WIDTH _____ DEPTH _____ AREA Appox: 5.65 Acres

PRESENT LAND USE: Rural Residential

EXISTING ZONING: Will County A-1 Agriculture

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Incorporation of property into industrial subdivision for the development of a cold storage facility.

ZONING CLASSIFICATION REQUESTED: I-1 - Light Industrial

USES OF SURROUNDING PROPERTIES:

NORTH Industrial EAST Unimproved Agriculture

SOUTH Unimproved Agriculture WEST Unimproved Industrial

IMPORTANT

You must 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.

PETITIONER Lee W. Carmichael — September 8, 2023 DATE

PETITIONER Judith Carmichael — September 8, 2023 DATE

Subscribed and Sworn to before me this 8th day of September, 2023.

NOTARY PUBLIC

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:
(P.I.N. 10-11-09-300-009-0000)

PARCEL 1:
THE EAST 382.5 FEET OF THE SOUTH 700 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 82.5 FEET OF THE SOUTH 264 FEET THEREOF, WHICH WAS CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 21, 1845 IN BOOK K ON PAGE 154, IN WILL COUNTY, ILLINOIS.
PARCEL 2:
TOGETHER WITH THE ADJACENT RIGHT OF WAY OF NOEL ROAD AND ADJOINING PARCEL 1 PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL BE EXTENDED TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.)

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-08-201-009-0010	4300	N/A	BRANDON RD	ELWOOD	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-201-009-0020	V	S	BRANDON RD	JOLIET	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-400-008-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-08-400-008-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-08-401-004-0010	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-401-004-0020	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-503-001-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-503-002-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-506-003-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-09-100-002-0010	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-002-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-005-000	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-300-002-0000	19808	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-005-0000	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-009-0000	19922	W	NOEL RD	ELWOOD	60421	CARMICHAEL LEE W JUDITH	19922 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-014-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-014-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-09-300-015-0000	19940	W	NOEL RD	ELWOOD	60421	HAUERT JERRY L HEATHER A	19940 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-016-0000	V	W	NOEL RD	ELWOOD	60421	TYLER JAMES A TRUST	FIRST MIDWEST BANK 2801 W JEFFERSON ST JOLIET IL 60435	N
10-11-09-300-017-0000	19656	W	NOEL RD	ELWOOD	60421	HERZOG CHRISTIAN G BRIDGET M	19656 W NOEL RD ELWOOD IL 60421	N
10-11-16-100-011-0000	25019	S	BUSH RD	ELWOOD	60421	BUNDSCHUH DANIEL R CRYSTAL L	25019 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-016-0000	25045	S	BUSH RD	ELWOOD	60421	VANDERHYDEN GERALD	25045 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-027-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-028-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-029-0000	24819	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-032-0000	24915	S	BUSH RD	ELWOOD	60421	FINDLEY JEFFREY W CHRISTINE	24915 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-035-0000	24847	S	BUSH RD	ELWOOD	60421	ALCANTAR JOSE ESPERANZA	24847 S BUSH RD ELWOOD IL 60421	N
10-11-16-126-001-0000	24712	S	WALNUT ST	ELWOOD	60421	MUNIZ LAURA E ANTONIO	24712 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-002-0000	24726	S	WALNUT ST	ELWOOD	60421	LUCKY DAVID D	SLEMP CHRISTINE M 24726 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-003-0000	24738	S	WALNUT ST	ELWOOD	60421	FESTIN JANE JEFFREY	24738 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-004-0000	24754	S	WALNUT ST	ELWOOD	60421	ECHLIN MARILYN A LVG TR	24754 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-001-0000	24711	S	WALNUT ST	ELWOOD	60421	GINTER MICHAEL W MARTHA S	24711 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-002-0000	24725	S	WALNUT ST	ELWOOD	60421	ERICKSON JOHN KELLY	24725 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-003-0000	24737	S	WALNUT ST	ELWOOD	60421	KESTER ANTHONY D	24737 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-004-0000	24712	S	SYCAMORE ST	ELWOOD	60421	DOBKOWSKI ROBERT J JR	24712 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-005-0000	24726	S	SYCAMORE ST	ELWOOD	60421	MODESTO DANIEL R	24726 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-006-0000	24738	S	SYCAMORE ST	ELWOOD	60421	FALKNER BRADLEY SR JEAN	24738 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-007-0000	24755	S	WALNUT ST	ELWOOD	60421	HANKS MICHAEL J JACQUIE	24755 S WALNUT ST ELWOOD IL 60421	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-17-200-009-0000	25044	S	BUSH RD	ELWOOD	60421	RYAN ROBERT E	25044 S BUSH RD ELWOOD IL 60421	N
10-11-17-200-010-0000	20030	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN MICHELLE K	20030 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-012-0000	20132	W	MANHATTAN RD	ELWOOD	60421	IBARRA JUAN C MARIA Y	20132 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-013-0000	20122	W	MANHATTAN RD	ELWOOD	60421	REYES REUBEN ROSAURA	20122 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-014-0000	20112	W	MANHATTAN RD	ELWOOD	60421	PEREZ JOSE M	20112 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-022-0000	20064	W	MANHATTAN RD	ELWOOD	60421	SARTORI JEFFREY S	20064 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-023-0000	20048	W	MANHATTAN RD	ELWOOD	60421	JEDRYCK MICHAEL	20048 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-024-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-17-200-025-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-17-200-029-0000	20144	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN JAMES E DOROTHY	20144 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-030-0000	V	S	BRANDON RD	ELWOOD	60421	KEIGHER FARMS LLC	26120 S KANKAKEE ST MANHATTAN IL 60442	N
10-11-17-503-001-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-17-506-011-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N

Notes:

1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 12, 2023.

2. Owner name and address information has been obtained from the 2022 Levy Real Estate Tax Information available from the Will County Treasurer.

STATE OF MISSOURI)
) SS.
COUNTY OF CLAY)

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: 9/14/23

OWNER
Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Land Holdings, LLC

Subscribed and Sworn to before me this 14th day of September, 2023.

NOTARY PUBLIC

LISA BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2027

CASE NO._____
DATE FILED_____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARYLY)

I. Applicant's information:

NAME OF APPLICANT(S):

NP Compass Building 4, LLC
FN _____ (MI) _____ (LN) _____ (Suffix)

_____ FN _____ (MI) _____ (LN) _____ (Suffix)

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

3010 Highland Pkwy., Suite 440 **BUSINESS ADDRESS** Downers Grove CITY IL STATE 60515 ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (_____) _____

E-MAIL ADDRESS: cevangelista@northpointkc.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.**

TCIH Land Holdings, LLC
FN _____ (MI) _____ (LN) _____ (Suffix)

_____ FN _____ (MI) _____ (LN) _____ (Suffix)

3315 N. Oak Traffic Way **HOME ADDRESS** (include Suite, Apt. No.) Kansas City CITY MO STATE 64116 ZIP CODE

_____ **BUSINESS ADDRESS** _____ CITY _____ STATE _____ ZIP CODE

CONTACT NUMBERS:

(H) (_____)_____ (W) (_____)_____ CELL (_____) _____

E-MAIL ADDRESS: _____

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.*

_X_ *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)

Thomas R. Osterberger — Agent's Name

KGG LLC — Company Name *(If Applicable)*

111 N. Ottawa Street, Joliet, Illinois 60432 — Agent's Mailing Address City/State/Zip

(815) 727-4511 — Agent's Phone

( ) — Area Code Mobile

(815) 727-1586 — Area code Fax

Email address: tosterberger@kggllc.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):

Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, Manager of East Gate Logistics Park Chicago, LLC, Sole Member of TCIH Land Holdings, LLC

Date: 9/14/23

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME	ADDRESS	Area Code Phone
N/A		( )
N/A		( )
N/A		( )

v. Property information:

PROPERTY ADDRESS:

19808 W. Noel Road	Unincorporated Elwood	Illinois	Jackson	60421
PROPERTY ADDRESS	CITY	STATE	TOWNSHIP	ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s):

10-11-09-300-002-0000 & 10-11-09-300-005-0000

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

SEE ATTACHED

LOT SIZE: WIDTH varies, see plat DEPTH varies, see plat AREA ±1.531 acres

PRESENT LAND USE: Rural Residential

EXISTING ZONING: Will County A-1 Agriculture

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Incorporation of property into industrial subdivision for the development of a cold storage facility.

ZONING CLASSIFICATION REQUESTED: I-1 - Light Industrial

USES OF SURROUNDING PROPERTIES:

NORTH Industrial EAST Unimproved Agriculture

SOUTH Unimproved Agriculture / Residential WEST Rural Residential

IMPORTANT

You must 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.

PETITIONER — DATE: 9/14/23

Nathaniel Hagedorn, Manager of NPD Management, LLC,
Manager of NP Compass Building 4, LLC
PETITIONER — DATE

Subscribed and Sworn to before me this 14th day of September, 2023.

NOTARY PUBLIC

LISA BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2027

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:
(P.I.N. 10-11-09-300-002-0000 & P.I.N. 10-11-09-300-005-0000)

PARCEL 1:
THE SOUTH 208 FEET OF THE WEST 175 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH
PARCEL 2:
THE SOUTH 4 CHAINS OF THE EAST 1.25 CHAINS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.
PARCEL 3:
TOGETHER WITH THE ADJACENT RIGHT OF WAY OF NOEL ROAD AND ADJOINING PARCEL 1 AND PARCEL 2 PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL BE EXTENDED TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.)

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

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10-11-08-400-008-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
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10-11-08-401-004-0010	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-401-004-0020	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
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10-11-09-100-002-0010	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
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10-11-16-127-004-0000	24712	S	SYCAMORE ST	ELWOOD	60421	DOBKOWSKI ROBERT J JR	24712 S SYCAMORE ST ELWOOD IL 60421	N
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10-11-17-200-022-0000	20064	W	MANHATTAN RD	ELWOOD	60421	SARTORI JEFFREY S	20064 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-023-0000	20048	W	MANHATTAN RD	ELWOOD	60421	JEDRYCK MICHAEL	20048 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-024-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-17-200-025-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-17-200-029-0000	20144	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN JAMES E DOROTHY	20144 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-030-0000	V	S	BRANDON RD	ELWOOD	60421	KEIGHER FARMS LLC	26120 S KANKAKEE ST MANHATTAN IL 60442	N
10-11-17-503-001-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-17-506-011-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N

Notes:

1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 12, 2023.

2. Owner name and address information has been obtained from the 2022 Levy Real Estate Tax Information available from the Will County Treasurer.

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: NP Compass Building 4, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #_____ **E-MAIL**: _____

BUSINESS ADDRESS: 3010 Highland Pkwy., Suite 440

CITY, STATE, ZIP: Downers Grove, Illinois 60515

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED

COMMON ADDRESS: TBD Compass Blvd.

PERMANENT INDEX NO. (Tax No.): SEE ATTACHED

ROW/EASEMENT SIZE: Width varies, see plat Depth varies, see plat Area ±4.48 acres

PROPOSED USE AFTER VACATION: Industrial Lot for Cold Storage Facility

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

East: Industrial

West: Industrial

REASON FOR REQUEST: Resubdivision of property eliminates the need for existing perimeter landscape easement as perimeter is changed by the resubdivision.

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

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? All of the easement as depicted on the attached plat of vacation labeled as Landscape Easement to be vacated.

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 MISSOURI) ss
COUNTY OF CLAY)

I, Nathaniel Hagedorn, 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.

Petitioner's Signature
Nathaniel Hagedorn, Manager of NPD Management, LLC, Manager of NP Compass Building 4, LLC

Subscribed and sworn to before me
this 14th day of September, 20 23

Notary Public

My Commission Expires: 9-10-27

LISA BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2027

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

_____

OWNER'S NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____

LEGAL DESCRIPTION OF AREA TO BE VACATED:

PARTS OF LOT 4 AND PARTS OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 - UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601 IN THE OFFICE OF THE RECORDER, WILL COUNTY ILLINOIS.

BEING PART OF PIN 10-11-08-400-008-0010 AND PART OF PIN 10-11-09-300-014-0010.

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-08-201-009-0010	4300	N/A	BRANDON RD	ELWOOD	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-201-009-0020	V	S	BRANDON RD	JOLIET	60421	4300 BRANDON ROAD CNT-PR LLC	CENTERPOINT PROPERTIES TRUST 1808 SWIFT DR OAK BROOK IL 60523	N
10-11-08-400-008-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-08-400-008-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-08-401-004-0010	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-401-004-0020	V	W	MILLSDALE RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-08-503-001-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-503-002-0000	RAILROAD	S	BRANDON RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-08-506-003-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	ATTN PROPERTY TAX 1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N
10-11-09-100-002-0010	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-002-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-100-005-000	V	S	BRIDGE RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-09-300-002-0000	19808	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-005-0000	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-009-0000	19922	W	NOEL RD	ELWOOD	60421	CARMICHAEL LEE W JUDITH	19922 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-014-0010	V	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-09-300-014-0020	UTILITY	W	NOEL RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-09-300-015-0000	19940	W	NOEL RD	ELWOOD	60421	HAUERT JERRY L HEATHER A	19940 W NOEL RD ELWOOD IL 60421	Y
10-11-09-300-016-0000	V	W	NOEL RD	ELWOOD	60421	TYLER JAMES A TRUST	FIRST MIDWEST BANK 2801 W JEFFERSON ST JOLIET IL 60435	N
10-11-09-300-017-0000	19656	W	NOEL RD	ELWOOD	60421	HERZOG CHRISTIAN G BRIDGET M	19656 W NOEL RD ELWOOD IL 60421	N
10-11-16-100-011-0000	25019	S	BUSH RD	ELWOOD	60421	BUNDSCHUH DANIEL R CRYSTAL L	25019 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-016-0000	25045	S	BUSH RD	ELWOOD	60421	VANDERHYDEN GERALD	25045 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-027-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-028-0000	V	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-029-0000	24819	S	BUSH RD	ELWOOD	60421	LANGE HAROLD R SELF-DEC TRUST LANGE JANET L SELF-DEC TRUST	24819 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-032-0000	24915	S	BUSH RD	ELWOOD	60421	FINDLEY JEFFREY W CHRISTINE	24915 S BUSH RD ELWOOD IL 60421	N
10-11-16-100-035-0000	24847	S	BUSH RD	ELWOOD	60421	ALCANTAR JOSE ESPERANZA	24847 S BUSH RD ELWOOD IL 60421	N
10-11-16-126-001-0000	24712	S	WALNUT ST	ELWOOD	60421	MUNIZ LAURA E ANTONIO	24712 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-002-0000	24726	S	WALNUT ST	ELWOOD	60421	LUCKY DAVID D	SLEMP CHRISTINE M 24726 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-003-0000	24738	S	WALNUT ST	ELWOOD	60421	FESTIN JANE JEFFREY	24738 S WALNUT ST ELWOOD IL 60421	N
10-11-16-126-004-0000	24754	S	WALNUT ST	ELWOOD	60421	ECHLIN MARILYN A LVG TR	24754 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-001-0000	24711	S	WALNUT ST	ELWOOD	60421	GINTER MICHAEL W MARTHA S	24711 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-002-0000	24725	S	WALNUT ST	ELWOOD	60421	ERICKSON JOHN KELLY	24725 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-003-0000	24737	S	WALNUT ST	ELWOOD	60421	KESTER ANTHONY D	24737 S WALNUT ST ELWOOD IL 60421	N
10-11-16-127-004-0000	24712	S	SYCAMORE ST	ELWOOD	60421	DOBKOWSKI ROBERT J JR	24712 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-005-0000	24726	S	SYCAMORE ST	ELWOOD	60421	MODESTO DANIEL R	24726 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-006-0000	24738	S	SYCAMORE ST	ELWOOD	60421	FALKNER BRADLEY SR JEAN	24738 S SYCAMORE ST ELWOOD IL 60421	N
10-11-16-127-007-0000	24755	S	WALNUT ST	ELWOOD	60421	HANKS MICHAEL J JACQUIE	24755 S WALNUT ST ELWOOD IL 60421	N

Neighboring Properties within 600'

Property: **South Chicago Logistics**
Joliet, Illinois

JHA Project #: F345z 9/12/2023

Recorder PIN	House Number	Prefix Direction	Street Name	City	ZIP Code	Owner Name/Entity	Owner Address	Included in Subject Property
10-11-17-200-009-0000	25044	S	BUSH RD	ELWOOD	60421	RYAN ROBERT E	25044 S BUSH RD ELWOOD IL 60421	N
10-11-17-200-010-0000	20030	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN MICHELLE K	20030 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-012-0000	20132	W	MANHATTAN RD	ELWOOD	60421	IBARRA JUAN C MARIA Y	20132 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-013-0000	20122	W	MANHATTAN RD	ELWOOD	60421	REYES REUBEN ROSAURA	20122 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-014-0000	20112	W	MANHATTAN RD	ELWOOD	60421	PEREZ JOSE M	20112 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-022-0000	20064	W	MANHATTAN RD	ELWOOD	60421	SARTORI JEFFREY S	20064 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-023-0000	20048	W	MANHATTAN RD	ELWOOD	60421	JEDRYCK MICHAEL	20048 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-024-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	Y
10-11-17-200-025-0000	V	S	BUSH RD	ELWOOD	60421	TCIH LAND HOLDINGS LLC	3315 N OAK TRFY KANSAS CITY MO 64116	N
10-11-17-200-029-0000	20144	W	MANHATTAN RD	ELWOOD	60421	VANDERHYDEN JAMES E DOROTHY	20144 W MANHATTAN RD ELWOOD IL 60421	N
10-11-17-200-030-0000	V	S	BRANDON RD	ELWOOD	60421	KEIGHER FARMS LLC	26120 S KANKAKEE ST MANHATTAN IL 60442	N
10-11-17-503-001-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	PARCEL NOT ON FILE (ASSUMED OWNER: UNION PACIFIC)	PARCEL NOT ON FILE (ASSUMED ADDRESS: 1400 DOUGLAS ST MS 1690 OMAHA NE 68179)	N
10-11-17-506-011-0000	RAILROAD	W	MANHATTAN RD	ELWOOD	60421	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST MS 1690 OMAHA NE 68179	N

Notes:

1. Permanent Index Numbers (also referred to as PINs or Parcel IDs) have been obtained from the Will County GIS Data Viewer on September 12, 2023.

2. Owner name and address information has been obtained from the 2022 Levy Real Estate Tax Information available from the Will County Treasurer.

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:

19922 W. Noel Road

PIN(s): 10-11-09-300-009-0000

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

Lee W. Carmichael - 19922 W. Noel Road, Unincorporated Elwood, 60421 - Joint Owner

Judith Carmichael - 19922 W. Noel Road, Unincorporated Elwood, 60421 - Joint Owner

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:_____ _____
Lee W. Carmichael Judith Carmichael

DATE: September 8 , 2023

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

_____

_____

PRINT

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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- ☒ 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:

19940 W. Noel Road

PIN(s): 10-11-09-300-015-0000

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

Jerry L. Hauert - 19940 W. Noel Road, Unincorporated Elwood, 60421 - Joint Owner

Heather A. Hauert - 19940 W. Noel Road, Unincorporated Elwood, 60421 - Joint Owner

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: Jerry L. Hauert _____ Heather A. Hauert
Jerry L. Hauert Heather A. Hauert

DATE: September , 2023

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

_____

_____

PRINT

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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- ☒ 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:

Undeveloped Lots West of Route 53, Joliet, Illinois

PIN(s): SEE ATTACHED

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

TCIH Land Holdings, LLC - SEE ATTACHED MEMBERSHIP

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: 9/14/2023

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

Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Land Holdings, LLC 816.888.7380

PRINT

Ownership Disclosure Form Attachment:

Property Owner (See Attached Sheet for PIN(s) and Property Address(es)): TCIH Land Holdings, LLC

Owner Contact Person: Evan Fitts

Owner Address: 3315 N. Oak Trafficway, Kansas City, MO 64116

Owner Phone: (816) 888-7380

Sole Member of Property Owner: East Gate – Logistics Park Chicago, LLC

Members of: East Gate – Logistics Park Chicago, LLC

1. Abrams Capital Partners I, L.P., a Delaware limited partnership
2. Abrams Capital Partners II, L.P., a Delaware limited partnership
3. Riva Capital Partners IV, L.P., a Delaware limited partnership
4. NP East Gate, LLC, a Missouri limited liability company

Members of NP East Gate, LLC

1. Brandmeyer Holdings IX, LLC
2. MAV Boys LLC
3. FFIP III, L.P.
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. NorthPoint Holdings, LLC
6. Patrick Robinson

Members of NorthPoint Holdings, LLC

Class A

1. Nathaniel Hagedorn
2. FFIP III, LP
3. Brandmeyer Holdings – Northpoint, LLC
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. Brandmeyer Holdings – Northpoint II, LLC

TCIH LAND HOLDINGS, LLC P.I.N. LIST

P.I.N. 10-11-08-400-008-0010
P.I.N. 10-11-09-300-014-0010
P.I.N. 10-11-09-300-002-0000
P.I.N. 10-11-09-300-005-0000
P.I.N. 10-11-17-200-024-0000
P.I.N. 10-11-09-100-005-0000

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:

Undeveloped Lots West of Route 53, Joliet, Illinois

PIN(s): SEE ATTACHED

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

_____

_____

_____

_____

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

NP Compass Building 4, LLC - SEE ATTACHED MEMBERSHIP INFO

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: 9/14/2023

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

Nathaniel Hagedorn, Manager of NPD Management, LLC, Manager of NP Compass Building 4, LLC

816.888.7380

PRINT

Ownership Disclosure Form Attachment:

Business Owner (See Attached Sheet for PIN(s) and Property Address(es)): NP Compass Building 4, LLC

Owner Contact Person: Evan Fitts

Owner Address: 3315 N. Oak Trafficway, Kansas City, MO 64116

Owner Phone: (816) 768-8108

Sole Member of Business Owner: NorthPoint Holdings, LLC

Class A

1. Nathaniel Hagedorn
2. FFIP III, LP
3. Brandmeyer Holdings – Northpoint, LLC
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. Brandmeyer Holdings – Northpoint II, LLC

TCIH LAND HOLDINGS, LLC P.I.N. LIST

P.I.N. 10-11-08-400-008-0010
P.I.N. 10-11-09-300-014-0010
P.I.N. 10-11-09-300-002-0000
P.I.N. 10-11-09-300-005-0000
P.I.N. 10-11-17-200-024-0000
P.I.N. 10-11-09-100-005-0000

HAUERT P.I.N. LIST

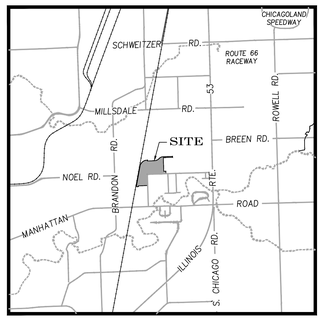
P.I.N. 10-11-09-300-015-0000

CARMICHAEL P.I.N. LIST

P.I.N. 10-11-09-300-009-0000

FINAL PLAT OF SUBDIVISION
OF
SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601; TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 17, AND PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



Vicinity Map
NO SCALE

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 907.07 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 40 SECONDS WEST 744.71 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 130.07 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 49 DEGREES 23 MINUTES 26 SECONDS WEST 113.54 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 93.00 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (AKA THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 1851.41 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF LOT 3 OF SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE SOUTH 66 DEGREES 30 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 35.08 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 548.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 619.15 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 55 DEGREES 51 MINUTES 47 SECONDS EAST 586.74 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 43.28 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 4 OF SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 4 THE FOLLOWING 5 COURSES: 1) THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 558.70 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 548.00 FEET, 2) THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 381.38 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 17 MINUTES 34 SECONDS EAST 373.73 FEET; 3) THENCE NORTH 48 DEGREES 21 MINUTES 18 SECONDS EAST 105.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 482.00 FEET; 4) THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.62 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 18 MINUTES 11 SECONDS EAST 328.89 FEET; 5) THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 750.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINES OF SAID LOT 4 THE FOLLOWING 3 COURSES; 1) THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 77.00 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST 750.33 FEET; 3) THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST 1107.43 FEET ALONG THE EAST LINE OF SAID LOT 4 AND SAID LINE EXTENDED SOUTHERLY AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 208 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 175.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 173 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 208.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 557.50 FEET TO THE SOUTHEAST CORNER OF THE ROADWAY DEDICATION FOR NOEL ROAD PER SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE THE FOLLOWING THREE COURSES ALONG SAID ROADWAY DEDICATION; 1) THENCE NORTH 01 DEGREES 34 MINUTES 29 SECONDS WEST 33.00 FEET; 2) THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST 516.77 FEET; 3) THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST 33.00 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY DEDICATION AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO THE ***POINT OF BEGINNING****, CONTAINING 3,027,674 SQUARE FEET OR 69.506 ACRES, MORE OR LESS.*

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)
NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

REFERENCE BENCHMARK(S):
(AS PROVIDED BY THE VILLAGE OF ELWOOD, ILLINOIS AND SHOWN ON STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION ALIGNMENTS, TIES AND BENCHMARKS ILLINOIS ROUTE 53 AT HOFF ROAD BY AECOM, CONTRACT NO. 62B32 SHEET 22 OF 146. DATED: 03-21-2016.

CONTROL POINT #164, IRON REBAR WITH CAP, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND HOFF ROAD ON THE SOUTH SIDE OF HOFF ROAD. REBAR IS 35.5 FEET NORTHEAST OF THE NORTHEAST CORNER OF AN AMERITECH CONTROL BOX, 36.9 FEET SOUTHWEST OF A BRICK MONUMENT ON THE NORTH SIDE OF HOFF ROAD AND 18.2 FEET NORTHWEST OF A BRICK MONUMENT ON THE SOUTH SIDE OF HOFF ROAD.

ELEVATION = 632.26 (MEASURED) NAVD 1988
632.14 (RECORD) NAVD 1988

MEASURED ELEVATION WAS DERIVED FROM STATIC GPS SURVEYING METHODS AND PROCESSED THROUGH OPUS: (ONLINE POSITIONING USER SERVICE).

SITE BENCHMARKS:

SITE BENCHMARK #316
RAILROAD SPIKE IN WEST FACE OF POWER POLE, APPROXIMATELY 11 FEET MORE OR LESS WEST OF THE EAST RIGHT OF WAY LINE OF BRIDGE ROAD AND APPROXIMATELY 379 FEET MORE OR LESS NORTH OF THE NORTH RIGHT OF WAY LINE OF NOEL ROAD.
ELEVATION = 629.42 (NAVD 88)

SITE BENCHMARK #319
MEG NAIL IN ASPHALT PAVEMENT AT NOEL ROAD. APPROXIMATELY 1,700 FEET MORE OR LESS WEST OF THE WEST RIGHT OF WAY LINE OF BRIDGE ROAD AND APPROXIMATELY HALF A FOOT SOUTH OF THE NORTH EDGE OF ASPHALT FOR NOEL ROAD.
ELEVATION = 624.67

SITE BENCHMARK #321
MEG NAIL IN ASPHALT ROAD AT INTERSECTION OF NOEL ROAD AND BUSH ROAD
APPROXIMATELY 9 FEET MORE OR LESS SOUTH OF THE NORTH EDGE OF PAVEMENT OF NOEL ROAD AND APPROXIMATELY 9 FEET MORE OR LESS EAST OF THE WEST EDGE OF PAVEMENT OF BUSH ROAD.
ELEVATION = 623.44 (NAVD 88)

SITE BENCHMARK #324
MEG NAIL IN ASPHALT PAVEMENT FOR BUSH ROAD. APPROXIMATELY 1,267 FEET MORE OR LESS SOUTH OF THE SOUTH RIGHT OF WAY LINE OF NOEL ROAD AND APPROXIMATELY 1 FOOT EAST OF THE WEST EDGE OF ASPHALT FOR BUSH ROAD.
ELEVATION = 620.92 (NAVD 88)

SITE BENCHMARK #335
MAG NAIL IN ASPHALT PAVEMENT FOR BUSH ROAD. APPROXIMATELY 421 FEET MORE OR LESS NORTH OF THE NORTH LINE OF MANHATTAN ROAD AND APPROXIMATELY HALF A FOOT EAST OF THE WEST EDGE OF ASPHALT FOR BUSH ROAD.
ELEVATION = 620.57 (NAVD 88)

PROPOSED LOT SCHEDULE

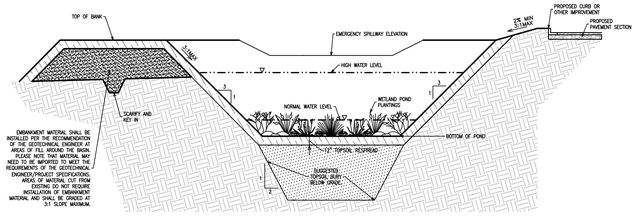
PROPOSED LOTS	EXISTING P.I.N.(S)	PROPOSED AREA
LOT 1	PART OF 10-11-09-300-014-0010	±2,175,057 SQ.FT (±49.932 AC)
	PART OF 10-11-08-400-008-0010	
	10-11-09-300-015-0000	
	10-11-09-300-009-0000	
	10-11-09-300-002-0000	
LOT 2	PART OF 10-11-08-400-008-0010	±758,320 SQ.FT (±17.409 AC)
	10-11-08-400-008-0010	
	10-11-17-200-024-0000	
LOT 3	10-11-09-300-005-0000	±30,625 SQ.FT (±0.703 AC)
DEDICATED ROW	10-11-09-300-002-000	±63,672 SQ.FT (±1.462 AC)
	10-11-09-300-005-000	
	10-11-09-300-009-000	
	10-11-09-300-015-000	
	10-11-08-400-008-0010	
	10-11-17-200-024-0000	
TOTAL AREA	---	±3,027,674 SQ.FT (±69.506 AC)
AVERAGE LOT AREA	---	±988001 SQ.FT (±22.681 AC) (EXCLUDES DEDICATED ROW)

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: BILL BOHNE
BBOHNE@JACOBANDHEFNER.COM
(630) 652-4600

SURVEYOR
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: TIM WOLFE
TWOLFE@JACOBANDHEFNER.COM
(630) 652-4600

DEVELOPER
NP COMPASS BUILDING 4 LLC
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515
CONTACT: TRAVIS RUDISILL
(331) 903-6165

OWNER
NP COMPASS BUILDING 4 LLC
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515
CONTACT: TRAVIS RUDISILL
(331) 903-6165



DETENTION BASIN TYPICAL SECTION
N.T.S.

PARCEL INDEX NUMBERS

PART OF: 10-11-08-400-008-0010
ALL OF: 10-11-09-300-015-0000
PART OF: 10-11-09-300-014-0010
ALL OF: 10-11-09-300-002-0000
ALL OF: 10-11-09-300-005-0000
PART OF: 10-11-17-200-024-0000
ALL OF: 10-11-09-300-009-0000
PART OF: 10-11-09-100-005-0000

GENERAL NOTES:

1. CONTOURS ARE AT 1 (ONE) FOOT INTERVALS.
2. ALL DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
3. THE SUBJECT DEVELOPMENT IS CURRENTLY ZONED "I-1," UNLESS NOTED OTHERWISE.
4. A WETLAND INVESTIGATION WAS COMPLETED AND FOUND NO WETLANDS ON THE PROPERTY.
5. ACCORDING TO FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP NUMBER 17197C0280G AND MAP NUMBER 17197C0286G, EFFECTIVE DATES FEBRUARY 15, 2019, THERE IS NO FLOODPLAIN ON THE PROPERTY.
6. ALL STORMWATER DETENTION FACILITIES SHALL BE DESIGNED USING THE NRCS SCS RUNOFF CURVE NUMBER METHOD FOR THE 2 YEAR AND 100 YEAR 24 HOUR EVENTS IN ACCORDANCE WITH THE WILL COUNTY STORMWATER MANAGEMENT ORDINANCE. ISWS BULLETIN 75 RAINFALL DATA SHALL BE USED.
7. THE MAINTENANCE OF ALL STORMWATER DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
8. ALL PRIVATE ROADWAYS WILL HAVE A PRIVATE ROADWAY ACCESS EASEMENT PERMITTING INGRESS/EGRESS BY THE CITY OF JOLIET. ALL PRIVATE ROADWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
9. IMPROVEMENTS TO BUSH ROAD AND NOEL ROAD, OR FEE IN LIEU OF, SHALL NOT BE REQUIRED CONCURRENT WITH THE FINAL SUBDIVISION OF PROPERTY ADJACENT TO BUSH ROAD OR NOEL ROAD, IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
10. THE PROPOSED SANITARY SERVICE FOR THE BUILDING WILL CONNECT TO AN EXISTING 10" SANITARY SEWER ALONG COMPASS BOULEVARD.
11. THE PROPOSED WATER SERVICE FOR THE BUILDING WILL CONNECT TO THE EXISTING 12" WATERMAIN ALONG COMPASS BOULEVARD IN TWO LOCATIONS ALONG THE BUILDING FRONTAGE.

No.	Description	Date
2	REVISED PER CITY REVIEW	10/11/23
1	ISSUED FOR PERMIT REVIEW	09/14/23

FINAL PLAT OF SUBDIVISION
COVER
SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F345z
N.T.S.
1 OF 2

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GRAPHIC SCALE 1"=100'
0 50' 100' 200'

FINAL PLAT OF SUBDIVISION OF SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 17, AND PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)
NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
10W	WATER MAIN WITH SIZE	12W
	SANITARY SEWER	
	UNDERGROUND PIPELINE	
FP FP	FIRE PROTECTION	
	FORCE MAIN	DD
T T	UNDERGROUND TELEPHONE	T T
E E	UNDERGROUND ELECTRIC	E E
OHE OHE	OVERHEAD UTILITY	OHE OHE
G G	UNDERGROUND GAS LINE	G G
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
630	CONTOUR	630
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	UTILITY POLE	
	ROAD SIGN	
	FENCE LINE	

ADJOINING LAND OWNERS LIST:

THIRD COAST INTERMODAL HUB 1–UNIT 1 (R2023–037601)

LOT#	PIN	OWNER
LOT 1	10–11–09–400–033–0000	TCIH BUILDING 1, LLC
LOT 3	10–11–09–300–014–0010	TCIH LAND HOLDINGS, LLC
	10–11–08–400–008–0010	TCIH LAND HOLDINGS, LLC
LOT 6	10–11–09–100–005–0000	TCIH LAND HOLDINGS, LLC
	10–11–09–300–014–0010	TCIH LAND HOLDINGS, LLC

NOEL ESTATES UNIT 1 (R90–024338)

LOT #	PIN	OWNER
LOT 1	10–11–16–126–001	MUNIZ LAURA E ANTONIO

UNSUBDIVIDED LAND

PIN	OWNER
10–11–09–300–012	TAD ANNETTE TYLER
10–11–09–300–016	JAMES A TYLER TRUST
10–11–16–100–027	LANGE HAROLD R SELF–DEC TRUST
10–11–16–100–028	LANGE HAROLD R SELF–DEC TRUST
10–11–16–100–029	LANGE HAROLD R SELF–DEC TRUST
10–11–16–100–035	ALCANTAR JOSE ESPERANZA
10–11–17–200–024	TCIH LAND HOLDINGS, LLC

NOTE: ALL PROPERTY OWNER INFORMATION WAS OBTAINED FROM WILL COUNTY SUPERVISOR OF ASSESSMENTS PROPERTY ADDRESS SEARCH.

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	35.08	S66°30'16"E
L2	43.28	N88°13'49"E
L3	66.00	S1°46'11"E
L4	33.00	N1°34'29"W
L5	33.00	S1°37'07"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L100	43.28	N88°13'49"E
L101	43.28	S88°13'49"W
L102	90.00	S79°33'48"W
L103	175.00	N1°34'29"W

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C100	214.64'	73.00'	N16°12'18"E	145.26
C101	36.97'	27.00'	N28°47'42"W	34.15
C102	--	--	--	--
C103	84.56'	73.00'	N34°50'28"E	79.91
C104	452.58'	482.00'	N42°41'06"E	514.38
C106	111.86'	482.00'	N81°34'54"E	111.61

No	Description	Date
2	REVISED PER CITY REVIEW	10/11/23
1	ISSUED FOR PERMIT REVIEW	09/14/23

FINAL PLAT OF SUBDIVISION
SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

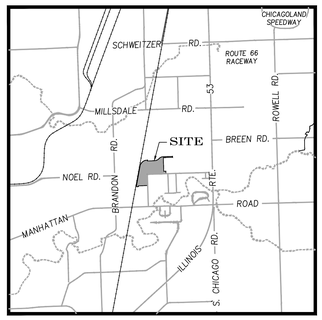
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F345z
1" = 100'
2 OF 2

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PRELIMINARY PLAT OF SUBDIVISION
OF
SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601; TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 17, AND PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



Vicinity Map
NO SCALE

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 907.07 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 40 SECONDS WEST 744.71 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 130.07 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 49 DEGREES 23 MINUTES 26 SECONDS WEST 113.54 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 93.00 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (AKA THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 1851.41 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF LOT 3 OF SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE SOUTH 66 DEGREES 30 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 35.08 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 548.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 619.15 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 55 DEGREES 51 MINUTES 47 SECONDS EAST 586.74 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 43.28 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 4 OF SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 4 THE FOLLOWING 5 COURSES: 1) THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST 558.70 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 548.00 FEET, 2) THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 381.38 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 17 MINUTES 34 SECONDS EAST 373.73 FEET; 3) THENCE NORTH 48 DEGREES 21 MINUTES 18 SECONDS EAST 105.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 482.00 FEET; 4) THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 335.62 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 68 DEGREES 18 MINUTES 11 SECONDS EAST 328.89 FEET; 5) THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 750.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINES OF SAID LOT 4 THE FOLLOWING 3 COURSES; 1) THENCE SOUTH 01 DEGREES 44 MINUTES 56 SECONDS EAST 77.00 FEET; 2) THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST 750.33 FEET; 3) THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST 1107.43 FEET ALONG THE EAST LINE OF SAID LOT 4 AND SAID LINE EXTENDED SOUTHERLY AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 208 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 175.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST 173 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 208.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 557.50 FEET TO THE SOUTHEAST CORNER OF THE ROADWAY DEDICATION FOR NOEL ROAD PER SAID THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE THE FOLLOWING THREE COURSES ALONG SAID ROADWAY DEDICATION; 1) THENCE NORTH 01 DEGREES 34 MINUTES 29 SECONDS WEST 33.00 FEET; 2) THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST 516.77 FEET; 3) THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST 33.00 FEET TO THE SOUTHWEST CORNER OF SAID ROADWAY DEDICATION AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO THE ***POINT OF BEGINNING****, CONTAINING 3,027,674 SQUARE FEET OR 69.506 ACRES, MORE OR LESS.*

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)
NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

REFERENCE BENCHMARK(S):
(AS PROVIDED BY THE VILLAGE OF ELWOOD, ILLINOIS AND SHOWN ON STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION ALIGNMENTS, TIES AND BENCHMARKS ILLINOIS ROUTE 53 AT HOFF ROAD BY AECOM, CONTRACT NO. 62B32 SHEET 22 OF 146. DATED: 03-21-2016.

CONTROL POINT #164, IRON REBAR WITH CAP, APPROXIMATELY 325 FEET WEST OF THE INTERSECTION OF ILLINOIS ROUTE 53 AND HOFF ROAD ON THE SOUTH SIDE OF HOFF ROAD. REBAR IS 35.5 FEET NORTHEAST OF THE NORTHEAST CORNER OF AN AMERITECH CONTROL BOX, 36.9 FEET SOUTHWEST OF A BRICK MONUMENT ON THE NORTH SIDE OF HOFF ROAD AND 18.2 FEET NORTHWEST OF A BRICK MONUMENT ON THE SOUTH SIDE OF HOFF ROAD.

ELEVATION = 632.26 (MEASURED) NAVD 1988
632.14 (RECORD) NAVD 1988

MEASURED ELEVATION WAS DERIVED FROM STATIC GPS SURVEYING METHODS AND PROCESSED THROUGH OPUS: (ONLINE POSITIONING USER SERVICE).

SITE BENCHMARKS:

SITE BENCHMARK #316
RAILROAD SPIKE IN WEST FACE OF POWER POLE, APPROXIMATELY 11 FEET MORE OR LESS WEST OF THE EAST RIGHT OF WAY LINE OF BRIDGE ROAD AND APPROXIMATELY 379 FEET MORE OR LESS NORTH OF THE NORTH RIGHT OF WAY LINE OF NOEL ROAD.
ELEVATION = 629.42 (NAVD 88)

SITE BENCHMARK #319
MEG NAIL IN ASPHALT PAVEMENT AT NOEL ROAD. APPROXIMATELY 1,700 FEET MORE OR LESS WEST OF THE WEST RIGHT OF WAY LINE OF BRIDGE ROAD AND APPROXIMATELY HALF A FOOT SOUTH OF THE NORTH EDGE OF ASPHALT FOR NOEL ROAD.
ELEVATION = 624.67

SITE BENCHMARK #321
MEG NAIL IN ASPHALT ROAD AT INTERSECTION OF NOEL ROAD AND BUSH ROAD
APPROXIMATELY 9 FEET MORE OR LESS SOUTH OF THE NORTH EDGE OF PAVEMENT OF NOEL ROAD AND APPROXIMATELY 9 FEET MORE OR LESS EAST OF THE WEST EDGE OF PAVEMENT OF BUSH ROAD.
ELEVATION = 623.44 (NAVD 88)

SITE BENCHMARK #324
MEG NAIL IN ASPHALT PAVEMENT FOR BUSH ROAD. APPROXIMATELY 1,267 FEET MORE OR LESS SOUTH OF THE SOUTH RIGHT OF WAY LINE OF NOEL ROAD AND APPROXIMATELY 1 FOOT EAST OF THE WEST EDGE OF ASPHALT FOR BUSH ROAD.
ELEVATION = 620.92 (NAVD 88)

SITE BENCHMARK #335
MAG NAIL IN ASPHALT PAVEMENT FOR BUSH ROAD. APPROXIMATELY 421 FEET MORE OR LESS NORTH OF THE NORTH LINE OF MANHATTAN ROAD AND APPROXIMATELY HALF A FOOT EAST OF THE WEST EDGE OF ASPHALT FOR BUSH ROAD.
ELEVATION = 620.57 (NAVD 88)

PROPOSED LOT SCHEDULE

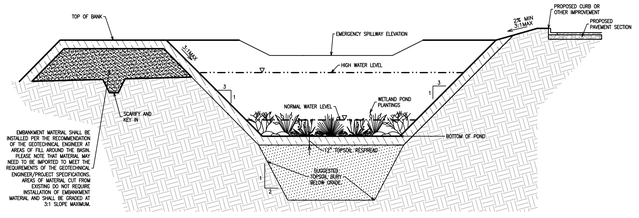
PROPOSED LOTS	EXISTING P.I.N.(S)	PROPOSED AREA
LOT 1	PART OF 10-11-09-300-014-0010	±2,175,057 SQ.FT (±49.932 AC)
	PART OF 10-11-08-400-008-0010	
	10-11-09-300-015-0000	
	10-11-09-300-009-0000	
	10-11-09-300-002-0000	
LOT 2	PART OF 10-11-08-400-008-0010	±758,320 SQ.FT (±17.409 AC)
	10-11-08-400-008-0010	
	10-11-17-200-024-0000	
LOT 3	10-11-09-300-005-0000	±30,625 SQ.FT (±0.703 AC)
DEDICATED ROW	10-11-09-300-002-000	±63,672 SQ.FT (±1.462 AC)
	10-11-09-300-005-000	
	10-11-09-300-009-000	
	10-11-09-300-015-000	
	10-11-08-400-008-0010	
	10-11-17-200-024-0000	
TOTAL AREA	---	±3,027,674 SQ.FT (±69.506 AC)
AVERAGE LOT AREA	---	±988001 SQ.FT (±22.681 AC) (EXCLUDES DEDICATED ROW)

ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: BILL BOHNE
BBOHNE@JACOBANDHEFNER.COM
(630) 652-4600

SURVEYOR
JACOB & HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: TIM WOLFE
TWOLFE@JACOBANDHEFNER.COM
(630) 652-4600

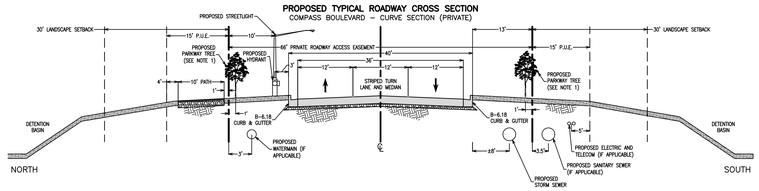
DEVELOPER
NP COMPASS BUILDING 4 LLC
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515
CONTACT: TRAVIS RUDISILL
(331) 903-6165

OWNER
NP COMPASS BUILDING 4 LLC
3010 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515
CONTACT: TRAVIS RUDISILL
(331) 903-6165

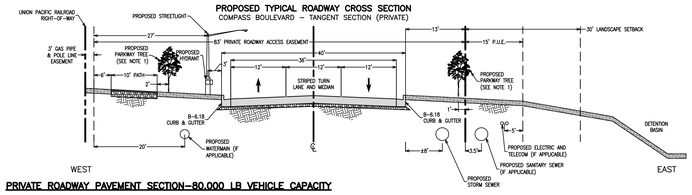


DETENTION BASIN TYPICAL SECTION
N.T.S.

PROPOSED TYPICAL ROADWAY CROSS SECTION
COMPASS BOULEVARD – CURVE SECTION (PRIVATE)



PROPOSED TYPICAL ROADWAY CROSS SECTION
COMPASS BOULEVARD – TANGENT SECTION (PRIVATE)



PRIVATE ROADWAY PAVEMENT SECTION–80,000 LB VEHICLE CAPACITY

HOT–MIX ASPHALT PAVEMENT SECTION
- ±2.0" HMA SURFACE COURSE, "MIX E", N70
- ±2.5" HMA BINDER COURSE, IL-19.0, N70
- ±5.5" HMA BASE COURSE, IL-19.0 OR IL-25.0, N50)
- ±12.0" IMPROVED SUBGRADE LAYER COMPLIANT WITH I.D.O.T. SPECIAL PROVISION SECTION 303 (3" CA-6 AGGREGATE CAP WITH 9" AGGREGATE FOR SUBGRADE IMPROVEMENT); OR OTHER IMPROVED SUBGRADE AS PERMITTED BY I.D.O.T. B.D.E. SECTION 54-2.01(I) "ROADBED SOILS" AND AS APPROVED BY ON SITE GEOTECHNICAL ENGINEER.

PATH PAVEMENT SECTION
- 2" HMA SURFACE COURSE, N30
- 2" HMA BINDER COURSE, N30
- 6" AGGREGATE SUB-BASE COURSE, TYPE B W/ PRIME COAT

TYPICAL SECTION NOTES
1. PROPOSED PARKWAY TREES TO BE INSTALLED EVERY 40 FEET. ALL PARKWAY TREES SHALL BE A MINIMUM OF TWO INCHES IN DIAMETER.
2. PAVEMENT SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
3. PRIME COAT/TACK COAT SHALL BE USED BEFORE EACH LIFT OF ASPHALT.

PARCEL INDEX NUMBERS

PART OF: 10-11-08-400-008-0010
ALL OF: 10-11-09-300-015-0000
PART OF: 10-11-09-300-014-0010
ALL OF: 10-11-09-300-002-0000
ALL OF: 10-11-09-300-005-0000
PART OF: 10-11-17-200-024-0000
ALL OF: 10-11-09-300-009-0000
PART OF: 10-11-09-100-005-0000

GENERAL NOTES:

1. CONTOURS ARE AT 1 (ONE) FOOT INTERVALS.
2. ALL DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
3. THE SUBJECT DEVELOPMENT IS CURRENTLY ZONED "I–1," UNLESS NOTED OTHERWISE.
4. A WETLAND INVESTIGATION WAS COMPLETED AND FOUND NO WETLANDS ON THE PROPERTY.
5. ACCORDING TO FLOOD INSURANCE RATE MAP FOR WILL COUNTY, ILLINOIS, MAP NUMBER 17197C0280G AND MAP NUMBER 17197C0286G, EFFECTIVE DATES FEBRUARY 15, 2019, THERE IS NO FLOODPLAIN ON THE PROPERTY.
6. ALL STORMWATER DETENTION FACILITIES SHALL BE DESIGNED USING THE NRCS SCS RUNOFF CURVE NUMBER METHOD FOR THE 2 YEAR AND 100 YEAR 24 HOUR EVENTS IN ACCORDANCE WITH THE WILL COUNTY STORMWATER MANAGEMENT ORDINANCE. ISWS BULLETIN 75 RAINFALL DATA SHALL BE USED.
7. THE MAINTENANCE OF ALL STORMWATER DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
8. ALL PRIVATE ROADWAYS WILL HAVE A PRIVATE ROADWAY ACCESS EASEMENT PERMITTING INGRESS/EGRESS BY THE CITY OF JOLIET. ALL PRIVATE ROADWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE BUSINESS OWNERS ASSOCIATION.
9. IMPROVEMENTS TO BUSH ROAD AND NOEL ROAD, OR FEE IN LIEU OF, SHALL NOT BE REQUIRED CONCURRENT WITH THE FINAL SUBDIVISION OF PROPERTY ADJACENT TO BUSH ROAD OR NOEL ROAD, IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
10. THE PROPOSED SANITARY SERVICE FOR THE BUILDING WILL CONNECT TO AN EXISTING 10" SANITARY SEWER ALONG COMPASS BOULEVARD.
11. THE PROPOSED WATER SERVICE FOR THE BUILDING WILL CONNECT TO THE EXISTING 12" WATERMAIN ALONG COMPASS BOULEVARD IN TWO LOCATIONS ALONG THE BUILDING FRONTAGE.

No.	Description	Date
2	REVISED PER CITY REVIEW	10/11/23
1	ISSUED FOR PERMIT REVIEW	09/14/23

PRELIMINARY PLAT OF SUBDIVISION COVER
SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

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GRAPHIC SCALE 1"=100'
0 50' 100' 200'

PRELIMINARY PLAT OF SUBDIVISION
OF
SOUTH CHICAGO LOGISTICS

ALL OF LOT 4 AND ALL OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE WILL COUNTY RECORDER ON JULY 26, 2023, AS DOCUMENT NUMBER R2023-037601, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 17, AND PART OF THE SOUTHEAST QUARTER OF SECTION 8 AND PART OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD 83 (1201)
NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
10W	WATER MAIN WITH SIZE	12W
	SANITARY SEWER	
	UNDERGROUND PIPELINE	
FP FP	FIRE PROTECTION	
	FORCE MAIN	DD
T T	UNDERGROUND TELEPHONE	T T
E E	UNDERGROUND ELECTRIC	E E
OHE OHE	OVERHEAD UTILITY	OHU OHU
G G	UNDERGROUND GAS LINE	G G
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
630	CONTOUR	630
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	UTILITY POLE	
	ROAD SIGN	
	FENCE LINE	

ADJOINING LAND OWNERS LIST:

THIRD COAST INTERMODAL HUB 1–UNIT 1 (R2023–037601)

LOT#	PIN	OWNER
LOT 1	10–11–09–400–033–0000	TCIH BUILDING 1, LLC
LOT 3	10–11–09–300–014–0010	TCIH LAND HOLDINGS, LLC
	10–11–08–400–008–0010	TCIH LAND HOLDINGS, LLC
LOT 6	10–11–09–100–005–0000	TCIH LAND HOLDINGS, LLC
	10–11–09–300–014–0010	TCIH LAND HOLDINGS, LLC

NOEL ESTATES UNIT 1 (R90–024338)

LOT #	PIN	OWNER
LOT 1	10–11–16–126–001	MUNIZ LAURA E ANTONIO

UNSUBDIVIDED LAND

PIN	OWNER
10–11–09–300–012	TAD ANNETTE TYLER
10–11–09–300–016	JAMES A TYLER TRUST
10–11–16–100–027	LANGE HAROLD R SELF–DEC TRUST
10–11–16–100–028	LANGE HAROLD R SELF–DEC TRUST
10–11–16–100–029	LANGE HAROLD R SELF–DEC TRUST
10–11–16–100–035	ALCANTAR JOSE ESPERANZA
10–11–17–200–024	TCIH LAND HOLDINGS, LLC

NOTE: ALL PROPERTY OWNER INFORMATION WAS OBTAINED FROM WILL COUNTY SUPERVISOR OF ASSESSMENTS PROPERTY ADDRESS SEARCH.

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	35.08	S66°30'16"E
L2	43.28	N88°13'49"E
L3	66.00	S1°46'11"E
L4	33.00	N1°34'29"W
L5	33.00	S1°37'07"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L100	43.28	N88°13'49"E
L101	43.28	S88°13'49"W
L102	90.00	S79°33'48"W
L103	175.00	N1°34'29"W

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C100	214.64'	73.00'	N16°12'18"E	145.26
C101	36.97'	27.00'	N28°47'42"W	34.15
C102	--	--	--	--
C103	84.56'	73.00'	N34°50'28"E	79.91
C104	452.58'	482.00'	N42°41'06"E	514.38
C106	111.86'	482.00'	N81°34'54"E	111.61

No	Description	Date
2	REVISED PER CITY REVIEW	10/11/23
1	ISSUED FOR PERMIT REVIEW	09/14/23

PRELIMINARY PLAT OF SUBDIVISION
SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
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1:100-2
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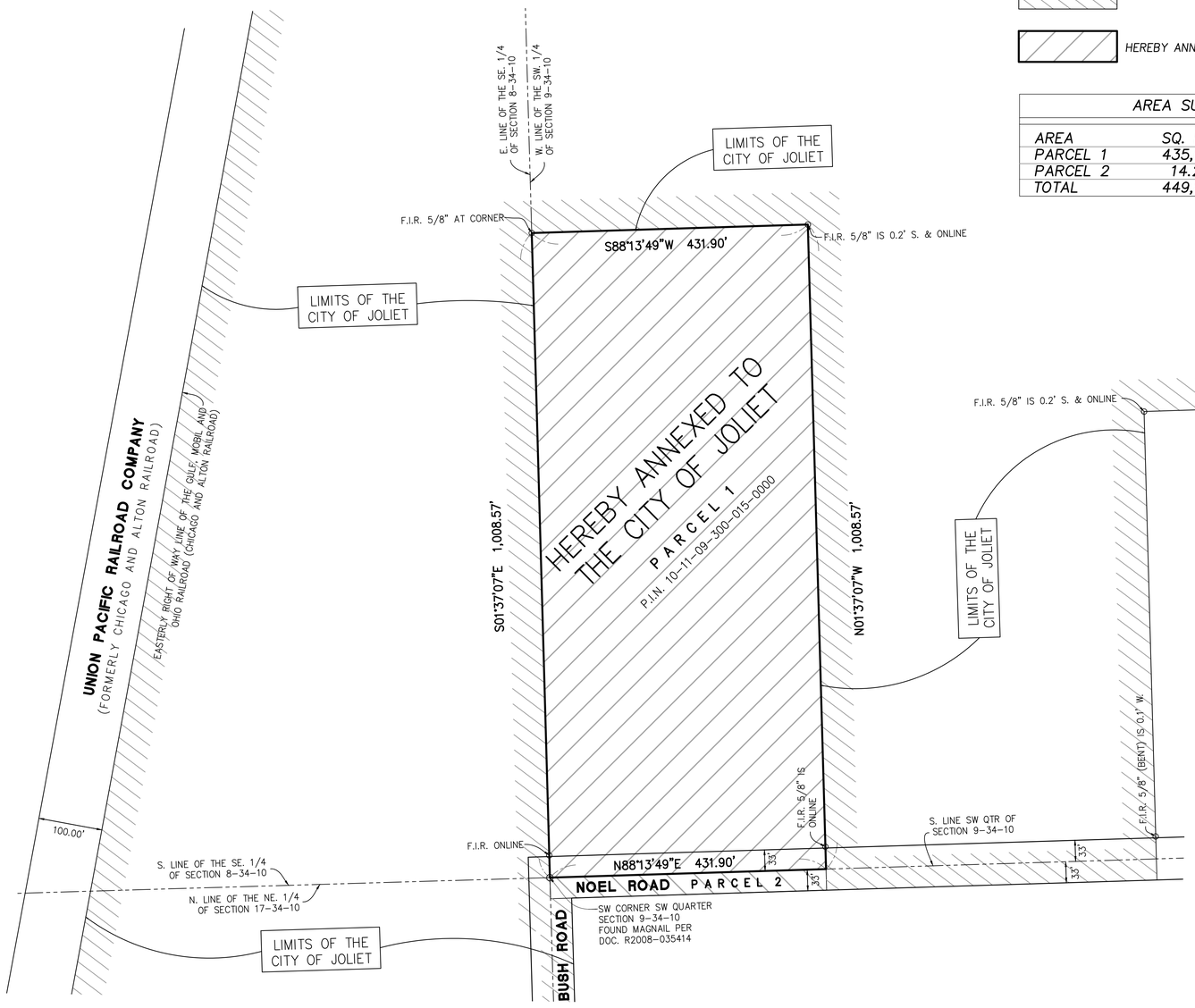
PLAT OF ANNEXATION TO THE CITY OF JOLIET

OF

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

PARCEL 1:
THE WEST 431.90 FEET OF THE SOUTH 1008.57 FEET OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

PARCEL 2:
TOGETHER WITH THE ADJACENT RIGHT OF WAY OF NOEL ROAD AND ADJOINING PARCEL 1 PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL BE EXTENDED TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.)



LEGEND

LIMITS OF THE CITY OF JOLIET

HEREBY ANNEXED TO THE CITY OF JOLIET

AREA SUMMARY		
AREA	SQ. FT.	ACRES
PARCEL 1	435,603	10.000
PARCEL 2	14.252	0.327
TOTAL	449,855	10.327

N

0 50' 100' 200'

Scale 1" = 100'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT

_____

AS OWNER(S) OF THE HEREON DESCRIBED PARCEL HEREBY CONSENT TO THE ATTACHED PLAT OF ANNEXATION FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

_____
Printed name and Title

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THIS PLAT AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2023.

BY: _____
Notary Public

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE MAP HEREON FROM SURVEYS AND OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING THE SAME INTO THE CITY OF JOLIET, ILLINOIS, AND THE MAP HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED.

GIVEN UNDER MY HAND AND SEAL,

THIS 14th DAY OF SEPTEMBER, 2023

_____

Timothy G. Wolfe
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003535
My License Expires November 30, 2024

TIMOTHY G WOLFE
035-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

Survey No.:	F345z		
Ordered By.:	NP Compass Building 4, LLC		
Description:	Plat of Annexation		
Date Prepared:	SEPTEMBER 14, 2023		
Scale:	1" = 100'	Field Work:	MB/TM/DS
		Prepared By:	TGW

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PLAT OF ANNEXATION TO THE CITY OF JOLIET

OF

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

PARCEL 1:
THE EAST 382.5 FEET OF THE SOUTH 700 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 82.5 FEET OF THE SOUTH 264 FEET THEREOF, WHICH WAS CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 21, 1845 IN BOOK K ON PAGE 154, IN WILL COUNTY, ILLINOIS.

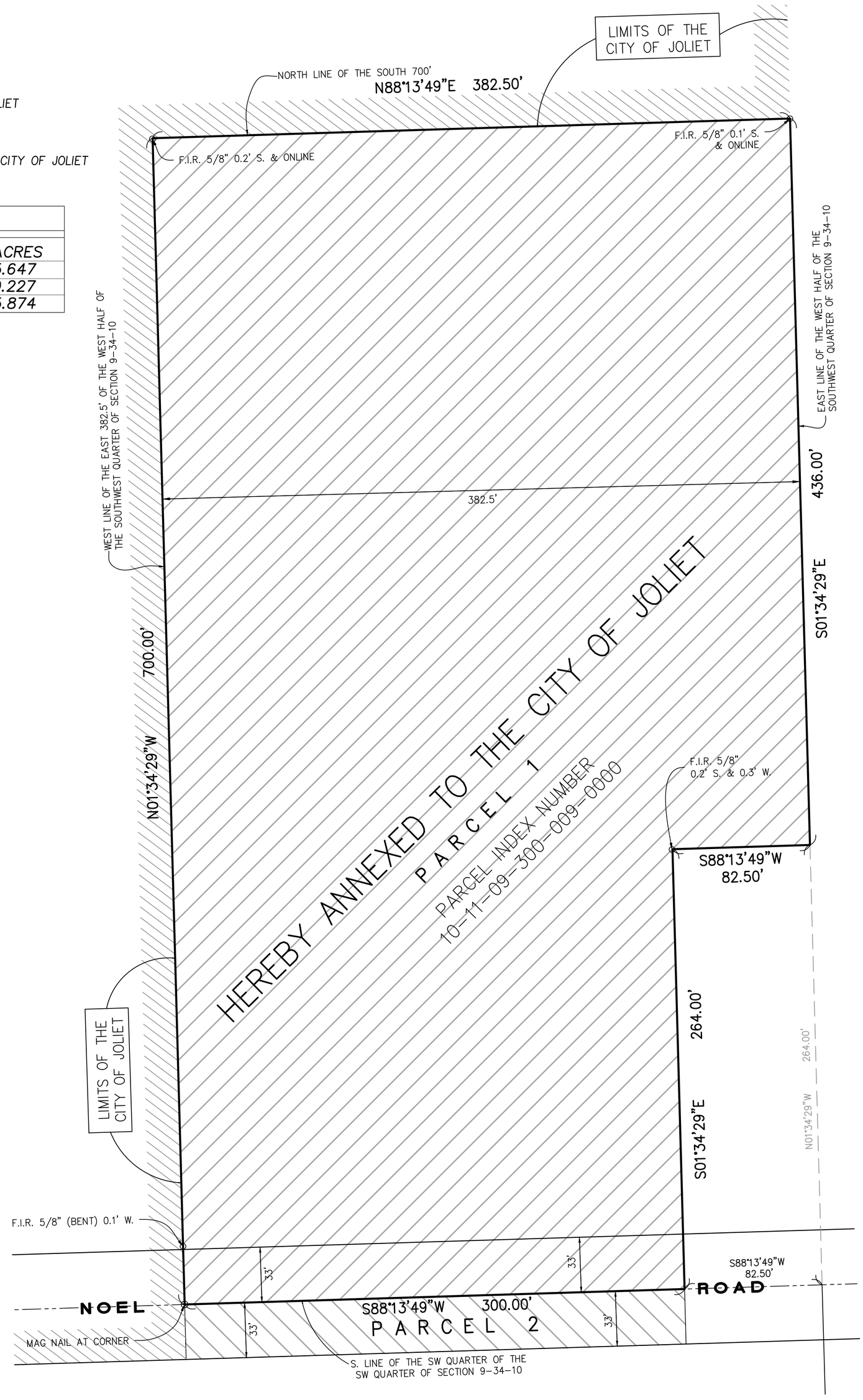
PARCEL 2:
TOGETHER WITH THE ADJACENT RIGHT OF WAY OF NOEL ROAD AND ADJOINING PARCEL 1 PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL BE EXTENDED TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.)

LEGEND

LIMITS OF THE CITY OF JOLIET

HEREBY ANNEXED TO THE CITY OF JOLIET

AREA SUMMARY		
AREA	*SQ. FT.*	*ACRES*
PARCEL 1	*245,971*	*5.647*
PARCEL 2	*9,900*	*0.227*
TOTAL	*255,871*	*5.874*



0 20' 40' 80'

Scale 1" = 40'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT

_____

AS OWNER(S) OF THE HEREON DESCRIBED PARCEL HEREBY CONSENT TO THE ATTACHED PLAT OF ANNEXATION FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

_____
Printed name and Title

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THIS PLAT AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2023.

BY: _____
Notary Public

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE MAP HEREON FROM SURVEYS AND OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING THE SAME INTO THE CITY OF JOLIET, ILLINOIS, AND THE MAP HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED.

GIVEN UNDER MY HAND AND SEAL,

THIS 14th DAY OF SEPTEMBER, 2023

TIMOTHY G WOLFE
035-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

_____

Timothy G. Wolfe
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003535
My License Expires November 30, 2024

Survey No.:	*F 3 4 5 z*		
Ordered By.:	*NP Compass Building 4, LLC*		
Description:	*Plat of Annexation*		
Date Prepared:	*SEPTEMBER 14, 2023*		
Scale:	*1" = 40'*	*Field Work:*	*MB/DS/TM*
		Prepared By:	*TGW*

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

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PLAT OF ANNEXATION TO THE CITY OF JOLIET

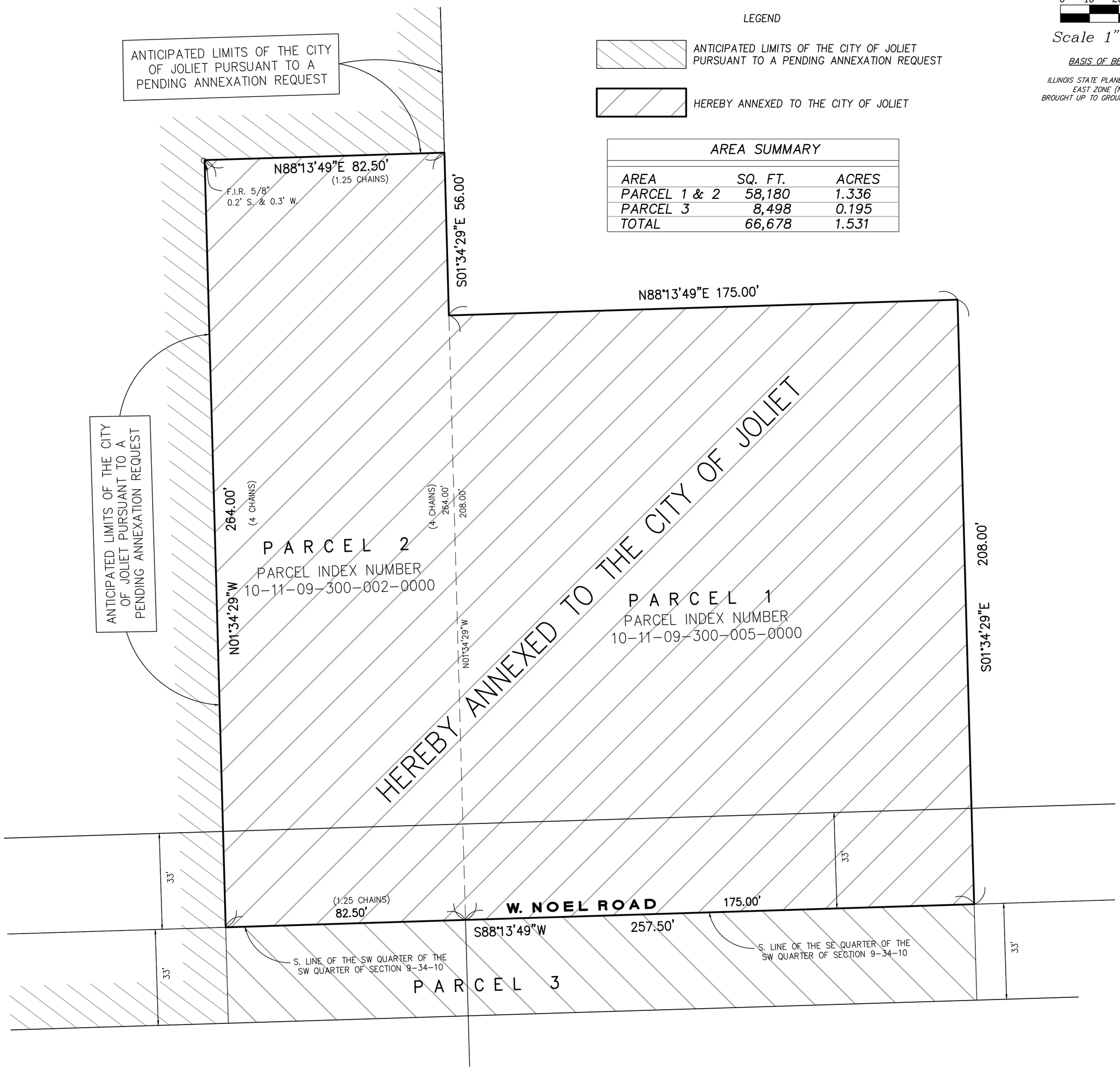
OF

LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

PARCEL 1:
THE SOUTH 208 FEET OF THE WEST 175 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH

PARCEL 2:
THE SOUTH 4 CHAINS OF THE EAST 1.25 CHAINS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 3:
TOGETHER WITH THE ADJACENT RIGHT OF WAY OF NOEL ROAD AND ADJOINING PARCEL 1 AND PARCEL 2 PER ILLINOIS MUNICIPAL CODE 65 ILCS 5/7-1-1. (THE NEW BOUNDARY OF THE ANNEXATION SHALL BE EXTENDED TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.)



LEGEND

ANTICIPATED LIMITS OF THE CITY OF JOLIET PURSUANT TO A PENDING ANNEXATION REQUEST

HEREBY ANNEXED TO THE CITY OF JOLIET

AREA SUMMARY		
AREA	SQ. FT.	ACRES
PARCEL 1 & 2	58,180	1.336
PARCEL 3	8,498	0.195
TOTAL	66,678	1.531

N

0 10' 20' 40'

Scale 1" = 20'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT

_____

AS OWNER(S) OF THE HEREON DESCRIBED PARCEL HEREBY CONSENT TO THE ATTACHED PLAT OF ANNEXATION FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENT TO THE RECORDING OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

_____
Printed name and Title

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THIS PLAT AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 2023.

BY: _____
Notary Public

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE MAP HEREON FROM SURVEYS AND OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING THE SAME INTO THE CITY OF JOLIET, ILLINOIS, AND THE MAP HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE ANNEXED.

GIVEN UNDER MY HAND AND SEAL,

THIS 14th DAY OF SEPTEMBER, 2023

TIMOTHY G WOLFE
35-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

_____

Timothy G. Wolfe
Jacob & Hefner Associates, Inc.
Illinois Professional Land Surveyor No. 035-003535
My License Expires November 30, 2024

Survey No.:	F 3 4 5 z		
Ordered By.:	NP Compass Building 4, LLC		
Description:	Plat of Annexation		
Date Prepared:	SEPTEMBER 14, 2023		
Scale:	1" = 20'	Field Work:	MB/DS/TM
		Prepared By:	TGW

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

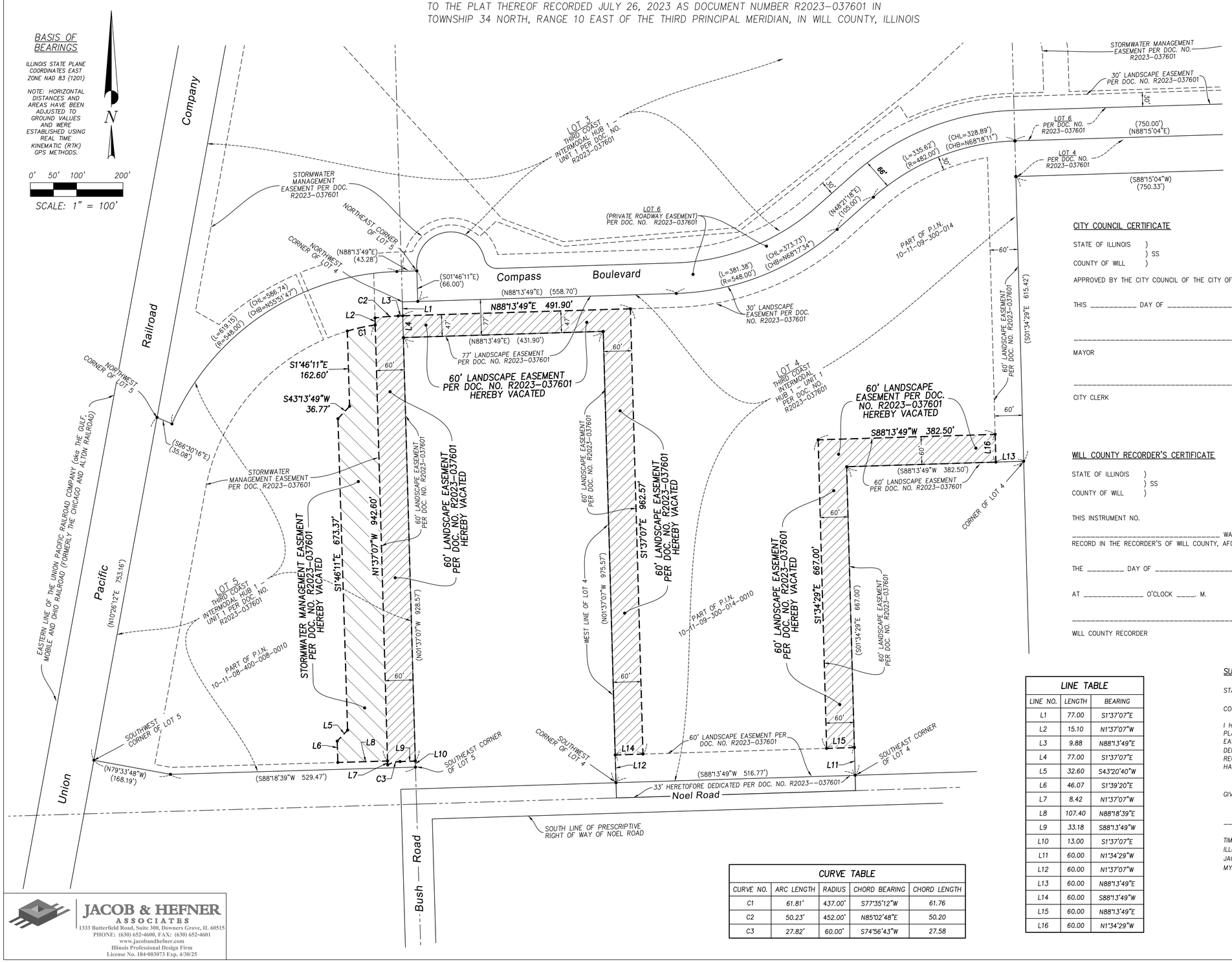
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PARCEL INDEX NUMBERS

PART OF: 10-11-08-400-008-0010
PART OF: 10-11-09-300-014-0010

PLAT OF EASEMENT VACATION

OVER PORTIONS OF LOT 4 AND LOT 5 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2023 AS DOCUMENT NUMBER R2023-037601 IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE 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 TCIH LAND HOLDINGS, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____, 20___.

TCIH LAND HOLDINGS, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS

THIS _____ DAY OF _____, 20___.

_____
MAYOR

_____
CITY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE _____ DAY OF _____, 20___

AT _____ O'CLOCK _____. M.

_____
WILL COUNTY RECORDER

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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

HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

ABBREVIATIONS

XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION
CHD	CHORD BEARING
CHL	CHORD LENGTH
DOC.	DOCUMENT
L	ARC LENGTH
NO.	NUMBER
P.I.N.	PARCEL INDEX NUMBER
R.	RADIUS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE PREPARED THIS PLAT OF EASEMENT VACATION FOR THE PURPOSE OF VACATING LANDSCAPE EASEMENTS AND A PORTION OF A STORMWATER MANAGEMENT EASEMENT AS DEPICTED ON PLAT OF SUBDIVISION FOR "THIRD COAST INTERMODAL HUB 1 – UNIT 1" RECORDED JULY 26, 2023 AS DOCUMENT NUMBER R2023-037601 AND SHOWN AND HATCHED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF SEPTEMBER IN THE YEAR 2023.

_____
TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2024

TIMOTHY G WOLFE 35-003535 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE

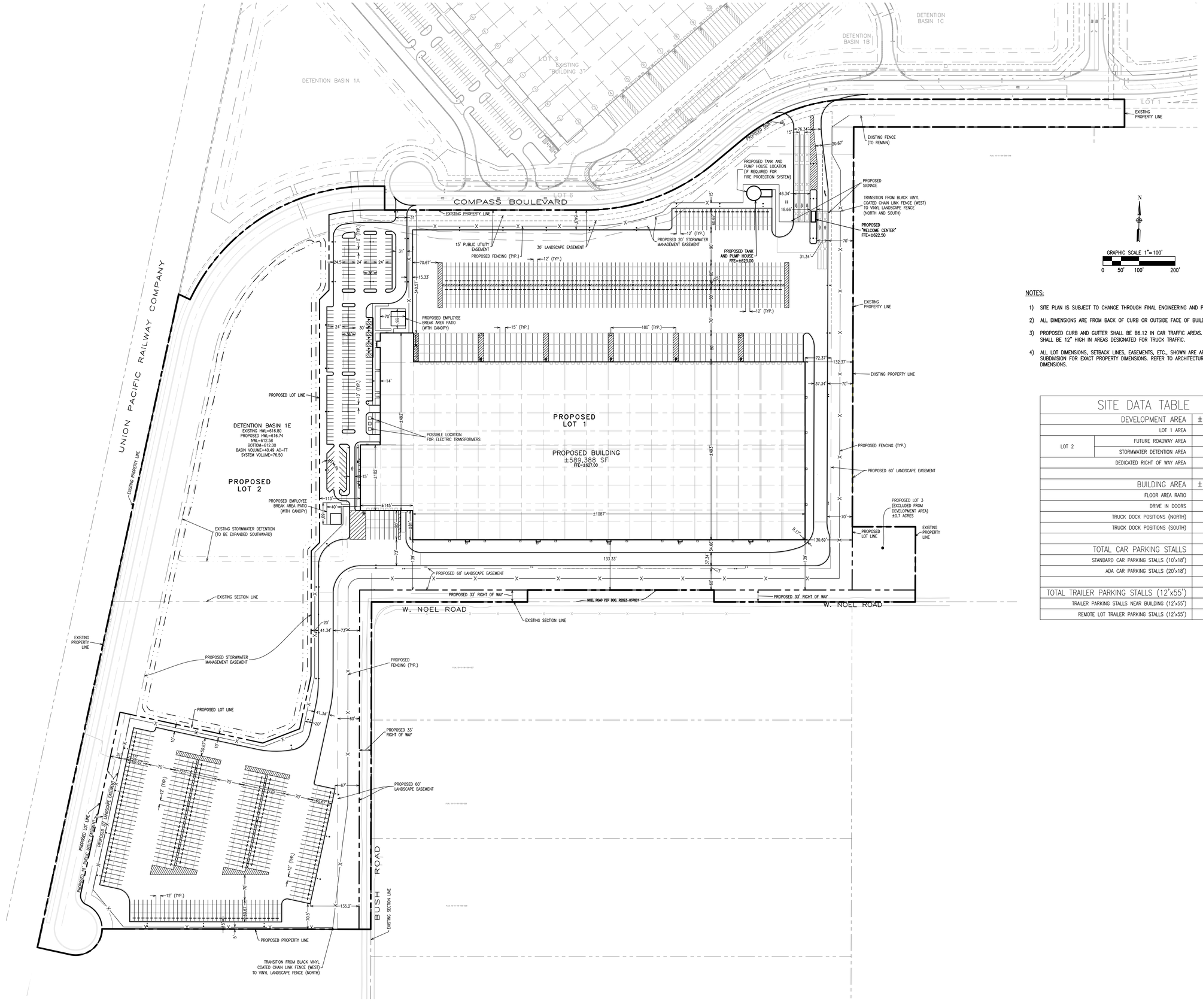
LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	77.00	S1°37'07"E
L2	15.10	N1°37'07"W
L3	9.88	N88°13'49"E
L4	77.00	S1°37'07"E
L5	32.60	S43°20'40"W
L6	46.07	S1°39'20"E
L7	8.42	N1°37'07"W
L8	107.40	N88°18'39"E
L9	33.18	S88°13'49"W
L10	13.00	S1°37'07"E
L11	60.00	N1°34'29"W
L12	60.00	N1°37'07"W
L13	60.00	N88°13'49"E
L14	60.00	S88°13'49"W
L15	60.00	N88°13'49"E
L16	60.00	N1°34'29"W

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	61.81'	437.00'	S77°35'12"W	61.76
C2	50.23'	452.00'	N85°02'48"E	50.20
C3	27.82'	60.00'	S74°56'43"W	27.58

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

Survey No.:	F 3 4 5 z
Ordered By.:	NP Compass Building 4, LLC
Description:	Plat of Easement Vacation
Date Prepared:	September 14, 2023
Scale:	1" = 100'
Prepared By:	ERP

H:\F\F345\F345z\S\DWG\Vacation\F345z Plat of Vacation.dwg



NOTES:

1) SITE PLAN IS SUBJECT TO CHANGE THROUGH FINAL ENGINEERING AND PERMITTING.
2) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
3) PROPOSED CURB AND GUTTER SHALL BE B6.12 IN CAR TRAFFIC AREAS. PROPOSED CURB AND GUTTER SHALL BE 12" HIGH IN AREAS DESIGNATED FOR TRUCK TRAFFIC.
4) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAT OF SUBDIVISION FOR EXACT PROPERTY DIMENSIONS. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

SITE DATA TABLE		
DEVELOPMENT AREA		±68.8 ACRES
LOT 1 AREA		±49.9 ACRES
LOT 2	FUTURE ROADWAY AREA	±4.8 ACRES
	STORMWATER DETENTION AREA	±12.6 ACRES
DEDICATED RIGHT OF WAY AREA		±1.5 ACRES
BUILDING AREA		±589,388 SF
FLOOR AREA RATIO		±0.27
DRIVE IN DOORS		3
TRUCK DOCK POSITIONS (NORTH)		66
TRUCK DOCK POSITIONS (SOUTH)		7
TOTAL CAR PARKING STALLS		211
STANDARD CAR PARKING STALLS (10'x18')		204
ADA CAR PARKING STALLS (20'x18')		7
TOTAL TRAILER PARKING STALLS (12'x55')		376
TRAILER PARKING STALLS NEAR BUILDING (12'x55')		181
REMOTE LOT TRAILER PARKING STALLS (12'x55')		195

No.	Description	Date
5	ISSUED FOR PERMIT REVIEW	09/14/23
4	REVISED PER TENANT	09/01/23
3	REVISED PER TENANT	08/30/23
2	REVISED PER TENANT	08/29/23
1	ORIGINAL EXHIBIT DATE	08/21/23

SITE PLAN EXHIBIT

SOUTH CHICAGO LOGISTICS
NP COMPASS BUILDING 4, LLC
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

1" = 100'

F345z

EXHIBIT

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RECORDED W/WILL COUNTY
RECORDER 01/24/2022
#R2022008041

RESOLUTION NO. 7720

A RESOLUTION APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT

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

SECTION 1: This Annexation and Development Agreement between the City of Joliet and East Gate Logistics Park Chicago, LLC, in substantially the same form as Exhibit "A", which is attached hereto and made a part hereof, is hereby approved.

SECTION 2: The Mayor and the City Clerk are hereby authorized and directed to execute the annexation agreement on behalf of the City of Joliet.

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

PASSED this 21st day of December, 2021

Robert O'Dekirk
MAYOR

Christa M Desiderio
CITY CLERK

VOTING YES: Councilmen Clement, Hug, Morris, Mudron, Councilwomen Quillman, and Reardon.

VOTING NO: Councilwoman Gavin and Councilman Guerrero.

NOT VOTING: Mayor O'Dekirk.

PINs: 10-11-09-100-003-0000, 10-11-08-400-008-0000, 10-11-09-100-002-0000, 10-11-09-300-014-0000, 10-11-17-200-024-0000, 10-11-09-300-007-0000, 10-11-17-200-025-0000, 10-11-09-400-018-0000, 10-11-09-400-019-0000, 10-11-09-400-020-0000, 10-11-09-400-021-0000, 10-11-09-400-022-0000, 10-11-09-400-023-0000, 10-11-09-400-024-0000, 10-11-09-400-028-0000, 10-11-09-200-028-0000, 10-11-10-100-010-0000, 10-11-10-300-001-0000, 10-11-10-300-006-0000, 10-11-15-200-003-0000, 10-11-15-200-002-0000, 10-11-14-100-006-0000, 10-11-14-100-007-0000, 10-11-14-100-004-0000, 10-11-14-100-005-0000, 10-11-14-200-013-0000, 10-11-14-200-005-0000, 10-11-11-400-003-0000, 10-11-11-400-002-0000, 10-11-11-400-007-0000, 10-11-14-300-001-0000, 10-11-14-300-002-0000, 10-11-22-200-006-0000, 10-11-22-200-007-0000, 10-11-22-200-008-0000, 10-11-22-200-009-0000, 10-11-22-200-010-0000, 10-11-22-200-011-0000, 10-11-22-200-012-0000, 10-11-22-200-013-0000, 10-11-22-200-005-0000, 10-11-22-200-004-0000, 10-11-22-200-003-0000, 10-11-22-300-005-0000, 10-11-22-400-010-0000, 10-11-22-400-007-0000, 10-11-22-400-008-0000, 10-11-27-100-008-0000, 10-11-27-100-005-0000, 10-11-27-100-007-0000, 10-11-23-300-001-0000, 10-11-26-100-004-0000, 10-11-26-100-002-0000, 10-11-26-100-003-0000

ADDRESS: Jackson Township South of Millsdale Road and North of Hoff Road East of the Railroad and West of Ridge Road

PLAN COMMISSION APPROVED: Yes
CED DOC. NO.: A-13-21
COUNCILMANIC DISTRICT NO.: 5

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

CITY OF JOLIET, ILLINOIS

AMENDED AND RESTATED
ANNEXATION
AND
DEVELOPMENT AGREEMENT

COMPASS BUSINESS PARK

THIS AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into this 21st day of December 2021, by and between the **CITY OF JOLIET**, an Illinois municipal corporation, Will County, Illinois ("**City**"), by and through the Mayor and City Council of the City (collectively, "**Corporate Authorities**"), and **EAST GATE – LOGISTICS PARK CHICAGO, LLC**, a Delaware limited liability company ("**Developer**"). Developer and the City are collectively referred to as the "Parties."

WHEREAS, Developer is the owner, agent of the owner, contract purchaser, or agent of the contract purchaser of the real property legally described in Exhibit A, comprised of approximately 1,227 acres, which lie within the municipal planning boundary of the City but not within the corporate limits of the City or any other municipality and approximately 952 acres, which lie within the corporate limits of the City (collectively the "Property");

WHEREAS, the Property is located within three miles of two major intermodal facilities;

WHEREAS, the intermodals are vital to the transaction of commerce in Illinois and the entire Midwest area and are vital to the economy of Joliet, the economy of Will County, the economy of the Chicago metropolitan area, and the economy of Illinois;

WHEREAS, the demand for goods in the region and need for use of the intermodal facilities continues to increase at a rapid pace;

WHEREAS, the Property is primarily vacant land;

WHEREAS, there is limited residential property in close proximity to the Property;

WHEREAS, due to the size of the Property, its proximity to the intermodal facilities, the vacancy of the land, and the existence of similar industrial developments in the vicinity, the Property is uniquely appropriate for development into a light industrial business park;

WHEREAS, the development of the business park provided for herein is specifically designed to provide access to the intermodal facilities and to keep truck traffic off Route 53 and other local roads;

WHEREAS, the development of the business park provided for herein is specifically designed to minimize its impact on the surrounding community, and to decrease the current amount

of truck traffic on Illinois Route 53 and other local roads outside of the park by a variety of features described herein, including bridges and a closed loop truck network, with truck barriers preventing access to local roads outside the closed loop truck network;

WHEREAS, Developer intends to develop a multi-phased light industrial business park on the Property;

WHEREAS approximately 1124 acres of the Property are currently subject to the following recorded annexation agreements:

R2005156635 approved by resolution number 5529;
R200626063 approved by resolution number 5532;
R2005194048 approved by resolution number 5534;
R2005156636 approved by resolution number 5535;
R2005159379 approved by resolution number 5536;
R2005-188260 approved by resolution number 5537;
R2005171371 approved by resolution number 5538;
R2017100246 approved by resolution number 7211; and
R2020120814 approved by resolution number 7608;

WHEREAS, by means of this Agreement, Developer and the City intend to: (a) amend and restate those annexation agreements set forth hereinabove; (b) set forth the terms and conditions by which portions of the Property will be annexed to the City; and (c) set forth the terms and conditions under which the Property will be developed in the City;

WHEREAS, the City is a home rule municipal corporation organized and existing under the laws of the State of Illinois, exercising the powers granted to it by the Constitution of the State of Illinois and by the statutes and laws of the State of Illinois;

WHEREAS, the Property is depicted on the exhibit attached hereto as Exhibit B;

WHEREAS, upon the approval of this Agreement by the Corporate Authorities of the City, the City hereby agrees to: (a) ensure all of the Property is zoned in the I-1 Light Industrial classification including specifically granting a map amendment for that portion of the Property currently within the municipal boundaries of the City and legally described in Exhibit C, from the B-3, R-1B, and R-4 zoning classifications to the I-1, Light Industrial zoning classification; (b) adopt an ordinance annexing that portion of the Property legally described on Exhibit D to the City; and (c) adopt an ordinance granting a map amendment from the A-1 (county) zoning classification to the I-1, Light Industrial zoning classification for that portion of the Property legally described in Exhibit D.

WHEREAS, the Plan Commission of the City on November 18, 2021, held a public hearing on the petition for the zoning of the Property to ensure it is zoned I-1, Light Industrial in its entirety and have recommended the approval of such zoning;

WHEREAS, due notice of said public hearing with respect to the proposed zoning was given and published in the manner required by law, and said public hearing was held in all respects in a manner conforming to law;

WHEREAS, the Corporate Authorities of the City have on December 21, 2021, held a public hearing on the amendment of all annexation agreements affecting the Property, including the addition of certain parcels to this Amended and Restated Annexation and Development Agreement and due notice of said public hearing was given and published in the manner required by law and said public hearing was held in all respects in a manner conforming to law;

WHEREAS, notices of the proposed annexations have been given to all appropriate district officials including Township, Fire, and Library district officials, and where required by law, appropriate payments have or will be made;

WHEREAS, the City acknowledges that the development of the Property according to the terms of this Agreement will be of substantial benefit to the City, will increase the tax base of the City, and will promote and enhance the general welfare of the City and its residents;

WHEREAS, in reliance upon the execution of this Agreement by the City and the performance by the City of the undertakings hereinafter set forth to be performed, Developer is willing to undertake the obligations as hereinafter set forth and has or will materially change its position in reliance upon this Agreement and the City's obligations under this Agreement;

WHEREAS, in reliance upon the execution of this Agreement by Developer and the performance by Developer of the undertakings hereinafter set forth to be performed, the City is willing to undertake the obligations as hereinafter set forth and has or will materially change its position in reliance upon this Agreement and Developer's obligations under this Agreement;

WHEREAS, it is the desire of the Parties hereto that the annexation and development of the Property proceed subject to the binding terms and conditions hereinafter contained; and

WHEREAS, by a favorable vote of the requisite Corporate Authorities then holding office, an ordinance has been adopted authorizing the execution of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein contained, the Parties hereto agree as follows:

APPLICABLE LAW AND INCORPORATION OF RECITALS

Section 1. Incorporation of Recitals and Exhibits

The preceding "Whereas" clauses and all exhibits attached hereto or referred to in this Agreement are hereby made a part of this Agreement and incorporated in the body of this Agreement as if fully set forth.

Section 2. Applicable Law

This Agreement is made pursuant to and in accordance with the provisions of the City of Joliet Code of Ordinances and the Zoning Ordinance of the City of Joliet. All terms and conditions of this Agreement, and all acts of the City pursuant to this Agreement are entered into and performed pursuant to all applicable laws and statutes.

DEVELOPMENT PROVISIONS

Section 1. Enactment of Annexation and Zoning

The City shall take the following actions:

A. Upon execution of this Agreement, adopt an ordinance granting a map amendment for that portion of the Property that lies within the municipal boundaries of the City legally ensuring the Property is zoned in its entirety to the I-1, Light Industrial zoning classification and specifically reclassifying that portion of the Property described on Exhibit C, from the B-3, R-1B, and R-4 zoning classifications to the I-1, Light Industrial zoning classification.

B. Upon execution of this Agreement, adopt an ordinance annexing that portion of the Property legally described on Exhibit D to the City and adopt an ordinance granting a map amendment from the A-1 (county) zoning classification to the I-1, Light Industrial zoning classification for that portion of the Property legally described in Exhibit D.

C. Within 60 days of receiving properly executed petitions for annexation describing such additional portions of the Property to be annexed, the City shall adopt an ordinance annexing such portions of the Property to the corporate limits of the City and adopt an ordinance granting a map amendment from the A-1 (county) zoning classification to the I-1, Light Industrial zoning classification for the property described in such petitions.

Notwithstanding the foregoing, Developer agrees that prior to any development on the portion of the Property depicted as numbers 15 and 16 and lying within 1,300 feet of the west and north boundaries of the existing residential subdivision, all as shown on Exhibit E, it shall apply for approval by the Corporate Authorities of a Planned Unit Development (PUD).

A portion of the Property may be rezoned, as allowed by law and as mutually agreed by parties without such reclassification constituting an amendment to this Agreement. In such event, notice and hearing shall be provided as required by law with respect to zoning reclassifications.

Section 2. Codes and Ordinances

Except as otherwise provided in this Agreement, all ordinances of the City as from time-to-time adopted, amended, or supplemented shall be applicable to the Property and all buildings, structures, operations and activities thereon, with the exception that: (a) the uses presently allowed in the I-1 zoning classification as an allowed or special use cannot be reduced or made more

restrictive in their application to the Property, including, without limitation, changing any use from a permitted use to a special use or adding additional qualifications or conditions to any current permitted or special use; and (b) any change in an ordinance which the City intends to apply to the Property must also be applicable to all industrially zoned property in the City.

Notwithstanding anything herein to the contrary, to the extent of any conflict, ambiguity, or inconsistency between the terms, provisions, or standards contained in this Agreement and the terms, provisions, or standards presently existing in the City ordinances, or hereafter adopted by the City, the terms, provisions, and standards of this Agreement shall govern and control.

Section 3. Roads, Streets, and Right-of-Way Improvements

It is acknowledged by the City and Developer that access to the Property is over a railway governed by the Illinois Commerce Commission ("ICC") and roads which may presently be controlled by other governmental agencies, including, but not limited to, the Illinois Department of Transportation ("IDOT"), Will County, and Jackson Township, and that in some cases the weight limits of certain roads are restricted by such jurisdictions. In consideration of these circumstances, the City and Developer hereby agree that each will fully cooperate with the other, including, but not limited to, cooperation with obtaining approvals from the ICC and IDOT, consideration of jurisdictional transfers, and condemnation, with all costs and expenses to be paid by Developer, to accomplish the goal of providing safe and appropriate access to the Property. Developer hereby agrees to honor any weight restrictions while they may exist. All public and private roads shall be constructed to full width. Any roadways crossing Manhattan Creek or Jackson Creek shall be required to have the drainage structure designed to pass the one hundred (100) year storm event without overtopping the roadway.

Developer shall be required to construct or improve, and dedicate to the City where appropriate (or to post an amount of financial security in a form acceptable to the City guaranteeing the construction or improvement, and dedication to the City where appropriate) the following roadways in the following manner:

A. Initial Minimum Road Construction and Improvements:

Developer shall construct a roadway ("Compass Parkway") from the vicinity of the proposed bridge over the Union Pacific Right of Way ("Railroad Bridge") to the location of a proposed bridge over Illinois Route 53 in the vicinity of Breen Road ("Route 53 Bridge"). Upon approval of the Route 53 Bridge, Developer shall extend Compass Parkway to serve the Property east of Illinois Route 53.

Developer shall construct a temporary connection between Compass Parkway and Millsdale Road adequate to allow automobiles and tractor-trailers access to that portion of the Property west of Illinois Route 53 ("Temporary Connection"). Developer shall make no improvements to Millsdale Road and shall, upon the completion of construction and opening of a new connection to Route 53 terminate Millsdale Road in a cul-de-sac. Upon completion of the Railroad Bridge, Developer shall remove the Temporary Connection.

Developer shall terminate Bridge Road in a cul-de-sac south of the Property as approved by the City to prevent access to Noel Road from the Property.

Building permits shall not be approved by the City until the Temporary Connection, the termination of Bridge Road, and that portion of Compass Parkway lying west of Illinois Route 53 are under construction. Building permits shall not be approved by the City for buildings located east of Illinois Route 53 until Developer has secured all state and local permits necessary for the construction of the Route 53 Bridge and has posted a bond or other financial instrument with the City sufficient to insure its construction. The City will cooperate with such construction as reasonably required, including changes to the Minimum Road Construction and Improvements listed in this paragraph, without requiring an amendment to this Agreement. Developer shall be responsible to pay all costs for all road, bridge, and utility construction planned to be dedicated to the City, to be inspected throughout construction by an entity of the City's choosing. All road, bridge, and utility improvements dedicated to the City shall have a three-year construction and maintenance warranty.

Unless otherwise dictated by the Traffic Impact Study, the proposed cross sections for bridge construction shall be as follows:

1. Railroad Bridge – 3 lanes;
2. Route 53 Bridge – 3 lanes with pedestrian/bike path;
3. Manhattan Road Bridge (defined below) – 3 lanes with pedestrian/bike path;

B. Other Road Construction and Improvements:

1. Developer shall be responsible for the improvement of any existing road located on or immediately adjacent to the Property to the full extent of its frontage along any site on the Property which is the subject of a building permit application by Developer. This requirement will be applicable to (a) Chicago Road from Mississippi Avenue to the adjacent southern boundary of the Property; and (b) Rowell Road from Manhattan Road to the adjacent southern boundary of the Property; and (c) Rowell Road from Manhattan Road to the adjacent northern boundary of the Property; and (d) Brown Road from the adjacent eastern boundary of the Property to the adjacent western boundary of the Property; and (e) Breen Road along the adjacent boundaries of the Property; and (f) Ridge Road along the adjacent eastern boundary of the Property. This requirement will not be applicable to Bridge Road, Millsdale Road, Illinois Route 53, and Noel Road. In locations where the Property does not front both sides of any road improved by Developer the City shall allow the recording of an appropriate recapture agreement as provided in paragraph 7 below.

The designs and specifications of all roads will be determined by the traffic impact study prepared and submitted by the Developer and reviewed and approved by the City (the "Traffic Impact Study"). Developer to pay all costs incurred by the City for third-party review of the Traffic Impact Study. The order in which the improvements are listed below is not intended to create any order of priority.

(a) Mississippi Avenue (Chicago Road – Rowell Avenue):

(i) This road shall have 100 feet of ROW dedicated.

(ii) Provide three (3) 12-foot lane typical cross section with B-6.18 curb and gutter, storm sewer, and urban parkways (not open ditch).

(iii) Note: Along all roadways listed in this Agreement or constructed on the Property, Developer is to provide streetlighting utilizing 30-foot ComEd poles, designed and installed to comply with IES guidelines.

(iv) The roadway shall be designed for 100,000-pound trucks and constructed with Portland Cement Concrete accordingly.

(v) Based upon the Traffic Impact Study, this road may need to be expanded to five (5), 12-foot lane typical cross section. If the Traffic Impact Study indicates this road needs to be expanded to a five (5) lane cross section, this wider roadway shall be constructed by the Developer accordingly.

(b) Rowell Avenue (1/2 mile south of Mississippi Avenue – ½ mile north of Manhattan Road):

(i) Provide 100 foot of ROW for this roadway.

(ii) Provide three (3) 12-foot lane typical cross section with B-6.18 curb and gutter, storm sewer, urban parkways (not open ditch).

(iii) Provide streetlighting as listed above.

(iv) This roadway shall be designed for 100,000-pound trucks and constructed with Portland Cement Concrete pavement.

(v) Rowell Avenue from Mississippi Avenue-Extended is a north-south arterial and may require five (5), 12-foot lane typical cross section based upon the results of the Traffic Impact Study. Should the Traffic Impact Study require a five (5) lane cross section, this typical cross section would be the Developer's responsibility to construct.

I Brown Road (1/4 mile east of Chicago Road½1/2 mile east of Rowell Avenue):

(i) Provide 100 ft. of ROW for this roadway.

(ii) Provide three (3) 12-foot lane typical cross section with B-6.18 curb and gutter, storm sewer and urban parkways (not open ditch).

(iii) This roadway shall be designed for 100,000-pound trucks and constructed with Portland Cement Concrete pavement.

(iv) Provide streetlighting as listed above.

(d) Compass Parkway (Railroad Bridge – Rowell Road):

(i) Provide 100 ft. of ROW for this roadway.

(ii) Provide three (3) 12-foot lane typical cross section with B-6.18 curb and gutter, storm sewer and urban parkways (not open ditch).

(iii) This roadway shall be designed for 100,000-pound trucks and constructed with Portland Cement Concrete pavement.

(iv) Provide streetlighting as listed above.

2. Additional onsite roads will be constructed by Developer to provide safe and appropriate access to facilities developed on the Property. The design and specification of such roads will be determined by the Traffic Impact Study. If such roads are constructed to meet all existing City ordinances and provided Developer pays all costs and expenses required to provide City-approved inspection Developer may dedicate such roads to the City and subject to the process dictated by existing ordinances (other than the requirement that Developer post a maintenance bond for three years in lieu of two years), the City will accept such roads.

3. Additional onsite roads retained by the Developer as private roads shall meet the ordinances of the City but excluding any limitation on the length of a cul-de-sac.

(i) All private roads shall be built with three (3) 12-foot lane typical cross section with curb and gutter, storm sewer, and urban parkway (not open ditch).

(ii) Provide streetlighting as listed above

(iii) Portland Cement Concrete or a Bituminous Asphalt Pavement will be allowed for the private roadways but any roads that may become public in the future (such as Mississippi Avenue from Rowell Avenue east for ½ mile) will be required to be Portland Cement Concrete Pavement.

(iv) Provide ingress/egress/public utility and drainage easements over the private roads.

4. Other offsite road improvements along with their associated timing will be determined by the Traffic Impact Study. Developer shall use every effort to obtain approval from the appropriate governing agency(s) and Developer shall construct and pay for such improvements when and where dictated by the Traffic Impact Study. Developer hereby commits to update, and submit to the City for its review, the Traffic Impact Study within nine months of the completion and occupancy of the first three million square feet of buildings located on the Property, and to continue thereafter to update the Traffic Impact Study within nine months of the completion and occupancy of each subsequent three million square feet of buildings located on the Property. The initial Traffic Impact Study and all updates to the Traffic Impact Study shall be considered the Traffic Impact Study for purposes of this Agreement.

5. "Existing" onsite roads and currently contemplated "New" onsite roads are shown on Exhibit F.

6. Roads for which it is reasonably determined will ultimately require, (in the future and not due to development of the Property), more than a 3-lane cross-section will initially be constructed to a 3-lane cross section. If the subject road is bounded on only one side by the Property, construction of the 3-lane cross-section by Developer along with dedication by Developer to the City of one-half of the ultimate right-of-way width (typically 33 feet from centerline, but in no case more than 50 feet from centerline) shall be the full extent of the Property's required contribution. If the subject roadway is bounded by the Property on both sides the Developer shall dedicate to the City the full right-of-way width (typically 66 feet, but in no case more than 100 feet) and construct a 3-lane roadway which shall be the full extent of the Property's required contribution.

7. Roads for which it is reasonably determined will ultimately require a 3-lane cross-section will initially be constructed to a 3-lane cross-section. If the subject road is bounded on only one side by the Property, construction of the 3-lane cross-section by Developer along with dedication by Developer to the City of one-half of the final right-of-way width shall be the full extent of the Property's required contribution, and an appropriate recapture agreement shall be executed by the City and Developer for one-half of the construction costs of such roadway to be paid to Developer upon annexation of the adjacent property. If the subject roadway is bounded by the Property on both sides the Developer shall dedicate to the City the full right-of-way width and a recapture agreement will not be applicable.

C. Closed Loop Truck Network:

The Parties agree that the Property shall be developed with a roadway network, including all necessary bridges, designed to provide safe but restricted access for tractor-trailers to the Property in a closed loop truck network (the "Closed Loop Truck Network" or "CLTN") without allowing access to the Property for tractor-trailers from Illinois Route 53, Manhattan Road, or other municipal or township road.

Developer hereby agrees that the method of ingress and egress to and from the Property by tractor-trailers shall occur exclusively via the Closed Loop Truck Network, and the City agrees to allow truck access to the CLTN from facilities located on the Property, which covenant shall survive the expiration or termination of this Agreement. Access points to the CLTN shall be designed using good engineering practices and shall conform to City ordinances. Developer shall install, maintain, and own all necessary truck barriers, truck turn-arounds, cul-de-sacs and similar improvements in general conformance with the renderings set forth in Exhibit G ("**Truck Access Control Improvements**"), to prevent tractor-trailer access or egress to or from the Property other than via the CLTN. The Truck Access Control Improvements shall be constructed in phases as the Property is developed to, at all times, maintain the integrity of the CLTN. Developer shall have the ability to relocate the Truck Access Control Improvements planned for Brown Road adjacent to the eastern boundary of the Property and for Mississippi Road adjacent to the western boundary of the Property, provided developer maintains the integrity of the CLTN. Unless otherwise approved by the City, Truck Access Control Improvements may only be removed from the Property to permit the extension of offsite roadways if they are moved to adjacent properties owned by Developer or its affiliates in order to maintain the CLTN.

Notwithstanding anything herein to the contrary, if, in the sole opinion of the City, an event renders, or is reasonably expected to render, all or a portion of the CLTN incapable of accommodating regular vehicular use for a period in excess of two hours (or some other shorter time frame determined solely by the City), the City shall temporarily authorize truck traffic routing via a mutually acceptable alternative route.

Developer and City agree that the following bridges shall be constructed by Developer, as necessary, to preserve the integrity of the CLTN:

1. The Railroad Bridge constructed over the Union Pacific Railroad south of Millsdale Road, including all necessary improvements and modifications to provide safe and restricted access for tractor-trailer traffic to and from the Property.

2. The Route 53 Bridge constructed over Illinois Route 53 in the vicinity of Breen Road, including all necessary improvements and modifications to provide safe and restricted access for tractor-trailer traffic to and from the Property without allowing any use of Illinois Route 53 by tractor-trailers.

3. At such time that development of the Property requires tractor-trailer traffic to cross Manhattan Road, developer shall construct a bridge over Manhattan Road (the "Manhattan Road Bridge"), including all necessary improvements and modifications to provide safe and restricted access for tractor-trailer traffic to and from the Property, without allowing any use of Manhattan Road by tractor-trailers.

Section 4. **Sewer and Water**

It is acknowledged by the City and Developer that access to City sewer is not immediately available to some areas of the Property. The City and Developer agree to fully cooperate (including the use of Eminent Domain) to extend City sewer and City water to the site at the sole cost and expense of Developer, with City-approved recapture agreements where applicable.

Prior to the issuance by the City of an occupancy permit for any facility to be constructed on the Property, and subsequent to the issuance of required permits and approvals by the City and the Illinois Environmental Protection Agency (IEPA), and any other agency having jurisdiction thereof, Developer shall connect the Property to a City water utility system and a City sanitary sewer utility system. Developer shall, at its expense, be responsible for the cost of acquisition of all necessary permits and approvals, the design, construction, installation, construction inspection and testing of the water mains, sewer mains, sandstone wells, water treatment plants, water storage tanks, pumping stations, lift stations, modifications and/or replacement of existing water and sewer infrastructure, laterals, valves, meters, hydrants, manholes, and other appurtenances necessary for connection to City water and sewer facilities. Design engineering for items listed in the preceding sentence shall be performed by firms that are mutually agreeable to City and Developer. Developer shall design and construct water main improvements to meet fire code requirements, including the potential need for on-site storage, pumping stations, treatment facilities, or any other water-utility infrastructure as deemed necessary by the City to serve the Property.

The specifications, depth, location, and connection points of the water and sewer system shall be depicted by Developer in a municipal utilities engineering plan prepared by a professional engineer in accordance with the City's current Utility Design and Inspection Policy Manual and submitted to the City for approval. Water and sewer infrastructure shall be designed in a manner to facilitate regional development in areas adjacent to the Property that will provide maximum benefit to the City's utility system. Subject to compliance with said municipal utilities engineering plan the City shall approve necessary permits and shall consent to such permits to be issued by third party agencies having jurisdiction, if applicable.

Developer shall deliver to the City duly written instruments conveying to the City all right, title, and interest Developer may have in the water and sewer mains, water storage tanks, pumping stations, sandstone wells, water treatment plants, lift stations, all modifications to existing water and sewer infrastructure and associated appurtenances (excluding the service lines on private property connected to individual buildings or facilities). Developer shall first remove all liens, encumbrances, or other adverse claims of right prior to making said conveyances. Developer shall provide a three (3) year maintenance bond to the City for said improvements.

The City requires that the Developer reimburse the City for the fees generated by external consultants and firms associated with the study, document review, design, construction, and construction inspection of water and sewer improvements for the development of the Property. Developer shall also reimburse the City for the fees generated by external consultants and firms associated with updating existing studies, document review, and designs.

Developer shall provide permanent easements and temporary construction easements to the City to install infrastructure needed for the City's alternate water supply project at no charge to the City. Such permanent and temporary easements shall be in locations to be mutually agreed upon by the Parties, however, no such permanent or temporary easement shall be located in any location that would reduce the constructability of any site. The determination on whether or not a location would reduce the constructability of any site shall be the sole decision of the Developer.

Developer shall dedicate up to 20 acres of land to the City, divisible into separate parcels at mutually agreeable locations, for future water treatment plant and well, water storage tank, wastewater treatment plant, and lift stations. No future use restrictions shall be placed on the dedicated parcels.

Section 5. Residential Buffer

It is acknowledged by the City and Developer that a portion of the Property abuts land zoned for residential use, both City-zoned residential and unincorporated Will County-zoned residential. Developer hereby agrees that when subdividing any parcels, Developer will provide on the plat a 60' wide buffer (the "Buffer") for that portion of a subdivided parcel immediately abutting land zoned for residential use. This 60' wide Buffer will be in lieu of the 15' wide buffer required in Article V, Paragraph 47-14.4 of the City Zoning Ordinance. Upon development of the parcel the Buffer will have a berm constructed in it along with landscape planting and a fence in accordance with Article V, Paragraph 47-15E, Subparagraph 5.B.2 of the City of Joliet Zoning Ordinance.

Section 6. Subdivision

Developer shall apply for such subdivision approvals as required by City ordinance, or as Developer deems necessary and appropriate for the orderly development of the Property. When subdivision approval is requested by Developer, the Plan Commission shall complete its review and act upon all preliminary and final plats of subdivision within sixty (60) days after submittal of a complete set of documents in compliance with this Agreement and all applicable ordinances and laws. The City acknowledges and agrees that Developer may pursue simultaneous preliminary, final, and recording subdivision plat approval. Preliminary plats, final plats, and recording plats of subdivision shall be acted on by the City Council within 45 days after action thereon by the Plan Commission. Nothing herein shall be construed to require Plan Commission or City Council approval of any plat or plan which does not meet the requirements of this Agreement, and all applicable City ordinances except as waived or modified pursuant to this Agreement. Preliminary plats, final plats, and recording plats of subdivision may be submitted for all, or any portion of the Property, at Developer's option, provided all certifications and information required by statute or ordinance are included thereon and said plats meet all the requirements of the City Subdivision Ordinance. The City shall be obligated to approve such preliminary, final, and recording plats provided they meet all the requirements of the City Subdivision Ordinance and this Agreement. Developer acknowledges that it shall comply with all the technical review, including review of topographical information, detention and storm water management plans (whether temporary or permanent, at Developer's election), utility plans, public improvements, and dedication requirements of the City Subdivision Ordinance and this Agreement.

Section 7. Developer Contribution

A. Payment of Community Enhancement Contributions

Developer acknowledges that the scale of the project requires a community partnership that will result in significant benefits to the Developer and City. To foster this partnership, Developer agrees to provide Community Enhancement Contributions, hereinafter defined, to the City during the term of this Agreement.

Upon issuance of the building permit for the first building to be constructed on the Property as set forth in this Agreement, Developer shall make a non-refundable contribution to the City in

the amount of Five Million ($5,000,000.00) Dollars ("Initial Community Enhancement Contribution"). Except for buildings exempt, as set forth below, upon receipt by Developer of subdivision approval and receipt of a building permit for any building to be constructed on the Property, the Developer shall pay to the City, in addition to all appropriate fees applied City-wide (listed below), a non-refundable contribution in an amount equal to the square feet contained in the building to be constructed multiplied by $0.33 ("Community Enhancement Contribution"). The total Community Enhancement Contribution, including the Initial Community Enhancement Contribution shall not exceed Six Million Six Hundred and Twenty Thousand ($6,620,000.00) Dollars. Developer shall have no obligation to pay a Community Enhancement Contribution for any building for which a majority of the square footage of the building is to be used for manufacturing or office use or from which state sales tax is generated. For purposes of this Agreement, a manufacturing use is one in which materials or products, whether raw or processed, are produced, processed, assembled or in any way manipulated to add value as opposed to the strict distribution of materials and products.

Developer agrees to timely pay in full at the time of the issuance of a building permit for a building to be constructed on the Property, the following items (collectively "Development Fees") in accordance with the applicable Ordinances, as such Ordinances may be presently constituted or as may hereafter be amended.

(i) Water Connection Charge, Section 31-54 of the Code of Ordinances

(ii) Sanitary Sewer Connection Charge, Section 31-54 of the Code of Ordinances

(iii) Fire Protection District Disconnection Fee, Section 23-43 of the Code of Ordinances (Note: This fee paid at time of annexation)

(iv) Development Impact Fee, Section 23-60 of the Code of Ordinances

(v) Assurances for Public Improvements, Section IV of the Subdivision Regulations, including, but not limited to, sub-section 4.5(B) thereof

B. Use of Community Enhancement Contribution by City

The City shall have sole discretion as to the use of these funds; however, the purpose shall be restricted to projects deemed to have a community benefit to Joliet. Examples of projects eligible for funding include but are not limited to:

(i) Park, trail, bikeway, open space development.

(ii) Public art, public plazas, streetscape improvements.

(iii) Preservation of historic facilities or structures.

(iv) Support of Downtown cultural assets.

(v) Viaduct and interstate interchange beautification.

(vi) Neighborhood stabilization assistance.

(vii) Public service training facility.

C. Community Enhancement Contributions

Community Enhancement Contributions shall be separate and distinct from all other fees paid pursuant to this Agreement and applicable City ordinances.

Section 8. Storm Water Retention/Detention and Facilities Maintenance

Storm Water detention shall be provided for the Property per the City of Joliet Subdivision Regulations and Storm Water Management Regulations.

Developer shall provide for the maintenance of private common open space, including but not limited to storm water detention/retention facilities, Truck Access Control Improvements, and other private common areas or facilities, to the extent applicable, located on the Property (the "**Common Facilities**") in a clean and first-class manner by creating a property owners' association or other not-for profit corporation(s) (the "**Association**") prior to leasing any buildings or conveyance of any portion of the Property to a Third Party.

Developer shall construct a trail with associated parking and improvements along the full extent of Manhattan Creek located on the Property as depicted on Exhibit H. Such trail and parking improvements, subject to approval as set forth in City ordinances, shall be the full extent of "public access" improvements required.

Developer agrees that the City shall create a dormant special service area ("SSA") covering the Property to act as a back-up in the event the Association fails to maintain the Common Facilities within the Property. The SSA will be created in the manner allowed by law but not later than at such time as each plat of subdivision for the Property is approved.

All storm water detention/retention facilities, including ponds and inlet and outlet structures, shall be owned and maintained by individual property owners (subject to stormwater easements) or by the Association. The City shall not be required to accept the public dedication of any storm water detention/retention facilities. At Developer's option, title to such storm water detention/retention facilities may be conveyed to the Association.

The City shall be granted appropriate drainage easements over (i) all pipes, structures, and appurtenant improvements that convey storm water from public rights-of-way or convey storm water over multiple subdivided lots and (ii) all detention/retention facilities serving the Property.

Section 9. Public Infrastructure Construction, Dedication, and Capacity

A. Construction and Dedication.

Except for service lines to buildings or structures, and certain private roads referenced in Section 3.B.3., all sanitary sewers, storm sewers, water mains, streets, street lights and similar appurtenant improvements, including wells, water treatment facilities, lift-stations and above-ground water storage on the Property shall be constructed by Developer in platted rights-of-way,

lots, or easements in accordance with applicable City codes and ordinances and dedicated to the City upon completion, and acceptance by the City. The Developer may also be required to provide easements and/or dedicated property in mutually agreeable locations where future infrastructure may be needed or where the City of Joliet needs to construct infrastructure, subject to the limitations of acreage referred to elsewhere in this Agreement.

B. Oversize Infrastructure and Recapture.

If the City requires that Developer construct additional amounts or increased capacities of streets, culverts, bridges, sewers, lift stations, water towers, wells, water treatment facilities, or water mains than would otherwise be required to serve the Property, then Developer and the City shall enter into appropriate recapture agreements. Increased capacities may also include modifications needed to existing City infrastructure, including water & sewer mains, lift stations, pumping stations and treatment facilities.

C. Adjacent Property.

Developer and City agree that each shall cooperate with the other and with the owner of the property consisting of approximately 117 acres and legally described on Exhibit I, attached hereto and made a part hereof, ("Adjacent Property") for the construction by Developer of that portion of Compass Parkway lying within the Adjacent Property. The construction of that portion of Compass Parkway and the installation of any utilities required therein shall be governed by the ordinances of the City and the terms of this Agreement.

Section 10. Project Labor Agreement

Developer has executed a Project Labor Agreement with the Will-Grundy Building Trades Council in connection with development of the Property.

Section 11. Affirmative Action and Local Labor

The Developer shall stipulate in each contract it lets for the construction of infrastructure that will be dedicated to the City and private improvements for Developer that the successful contractors shall use good faith efforts to a) solicit goods and services from qualified Minority and Women Owned Business Enterprises; and b) employ minority persons and women in workforce positions and to conduct outreach efforts to achieve the same; and c) practice a preference for local contractors, vendors, and individuals who reside in or have their place of business in Will County or the City.

Section 12. Miscellaneous

A. Enterprise Zone and Foreign Trade Zone

The City shall support the Developer's effort to achieve Enterprise Zone and Foreign Trade Zone status for the Property.

B. Learning and Career Center

The Developer shall work with the City, Joliet Junior College, to establish a Learning and Career Center ("LCC") acceptable to the Parties within a Developer owned facility on the Property. Developer agrees to provide not less than 1,500 square feet of space to Joliet Junior College, at its request and specifications. The improvements within the space for the LCC shall be constructed at the sole expense of the Developer and the space shall be provided by the Developer free of charge.

C. Traffic Signals

Traffic Signal locations shall be determined by the Traffic Impact Study and design and installation of such traffic signals shall be the responsibility of the Developer.

D. Community Benefit Committee

(i) A Community Benefit Committee ("CBC") shall be organized as stated below and hosted by the Developer prior to the commencement of any improvements to the Property. The CBC shall operate until development of the Property is complete. The CBC shall meet quarterly.

(ii) All members shall be selected by and be mutually agreeable to the City and Developer. All members shall volunteer their time.

(iii) The stated goals and objectives of the CBC shall be as follows:

a. Inform all members of the status of development of the Property and what to expect over the following quarter.

b. Receive, review, and respond to any complaints generated by the development of the Property.

c. Plan and host events to promote the use of local companies for the provision of materials and contractor/subcontractor services used in development of the Property.

d. Promote the training and placement of local residents into permanent jobs with companies located on the Property.

e. Promote the apprenticeship of local residents into the trade unions.

f. Promote and coordinate the community involvement efforts of the Developer and companies located on the Property for the betterment of the local community and specifically the City of Joliet.

E. Development Guidelines

Any improvements, modifications, additions or demolitions of any kind performed on the Property must be designed and constructed according to the following:

1. Exterior Architectural Treatment

(i) Developer shall construct "office type" façade improvements on all four corners of any cross-dock facility constructed on the Property. Should any cross-dock facility exceed 1,000 feet in length, Developer shall construct additional office type façade improvements on both sides at the approximate center of such facility. These standards shall be the same for facilities with truck docks located on only one side of the facility, but applicable only to the side opposite the truck docks.

(ii) Any wall longer than 400 feet shall include at least 10 feet of an accent panel that changes the plane of the building by at least the depth of a typical precast concrete wall panel. This should occur at a frequency of no less than every 200 feet for walls more than 500 feet in length.

(iii) All wall panels on all sides of any facility shall have architectural reveals in at least three locations measuring at least 2 inches tall by ½ inch deep.

2. Exterior Meet and Eat Areas

Developer shall construct exterior "meet and eat area" improvements for employee and visitor use on all four corners of any cross-dock facility constructed on the Property. Such improvements shall include significant landscaping, concrete or brick pavement, and exterior furniture. Should any cross-dock facility exceed 1,000 feet in length, Developer shall construct additional similar improvements on both sides at the approximate center of such facility. These standards shall be the same for facilities with truck docks located on only one side of the facility, but applicable to only the side opposite the truck docks.

3. Exterior Lighting

(i) All exterior lighting shall be mounted parallel to the ground, and perpendicular to the wall or pole (i.e., fixtures cannot be tipped up).

(ii) All building mounted fixtures shall be mounted no higher than 30 feet above finished floor height. All pole mounted fixtures will be mounted no higher than 35 feet above adjacent grade.

(iii) All exterior fixtures shall be cut off luminaires as recommended by "Dark Sky" or "Green Globe" guidelines.

(iv) All light poles shall be round, tapered, spun aluminum.

4. Exterior Stairs

All exterior stairs shall be aluminum.

5. Onsite Pavement

(i) All pavement shall be bound by B6:12 curb and gutter.

(ii) All street access drives shall have a concrete apron spanning from the street to the ROW line.

(iii) Minimum onsite pavement thickness shall be: Automobiles- 2-inch surface plus 2.25-inch binder plus 8-inch stone; Trucks- 2-inch surface plus 3-inch binder plus 12-inch stone.

6. Paths and Sidewalks

(i) A10-foot wide combination pedestrian/bicycle path and a Route 66 Trail (defined below) along Route 53 with the specifications as set forth below shall be extended throughout the Property with all facilities on the Property having access to it. The pedestrian/bicycle path and Route 66 Trail shall be maintained by the Developer or the Association.

(ii) Each facility shall have a sidewalk leading to the pedestrian/bicycle path. The sidewalk shall be maintained by the Developer or the Association.

(iii) Subject to PACE approval, bus stops with shelters shall be located along the pedestrian/bicycle path.

(iv) The pedestrian/bicycle path and Route 66 Trail path shall consist of 2-inch Bituminous Surface Course over 2-inch Bituminous Binder Course over 6-inch Aggregate Base Course. Hiking / Biking paths are to be maintained by the development association or individual property owners (not the City of Joliet).

(v) The Route 66 Trail (the "Route 66 Trail") shall be constructed by Developer along any portion of the Property which is now or becomes in the future contiguous to Illinois Route 53.

7. Electric Vehicle Chargers

Each facility shall be equipped with at least four electric vehicle chargers.

8. Equipment Screening

Roof top HVAC equipment located closer than 60 feet to the building perimeter shall be screened from view.

9. Fencing

(i) Fences facing a public street shall be ornamental iron and cannot exceed 8 feet in height.

(ii) Fences facing all other yards shall be black vinyl coated and cannot exceed 8 feet in height.

(iii) Razor wire and barbed wire shall not be allowed.

(iv) Fences shall not be constructed in required Front Yards.

(v) Fences adjacent to trailer storage stalls shall be located at least 10 feet behind the trailer storage curb.

10. Naturalized Detention

All detention facilities constructed on the Property shall be "naturalized" facilities incorporating native prairie plants on 100% of the sides and bottom of each detention facility and incorporating native trees around the perimeter of the facility at a frequency of one per 40 linear feet.

11. Compatible Standards- areas outside the corporate limits of the City of Joliet

Design and architectural standards in areas developed by Developer that are contiguous to but outside the corporate limits of the City of Joliet will not be lower than said Design and architectural standards within this Agreement.

12. Ground-mounted business identification signage

All ground-mounted business identification signage shall be "monument style" and constructed of masonry material that matches or is consistent with the masonry of the main building. No pole or pylon signs shall be permitted. The maximum overall sign height shall be fifteen feet (15').

13. Wall-mounted business identification signage

All building wall-mounted business identification signage shall consist of channel-cut letters mounted on raceways which are painted to match the color of the building. No box or cabinet signs shall be permitted. Building wall-mounted signage shall be permitted to exceed the 25-foot height limitation of the Sign Regulations. However, in no event shall said signage exceed the height of the roofline of the building.

14. Master signage package

The Developer shall submit a master signage package for staff review and approval prior to the first phase of development. Said signage package shall provide details for the common area business park signage and directional area signage for the overall development.

15. Public Safety

The Property is located significantly south of the present service area for police, fire, and EMS response. Developer shall make a land dedication of up to fifteen (15) acres, in a mutually

agreeable location, for a combined training facility for the Joliet Fire and Police Departments and the possible relocation of a fire station.

GENERAL PROVISIONS

Section 1. Enforceability of the Agreement; Violations; Remedies

This Agreement shall be enforceable in the Circuit Court of Will County, Illinois, by any of the Parties by an appropriate action at law or in equity to secure the performance of the provisions and covenants herein described.

Any violation of this Agreement by Developer shall entitle the City to the remedy of specific performance, and/or any other remedy available at law, in equity, or by statute.

Any violation of this Agreement by the City shall entitle Developer to the remedy of specific performance, and/or any other remedy available at law or in equity, or by statute.

No action based upon any violation of this Agreement shall be brought unless written notice of the alleged violation has been given to the breaching party, and the breaching party has failed to cure the alleged violation within Sixty (60) days or such different time period as may be provided in this Agreement. If the cure of such violation reasonably requires longer than 60 days to complete, then the cure period shall be extended to include such time as is reasonably necessary to complete such cure so long as the party in default is pursuing such cure in good faith and with reasonable diligence.

All remedies provided for in this Agreement are cumulative and the election or use of any particular remedy by any of the Parties hereto shall not preclude that Party from pursuing such other or additional remedies or such other or additional relief as it may be entitled to either in law or in equity. Nothing herein shall be construed to limit any remedy available to any Party hereto under Article 11, Division 15.1 of the Illinois Municipal Code, as presently in effect or which may hereafter be added by amendment.

In the event any action is brought arising from a breach of this Agreement, or to enforce any provision of this Agreement the prevailing party in such action shall be entitled to recover its costs, expenses and reasonable attorney's fees from the breaching party.

This Agreement shall be construed and interpreted in accordance with the laws of the State of Illinois.

Section 2. No Waiver or Relinquishment of Right to Enforce Agreement

The failure of any Party to this Agreement to insist upon strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

Section 3. Term of this Agreement

This Agreement shall be binding upon all Parties and their successors and assigns for a term (the "**Term**") commencing upon the execution of this agreement and expiring twenty (20) years thereafter, or for any extended time that may be validly agreed to by amendment.

Section 4. Covenants Running with the Land

The covenants, rights, and promises established herein by the City shall run with the land and benefit the grantees, heirs, successors, subsidiaries and assigns of Developer, as well as to the mortgagees (including leasehold mortgagees) and tenants of Developer, in addition to any future fee interest purchaser of the Property. Notwithstanding the foregoing, no owner of a subdivided parcel of the Property (or any portion thereof) that has been developed for a building for which the City has issued a certificate of occupancy and which is served by completed public improvements (a "**Completed Parcel**"), shall have any liability under this Agreement for any obligation except for obligations relating solely to the use of that Completed Parcel or the construction of improvements thereon, and further no breach of this Agreement by Developer or any other successor or Party shall impair or otherwise affect any Completed Parcel or owner thereof. All portions of the Property, other than a Completed Parcel, will nevertheless be subject to and bound by all the terms of and obligations under this Agreement that govern or regulate the use and development of any of the Property other than the Completed Parcel. Upon conveyance of any portion of the Property, the Party conveying such portion shall be released from any further obligations under this Agreement related to the portion of the Property so conveyed that accrued after the date of conveyance, provided however that such Party conveying shall not be released for any improvement, maintenance, or completion guaranty required hereunder until such time as the new owner has delivered a replacement guaranty.

Section 5. Additional Parcels

Should Developer or its affiliates acquire title to one or more additional parcels that they wish to be subject to the terms of this Agreement, (the "Additional Parcels") Developer shall promptly thereafter file one or more petitions to annex the Additional Parcels to the City so long as said Additional Parcels are not subject to a boundary agreement, and shall file one or more petitions to zone the Additional Parcels in the same manner, and subject to the same terms and conditions, as set forth in this Agreement. It is the intention of the Parties to this Agreement, that upon the making of such petition(s) to annex and petition(s) to zone any of the Additional Parcels, the City, with the cooperation of the Developer, shall promptly schedule a public hearing before the Plan Commission with respect to the zoning change, and provide notice thereof as required by the Zoning Ordinance, schedule a public hearing for an amendment to this Agreement and provide

proper notice thereof, and upon completion of the required public hearings, if in agreement with such requests, to enact all appropriate ordinances and resolutions, so as to: (i) annex such Additional Parcels to the City, (ii) amend this Agreement to include such Additional Parcels as being a part of the Property, and (iii) otherwise subject the Additional Parcels to this Agreement as if included herein and hereunder ab initio.

Section 6. Indemnification

Developer agrees to indemnify, defend (with counsel reasonably acceptable to the City) and hold harmless the City, its elected and appointed officers, its boards, commissions, and committees, the members of such boards, commissions, and committees, its employees, its representatives, its agents, its engineers, the successors, assigns, executors, administrators, heirs, and beneficiaries of the foregoing (the "Indemnitees"), from any claims which arise directly or indirectly from the entry of this Agreement or from any actions contemplated or taken pursuant to this Agreement, including, but not limited to the annexation, rezoning, special use permits, variations, or other City approvals, permits, or entitlements.

Section 7. Severability

If any non-material provision of this Agreement is held invalid by any court of competent jurisdiction, such provision shall be deemed to be excised here from, and the invalidity thereof shall not affect any of the other provisions of this Agreement which can be given effect without such invalid provision, and to that end, the provisions of this Agreement are severable.

Section 8. Notices

Any notices required or permitted to be sent pursuant to the provisions of this Agreement shall be in writing and shall be sent US mail, certified mail, national overnight express delivery courier, or hand delivery to the following addresses until written notice of change of address is given. Notice shall be deemed received on the fourth business day following deposit with or in all forms of mail, or upon proof of actual receipt, whichever shall be earlier:

If to Developer:

East Gate - Logistics Park Chicago, LLC
c/o NorthPoint Development
Attention: Patrick Robinson & Nathaniel Hagedorn
4825 NW 41st Street, Suite 500
Riverside, MO 64150

with a copy to:

c/o NorthPoint Development
Attention: Tom George

3010 Highland Parkway Suite 440
Downers Grove, IL 60515

with a copy to:

KGG, LLC
Attention: Tom Osterberger
111 N. Ottawa Street
Joliet, IL 60432

If to the City:

City Manager, City of Joliet
150 W. Jefferson Street
Joliet, IL 60431

with a copy to:

Legal Department, City of Joliet
150 W. Jefferson Street
Joliet, IL 60431

Section 9. Entire Agreement

Except as otherwise expressly provided, this Agreement supersedes all prior agreements, negotiations and exhibits, and is a full integration of the entire agreement of the parties and may not be amended except by further written agreement duly authorized and fully executed by the Parties hereto, or, as applicable, approved by any court having or retaining jurisdiction over the subject matter of this Agreement. The Parties further agree that upon execution of this Agreement by the Parties hereto, the agreements previously executed pursuant to those certain resolutions of the Corporate Authorities and executed agreements recorded against the Property as follows: R2005156635 by resolution number 5529; R200626063 by resolution number 5532; R2005194048 approved by resolution number 5534; R2005156636 by resolution number 5535; R2005159379 by resolution number 5536; R2005156637 by resolution number 5537; R2005171371 by resolution number 5538; R2017100246 by resolution number 7211; and R2020120814 by resolution number 7608 shall be wholly superseded by this Agreement and shall become null and void. The attorneys for the Parties may, by mutual agreement, replace or revise the exhibits hereto to correct typographical errors or errors in legal descriptions prior to recording, and may replace any pages or exhibits containing handwritten corrections with conformed copies thereof.

Section 10. Time of the Essence; Good Faith

It is understood and agreed by the parties hereto that time is of the essence of this Agreement, and that all parties will make every reasonable effort, including the calling of special meetings as necessary, to expedite the subject matters hereof. It is further understood and agreed by the parties that the successful consummation of this Agreement requires the continued cooperation and best efforts of all parties.

Section 11. Recording

This Agreement and all the exhibits thereto, certified as to adoption by the City Clerk, shall be recorded by the City upon the execution thereof.

Section 12. Construction of Agreement

No provision of this Agreement shall be construed more strongly against any party to this Agreement, the Parties recognizing that all Parties have contributed substantially to the drafting of this Agreement.

Section 13. Conflict with Text and Exhibits

In the event of a conflict in the provisions of the text of this Agreement and exhibits attached hereto, the text of the Agreement shall control and govern.

Section 14. Execution in Counterparts

This Agreement may be executed in two or more counterparts, each of which may be deemed original and, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the City and Developer have caused this instrument to be executed by their respective proper officials duly authorized to execute the same on the day and the year first written.

CITY OF JOLIET, a municipal corporation

By: _____

Mayor

Effective Date:

12/21/2021

ATTEST:

Christa M Desiderio

City Clerk

[Seal]

DEVELOPER – EAST GATE LOGISTICS PARK CHICAGO, LLC
a Delaware limited liability company

By: NorthPoint Development, LLC, its Manager

By: _____
Nathaniel Hagedorn, its Manager

ATTEST:

Heather R. Pfister, Executive Assistant

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL

FECHA/HORA: 19 DE OCTUBRE DE 2023 - 4:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET

DESCRIPCIÓN DE LA SOLICITUD:
ANEXIONES, RECLASIFICACIONES, VACACIONES DE SERVIDUMBRES Y PLANO PRELIMINAR Y FINAL ASOCIADOS A LA SUBDIVISIÓN LOGÍSTICA DEL SUR DE CHICAGO

PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050

COMISIÓN DEL PLAN
CIUDAD DE JOLIET

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS

DATE/TIME: OCTOBER 19, 2023 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W JEFFERSON STREET, JOLIET

DESCRIPTION OF REQUEST:
ANNEXATIONS, RECLASSIFICATION, EASEMENT VACATIONS, AND PRELIMINARY AND FINAL PLAT ASSOCIATED WITH SOUTH CHICAGO LOGISTICS SUBDIVISION

FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050

PLAN COMMISSION
CITY OF JOLIET

AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE JOLIET, IL

FECHA/HORA: 19 DE OCTUBRE DE 2023 - 2:00 P.M.
UBICACIÓN: CÁMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET

DESCRIPCIÓN DE LA SOLICITUD:
UNA VARIACIÓN PARA PERMITIR EL ESTACIONAMIENTO DE CAMIONES EN UN ESTACIONAMIENTO INDEPENDIENTE, APILAMIENTO DE DOBLE PROFUNDIDAD EN EL LADO NORTE DE LA ESTRUCTURA Y USO DE MATERIALES DE PARED NO ESTÁNDAR

PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050

JUNTA DE APELACIONES DE ZONAS
CIUDAD DE JOLIET

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS

DATE/TIME: OCTOBER 19, 2023 - 2:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W JEFFERSON STREET, JOLIET

DESCRIPTION OF REQUEST:
A VARIATION TO ALLOW TRUCK PARKING IN A DETACHED PARKING LOT, DOUBLE-DEEP STACKING ON THE NORTH SIDE OF THE STRUCTURE AND USE OF NON-STANDARD WALL MATERIALS

FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050

ZONING BOARD OF APPEALS
CITY OF JOLIET

Oct 4, 2023 at 11:18 AM

AVISO DE AUDIENCIA PÚBLICA
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CITY OF JOLIET

Oct 4, 2023 at 11:18 AM








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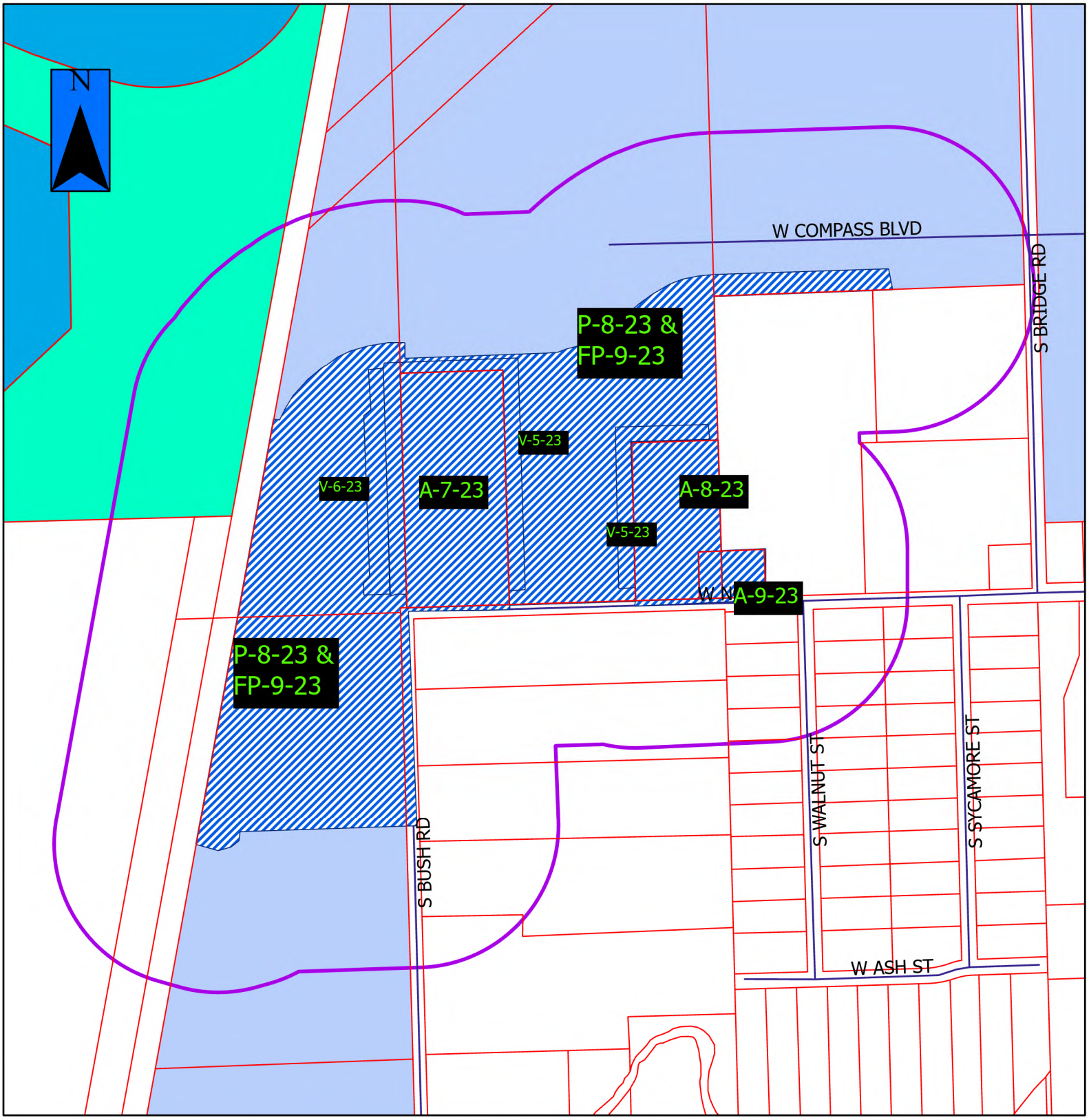



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A-7-23, A-8-23, A-9-23, P-8-23, FP-9-23, V-5-23, V-6-23

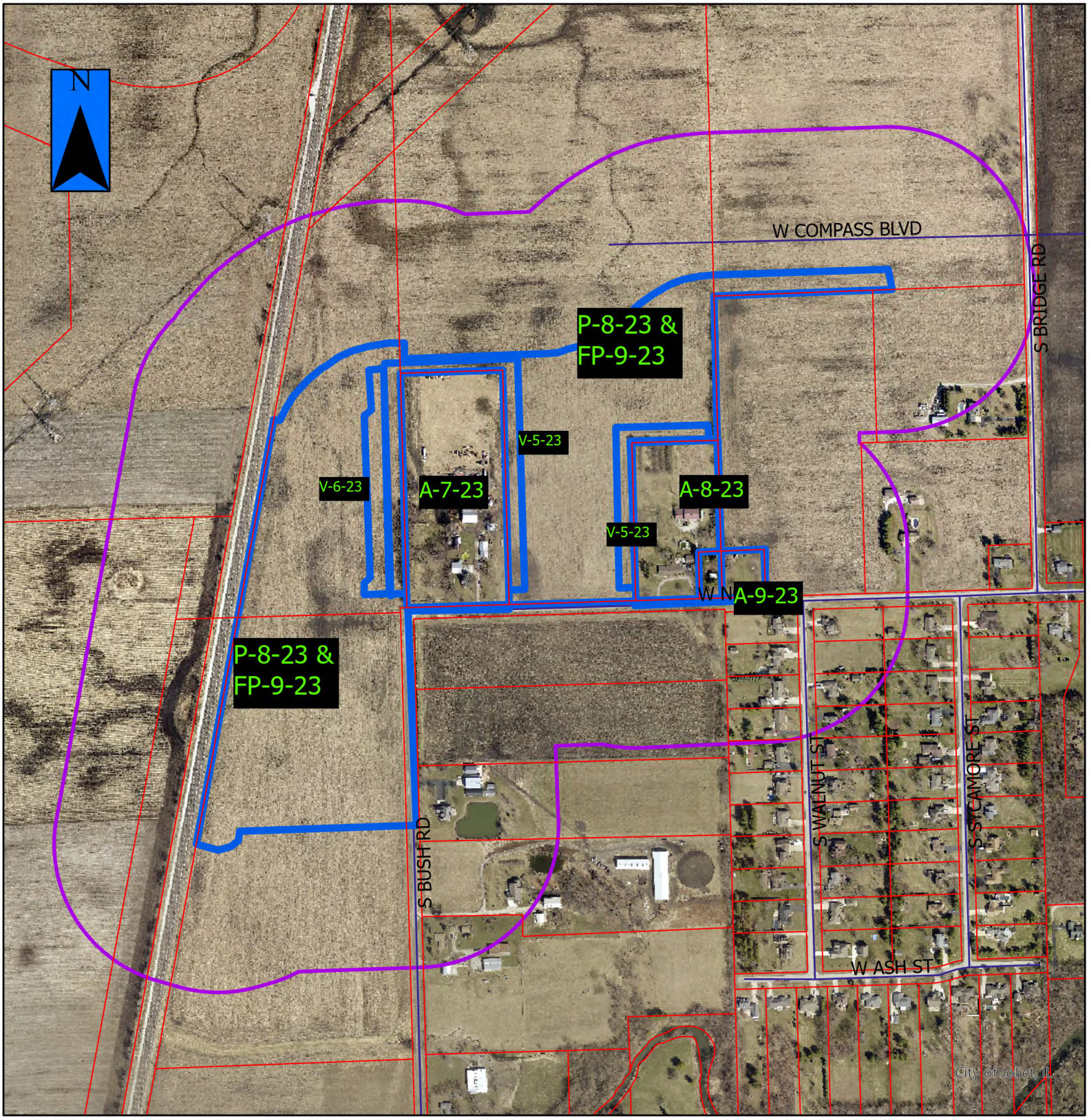
JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

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



A-7-23a, A-8-23a, A-9-23a, P-8-23a, FP-9-23a, V-5-23a, V-6-23a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

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