

DATE: December 9, 2021

TO: Joliet Plan Commission

FROM: Planning Staff

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

GENERAL INFORMATION:

APPLICANT/OWNERS: CenterPoint Joliet Terminal Railroad, LLC

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

PURPOSE: To create industrial lots for future development

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

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

LOCATION: Northwest of Schweitzer Road and Brandon Roads

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

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

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

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

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

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

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

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

STATE OF ILLINOIS)

) SS.

COUNTY OF WILL)

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

PETITION FOR ANNEXATION TO THE CITY OF JOLIET

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

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

DATE: 10-15-21 _____

Carmel Betty Kero

PETITIONER

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

Megan A. Nutley
NOTARY PUBLIC



CASE NO. _____
DATE FILED _____

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

I. Applicant's information:

NAME OF APPLICANT(S):

CenterPoint Joliet Terminal Railroad, LLC

FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

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

1808 Swift Drive Oak Brook IL 60523

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

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

E-MAIL ADDRESS: cbottiglieri@centerpoint.com

II. Owner's information:

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

CenterPoint Joliet Terminal Railroad, LLC

FN (MI) (LN) (Suffix)

FN (MI) (LN) (Suffix)

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

1808 Swift Drive Oak Brook IL 60523

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

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

E-MAIL ADDRESS: cbottiglieri@centerpoint.com

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

III. Agent Authorization:

Please check one of the following:

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

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

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

(Please Print)

Christian G. Spesia

Spesia & Taylor

Agent's Name

Company Name (if Applicable)

1415 Black Road, Joliet, Illinois 60435

Agent's Mailing Address City/State/Zip

(815) 726-4311

()

Agent's Phone

Area Code Mobile

(815) 726-6828

Area code

Fax

Email address: cspesia@spesia-taylor.com

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

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

Owner's Signature (s):

Christian G. Spesia

Date: 10-15-21

Date: _____

IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:

NAME _____	ADDRESS _____	() _____ Area Code Phone
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NAME _____	ADDRESS _____	() _____ Area Code Phone
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NAME _____	ADDRESS _____	() _____ Area Code Phone
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v. Property information:

PROPERTY ADDRESS:

See Exhibit "A"

PROPERTY ADDRESS _____ CITY _____ STATE _____ TOWNSHIP _____ ZIP CODE _____

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

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

See Exhibit "A" (Plat of Annexation)

LOT SIZE: WIDTH _____ DEPTH _____ AREA _____

PRESENT LAND USE: Farm Land with buildings

EXISTING ZONING: County Ag (A-1)

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

ZONING CLASSIFICATION REQUESTED: I-TC

USES OF SURROUNDING PROPERTIES:

NORTH I-TA

EAST I-TC

SOUTH I-TC

WEST I-TA

IMPORTANT

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

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

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

Carrie Betty Kero

PETITIONER

10-15-21

DATE

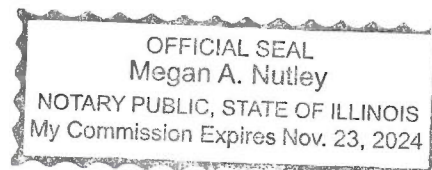
PETITIONER

DATE

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

Meg A Nutley

NOTARY PUBLIC



CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: n/a

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL # _____ E-MAIL: cbottigliero@centerpoint.com

BUSINESS ADDRESS: 1808 Swift Drive

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

BUSINESS PHONE: 630-586-8000

LEGAL DESCRIPTION OF PROPERTY: See Exhibit 'A'

COMMON ADDRESS: East of 3401 Brandon Road

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

ROW/EASEMENT SIZE: Width Varies Depth _____ Area n/a

PROPOSED USE AFTER VACATION: Industrial Development

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

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

West: Industrial

REASON FOR REQUEST: Continued development of industrial park

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Christian G. Spesia
Petitioner's Signature

Subscribed and sworn to before me
this 15th day of October, 20 21

Rebecca L. Bright
Notary Public

My Commission Expires: 10/21/23



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

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

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

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: n/a

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL # _____ E-MAIL: cbottiglieri@centerpoint.com

BUSINESS ADDRESS: 1808 Swift Drive

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

BUSINESS PHONE: 630-586-8000

LEGAL DESCRIPTION OF PROPERTY: See Exhibit 'A'

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

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

ROW/EASEMENT SIZE: Width Varies Depth _____ Area n/a

PROPOSED USE AFTER VACATION: Industrial Development

USES OF SURROUNDING PROPERTIES: North: Industrial

South: Industrial

East: undeveloped Industrial

West: undeveloped Industrial

REASON FOR REQUEST: Continued development of industrial park

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Christian G. Spasier
Petitioner's Signature

Subscribed and sworn to before me
this 15th day of October, 20 21

Rebecca L. Bright
Notary Public

My Commission Expires: 10/21/23



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

See Exhibit 'A'

OWNER'S NAME

ADDRESS

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

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

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

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: _____

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: _____

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

COMMON ADDRESS: North and West of 2611 Brandon Road

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

LOT SIZE: WIDTH _____ DEPTH _____ AREA _____

PRESENT USE: Vacant ZONING: I-TA

USES OF SURROUNDING PROPERTIES: NORTH I-TA

SOUTH I-TC

EAST: County Ag-1 proposed I-TC

WEST I-TA

ZONING CLASSIFICATION REQUESTED: I-TC

REASON FOR REQUEST: Warehouse Facilities and uniformity of zoning

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL: _____ E-MAIL: _____

BUSINESS ADDRESS: 1808 Swift Drive _____

CITY, STATE, ZIP: Oak Brook, IL 60523 _____

BUSINESS PHONE: _____

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

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

STATE OF ILLINOIS) ss

COUNTY OF WILL)

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

Christian G. Sparia
Petitioner's Signature

Subscribed and sworn to before me this 15th day of October, 20 21

Rebecca L. Bright
Notary Public



EXHIBIT 'A'

(LEGAL DESCRIPTION)

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

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

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

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: _____

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: _____

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

COMMON ADDRESS: North of 2611 Brandon Road

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

LOT SIZE: WIDTH _____ DEPTH _____ AREA _____

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

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

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

EAST: I-TA

WEST I-TA

ZONING CLASSIFICATION REQUESTED: I-TB

REASON FOR REQUEST: Uniformity of zoning classification

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL: _____ E-MAIL: _____

BUSINESS ADDRESS: 1808 Swift Drive _____

CITY, STATE, ZIP: Oak Brook, IL 60523 _____

BUSINESS PHONE: _____

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Christian G. Spesia

Petitioner's Signature

Subscribed and sworn to before me this 15th day of October, 20 21

Rebecca L. Bright
Notary Public



EXHIBIT 'A'

(LEGAL DESCRIPTION)

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

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

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

(LEGAL DESCRIPTION)

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

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

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

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ E-MAIL: _____

BUSINESS ADDRESS: 1808 Swift Drive

CITY, STATE, ZIP: Oak Brook, IL 60523

BUSINESS PHONE: _____

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

COMMON ADDRESS: North of 2611 Brandon Road

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

LOT SIZE: WIDTH _____ DEPTH _____ AREA _____

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

USES OF SURROUNDING PROPERTIES: NORTH I-TA

SOUTH I-TA and I-TC

EAST: I-TC and I-TA

WEST I-TA

ZONING CLASSIFICATION REQUESTED: I-TB

REASON FOR REQUEST: Uniformity of zoning

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: CenterPoint Joliet Terminal Railroad LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL: _____ E-MAIL: _____

BUSINESS ADDRESS: 1808 Swift Drive _____

CITY, STATE, ZIP: Oak Brook, IL 60523 _____

BUSINESS PHONE: _____

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Christian G. Spesia
Petitioner's Signature

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

Rebecca L. Bright
Notary Public



EXHIBIT 'A'

(LEGAL DESCRIPTION)

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

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

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

(LEGAL DESCRIPTION)

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

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

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

2/99

CASE NO. _____
DATE FILED: _____**CITY PLAN COMMISSION
JOLIET, ILLINOIS****PETITION FOR APPROVAL OF (Check One):**

☒ Preliminary Plat
☐ Final Plat
☐ Recording Plat

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

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

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

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

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

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

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

Is any variance from the Subdivision Regulations being requested? No
If yes, describe: _____

Owners of land 300 feet adjacent or opposite the proposed subdivision: See Exhibit 'C'

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

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

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

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

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

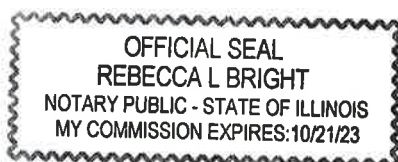
STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

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

Subscribed and sworn to before me this 15th day of October, 20 21

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



2/99

CASE NO. _____
DATE FILED: _____**CITY PLAN COMMISSION
JOLIET, ILLINOIS****PETITION FOR APPROVAL OF (Check One):**

_____	Preliminary Plat
X	Final Plat
_____	Recording Plat

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 10/15/21 _____
Petitioner's Name Christian G. Spasien

Subscribed and sworn to before me this 15th day of October, 20 21

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



CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

See Exhibit A

PIN(s): See Exhibit A

III. PROPERTY OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

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: _____

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

Christian G. Spier, attorney
(815) 726-4311

PLAT OF ZONING

P.I.N. 07-32-200-003
07-32-200-016

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

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

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

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

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

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

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

PIN 07-33-100-003

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

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

PIN 07-33-100-006

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

PROPOSED ZONING I-T (CAT C)
(AREA=8.187 ACRES)

EXISTING ZONING JOLIET I-T CAT A

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

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

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

OWNER: CENTERPOINT JOLIET
TERMINAL RAILROAD LLC

EXISTING ZONING: WILL COUNTY A-1
PIN 07-32-200-008

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

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

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

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

OWNER: 3301 BRANDON ROAD CNT-PR LLC

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

NO NEW PIN ASSIGNED

STATE OF ILLINOIS)
COUNTY OF WILL)

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

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

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

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

CENTERPOINT INTERMODAL
CENTER AT JOLIET

PLAT OF ZONING
I-T (A) TO I-T (C)

DRAWN BY: CJT
CHECKED BY: CMP

JOB # GJN17585
DATE: 10/05/2021

10/06/2021 CJT
DATE BY REVISION

PLAT OF ANNEXATION

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

2611 BRANDON ROAD
JOLIET, IL 60436



SCALE 1" = 100'

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

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

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

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

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

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

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

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

LANDS CONVEYED BY
SPECIAL WARRANTY DEED
(PER DOC. NO. R2007170610)

OWNER: CENTERPOINT JOLIET
TERMINAL RAILROAD LLC
PIN 07-33-100-010
ZONING: CITY OF JOLIET I-T (C)

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

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

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

BRANDON ROAD

S87°28'18"W 500.05

S02°05'38"E 869.26

N02°05'38"W 873.05

N87°54'22"E 500.04

STATE OF ILLINOIS)
COUNTY OF WILL)SS

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

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

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

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

OWNER: TOP SHELF LEASING LLC
NEW PIN TO BE ASSIGNED
ZONING: CITY OF JOLIET I-T (C)



GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

PROJECT: CENTERPOINT PROP

FIELD BOOK #: N/A

DRAWN BY: CJT

DATE: 10/1/21

SCALE: 1"=100'

JOB NO. 17565

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

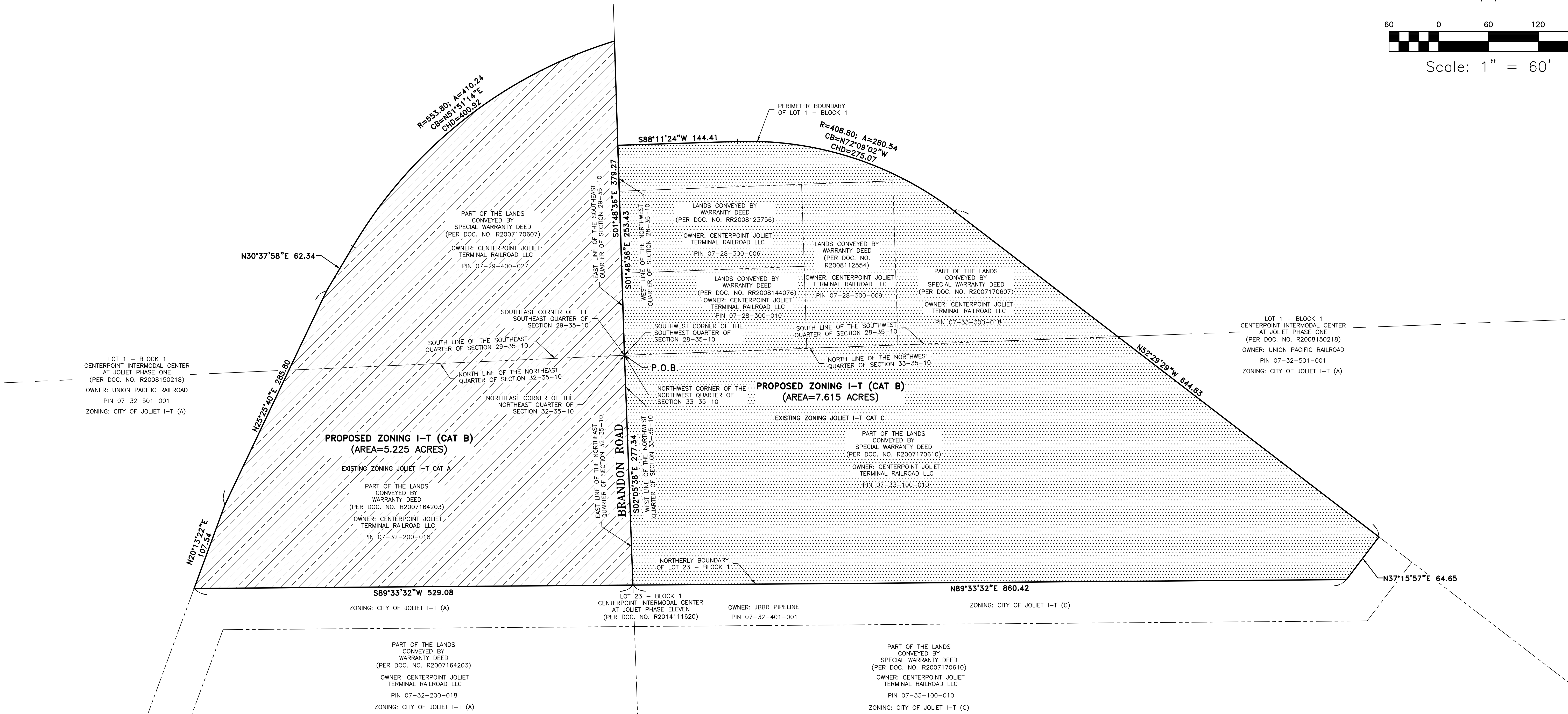
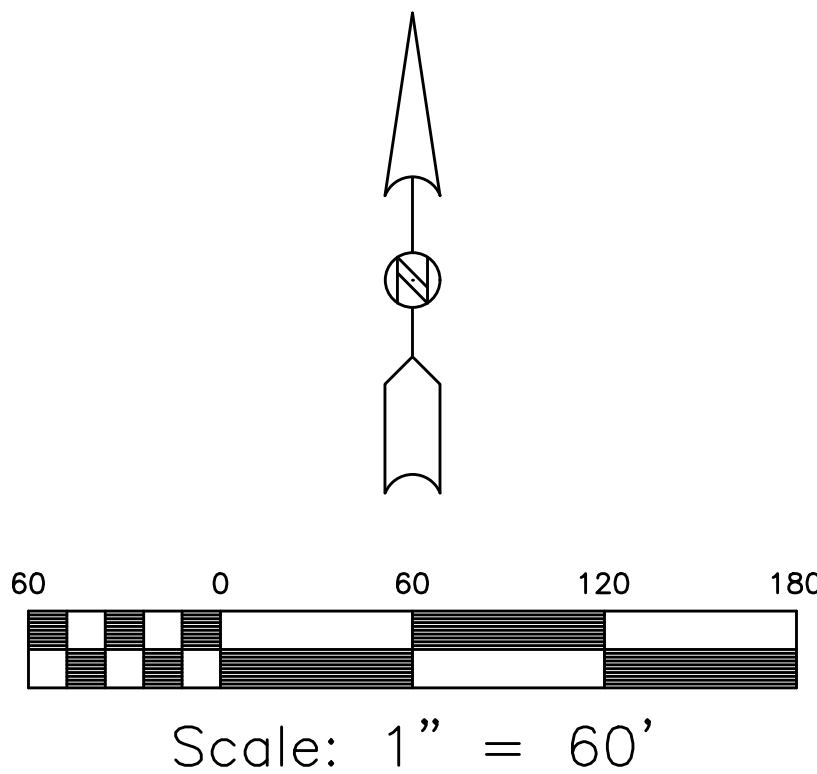
PLAT OF ZONING

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

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

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

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



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

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

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

DATE BY REVISION

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

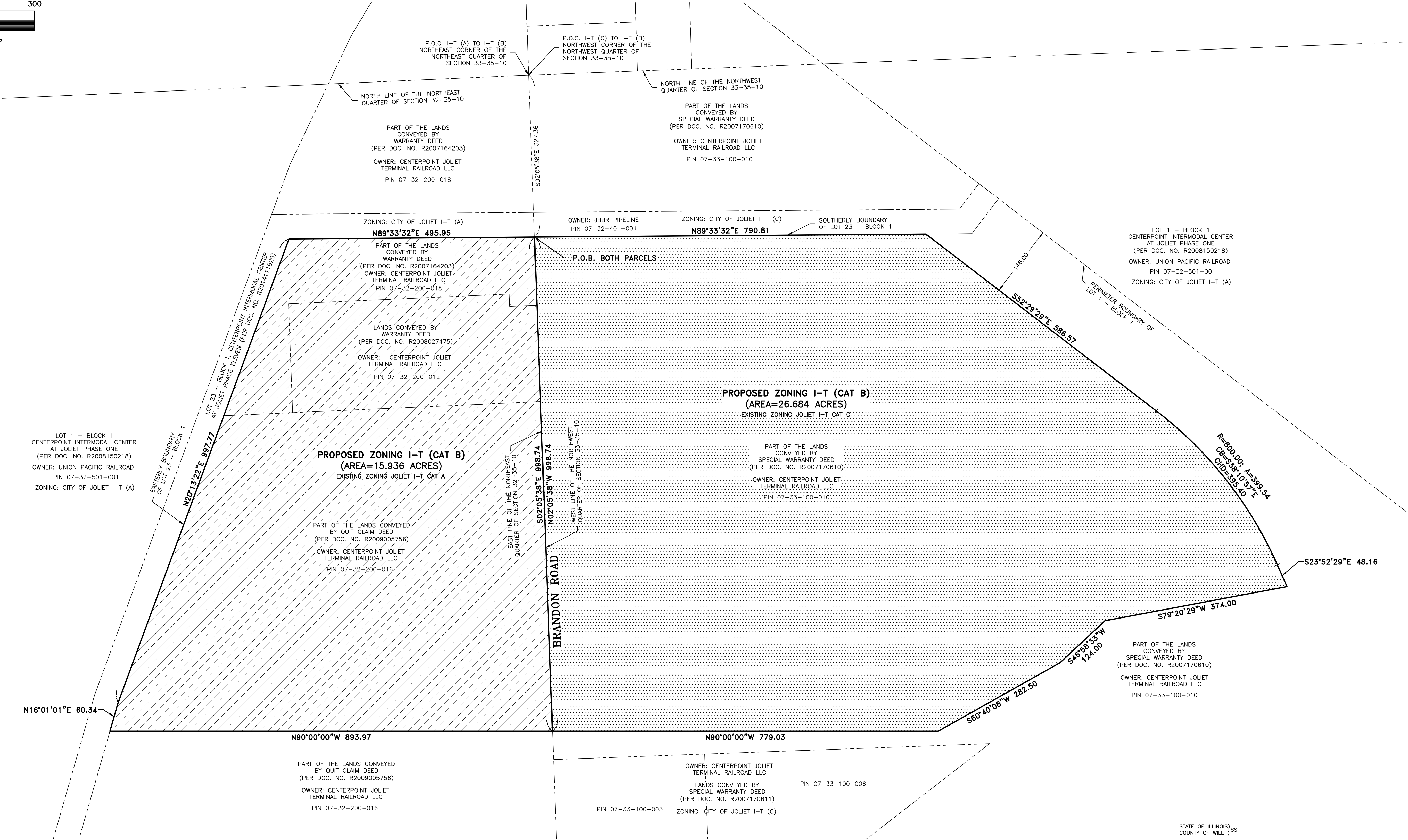
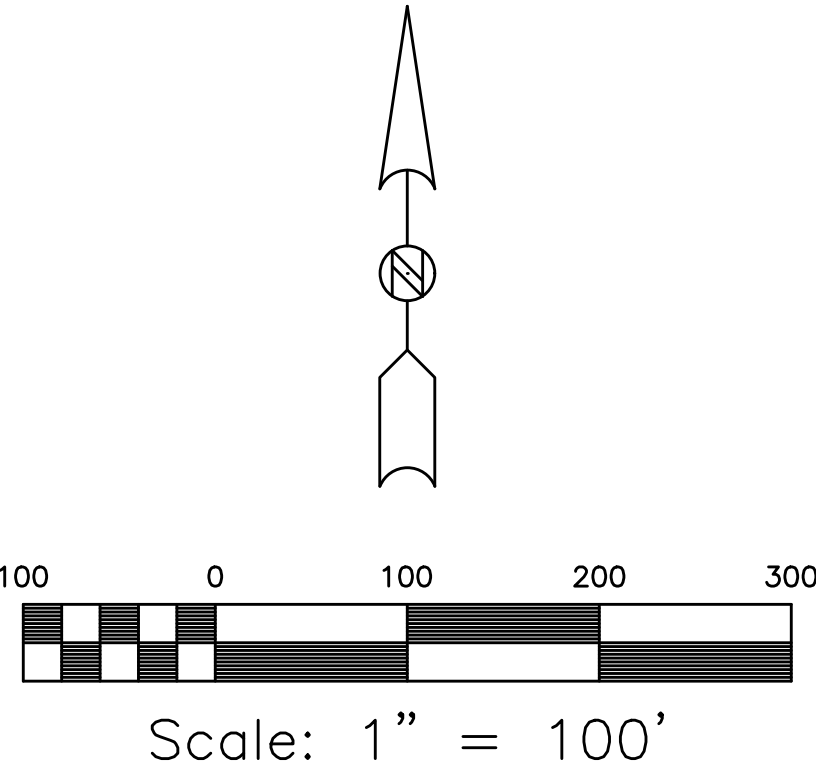
GJN17565

PLAT OF ZONING

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

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

I-T (A) TO I-T (B)
P.I.N. 07-32-200-012
07-32-200-016
07-32-200-018
I-T (C) TO I-T (B)
P.I.N. 07-33-100-010
COMMON ADDRESS: VACANT LANDS LYING
APPROX 430-FT NORTH
OF 2611 BRANDON ROAD
JOLIET, IL 60436



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

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

DATE	BY	REVISION

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

CENTERPOINT INTERMODAL
CENTER AT JOLIET

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

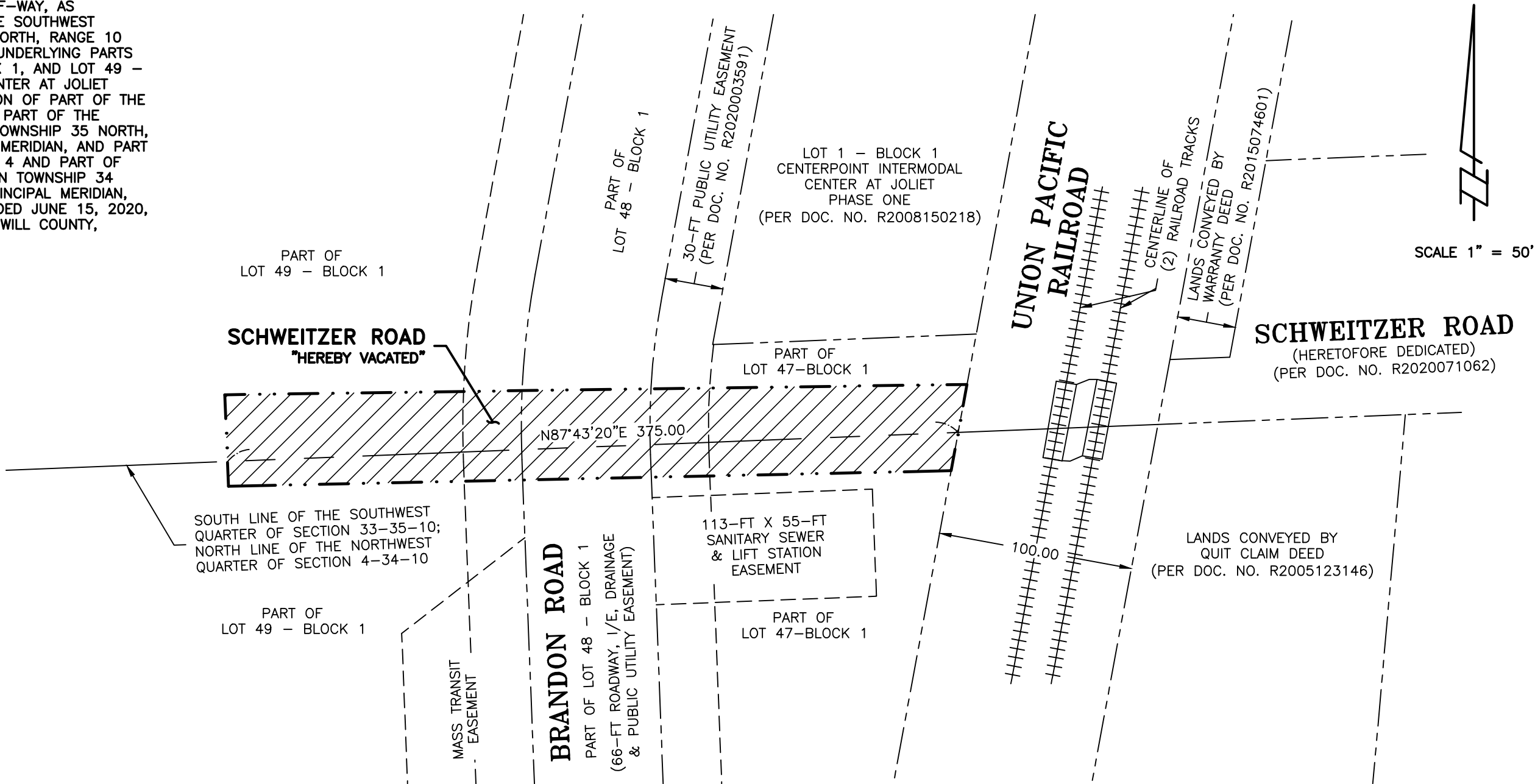
GJN17565

VACATION EXHIBIT

(SCHWEITZER ROAD)

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

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



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

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

DATE: August 25, 2021

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

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

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

VACATION EXHIBIT
(BRANDON ROAD)

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

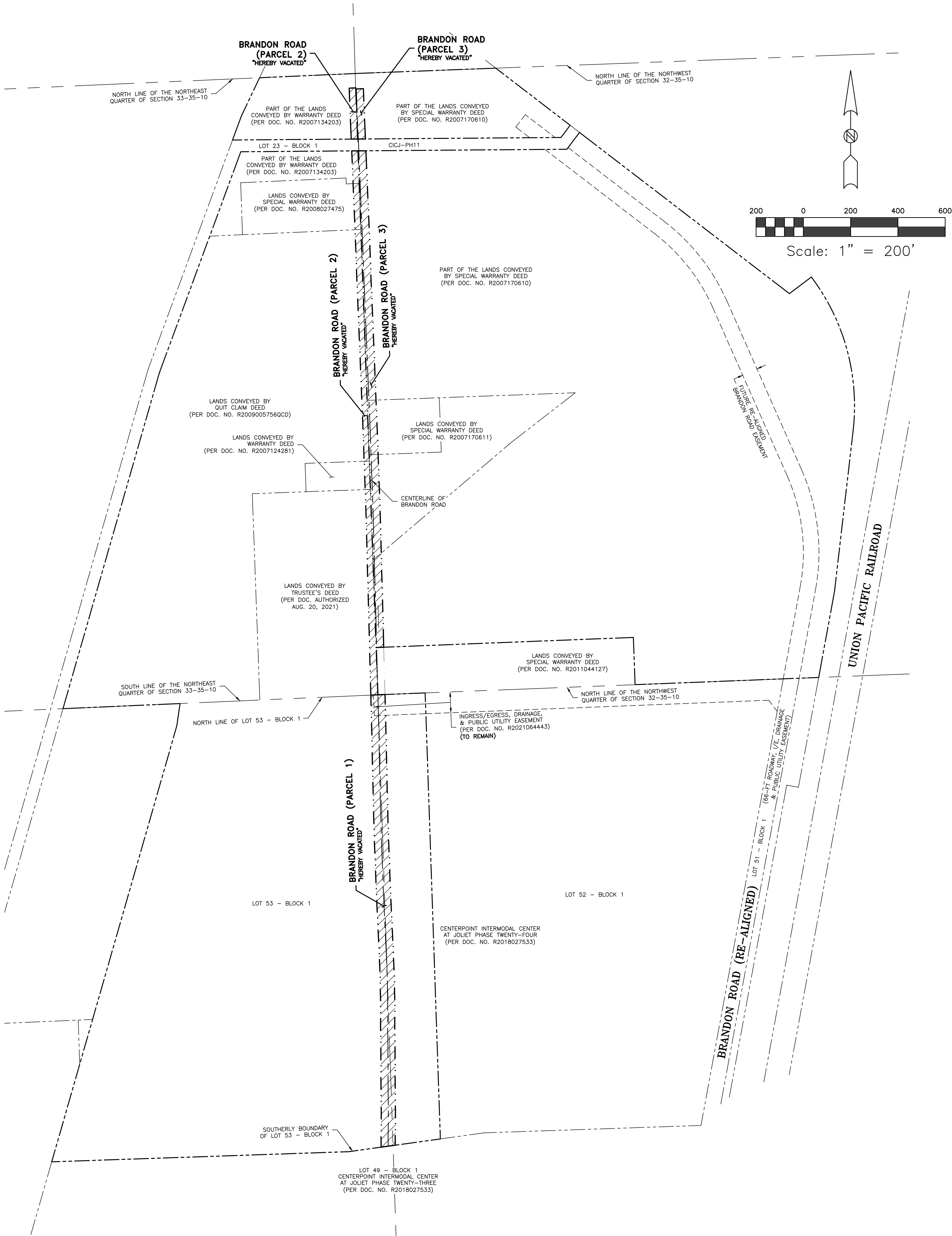
COMMON ADDRESS: 3301 BRANDON ROAD
JOLIET, IL AND LANDS
LYING 1/2 MI NORTH

VACATION LEGAL DESCRIPTIONS:

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

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

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



GENERAL NOTES:

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

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

DATE: November 5, 2021

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

CENTERPOINT INTERMODAL
CENTER AT JOLIET

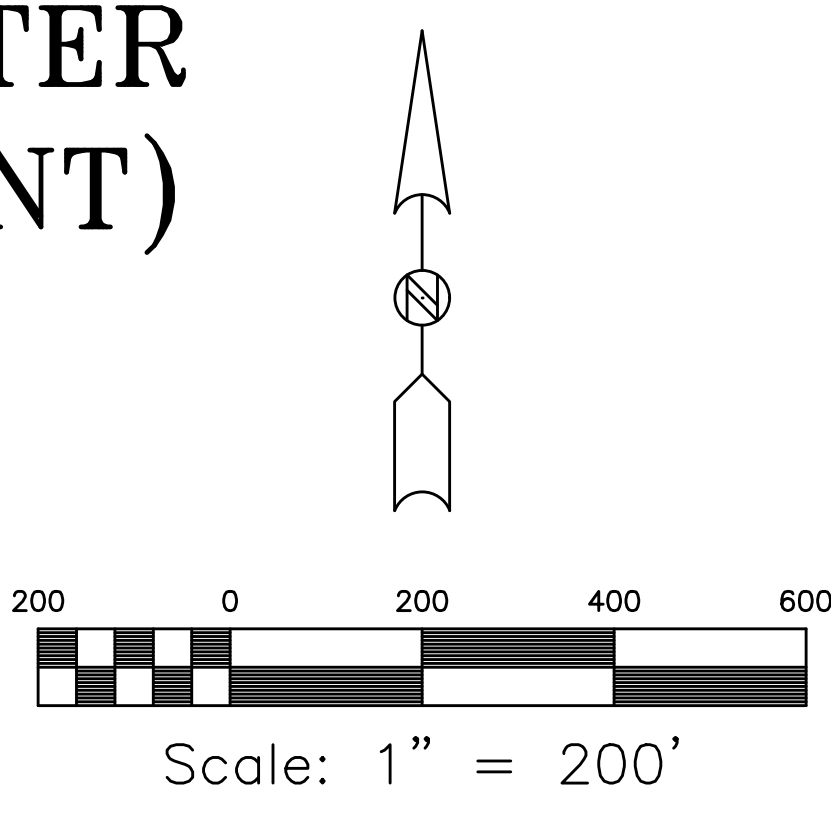
VACATION EXHIBIT
(BRANDON ROAD)

DRAWN BY: CJT JOB # GJN17585
CHECKED BY: CMP DATE: 09/13/2021

11/05/2021 CJT ADD I/EE PER CITY STAFF
DATE BY REVISION

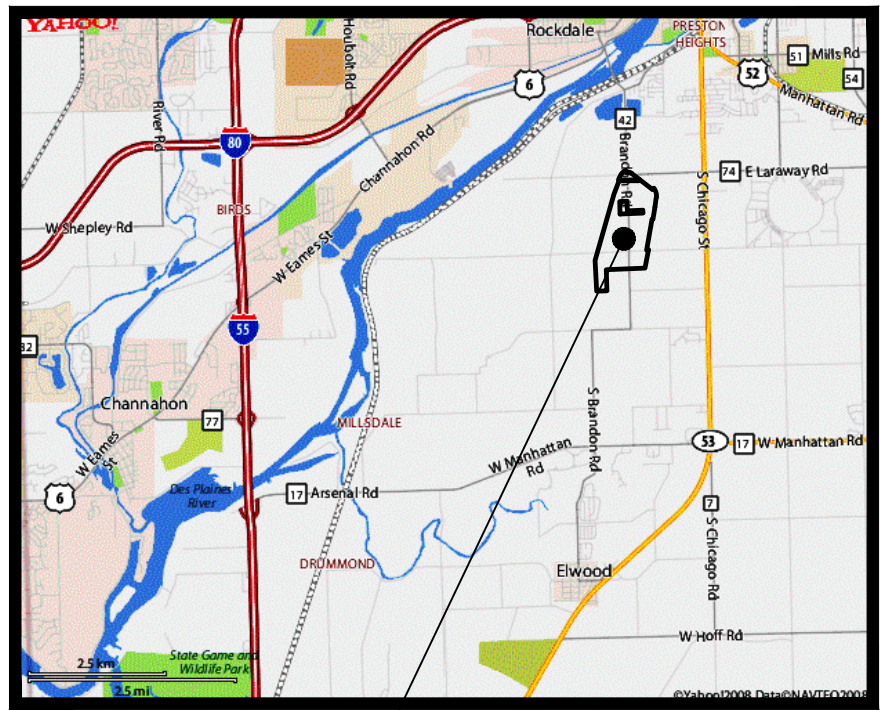
07-28-300-006	EXISTING	<u>LEGEND</u>	PROPOSED
07-28-300-009			
07-28-300-010			
07-28-300-018			
07-28-400-027	→ →	STORM SEWER	→ →
07-32-200-003		SANITARY SEWER	
07-32-200-008			
07-32-200-012			
07-32-200-016	— —	WATER MAIN	— —
07-32-200-018			
07-32-400-004	⊙	FIRE HYDRANT	⬤
07-32-400-006			
07-32-400-012	⊗	VALVE VAULT	⊗
07-32-400-013	⊗	VALVE BOX	⊗
07-32-400-014			
07-32-102-001	⊙	STORM SEWER MANHOLE	⬤
07-33-100-003			
07-33-100-006	⊙	CATCH BASIN	●
07-33-100-010			
07-33-300-001	□	INLET	■
07-33-300-005			
07-33-300-008			
07-33-300-009			
07-33-301-001	⊙	FLARED END SECTION	▲
07-33-301-002	⊙	SANITARY SEWER MANHOLE	⬤
11-04-102-001			
11-04-102-002	⊗	STREET LIGHT	⊗
11-04-102-004			
11-05-200-012			
11-05-200-013			
11-05-201-004			

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



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

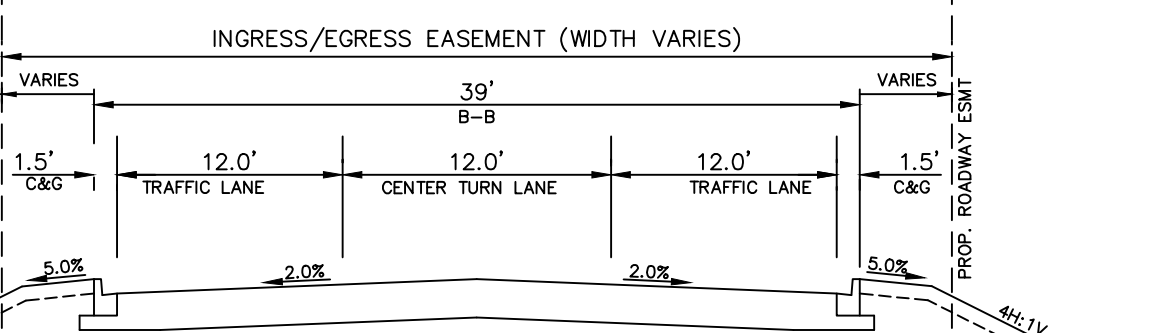
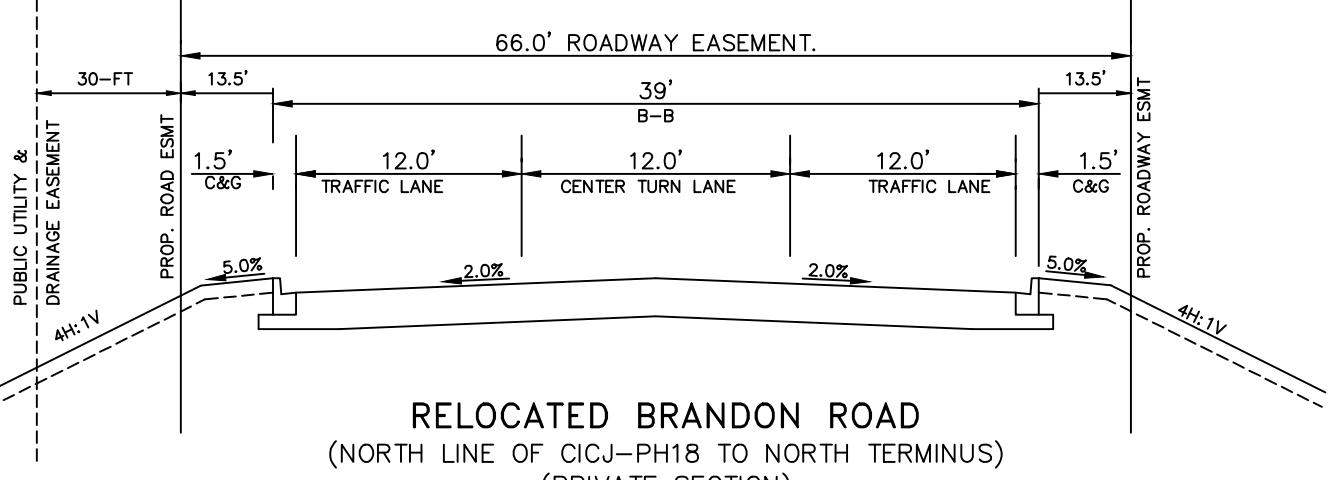
VICINITY MAP



BRANDON AMENDMENT

CENTERPOINT INTERMODAL CENTER AT JOLIET (BRANDON AMENDMENT) (476.14 ACRES)		
EXISTING PHASE 23		
LOT NUMBER	LOT AREA (ACRES)	
LOT 47 - BLK C-1	2.367 ACRES	
LOT 48 - BLK C-1	3.036 ACRES	
LOT 49 - BLK C-1	106.106 ACRES	
EXISTING PHASE 24		
LOT NUMBER	LOT AREA (ACRES)	
LOT 50 - BLK C-1	1.875 ACRES	
LOT 51 - BLK C-1	2.921 ACRES	
LOT 52 - BLK C-1	50.500 ACRES	
LOT 53 - BLK C-1	56.779 ACRES	
PROPOSED PHASE 25		
LOT NUMBER	LOT AREA (ACRES)	
LOT 54 - BLK C-1	10.156 ACRES	
LOT 55 - BLK C-1	0.287 ACRES	
LOT 56 - BLK C-1	0.287 ACRES	
LOT 57 - BLK C-1	4.725 ACRES	
LOT 58 - BLK C-1	42.620 ACRES	
LOT 59 - BLK C-1	99.999 ACRES	
LOT 60 - BLK C-1	56.690 ACRES	

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

[illegible]

STATE OF ILLINOIS)
COUNTY OF WILL) ss
APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON _____, 2021.

CHAIRPERSON _____ SECRETARY _____

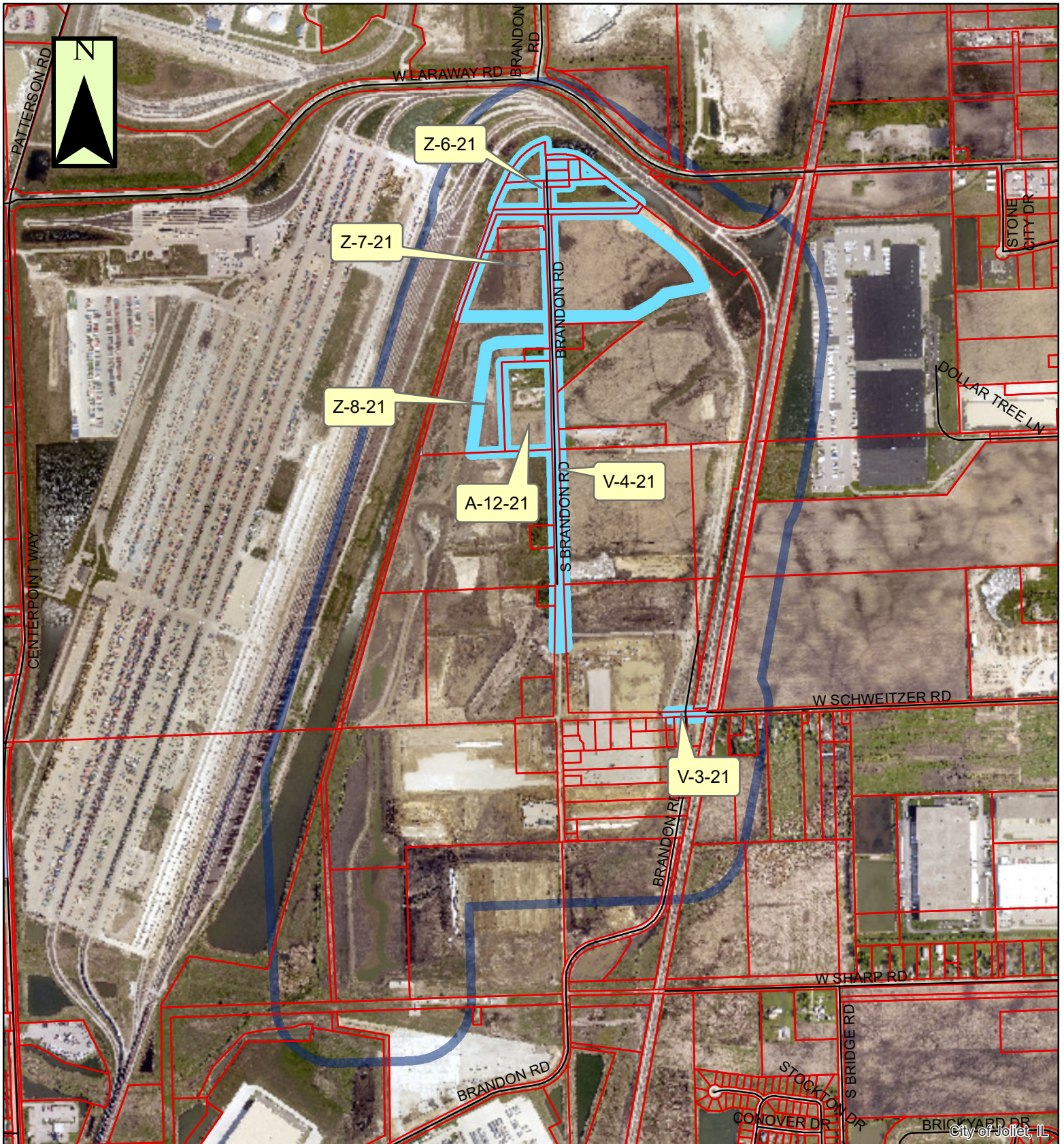
STATE OF ILLINOIS)
COUNTY OF WILL) ss
APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON _____, 2021.

MAYOR

CITY CLERK

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

DATE: *November 5, 2021*



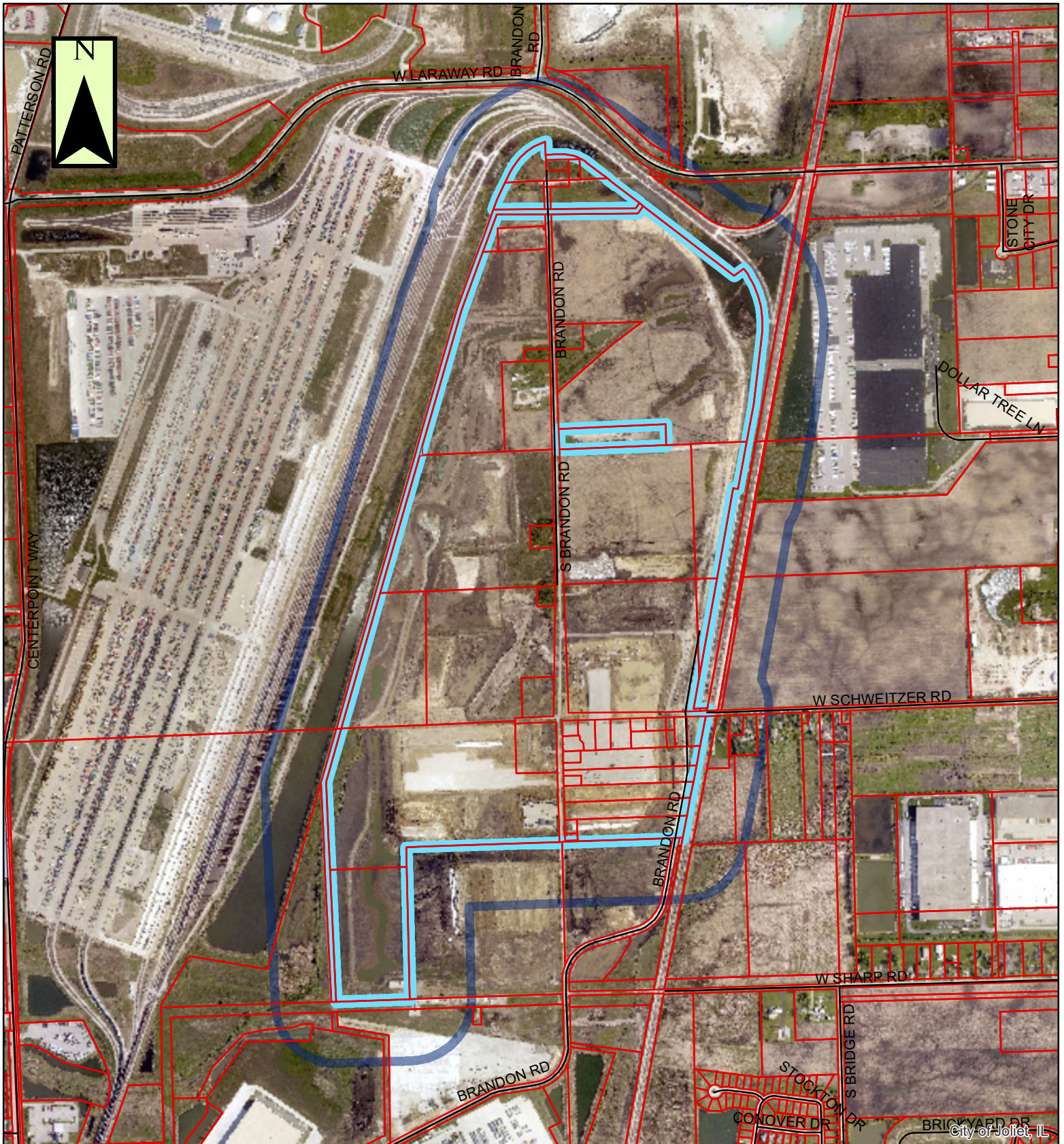
**A-12-21a, Z-6-21a, Z-7-21a, Z-8-21a,
V-3-21a, V-4-21a**



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

Legend

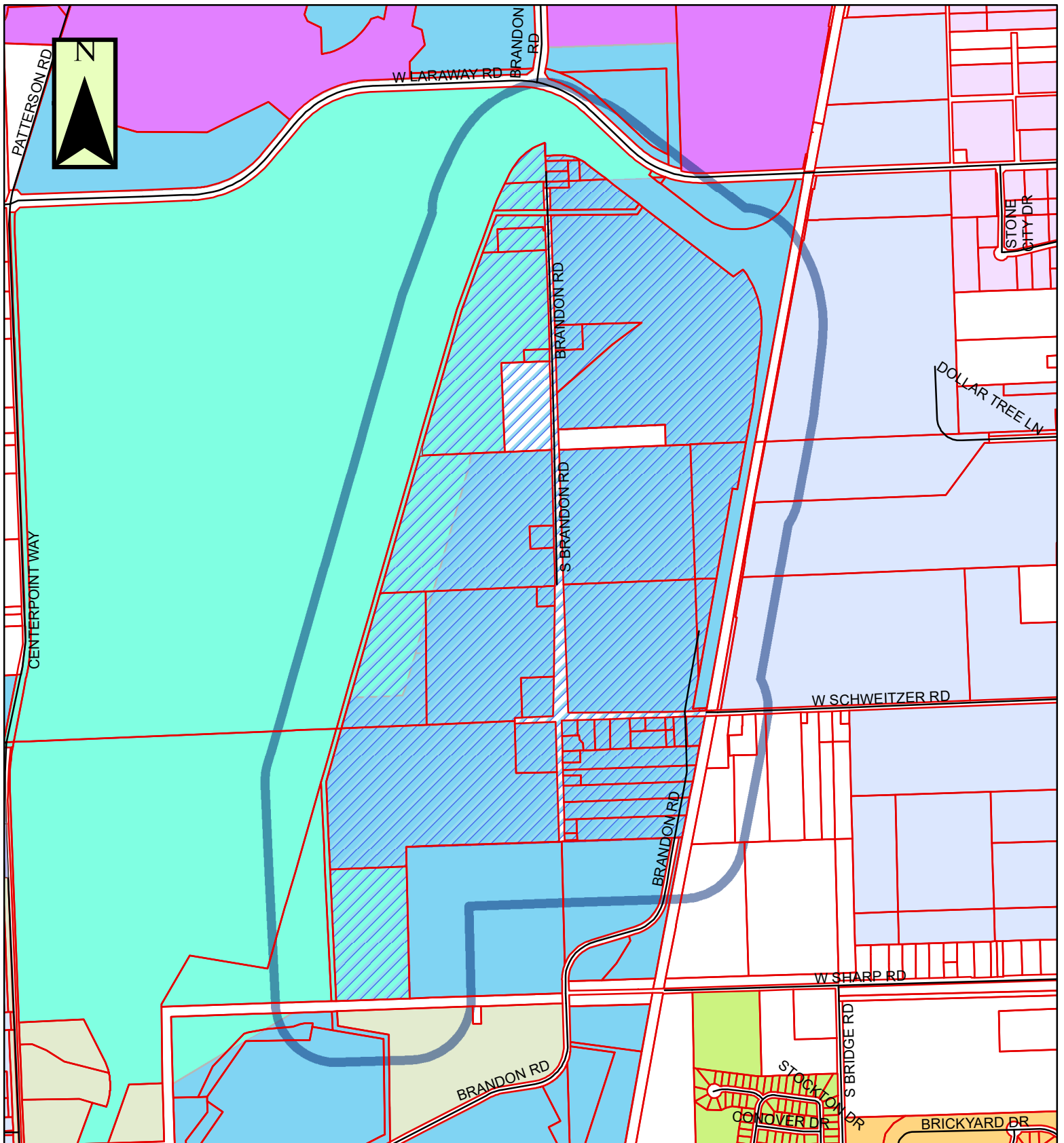
Zoning		I-TA		R-2	
	B-1		I-TB		R-2A
	B-2		I-TC		R-3
	B-3		R-1		R-4
	I-1		R-1A		R-5
	I-2		R-1B		R-B
	I-T				



P-10-21a



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

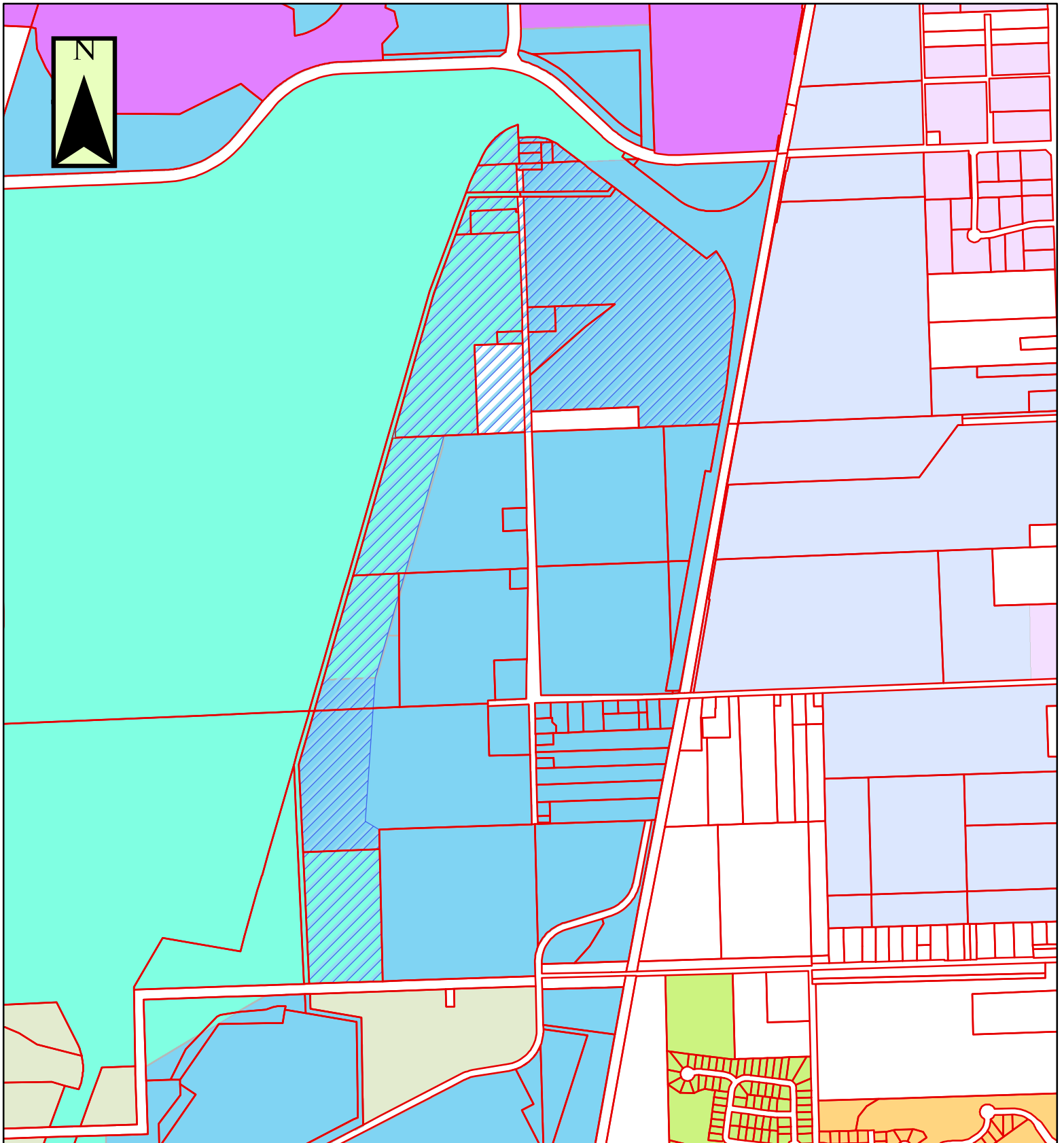


P-10-21



 = Property in Question
 = 600' Public Notification Boundary

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

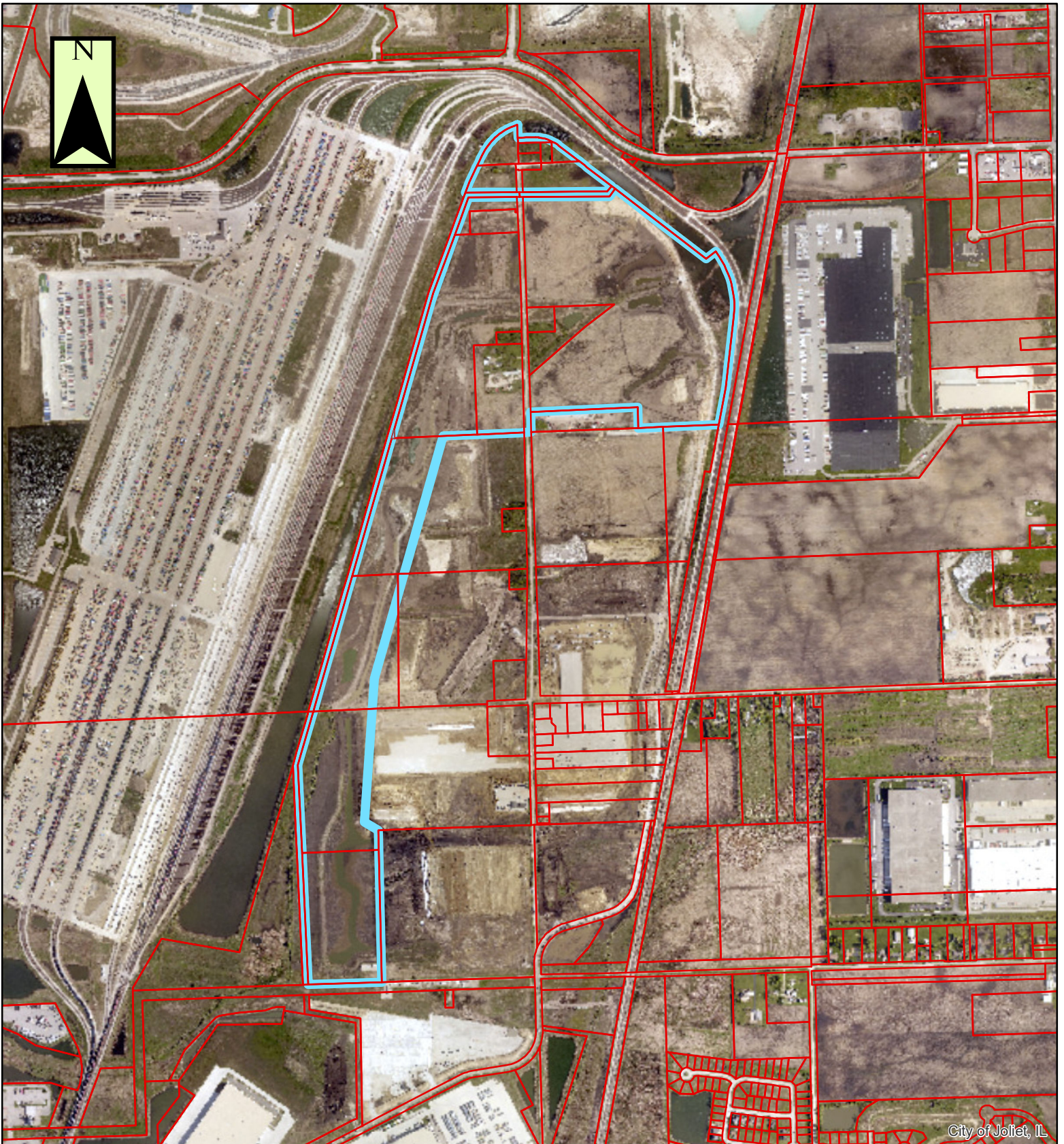


FP-7-21



 = Property in Question
 = 600' Public Notification Boundary

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



FP-7-21a



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