

# EXHIBIT 1

## 2025 DES PLAINES RIVER VALLEY ENTERPRISE ZONE EXPANSION

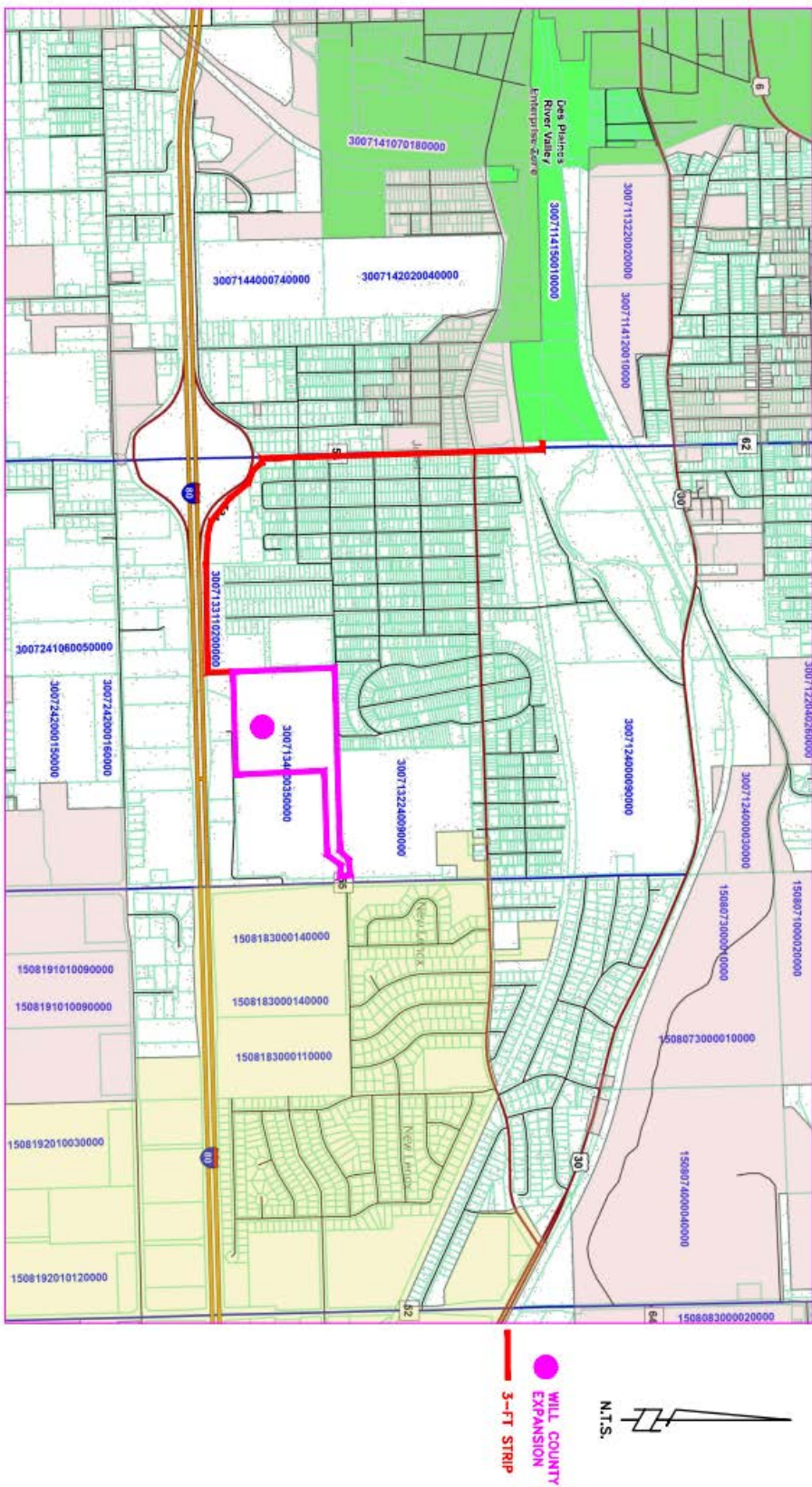
THOSE PARTS OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER, SOUTHEAST QUARTER, AND NORTHEAST QUARTER OF SECTION 13; AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BRIGGS STREET AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 13; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE WEST 3.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 3.00 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 3.00 FEET OF SAID SOUTHWEST QUARTER TO A POINT ON THE WEST PROLONGATION OF THE NORTH LINE OF 5<sup>TH</sup> AVENUE, SAID LINE ALSO BEING THE WEST PROLONGATION OF THE SOUTH LINE OF LOT 9 IN BLOCK 11 OF L.E. INGALLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 261925; THENCE EAST ALONG SAID WEST PROLONGATION TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE 80 (F.A.I. ROUTE 80); THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 13, SAID LINE ALSO BEING THE WEST LINE OF DENLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R2022054110; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID DENLER SUBDIVISION, SAID NORTHWEST CORNER ALSO BEING THE SOUTHWEST CORNER OF LANDS CONVEYED BY WARRANTY DEED (B), RECORDED AS DOCUMENT NUMBER R2024054500; THENCE NORTH ALONG THE WEST LINE OF AFORESAID SOUTHEAST QUARTER AND ALONG THE WEST LINE OF SAID WARRANTY DEED (B), TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 13, SAID NORTH LINE ALSO BEING THE NORTH LINE OF SAID WARRANTY DEED (B); THENCE EAST ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 13, TO A POINT LOCATED 275.44 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF THE EAST 60.00 FEET OF SAID NORTHEAST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF LANDS CONVEYED BY WARRANTY DEED (A), RECORDED AS DOCUMENT NUMBER R2024054499; THENCE ALONG THE NORTHWESTERLY LINE OF SAID WARRANTY DEED (A) AS FOLLOWS: NORTH 40 DEGREES 44 MINUTES 36 SECONDS EAST 21.07 FEET, NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 246.00 FEET AND AN ARC LENGTH OF 203.45 FEET, NORTH 88 DEGREES 07 MINUTES 39 SECONDS EAST 30.24, NORTH 43 DEGREES 01 MINUTES 50 SECONDS EAST 70.59 FEET, AND NORTH 87 DEGREES 32 MINUTES 14 SECONDS EAST 0.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF THE AFORESAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 38 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE, 144.18 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 55 MINUTES 58 SECONDS

WEST ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 13, A DISTANCE OF 145.44 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED BY AFORESAID WARRANTY DEED (B); THENCE SOUTH 56 DEGREES 32 MINUTES 59 SECONDS WEST 153.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF AFORESAID SOUTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, TO A POINT ON A LINE LOCATED 558.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LANDS CONVEYED BY WARRANTY DEED (C), RECORDED AS DOCUMENT NUMBER R2025000669; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE NORTH HALF OF THE AFORESAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE NORTH LINE OF AFORESAID DENLAR SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE, TO A POINT ON THE EAST LINE OF THE WEST 3.00 FEET OF SAID SOUTHEAST QUARTER, SAID EAST LINE ALSO BEING THE EAST LINE OF THE WEST 3.00 FEET OF OUTLOT A IN SAID DENLAR SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 3.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 3.00 FEET OF THE RIGHT OF WAY LINE OF AFORESAID INTERSTATE ROUTE 80 (F.A.I. ROUTE 80); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 3.00 FEET, TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF 5<sup>TH</sup> AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 3.00 FEET AND WEST PROLONGATION, THEREOF, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 13; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 13; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 14, TO THE SOUTH LINE OF THE NORTH 3.00 FEET OF SAID NORTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 3.00 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF BRIGGS STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

Containing 1,915,400 sq. ft.; 43.97 acres; 0.0687 sq. miles; more or less.

## EXHIBIT 2

## 2025 DES PLAINES RIVER VALLEY EZ EXPANSION



PREPARED BY: GEOTECH, INC.  
CHRISTOPHER M. PAPESH, PLS  
MAY 6, 2025

# EXHIBIT 3

## AN AMENDMENT TO THE DES PLAINES RIVER VALLEY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT

**THIS AMENDMENT** to the Des Plaines River Valley Enterprise Zone Intergovernmental Agreement, as amended ("Intergovernmental Agreement") is entered into by the City of Joliet, a municipal corporation (hereinafter "Joliet"), the City of Lockport, a municipal corporation (hereinafter "Lockport"), the Village of Rockdale, a municipal corporation (hereinafter "Rockdale"), the Village of Romeoville. (hereinafter "Romeoville"), and the County of Will, a body politic (hereinafter "Will County")

### **RECITALS**

**WHEREAS**, in 1983 Will County, Joliet, Lockport and Rockdale entered into the Intergovernmental Agreement pursuant to the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.) for the purpose of establishing an enterprise zone comprising of certain territory located within each jurisdiction; and

**WHEREAS**, each party to the Intergovernmental Agreement adopted a Designating Zone Ordinance and submitted a Joint Application to the Illinois Department of Commerce and Community Affairs (DCCA) requesting certification of the enterprise zone; and

**WHEREAS**, in 1983 DCCA approved the Joint Application and certified the formation of the enterprise zone, to be known as the Des Plaines River Valley Enterprise Zone; and

**WHEREAS**, in 1989 the Intergovernmental Agreement was amended to include Romeoville as a party and to include certain territory located within Romeoville within the Des Plaines River Valley Enterprise Zone; and

**WHEREAS**, pursuant to the amended Intergovernmental Agreement, Romeoville adopted a Designating Zone Ordinance which was thereafter approved and certified by DCCA in accordance with law; and

**WHEREAS**, in 2003 the Intergovernmental Agreement was amended to alter the termination date of the enterprise zone and to limit the financial incentives available to taxable properties located within the enterprise zone, such amendments being thereafter approved by the State of Illinois; and

**WHEREAS**, the parties have determined that it is appropriate to amend the Intergovernmental Agreement and the Designating Zone Ordinance of each party to expand the zone boundaries to include the territory legally described in EXHIBIT 1 and schematically depicted in EXHIBIT 2, attached hereto and incorporated herein and to make technical corrections to the legal description of the enterprise zone territory; and

**WHEREAS**, this amendment to the Intergovernmental Agreement include the area designated as the Minnick Services Property to the enterprise zone.

**WHEREAS**, public notice and hearing regarding the foregoing proposal was provided as required by Section 5.4 of the Illinois Enterprise Zone Act and the Board of Directors of the Des Plaines River Valley Enterprise Zone has recommended that this Amendment be adopted by the corporate authorities of the parties.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

**SECTION 1:** Section 2 of the Intergovernmental Agreement, as amended, is hereby further amended to read as follows:

*The Enterprise Zone which is the subject matter of this agreement shall be known as the Des Plaines River Valley Enterprise Zone. The enterprise zone is comprised of those areas of the City of Joliet, the City of Lockport, the Village of Rockdale, the Village of Romeoville, and the County of Will designated by the respective ordinances of said jurisdictions. The limits of the enterprise zone are expanded to include the territory legally described in Exhibit 1 and schematically depicted in Exhibit 2 and with the inclusion of this additional territory, the Des Plaines River Valley Enterprise Zone is legally described in Exhibit 1 and schematically depicted in Exhibit 2, all of which are attached hereto and incorporated herein by reference.*

**SECTION 2:** This Amendment shall take effect on the last date of adoption of this Amendment by the corporate authorities of the aforesaid jurisdiction:

**SECTION 3:** This Amendment may be signed in multiple counterparts.

Adopted this \_\_\_\_\_ day of 2025

Village of Romeoville

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

Adopted this \_\_\_\_\_ day of 2025

Village of Rockdale

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

Adopted this \_\_\_\_\_ day of 2025

City of Joliet

---

Mayor

---

City Clerk

Adopted this \_\_\_\_\_ day of 2025

City of Lockport

---

Mayor

---

City Clerk

Adopted this \_\_\_\_\_ day of 2025

County of Will

---

County Executive

---

County Clerk