

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

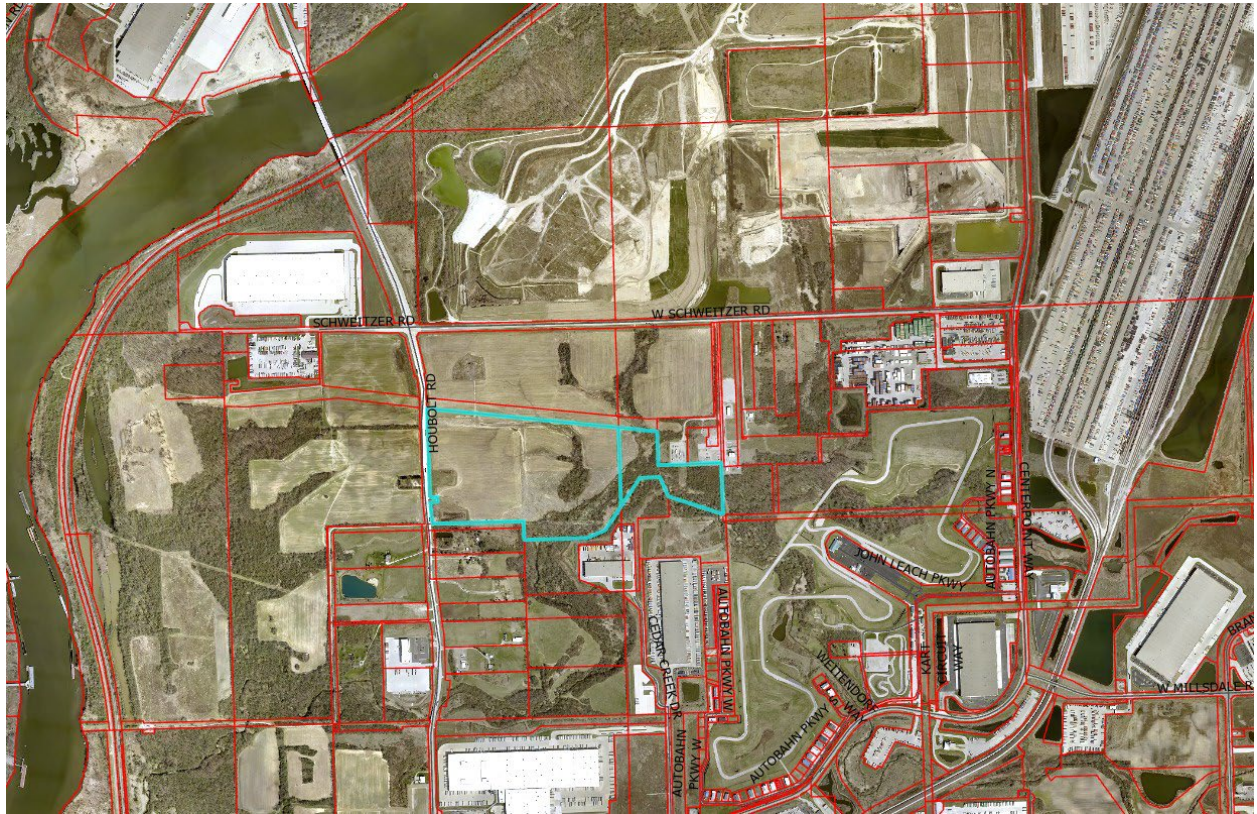
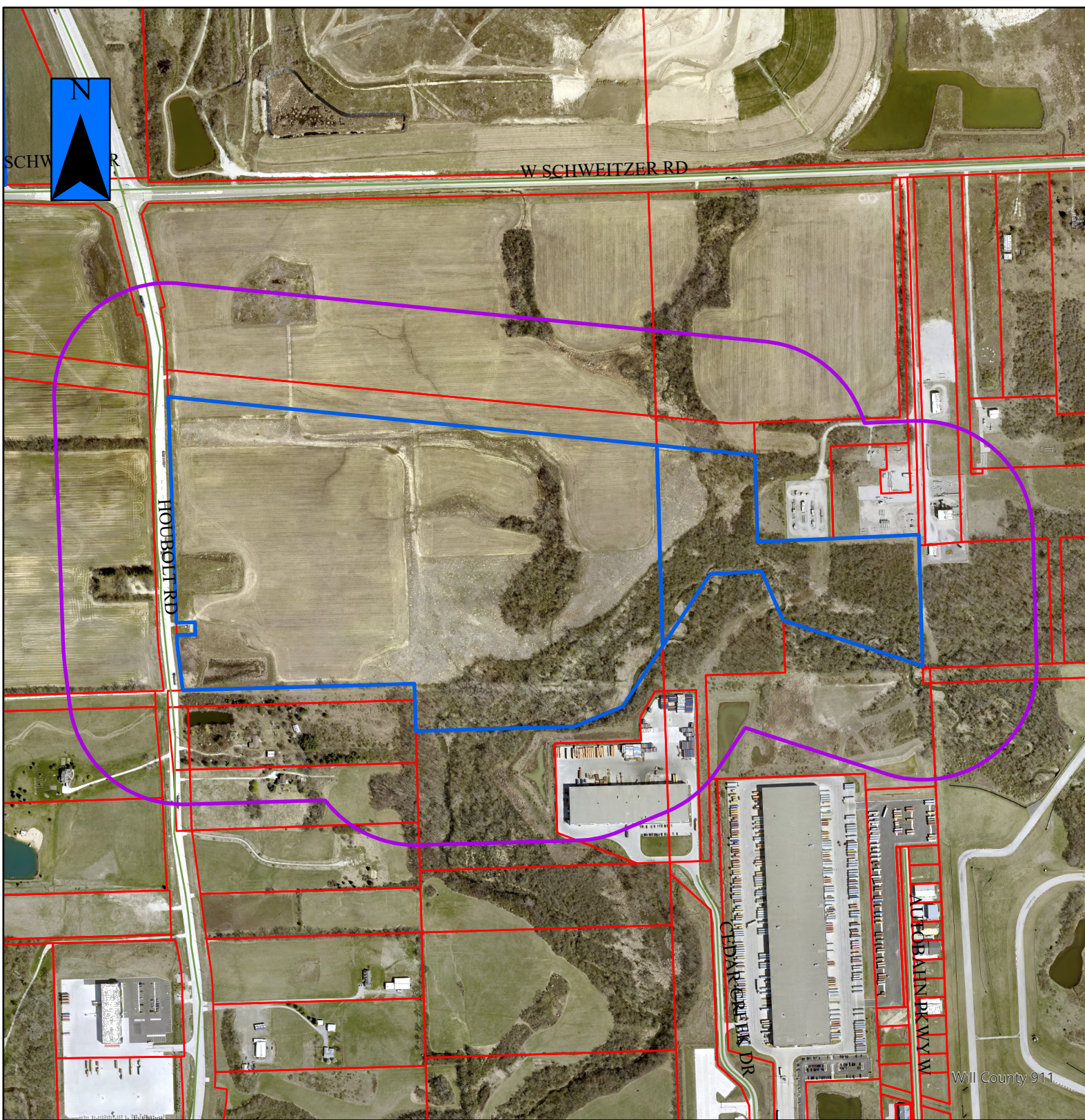
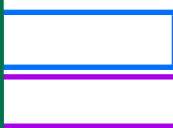


Figure 2: Subject site, view northeast from Houbolt Road near the southwest corner of the site (May 2025)

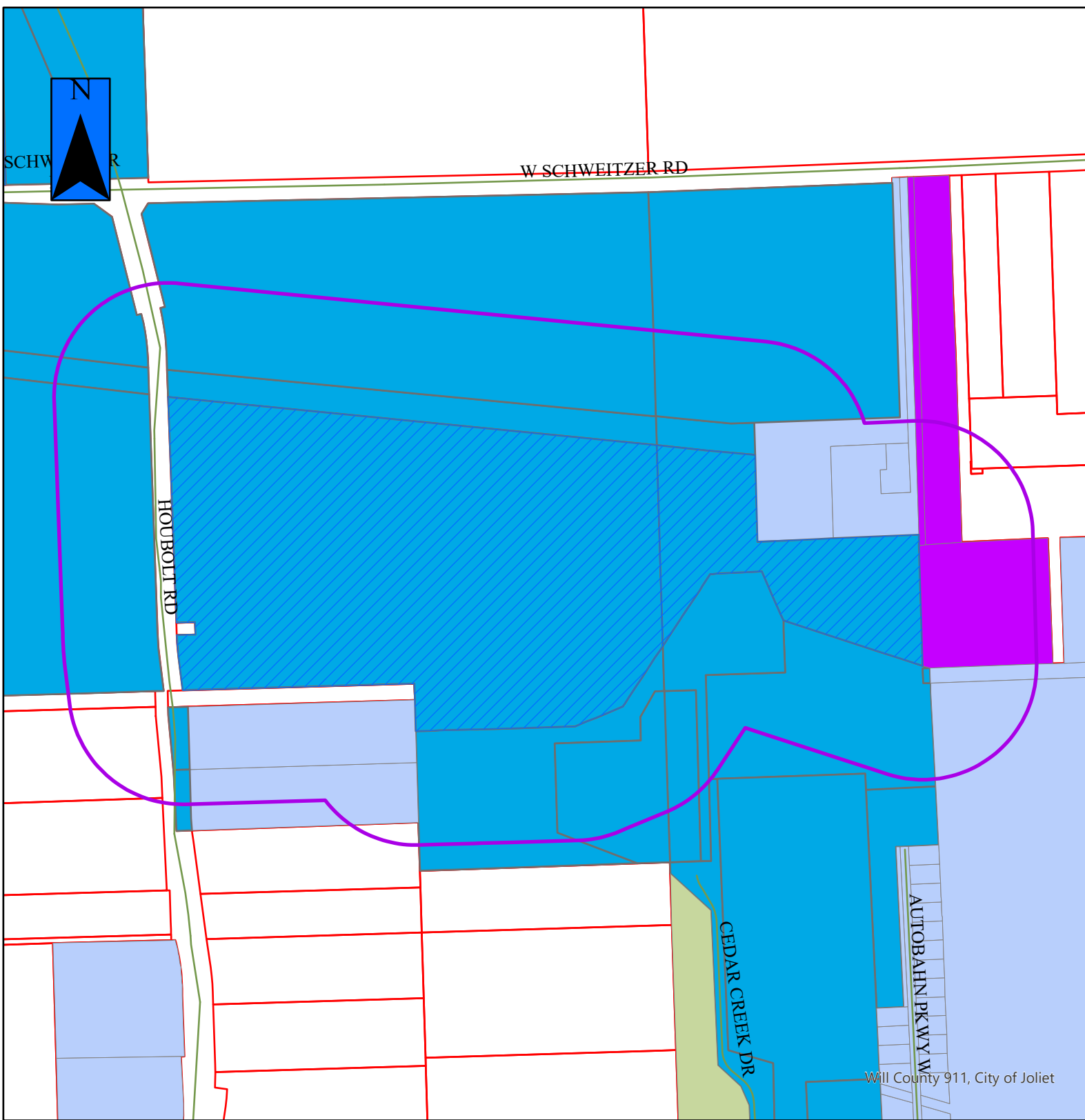




P-1-26a



= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



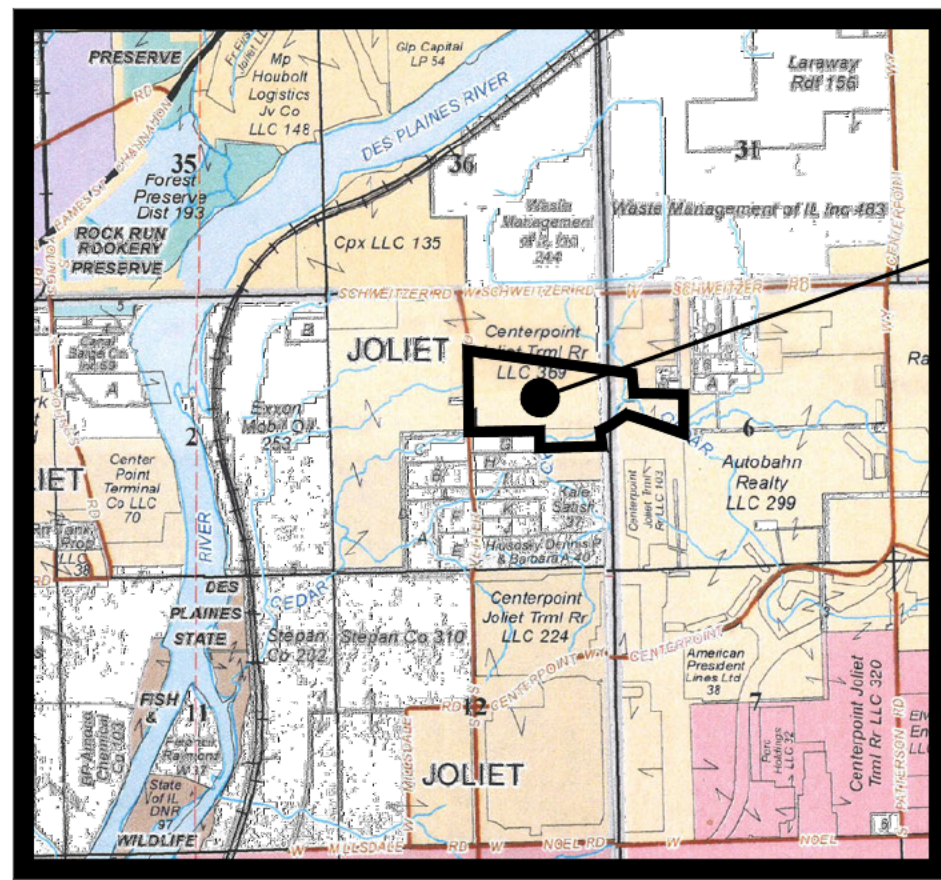
P-1-26

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

 = Property in Question
 = 600' Public Notification Boundary





VICINITY MAP

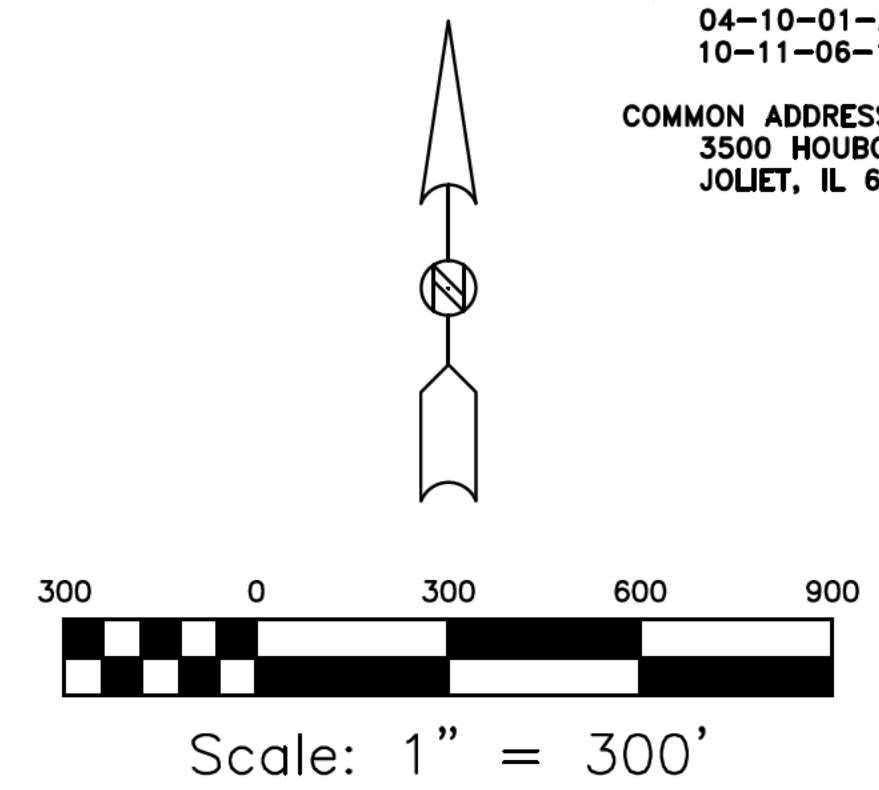
PRELIMINARY PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-EIGHT

LEGAL DESCRIPTION

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

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

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



GENERAL NOTES:

- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83), GRID COORDINATES, DERIVED FROM RTK TRIMBLE/NOVATION GEODETIC OBSERVATIONS AND IS ALSO MATCHES THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION PHASE NINETEEN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R2018027534.
- THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON LTD. AND GEOTECH, INC. BETWEEN 2017 AND 2023.
- P.U.D.E. = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.
- S.W.M. = DENOTES STORM WATER MANAGEMENT.
- THE PROPERTY IS CURRENTLY ZONED CITY OF JOLIET I-TC ZONING DISTRICT.
- THE PROPOSED DEVELOPMENT WITHIN THIS PRELIMINARY PLAT WILL CONFORM TO THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS FOR THE CITY OF JOLIET I-TC ZONING DISTRICT REQUIREMENTS AND THE ANNEXATION AGREEMENT FOR THIS DEVELOPMENT.
- PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREAS, ACCORDING TO THE FLOOD STUDY PREPARED BY CEMCON. THE FLOODPLAIN SHOWN IS ZONE AE. THE FLOOD STUDY WILL BE SUBMITTED TO JOLIET FOR THEIR REVIEW AND APPROVAL.
- THE FLOOD STUDY PREPARED BY CEMCON, SHOWS FLOODWAY WITHIN THE LIMITS OF PROPOSED LOT 36 - BLOCK 4.
- MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
- STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE LESSEE OR OWNER OF LOT 35 - BLOCK 4. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.
- LOT 36 - BLOCK 4 CONTAINS AREAS OF FLOODPLAIN AND WETLANDS AND WILL BE CONVEYED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE ENTIRE LOT 36 - BLOCK 4 WILL BE COVERED WITH A DRAINAGE EASEMENT. NO BUILDINGS WILL BE PERMITTED TO BE BUILT ON LOT 36 - BLOCK 4.
- BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
- THE STORM WATER OUTFALL FROM THE DETENTION BASIN SHALL GENERALLY COMPLY WITH THE DRAINAGE PATTERNS AND FLOW DIRECTIONS OF THE CITY OF JOLIET'S SOUTH SIDE COMPREHENSIVE PLAN.
- THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILC55/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.
- PURSUANT TO THE APPROVED ANNEXATION AGREEMENT AND SUBSEQUENT AMENDMENTS, ALL PROPERTY OWNERS WITHIN CENTERPOINT INTERMODAL CENTER AT JOLIET ARE RESPONSIBLE FOR MAINTAINING AND MONITORING THEIR LANDSCAPING WITHIN THE LIMITS OF THEIR RESPECTIVE LOT(S). THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY SURFACE WATERS AND WETLANDS, THERE ARE WETLANDS LOCATED WITHIN THE LIMITS OF PROPOSED SUBDIVISION. THESE WETLANDS GENERALLY ARE LOCATED WITHIN THE LIMITS OF CEDAR CREEK AND WITHIN THE LIMITS OF THE FLOODPLAIN AS SHOWN ON THIS PLAT. ANY DEVELOPMENT WITHIN THE LIMITS OF THESE WETLANDS WILL BE ADDRESSED AS REQUIRED BY THE CITY OF JOLIET RULES AND REGULATIONS.
- HOUBOLT ROAD (FROM SCHWEITZER (EXTENDING SOUTH)) WAS FULLY CONSTRUCTED UNDER PLANS PREPARED BY CEMCON, LTD. THE PLAN SHOWS THE RIMS AND INVERT ELEVATIONS FOR THE MAIN LINE SANITARY SEWER AND STORM SEWER MANHOLES AS LOCATED ALONG THE EAST SIDE OF HOUBOLT ROAD ALONG PHASE TWENTY-EIGHT. PLEASE REFER TO AS-BUILT PLANS FOR FURTHER DETAIL.
- LOT 35-BLOCK 4 WILL BE DEVELOPED INTO AN INDUSTRIAL WAREHOUSE BUILDING.
- INTENTIONALLY DELETED.
- THE TEMPORARY STORM WATER DETENTION BASIN LOCATED TO THE SOUTH OF THE SANITARY SEWER LIFT STATION ON LOT 34 - BLOCK 4 WILL BE INCORPORATED INTO THE PROPOSED STORM WATER DETENTION BASIN ON LOT 35 - BLOCK 4.
- THE SANITARY SEWER AND WATER MAIN IMPROVEMENTS ALONG HOUBOLT ROAD HAVE BEEN CONSTRUCTED. THEY WERE BASED UPON PLANS PREPARED BY CEMCON LTD., SUBMITTED AND APPROVED BY THE CITY OF JOLIET.
- A TRAFFIC SIGNAL IS INSTALLED AND IS OPERATIONAL AT THE INTERSECTION OF HOUBOLT ROAD AND SCHWEITZER ROAD.

CITY OF JOLIET I-T ZONING

(INTERMODAL TERMINAL DISTRICT)

REQUIRED YARD SETBACKS:

FRONT OR CORNER: 40 FEET PLUS 1 FEET PER 2 FEET OF BUILDING HEIGHT GREATER THAN 40 FEET (100 FEET MAX)

INTERIOR SIDE : 20 FEET

REAR : 20 FEET

EXCEPTION : SIDE AND REAR SETBACKS NOT APPLICABLE FOR RAIL SERVED BUILDINGS ADJACENT TO RAILROAD SIDINGS OR SPUR

BUILDING HEIGHT : NO RESTRICTION AS LONG AS ALL LANDSCAPING REQUIREMENTS ARE MET

FLOOR SPACE AREA : NO RESTRICTION AS LONG AS ALL LANDSCAPING REQUIREMENTS AND BUILDING SETBACKS ARE MET

GRANT OF NON-EXCLUSIVE INGRESS/EGRESS EASEMENT

CENTERPOINT JOLIET TERMINAL RAILROAD, LLC, an Illinois limited liability company, its successors and assigns ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, gives and grants to and for the benefit of the owners from time to time of the areas shown and designated as: Lot 36 - Block 4 ("Grantee Owners") and the agents, contractors, employees, tenants, licensees, invitees and successors and assigns of such Grantee Owners, a perpetual, non-exclusive easement over, upon, along and across the area shown and designated as a "32-Ft Ingress/Egress Easement" across Lot 35-BLOCK 4 on the CenterPoint Intermodal Center at Joliet, Phase Twenty-Eight Plat of Subdivision for the purpose of pedestrian, automobile, track and tractor trailer ingress and egress over, upon, along and across the Ingress/Egress Easement Area. Grantor reserves the right to use the Ingress/Egress Easement Area in any manner not inconsistent with the rights granted herein, including without limitation, the right to construct, use, operate, maintain, repair and replace across, over and/or under the Ingress/Egress Easement Area, telephone, telegraph, electricity, water, gas, gasoline, oil and sewer lines, driveways, and other facilities and structures in such a manner as not to create an unreasonable interference with the use of the easement herein granted in the Ingress/Egress Easement Area.

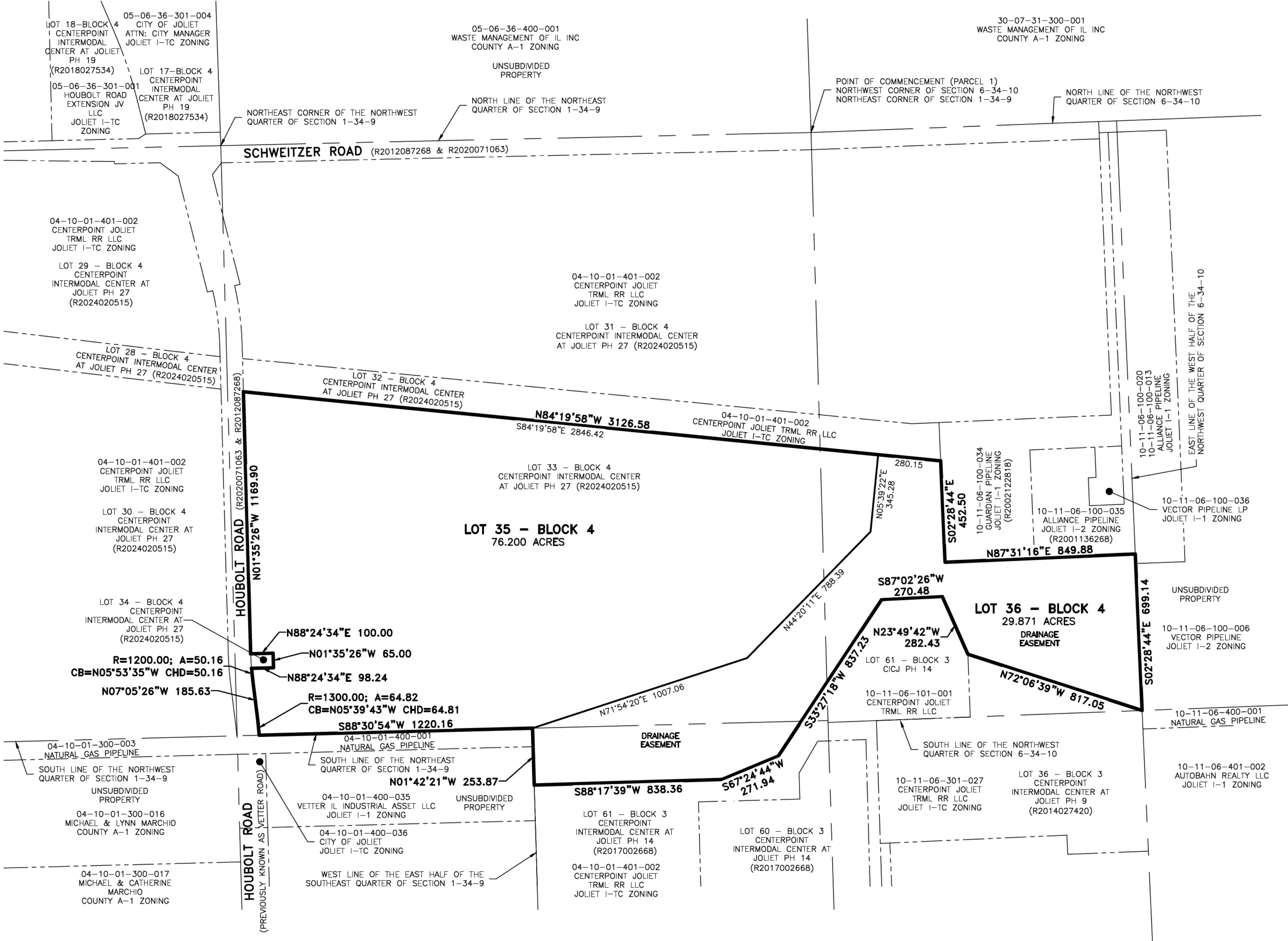
PREPARED BY:

CHRISTOPHER M. PAPER, I.P.L.S. NO. 3369
LICENSE EXPIRATION DATE: 11/30/2026
EMAIL: cpapash@geotechincorp.com

DATE: December 5, 2025



THIS PLAT IS NOT FOR RECORD



STATE OF ILLINOIS
COUNTY OF WILL) SS

AS AUTHORIZED BY THE PLAT APPROVED BY: ORDINANCE NO. _____ OF THE CITY COUNCIL

OF THE CITY OF JOLIET, ON _____, 202_____, A.D.

DATED THIS _____ DAY OF _____, 202_____, A.D.

ATTEST: _____
CITY CLERK

BY: _____
MAYOR
CITY OF JOLIET
150 W. JEFFERSON STREET
JOLIET, ILLINOIS 60432

STATE OF ILLINOIS
COUNTY OF WILL) SS

APPROVED BY THE JOLIET CITY PLAN COMMISSION _____, 202_____, A.D.

DATED THIS _____ DAY OF _____, 202_____, A.D.

ATTEST: _____
PLAN COMMISSION SECRETARY

BY: _____
PLAN COMMISSION CHAIRMAN

PRELIMINARY PLAT
PHASE TWENTY-EIGHT

DRAWN BY: CP
CHECKED BY: CP/CT

CENTERPOINT INTERMODAL
CENTER AT JOLIET

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

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

1
GJN17565

12/23/2025 CP
12/05/2025 CP
REVISION
DATE BY

JOB # GJN17565
DATE: 10/29/2025

EXISTING PARCEL AREA TABLE		CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-NINE (106.071 ACRES)	
PARCEL NUMBER	AREA (ACRES)	LOT NUMBER	LOT AREA (ACRES)
LOT 33 (JACKSON TWP.)	19.436 ACRES	LOT 35 – BLOCK 4	76.200 ACRES (73.740 AC CHANNAHOWN TWP.) (2.460 AC JACKSON TWP.)
LOT 33 (CHANNAHOWN TWP.)	86.635 ACRES		
TOTAL SUBDIVISION	106.071 ACRES	LOT 36 – BLOCK 4	29.871 ACRES (12.897 AC CHANNAHOWN TWP.) (16.974 AC JACKSON TWP.)

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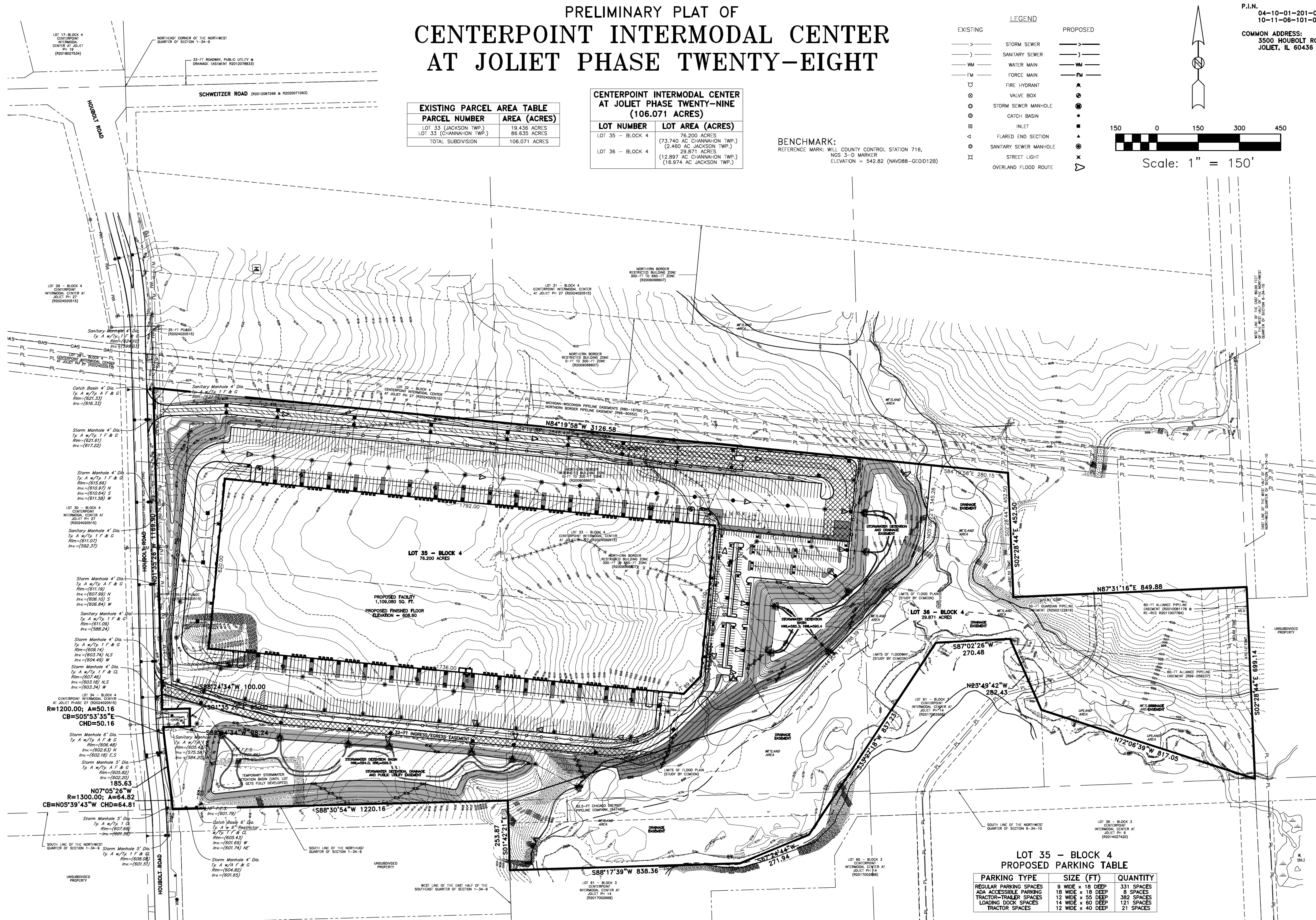
BENCHMARK:
REFERENCE MARK: WILL COUNTY CONTROL STATION 716,
NGS 3-D MARKER
ELEVATION = 542.82 (NAVD88-GEOID12B)

EXISTING		<u>LEGEND</u>		PROPOSED	
	>		STORM SEWER		>
	)		SANITARY SEWER		)
	WM		WATER MAIN		WM
	FM		FORCE MAIN		FM
	⊗		FIRE HYDRANT		⊗
	⊙		VALVE BOX		⊙
	⊗		STORM SEWER MANHOLE		⊗
	⊙		CATCH BASIN		⊙
	⊠		INLET		⊠
	▲		FLARED END SECTION		▲
	⊗		SANITARY SEWER MANHOLE		⊗
	⊗		STREET LIGHT		⊗
	⊠		OVERLAND FLOOD ROUTE		⊠

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

COMMON ADDRESS:
3500 HOUBOLT ROAD
JOLIET, IL 60436

Scale: 1" = 150'



THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAN
PHASE TWENTY-EIGHT
BY: CP JOB # GJN1

	DATE	BY	REVISION

CHECKED BY: CP/CT DATE: 10/29/2022

**CENTERPOINT INTERMODAL
CENTER AT JOLIET**

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

GJN17565

2/99

CASE NO. _____
DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

☒ Preliminary Plat
☐ Final Plat
☐ Recording Plat

NAME OF SUBDIVISION: CenterPoint Intermodal Center at Joliet Phase Twenty-Nine
NAME OF PETITIONER: CenterPoint Joliet Railroad Terminal LLC :
CELL # _____ E-MAIL: _____
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: _____

INTEREST OF PETITIONER: Owner's Representative
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 Circle, Ste 100, Aurora, IL 60502 PHONE: _____
LAND SURVEYOR: Geotech, Inc. c/o Mr. Chris Papesch PLS
ADDRESS: 1207 Cedarwood Drive, Crest Hill, IL 60403 PHONE: _____
ATTORNEY: Spesia & Taylor Attorneys at Law c/o Christian Spesia
ADDRESS: 1415 Black Road, Joliet, IL 60435 PHONE: _____
LEGAL DESCRIPTION OF PROPERTY: See Attached Exhibit 'A'

COMMON ADDRESS: 3500 Houbolt Road, Joliet, IL 60436
PERMANENT INDEX NUMBER (Tax No.): 04-10-01-201-003 and 10-11-06-101-004
SIZE: 106.071 acres more or less
NO. OF LOTS: 2
PRESENT USE: Industrial Warehouse EXISTING ZONING: I-TC
USES OF SURROUNDING PROPERTIES: North: Vacant Industrial
South: Vacant Industrial
East: Vacant Industrial
West: Vacant Industrial

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

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

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

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

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

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 11-6-25 CARMINE BOTTIGLIERO
Petitioner's Name

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

[REDACTED]
Notary Public
My Commission Expires: 1/28/26

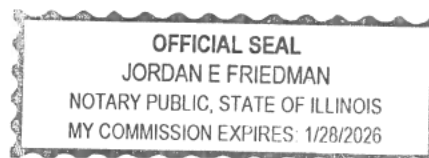


EXHIBIT "A"
CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE 29
LEGAL DESCRIPTION

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

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

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

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

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

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

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

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

II. INFORMATION ABOUT THE PROPERTY

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

3500 Houbolt Road, Joliet, Illinois 60436

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

III. PROPERTY OWNERSHIP

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

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

CenterPoint Properties Trust, a Maryland Real Estate Investment Trust

1808 Swift Drive, Oak Brook, IL 60523-1007

100% member of CenterPoint Joliet Terminal Railroad LLC

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

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

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

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

E-MAIL: _____ FAX: _____

NOTE:

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

SIGNED: _____

DATE: _____

11/6/2025

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

Christian G. Spesia, Attorney