

# FINAL PLAT OF CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE

OWNER/DEVELOPER: CENTERPOINT JOLIET TERMINAL RAILROAD LLC  
 C/O CARMELO BOTTIGERO  
 1808 WHITE OAK CIR, STE 100  
 OAK BROOK, IL 60453-1501  
 PH: 630-586-8000

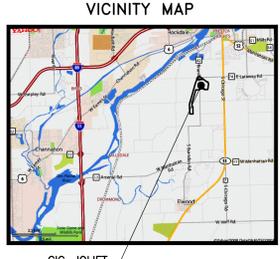
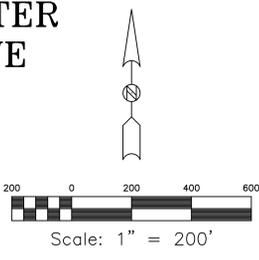
COMMON ADDRESS: LANDS NORTH OF  
 3501 BRANDON RD  
 JOLIET, IL

LAND SURVEYOR: GEOTECH, INC.  
 C/O CHRISTOPHER PAPESH  
 1207 CEDARWOOD DRIVE  
 CREST HILL, IL 60403  
 PH: 815-730-1010

CIVIL ENGINEER: CEMCON, LTD.  
 C/O MATT WURLING  
 2280 WHITE OAK CIR, STE 100  
 OAK BROOK, IL 60453  
 PH: 630-586-2100

P.I.N. 07-28-300-006  
 07-28-300-009  
 07-28-300-010  
 07-28-300-018  
 07-29-400-027  
 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  
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 07-32-402-001  
 07-33-100-003  
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 07-33-100-010  
 07-33-300-001  
 07-33-300-005  
 07-33-300-008  
 07-33-300-009  
 07-33-301-001  
 07-33-301-002  
 11-04-102-001  
 11-04-102-002  
 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	



CIC-JOLIET  
 PHASE TWENTY-FIVE

CENTERPOINT INTERMODAL CENTER  
 AT JOLIET PHASE TWENTY-FIVE  
 (224.928 ACRES)

LOT NUMBER	LOT AREA (ACRES)
LOT 54 - BLOCK 1	10.156 ACRES
LOT 55 - BLOCK 1	4.421 ACRES
LOT 56 - BLOCK 1	0.287 ACRES
LOT 57 - BLOCK 1	12.563 ACRES
LOT 58 - BLOCK 1	42.820 ACRES
LOT 59 - BLOCK 1	88.201 ACRES
LOT 60 - BLOCK 1	56.690 ACRES

BENCHMARK:  
 REFERENCE MARK: WILL COUNTY CONTROL STATION 716, NGS 3-D MARKER  
 ELEVATION = 542.82 (NAVD83-GEOD12B)

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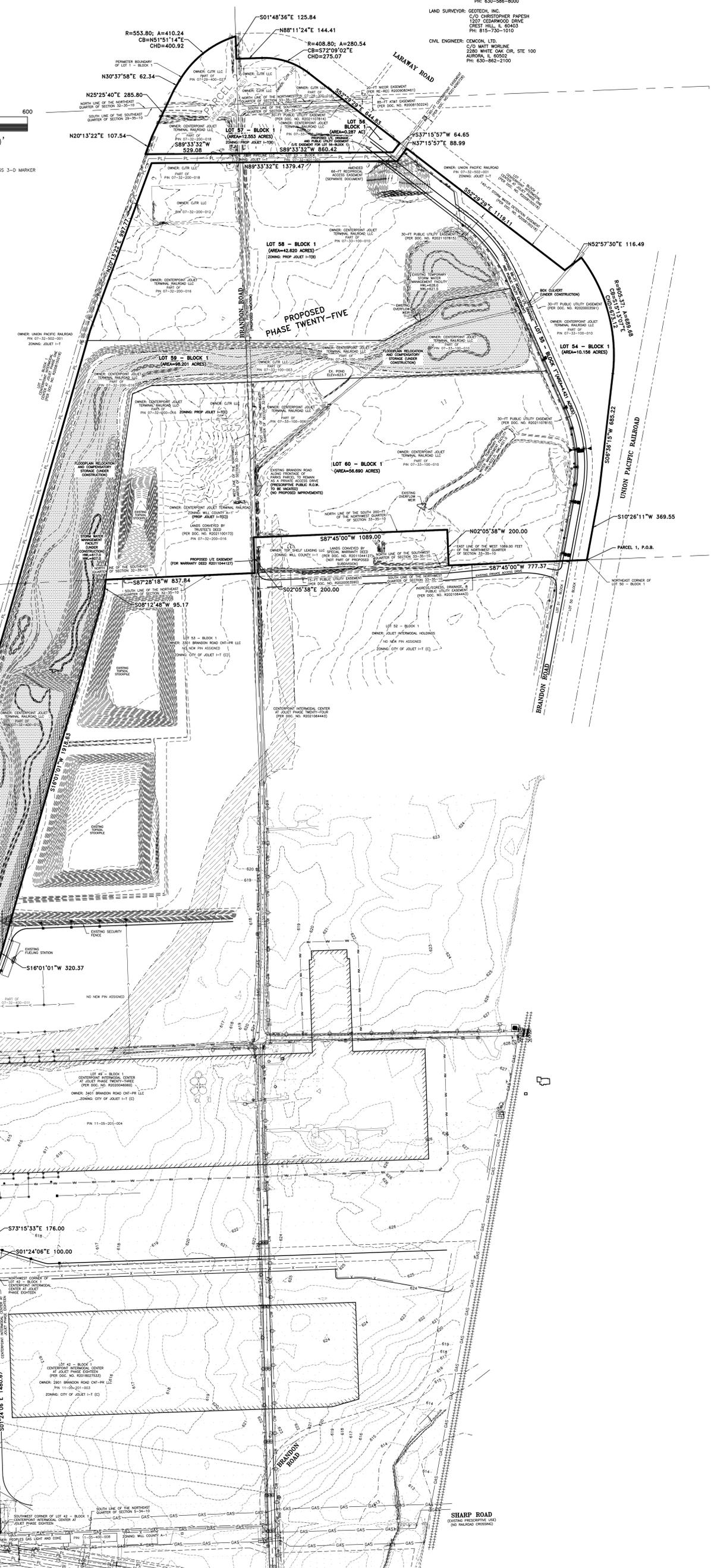
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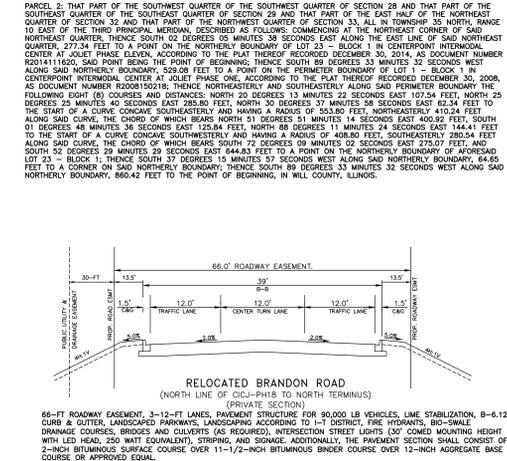
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**LEGAL DESCRIPTION:**  
 PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 32 AND THAT PART OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 50 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE FOUR, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2021, AS DOCUMENT NUMBER R201064443, THENCE SOUTH 87 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE WEST 1089.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 772.77 FEET TO A POINT ON THE EAST LINE OF THE WEST 1089.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE NORTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE 200.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 02 DEGREES 05 MINUTES 38 SECONDS WEST ALONG SAID EAST LINE 200.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF LOT 53 - BLOCK 1 IN AFORESAID CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE, 837.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 53 - BLOCK 1, THENCE SOUTH 08 DEGREES 12 MINUTES 48 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID LOT 53 - BLOCK 1, A DISTANCE OF 95.17 FEET TO A CORNER ON SAID WESTERLY BOUNDARY, THENCE SOUTH 16 DEGREES 01 MINUTE 01 SECONDS WEST ALONG SAID WESTERLY BOUNDARY 1018.63 FEET TO THE NORTHWEST CORNER OF LOT 49 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2020, AS DOCUMENT NUMBER R202040600, THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 49 - BLOCK 1 THE FOLLOWING FIVE (5) COURSES: SOUTH 14 DEGREES 01 MINUTE 01 SECONDS WEST 320.37 FEET, SOUTH 19 DEGREES 28 MINUTES 38 SECONDS WEST 580.00 FEET, SOUTH 01 DEGREE 24 MINUTES 06 SECONDS EAST 819.00 FEET, SOUTH 73 DEGREES 15 MINUTES 33 SECONDS EAST 176.00 FEET, AND SOUTH 01 DEGREE 24 MINUTES 06 SECONDS EAST 1000.00 FEET TO THE NORTHWEST CORNER OF LOT 42 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R201802733, THENCE SOUTH 01 DEGREE 24 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 42 - BLOCK 1, A DISTANCE OF 1480.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42 - BLOCK 1, SAID CORNER BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 32, THENCE SOUTH 88 DEGREES 09 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE 717.48 FEET TO THE SOUTHWEST CORNER OF LOT 21 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R201411620, THENCE NORTH 02 DEGREES 41 MINUTE 15 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 21 - BLOCK 1, A DISTANCE OF 2106.00 FEET TO A CORNER ON SAID EASTERLY BOUNDARY, THENCE NORTH 19 DEGREES 01 MINUTE 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY 545.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 21 - BLOCK 1, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE NORTH 19 DEGREES 01 MINUTE 01 SECONDS EAST ALONG SAID EASTERLY BOUNDARY 1379.47 FEET TO A CORNER ON SAID EASTERLY BOUNDARY, 997.77 FEET TO A CORNER ON THE SOUTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R201411620, THENCE NORTH 20 DEGREES 13 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY BOUNDARY 997.77 FEET TO A CORNER ON THE SOUTHERLY BOUNDARY OF LOT 23 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE TWENTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 2014, AS DOCUMENT NUMBER R201411620, THENCE SOUTH 32 DEGREES 30 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY 1379.47 FEET TO A CORNER ON SAID SOUTHERLY BOUNDARY, THENCE NORTH 37 DEGREES 30 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY 95.17 FEET TO A POINT ON THE PERMETER BOUNDARY OF LOT 1 - BLOCK 1 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 2018, AS DOCUMENT NUMBER R201802733, THENCE SOUTH 29 DEGREES 29 MINUTES 29 SECONDS EAST ALONG SAID PERMETER BOUNDARY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 52 DEGREES 29 MINUTES 29 SECONDS EAST 1119.11 FEET, NORTH 15 DEGREES 15 MINUTES 30 SECONDS EAST 116.49 FEET, SOUTH 08 DEGREES 36 MINUTES 15 SECONDS WEST 880.22 FEET, AND SOUTH 10 DEGREES 26 MINUTES 11 SECONDS WEST 369.55 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



- GENERAL NOTES:**
- THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT SHOWN HEREON, IS THE RECORD BEARINGS OF CENTERPOINT INTERMODAL CENTER AT JOLIET SUBDIVISION PHASE TWENTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT NUMBER R201802733.
  - THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY GEOTECH, INC. FROM JANUARY, 2017, TO OCTOBER, 2017, AND SUPPLEMENTAL DATA COLLECTED BY CEMCON, LTD.
  - PHASE = CENTER'S PUBLIC UTILITY & DRAINAGE EASEMENT.
  - SMM = DENOTES STORM WATER MANAGEMENT.
  - THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET I-1 ZONING DISTRICT.
  - THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET I-1 ZONING DISTRICT REQUIREMENTS AND THE ANNOTATION AGREEMENT FOR THIS DEVELOPMENT.
  - PORTIONS OF THE PROPOSED SUBDIVISION ARE SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ELEVATION MAPS AND FLOODPLAIN STUDY PREPARED BY CEMCON, LTD.
  - THERE IS NO MAPPED REGULATORY FLOODPLAIN WITHIN THE PROPOSED SUBDIVISION.
  - THE OWNER/DEVELOPER IS ATTEMPTING TO OBTAIN A CONDITIONAL LETTER OF MAP REVISION (CLMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO RECONFIGURE THE FLOODPLAIN LIMITS. A FINAL LETTER OF MAP REVISION BASED UPON FIRM (LOW) WILL BE SECURED FROM FEMA FOR THIS DEVELOPMENT.
  - THE PROPOSED WATER MANAGEMENT FACILITY AND COMPENSATORY FLOODPLAIN STORAGE FACILITY ON LOT 59 - BLOCK 1 IS FOR THE NON-EXCLUSIVE USE OF THE PROPOSED SUBDIVISION.
  - MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR BRIDGING, 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 DRAINAGE CANALS WILL BE UTILIZED WHICH SHALL BE MAINTAINED BY THE CITY OF JOLIET ZONING ORDINANCE.
  - 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 PLANTING/METALD PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.
  - THE STORM WATER DETENTION FACILITIES 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 605.155(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 ANNOTATION AGREEMENT AND ALL REGULATORY REQUIREMENTS, ALL PROPERTY OWNERS WITHIN CENTERPOINT INTERMODAL CENTER AT JOLIET ARE RESPONSIBLE FOR MAINTAINING AND MONITORING THEIR LANDSCAPING WITHIN THE LIMITS OF THEIR RESPECTIVE LOTS. THE LANDSCAPING MUST CONFORM TO THE RULES AND REGULATIONS SET FORTH IN THE APPROVED LANDSCAPE PLAN FOR EACH RESPECTIVE DEVELOPMENT.
  - LOT 55 - BLOCK 1 SHALL BE ENTIRELY COVERED BY A ROADWAY, EGRESS/EASEMENT, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
  - LOT 55 - BLOCK 1 WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.
  - THE PROPOSED STORM WATER MANAGEMENT FACILITY ON LOT 59 - BLOCK 1 WILL BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO IDENTIFIED WETLANDS ON OR THROUGH THE PROPOSED SUBDIVISION.
  - ALL PROPOSED DESIGN ELEMENTS ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.
  - EXISTING BRANDON ROAD THROUGH THE PREMISES SHALL BE VACATED AND RELOCATED TO A PROPOSED ROADWAY EASEMENT WITHIN EXISTING LOT 55 - BLOCK 1.
  - THE EXISTING DRY UTILITIES (GAS, TELECOMMUNICATIONS, AND GAS) ALONG EXISTING BRANDON ROAD SHALL BE RELOCATED TO THE EAST OF THE RE-ALIGNED BRANDON ROAD INTO LOT 54 - BLOCK 1, WITHIN THE PUBLIC UTILITY EASEMENT, ACCORDING TO THE DOCUMENTS RECORDED AS DOCUMENT NUMBER R2021107814, AND R2021107815.
  - UNLESS OTHERWISE NOTED, PARCELS ADJOINING THIS PROPOSED SUBDIVISION ARE CLASSIFIED WITHIN THE CITY OF JOLIET INTERMODAL TERMINAL (I-T) DISTRICT.
  - AN EGRESS/EASEMENT SHALL BE GRANTED ON THE WEST HALF OF THE OLD BRANDON ROAD PREScriptive, RIGHT-OF-WAY ALONG THE WEST FRONTAGE AND FOR THE BENEFIT OF THE LANDS CONVEYED BY SPECIAL WARRANTY DEED ACCORDING TO THE DOCUMENT RECORDED AS DOCUMENT NUMBER R201044127.

STATE OF ILLINOIS  
 COUNTY OF WILL

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON \_\_\_\_\_ 2021.

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF WILL

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON \_\_\_\_\_ 2021.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

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

DATE: **October 14, 2021**

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

**CENTERPOINT INTERMODAL CENTER AT JOLIET**

**PHASE 25 FINAL PLAT OF SUBDIVISION**  
 DRAWN BY: CJT JOB # GJN17565  
 CHECKED BY: GJM DATE: 10/14/2021

DATE BY REVISION