

## STAFF REPORT

DATE: July 18, 2008  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: [CenterPoint Intermodal Proposal](#)

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**A-66-08:** Annexation of 5.08 Acres East of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 30-07-33-100-006)

**A-67-08:** Annexation of 1.6 Acres East of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 30-07-33-100-003)

**A-68-08:** Annexation of 0.75 Acres West of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 30-07-32-200-003)

**A-69-08:** Annexation of 48.61 Acres West of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 30-07-32-200-007)

**A-70-08:** Annexation of 1.34 Acres West of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 30-07-32-400-006)

**A-71-08:** Annexation of 78.19 Acres West of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 30-07-32-400-005)

**A-72-08:** Annexation of 939.45 Acres south of Laraway Road and West of Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 07-29-300-003;07-29-400-023-0010;07-31-400-013;07-32-100-004;07-32-100-005;07-32-100-003;07-32-200-004;07-32-200-010;07-32-200-009;07-32-200-011;07-32-200-012;07-32-300-001;07-32-300-002;07-32-300-003;07-32-300-006;07-32-300-007;07-32-400-002;07-32-400-003;07-32-400-004;07-33-300-003;07-33-300-004;11-05-100-008;11-05-100-007;11-05-100-004;11-05-100-005; Part of 11-05-200-001;11-05-200-003;11-05-200-004;11-05-300-009;11-06-200-025)

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**A-73-08:** Annexation of 431.25 Acres East of Patterson Road and West of the Chicago and Alton Railroad Right-of-Way, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 11-04-300-003;11-05-300-011;11-05-300-012;11-05-300-013;11-05-300-008;11-05-400-011;11-05-400-007;11-05-400-006;11-05-400-005;11-05-400-012;11-07-200-002;11-08-100-002;11-08-100-003;11-08-200-001;11-09-100-001)

**A-74-08:** Annexation of 20.28 Acres at the Southeast Corner of Millsdale Road and Patterson Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property (PIN No. 10-11-08-100-001)

**A-75-08:** Annexation of 81.19 Acres at the Southwest Corner of Millsdale Road and Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-08-100-005)

**A-76-08:** Annexation of 85.06 Acres East of Brandon Road and north of Noel Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 10-11-08-400-002; 009; 004; 013; 014)

**A-77-08:** Annexation of 11.5 Acres South of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is

hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-07-200-012)

**A-78-08:** Annexation of 16.089 Acres South of Schweitzer Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-06-200-026)

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**A-79-08:** Annexation of 85.63 Acres North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-06-300-001)

**A-80-08:** Annexation of 39.66 Acres West and North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 10-11-07-100-001; 002)

**A-81-08:** Annexation of 157.563 Acres East of Vetter Road and North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 04-10-12-200-005; 006; 007; 008)

**A-82-08:** Annexation of 1.501 Acres North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-12-200-004)

**A-83-08:** Annexation of 19.847 Acres South of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-12-400-001)

**A-84-08:** Annexation of 59.533 Acres West of Noel Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-12-400-002)

**A-85-08:** Annexation of 86.7 Acres North of Noel Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 10-11-07-300-013; 011)

**A-86-08:** Annexation of 38.991 Acres West of Vetter Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-01-100-006)

**A-87-08:** Annexation of 138.044 Acres South of Schweitzer Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 04-10-01-100-003; 004; 04-10-01-300-001)

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**A-88-08:** Annexation of .5 Acres East of Vetter Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-01-200-003)

**A-89-08:** Annexation of .14 Acres East of Vetter Road and South of Schweitzer Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property (PIN No. 04-10-01-200-004)

**Z-7-08:** Reclassification of 298 Acres South of Schweitzer Road, Classification from R-2 (Single-Family Residential District) zoning and I-1 (Light Industrial District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property **Northwest Zoning Parcel**. (PIN Nos. 11-06-100-033; 11-06-100-001; 10-01-200-005; 10-01-200-008; 10-01-200-003; 10-01-200-004; 10-01-200-007; 10-01-400-004).

**Z-8-08:** Reclassification of 134 Acres East of Brandon Road from R-4 (Multi-Family Residential District) zoning and R-1B (Single-Family Residential District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an

Annexation Agreement, for the real property **Southeast Zoning Parcel**. (PIN Nos. 10-11-08-200-004; 10-11-08-400-001)

**Z-9-08:** Reclassification of 398 Acres Northwest, Northeast and Southeast of the Laraway Road and Brandon Road Intersection from I-1 (Light Industrial District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. **North Zoning Parcel**. (PIN Nos. 07-28-300-001; 07-28-300-011; 07-28-300-012; 07-29-400-013; 07-29-400-017; 07-29-400-021; 07-29-400-023-0020; 07-29-400-024; 07-33-100-007; 07-33-300-001; 07-33-300-002)

**Z-10-08:** Reclassification of 118 Acres South of Millsdale Road from I-1 (Light Industrial District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. **Southwest Parcel**. (PIN No. 11-07-100-017)

GENERAL INFORMATION:

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APPLICANT: CenterPoint Joliet Terminal Railroad LLC – CenterPoint Properties Trust.

STATUS OF APPLICANT: Property Owner and developer

REQUESTED ACTION: Approval of an Annexation, Zoning Classifications and Annexation Agreement for each parcel Case A-66-08 through A-89-08 and Zoning Reclassification for Cases A-7-08 through Z-10-08.

PURPOSE: To allow for the development of a transportation intermodal facility and industrial uses.

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EXISTING ZONING:

Cases A-66-08 through A-89-08: A-1 Agricultural in Will County

Cases Z-7-08: R-2 (Single-Family Residential District) and I-1 (Light Industrial District) in the City of Joliet

Case Z-8-08: R-4 (Multi-Family Residential District) and R-1B (Single-Family Residential District) in the City of Joliet

Case Z-9-08: I-1 (Light Industrial District) in the City of Joliet

Case Z10-08: I-1 (Light Industrial District) in the City of Joliet

LOCATION: Roughly bounded by Vetter and Patterson Roads on the west, Laraway Road on the north, Millsdale Road on the south and

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the Union Pacific Railroad on the east. See attached map for specific locations.

SIZE: As stated above for the individual parcels. Total acreage for the entire site is 3,297.198, with 948 acres already located within the corporate limits of the City.

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EXISTING LAND USE: Predominately agricultural with structures recently removed

SURROUNDING LAND USE & ZONING:

NORTH: Agricultural, A-1 Agricultural in Will County and I-1 in the City of Joliet  
SOUTH: Joliet Arsenal land and public/private utility companies in Village of Elwood  
EAST: Agricultural, A-1 Agricultural in Will County and I-1 and R-1B in the City of Joliet  
WEST: Agricultural, A-1 Agricultural in Will County and I-1 in the City of Joliet

SITE HISTORY:

For Cases A-66-08 through A-89-08, there is no site history because the properties are located in unincorporated Will County and are presently being farmed or were small farmsteads. The property associated with Case Z-7-08 was annexed and zoned I-1 (Light industrial) & R-2 (Single-family residential) in 2001, Case Z-8-08 properties were annexed and zoned R-4 (Multi-family residential) & R-1B (Single-family residential) in 2005, properties associated with Case Z-9-08 were annexed and zoned I-1 (Light industrial) in 2005, 2006 and 2007, Case Z-10-08 property was annexed and zoned I-1 (Light industrial) in 2001.

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SPECIAL INFORMATION:

*Project Overview*

The applicant is proposing the development of the approximate 3,300 acre site. When completed it is proposed that there will be an approximate 900-acre railroad terminal located on the south side of Laraway Road, between Brandon and Patterson Roads and north of Millsdale Road. In addition, there could be approximately 14 to 18 million square feet of distribution center space for use in the logistics industry on approximately 2,400 acres. The remaining portion of the land will consist of wetlands, floodplain, conservation and the Cedar Creek watershed, where little to no development is proposed. The applicant will be responsible for the public and private improvements found throughout the entire site.

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According to the applicant this project is different from the Elwood facility because the Elwood facility can only accept international shipments and the Joliet facility will be accepting both international and domestic freight. CenterPoint has also stated that the Elwood facility predominately uses a diesel fuel to run their gantry equipment (this equipment off-loads cargo containers from the trains onto the ground and then onto chassis) whereas the Joliet facility will be using a new electric gantry machine in addition to some diesel fuel run machines. In addition, the City is requiring the railroad terminal and storage areas be screened.

Attached are ledger sized colored copies of the following documents for your review: CenterPoint Project Area; Intermodal Concept Plan; Transportation Concept Plan; Intermodal Buffer Plan; and Utilities Concept Plan.

*Zoning and Comprehensive Plan*

The applicant is requesting approval of Annexation, Classification and/or Reclassification to I-2 General Industrial District or, in the alternative I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-01-08 is approved by the Mayor and City Council and an Annexation Agreement for each case.

The City of Joliet’s South Side Comprehensive Plan adopted on March 16, 2007 suggested industrial and modern manufacturing uses for this general area. Case ZO-01-08 includes the draft text amendment language which would create the I-T Intermodal Terminal District and provides additional detailed information about the district. Below is a general description of the four “use categories” which are depicted on the Concept Plan and the how they relate to the proposed development:

*Proposed Four Land Use Areas (per draft I-T)*

*Category A – Terminal*

This area will be restricted to the railroad terminal operations. Cargo will be delivered predominately via rail into the site and then transported out via semi trucks. This is the most intense use within the project. Cargo containers will be temporarily stacked within the area, with a maximum of six containers being stacked at the center of the site and the allowable stacking height decreasing as they get closer to the property lines.

To minimize the impacts to the area, a 100-foot-wide buffer area with an undulating landscape berm of sufficient height to screen the intermodal area from ground level will surround the property; there will be a few areas where a solid fence will need to be installed rather than the berm due to space needs. In addition, at the southwest corner of the railroad terminal, where a bridge into the Autobahn Country Club property is proposed, there will be a view of the terminal. In addition a chain-link security fence will surround the yard. Access to the yard will be located on the east side of Patterson, south of Schweitzer. Stacking for the semi-trucks will be located within the railroad terminal along with the associated guard houses.

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*Category B – Storage Area*

This is the second most intense area. Cargo containers not having immediate delivery will be stored in this area. Other uses could include truck companies that transport cargo containers to other locations. This area will also have the a 100 foot-wide buffer area with an undulating landscape berm of sufficient height to screen the storage area from ground level will surround the property.

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*Category C – Industrial Park*

These areas are predominately to the west and south of the railroad terminal yard and will be improved with warehouse/freight forwarding facilities similar to those found in other industrial parks.

Category D – Transitional Area

This area would be located near the perimeter of the property and would allow for general commercial uses that typically service office and warehouse space.

*Road Network/Traffic*

Hanson Professional Services Inc. completed the Traffic Impact Site Study for CenterPoint. City staff is presently reviewing and commenting on a revised document and will be available to answer questions during the public hearing. When the full document is available it will be available upon request and posted on the City’s website.

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CenterPoint will be responsible for the construction of all roads that will service the entire complex. Some of the roads will consist of three lanes and other roads will consist of four lanes. The main road that will handle the truck traffic to and from the intermodal facility will be privately owned but will have public access. Two bridges will be constructed near Laraway and Brandon and at Patterson and Millsdale Roads to separate vehicles from railroad traffic. The road network plan is attached to this report and is available for public inspection on the City’s website.

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*Economic Impact Analysis*

Attached is the executive summary prepared by Cambridge Systematics, Inc. which completed the Economic Impact Analysis for the project which suggests that the development would create between 6,909 and 7,427 jobs providing total wages between \$290 million and \$344 million while adding \$765 million in added economic value to Will County. The document also discusses the roll of transportation in economic development, the environment and the contribution to regional infrastructure funding. The full document is available upon request and can also be found on the City’s website.

*Financial Analysis*

Kane, McKenna and Associates, Inc. has completed a “Comparative Analysis of the CIC North Development Plan” on behalf of their client CenterPoint Properties. Attached is the executive summary prepared by Kane, McKenna which essentially compares an industrial only scenario with the proposed intermodal/industrial scenario to be constructed by CenterPoint. The report found the intermodal concept would provide a faster build-out and would off-set real estate tax revenues lost due to the lack of property taxes generated by a rail yard facility.

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Due to the complexity of the entire document, the City retained S.B. Friedman & Company to review the Kane, McKenna document. S.B. Friedman has issued a report that validates the methodology and conclusions reached in the Kane, McKenna Report. The S.B. Friedman report questioned the industrial build-out assumptions and the inflation assumption which if applied to the Kane, McKenna report would only strengthen the decision to select the intermodal model. Attached are the executive summaries of each document. The full document is available upon request and can also be found on the City’s website.

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Environmental Analysis

Carlson Environmental, Inc. has completed the Phase I Environmental Assessment Report encompassing the intermodal and lead track area and stated that there are no off-site potential environmental concerns. On-site potential concerns and recommendations were made to remediate the existing underground petroleum pipeline, underground gasoline storage tank, and elevated arsenic levels found on a small portion of the site. The full document (including attachments) is available upon request and the report (without attachments) can also be found on the City's website.

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Miscellaneous Other

City staff has requested that prior to issuance of any permit, a tree survey be completed which depicts trees to be removed. The City will be reviewing possible relocation of an existing fire station to this general south area of Joliet. The Public Utilities Department has reviewed the project and has made comments regarding sewer and water requirements which include provide service to Autobahn County Club.

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COMMUNITY DESIGN REVIEW BOARD:

On June 5, 2008, the Community Design Review Board met. The meeting minutes are on file with the Community and Economic Development Department.

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LAND USE COMMITTEE

This matter was reviewed by the City of Joliet Land Use Committee comprised of Councilman Joseph Shetina, Councilman Timothy Brophy and Councilwoman Susie Barber on May 22, 2008 with the meeting continued and scheduled for July 16, 2008. The applicant made a presentation at the May 22<sup>nd</sup> meeting and members of the audience spoke. The July 16<sup>th</sup> scheduled meeting will allow additional comment from the audience and a site tour of the Elwood facility and the proposed Joliet facility.

CONCLUSION AND RECOMMENDATION

The applicant is requesting approval of Annexation, Classification and/or Reclassification to I-2 General Industrial District or, in the alternative I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-01-08 is approved by the Mayor and City Council and an Annexation Agreement for each case to allow the future development of the approximate 3,300 acre site.

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Any development will require approval of preliminary, final and recording plats along with supplemental documents such as of building elevations and engineering.

## STAFF RECOMMENDATION

DATE: June 17, 2008  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: CenterPoint Intermodal Proposal

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**A-73-08:** Annexation of 431.25 Acres East of Patterson Road and West of the Chicago and Alton Railroad Right-of-Way, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 11-04-300-003;11-05-300-011;11-05-300-012;11-05-300-013;11-05-300-008;11-05-400-011;11-05-400-007;11-05-400-006;11-05-400-005;11-05-400-012;11-07-200-002;11-08-100-002;11-08-100-003;11-08-200-001;11-09-100-001)

**A-74-08:** Annexation of 20.28 Acres at the Southeast Corner of Millsdale Road and Patterson Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property (PIN No. 10-11-08-100-001)

**A-75-08:** Annexation of 81.19 Acres at the Southwest Corner of Millsdale Road and Brandon Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-08-100-005)

**A-76-08:** Annexation of 85.06 Acres East of Brandon Road and north of Noel Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 10-11-08-400-002; 009; 004; 013; 014)

**A-77-08:** Annexation of 11.5 Acres South of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal

District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-07-200-012)

**A-78-08:** Annexation of 16.089 Acres South of Schweitzer Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-06-200-026)

**A-79-08:** Annexation of 85.63 Acres North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 10-11-06-300-001)

**A-80-08:** Annexation of 39.66 Acres West and North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 10-11-07-100-001; 002)

**A-81-08:** Annexation of 157.563 Acres East of Vetter Road and North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 04-10-12-200-005; 006; 007; 008)

**A-82-08:** Annexation of 1.501 Acres North of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-12-200-004)

**A-83-08:** Annexation of 19.847 Acres South of Millsdale Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-12-400-001)

**A-84-08:** Annexation of 59.533 Acres West of Noel Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as

ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-12-400-002)

**A-85-08:** Annexation of 86.7 Acres North of Noel Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 10-11-07-300-013; 011)

**A-86-08:** Annexation of 38.991 Acres West of Vetter Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-01-100-006)

**A-87-08:** Annexation of 138.044 Acres South of Schweitzer Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN Nos. 04-10-01-100-003; 004; 04-10-01-300-001)

**A-88-08:** Annexation of .5 Acres East of Vetter Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. (PIN No. 04-10-01-200-003)

**A-89-08:** Annexation of .14 Acres East of Vetter Road and South of Schweitzer Road, Classification to I-2 (General Industrial) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property (PIN No. 04-10-01-200-004)

**Z-7-08:** Reclassification of 298 Acres South of Schweitzer Road, Classification from R-2 (Single-Family Residential District) zoning and I-1 (Light Industrial District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property **Northwest Zoning Parcel.** (PIN Nos. 11-06-100-033; 11-06-100-001; 10-01-200-005; 10-01-200-008; 10-01-200-003; 10-01-200-004; 10-01-200-007; 10-01-400-004).

**Z-8-08:** Reclassification of 134 Acres East of Brandon Road from R-4 (Multi-Family Residential District) zoning and R-1B (Single-Family Residential District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property **Southeast Zoning Parcel.** (PIN Nos. 10-11-08-200-004; 10-11-08-400-001)

**Z-9-08:** Reclassification of 398 Acres Northwest, Northeast and Southeast of the Laraway Road and Brandon Road Intersection from I-1 (Light Industrial District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. **North Zoning Parcel.** (PIN Nos. 07-28-300-001; 07-28-300-011; 07-28-300-012; 07-29-400-013; 07-29-400-017; 07-29-400-021; 07-29-400-023-0020; 07-29-400-024; 07-33-100-007; 07-33-300-001; 07-33-300-002)

**Z-10-08:** Reclassification of 118 Acres South of Millsdale Road from I-1 (Light Industrial District) zoning to I-2 (General Industrial District) zoning or, in the alternative, to I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-1-08 is hereafter approved by the Mayor and City Council, and Approval of an Annexation Agreement, for the real property. **Southwest Parcel.** (PIN No. 11-07-100-017)

#### **LAND USE COMMITTEE**

This matter was reviewed by the City of Joliet Land Use Committee comprised of Councilman Joseph Shetina, Councilman Timothy Brophy and Councilwoman Susie Barber on May 22, 2008 with the meeting continued and completed on July 16, 2008. The applicant made a presentation at the May 22<sup>nd</sup> meeting and members of the audience spoke. Additional comments were made on July 16<sup>th</sup> and several City Council members, Plan Commission members, residents, City staff and members from the CenterPoint development team took a bus tour of the Elwood facility and the proposed Joliet facility.

#### **STAFF RECOMMENDATION**

Staff has no objection to the applicants request for approval of Annexation, Classification and/or Reclassification to I-2 General Industrial District or, in the alternative I-T Intermodal Terminal District, if the proposed text amendment to the Zoning Ordinance docketed as ZO-01-08 is approved by the Mayor and City Council and an Annexation Agreement for each case to allow the future development of the approximate 3,300 acre site.

Any future development will require approval of preliminary, final and recording plats along with supplemental documents such as of building elevations and engineering.