



# COMPASS BUSINESS PARK

*“The thought of this area—an area so rich with natural open space, fresh air and wildlife—being replaced by yet more concrete warehouses and diesel fumes from an unfathomable amount of truck traffic is heartbreaking.”*

- STEPHANIE IRVINE OOYKAAS, JACKSON TOWNSHIP



openlands  
conserving nature for life



*“Would you build this next to Yellowstone?”*

- CHRISTINA SAMMET, JACKSON TOWNSHIP

**NORTHPOINT DEVELOPMENT** has proposed “Compass Business Park”, a 2,000-acre industrial facility in Elwood, a rural village in southern Will County. Located over seven miles from any interstate, the 83 million square-foot monster would be squeezed between the town of 2,300 residents and Midewin National Tallgrass Prairie, across from the Abraham Lincoln National Cemetery. The facility would undermine local and regional planning. It poses a contamination risk, and would deplete scarce groundwater, degrade globally significant natural landscapes, pollute beautiful creeks, subvert agricultural lands, and ruin the area’s quality of life.

#### **NORTHPOINT TAKES MONEY FROM ESTABLISHED REGIONAL TRANSPORTATION PRIORITIES**

If built, a TranSystems engineering study estimates that the industrial facility would flood the area with 53,000 additional cars and trucks a day, scattering traffic throughout Elwood, which is already experiencing fatalities from accidents. Truck traffic would increase up to 1,200% on surrounding roads. The cash-strapped State and Will County would need to divert significant tax dollars to widen and reinforce affected roads, where it’s even possible. None of this work is anticipated, much less prioritized, in any local or regional plan. It would detract from funding regionally significant projects, such as the Houbolt Road Extension and improving Interstates 55 and 80.

#### **NORTHPOINT IGNORES EXPRESSED REGIONAL AND LOCAL PLANNING GOALS**

The project undermines our regional *GO TO 2040* comprehensive land use and transportation plan, as well as the new Will County Community Friendly Freight Mobility Plan. It fails to complement the community, co-exist with agriculture, and avoid damaging our region’s natural areas, such as Midewin National Tallgrass Prairie and Manhattan Creek.

#### **NORTHPOINT HARMS RURAL COMMUNITIES**

The proposed industrial facility would destroy the rich agricultural land where families have passed on their farms for generations. The operations and traffic would make it nearly impossible for surrounding farm families to continue to work the land, stripping them of their livelihoods. NorthPoint even went so far as to say it would pursue involuntary annexation of a farm to achieve its plans. Traffic would also disturb the peace and interfere with funeral processions of people paying their respects to veterans interred at the Abraham Lincoln National Cemetery.

#### **NORTHPOINT DEGRADES PUBLIC LANDS, PHENOMINALLY RARE NATURAL AREAS, AND BEAUTIFUL CREEKS**

The industrial facility would neglect millions of dollars in previous taxpayer investments by degrading and destroying important public natural lands. The constant intrusion of light, noise, pollution and vibration would harm Midewin National Tallgrass Prairie, federally protected land that harbors hundreds of species, including bison, and has some of the rarest habitat in the world. The operation would ruin nesting grounds for endangered grassland birds that are in steep decline. NorthPoint asks to “move” tributaries to Manhattan Creek and would degrade high-quality waters such as Prairie Creek and Jackson Creek, which run through Midewin and other lands subject to federal protection. With all of these impacts, NorthPoint has alleged to Elwood that there are no natural features on site that require preservation.

#### **NORTH POINT COULD DEplete CRITICAL WATER SUPPLIES AND CONTAMINATE LAND AND GROUNDWATER**

North Point seeks to build a water tower and high volume well, which could pull over a million gallons per day out of the deep aquifer that supply drinking water to Elwood and other communities in Will County. The proposal also would allow truck containers that could contain anything but radioactive materials to be stacked 3-high on 20 to 33 acres of land. There are no precautions to prevent hazardous substances from contaminating soil and groundwater that may be merely feet below the surface. We have no information on where the containers would even be stored on the site.

*“I worry the noise and light pollution will hinder my children's learning, both at home and school.”*

- DELILAH LEGRETT, ELWOOD RESIDENT