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FRANCIS A. DUNN (1913-1994)

October 5, 2018

Re: Cedar Creek Business Park
Local Community Meeting
Stone City VFW Post 2199, 124 Stone City Drive. Joliet, IL 60436
October 16, 2018 at 6:30 p.m.

Dear Adjoining Landowner:

The owners of the Cedar Creek development will hold a local community meeting regarding a proposed rezoning of the Cedar Creek development from Residential to the I-1 Light Industrial zoning category of the City of Joliet Ordinance. As you may be aware, the property is already annexed to the City and the property owners have filed a petition to rezone the property from residential uses to I-1 Light Industrial. The request will be considered by the City of Joliet Plan Commission at its meeting on October 18, 2018 at 4:00 p.m.

There is no proposed current user of the property and all of the property is vacant. Approval of a development agreement is also requested that will require that whoever requests the City for development approval for a specific use of the property comply with the screening and access requirements which the City recently required of the neighboring 130 acre parcel (the Smith property) along Route 53 at Breen Road, which was annexed and zoned I-1. There will be a continuation of the 75 foot wide landscape and berming requirement imposed upon the Smith property and there will be no access from the Cedar Creek property to any local roadways. The access to the property will be via Breen Road from Route 53 and the City will require that Breen Road become a private road serving only the Cedar Creek property and Smith property.

The Union Pacific Railroad has also preliminarily agreed to consider access to the property via a railroad spur. However, the spur is not a finalized agreement and it is not for the purposes of developing an intermodal facility, it is simply to allow railroad spur access to the property for an industrial use approved by the City of Joliet. I have enclosed for your convenience **copies** of the following documents:


1. The Zoning Plat that identifies the property
2. A Preliminary Concept Plan
3. A Second Preliminary Concept Plan showing railroad spur access

Please note the Preliminary Concept Plans are simply that, the buildings which are depicted are only for illustration purposes and there is no current plan to build on the property. The purpose of the Plans is to illustrate the screening and roadway access required by the development agreement.

You are welcome to attend the meeting and ask any questions that you may have regarding the project and you are also welcome to contact the City of Joliet Community and Economic Development at 815-724-4040 or 815-724-4050 to furnish any input that you may have regarding the project.

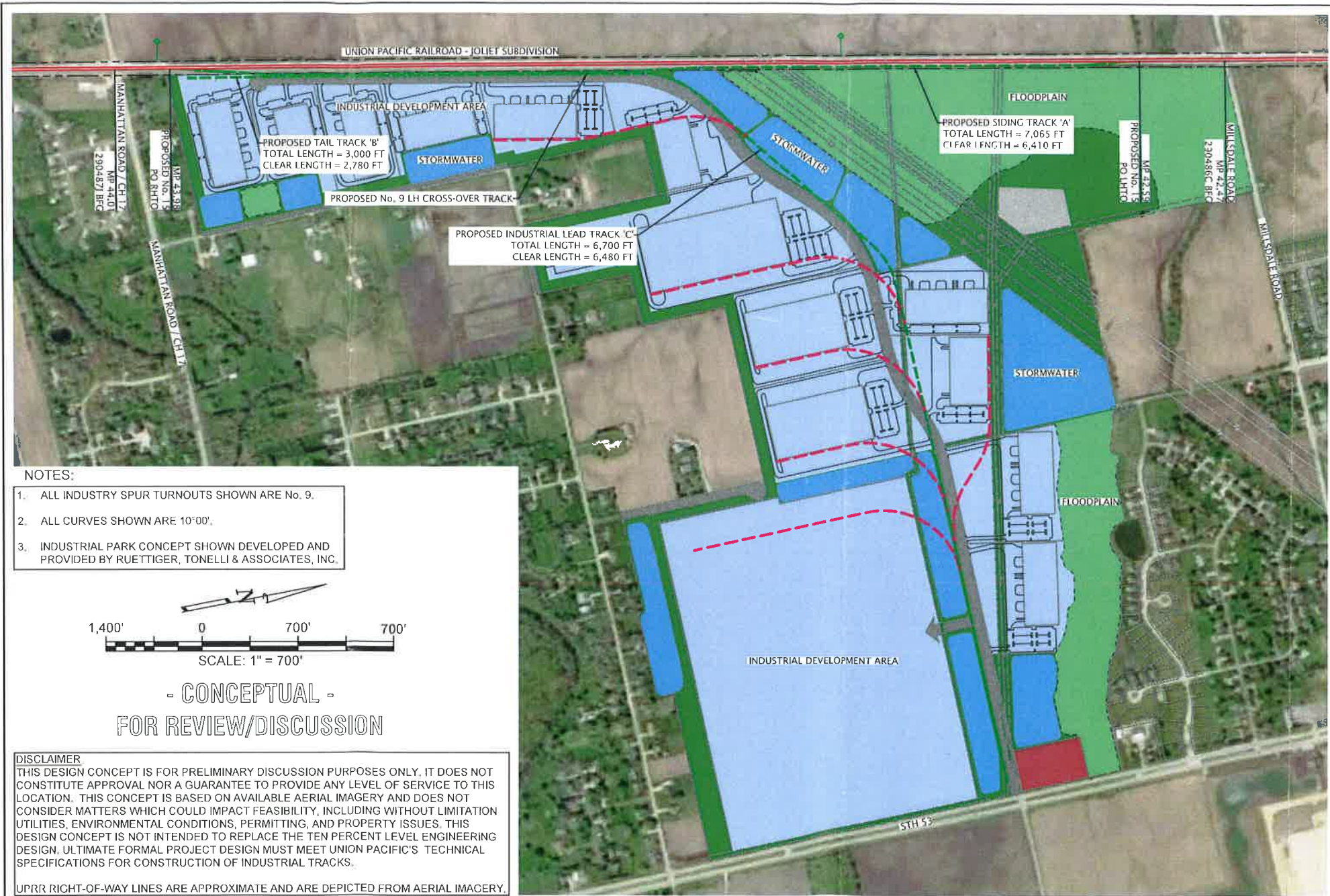
I thank you, in advance, for your kind cooperation.

Very truly yours,

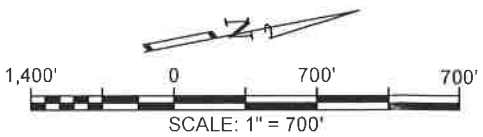


MICHAEL J. MARTIN

Enclosures



- NOTES:
1. ALL INDUSTRY SPUR TURNOUTS SHOWN ARE No. 9.
 2. ALL CURVES SHOWN ARE 10°00'.
 3. INDUSTRIAL PARK CONCEPT SHOWN DEVELOPED AND PROVIDED BY RUETTIGER, TONELLI & ASSOCIATES, INC.



- CONCEPTUAL -
FOR REVIEW/DISCUSSION

DISCLAIMER:
THIS DESIGN CONCEPT IS FOR PRELIMINARY DISCUSSION PURPOSES ONLY. IT DOES NOT CONSTITUTE APPROVAL NOR A GUARANTEE TO PROVIDE ANY LEVEL OF SERVICE TO THIS LOCATION. THIS CONCEPT IS BASED ON AVAILABLE AERIAL IMAGERY AND DOES NOT CONSIDER MATTERS WHICH COULD IMPACT FEASIBILITY, INCLUDING WITHOUT LIMITATION UTILITIES, ENVIRONMENTAL CONDITIONS, PERMITTING, AND PROPERTY ISSUES. THIS DESIGN CONCEPT IS NOT INTENDED TO REPLACE THE TEN PERCENT LEVEL ENGINEERING DESIGN. ULTIMATE FORMAL PROJECT DESIGN MUST MEET UNION PACIFIC'S TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF INDUSTRIAL TRACKS.

UPRR RIGHT-OF-WAY LINES ARE APPROXIMATE AND ARE DEPICTED FROM AERIAL IMAGERY.

DEVELOPMENT CONCEPT

REVISION #	BY	DATE	DESCRIPTION

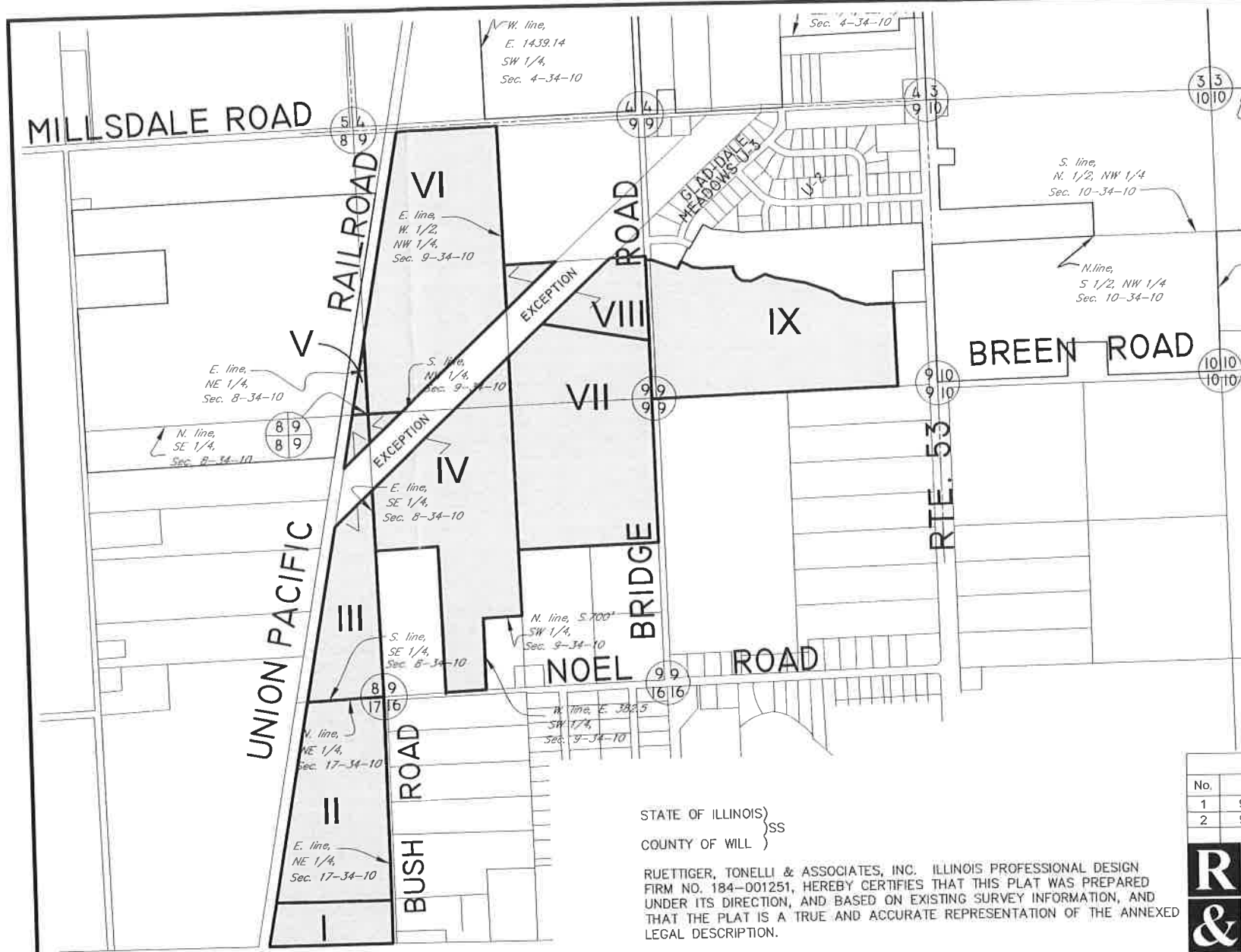
LEGEND

Ex. UPRR Tracks	
UPRR Right-of-Way	
Prop. UPRR Tracks	
Prop. Industry Tracks	
Future Spur Tracks	



DRAWN BY: JPF	UNION PACIFIC RAILROAD	For use in Agreement with: PNI-Joliet
CHECKED BY: JPF		
DATE: 3/20/2018	LOCATION & DESCRIPTION: JOLIET, IL - JOLIET SUB, MP 42.59 - MP 43.98	
SHEET NUMBER: 02 OF 02	Trackage to Serve: PNI-Joliet	
FES #:	xxxx	SHEET TITLE: PNI-JOLIET IND. PARK CONCEPT PLAN

ZONING PLAT



CURRENT ZONING CHART	
PARCEL	ZONING
I	R-1B
II	R-1B
III	R-1B
IV	R-1B
V	R-1B
VI	R-1B
VII	R-1B
VIII	R-4
IX	R-1B

TOTAL ACRES TO BE RE-ZONED
331.223 Acres

LEGEND

PROPOSED ZONING I-1
(SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS)

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	9-4-2018	Added Acres to Legal Descriptions	ECH
2	9-5-2018	Added Total Acres to Plat	ECH

RT & A **Ruettiger, Tonelli & Associates, Inc.**
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
 PH. (815) 744-6600 FAX (815) 744-0101
 website: www.ruettigertonnelli.com

DATE: 8-21-2019	SCALE: N.T.S.	DRAWN BY: ECH	CHECKED BY: JPH
PREPARED FOR: PNI-JOLIET, LLC. 535 PLAINFIELD ROAD, SUITE B WILLOWBROOK, ILLINOIS 60527		FIELD BOOK: PAGE:	
DRAWING TITLE: ZONING PLAT		DRAWING No.: 109-0065-Z Sheet 1 of 2	

STATE OF ILLINOIS)
 COUNTY OF WILL) SS
 RUETTIGER, TONELLI & ASSOCIATES, INC. ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251, HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED UNDER ITS DIRECTION, AND BASED ON EXISTING SURVEY INFORMATION, AND THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE ANNEXED LEGAL DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, _____

BY _____
 ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2018)
 TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

THIS IS NOT A BOUNDARY SURVEY
 ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
 FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

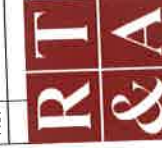
N:\Tech\2009\30654\meex_Zoning_Plats\10065Z.dwg, Sheet 01 - Plan, 9/5/2018 2:01:27 PM, ehawkinson

CONCEPT PLAN CEDAR CREEK BUSINESS PARK



LEGEND

- PROJECT BOUNDARY
- INDUSTRIAL AREA
- COMMERCIAL AREA
- WATER TOWER SITE
- STORMWATER MANAGEMENT AREA
- PIPELINE/COMED/UTILITY EASEMENT
- LANDSCAPE/BUFFERING/OPEN SPACE
- PROPOSED FLOODPLAIN
- EXISTING 100YR FLOOD LIMITS



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 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
 PH. (815) 744-6600 FAX (815) 744-0101
 website: www.ruertigger.com/illi

DATE: 01/30/2018	SCALE: 1" = 700'	DRAWN BY: MJD	CHECKED BY:
PREPARED FOR:	PNI-JOLIET LLC.		
	6860 NORTH FRONTAGE ROAD		
	SUITE 100		
	BURR RIDGE, IL 60527		
DRAWING TITLE:	CONCEPT BUILDING PLAN		
	FIELD BOOK:		
	PAGE:		
	DRAWING No.:	109-0065-C6	



No.	DATE	DESCRIPTION	BY

CENTERPOINT
 INTERMODAL
 CENTER
 JOLIET