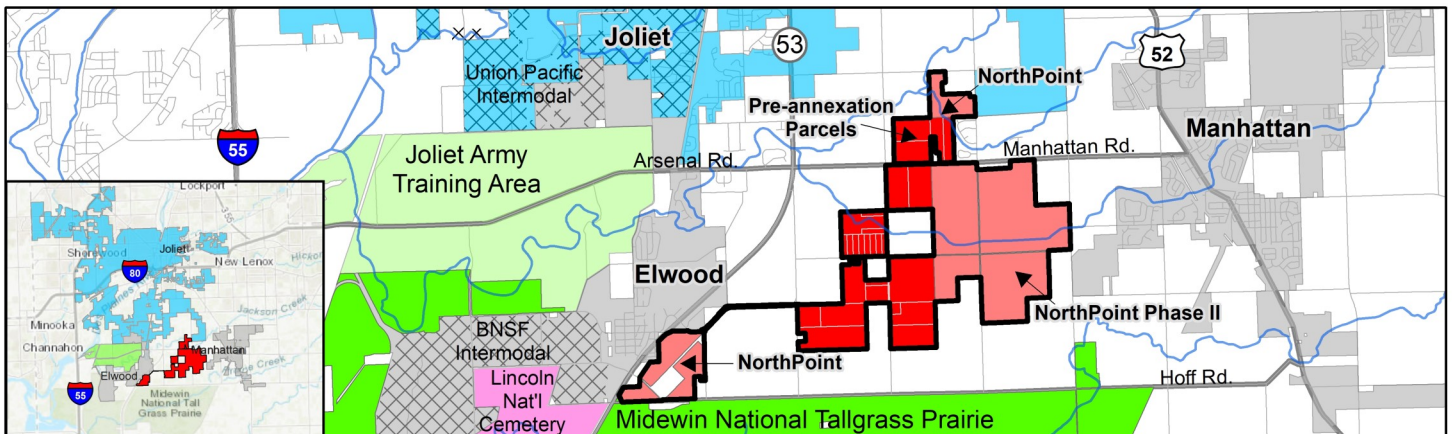


# VOTE NO TO THE NORTHPOINT INDUSTRIAL COMPLEX

IT'S TOO HIGH A RISK, WITH AN EXORBITANT PRICE IN TAX DOLLARS, WATER, HEALTH AND QUALITY OF LIFE

**NORTHPOINT** is asking Joliet to annex and rezone an additional 1,260 acres of land to entrench its plan to build "Compass Business Park", a 2,900-acre industrial facility in southwest Will County. Located over seven miles from any interstate, the 83 million square-foot monster would pave from Joliet's southern border to Midewin National Tallgrass Prairie. The request is premature, fatally flawed, and sparks an unwinnable land war. It exposes Joliet to great financial risk, with exorbitant infrastructure costs, and creates unmanageable traffic. It would draw a million gallons of water out of an aquifer that is nearly running dry, degrade globally significant natural lands, pollute or bury important waters, and ruin the area's quality of life.



## NORTHPOINT WILL TAKE ONE MILLION GALLONS OF WATER OUT OF AN AQUIFER THAT IS VITAL TO JOLIET, HASTENING IT TO THE BRINK OF A WATER CRISIS

The Illinois State Water Survey (ISWS) and Joliet's 2019 report warn that the City is running out of water. The Joliet 2019 Phase I Water Alternatives Study states:

"If no new wells are installed, the City's total well capacity is maintained, and growth occurs as projected, then the City's existing wells would be able to meet the CT water demand projection through 2025. However, if the City's two largest wells are out of service during peak water use, **the City may not be able to meet the Maximum Day Demand in as soon as 1 to 6 years**. The City should be prepared to severely limit water use throughout the community when more than one well is out of service during peak water use." (p. 78, *bold emphasis added*)

Joliet deserves to know if by drawing 1,000 gallons a minute, NorthPoint will cause its wells to drop, preclude new planned development or cause shortages.

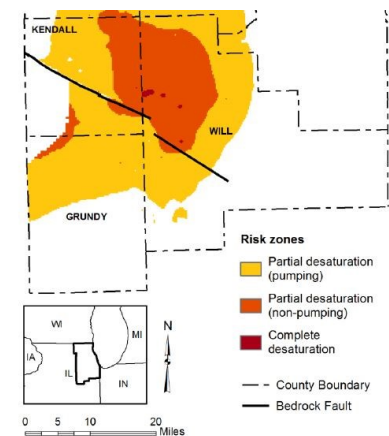


Figure 52: Risk of desaturation of the St. Peter Sandstone in 2014. ISWS, Report No. 2015-02, p. 84 (2015).

## NORTHPOINT IS EXPOSING JOLIET TO SERIOUS FINANCIAL RISK; ITS MURKY FINANCIALS DON'T ADD UP

NorthPoint in past applications required \$50 Million in TIF funding for the project to succeed. It hasn't since explained how it will otherwise finance the project, even with tax breaks, Foreign Trade Zone, or Enterprise Zone status. The NorthPoint project revenue numbers don't add up. This murkiness exposes Joliet to serious financial risk of a loss of millions of dollars.

*"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 fumes from an unfathomable amount of traffic is heartbreaking."*

- STEPHANIE IRVINE OUYKAAS, JACKSON TOWNSHIP

## **NORTHPOINT WOULD INTENSIFY TRAFFIC AND TOLL EXHORBITANT UNFORSEEN INFRASTRUCTURE COSTS**

This one development could wreck the network of roads and bridges depended upon for national freight movement. If built, the industrial facility would flood the area with 53,000 additional cars and trucks a day. Commuter traffic will glut communities that are already experiencing fatal accidents. The State, Will County and City of Joliet would need to divert millions in tax dollars to widen and reinforce roads, where it's even possible. NorthPoint ignores warnings by TranSystems Engineering that, with "physical constraints," some interchanges can't be rebuilt to carry the weight and amount of truck traffic. NorthPoint's plans hinge upon building a \$20 million bridge over Route 53 that is under intense litigation, with no end in sight. None of this work is anticipated, much less prioritized for funding, detracting from regionally significant projects, such as the Houbolt Road Extension and improving Interstates 55 and 80.



## **NORTHPOINT ADDS HUGE BURDEN TO EMERGENCY RESPONSE AND WASTEWATER TREATMENT SERVICES**

NorthPoint would increase pressure and demand on emergency services, such as police and fire, and will intensify traffic, making it harder and more costly to service the existing Joliet area. NorthPoint would also place a burden on local wastewater treatment plants. Its initial 2,200-acre footprint would discharge up to 943,000 gallons per day.



## **NORTHPOINT IS CREATING AN UNWINNABLE LAND WAR, BREEDING CHAOS, NOT PROSPERITY**

The project would subsume almost the entire open planning area of the *Moving Will County* comprehensive land use and transportation plan, dividing rather than uniting area communities. It would preempt Joliet's land use planning process, and defy overwhelming opposition by area residents and businesses, threatening to ruin their quality of life.

## **NORTHPOINT WILL DEGRADE PUBLIC LANDS, GLOBALLY RARE NATURAL AREAS, AND BEAUTIFUL CREEKS**

NorthPoint would destroy and diminish important public natural lands that were restored with millions of taxpayer dollars. The constant intrusion of light, noise, pollution and vibration would harm Midewin National Tallgrass Prairie, which 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. It would bury and pollute important creeks.

