



CenterPoint Properties®

LOGISTICS * INDUSTRIAL
INVESTMENT | DEVELOPMENT | MANAGEMENT

November 18, 2021

Via EMAIL rodekirk@joliet.gov and Hand Delivery

Mayor Bob O'Dekirk
City of Joliet
150 West Jefferson Street
Joliet, Illinois 60432

Re: NorthPoint/East Gate Logistics Park Chicago, LLC's Proposed 2,356 Acre Development ("NorthPoint Project")

Dear Mayor O'Dekirk,

As you are aware, CenterPoint Properties Trust as a 100% member of CenterPoint Joliet Terminal Railroad LLC and CenterPoint Joliet Terminal Railroad LLC ("CenterPoint") is the owner and developer of the CenterPoint Joliet Terminal development which is located south of I-80 and west of US Rt. 53 in Joliet ("CenterPoint Joliet Terminal"). Since 2008 CenterPoint's development of the CenterPoint Joliet Terminal, including its internal private roadways, has been founded on sound engineering studies and analysis to ensure roadway integrity, safety and optimal operating conditions for owners and tenants in the CenterPoint Joliet Terminal.

According to preliminary and non-binding information that has been obtained by CenterPoint, NorthPoint is proposing a "Closed Loop Truck Network" ("CLTN") that will funnel traffic from 2,356 acres which NorthPoint alleges will be developed with 21 million square feet of industrial warehouses to one connection point with Millsdale Road -- and directly into the CenterPoint Joliet Terminal via CenterPoint Way. The roads and intersections within the CenterPoint Joliet Terminal are not designed or constructed to accommodate the NorthPoint Project or the 1,200+/- acres adjacent to the NorthPoint Project. This proposed traffic pattern will have a significant negative impact on the safety and integrity of all intersections and roads, including CenterPoint's private roads, within the CenterPoint Joliet Terminal. In addition, there would be a substantial negative impact on current and proposed businesses in the CenterPoint Joliet Terminal and the motoring public.

In addition, NorthPoint is the owner of an additional 1,200+/- acres adjacent to the NorthPoint project. While it is not included in the current NorthPoint Project, this additional acreage would add another 14 million square feet of industrial warehouse traffic to the CLTN -- further exacerbating the negative impact on the CenterPoint Joliet Terminal.

CenterPoint will continue to evaluate its rights under current agreements and covenants that bind the City and protect CenterPoint's rights, the businesses within the CenterPoint Joliet Terminal, and those who travel upon its roads.

CenterPoint requests that the City and its Plan Commission table NorthPoint's Project until NorthPoint provides information to CenterPoint and allows CenterPoint a reasonable time to evaluate the NorthPoint Project. CenterPoint hereby requests the City of Joliet and/or NorthPoint provide CenterPoint the following information:

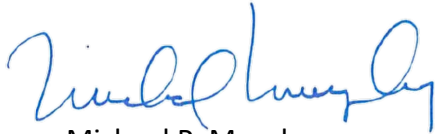
1. Draft of the Annexation and Development Agreement and any amendments thereto. A summary is insufficient for CenterPoint to reasonably assess the NorthPoint Project.
2. NorthPoint's traffic study referenced in the Staff Report and any previous traffic studies provided by NorthPoint to the City of Joliet and which have not been provided to CenterPoint.
3. A list of all property owned by NorthPoint that will eventually utilize the CLTN. This list should include the approximately 1,200 acres owned by NorthPoint and currently located in the Village of Manhattan's planning area pursuant to a boundary agreement set to expire in 2025.
4. Anticipated square footage of warehouses or other buildings, including terminals, and square footage of all proposed container or parking facilities on all property owned by NorthPoint that will eventually utilize the CLTN.
5. Environmental Impact Studies for the NorthPoint Project and/or the 1,200 acres owned by NorthPoint and currently located in the Village of Manhattan's planning area pursuant to a boundary agreement that will expire in 2025.
6. Specifications for the proposed Bridge over Rt. 53 and Specifications for the Railroad Bridge over the UP Railroad south of Millsdale Road.
7. Details regarding the location of the connection of the CLTN to Millsdale Road and specifications for the CLTN roadway improvements at its intersection with Millsdale Road.
8. Proposed timing for Completion of Bridges over the Union Pacific Railroad and Rt. 53.
9. Proposed timing for construction of the Connection/Intersection of the CLTN roadway(s) to Millsdale Road.

10. A list of, and specifications for, all improvements NorthPoint and/or the City of Joliet is proposing for Millsdale Road, CenterPoint Way, Baseline Road, Vetter Road, Laraway Road, Hollywood/Houbolt Road and the I-80/Houbolt Road Interchange.
11. Traffic Studies showing current and anticipated impacts of the NorthPoint Project and/or the CLTN on Millsdale Road west of Brandon Road, CenterPoint Way, Baseline Road, Vetter Road, Laraway Road, Houbolt Road Bridge, Houbolt/Hollywood Road and Houbolt Road interchange with I-80.
12. Traffic studies relating in any way to the 1,200 acres owned by NorthPoint and currently located in the Village of Manhattan's planning area pursuant to a boundary agreement that will expire in 2025.

CenterPoint believes that the foregoing are reasonable requests and the type of information that CenterPoint, and presumably other developers, have been required to provide to the City to establish that development occurs in a responsible manner that ensures the integrity and safety of existing infrastructure and the safety of the public. Based on the foregoing, CenterPoint will communicate its objection to NorthPoint's Project to the Plan Commission and further will request that the matter be tabled until sufficient information is provided by NorthPoint and the City of Joliet.

If you have any questions or concerns, please do not hesitate to contact my office.

Kind regards,



Michael P. Murphy
Chief Development Officer