
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 15-01

**AN ORDINANCE GRANTING THE PHASE TWO PLANNED UNIT DEVELOPMENT
PETITION FOR ILPCC INCLUDING A 40.516 ACRE SUBDIVISION IN THE
VILLAGE OF COAL CITY**

NEAL E. NELSON, President
PAMELA M. NOFFSINGER, Village Clerk

GEORGETTE VOTA
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TERRY HALLIDAY
DAVID TOGLIATTI
JUSTIN WREN
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on January 12, 2015

**AN ORDINANCE GRANTING THE PHASE TWO PLANNED UNIT DEVELOPMENT
PETITION FOR ILPCC INCLUDING A 40.516 ACRE SUBDIVISION IN THE
VILLAGE OF COAL CITY**

WHEREAS, an application for the Preliminary PUD Plat Approval for ILPCC Phase II according to Section 156.185 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Frank J. Cortina (“applicant”) on December 1, 2014 for the subdivision of a certain portion of the 282-acre property, establishment and construction of railroad to serve the industrial park, and dedication of rights of way for the future placement of streets and utilities (the “Application”); and

WHEREAS, a public hearing on the Application was noticed and duly held on December 15, 2014 by the Planning and Zoning Board (“P & Z”); and

WHEREAS, a PUD committee conducted a public meeting on December 30, 2014 and independently reviewed the Application pursuant to Section 156-190 of the Zoning Code, prior to the Planning and Zoning Board’s action on the Application; and

WHEREAS, the PUD committee provided a positive recommendation on the Application to the P & Z, subject to the conditions and limitations set forth within this Ordinance; and

WHEREAS, the P & Z met on January 5, 2015, and recommended approval of the Application to the Board of Trustees; and

WHEREAS, Section 156.186 of the Zoning Code requires the Village to utilize a planned unit development approval for proposed developments exceeding 10 acres; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City (the “Corporate Authorities”) find and determine that Applicant has demonstrated satisfaction of the planned unit development evaluative criteria set forth in the Zoning Code as set forth herein; and

WHEREAS, the Corporate Authorities concur with the findings recommendations of the PUD committee and the P & Z with respect to the approval and issuance of the requested planned development permit, subject to and contingent upon the conditions set forth in this Ordinance;

WHEREAS, the Corporate Authorities hereby find and determine that it is in the best interests of the Village to approve the Application and grant the Preliminary Plat Approval as set forth herein.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Board of Trustees find as follows:

- A. **Superior Design.** The petitioner has requested an interior railroad track placement within the industrial park that shall allow multiple companies to access this improvement as well as provide access to the park from one main access point on Reed Road rather than multiple access points for the property.
- B. **Meets Planned Unit Development Requirements.** The constraints of the Code have guided the petitioner into the approved petition. Due to the PUD process, the petitioner has begun to gather the support of multiple governmental entities, which have participated within the PUD Committee for the Village.
- C. **Consistent with the Village Comprehensive Plan.** This property is set forth in the Comprehensive Plan as well as the Village's zoning for an industrial use. The improvements to be considered shall allow the end users of this development to use the land in the manner conceived within the Village's Comprehensive Plan.
- D. **Public Welfare.** The proposal shall not be detrimental to the public health or general welfare of the Village's residents. Approval of the petitioner's request includes the extension of previously approved railroad lead track, a subdivision allowing the future utilization by a user of the park, as well as the dedication of public rights of way that meet the Village's and County's requirements.
- E. **Compatible with Environs.** The petitioner's request shall not impede the orderly development of surrounding property; the requested approvals shall bring rail service to multiple tenants and assist with the development of other properties as well.
- F. **Natural Features.** Areas of sensitive or valuable environmental character within this property include the drainageways that exist within the property. Each of these will be maintained with a permanent drainage easement that will be recorded against the affected real property; the Army Corps of Engineers have already approved the crossings of these drainageways.
- G. **Circulation.** The railroad improvement shall allow for multiple tenants to access the railway and circulate within the development to gain rail shipments. A dedication of rights of way allows for one mid-block curb cut onto a larger Reed Road to serve the park along the north side of the railroad improvement.
- H. **Open Spaces and Landscaping.** No final land use approvals are being requested at this time; the property shall remain largely open space aside from the railroad improvement, which shall extend the lead track throughout the development.
- I. **Covenants.** All land within the ILPCC development shall submit to covenants for the operation of common improvements such as the railroad track. The determination of the exterior design of structures as well as the preservation of opens space shall be reserved for subsequent Village review and approval due to the Village's Code and a development agreement in place with the ILPCC land owners.

- J. **Public Services.** Impact upon public services shall be minimal at this time. Reservation of drainage easements has been made with the approved site plan. The current sizing of the cul de sac shall enable fire equipment to provide service to properties within the park. Other reservations shall allow the future improvement of the property with water and sewer utilities throughout the park.
- K. **Phasing.** The approved Phase II of the Coal City Inland Logistics Port shall allow the lead track approved within Phase I to be extended within the industrial park to serve future tenants of the park. Subdivision and dedication of rights of way shall allow future improvements to be constructed for future tenants.

Section 3. Description of the Property. The property is located at the southwest corner of Reed and Broadway with the legal description provided in Attachment A.

Section 4. Public Hearing. A public hearing was advertised on November 29, 2014 in the *Morris Herald* and held by the Planning and Zoning Board on December 15, 2014. Following this public hearing, the Planning and Zoning Board conducted its Regular Meeting on January 5, 2015 and conducted further deliberations at that time, with a majority of the Planning and Zoning Board members voting to recommend approval of the Preliminary Plat to the Board of Trustees.

Section 5. Preliminary Planned Unit Development Approval. The development methodology requested in the December 1, 2014 Preliminary PUD Plat Application is granted as follows:

- A. The Application is approved in accordance with Article IX of the Zoning Code concerning Planned Unit Developments. The approval herein granted shall authorize Applicant to subdivide the property as shown in a final plat of subdivision of Inland Logistics Port – Coal City as further provided herein and to dedicate rights of way for public improvements, as depicted more particularly in the Application. A Final Plan shall be submitted according to the standards set forth in Section 156-191 prior to commencing the final stage of development of the industrial park.

Section 6. Conditions. The Preliminary Plat approval granted herein shall be and is hereby expressly subject to and contingent upon each and every term, condition, and restriction specified in this Section. Upon failure or refusal of petitioner to comply with the conditions, restrictions, or provisions of this Ordinance, the planned development permit approved by this Ordinance will, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees will not revoke the planned development permit unless it first provides petitioner with an opportunity to be heard at a regular or special meeting of the Board of Trustees. The conditional approval of the planned development permit is premised on full compliance by petitioner, and any other operators or tenants and any successor owners, landlords, lessees, operators, and assigns with the following conditions:

- A. The petitioner shall subdivide the 40.516-acre parcel in the manner presented throughout the requisite meetings held on the matter heretofore and provided within Attachment B. This parcel shall be Lot 2. Although this lot shall be subdivided from the larger ILPCC development, no permits shall be issued and no improvements shall be undertaken thereon unless and until the Village approves a PUD petition addressing the development of Lot 2.
- B. The petitioner shall subdivide a 10.839-acre parcel, known as Lot 1, which shall possess a railroad improvement with the legal description contained within Attachment C. This improvement shall also have a temporary construction easement for the purpose of constructing the rail improvement. The temporary Construction Easement is provided within Attachment C. No further zoning relief shall be required from the Village prior to the commencement of construction of railroad improvements upon Lot 1.
- C. Certain rights of way shall be dedicated upon the 282-acre property in the manner as set forth in Attachment D. This dedication shall include a right-of-way that shall extend Reed Road southward and allow for the future installation of a cul de sac to serve the industrial property. No improvements shall be constructed without additional application for subdivision and PUD approvals at a future date.
- D. Drainage easements shall be established within the 282-acre property. These easements shall be provided as set forth within Attachment E. The petitioner shall request the requisite approvals from the Maine Township Drainage prior to constructing and/or impacting the north ditch within the property. Likewise, the petitioner shall seek necessary engineering approvals from the Village of Coal City prior to constructing and/or impacting the southern ditch that flows through the property.
- E. Infrastructure Fee.
- i. The Village Infrastructure Fee to be remitted to the Village as a condition of the subdivision of the 40.516-acre as set forth in Resolution 07-02 and further modified by the fee amounts established in Resolution 09-01 (the "Fee") shall be remitted by the owner of Lot 2 as a condition precedent to the issuance of any PUD approvals or building permits. The petitioner agrees that the owner of Lot 2 at the time Lot 2 is the subject of any application for development or zoning approvals ("Lot 2 Subsequent Owner") shall enter into a development agreement with the Village providing for the payment in full of the Fee, subject to the reduction approved in Subsection 6(E)(ii) of this Ordinance (the "Modified Fee"). Petitioner further agrees to act as surety for any such payment by Lot 2 Subsequent Owner and agrees that in the event Lot 2 Subsequent Owner fails or refuses to pay all or any portion of the Modified Fee for any reason or no reason, petitioner shall remit said Modified Fee in full or the balance thereof not remitted by Lot 2 Subsequent Owner as a condition precedent to the obtaining of any further PUD or subdivision approvals related to or arising out of the development of the Inland Logistics Port Coal City.

- ii. The Corporate Authorities hereby additionally agree to waive payment by the Lot 2 Subsequent Owner of those portions of the Fee specified in items 2 (“Wastewater Collection”) and 4 (“Water Distribution & Storage”) of Subsection F of Exhibit 1 to the Village’s Water and Sewer Infrastructure Development Policy, as amended by Resolution 09-01. Accordingly, Lot 2 Subsequent Owner shall be and hereby is subject to only those portions of the Fee itemized as items 1 (“Wastewater Treatment”), 3 (“Water Treatment”) and 5 (“Wastewater Lagoon Rehabilitation”) of Subsection F of Exhibit 1 to the Village’s Water and Sewer Infrastructure Development Policy, as amended by Resolution 09-01. Such reduced Fee must be paid by Lot 2 Subsequent Owner prior to the issuance of any building permits on Lot 2. The reduced Fee specified herein shall be in addition to any and all other applicable charges and fees that may be owed to the Village by Lot 2 Subsequent Owner in the normal course of business.

Section 7. Binding on Successors and Assigns. The terms and conditions of this Ordinance shall be binding upon Petitioner, its successors, affiliates, and assigns.

Section 8. No Authorization of Work. This Ordinance does not authorize the commencement of any work or other site development activities on the property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced upon the property until all conditions precedent set forth in this Ordinance for such work to proceed have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable laws.

Section 9. Recording. The Village Clerk is authorized and directed to record a certified copy of this Ordinance with the Grundy County Recorder of Deeds at petitioner’s expense.

Section 10. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 11. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

Ordinance 15-01

**AN ORDINANCE GRANTING THE PHASE TWO PLANNED UNIT DEVELOPMENT PETITION FOR
ILPCC INCLUDING A 40.516 ACRE SUBDIVISION IN THE VILLAGE OF COAL CITY**

Section 12. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 12 day of January, 2015, at Coal City, Grundy & Will Counties, Illinois.

AYES: 4

NAYS: 0

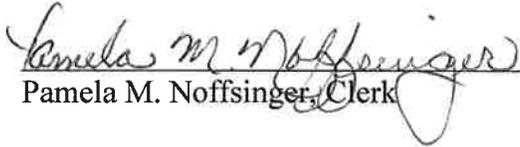
ABSENT: 2

ABSTAIN: 0

VILLAGE OF COAL CITY


Neal E. Nelson, President

Attest:


Pamela M. Noffsinger, Clerk

ATTACHMENT A

INLAND LOGISTICS PORT-COAL CITY SUBDIVISION
COAL CITY, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 15 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS DISK LOCATED AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 530.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG A LINE HEREAFTER CALLED "LINE A", A DISTANCE OF 1,164.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 561.69 FEET SUBTENDING A CHORD BEARING SOUTH 47 DEGREES 16 MINUTES 13 SECONDS EAST, AN ARC DISTANCE OF 901.35 FEET TO A TANGENT LINE; THENCE NORTH 86 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 111.20 FEET; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 224.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 585.69 FEET SUBTENDING A CHORD BEARING SOUTH 63 DEGREES 10 MINUTES 49 SECONDS EAST, AN ARC DISTANCE OF 716.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL GULF RAILROAD (PREVIOUSLY KNOWN AS THE GULF, MOBILE AND OHIO RAILROAD) AS MONUMENTED AND OCCUPIED; THENCE SOUTH 00 DEGREES 47 MINUTES 12 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 57.31 FEET A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 561.69 FEET SUBTENDING A CHORD BEARING NORTH 60 DEGREES 34 MINUTES 49 SECONDS WEST, AN ARC DISTANCE OF 738.42 FEET TO A TANGENT LINE; THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 2,013.99 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 585.69 FEET SUBTENDING A CHORD BEARING NORTH 49 DEGREES 46 MINUTES 13 SECONDS WEST, AN ARC DISTANCE OF 990.97 FEET TO A TANGENT LINE; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG A LINE PARALLEL WITH AND 380.50 FEET EAST OF THE WEST LINE OF THE NORTHEAST AND SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 3,297.16 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 06 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 36.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.69 FEET SUBTENDING A CHORD BEARING NORTH 22 DEGREES 43 MINUTES 48 SECONDS EAST, AN ARC DISTANCE OF 461.05 FEET TO A NON-TANGENT LINE ALSO BEING THE CENTERLINE OF A CREEK; THENCE SOUTH 68 DEGREES 44 MINUTES 48 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 766.97 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG A LINE PARALLEL WITH AND 1,307.10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 543.39 FEET TO A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 31 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 950.60 FEET TO THE EAST LINE OF THE WEST 356.50 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO SAID NORTH LINE; THENCE NORTH 88 DEGREES 31 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 2,289.98 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 01 DEGREES 20 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 75.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 31 MINUTES 10 SECONDS WEST

INLAND LOGISTICS PORT-COAL CITY SUBDIVISION
COAL CITY, ILLINOIS

ALONG SAID NORTH LINE, A DISTANCE OF 1,269.44 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG A LINE PARALLEL WITH AND 1,377.10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 603.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FEET SUBTENDING A CHORD BEARING SOUTH 41 DEGREES 30 MINUTES 05 SECONDS EAST, AN ARC DISTANCE OF 49.12 FEET TO A TANGENT CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 85.00 FEET SUBTENDING A CHORD BEARING SOUTH 48 DEGREES 29 MINUTES 55 SECONDS WEST, AN ARC DISTANCE OF 386.32 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG A LINE PARALLEL WITH AND 1,307.10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,626.68 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 06 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 790.60 FEET; THENCE SOUTH 17 DEGREES 08 MINUTES 12 SECONDS WEST, A DISTANCE OF 316.23 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG A LINE PARALLEL WITH AND 416.50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,306.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 549.69 FEET SUBTENDING A CHORD BEARING SOUTH 49 DEGREES 46 MINUTES 13 SECONDS EAST, AN ARC DISTANCE OF 930.06 FEET TO A TANGENT LINE; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST ALONG SAID TANGENT LINE, A DISTANCE OF 506.00 FEET; THENCE NORTH 75 DEGREES 23 MINUTES 53 SECONDS EAST, A DISTANCE OF 98.67 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 549.69 FEET SUBTENDING A CHORD BEARING NORTH 40 DEGREES 13 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 674.80 FEET TO A TANGENT LINE; THENCE NORTH 05 DEGREES 03 MINUTES 41 SECONDS EAST, A DISTANCE OF 286.48 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG A LINE PARALLEL WITH AND 36.00 FEET WEST OF SAID "LINE A", A DISTANCE OF 1,419.37 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 06 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 36.00 FEET TO THE NORTHERLY EXTENSION OF SAID "LINE A"; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 335.12 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

ATTACHMENT B

Lot 2 Legal Description
COAL CITY, ILLINOIS

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS DISK LOCATED AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2232.29 FEET TO A LINE PARALLEL WITH AND 416.50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF A 36.00 FOOT WIDE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 69.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 1990.28 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.69 FEET SUBTENDING A CHORD BEARING NORTH 22 DEGREES 43 MINUTES 48 SECONDS EAST, AN ARC DISTANCE OF 461.05 FEET TO A NON-TANGENT LINE ALSO BEING THE CENTERLINE OF A CREEK; THENCE SOUTH 68 DEGREES 44 MINUTES 48 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 766.97 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG A LINE PARALLEL WITH AND 1307.10 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1805.00 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 06 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 740.60 FEET; THENCE SOUTH 25 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 335.41 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

ATTACHMENT C

RAILWAY LEGAL DESCRIPTION
COAL CITY, ILLINOIS

LEGAL DESCRIPTION OF PREMISES

SECTION A:

A STRIP OF LAND 36.00 FEET WIDE, SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 12.00 FEET (NORMALLY DISTANT) TO THE RIGHT AND LYING 24.00 FEET (NORMAL DISTANT) TO THE LEFT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK:

COMMENCING AT A BRASS DISK LOCATED AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 542.28 FEET TO SAID CENTER LINE; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 1,085.55 FEET TO A POINT HEREINAFTER CALLED "POINT A" AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,420.71 FEET TO A POINT OF TERMINUS, IN GRUNDY COUNTY, ILLINOIS.

SECTION B:

A STRIP OF LAND 36.00 FEET WIDE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 12.00 FEET (NORMALLY DISTANT) TO THE LEFT AND LYING 24.00 FEET (NORMAL DISTANT) TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK: BEGINNING AT AFORESAID "POINT A"; THENCE SOUTH 05 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF 287.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 573.69 FEET SUBTENDING A CHORD BEARING SOUTH 40 DEGREES 13 MINUTES 47 SECONDS WEST, AN ARC DISTANCE OF 704.26 FEET TO A TANGENT LINE; THENCE SOUTH 75 DEGREES 23 MINUTES 53 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 100.00 FEET TO A POINT HEREINAFTER CALLED "POINT B"; THENCE ALONG A LINE LYING 12.00 FEET (NORMALLY DISTANT) TO THE RIGHT AND LYING 24.00 FEET (NORMAL DISTANT) TO THE LEFT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK: THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 1,032.83 FEET TO A POINT HEREINAFTER CALLED "POINT C" AND A POINT OF TERMINUS FOR AFORESAID SIDELINES; THENCE NORTH 04 DEGREES 47 MINUTES 48 SECONDS EAST ALONG A RADIAL LINE, A DISTANCE OF 37.17 FEET TO A POINT HEREINAFTER CALLED "POINT D"; THENCE ALONG A LINE LYING 12.00 FEET (NORMALLY DISTANT) TO THE RIGHT AND LYING 24.00 FEET (NORMAL DISTANT) TO THE LEFT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK: THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 573.69 FEET SUBTENDING A CHORD BEARING NORTH 40 DEGREES 40 MINUTES 41 SECONDS WEST, AN ARC DISTANCE OF 788.59 FEET TO A TANGENT LINE; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 79.29 FEET TO AFORESAID "POINT A" AND THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

SECTION C:

A STRIP OF LAND 36.00 FEET WIDE, SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 12.00 FEET (NORMALLY DISTANT) TO THE LEFT AND LYING 24.00 FEET (NORMAL DISTANT) TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK:

BEGINNING AT AFORESAID "POINT B"; THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 507.34 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 573.69 FEET SUBTENDING A CHORD BEARING NORTH 49 DEGREES 46 MINUTES 13 SECONDS WEST, AN ARC DISTANCE OF 970.67 FEET TO A TANGENT LINE; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 3,297.16 FEET TO A POINT OF TERMINUS, IN GRUNDY COUNTY, ILLINOIS.

THE SIDELINES OF SAID PARCELS A, B AND C TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE INTERSECTING SIDELINES OF SECTIONS A, B AND C.

PROPOSED CONSTRUCTION EASEMENT
COAL CITY, ILLINOIS

LEGAL DESCRIPTION OF PREMISES

SECTION D:

A STRIP OF LAND 136.00 FEET WIDE, SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 62.00 FEET (NORMALLY DISTANT) TO THE RIGHT AND LYING 74.00 FEET (NORMAL DISTANT) TO THE LEFT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK:

COMMENCING AT A BRASS DISK LOCATED AT THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 31 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 542.28 FEET TO SAID CENTER LINE; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 1,085.55 FEET TO A POINT HEREINAFTER CALLED "POINT E" AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,470.71 FEET TO A POINT OF TERMINUS, IN GRUNDY COUNTY, ILLINOIS.

PROPOSED CONSTRUCTION EASEMENT
COAL CITY, ILLINOIS

SECTION E:

A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT AFORESAID "POINT E"; THENCE NORTH 88 DEGREES 07 MINUTES 06 SECONDS WEST, A DISTANCE OF 74.11 FEET TO A POINT ON A LINE 74.00 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF TRACK; THENCE SOUTH 05 DEGREES 03 MINUTES 41 SECONDS WEST, A DISTANCE OF 283.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 499.69 FEET SUBTENDING A CHORD BEARING SOUTH 40 DEGREES 13 MINUTES 48 SECONDS WEST, AN ARC DISTANCE OF 613.42 FEET TO A TANGENT LINE; THENCE SOUTH 75 DEGREES 23 MINUTES 53 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 95.88 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 19 SECONDS EAST, A DISTANCE OF 74.11 FEET TO THE CENTER LINE OF SAID TRACK, ALSO TO A POINT HEREINAFTER CALLED "POINT F"; THENCE SOUTH 11 DEGREES 25 MINUTES 19 SECONDS EAST CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 62.10 FEET TO A POINT ON A LINE 62.00 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID TRACK; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, A DISTANCE OF 1,075.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF BROADWAY ROAD AS MONUMENTED AND OCCUPIED; THENCE NORTH 01 DEGREES 21 MINUTES 02 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 317.83 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 58 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 321.04 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 511.69 FEET SUBTENDING A CHORD BEARING NORTH 21 DEGREES 58 MINUTES 36 SECONDS WEST, AN ARC DISTANCE OF 369.36 FEET TO A TANGENT LINE; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 75.84 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 06 SECONDS WEST, A DISTANCE OF 62.10 FEET TO AFORESAID "POINT E" AND THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

SECTION F:

A STRIP OF LAND 136.00 FEET WIDE, BEFORE INTERSECTING WITH THE EAST LINE OF THE WEST 356.50 FEET OF SAID NORTHEAST AND SOUTHEAST QUARTER, AND 110.00 FEET WIDE THEREAFTER TILL TERMINUS, SITUATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 62.00 FEET (NORMALLY DISTANT) TO THE LEFT BEFORE SAID INTERSECTION AND 36.00 TO THE LEFT THEREAFTER AND LYING 74.00 FEET (NORMAL DISTANT) TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE OF TRACK:

BEGINNING AT AFORESAID "POINT F"; THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 507.34 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 573.69 FEET SUBTENDING A CHORD BEARING NORTH 49 DEGREES 46 MINUTES 13 SECONDS WEST, AN ARC DISTANCE OF 970.67 FEET TO A TANGENT LINE; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST ALONG SAID TANGENT LINE, A DISTANCE OF 3,347.16 FEET TO A POINT OF TERMINUS, IN GRUNDY COUNTY, ILLINOIS.

THE SIDELINES OF SAID PARCELS D, E AND F TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE INTERSECTING SIDELINES OF SECTIONS D, E AND F AND EXISTING PROPERTY AND RIGHT-OF-WAY LINES WHERE THEY INTERSECT.

ATTACHMENT D

PROPOSED CUL-DE-SAC DEDICATION
COAL CITY, ILLINOIS

THAT PART OF THE NORTH 1358.70 FEET OF THE NORTHEAST QUARTER OF SECTION 15, EXCEPT THE WEST 356.50 FEET THEREOF, IN TOWNSHIP 32 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88 DEGREES 31 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1307.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 31 MINUTES 10 SECONDS EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 70.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 54 SECONDS EAST, A DISTANCE OF 678.60 FEET TO A TANGENT CURVE; THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FEET SUBTENDING A CHORD BEARING SOUTH 41 DEGREES 30 MINUTES 05 SECONDS EAST, AN ARC DISTANCE OF 49.12 FEET TO A TANGENT CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 85.00 FEET SUBTENDING A CHORD BEARING SOUTH 48 DEGREES 29 MINUTES 55 SECONDS WEST, AN ARC DISTANCE OF 386.32 FEET TO A TANGENT LINE; THENCE NORTH 01 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 796.70 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

CONTAINING 74,294 SQUARE FEET (1.706 ACRES MORE OR LESS).

75' REED ROAD DEDICATION
COAL CITY, ILLINOIS

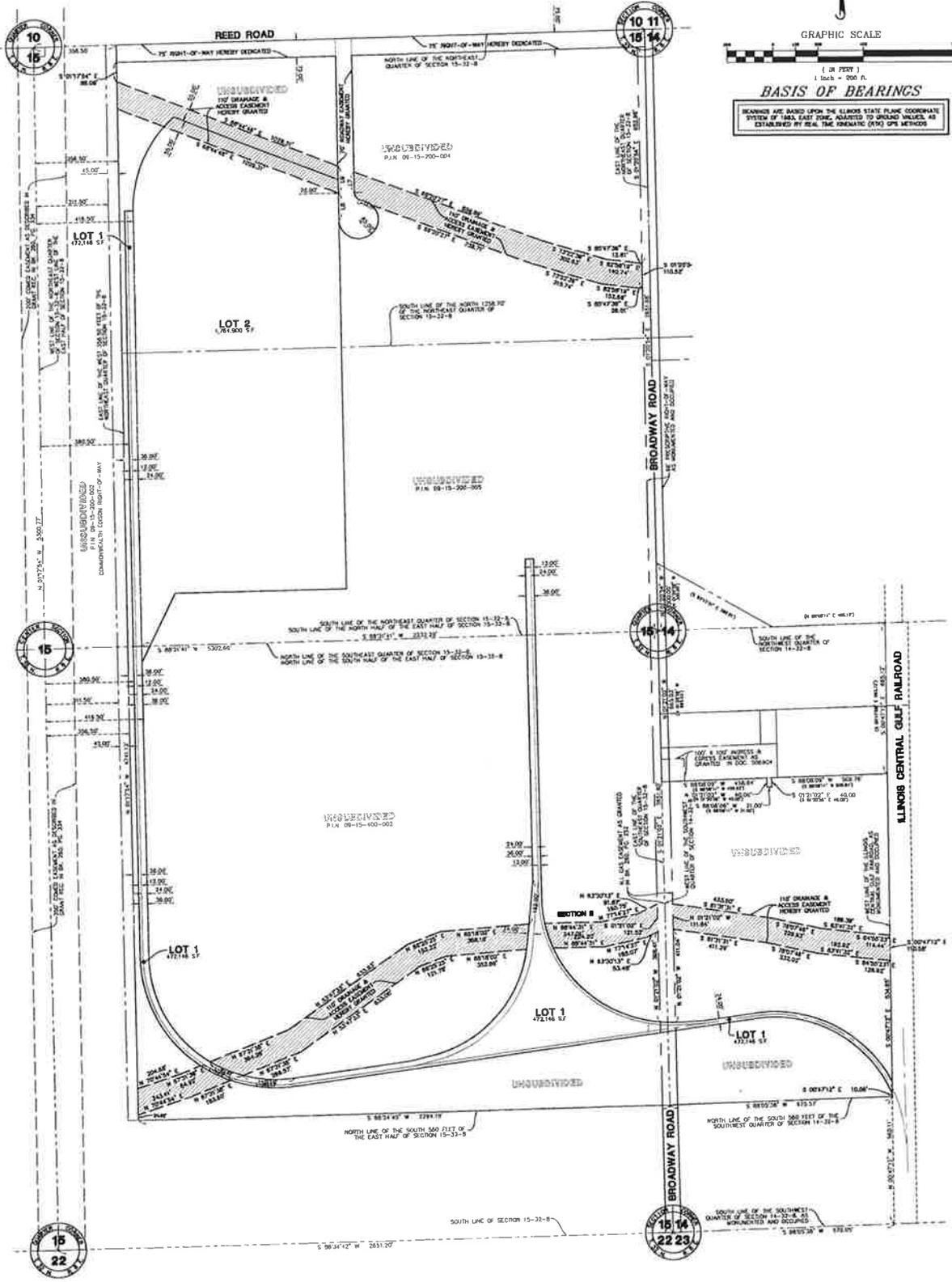
THE NORTH 75.00 FEET OF THE NORTH 1358.70 FEET OF THE NORTHEAST QUARTER OF SECTION 15, EXCEPT THE WEST 356.50 FEET THEREOF, IN TOWNSHIP 32 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

SURVEY PREPARED FOR

INLAND LOGISTICS PORT COAL CITY, LLC
800 W. 70TH STREET, SUITE 3
WILLOWBROOK, ILLINOIS 60527

**EXHIBIT E
'DRAINAGE EASEMENT'**

CURRENT P.I.N.
08-15-200-004
08-15-200-005
09-15-400-002
09-15-500-007



DATE	DESCRIPTION

INLAND LOGISTICS PORT-COAL CITY
COAL CITY, ILLINOIS
EXHIBIT E - DRAINAGE EASEMENT

Manhard
CONSULTING LTD

700 Barrington Drive, Suite 600, Barrington, IL 60015
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	DESCRIPTION

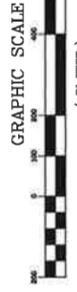
January 25, 2015 - 10:45 Date Rec'd at Village of Coal City, Illinois
Surveyed by: Manhard Consulting Ltd.

SURVEY PREPARED FOR
INLAND LOGISTICS PORT COAL CITY, LLC
800 W. 79TH STREET, SUITE 3
WILLOWBROOK, ILLINOIS 60527

FINAL PLAT OF SUBDIVISION OF INLAND LOGISTICS PORT-COAL CITY VILLAGE OF COAL CITY

BEGING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS.

CURRENT P.L.N.:
09-15-200-004
09-15-200-005
09-15-200-006
09-14-300-007



BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SURVEYED AREA
REED ROAD DD: 17,791 SQUARE FEET (0.403 ACRES ±)
LOT 1: 472,146 SQUARE FEET (10.839 ACRES ±)
LOT 2: 1,784,806 SQUARE FEET (40.519 ACRES ±)
TOTAL: 2,477,841 SQUARE FEET (56.813 ACRES ±)

- SURVEYOR'S NOTES**
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 - THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 - DENOTES CONCRETE MONUMENTS.
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - IN ACCORDANCE WITH CHAPTER 74.05, THE ILL. SECTION 15-32-B, LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.

LINE	BEARING	LENGTH
L1	N011754°W	75.00'
L2	S012054°E	75.00'
L3	N88°42'00"E	36.00'
L4	N72°23'32"E	88.87'
L5	S00°47'12"E	57.31'
L6	S0117754°E	33.12'
L7	S0117754°E	80.82'
L8	N0117754°W	118.76'
L9	N0117754°W	119.11'

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	549.69'	461.05'	N24°3'48"E	447.63'	
C2	585.89'	960.97'	N46°16'13"W	876.83'	

INLAND LOGISTICS PORT-COAL CITY
COAL CITY, ILLINOIS
PLAT OF SUBDIVISION

Manhard CONSULTING LTD.
200 Berkshire Drive, Lombard, IL 60148
708.261.8500
Civil Engineers, Surveyors & Professional Land Surveyors
Construction Managers, Environmental Scientists & Landscape Architects, Planners

PROJ. NO.: 09-15-200-004
SUBJECT: S.P.
DATE: 01-09-15
SCALE: 1"=200'
SHEET: 1 OF 2
PROCC 090715

