

From: [Julie Friebele](#)
To: "[Delilah LeGrett](#)"
Cc: [Marian Gibson](#)
Subject: RE: Foia request - response - Planning and Zoning testimony/transcripts
Date: Wednesday, April 11, 2018 12:27:00 PM

Ms. LeGrett,

The Village drew a reasonable conclusion of the testimony contained in the transcripts.

Thank you,

Julie Friebele
Village Clerk
Village of Elwood
401 E. Mississippi Avenue
Elwood, IL 60421
815-424-1079 Fax 815-423-6861

From: Delilah LeGrett <legrett2007@gmail.com>
Sent: Wednesday, April 11, 2018 11:06 AM
To: Julie Friebele <julie.friebele@villageofelwood.com>
Cc: marian.gibson@villageofelwood.com
Subject: Re: Foia request - response - Planning and Zoning testimony/transcripts

This states another developer will build, not NorthPoint. Is the village newsletter a misprint, or is there testimony that actually states NorthPoint will build with a different jurisdiction?

of the intermodals, the trends in new global economy, growth if Will County will continue with our Compass -- with or without Compass Business Park. So without Compass Business Park, what's the alternative? What's plan B? More warehouses up and down Route 53. More truck and employee traffic on neighborhood streets. More unplanned development.

We all agree that Chief Hayes and the Elwood Police Department do a great job of enforcement. If you say no to this project, the land likely perhaps in a different jurisdiction with a different developer will develop. Do you

really want another jurisdiction in charge of the enforcement adjacent to the village of Elwood? If you say no to this project, there is likely no bridge and Route 53 once again becomes a major truck route in Elwood. Do you want to preserve the victory that was won with Safe Roads?

If you say no to Compass Business Park, Elwood would still be the recipient of an

George E. Rydman & Assoc., Joliet, IL (815) 727-4363

Village of Elwood Planning and Zoning Hrg. 12/19/17, 1/11/18, 1/17,

additional somewhere between 900,000 and 2.7

On Wed, Apr 11, 2018 at 10:59 AM Julie Friebele <julie.friebele@villageofelwood.com> wrote:

Good Morning Ms. LeGrett,

This email is in response to your FOIA request relating to:

NorthPoint seeking another municipality for their project.

Response: That portion of the planning and zoning testimony/transcripts relating to your FOIA request is attached.

Thank you,

Julie Friebele
Village Clerk
Village of Elwood
401 E. Mississippi Avenue

Elwood, IL 60421
815-424-1079 Fax 815-423-6861

From: Delilah LeGrett <legrett2007@gmail.com>
Sent: Tuesday, April 10, 2018 6:35 PM
To: Julie Friebele <julie.friebele@villageofelwood.com>; Marian Gibson <marian.gibson@villageofelwood.com>
Subject: Foia request

Good evening, I am requesting the portion of planning and zoning testimony you are referencing in the article attached. I will accept all forms of media pertaining to this testimony.

AT&T 6:30 PM 17%

[Back](#)

NPInfoSheet-04-18.pdf



network. An estimated 30% of NorthPoint's truck traffic will never exit their park onto local roads but will be channeled directly between the NorthPoint Development and the BNSF yard via the closed road network and the bridge.

Distribution developments will continue to locate as close to the intermodal facilities as possible due to the cost savings for the transportation of the goods. NorthPoint and other developers are approaching area landowners so that they can create easy access to the intermodal facility. The NorthPoint development plan emerged from the sale of land by area landowners. At the Elwood Zoning Public Hearing, NorthPoint officials said that should their property not be annexed by the Village of Elwood, they will seek another municipality to approve their project.

The future growth of the Village of Elwood's tax base is limited primarily to the area east of Route 53 with the ability for some growth to the north of the Village. As distribution projects sprout up across Will County, most of the trucks from those developments will travel to the Elwood BNSF intermodal and the property tax base will grow outside of the Village of Elwood providing no tax benefits to the Village of Elwood.

BNSF Business Model

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BNSF BUSINESS MODEL

In the early 1980's there was a drastic decline in the rail industry nationwide. By the year 2000 a resurgence in rail transportation began. BNSF and Union Pacific railways found Will County to be an ideal location to create hubs for their transportation networks.
(Continued on Page 4)



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Delilah LeGrett

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Delilah LeGrett