

What's Coming to Our Backyard?



Manhattan Wilson Creek Elementary School 25440 S.Gougar Road
For illustrative purposes only. Image not to scale.

Will Manhattan determine what its residents see when they look to the west toward the Northpoint development?

Or will Joliet have the final say?

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Limiting the Impact of Northpoint

EARLY
2016

Northpoint negotiating with Village of Elwood for project approval.

APRIL
2018

Elwood Village Board decides not to hold final required public hearing on project.

DECEMBER
2019

Boundary Agreement between City of Joliet and Village of Elwood Expires.

JANUARY-APRIL
2020

City of Joliet negotiates and approves agreement with Northpoint extending Joliet city limits to include ½ of the Northpoint Project and commits Joliet to provide all follow up approvals so the project can be built. Project site is on land located on the Joliet/Elwood side of Manhattan's boundary agreements. These boundary agreements expire in 2026.

All previous and current legal action, including lawsuits, to stop the project have been unsuccessful to date.

Any successful legal action would merely delay the project not stop it.



Who Controls Our Future?

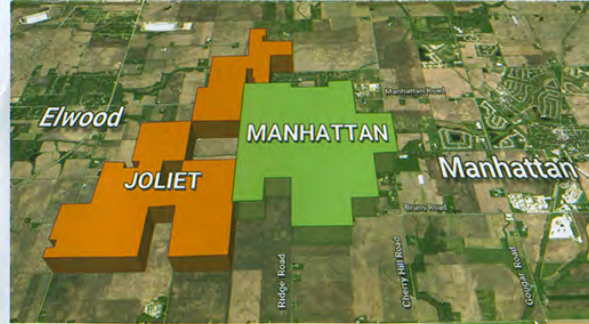
The City of Joliet has agreed to give Northpoint all approvals necessary to move the project forward. Currently, the only remaining item that could limit construction of the project is the requirement of a “Closed Loop Road Network” with a bridge over Route 53. Once the developer receives approvals from Federal, State, and/or local governments for the bridge, it can move forward. These approvals DO NOT include the Village of Manhattan. Or, Joliet can eliminate the bridge requirement and the project can move forward.

Do we want Joliet making all decisions?



Without Manhattan's participation, Joliet can control the entire Compass Business Park.

Or, do we want Manhattan at the table?



By entering into negotiations, Manhattan can control a significant portion of the project.

Over the years, the Northpoint Compass Business Park project has evolved and changed. The information below is what is now at stake for Manhattan with the City of Joliet's approval to move the project forward.

Compass Business Park without Manhattan “Manhattan says NO”

Compass Business Park with Manhattan “Manhattan says YES”

Project Location	Project location does not change	Project location does not change
Initial approval size and timing	Joliet – 1262 acres in 2020 Joliet – 1255 acres in 2026 Full build out approximately 20 years	Joliet – 1262 acres in 2020 Manhattan – 1255 acres in 2020-2021 Full build out approximately 20 years
Traffic	Joliet decides where traffic will be routed. Manhattan can only make recommendations and has no way to control routing.	Manhattan has leverage to require the developer route traffic around Manhattan and has ways to eliminate or limit impact to residents.
Uses	Joliet controls what is built in the whole park and where.	Manhattan has ability to control what uses will be built close to Manhattan and along major roadways in Manhattan.
Trucks	Joliet currently requires that trucks use a bridge. Joliet can eliminate the requirement for the bridge in the future.	Manhattan can require that no trucks leave the project and enter Manhattan.

What Manhattan Residents will see when you look to the West.

Joliet decides what Manhattan Residents will see when looking west toward the project.

Manhattan will determine what its residents see when they look to the west toward the development. Giving it the ability to screen and hide the aesthetics of the park to the satisfaction of its residents.

This project update now provides Manhattan residents with current information on Northpoint as we continue to educate our residents on the project. The Village of Manhattan elected officials have not made a decision about how to proceed given the current situation. We are still in talks with representatives of Northpoint to do what we can to mitigate the impact this project will have on Manhattan and its residents.