Dear Neighbor,

In January, Northpoint petitioned Joliet to annex 1,300 unincorporated acres into Joliet’s city limits. Manhattan’s boundary agreement with Joliet, governing an additional 1,200 acres on Manhattan’s side of the boundary line of Northpoint’s development in unincorporated areas, expires in 2026. Therefore, the clock is ticking.

It is the duty of village officials to protect our families from congestion, truck traffic, noise and overdevelopment. I believe in steady growth that is consistent with the desires and needs of our residents while always preserving the fundamental character of our community. These decisions are rarely black and white and almost never easy.

The village board and I have prepared this informational piece addressing the many issues facing us with Northpoint’s plan to build its warehouses through Joliet on Manhattan’s borders. Our hope is that we, as a village, can become informed with unbiased information related to this development. It is with this information that we will truly be able to understand the best possible approach and direction for our citizens.

Please take time to review this document and feel free to contact me or the village administrator for further information or to discuss this project. On behalf of the village board and the administration, we will continue to do all we can to provide you with up-to-date information on this project.

Sincerely,

- Mayor James Doyle

Mayor James Doyle
1. **If Northpoint Development’s request is approved in Joliet, what impact will it have on Manhattan?**

   A major impact. Warehouses could be built about 1.5 miles from our current village limits in the City of Joliet.

2. **What if we say no to Northpoint and refuse to negotiate?**

   Manhattan loses all ability to control the project on our side of the expiring boundary line. The developer has no reason to deal with us in the future.

3. **Can Joliet annex the Manhattan side of the boundary agreement in 2026 and build directly on our border?**

   Yes. Joliet could annex the land.

4. **Will we have greater control if Manhattan is involved in the project?**

   Yes, we can preserve and protect the quality of life for village residents and have greater control over the project. The village can require traffic mitigation efforts, control landscaping, have oversight on what may locate within the development site, and require financial benefits to the community.

5. **Why can’t we stall this for six years when the boundary agreements end?**

   We can only stall the 1,200 acre proposed project on the Manhattan side until 2026. In 2026, the developer could ask another city or town to approve the project in the same location.

6. **What is the projected timeline for our village to vote on this issue?**

   It depends on Joliet’s action at their meeting scheduled for Thursday, February 20. As the process moves forward, the village will share a more definitive timeline with the community as the project progresses in Joliet.

7. **How do we protect our community?**

   The only way to protect Manhattan is to be part of the process. This will ensure Joliet does not determine what is in the best interest of Manhattan residents.

8. **How can I get more information on this issue?**

   Go to the village website at www.villageofmanhattan.org for updated information.