



1. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED HORIZONTAL DISTANCE SET BACK FROM NEAREST RESIDENTIAL, R-B, OR B-1 DISTRICT, OR 120 FT, WHICHEVER IS LESS. 120 FEET CONTROLS.
2. WHEN ADJACENT TO/ACROSS A STREET OR UTILITY RIGHT-OF-WAY FROM RESIDENTIAL, R-1, B-1, OR B-2 DISTRICTS, THE MINIMUM FRONT, SIDE, AND REAR YARDS SHALL BE 15 FEET.
3. EMPLOYEE/VISITOR PARKING REQUIREMENTS: 180 SF, 9 FT WIDE MINIMUM. 9 FT X 20 FT PROVIDED. ±29,000 GSF OFFICE SPACE, ±260,000 GSF DATA HALL & SUPPORT SPACE.
4. CURRENTLY PROPOSING 60 STALLS PER BUILDING WITH CAPACITY TO INCREASE TO 80 STALLS.
5. LOADING DOCK PARKING REQUIREMENTS: 5 LOADING SPACES UP TO 200,000 GSF, ONE ADDITIONAL FOR EACH 100,000 SF OVER 200,000. 6 LOADING DOCK PARKING STALLS REQUIRED PER BUILDING.
6. COORDINATES SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83.
7. BASE FILE INFORMATION SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY" DATED 05/30/2024 AND REVISED 09/17/2024 FROM JACOB & HEFNER ASSOCIATES.
8. APPROXIMATE UTILITY LOCATIONS OBTAINED FROM PUBLICLY AVAILABLE GIS DATA AND "ALTA/NSPS LAND TITLE SURVEY" DATED 05/30/2024 AND REVISED 09/17/2024 FROM JACOB & HEFNER ASSOCIATES.
9. FINAL LOT LINE CONFIGURATION TO BE DETERMINED IN CONJUNCTION WITH CITY OF JOLIET STAFF AS FIN PROJECT PHASING AND LAYOUT PROGRESSES INTO DETAILED DESIGN.

DEVIATIONS FROM I-1 ZONING ORDINANCE:

1. A DEVIATION FROM I-1 REFLECTS A REDUCTION THE NUMBER OF REQUIRED LOADING DOCK PARKING PER BUILDING FROM 6 TO 2.
2. A DEVIATION FROM I-1 PARKING REQUIREMENTS EXISTS AS DATA CENTER USES ARE CURRENTLY UNDEFINED.
 - 2.1. DATA CENTER USE PARKING REQUIREMENTS CURRENTLY UNDEFINED.
3. A DEVIATION FROM I-1 REFLECTS AN ALLOWANCE FOR 40' DRIVEWAY APRONS.
 - 3.1. I-1 LIGHT INDUSTRIAL MAXIMUM DRIVEWAY WIDTH CURRENTLY UNDEFINED (MAX. 30' FOR COMM.)
4. ±5,180 LINEAR FEET OF W. BERNHARD RD. IS INTENDED TO BE MADE PRIVATE.
5. ±5,430 LINEAR FEET OF S. ROWELL RD. TO BE IMPROVED.

TDO	Sheet 2 of 5
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