

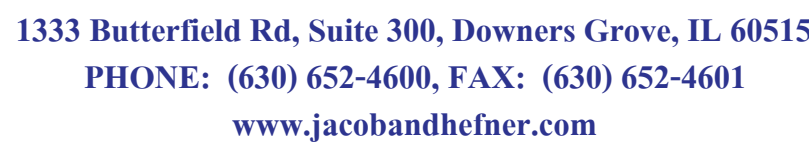
SYMBOL LEGEND:

- ABBREVIATIONS:

AREA SUMMARY:

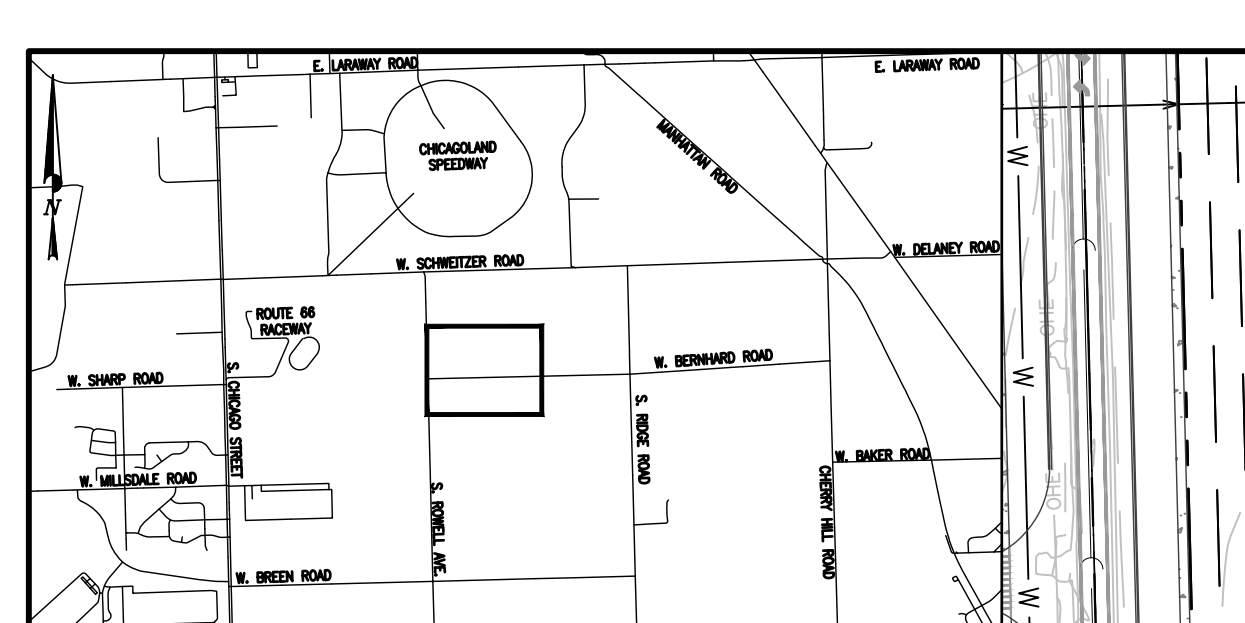
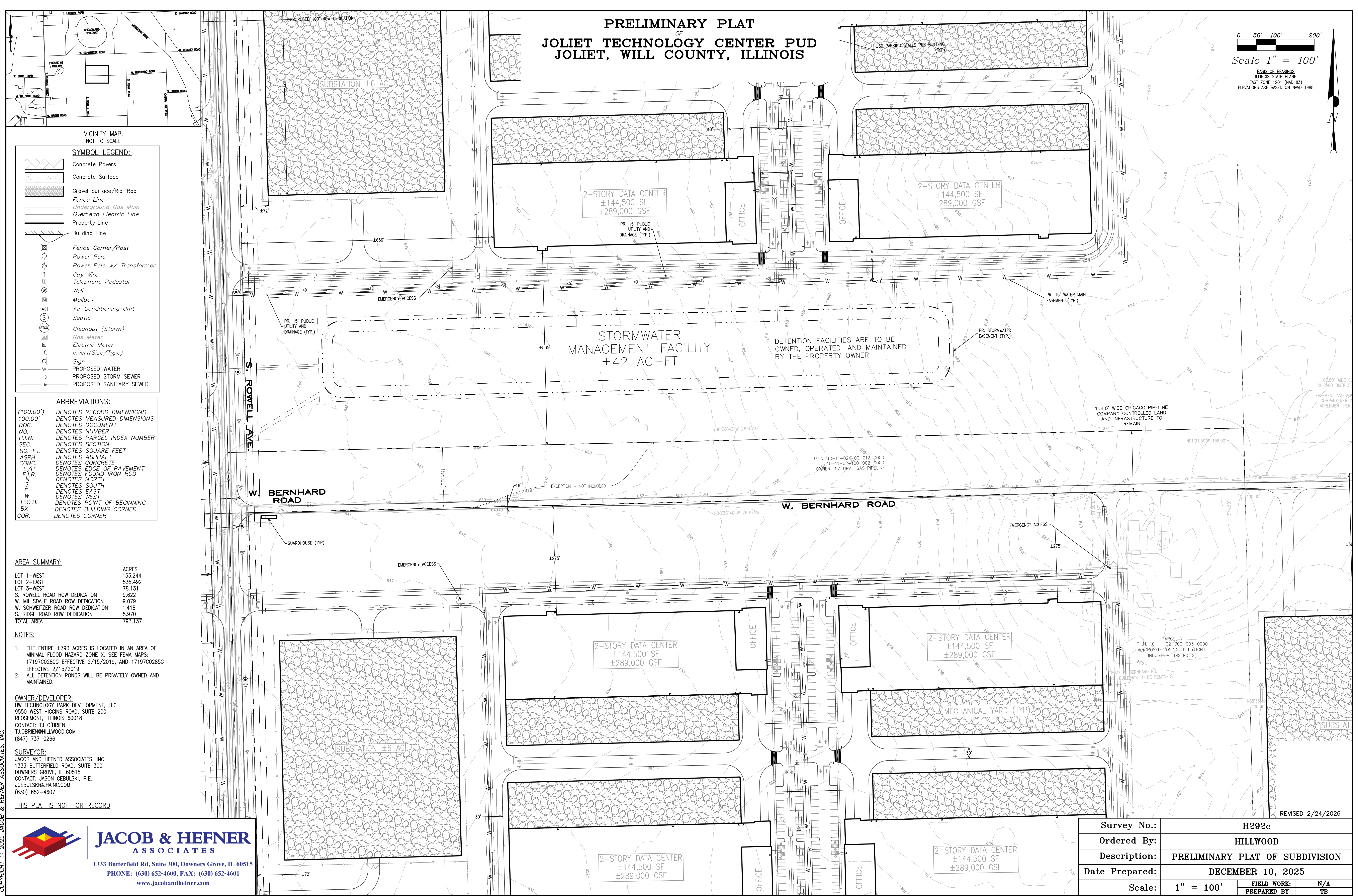
NOTES:

- THIS PLAT IS NOT FOR RECORD



REVISÉ 2/24/2026

Survey No.:	H292c		
Ordered By:	HILLWOOD		
Description:	PRELIMINARY PLAT OF SUBDIVISION		
Date Prepared:	DECEMBER 10, 2025		
Scale:	1" = 100'	FIELD WORK:	N/A
		PREPARED BY:	TB



SYMBOL LEGEND:

	Concrete Pavers
	Concrete Surface
	Gravel Surface/Rip-Rap
	Fence Line
	Underground Gas Main
	Overhead Electric Line
	Property Line
	Building Line
	Fence Corner/Post
	Power Pole
	Power Pole w/ Transformer
	Guy Wire
	Telephone Pedestal
	Well
	Mailbox
	Air Conditioning Unit
	Septic
	Cleanout (Storm)
	Gas Meter
	Electric Meter
	Invert(Size/Type)
	Sign
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER

ABBREVIATIONS:

(100.00')	DENOTES RECORD DIMENSIONS
100.00'	DENOTES MEASURED DIMENSIONS
DOC.	DENOTES DOCUMENT
NO.	DENOTES NUMBER
P.I.N.	DENOTES PARCEL INDEX NUMBER
SEC.	DENOTES SECTION
SQ. FT.	DENOTES SQUARE FEET
ASPH.	DENOTES ASPHALT
CONC.	DENOTES CONCRETE
E/P.	DENOTES EDGE OF PAVEMENT
F.I.R.	DENOTES FOUND IRON ROD
N	DENOTES NORTH
S	DENOTES SOUTH
E	DENOTES EAST
W	DENOTES WEST
P.O.B.	DENOTES POINT OF BEGINNING
BX	DENOTES BUILDING CORNER
COR.	DENOTES CORNER

AREA SUMMARY:

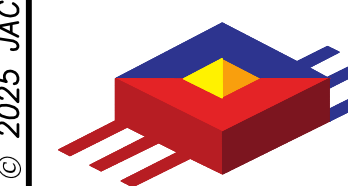
	ACRES
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEITZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
TOTAL AREA	793.137

- NOTES:**
- THE ENTIRE ±793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280C EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
 - ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

OWNER/DEVELOPER:
HW TECHNOLOGY PARK DEVELOPMENT, LLC
9550 WEST HIGGINS ROAD, SUITE 200
ROSEMONT, ILLINOIS 60018
CONTACT: TJ O'BRIEN
TJ.OBRIEN@HILLWOOD.COM
(847) 737-0266

SURVEYOR:
JACOB AND HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: JASON CEBULSKI, P.E.
JCEBULSKI@JHAINC.COM
(630) 652-4607

THIS PLAT IS NOT FOR RECORD



JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

Survey No.:	H292c
Ordered By:	HILLWOOD
Description:	PRELIMINARY PLAT OF SUBDIVISION
Date Prepared:	DECEMBER 10, 2025
Scale:	1" = 100'
FIELD WORK:	N/A
PREPARED BY:	TB

COPYRIGHT © 2025 JACOB & HEFNER ASSOCIATES, INC.

0 50' 100' 200'

Scale 1" = 100'

BASIS OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE 1201 (NAD 83)
ELEVATIONS ARE BASED ON NAVD 1988

SYMBOL LEGEND:

	Concrete Pavers
	Concrete Surface
	Gravel Surface/Rip-Rap
	Fence Line
	<i>Underground Gas Main</i>
	<i>Overhead Electric Line</i>
	Property Line
	Building Line
	Fence Corner/Post
	Power Pole
	Power Pole w/ Transformer
	Guy Wire
	Telephone Pedestal
	Well
	Mailbox
	Air Conditioning Unit
	Septic
	Cleanout (Storm)
	Gas Meter
	Electric Meter
	Invert(Size/Type)
	Sign
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER

(100.00')	DENOTES	RECORD DIMENSIONS
DOC.	DENOTES	MEASURED DIMENSIONS
100'	DENOTES	DOCUMENT
NO.	DENOTES	NUMBER
P.I.N.	DENOTES	PARCEL INDEX NUMBER
SEC.	DENOTES	SECTION
SQ. FT.	DENOTES	SQUARE FEET
ASPH.	DENOTES	ASPHALT
CONC.	DENOTES	CONCRETE
E/P	DENOTES	EDGE OF PAVEMENT
F.I.R.	DENOTES	FOUND IRON ROD
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
P.O.B.	DENOTES	POINT OF BEGINNING
BX	DENOTES	BUILDING CORNER
COR.	DENOTES	CORNER

	ACRES
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEITZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
TOTAL AREA	793.137

1. THE ENTIRE ±793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280G EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
2. ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

SURVEYOR:
JACOB AND HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: JASON CEBULSKI, P.E.
JCEBULSKI@JHAINC.COM
(630) 652-4607



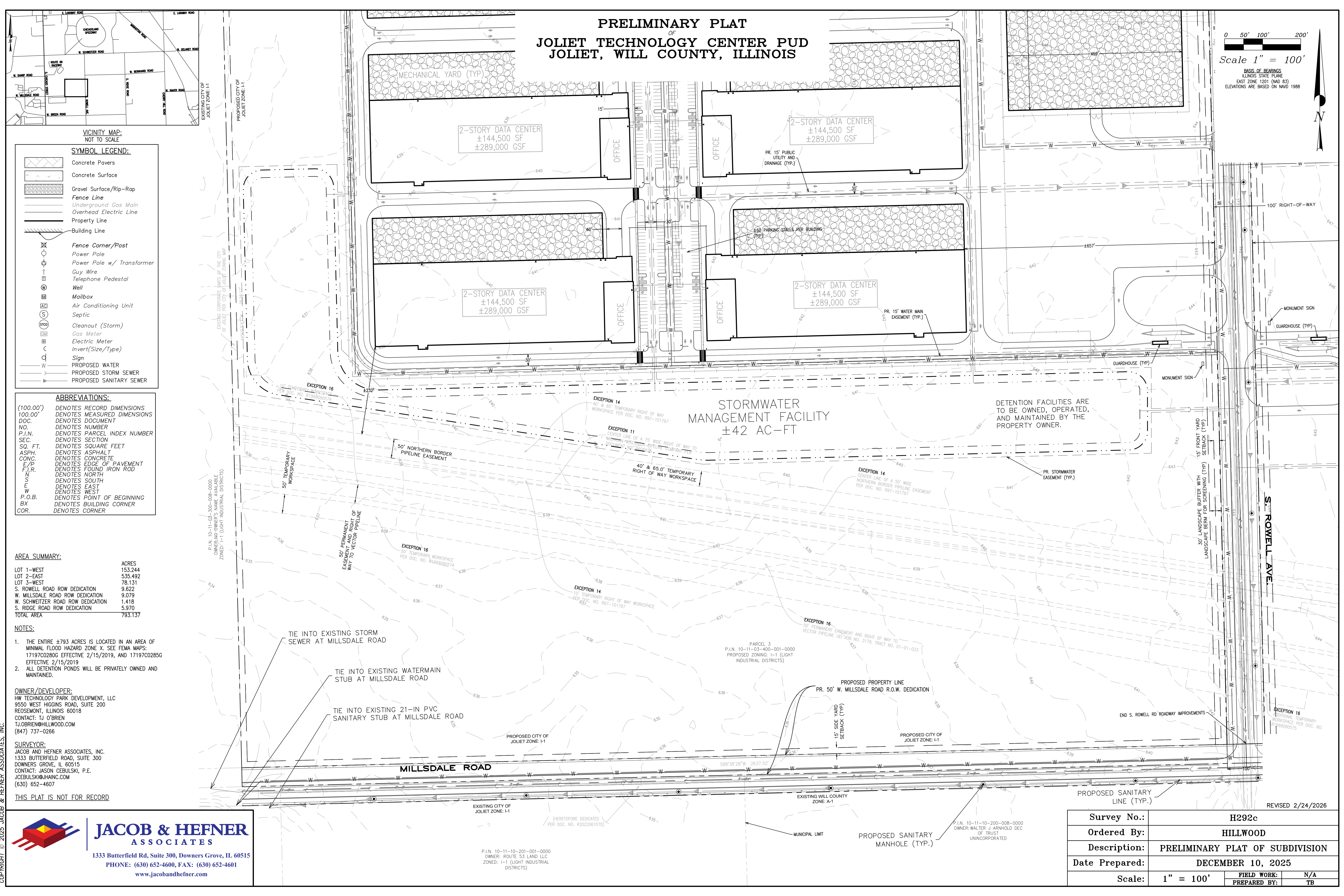
JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

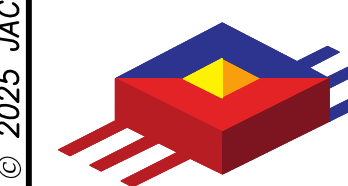
REVISED 2/24/2026

Survey No.:	H292c		
Ordered By:	HILLWOOD		
Description:	PRELIMINARY PLAT OF SUBDIVISION		
Date Prepared:	DECEMBER 10, 2025		
Scale:	1" = 100'	FIELD WORK:	N/A
		PREPARED BY:	TR

COPYRIGHT © 2025 JACOB & HEFNER ASSOCIATES, INC.



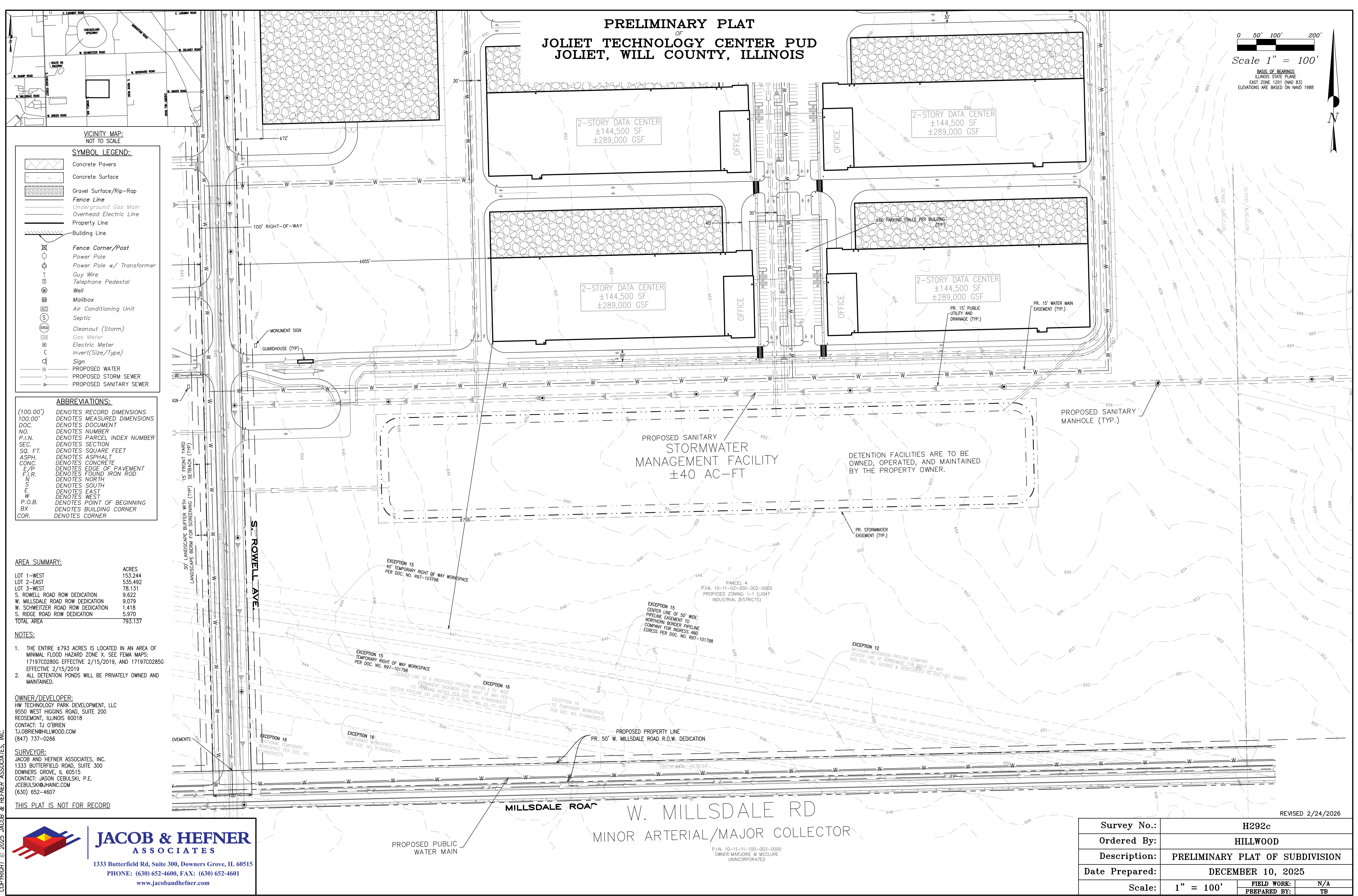
COPYRIGHT © 2025 JACOB & HEFNER ASSOCIATES, INC.



JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

Survey No.:	H292c		
Ordered By:	HILLWOOD		
Description:	PRELIMINARY PLAT OF SUBDIVISION		
Date Prepared:	DECEMBER 10, 2025		
Scale:	1" = 100'	FIELD WORK:	N/A
		PREPARED BY:	TB

REVISED 2/24/2026



VICINITY MAP:
NOT TO SCALE

SYMBOL LEGEND:

- Concrete Pavers
- Concrete Surface
- Gravel Surface/Rip-Rap
- Fence Line
- Underground Gas Main
- Overhead Electric Line
- Property Line
- Building Line

Fence Corner/Post

- Power Pole
- Power Pole w/ Transformer
- Guy Wire
- Telephone Pedestal
- Well
- Mailbox
- Air Conditioning Unit
- Septic
- Cleanout (Storm)
- Gas Meter
- Electric Meter
- Invert (Size/Type)
- Sign

PROPOSED WATER

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

ABBREVIATIONS:

(100.00') DENOTES RECORD DIMENSIONS
100.00' DENOTES MEASURED DIMENSIONS
DOC. DENOTES DOCUMENT
NO. DENOTES NUMBER
P.I.N. DENOTES PARCEL INDEX NUMBER
SEC. DENOTES SECTION
SQ. FT. DENOTES SQUARE FEET
ASPH. DENOTES ASPHALT
CONC. DENOTES CONCRETE
E/P DENOTES EDGE OF PAVEMENT
F.I.R. DENOTES FOUND IRON ROD
N DENOTES NORTH
S DENOTES SOUTH
E DENOTES EAST
W DENOTES WEST
P.O.B. DENOTES POINT OF BEGINNING
BX DENOTES BUILDING CORNER
COR. DENOTES CORNER

AREA SUMMARY:

	ACRES
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEITZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
TOTAL AREA	793.137

- NOTES:**
- THE ENTIRE ±793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280C EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
 - ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

OWNER/DEVELOPER:
HW TECHNOLOGY PARK DEVELOPMENT, LLC
9550 WEST HIGGINS ROAD, SUITE 200
ROSEMONT, ILLINOIS 60018
CONTACT: TJ O'BRIEN
TJ.OBRIEN@HILLWOOD.COM
(847) 737-0266

SURVEYOR:
JACOB AND HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: JASON CEBULSKI, P.E.
JCEBULSKI@JHAINC.COM
(630) 652-4607

THIS PLAT IS NOT FOR RECORD

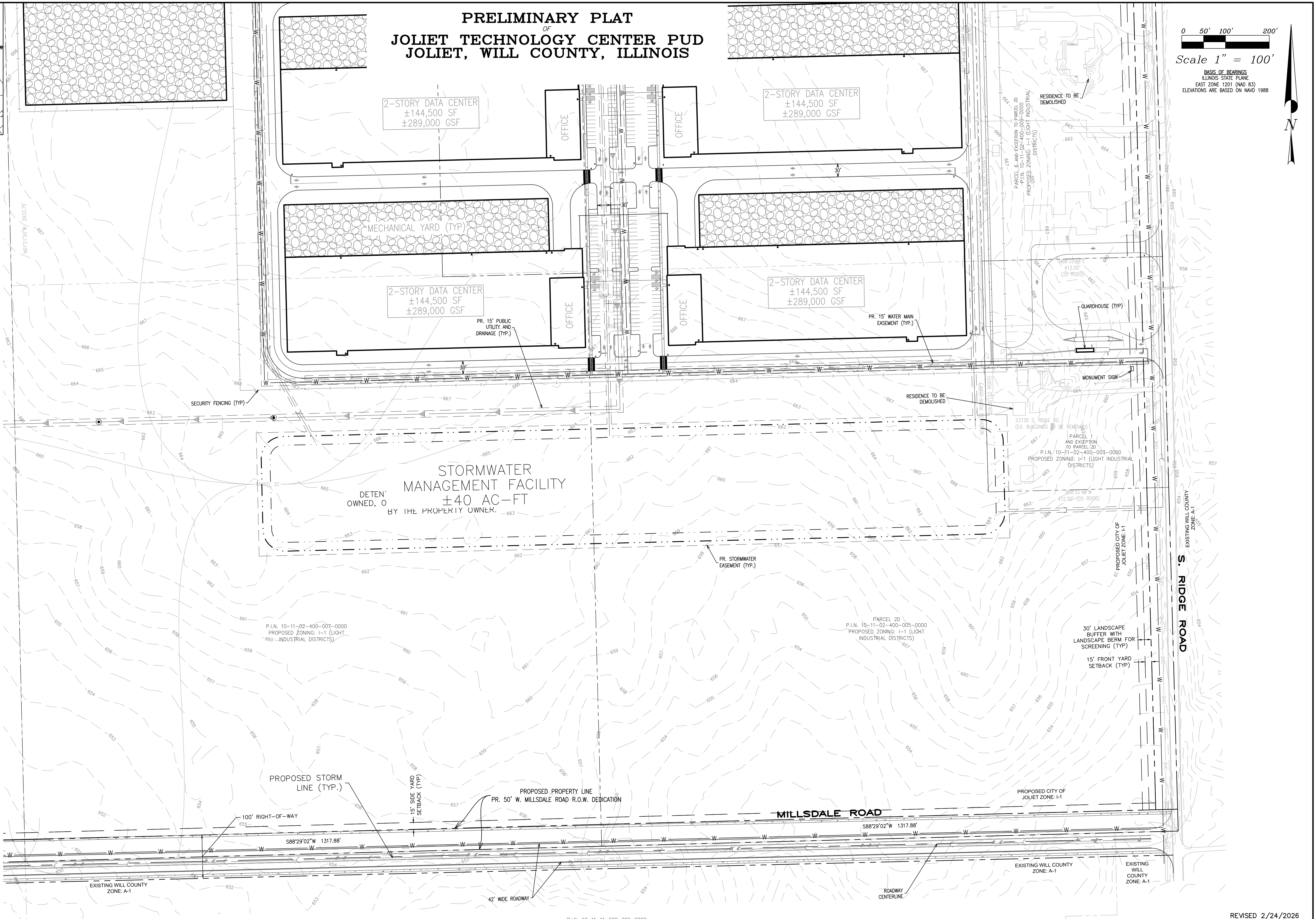
COPYRIGHT © 2025 JACOB & HEFNER ASSOCIATES, INC.

JACOB & HEFNER ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

REVISED 2/24/2026

Survey No.:	H292c
Ordered By:	HILLWOOD
Description:	PRELIMINARY PLAT OF SUBDIVISION
Date Prepared:	DECEMBER 10, 2025
Scale:	1" = 100'
FIELD WORK:	N/A
PREPARED BY:	TB



<u>ABBREVIATIONS:</u>	
(100.00')	DENOTES RECORD DIMENSIONS
100.00'	DENOTES MEASURED DIMENSIONS
DCC.	DENOTES DOCUMENT
NO.	DENOTES NUMBER
P.I.N.	DENOTES PARCEL INDEX NUMBER
SEC.	DENOTES SECTION
SQ. FT.	DENOTES SQUARE FEET
ASPH.	DENOTES ASPHALT
CONC.	DENOTES CONCRETE
E/P	DENOTES EDGE OF PAVEMENT
F.I.R.R.	DENOTES FOUND IRON ROD
N	DENOTES NORTH
S	DENOTES SOUTH
E	DENOTES EAST
W	DENOTES WEST
P.O.B.	DENOTES POINT OF BEGINNING
BX	DENOTES BUILDING CORNER
COR.	DENOTES CORNER

<u>AREA SUMMARY:</u>	
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEITZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
<u>TOTAL AREA</u>	<u>793.137</u>

NOTES:

1. THE ENTIRE ±793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280G EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
2. ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

OWNER/DEVELOPER:
HW TECHNOLOGY PARK DEVELOPMENT, LLC
9550 WEST HIGGINS ROAD, SUITE 200
REOSEMONT, ILLINOIS 60018
CONTACT: TJ O'BRIEN
TJ.OBRIEN@HILLWOOD.COM
(847) 737-0266

SURVEYOR:
JACOB AND HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: JASON CEBULSKI, P.E.
JCEBULSKI@JHAINC.COM
(630) 652-4607

THIS PLAT IS NOT FOR RECORD

OWNER: DICK E. & PATRICA
OYKASS
UNINCORPORATED

REVISÉ 2/24/2026



JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

Survey No.:	H292c		
Ordered By:	HILLWOOD		
Description:	PRELIMINARY PLAT OF SUBDIVISION		
Date Prepared:	DECEMBER 10, 2025		
Scale:	1" = 100'	FIELD WORK:	N/A
		PREPARED BY:	TB



	Concrete Pavers
	Concrete Surface
	Gravel Surface/Rip-Rap
	Fence Line
	<i>Underground Gas Main</i>
	<i>Overhead Electric Line</i>
	Property Line
	Building Line
	Fence Corner/Post
	Power Pole
	Power Pole w/ Transformer
	Guy Wire
	Telephone Pedestal
	Well
	Mailbox
	Air Conditioning Unit
	Septic
	Cleanout (Storm)
	Gas Meter
	Electric Meter
	Invert (Size/Type)
	Sign
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER

(100.00')	DENOTES	RECORD DIMENSIONS
100.00'	DENOTES	MEASURED DIMENSIONS
DOC.	DENOTES	DOCUMENT
N.O.	DENOTES	NUMBER
P.I.N.	DENOTES	PARCEL INDEX NUMBER
SEC.	DENOTES	SECTION
SQ. FT.	DENOTES	SQUARE FEET
ASPH.	DENOTES	ASPHALT
CONG.	DENOTES	CONCRETE
E/P	DENOTES	EDGE OF PAVEMENT
F.I.R.	DENOTES	FOUND IRON ROD
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
P.O.B.	DENOTES	POINT OF BEGINNING
BX	DENOTES	BUILDING CORNER
COR.	DENOTES	CORNER

	ACRES
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEITZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
TOTAL AREA	793.137

1. THE ENTIRE ±793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280G EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
2. ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

SURVEYOR:
JACOB AND HEFNER ASSOCIATES, INC.
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: JASON CEBULSKI, P.E.
JCEBULSKI@JHAINC.COM
(630) 652-4607

JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

PARCEL #	P.I.N.	SQUARE FEET	ACRES	EXISTING ZONING	PROPOSED ZONING
PARCEL 1A	10-11-02-400-003-0000	2,800	5.000	A-1	A-1
PARCEL 2A	10-11-02-200-007-0020	3,922.26	77.75	A-1	A-1
PARCEL 2B	10-11-02-200-007-0020		113.31	A-1	A-1
PARCEL 2C	10-11-02-100-018-0010	5,022.963		A-1	A-1
PARCEL 2D	10-11-02-100-018-0020			A-1	A-1
PARCEL 2E	10-11-02-200-002-0000	1,851.836	42.512	A-1	A-1
PARCEL 3	10-11-02-400-007-0000	6,027.076	68.692	A-1	A-1
PARCEL 2D	10-11-02-400-005-0000	2,805.510	64.406	A-1	A-1
PARCEL 2D	10-11-03-400-001-0000	6,936.425	159.238	A-1	A-1
PARCEL 4	10-11-02-300-002-0000	6,728.900	154.475	A-1	A-1
PARCEL 5	10-11-02-400-008-0000	435.675	10.002	A-1	A-1
PARCEL 6	10-11-02-400-006-0000	435.601	10.000	A-1	A-1
PARCEL 7	10-11-02-300-003-0000	217.800	5.000	A-1	A-1
PARCEL 8	10-11-03-200-002-0000	3,469.310	79.644	A-1	A-1
TOTAL AREA		34,541,172	792.935		