

ORDINANCE NO. _____

**AN ORDINANCE ZONING CERTAIN PROPERTY UPON ANNEXATION TO THE I-1
LIGHT INDUSTRIAL ZONING DISTRICT AND APPROVING A PRELIMINARY
PLANNED UNIT DEVELOPMENT INCLUDING A PRELIMINARY PLAT OF RE-
SUBDIVISION AND CERTAIN VARIATIONS, EXCEPTIONS, AND/OR
DEPARTURES FROM THE ZONING ORDINANCE AND SUBDIVISION
REGULATIONS**

(Joliet Technology Center)

WHEREAS, PowerHouse Hillwood Holding LLC (successor-in-interest to HW Technology Park Development, LLC, the “Developer”) has submitted an application for zoning upon annexation to the I-1 Light Industrial District, approval of a Preliminary Planned Unit Development including Preliminary PUD Plans and certain variations, exceptions, and/or departures from the Zoning Ordinance and Subdivision Regulations (the “Preliminary PUD”) and approval of a Preliminary Plat of Joliet Technology Center PUD (the “Preliminary Plat”) with respect to the property described in Exhibit A attached hereto (the “Property”); and

WHEREAS, the Property consists of approximately 795 acres and is generally situated at the intersection of S. Rowell Road/Ave and W. Bernhard Road and legally described in Exhibit A, attached hereto; and

WHEREAS, the Developer intends to convey to the Commonwealth Edison Company (or its parent company, subsidiaries or affiliates or any successor or assign which is a public utility, each a “ComEd Company” and collectively “ComEd”) a portion of the Property depicted as Lot 3 on the Preliminary Plat (“Lot 3”) to be used for an electrical substation and other utility

activities (“Utility Uses”) supporting the Data Center and Data Center Project (both as herein defined) and other utility customers with such Lot 3 falling adjacent to but outside the Data Center and Data Center Project; and

WHEREAS, the Developer proposes a data center campus consisting of buildings or structures housing networked computers and/or data and transaction processing equipment and related infrastructure support equipment, including without limitation, generators, power and cooling equipment (the “Data Center”). Additionally, the data center campus may include accessory and incidental buildings or structures that support the operation of the Data Center including but not limited to substations (in addition to the public utility substation to be situated on Lot 3), offices, independent networking buildings and buildings for support staff, antenna and microwave towers to support data center use, security guardhouse(s), fuel holding tanks, water holding tanks, water treatment facilities and temporary construction related-equipment necessary or appropriate to construct the same such as a concrete batch plant (collectively the “Data Center Project”); and

WHEREAS, the buildings and equipment on Lot 3 shall consist of transmission and distribution structures and equipment, underground utilities, lightning masts and principal and accessory equipment enclosures and communication facilities, including antenna support structures (collectively the “Power Project”); and

WHEREAS, the Data Center Project and Power Project may be collectively described herein as the “Project”; and

WHEREAS, the Developer intends to develop that portion of the Property identified on the Preliminary Plat attached as Exhibit B as Lots 1 and 2 (“Lots 1 and 2”) as the Data Center Campus and ComEd intends to develop the Power Project on Lot 3; and

WHEREAS, for so long as ComEd owns Lot 3, it shall only be responsible for the improvements and obligations set forth herein which specifically relate to Lot 3 owned by ComEd and any curb cuts and utility service connections within Rowell Road/Ave serving Lot 3 for which the ComEd shall be responsible, and all other improvements and obligations of Developer relating to the City or any other unit of government pertaining to public infrastructure or this Ordinance or the approvals hereunder shall be the responsibility of the Developer, in addition to Developer's responsibility for those improvements and obligations which relate to Lots 1 and 2; and

WHEREAS, the City hereby finds and determines the Project is consistent with the Comprehensive Plan and the needs for the particular neighborhood and meets or exceeds all of the criteria for approval for Planned Unit Developments as set forth in the various ordinances and codes of the City, including the City of Joliet Zoning Ordinance (the "Zoning Ordinance") and the City of Joliet Subdivision Regulations (the "Subdivision Regulations"); and

WHEREAS, the City of Joliet Plan Commission has conducted a public hearing upon due notice as required by law and City Ordinances with respect to the zoning of the Property, approval of the Preliminary PUD, and approval of the Preliminary Plat for the Property; and

WHEREAS, upon the final adjournment of such public hearing the Plan Commission has recommended that the Mayor and City Council zone the Property upon annexation to the I-1 Light Industrial District and approve the Preliminary PUD and the Preliminary Plat subject to the terms and conditions set forth herein; and

WHEREAS, the City hereby finds that the variations, exceptions, and/or departures from the strict regulations of the Zoning Ordinance and Subdivision Regulations granted herein are reasonable and will provide greater flexibility and originality in the design of the Project and

promote good site planning, better design, provisions for open spaces and high standards of light and other technical issues as provided by the Zoning Ordinance and/or Subdivision Ordinance; and

WHEREAS, the City hereby finds and determines that all of the uses set forth in the PUD permitted herein are permitted in the I-1 Light Industrial District in that the uses proposed and do not require a special use and that the Project as hereafter defined can be operated in a clean and quiet manner subject only to the regulations necessary to prohibit congestion and to protect adjacent non-residential activities, the Parties acknowledging that there are no adjacent residential activities of the date hereof.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, WILL AND KENDALL COUNTIES, ILLINOIS IN THE EXERCISE OF THEIR HOME-RULE, STATUTORY, CONSTITUTIONAL AND OTHER AUTHORITY AS FOLLOWS:

SECTION 1. Incorporation of Recitals and Exhibits

The Recitals set forth above and all Exhibits attached to this Agreement are incorporated herein as if fully set forth in this Section 1.

SECTION 2. Zoning; Permitted Uses

The Property is hereby zoned upon annexation to the I-1 Light Industrial District. Permitted uses and improvements on Lots 1 and 2 shall include the Data Center Project. Permitted uses and improvements on Lot 3 shall include the Power Project.

SECTION 3. Approval of the Project

The Preliminary PUD and Preliminary Plat are hereby approved for the Property and the Project, including the Preliminary PUD Plans and the Preliminary Plat listed in Section 5 below, and the

variations, exceptions, and/or departures from the Zoning Ordinance and Subdivision Regulations referenced in Section 11 below.

SECTION 4. Lot 3 Responsibilities

The Lot 3 Owner, for so long as it is a ComEd Company, shall not be responsible for any PUD, Preliminary Plat, Final Plat or recording plat obligations outside the portion of Lot 3 owned by said ComEd Company in a manner consistent with the Recitals applied to this Ordinance by Section 1 hereof, including the maintenance and replacement of parkway trees adjacent to Lot 3. All improvements and obligations relating to the Property and the Project that are not the responsibility of ComEd shall be the responsibility of the Developer and its successors and assigns other than Com Ed.

SECTION 5. Plan Approvals

The following preliminary plans and plats are hereby approved:

1. The Preliminary Plat attached as Exhibit B prepared by Jacob and Hefner, last modified on February 24, 2026;
2. The Preliminary Planned Unit Development – Joliet Technology Center attached as Exhibit C prepared by Langan, last modified on February 25, 2026;
3. The Preliminary PUD Engineering Plan attached as Exhibit D prepared by Langan, last modified on February 25, 2026;
4. The Sample Elevations relating to Lots 1 and 2 prepared by Hillwood, last modified on September 8, 2025 attached as Exhibit E. These elevations are samples only. The actual buildings constructed will not necessarily be the ones depicted on the samples; however, the actual construction shall be in keeping with the samples in terms of being concrete tilt up or similar building construction with accent painting and upgraded entry features.

The exact layout of buildings and structures in the PUD at this time is conceptual in nature and will be finalized in the Final PUD.

SECTION 6 Applicable Ordinances and Regulations.

The Property shall be developed and used in conformance with the terms and conditions of this Ordinance, in substantial conformance with the Preliminary PUD Plans and Preliminary Plat, and in conformance with all codes, ordinances, and regulations of the City in effect at the time of application for the relevant permits; provided, however, to the extent of any conflict, ambiguity or inconsistency between the terms, provisions or standards contained in this Ordinance, the Preliminary PUD Plans, the Preliminary Plat, or any Final PUD Plans or Final Plats when approved by the City, on one hand, and the terms, provisions or standards, either presently existing or hereafter adopted or amended, of the Zoning Ordinance, the Subdivision Regulations, or any other City code, ordinance or regulation, on the other hand, then the former shall in all cases govern and control. This Ordinance and other City codes, ordinances, and regulations applicable to the Property and the Project are referred to herein as “Applicable Ordinances and Regulations”.

SECTION 7. Amendments

This Ordinance, the Preliminary PUD, the Preliminary Plat, and Final Approvals (as defined below) may be amended as provided by law. Each owner of the Property or a portion thereof may petition for changes to this Ordinance, the Preliminary PUD, the Preliminary Plat, and/or Final Approvals without the consent of any other owners of the Property so long as the requested change affects only the petitioning owner’s portion of the Property. Any petition by an owner for changes to this Ordinance, the Preliminary PUD, the Preliminary Plat, or Final Approvals that affect another owner’s portion of the Property or infrastructure or facilities that serve or benefit

another owner's portion of the Property shall require the written consent of such other owner. This consent requirement applies to the property owners and does not apply to, or create any independent cause of action against, the City.

SECTION 8. Phasing

The Developer is permitted to develop the Property in phases at its discretion, subject to the terms and conditions of this Ordinance. Notwithstanding any provision of Section 47-15A.11 of the Zoning Ordinance or Sections 3.2(I) and 3.3(I) of the Subdivision Regulations to the contrary, the Preliminary PUD and Preliminary Plat approvals granted herein shall no longer be effective if within five (5) years from adoption of this Ordinance, the Developer has not secured the City's approval of Final Engineering Plans, Final PUD Plans, and Final Plats (collectively, "Final Approval") for at least the first phase of the Project.

SECTION 9. Adjacent Uses

The Project may be developed pursuant to this Ordinance, the Preliminary PUD Plans and Final Approvals notwithstanding any future rezoning by the City of property adjacent to the Property which rezoning allows for residential uses or overnight stays on any such adjacent property.

SECTION 10. Conditions and Operational Controls

- a. Noise and Mitigation. Final PUD Plans for each phase shall include noise reduction methods to meet Illinois Pollution Control Board regulations and, as applicable, industrial-scale berms and other natural buffers, setbacks and modern building techniques to reduce noise levels.
- b. Photometric Plans. Final PUD Plans for each phase shall include a photometric plan meeting the requirements of Section 47-14.11 of the Zoning Ordinance pertaining to the quantity of luminance of lighting visible to from neighboring properties.

- c. Sanitary Sewer Discharge. Average daily discharge to the City’s sanitary sewer system, calculated on an annual (calendar year) basis, shall not exceed 50,000 gallons per day. Peak daily flow shall not exceed 300,000 gallons per day. These limits do not apply to operation and testing of any fire suppression system or to any Lot 3 restroom facilities for Utility Uses. Non-domestic waste shall not be discharged to the City’s sanitary sewer system except as explicitly authorized in an approved industrial pretreatment permit issued by the City. Developer shall install a master sanitary sewer service meter for the Project, the property or condo owners association (the “Association”) shall remain liable to the City for all sanitary sewer service charges for the Project, and the Association may charge individual owners through assessments. Without limiting the City’s other rights and remedies, if the Project exceeds the peak daily flow or average daily discharge limits stated above, the Association shall pay three times (3x) the applicable rate for sanitary sewer charges with respect to such excess.
- d. Potable Water. Potable water supplied by the City may be utilized for the following uses on the Property:
- i. Fire suppression in accordance with City building codes and any applicable fire protection insurance requirements;
 - ii. Domestic use;
 - iii. Humidification for climate control purposes;
 - iv. Initial flushing and filling of a closed-loop cooling system at a date, time, and flow rate approved by the Director of Public Utilities. A minimum of fifteen (15) calendar days prior to the desired date for filling and/or flushing activities the

Director of Public Utilities shall be contacted to establish the date, time and flow rate;

- v. Limited maintenance of the closed-loop cooling system as approved by the City; and
- vi. Irrigation of landscaped areas.

Potable water supplied by the City shall not be utilized for the following uses on the Property:

- i. Evaporative cooling; or
- ii. Other manufacturing processing

Average daily potable water consumption, calculated on an annual basis, shall not exceed 150,000 gallons per day. Peak daily use shall not exceed 300,000 gallons per day. These limits do not apply to operation and testing of the fire suppression system or to any Lot 3 restroom facilities for Utility Uses. Without limiting the City's other rights and remedies, if the Project exceeds the peak daily use or average daily use limits stated above, the Association shall pay three times (3x) the applicable rate for water service charges with respect to such excess. Developer shall install a master water meter or multiple meters if approved by City Staff for the Project, the Association shall remain liable to the City for all water service charges for the Project, and the Association may charge individual owners through assessments. The Association is not responsible for Lot 3 Water charges and ComEd shall not be responsible for Association water charges.

e. Generator Use.

Generators at the Data Center Project shall only be exercised in conformance with all applicable federal and state permits which impose civil and criminal penalties for

noncompliance, including all IEPA standards for air emissions and IPCB standards for noise. Except in the case of necessary maintenance requirements generator exercise shall occur during daytime business hours (9:00 a.m. – 5:00 p.m.).

f. Screening.

- i. Appropriate screening within the Data Center Project shall be installed along any property line except where prohibited by existing easements, in which case screening will be installed in alternate locations. Screening considered appropriate shall include, as a minimum, one of the following or combinations of two or more:
 - i. Solid, decorative wall of masonry, wood, or other suitable construction.
 - ii. Dense evergreen planting not less than fifteen (15) feet in depth.
 - iii. Earthen berm, landscaped with grass, ground cover, shrubs, trees, or combinations thereof.
 - iv. Any other similarly suitable year-round visual and noise barrier.
- ii. The height of screening required by sub-part (i) shall be as follows:
 - i. Between ten (10) and twenty (20) feet
 - ii. No screening shall be located in the driveway and street intersection areas described in Section 47-17.6(4) of the Joliet Municipal Code

SECTION 11. Exceptions, Variations, and Departures

The Exceptions to the City Ordinance for the Data Center Project are set forth on Exhibit F attached hereto. The Exceptions to the City Ordinances for the Power Project are set forth on Exhibit G.

SECTION 12. Severability

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 13. Effective Date

This Ordinance shall automatically become effective immediately upon annexation of the Property to the City pursuant to the terms of the applicable annexation ordinance, provided that if annexation of the Property does not occur on or prior to April 1, 2028, then this Ordinance shall automatically be null and void and of no further force or effect. Upon becoming effective, this Ordinance and all approvals and permits granted pursuant hereto shall run with the land and be binding upon, and inure to the benefit of, the Developer or its Assignee and all successor owners of the Property and any portion thereof. The date of the “decision” of the Corporate Authorities with respect to this Ordinance for purposes of 65 ILCS 5/11-13-25 is the date upon which this Ordinance is approved by the Corporate Authorities.

[NOTE: City of Joliet format to be added]

LIST OF EXHIBITS

Exhibit A	Legal Description of Property
Exhibit B	Preliminary Plat of Re-Subdivision
Exhibit C	Preliminary Planned Unit Development
Exhibit D	Preliminary Planned Unit Development Engineering Plan
Exhibit E	Sample Building Elevations
Exhibit F	Data Center Project Ordinance Exceptions
Exhibit G	Power Project Ordinance Exceptions

EXHIBIT A

Legal Description

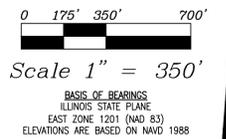
ANNEXATION OF APPROXIMATELY 795 ACRES SURROUNDING S. ROWELL ROAD AND BERNHARD ROAD, CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) ZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT OF JOLIET TECHNOLOGY CENTER SUBDIVISION, AND APPROVAL OF AN ANNEXATION AGREEMENT, LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01 DEGREES 15 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 158.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 40 SECONDS WEST ALONG A LINE 158.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1313.25 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 01 DEGREES 18 MINUTES 40 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1255.01 FEET TO THE SOUTH LINE OF QUIT CLAIM DEED CORPORATION TO JOINT TENANCY PER DOCUMENT NUMBER R2005006206; THENCE NORTH 88 DEGREES 25 MINUTES 56 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 82.00 FEET TO THE EAST LINE OF SAID QUIT CLAIM DEED CORPORATION TO JOINT TENANCY PER DOCUMENT NUMBER R2005006206; THENCE NORTH 01 DEGREES 22 MINUTES 35 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1406.72 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 88 DEGREES 03 MINUTES 30 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1235.38 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 01 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; A DISTANCE OF 2673.90 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. COMMONLY KNOWN AS: S. ROWELL ROAD AND BERNHARD ROAD.

(PIN #'S 10-11-02-200-007-0010, 10-11-02-200-007-0020, 10-11-02-100-018-0010, 10-11-02-100-018-0020, 10-11-03-400-001-0000, 10-11-02-300-002-0000, 10-11-02-400-007-0000, 10-11-02-400-008-0000, 10-11-02-400-005-0000, 10-11-02-400-006-0000, 10-11-02-400-003-0000, 10-11-02-200-002-0000, 10-11-02-300-003-0000, & 10-11-03-200-002-0000)

EXHIBIT B

Preliminary Plat of Re-Subdivision

PRELIMINARY PLAT OF JOLIET TECHNOLOGY CENTER PUD JOLIET, WILL COUNTY, ILLINOIS



SYMBOL LEGEND:

- Concrete Pavement
- 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
- 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
- N.O. 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:

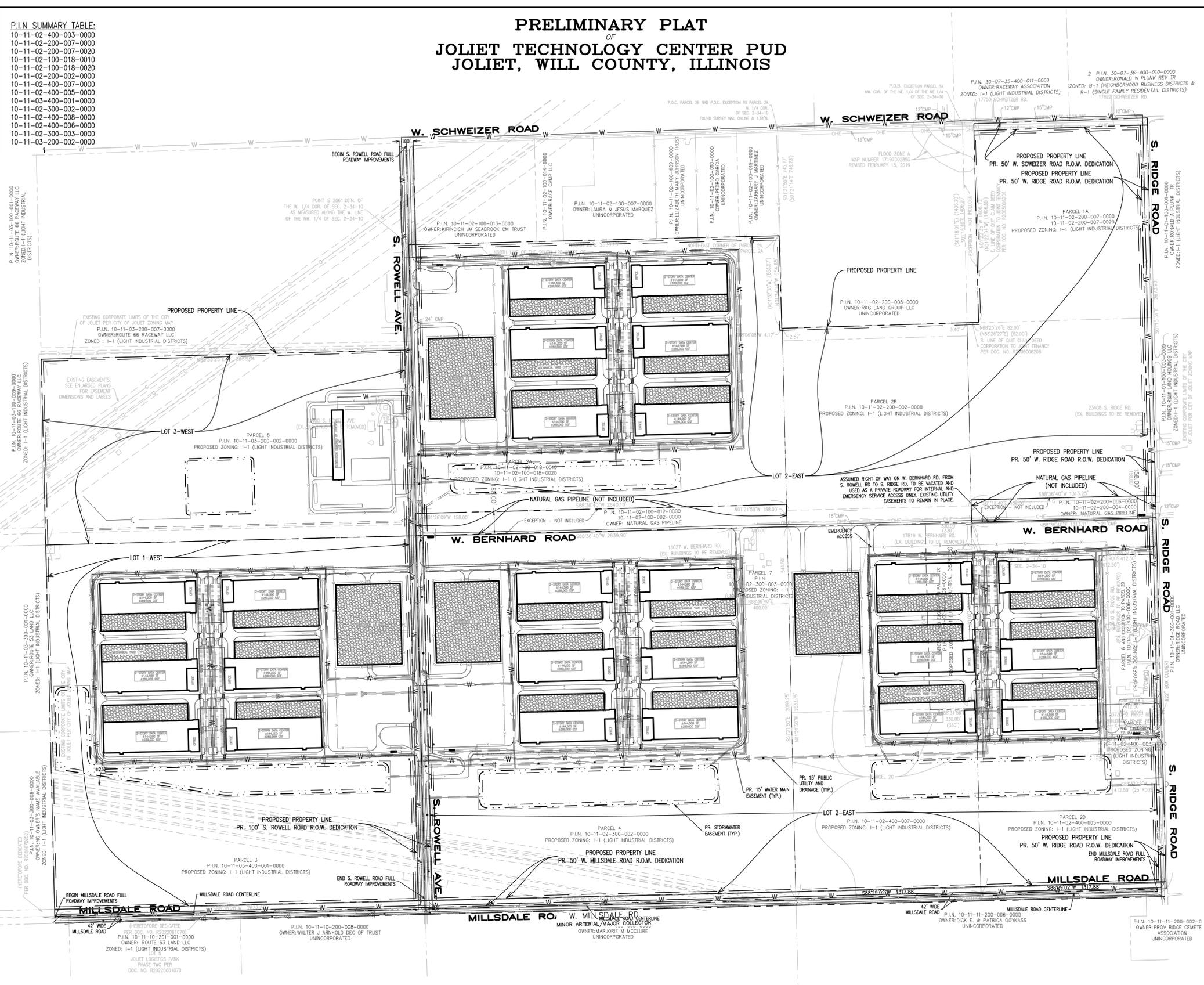
LOT	ACRES
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEIZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
TOTAL AREA	793.137

- NOTES:**
- THE ENTIRE 793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X, SEE FEMA MAPS: 17197002808 EFFECTIVE 2/15/2019, AND 17197002856 EFFECTIVE 2/15/2019
 - ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

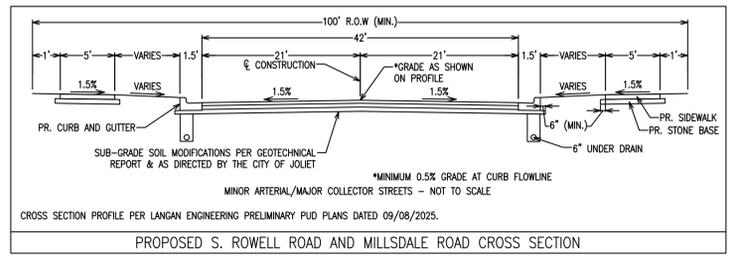
OWNER/DEVELOPER:
 HW TECHNOLOGY PARK DEVELOPMENT, LLC
 9550 WEST HIGGINS ROAD, SUITE 200
 ROSEMONT, ILLINOIS 60018
 CONTACT: TJ O'BRIEN
 TJOBR@HILLWOOD.COM
 (847) 737-0266

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



- JOLIET TECHNOLOGY CENTER PRELIMINARY PLAT NOTES**
- FOLLOWING THE ANNEXATION AGREEMENT ORDINANCE, THE SUBJECT PARCEL SHALL BE REZONED TO THE I-1 INDUSTRIAL DISTRICT (CITY OF JOLIET).
 - THE SUBJECT PROPERTY SHALL BE DEVELOPED AS GENERALLY SET FORTH ON THE JOLIET TECHNOLOGY CENTER PRELIMINARY PLAT. IT IS RECOGNIZED THAT THE EXACT SIZE AND NUMBER OF BUILDINGS MAY BE SUBJECT TO CHANGE AS THE PROJECT MOVES TO FINAL PUD PLANS.
 - STREETLIGHTS ALONG MILLSDALE ROAD AND ROWELL ROAD SHALL MATCH THE DESIGN AND SPACING OF THE EXISTING ROADWAY LIGHTING ON EACH RESPECTIVE CORRIDOR.
 - PARKWAY TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF JOLIET ORDINANCE. REFER TO SUBMITTED LANDSCAPE PLAN FOR JOLIET TECHNOLOGY CENTER PRELIMINARY PUD.
 - MAINTENANCE OF THE LANDSCAPE AREAS AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - LANDSCAPE PROVISIONS AND POND LANDSCAPING WILL BE INSTALLED AT TIME THE BUILDING PERMIT FOR THAT LOT IS ISSUED.
 - MAINTENANCE OF THE PERMANENT DETENTION AREA SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
 - BEST MANAGEMENT PRACTICES ARE TO BE PROVIDED (WETLAND PLANTINGS ALONG THE BASIN, VEGETATED OUTFALL SWALE, ETC.) FOR THE DETENTION BASINS DURING THE DETAILED ENGINEERING REVIEW PROCESS.
 - ALL EXISTING BUILDINGS ARE TO BE REMOVED WITHIN THE LIMITS OF DISTURBANCE UPON CITY APPROVAL FOR EACH WORK STAGE.
 - STORMWATER DETENTION SHALL BE CONSTRUCTED CONCURRENTLY WITH EACH BUILDING CLUSTER. DETENTION THAT CASCADES TO OR IS DEPENDENT UPON PRIVATE DOWNSTREAM STORMWATER INFRASTRUCTURE OF A SUBSEQUENT PHASE MUST BE CONSTRUCTED CONCURRENT TO THE MOST UPSTREAM BUILDING CLUSTER OR PROVIDE AN APPROVED ALTERNATE DESIGN.
 - ANY IMPROVEMENTS WHICH ARE INTENDED TO BE DEDICATED TO THE CITY, OR IMPROVEMENTS FOR WHICH THE CITY WILL ASSUME MAINTENANCE OR REPLACEMENT RESPONSIBILITY, MUST BE DESIGNED AND CONSTRUCTED TO CITY STANDARDS AND MUST BE SUBMITTED TO THE CITY IN PLAN FORM AND MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
 - THE CITY SHALL PROVIDE SANITARY SEWER SERVICE TO THE SUBJECT PROPERTY. THE DEVELOPER SHALL CONNECT TO THE CITY SANITARY SEWER AS DEPICTED ON THE OVERALL GRADING, UTILITY AND DRAINAGE PLAN FOR THE JOLIET TECHNOLOGY CENTER PRELIMINARY PUD.
 - THE CITY WILL PROVIDE POTABLE WATER SERVICE TO THE SUBJECT PROPERTY, THE CONNECTIONS FOR WHICH WILL BE AS DEPICTED ON THE PUD PLAN.
 - DEVELOPER SHALL PROVIDE ALL NECESSARY STORM SEWERS AND STORM WATER MANAGEMENT FACILITIES REQUIRED TO SERVE THE PROPERTY IN COMPLIANCE WITH THE WILL COUNTY STORMWATER ORDINANCE, CITY ORDINANCES, AND ALL OTHER APPLICABLE LAWS AND REGULATIONS, AS MODIFIED OR AMENDED PURSUANT TO THE TERMS OF THE ANNEXATION AGREEMENT. IN DETERMINING WHETHER THE PROPERTY SATISFIES ZONING OR SUBDIVISION STANDARDS, ANY PART OF THE PROPERTY LOCATED WITHIN A DETENTION OR RETENTION SYSTEM MAY BE INCLUDED AS PART OF THE AREA OF A LOT.
 - EXCEPT WITH RESPECT TO LOT 3-WEST, THE CITY WILL BE GRANTED EITHER MUNICIPAL OR PUBLIC UTILITY AND DRAINAGE EASEMENTS AS NECESSARY OVER THE FOLLOWING:
 - STORMWATER MANAGEMENT FACILITIES;
 - ALL PIPES, STRUCTURES, AND APPURTENANCES WHICH CONVEY STORMWATER FROM DEDICATED ROADS, CONVEY STORM WATER FROM MORE THAN ONE SUBDIVIDED LOT, AND;
 - ALL DETENTION OR RETENTION FACILITIES SERVING THE PROPERTY. ALL PRIVATE STORM WATER MANAGEMENT FACILITIES SET FORTH IN (A), (B) AND (C) WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
 STORMWATER CONVEYANCE FACILITIES WITHIN THE MUNICIPAL OR PUBLIC UTILITY AND DRAINAGE EASEMENTS ABOVE WILL BE MAINTAINED BY THE CITY.
 - MULTIPLE BUILDINGS MAY BE PERMITTED ON THE SAME LOT TO SUPPORT A CAMPUS-LIKE SETTING.
 - THE DEVELOPER WILL CONSTRUCT, IN PHASES, NECESSARY INTERNAL DRIVEWAYS OR ROADS AS APPLICABLE TO SERVICED THE FUTURE BUILDINGS ON THE PROPERTY.
 - NEW STREETS, IF ANY, WITHIN THE PROPERTY SHALL BE PRIVATE STREETS AND WILL NOT BE DEDICATED TO THE CITY.
 - THE DEVELOPER SHALL DEDICATE RIGHT OF WAY FOR ROWELL AVENUE AND MILLSDALE ROAD WHICH ARE NECESSARY FOR THE IMPROVEMENTS SET FORTH BELOW.
 - THE DEVELOPER SHALL IMPROVE ROWELL AVENUE TO THE STANDARDS SET FORTH ON THE JOLIET TECHNOLOGY CENTER PRELIMINARY PUD (THE "ROWELL AVENUE IMPROVEMENTS"). THE DEVELOPER SHALL ALSO COMPLETE IMPROVEMENTS TO MILLSDALE ROAD TO THE STANDARDS SET FORTH ON THE JOLIET TECHNOLOGY CENTER PRELIMINARY PUD PLAN (THE "MILLSDALE ROAD IMPROVEMENTS").
 - THE CITY SHALL VACATE BERNHARD ROAD IN ANY PLACE WHERE IT IS ADJACENT TO THE PROPERTY WITHIN 60 DAYS OF THE EFFECTIVE DATE OF THE ANNEXATION AGREEMENT.



ELEVATIONS ARE BASED ON NAVD 1988.
 REFERENCE BENCHMARK 1 - NGS A142: ELEVATION = 647.55 (NAVD 1988)
 BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPING A142 1947, LOCATION - FROM THE INTERSECTION OF ILLINOIS ROUTE 52 AND LARKIN AVENUE, EAST ON 52 (WEST JEFFERSON) 1.2 MILES TO WILCOX, 36 FEET EAST OF PROLONGED CENTERLINE OF WILCOX STREET, 72 FEET SOUTH AND ACROSS THE HIGHWAY FROM THE SOUTHWEST CORNER OF ELEGANT CATERING AND 30 FEET SOUTH OF THE CENTERLINE OF THE HIGHWAY.

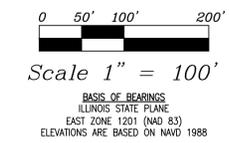
REFERENCE BENCHMARK 2 - NGS WILL COUNTY GPS 1213: ELEVATION = 701.79 (NAVD 88)
 LOCATION - FROM THE INTERSECTION OF ILLINOIS ROUTE 45 AND U.S. ROUTE 30 IN FRANKFORD GO ON ROUTE 45 5.5 MILES TO MANHATTEN-MONEE ROAD, TURN RIGHT (WEST) GO 1 MILE ON MANHATTEN-MONEE ROAD TO GREEN GARDEN ROAD. STATION IS IN NORTHWEST QUADRANT.

Survey No.:	H292c
Ordered By:	HILLWOOD
Description:	PRELIMINARY PLAT OF SUBDIVISION
Date Prepared:	DECEMBER 10, 2025
Scale:	1" = 350'
	FIELD WORK: N/A
	PREPARED BY: TB

REVISED 2/24/2026

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PRELIMINARY PLAT OF JOLIET TECHNOLOGY CENTER PUD JOLIET, WILL COUNTY, ILLINOIS



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
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CONC.	DENOTES CONCRETE
E/P	DENOTES EDGE OF PAVEMENT
F.I.R.	DENOTES FOUND IRON ROD
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P.O.B.	DENOTES POINT OF BEGINNING
BX	DENOTES BUILDING CORNER
COR.	DENOTES CORNER

AREA SUMMARY:

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

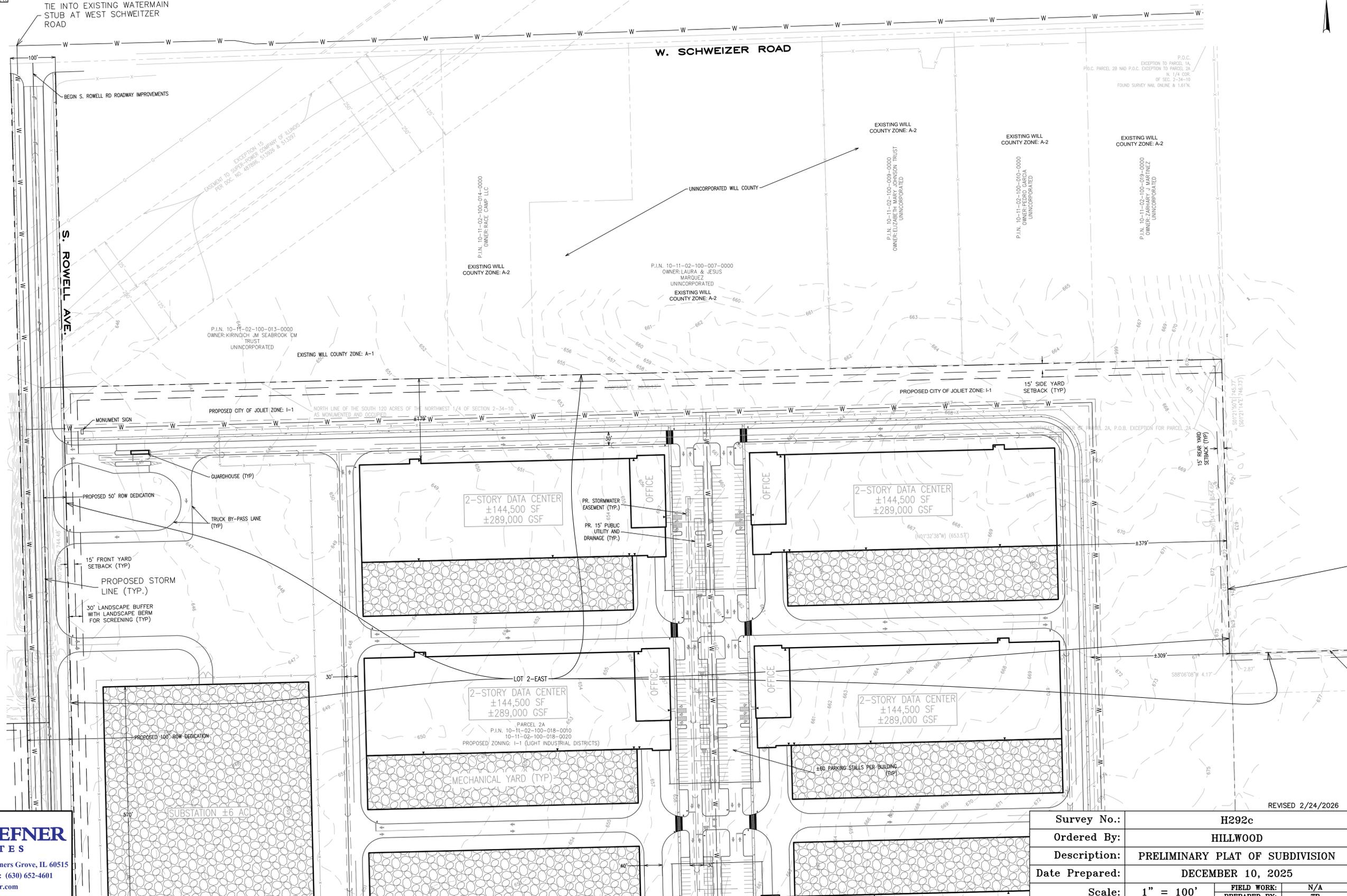
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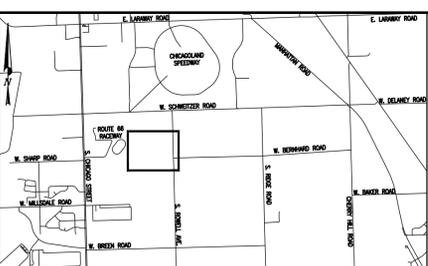
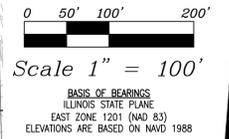


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PRELIMINARY PLAT OF JOLIET TECHNOLOGY CENTER PUD JOLIET, WILL COUNTY, ILLINOIS



VICINITY MAP:
NOT TO SCALE

SYMBOL LEGEND:

	Concrete Pavers
	Concrete Surface
	Gravel Surface/Rip-Rap
	Fence Line
	Underground Gas Main
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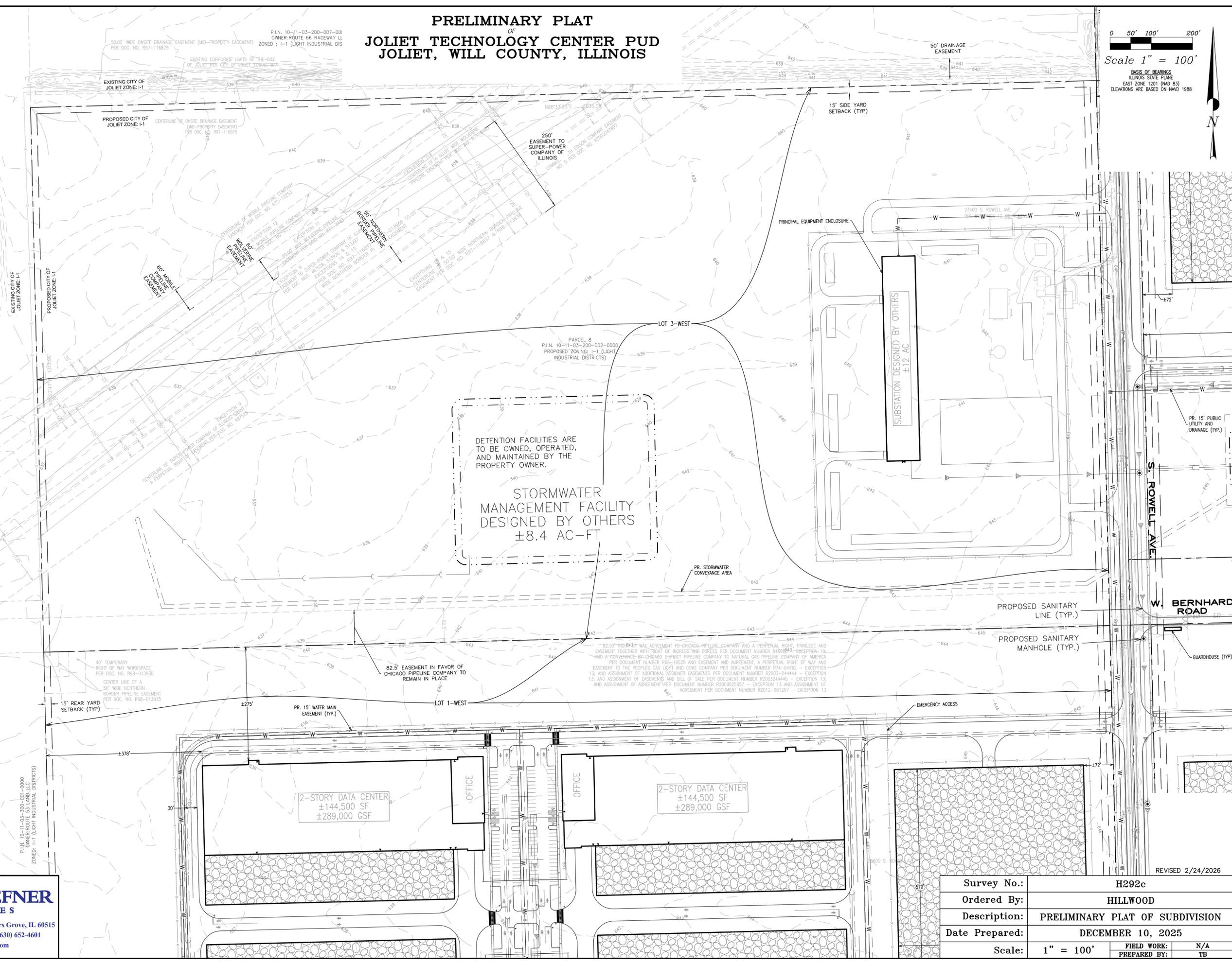
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0 50' 100' 200'
Scale 1" = 100'

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



VICINITY MAP:
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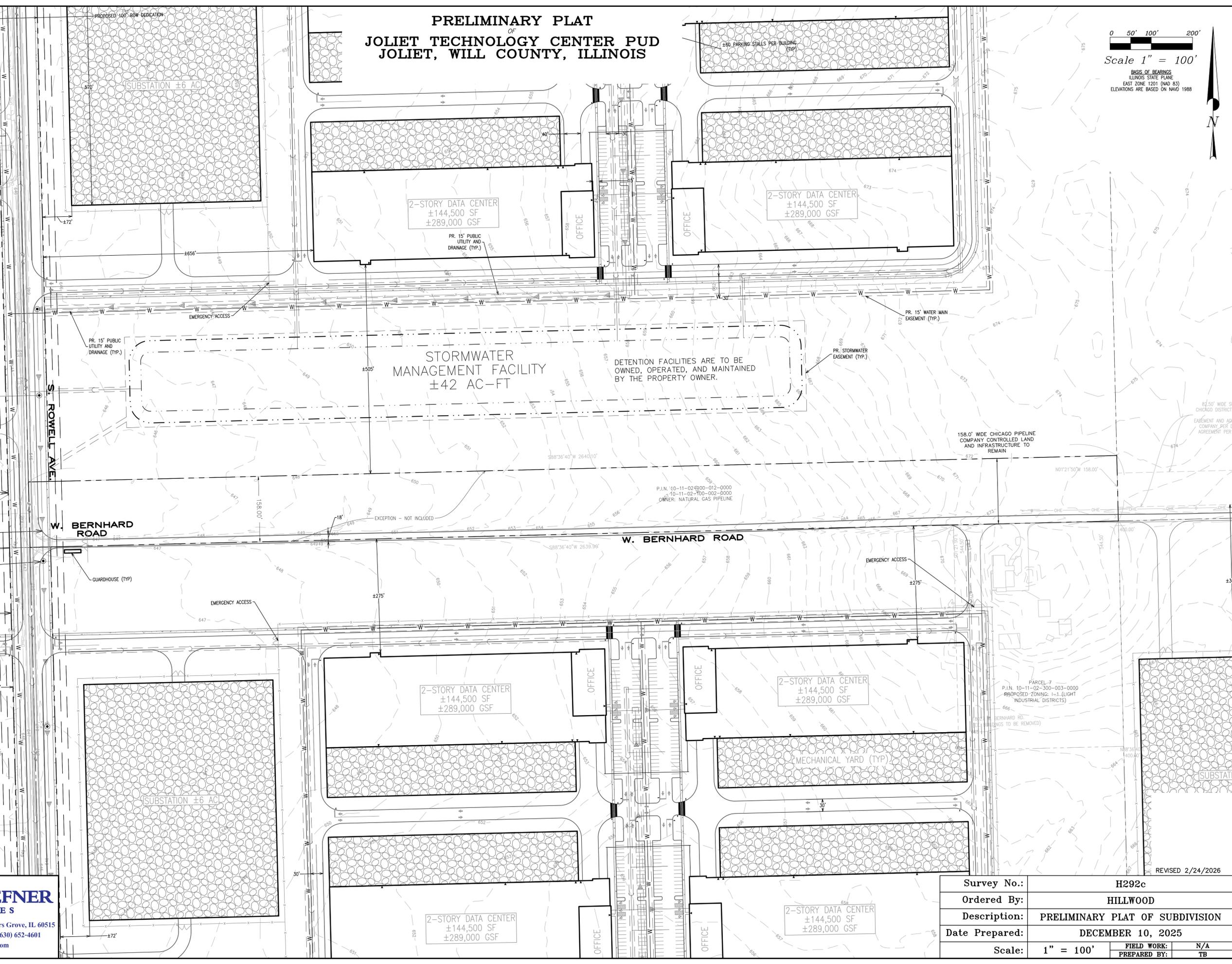
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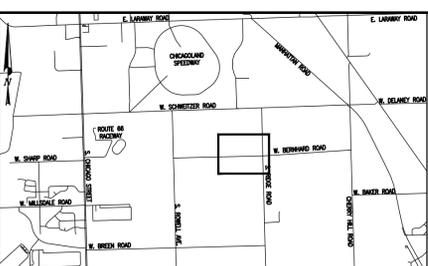
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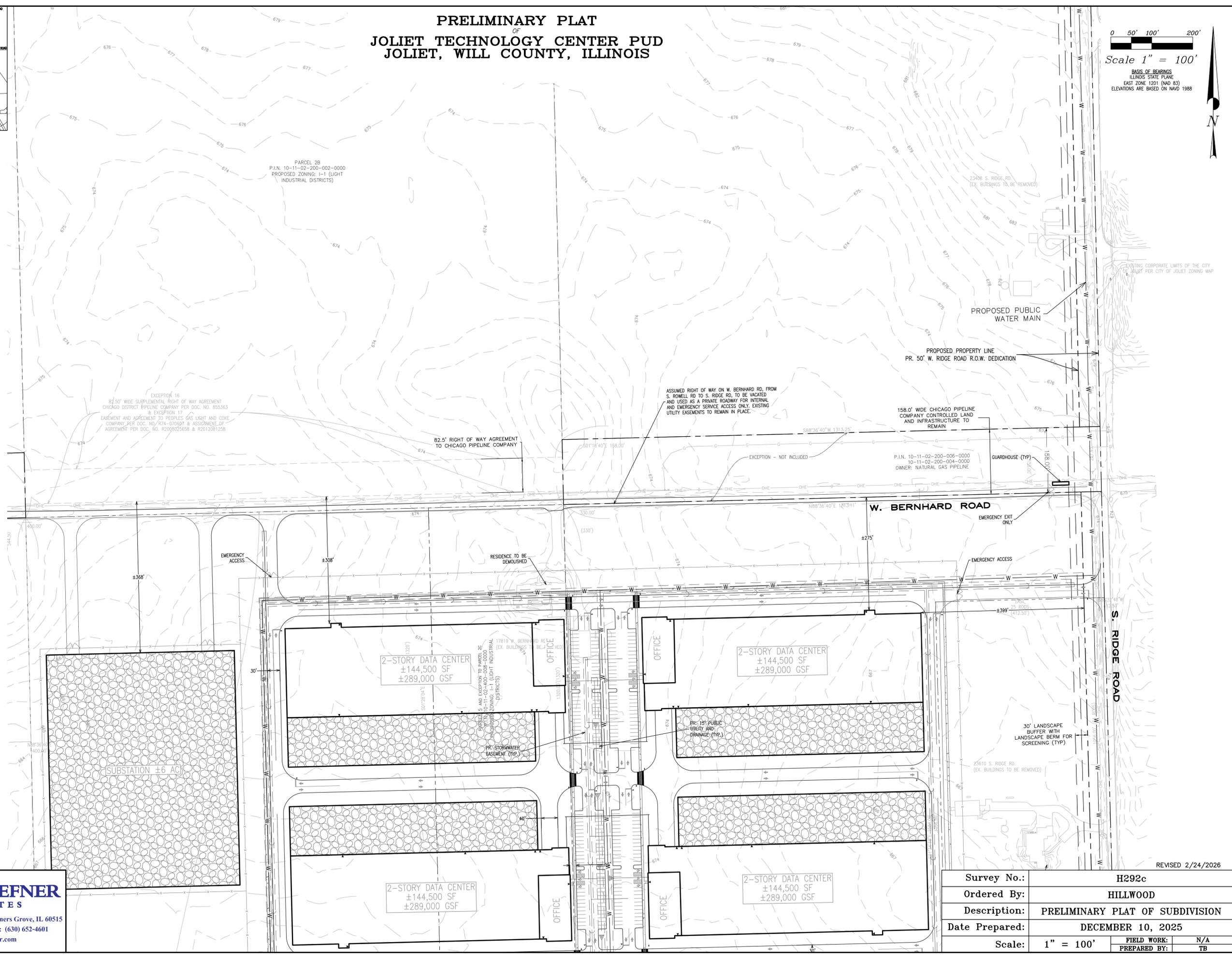
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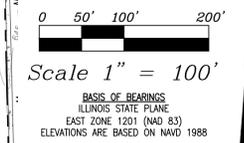


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PRELIMINARY PLAT
OF
JOLIET TECHNOLOGY CENTER PUD
JOLIET, WILL COUNTY, ILLINOIS



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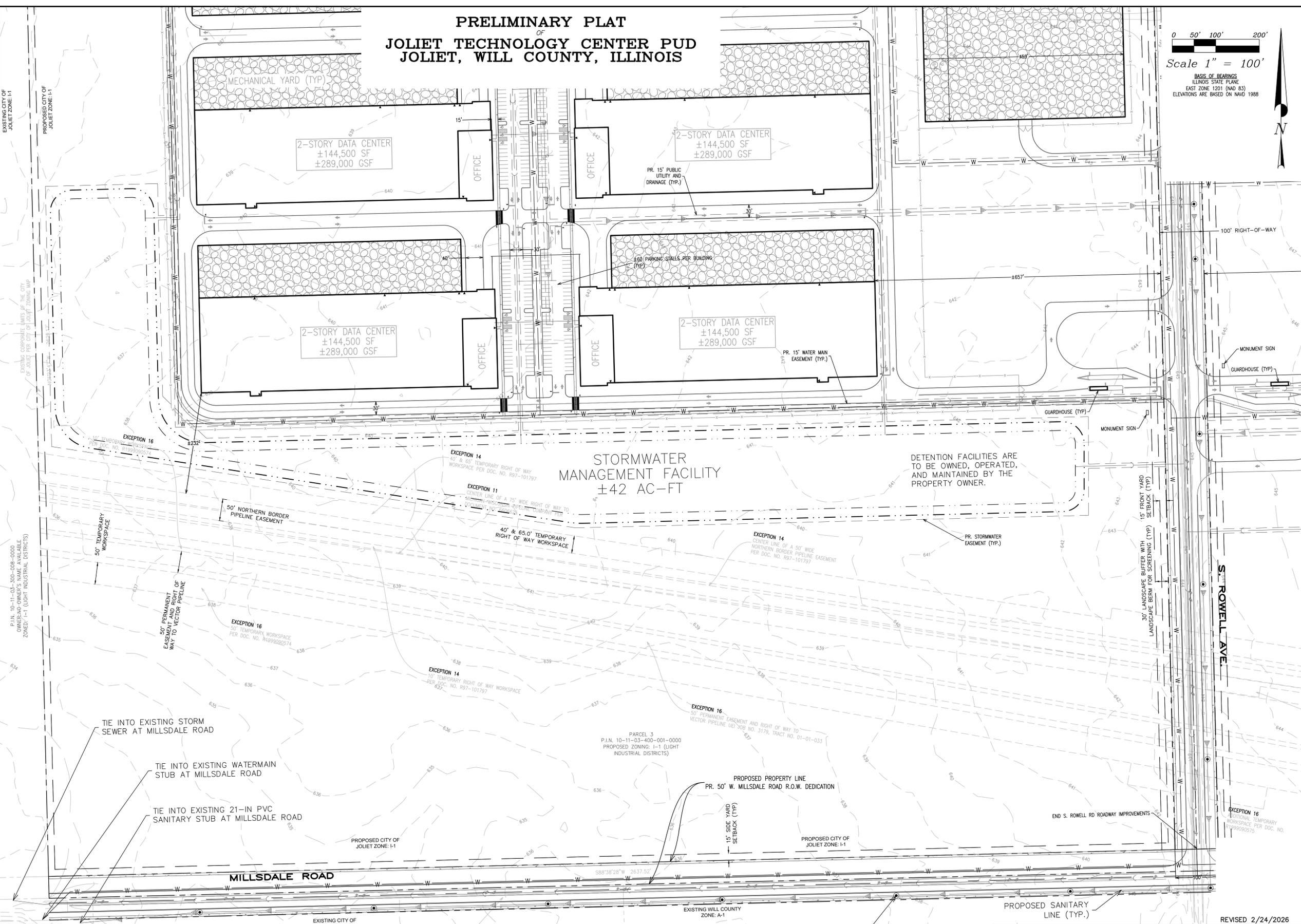
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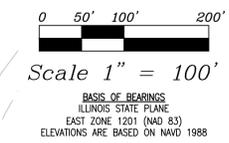


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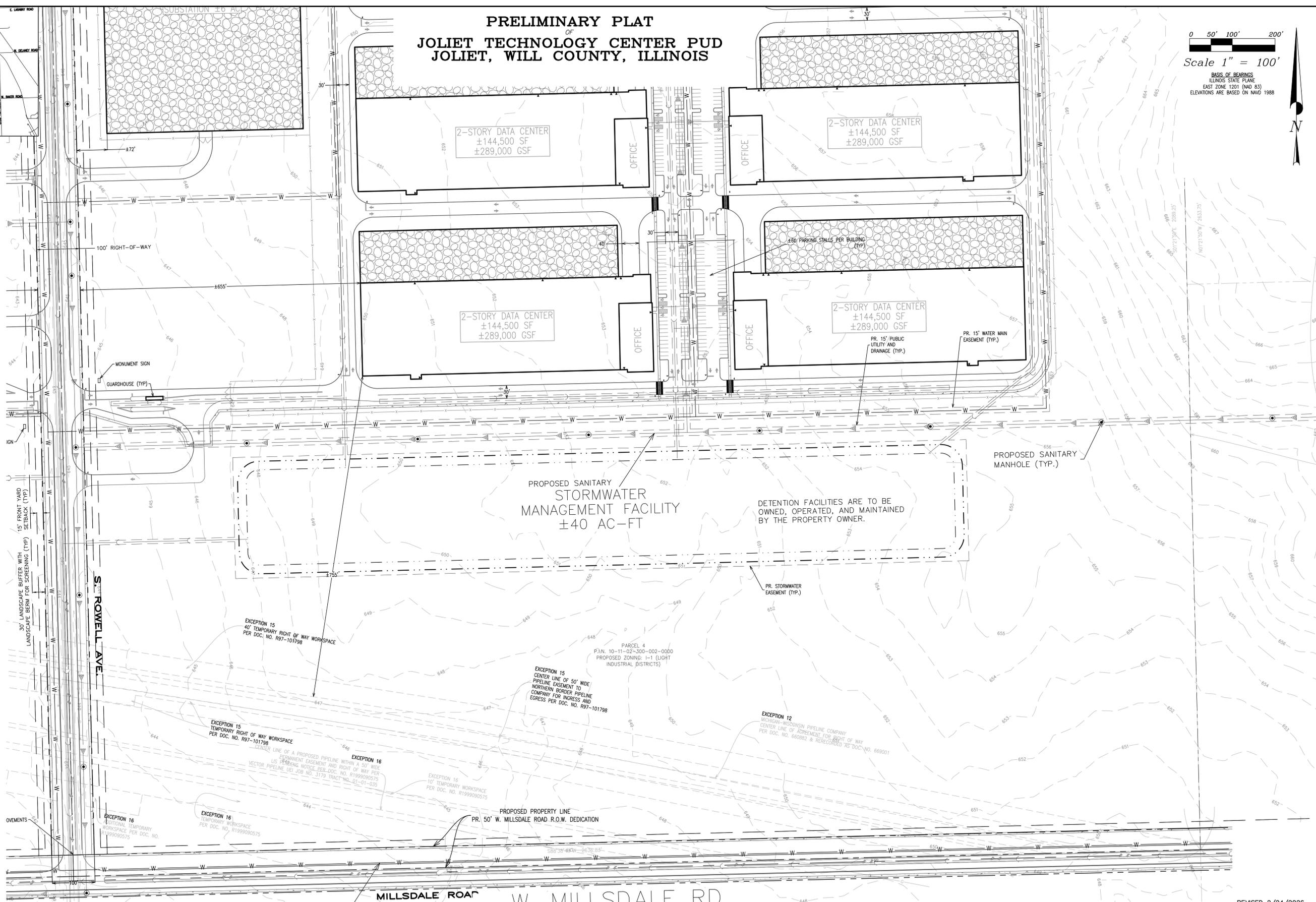
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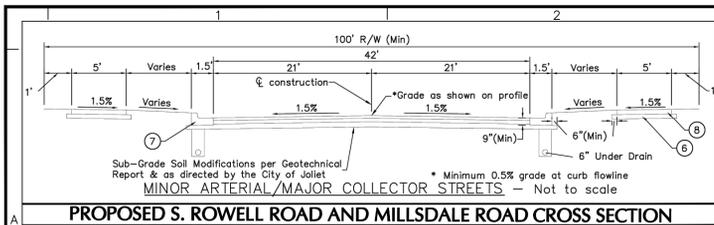
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EXHIBIT C

Preliminary Planned Unit Development



LEGEND

- PROPERTY LINE
- INTERIOR PROPERTY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- PROJECT SETBACK
- LANDSCAPE BUFFER
- FLOOD ZONE A

ZONING CHART - CITY OF JOLIET
 EXISTING: WILL COUNTY, IL ZONE: A-1
 PROPOSED: CITY OF JOLIET, WILL COUNTY, IL ZONE: I-1
 REFERENCE: CITY OF JOLIET ZONING ORDINANCE (ADOPTED DECEMBER 5, 1968)

LOT 1 - WEST OF S. ROWELL RD, WILL COUNTY

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±235	----
MINIMUM LOT FRONTAGE (FEET)	NONE	±3,948	----
MAXIMUM BUILDING HEIGHT (FEET)	120'	100	47-14.5
MAXIMUM BUILDING COVERAGE (%)	NONE	±9	----
MINIMUM OPEN SPACE	NONE	N/A	----
LANDSCAPE EASEMENT (FEET)	30	30	47-15E.12A
REQUIRED YARD (FEET) ²			
FRONT		±669	
SIDE	15	±232	47-14.4
REAR		±378	

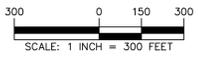
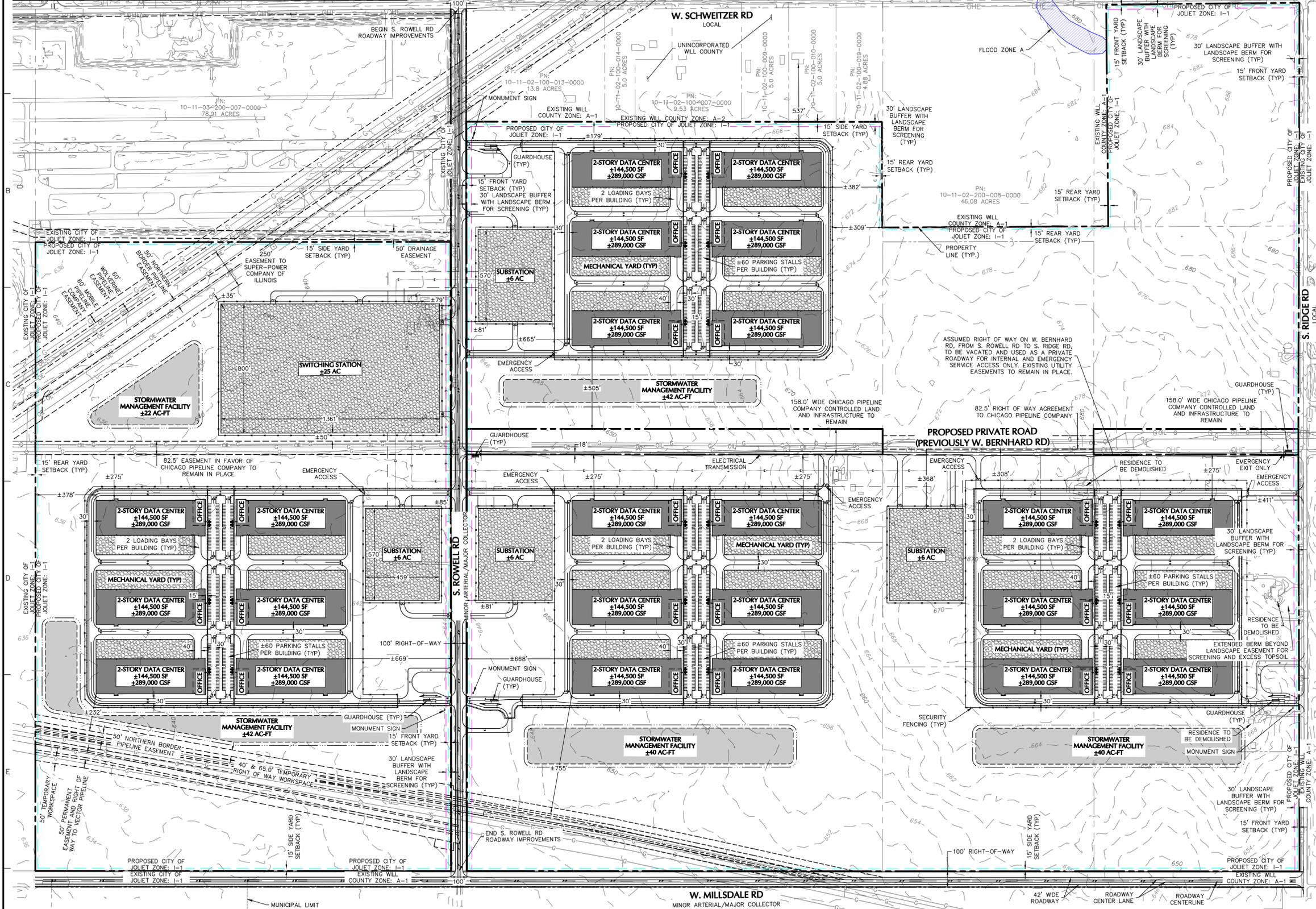
LOT 2 - EAST OF S. ROWELL RD, WILL COUNTY

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±559	----
MINIMUM LOT FRONTAGE (FEET)	NONE	±5,427	----
MAXIMUM BUILDING HEIGHT (FEET)	120'	100	47-14.5
MAXIMUM BUILDING COVERAGE (%)	NONE	±11	----
MINIMUM OPEN SPACE	NONE	N/A	----
LANDSCAPE EASEMENT (FEET)	30	30	47-15E.12A
REQUIRED YARD (FEET) ²			
FRONT		±411	
SIDE	15	±179	47-14.4
REAR		±382	

PARKING CHART (PER BUILDING)

EMPLOYEE/VISITOR PARKING	TBD ³	57 ⁴	----
ACCESSIBLE PARKING	TBD ³	3 ⁴	----
LOADING DOCK PARKING	6 ⁵	2	47-17.16

- NOTES:**
- 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.
 - 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.
 - 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.
 - CURRENTLY PROPOSING 60 STALLS PER BUILDING WITH CAPACITY TO INCREASE TO 80 STALLS.
 - 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.
 - COORDINATES SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83.
 - BASE FILE INFORMATION SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY" DATED 05/30/2024 AND REVISED 09/17/2024 FROM JACOB & HEFNER ASSOCIATES.
 - 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.
 - FINAL LOT LINE CONFIGURATION TO BE DETERMINED IN CONJUNCTION WITH CITY OF JOLIET STAFF AS FINAL PROJECT PHASING AND LAYOUT PROGRESSES INTO DETAILED DESIGN.
- DEVIATIONS FROM I-1 ZONING ORDINANCE:**
- A DEVIATION FROM I-1 REFLECTS A REDUCTION THE NUMBER OF REQUIRED LOADING DOCK PARKING PER BUILDING FROM 6 TO 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.
 - 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.)
 - ±5,180 LINEAR FEET OF W. BERNHARD RD. IS INTENDED TO BE MADE PRIVATE.
 - ±5,430 LINEAR FEET OF S. ROWELL RD. TO BE IMPROVED.



NOT FOR CONSTRUCTION

Date	Description	No.
Revisions		

LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
JOLIET TECHNOLOGY CENTER
 JOLIET
 WILL COUNTY ILLINOIS

PRELIMINARY PUD SITE PLAN

Project No. 541046701	Drawing No. PUD-100
Date 09/08/2025	Sheet 2 of 5
Drawn By MAC	
Checked By TDO	

EXHIBIT D

Preliminary Planned Unit Development Engineering Plan

PRELIMINARY PLANNED UNIT DEVELOPMENT JOLIET TECHNOLOGY CENTER

JOLIET WILL COUNTY, ILLINOIS

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH 32 RODS OF THE EAST 25 RODS OF THE SOUTHEAST QUARTER OF SECTION TWO, IN TOWNSHIP THIRTY-FOUR NORTH, IN RANGE TEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 1A:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 158 FEET THEREOF), IN WILL COUNTY, ILLINOIS.
ALSO EXCEPT:
THAT PART OF THE LAND CONVEYED TO CHARLES RADEMACHER AND MATTHEW RADEMACHER BY QUIT CLAIM DEED RECORDED JANUARY 11, 2005 AS DOCUMENT R2005006206 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 11 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER 1315.77 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER AND TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 18 MINUTES 09 SECONDS EAST ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER 1406.20 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST 82.00 FEET; THENCE NORTH 01 DEGREE 22 MINUTES 04 SECONDS WEST 1406.55 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER THAT IS 80.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER, AS MEASURED ON SAID NORTH LINE; THENCE SOUTH 88 DEGREES 11 MINUTES 00 SECONDS WEST ON SAID NORTH LINE 80.41 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:
THE SOUTH 120 ACRES OF THE FOLLOWING DESCRIBED TRACT:
THE NORTHWEST QUARTER OF SECTION 2, EXCEPT THE SOUTH 158 FEET THEREOF, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
ALSO EXCEPT:
THAT PART OF THE LAND CONVEYED TO CHARLES RADEMACHER AND MATTHEW RADEMACHER BY TRUSTEE'S DEED RECORDED JANUARY 11, 2005 AS DOCUMENT R2005006205 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST, ON THE EAST LINE OF SAID NORTHWEST QUARTER 749.73 FEET TO THE NORTH LINE OF THE SOUTH 2061.40 FEET OF SAID NORTHWEST QUARTER AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST, ON SAID EAST LINE 653.55 FEET TO A POINT 1400.28 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, AS MEASURED ON SAID EAST LINE; THENCE SOUTH 88 DEGREES 26 MINUTES 27 SECONDS WEST 4.18 FEET; THENCE NORTH 01 DEGREE 32 MINUTES 38 SECONDS WEST 653.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 2061.40 FEET OF SAID NORTHWEST QUARTER THAT IS 6.35 FEET WEST OF THE POINT OF BEGINNING, AS MEASURED ON SAID NORTH LINE; THENCE NORTH 88 DEGREES 36 MINUTES 38 SECONDS EAST, ON SAID NORTH LINE 6.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST ON THE WEST LINE OF SAID NORTHWEST QUARTER 1400.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST 1314.48 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER THAT IS 1406.20 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER, AS MEASURED ON SAID EAST LINE; THENCE SOUTH 88 DEGREES 26 MINUTES 27 SECONDS EAST ON SAID EAST LINE 93.35 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 36 MINUTES 53 SECONDS WEST ON SAID SOUTH LINE 1314.39 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREE 21 MINUTES 14 SECONDS WEST ON SAID WEST LINE 89.38 FEET TO THE POINT OF BEGINNING
AND
THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP THIRTY-FOUR (34) NORTH AND IN RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2C:
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION TWO, TOWNSHIP THIRTY-FOUR NORTH, RANGE TEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS;
EXCEPTING THEREFROM:
TEN ACRES OFF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID NORTHEAST CORNER TO BE THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, 1320 FEET; THENCE WEST PERPENDICULAR WITH THE LAST DESCRIBED COURSE A DISTANCE OF 330 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1320 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

PARCEL 2D:
THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN;
EXCEPT:
THE NORTH 32 RODS OF THE EAST 25 RODS OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE 3RD P.M.,
AND ALSO EXCEPTING THEREFROM:
SOUTH 64 RODS OF THE EAST 25 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

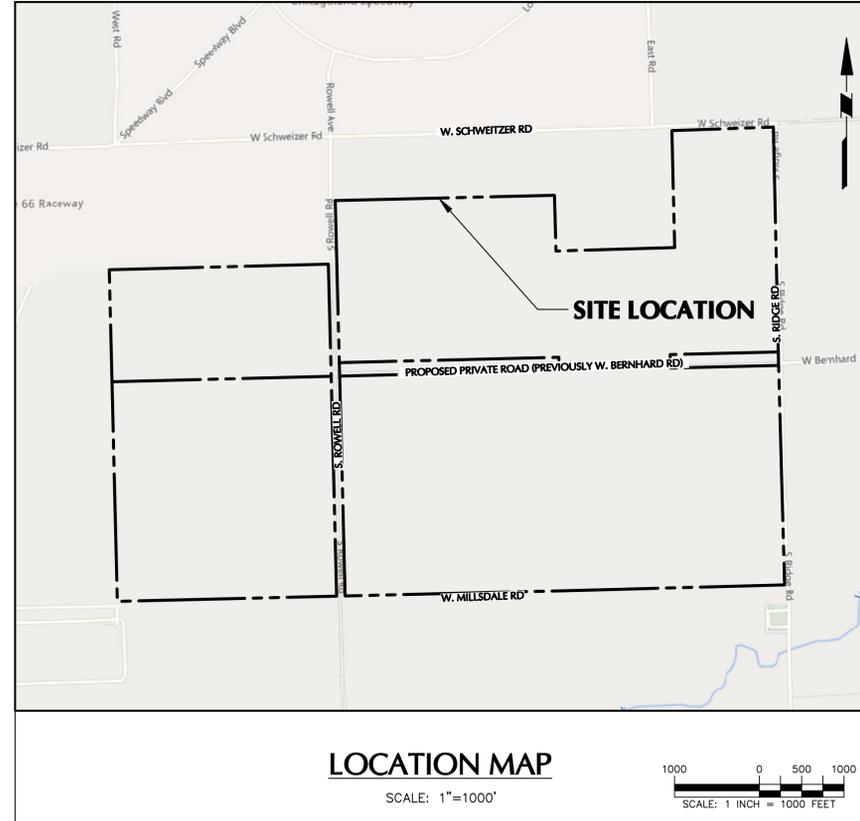
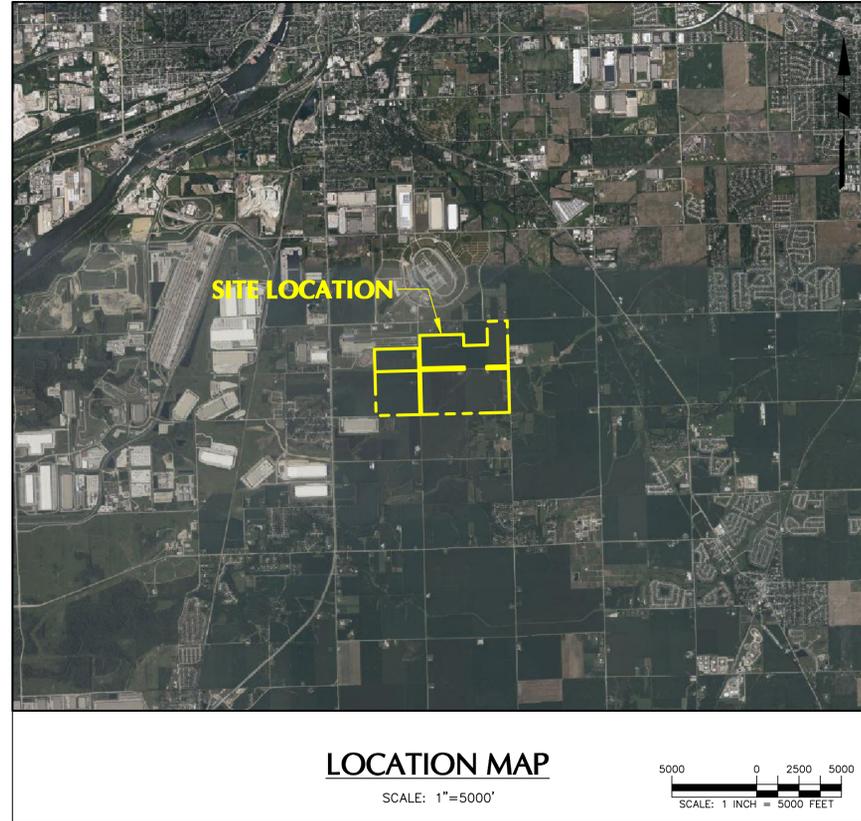
PARCEL 4:
THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS;
EXCEPT:
THE EAST 400 FEET OF THE NORTH 544.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 5:
TEN ACRES OFF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SAID NORTHEAST CORNER TO BE THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, 1320 FEET; THENCE WEST PERPENDICULAR WITH THE LAST DESCRIBED COURSE A DISTANCE OF 330 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1320 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE EASTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
SOUTH 64 RODS OF THE EAST 25 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 7:
THE EAST 400 FEET OF THE NORTH 544.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 8:
THE SOUTH ONE-HALF HALF OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



CIVIL DRAWING INDEX

NUMBER	DRAWING TITLE	DATE ISSUED	DATE REVISED
PUD-001	COVER SHEET	09/08/2025	02/25/2026
PUD-100	PRELIMINARY PUD SITE PLAN	09/08/2025	02/25/2026
PUD-101	PRELIMINARY PUD SITE PLAN NOTES	02/25/2026	-
PUD-200	PRELIMINARY PUD GRADING, DRAINAGE & UTILITY PLAN	09/08/2025	02/25/2026
PUD-300	PRELIMINARY PUD PLANTING & LIGHTING PLAN	09/08/2025	02/25/2026
PUD-501	PRELIMINARY PUD DETAILS	09/08/2025	02/25/2026

SUPPORTING DOCUMENTS

UNDER SEPARATE COVER	DATE ISSUED	DATE REVISED
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PERFORMED BY JACOB & HEFNER ASSOCIATES	05/30/2024	09/16/2024
PLAT OF ANNEXATION PERFORMED BY JACOB & HEFNER ASSOCIATES	01/06/2025	-

OWNER

HW TECHNOLOGY PARK DEVELOPMENT, LLC
9550 WEST HIGGINS ROAD, SUITE 200
ROSEMONT, IL 60018
T: (847) 737-0266
E: TJ.O'BRIEN@HILLWOOD.COM
Attn: T.J. O'BRIEN, VICE PRESIDENT

CIVIL ENGINEER

LANGAN ENGINEERING & ENVIRONMENTAL,
SURVEYING, LANDSCAPE ARCHITECTURE AND
GEOLOGY, D.P.C.
200 W MADISON STREET SUITE 1920
CHICAGO, IL 60606
T: (312) 547-7700
E: AUTTAN@LANGAN.COM
Attn: ANDREW UTTAN, PROFESSIONAL ENGINEER

LANDSCAPE ARCHITECT

LANGAN ENGINEERING & ENVIRONMENTAL,
SURVEYING, LANDSCAPE ARCHITECTURE AND
GEOLOGY, D.P.C.
200 W MADISON STREET SUITE 1920
CHICAGO, IL 60606
T: (312) 547-7700
E: MSTRANGE@LANGAN.COM
Attn: MATTHEW STRANGE, PROFESSIONAL
LANDSCAPE ARCHITECT, ASLA, WEDG

CONTACT LIST

DEVELOPER

AMERICAN REAL ESTATE PARTNERS
1860 INTERNATIONAL DRIVE, SUITE 500
MCLEAN, VA 22102
T: (866) 850-4200
E: ENICHOLSON@AMERICANREPARTNERS.COM
Attn: ELIZABETH NICHOLSON, SENIOR VICE
PRESIDENT, ENTITLEMENTS

SURVEYOR

JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
T: (630) 652-4600
E: CCOOK@JHAINC.COM
Attn: CARL J. COOK, PROFESSIONAL LAND
SURVEYOR

ATTORNEY

MAHONEY, SILVERMAN & CROSS, LLC
822 INFANTRY DRIVE, SUITE 100
JOLIET, IL 60435
T: (815) 730-9500
E: DSILVERMAN@MSCLAWFIRM.COM
Attn: DAVID J. SILVERMAN

Date	Description	No.
02/25/2026	CITY OF JOLIET COMMENT RESPONSE V3	3
12/10/2025	CITY OF JOLIET COMMENT RESPONSE V2	2
10/20/2025	CITY OF JOLIET COMMENT RESPONSE	1

Revisions

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.
200 W Madison Street, Suite 2900
Chicago, IL 60606
T: 312.547.7700 F: 312.547.7701 www.langan.com

Project

JOLIET TECHNOLOGY CENTER

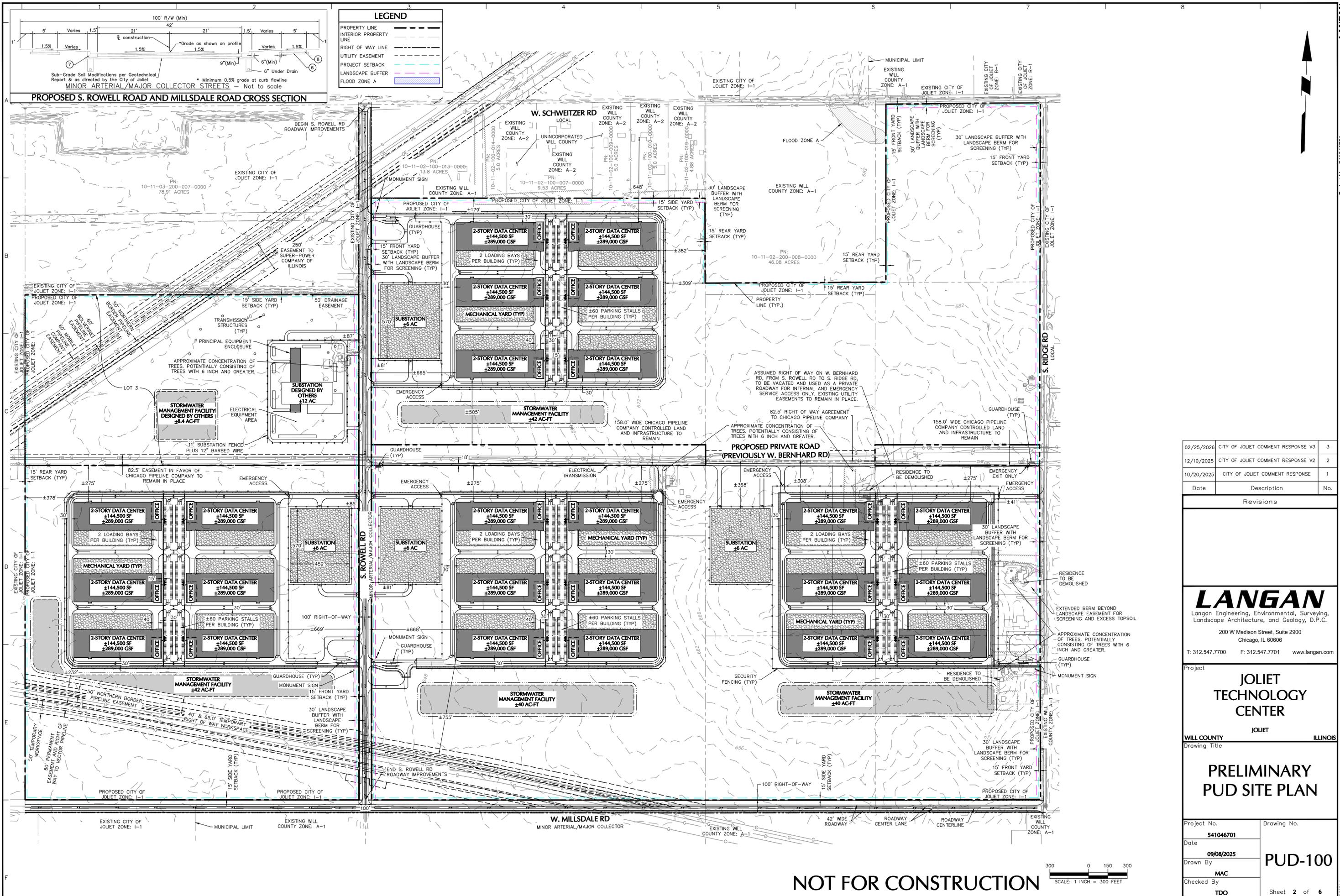
JOLIET ILLINOIS

WILL COUNTY ILLINOIS

Drawing Title

COVER SHEET

Project No.	Drawing No.
541046701	PUD-001
Date	09/08/2025
Drawn By	MAC
Checked By	TDO
Sheet 1 of 6	



Date	Description	No.
02/25/2026	CITY OF JOLIET COMMENT RESPONSE V3	3
12/10/2025	CITY OF JOLIET COMMENT RESPONSE V2	2
10/20/2025	CITY OF JOLIET COMMENT RESPONSE	1

Revisions

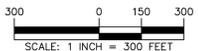
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 200 W Madison Street, Suite 2900
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 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
JOLIET TECHNOLOGY CENTER
 JOLIET
 WILL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD SITE PLAN

Project No. 541046701	Drawing No. PUD-100
Date 09/08/2025	Sheet 2 of 6
Drawn By MAC	
Checked By TDO	

NOT FOR CONSTRUCTION



ZONING CHART - CITY OF JOLIET
 EXISTING: WILL COUNTY, IL ZONE: A-1
 PROPOSED: CITY OF JOLIET, WILL COUNTY, IL ZONE: I-1
 REFERENCE: CITY OF JOLIET ZONING ORDINANCE (ADOPTED DECEMBER 5, 1968)

LOT 1 - WEST OF S. ROWELL RD, WILL COUNTY

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±235	----
MINIMUM LOT FRONTAGE (FEET)	NONE	±3,948	----
MAXIMUM BUILDING HEIGHT (FEET)	120 ¹	100	47-14.5
MAXIMUM BUILDING COVERAGE (%)	NONE	±9	----
MINIMUM OPEN SPACE	NONE	N/A	----
LANDSCAPE EASEMENT (FEET)	30	30	47-15E.12A
REQUIRED YARD (FEET) ²			
FRONT		±669	
SIDE	15	±232	47-14.4
REAR		±378	

LOT 2 - EAST OF S. ROWELL RD, WILL COUNTY

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±559	----
MINIMUM LOT FRONTAGE (FEET)	NONE	±5,427	----
MAXIMUM BUILDING HEIGHT (FEET)	120 ¹	100	47-14.5
MAXIMUM BUILDING COVERAGE (%)	NONE	±11	----
MINIMUM OPEN SPACE	NONE	N/A	----
LANDSCAPE EASEMENT (FEET)	30	30	47-15E.12A
REQUIRED YARD (FEET) ²			
FRONT		±411	
SIDE	15	±179	47-14.4
REAR		±382	

PARKING CHART (PER BUILDING LOT 1 & 2)

ITEM	REQUIRED	PROPOSED	REFERENCE
EMPLOYEE/VISITOR PARKING	TBD ³	57 ⁴	----
ACCESSIBLE PARKING	TBD ³	3 ⁴	----
LOADING DOCK PARKING	6 ⁵	2	47-17.16

¹SUPERSCRIP NUMBER NOTED ABOVE RELATED TO LOT 1 & 2 NOTES.

- LOTS 1, 2, & 3 NOTES**
- COORDINATES SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83.
 - BASE FILE INFORMATION SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY" DATED 05/30/2024 AND REVISED 09/17/2024 FROM JACOB & HEFNER ASSOCIATES.
 - 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.
 - DETENTION FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
 - EACH LOT OWNER MAY PETITION FOR CHANGES TO THE PUD AND/OR FINAL PUD APPROVALS WITHOUT THE CONSENT OF ANY OTHER OWNERS WITHIN THE PUD SO LONG AS THE REQUESTED CHANGE AND/OR FINAL PUD AFFECTS ONLY THE PETITIONING OWNER'S LOT. ABSENT CONSENT FROM THE OTHER LOT OWNERS, AND LOT OWNER MAY PETITION FOR CHANGES OR FINAL PUD APPROVALS FOR LOTS NOT OWNED BY SUCH PETITIONING OWNER. THE LOT 3 OWNER, IF PUBLIC UTILITY AS DEFINED IN THE ILLINOIS PUBLIC UTILITIES ACT, SHALL NOT BE RESPONSIBLE FOR ANY PUD OBLIGATIONS OUTSIDE THE BOUNDARIES OF LOT 3, INCLUDING MAINTENANCE AND REPLACEMENT OF PARKWAY TREES ADJACENT TO LOT 3.

- DEVIATIONS FROM I-1 ZONING ORDINANCE:**
- ±5,180 LINEAR FEET OF W. BERNHARD RD. IS INTENDED TO BE MADE PRIVATE.
 - ±5,430 LINEAR FEET OF S. ROWELL RD. TO BE IMPROVED.

- LOTS 1 & 2 NOTES**
- 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.
 - 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.
 - 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.
 - 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.
 - FINAL LOT LINE CONFIGURATION FOR LOTS 1 AND 2 TO BE DETERMINED IN CONJUNCTION WITH CITY OF JOLIET STAFF AS FINAL PROJECT PHASING AND LAYOUT PROGRESSES INTO DETAILED DESIGN.

- DEVIATIONS FROM I-1 ZONING ORDINANCE:**
- A DEVIATION FROM I-1 REFLECTS A REDUCTION THE NUMBER OF REQUIRED LOADING DOCK PARKING PER BUILDING FROM 6 TO 2.
 - A DEVIATION FROM I-1 PARKING REQUIREMENTS EXISTS AS DATA CENTER USES ARE CURRENTLY UNDEFINED.
 - DATA CENTER USE PARKING REQUIREMENTS CURRENTLY UNDEFINED.
 - A DEVIATION FROM I-1 REFLECTS AN ALLOWANCE FOR 40' DRIVEWAY APRONS.
 - I-1 LIGHT INDUSTRIAL MAXIMUM DRIVEWAY WIDTH CURRENTLY UNDEFINED (MAX. 30' FOR COMM.)

ZONING CHART - CITY OF JOLIET
 EXISTING: WILL COUNTY, IL ZONE: A-1
 PROPOSED: CITY OF JOLIET, WILL COUNTY, IL ZONE: I-1
 REFERENCE: CITY OF JOLIET ZONING ORDINANCE (ADOPTED DECEMBER 5, 1968)

LOT 3 - WEST OF S. ROWELL RD, WILL COUNTY

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±78	----
MINIMUM LOT FRONTAGE (FEET)	NONE	±1,316	----
MAXIMUM BUILDING HEIGHT (FEET)	120	120	----
MAXIMUM BUILDING COVERAGE (%)	NONE	NONE	----
MINIMUM OPEN SPACE	NONE	NONE	----
LANDSCAPE EASEMENT (FEET)	30	30	----
REQUIRED YARD (FEET)			
FRONT		0	
SIDE	0	0	----
REAR		0	

LOT 3 NOTES

- NO MINIMUM ACCESSORY OFF-STREET PARKING OR LOADING IS REQUIRED FOR AN ELECTRICAL SUBSTATION USE.
- TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT DEPICTED CONCEPTUALLY AND ARE PROVIDED FOR REFERENCE ONLY.
- CONCEPTUAL DEPICTION OF SUBSTATION AREA AND ENCLOSURE SUBJECT TO ENGINEERING REFINEMENT.
- TALLER FENCE POSTS SUPPORTING NEW FENCE AND OTHER SECURITY FUNCTIONS MAY BE REQUIRED UP TO 18'-0" TALL. LOCATIONS SUBJECT TO FUTURE CONFIRMATION.
- SUBSTATION STATIC MASTS UP TO 86' TALL MAY BE INSTALLED FOR SAFETY.

DEVIATIONS FROM I-1 ZONING ORDINANCE:

- A TREE PRESERVATION PLAN IS NOT REQUIRED FOR LOT 3 NOTWITHSTANDING 47-15E.2F. TREES GREATER THAN 6" IN DIAMETER MAY BE REMOVED NOTWITHSTANDING ANYTHING TO THE CONTRARY IN 47-15A.2A.
- THE PROHIBITION ON CHAIN-LINK STYLE FENCING IN 47-15E.10 DOES NOT APPLY WITHIN LOT 3 DUE TO PUBLIC UTILITY SECURITY REQUIREMENTS. SUBSTATION FENCING IS EXEMPT FROM FENCE HEIGHT LIMITS AND FRONT YARD PROHIBITIONS DESCRIBED IN 47-17.6. AN EXPANDED METAL FENCE OF 11 FEET IN HEIGHT PLUS 12" OF Y-SHAPED BARBED WIRE MAY BE INSTALLED ON THE EXTERIOR OF ANY ELECTRICAL SUBSTATION SITUATED WITHIN LOT 3, INCLUDING THAT PORTION OF THE ELECTRICAL SUBSTATION FACING EAST.
- SUBSTATION AREAS WITHIN LOT 3 MAY BE COMPRISED OF GRAVEL AND ARE NOT REQUIRED TO BE PAVED. DRIVEWAY APRONS ON ROWELL ROAD MUST BE PAVED BUT DRIVEWAYS WITHIN THE BOUNDARIES OF LOT 3 MAY BE GRAVEL CONSISTENT WITH SAFETY AND RELIABILITY STANDARDS.

DEVIATIONS FROM SUBDIVISION ORDINANCE:

- SECTION 5.4-B-2 OF THE SUBDIVISION ORDINANCE WHICH REQUIRES ALL DRIVEWAYS TO BE PAVED WITH CONCRETE, A PUBLIC UTILITY OWNER OF LOT 3 MUST PAVE DRIVEWAY APRONS BUT NOT THE PORTION OF THE SUBSTATION DRIVEWAYS THEMSELVES LYING OUTSIDE THE PUBLIC RIGHT OF WAY DUE TO THE POTENTIAL NEED TO QUICKLY ACCESS UNDERGROUND ELECTRICAL DUCTS WHICH ARE OFTEN BURIED BENEATH THE VARIOUS DRIVEWAYS.
- SECTION 5.9-A WHICH REQUIRES ALL UTILITY FACILITIES WITHIN A SUBDIVISION TO BE PLACED UNDERGROUND.
- SECTION 5.9-B WHICH REQUIRES A 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL REAR LOT LINES. THAT KIND OF PUBLIC UTILITY EASEMENT IS INCOMPATIBLE WITH A SECURE SUBSTATION PROPERTY.
- SECTION 5.6-C WHICH REQUIRES FIRE HYDRANTS TO BE PLACED WITHIN 350 FEET OF ANY STRUCTURE. THE DISTANCE FROM THE PROPOSED PRINCIPAL EQUIPMENT ENCLOSURE TO THE NEAREST EXISTING HYDRANT ALONG ROWELL AVENUE WILL BE DETERMINED IN FINAL ENGINEERING DESIGN.

Date	Description	No.
Revisions		

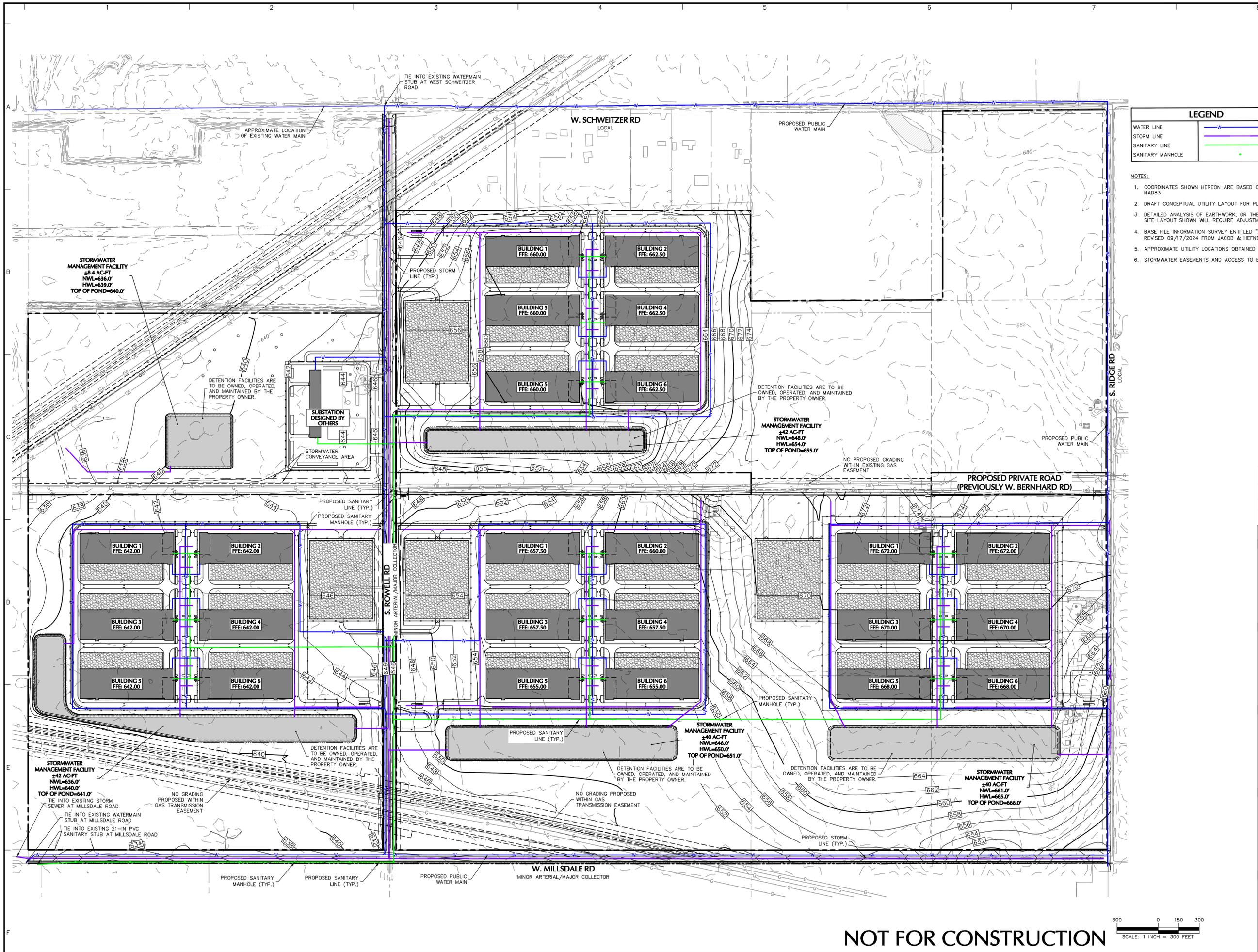
Revisions		
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 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
**JOLIET
 TECHNOLOGY
 CENTER**
 JOLIET
 ILLINOIS

Drawing Title
**PRELIMINARY
 PUD SITE PLAN
 NOTES**

Project No. 541046701	Drawing No. PUD-101
Date 02/25/2026	PUD-101
Drawn By MAC	
Checked By TDO	
Sheet 3 of 6	



LEGEND

WATER LINE	
STORM LINE	
SANITARY LINE	
SANITARY MANHOLE	

- NOTES:**
- COORDINATES SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83.
 - DRAFT CONCEPTUAL UTILITY LAYOUT FOR PLANNING PURPOSES ONLY.
 - DETAILED ANALYSIS OF EARTHWORK, OR THE NEED FOR RETAINING WALLS, HAS NOT BEEN PERFORMED. SITE LAYOUT SHOWN WILL REQUIRE ADJUSTMENT TO ACCOMMODATE TOPOGRAPHY.
 - BASE FILE INFORMATION SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY" DATED 05/30/2024 AND REVISED 09/17/2024 FROM JACOB & HEFNER ASSOCIATES.
 - APPROXIMATE UTILITY LOCATIONS OBTAINED FROM PUBLICLY AVAILABLE GIS DATA.
 - STORMWATER EASEMENTS AND ACCESS TO BE DETERMINED DURING FINAL PUD PROCESS.

Date	Description	No.
02/25/2026	CITY OF JOUET COMMENT RESPONSE V3	3
12/10/2025	CITY OF JOUET COMMENT RESPONSE V2	2
10/20/2025	CITY OF JOUET COMMENT RESPONSE	1

Revisions

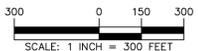
LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
JOUET TECHNOLOGY CENTER
 JOUET
 WILL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD GRADING, DRAINAGE, & UTILITY PLAN

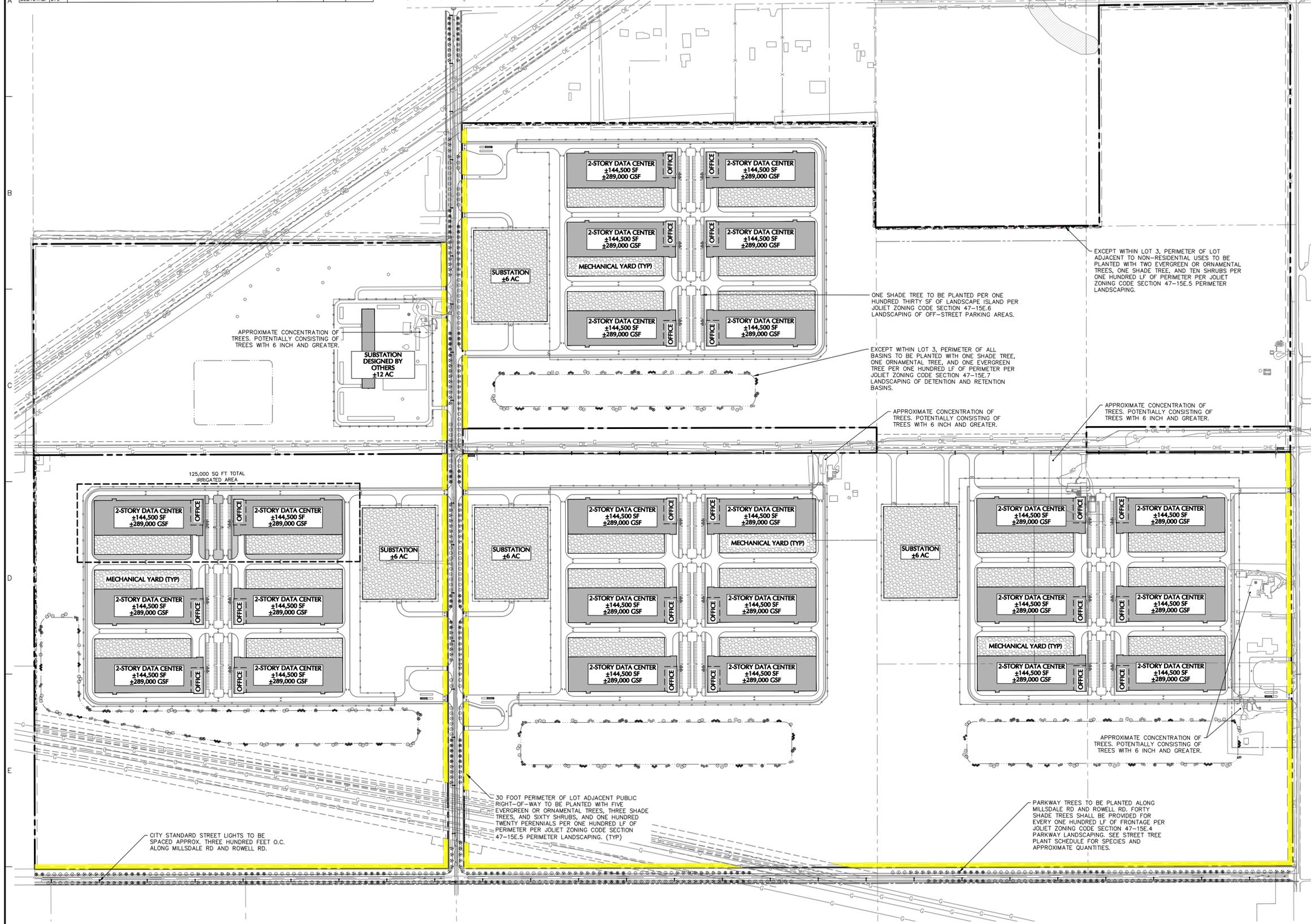
Project No.	Drawing No.
541046701	PUD-200
Date	09/08/2025
Drawn By	AH
Checked By	TDO
Sheet 4 of 6	

NOT FOR CONSTRUCTION



STREET TREE PLANT SCHEDULE

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
NSM	113	ACER SACCHARUM 'NORTON' / CRESCENDO™ SUGAR MAPLE	2 1/2-3" CAL.	B&B	
QTSH	119	QLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER / SHADEMASTER HONEY LOCUST	2 1/2-3" CAL.	B&B	
OD	107	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	2 1/2-3" CAL.	B&B	
OB	124	QUERCUS BICOLOR / SWAMP WHITE OAK	2 1/2-3" CAL.	B&B	
UP	113	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	2 1/2-3" CAL.	B&B	
SUBTOTAL:		576			



- NOTES:**
- FINAL LOT LINE CONFIGURATION FOR LOTS 1 AND 2 TO BE DETERMINED IN CONJUNCTION WITH CITY OF JOLIET STAFF AS FINAL PROJECT PHASING AND LAYOUT PROGRESSES INTO DETAILED DESIGN.
 - FINAL LOT LINE CONFIGURATION OF LOT 3 DEPICTED.
 - 30 FOOT PERIMETER OF LOT ADJACENT TO PUBLIC RIGHT-OF-WAY TO BE PLANTED WITH FIVE EVERGREEN OR ORNAMENTAL TREES, THREE SHADE TREES, AND SIXTY SHRUBS, AND ONE HUNDRED TWENTY PERENNIALS PER ONE HUNDRED LF OF PERIMETER PER JOLIET ZONING CODE SECTION 47-15E.5 PERIMETER LANDSCAPING. THIS IS DEPICTED BY THE AREAS HIGHLIGHTED IN YELLOW.
 - PLANTINGS ALONG AND WITHIN LOT 3 SUBJECT TO PUBLIC UTILITY SAFETY AND SECURITY REQUIREMENTS.

Date	Description	No.
02/25/2026	CITY OF JOLIET COMMENT RESPONSE V3	2
10/20/2025	CITY OF JOLIET COMMENT RESPONSE	1

Revisions

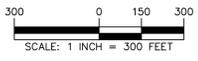
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 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
JOLIET TECHNOLOGY CENTER
 JOLIET
 WILL COUNTY ILLINOIS

PRELIMINARY PLANTING PLAN

Project No. 541046701	Drawing No. PUD-300
Date 09/08/2025	
Drawn By SD	
Checked By MS	
	Sheet 5 of 6

NOT FOR CONSTRUCTION



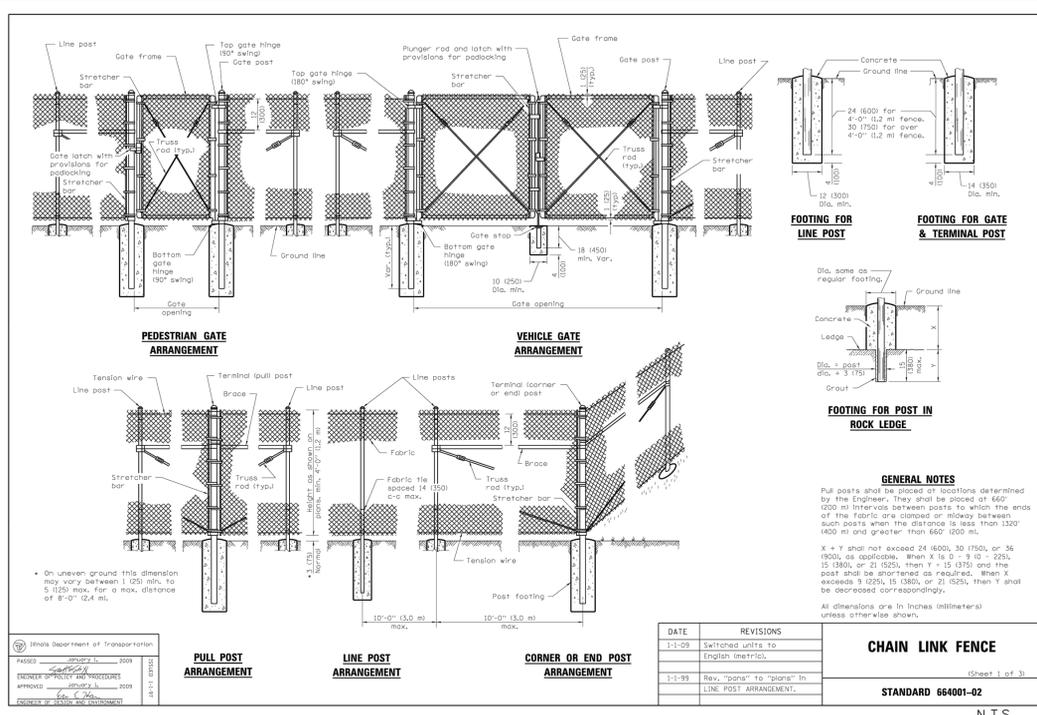


EXHIBIT E

Sample Building Elevations

JOLIET TECHNOLOGY CENTER

SAMPLE ELEVATIONS

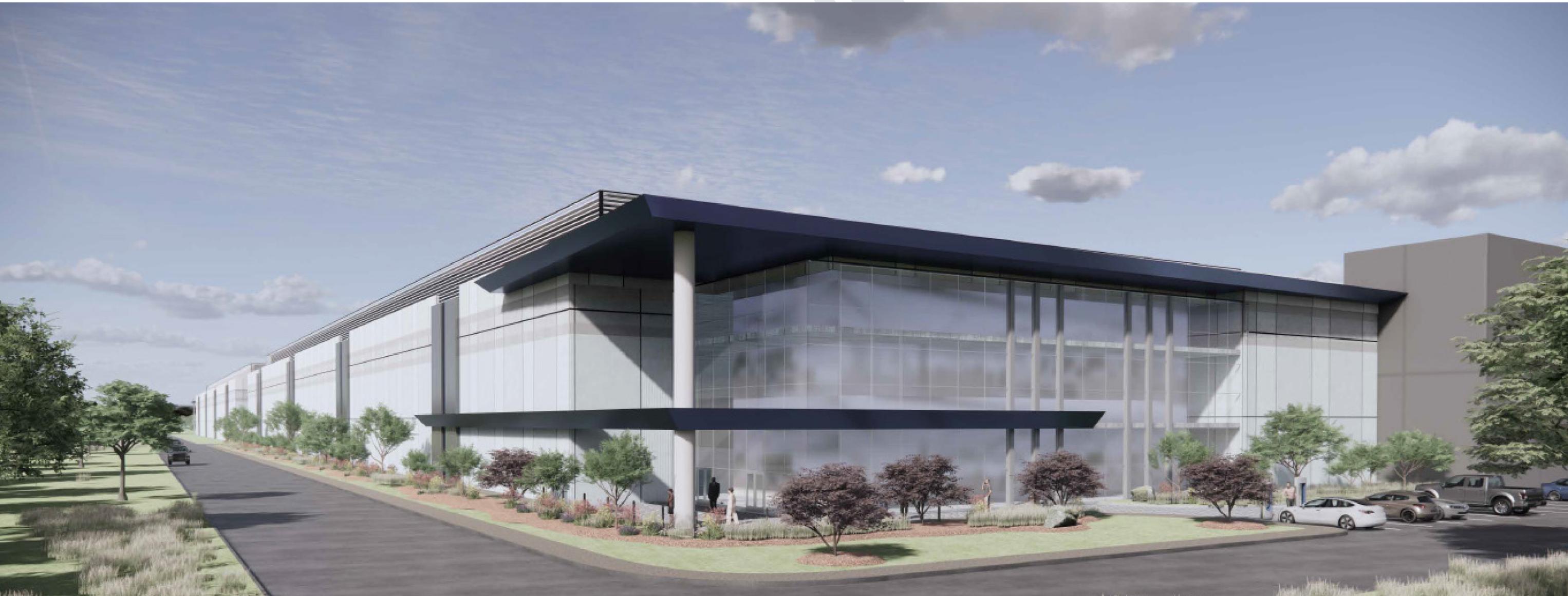


EXHIBIT F

Data Center Project Ordinance Exceptions

1. A deviation from I-1 reflects a reduction in 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 commercial).
4. ±5,180 linear feet of W. Bernhard Rd. is intended to be made private.
5. Multiple buildings are permitted on a single lot as shown on the Preliminary PUD Plan.
6. Allowance of max. 10' high foot black aluminum picket fence with extended curved pickets to provide anti climb security, at perimeter inside of screening and buffers.
7. The prohibition on chain-link style fencing in 47-15E.10 does not apply to interior substation fencing. Further, interior substation fencing is exempt from fence height limits and front yard prohibitions described in 47-17.6. An expanded metal fence of 11 feet in height plus 12" of y-shaped barbed wire may be installed around substations.

EXHIBIT G

Lot 3 Conditions

1. No minimum accessory off-street parking or loading is required for an electrical substation use.
2. Transmission structures and electrical equipment depicted conceptually and are provided for reference only.
3. Conceptual depiction of substation area and enclosure subject to engineering refinement.
4. Taller fence posts supporting new fence and other security functions may be required up to 18'-0" tall. Locations subject to future confirmation.
5. Substation static masts up to 86' tall may be installed for safety.
6. A Tree Preservation Plan is not required for Lot 3 notwithstanding 47-15E.2F. Trees greater than 6" in diameter may be removed notwithstanding anything to the contrary in 47-15A.2A.
7. The prohibition on chain-link style fencing in 47-15E.10 does not apply within Lot 3 due to public utility security requirements. Substation fencing is exempt from fence height limits and front yard prohibitions described in 47-17.6. An expanded metal fence of 11 feet in height plus 12" of y-shaped barbed wire may be installed on the exterior of any electrical substation situated within Lot 3, including that portion of the electrical substation facing east.
8. Substation areas within Lot 3 may be comprised of gravel and are not required to be paved. Driveway aprons on Rowell Road/Ave must be paved but driveways within the boundaries of Lot 3 may be gravel consistent with safety and reliability standards.
9. Section 5.4-B-2 of the Subdivision Regulations requires all driveways to be paved with concrete. A public utility owner of Lot 3 must pave driveway aprons but not the portion of the

substation driveways themselves lying outside the public right-of-way due to the potential need to quickly access underground electrical ducts which are often buried beneath the various driveways.

10. Section 5.9-A, which requires all utility facilities within a subdivision to be placed underground.

11. Section 5.9-B, which requires a 10-foot public utility easement along all rear lot lines. That kind of public utility easement is incompatible with a secure substation property.

12. Section 5.6-C, which requires fire hydrants to be placed within 350 feet of any structure. The distance from the proposed principal equipment enclosure to the nearest existing hydrant along Rowell Road/Ave will be determined in final engineering design.