

DATE: October 16, 2025

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: A-4-25: Annexation of Approximately 795 Acres Surrounding S. Rowell Road and Bernhard Road, Classification to I-1 (Light Industrial) Zoning, and Approval of an Annexation Agreement

PUD-8-25: Preliminary Planned Unit Development of Joliet Technology Center Subdivision

GENERAL INFORMATION:

APPLICANT: HW Technology Park Development, LLC

STATUS OF APPLICANT: Contract Purchaser

OWNER: Bernhard Farms, Inc., Bernhard Family Land Trust, Leo E. & Lois I. Bernhard, Leonard E. Bernhard, Jean R. Smith, Joan E. Long, Joy C. and Ray M. Garza, James E. Bernhard

SPECIAL INFORMATION: City Staff is requesting the subject petitions be deferred to November 20, 2025, to give staff and the developer additional time to prepare the Annexation and Development Agreement. Due to the size and complexity of the proposed development, additional analysis is needed to properly evaluate the subject proposal and to draft an optimal Annexation and Development Agreement.