

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 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 NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 11 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER 1315.77 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AND TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 18 MINUTES 09 SECONDS EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER 1406.20 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 27 SECONDS EAST 82.00 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 04 SECONDS WEST 1406.55 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER THAT IS 80.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST 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 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 NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 21 MINUTES 14 SECONDS EAST ON THE WEST LINE OF SAID NORTHEAST 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 NORTHEAST QUARTER THAT IS 1406.20 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, AS MEASURED ON SAID EAST LINE; THENCE SOUTH 88 DEGREES 18 MINUTES 09 SECONDS EAST ON SAID EAST LINE 93.35 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 36 MINUTES 53 SECONDS WEST ON SAID SOUTH LINE 1314.39 FEET TO THE WEST LINE OF SAID NORTHEAST 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 NORTHEAST 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 NORTHEAST 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.

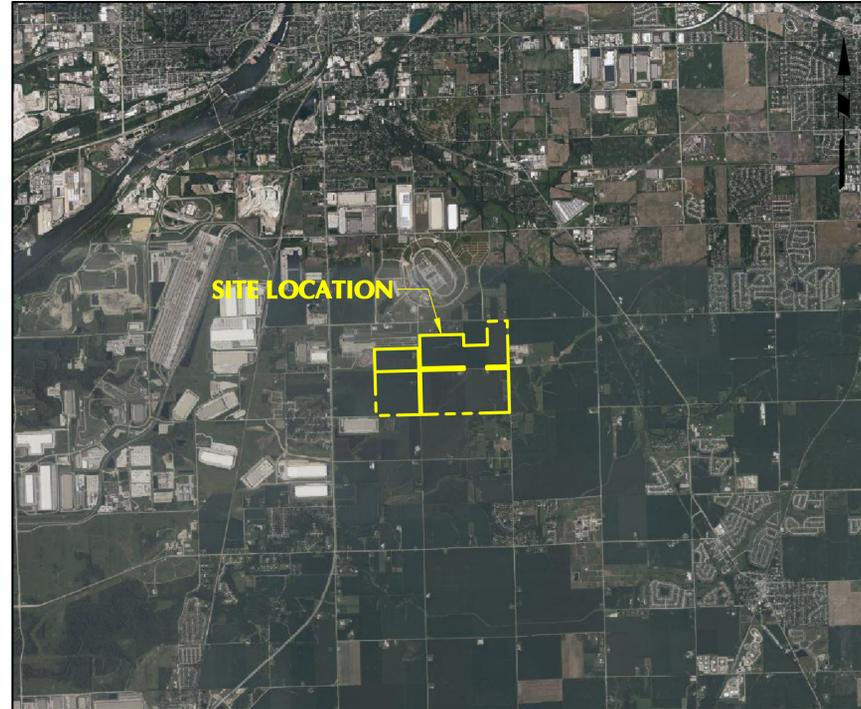
PARCEL 4:
THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS;
EXCEPT:
THE EAST 400 FEET OF THE NORTH 544.5 FEET OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, 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 NORTHEAST 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 NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP

SCALE: 1"=5000'



LOCATION MAP

SCALE: 1"=1000'



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

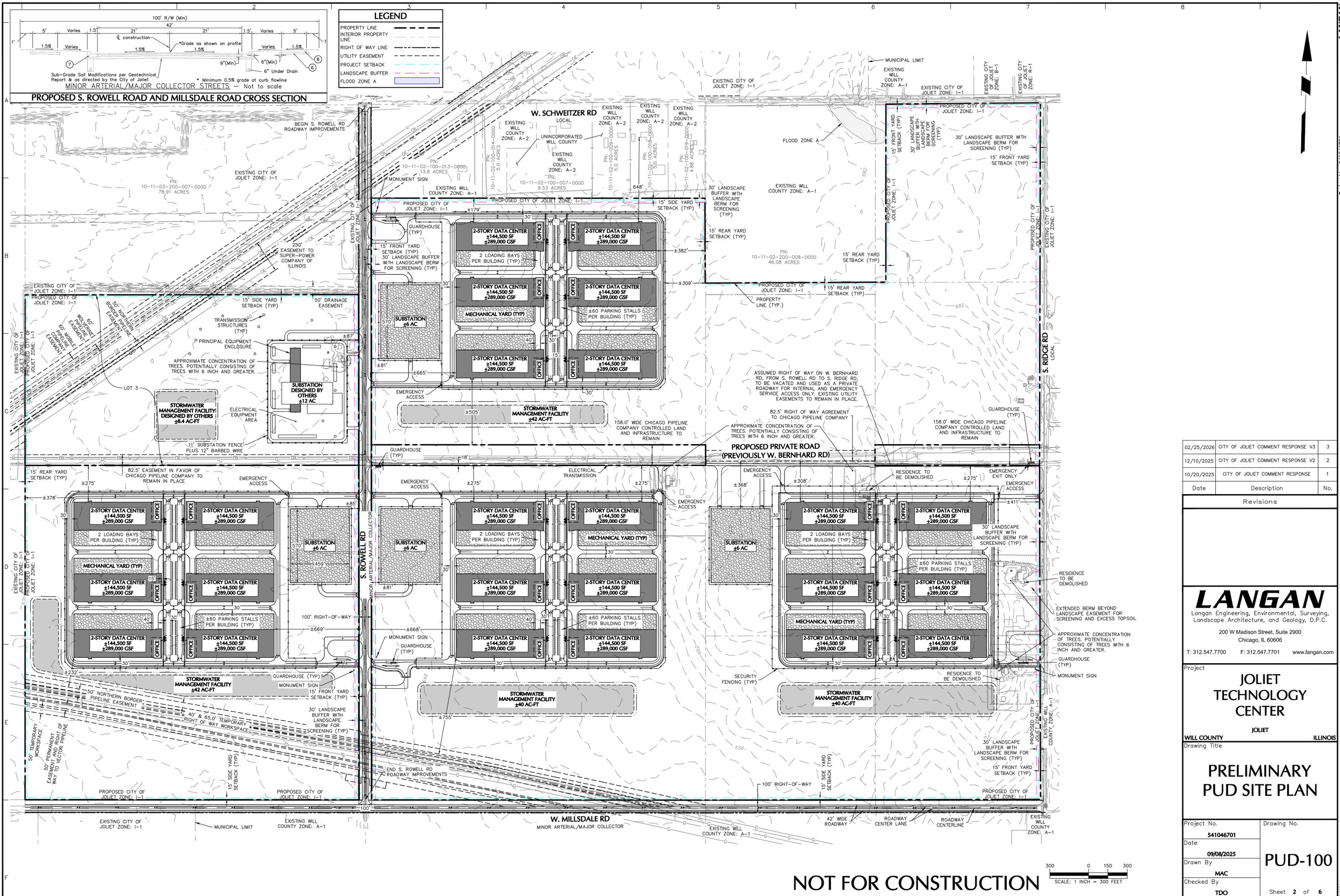
JOLIET TECHNOLOGY CENTER

JOLIET
WILL COUNTY ILLINOIS

Project 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

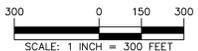
LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
JOLIET TECHNOLOGY CENTER
 JOLIET
 WILL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD SITE PLAN

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

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'	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			
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 LOT 1 & 2)			
EMPLOYEE/VISITOR PARKING	TBD ³	57 ⁴	----
ACCESSIBLE PARKING	TBD ³	3 ⁴	----
LOADING DOCK PARKING	6 ⁵	2	47-17.16

²SUPERSCRIP 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			
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

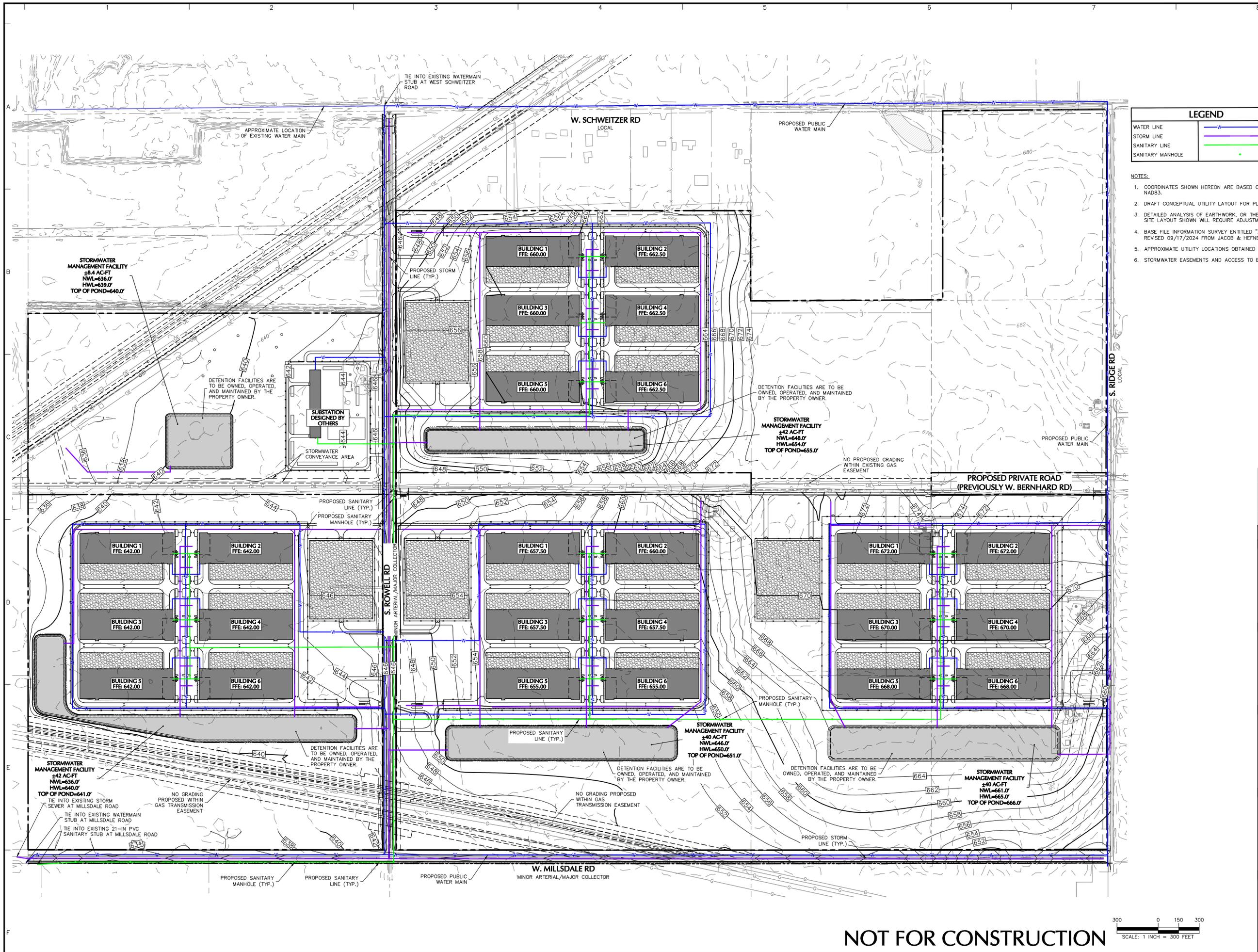
Date	Description	No.

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
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

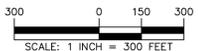
LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

Project
JOUET TECHNOLOGY CENTER
 JOUET
 WILL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD GRADING, DRAINAGE, & UTILITY PLAN

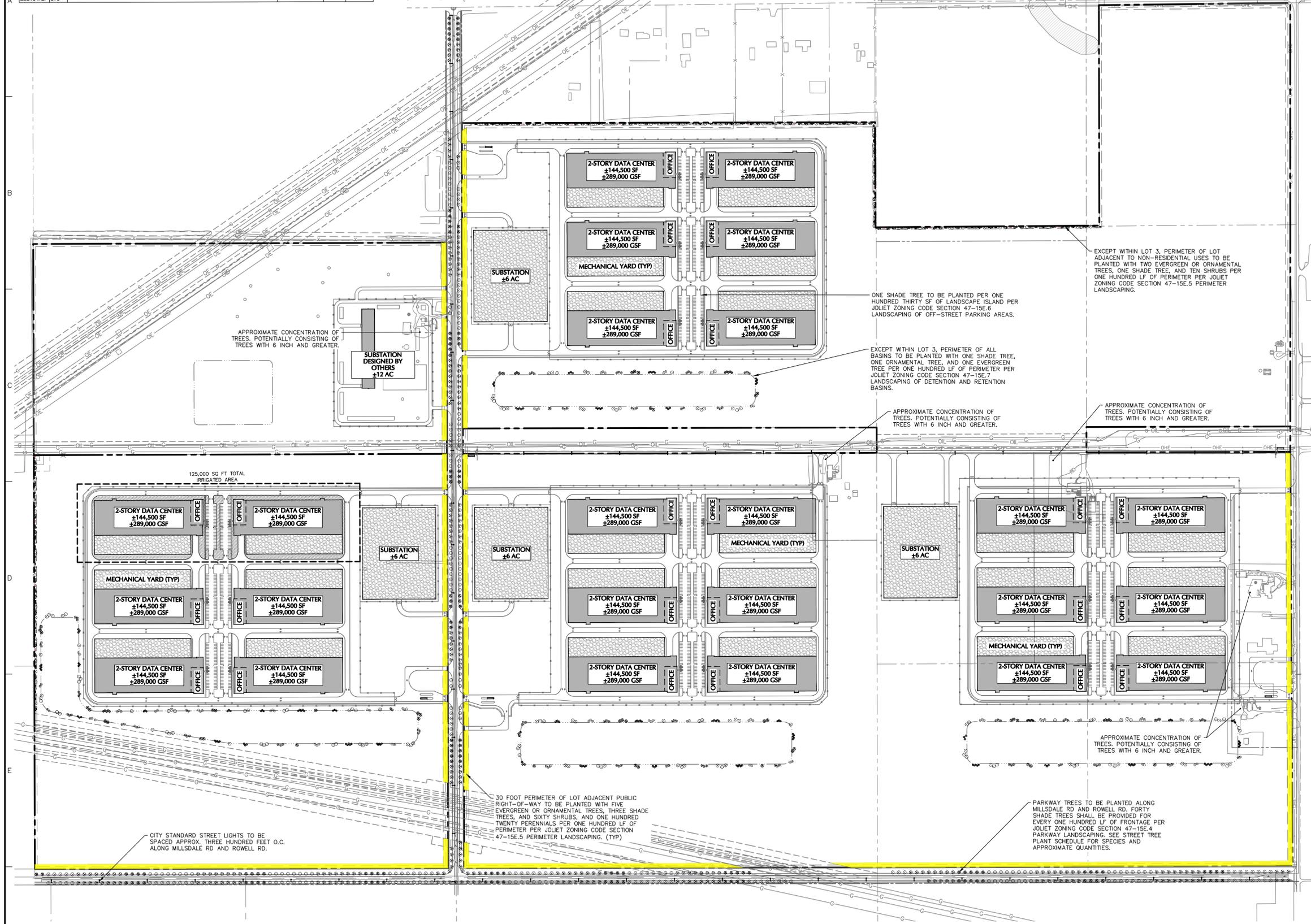
Project No.	Drawing No.
541046701	PUD-200
Date	09/08/2025
Drawn By	AH
Checked By	TDO
Sheet 4 of 6	

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

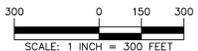
LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 200 W Madison Street, Suite 2900
 Chicago, IL 60606
 T: 312.547.7700 F: 312.547.7701 www.langan.com

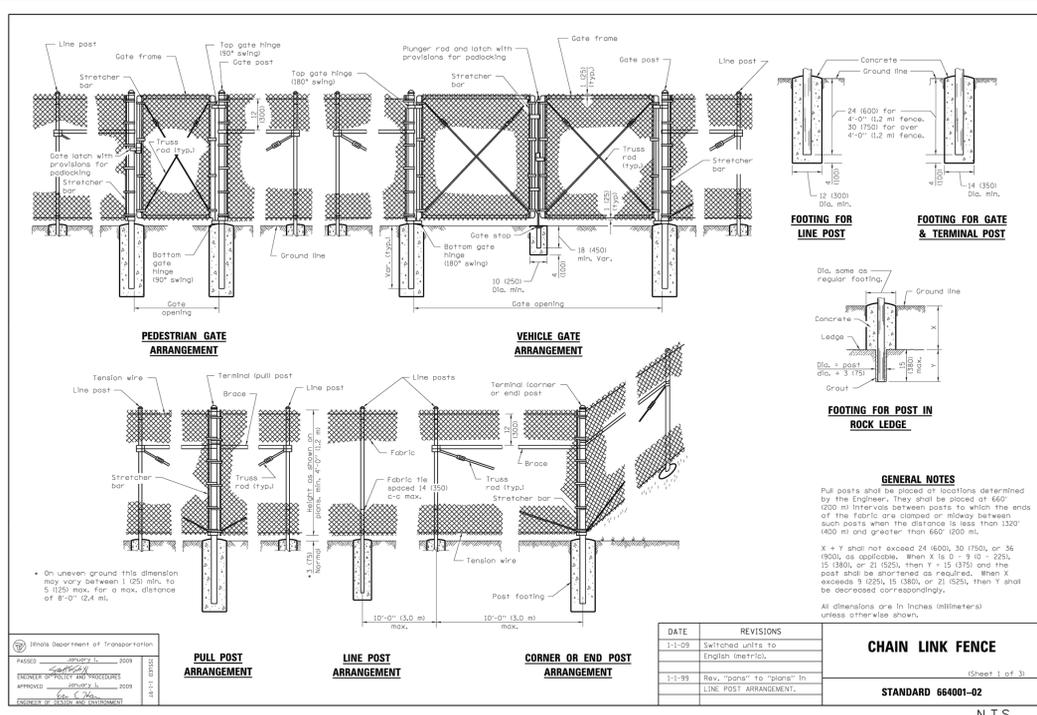
Project
JOLIET TECHNOLOGY CENTER
 JOLIET
 WILL COUNTY ILLINOIS

PRELIMINARY PLANTING PLAN

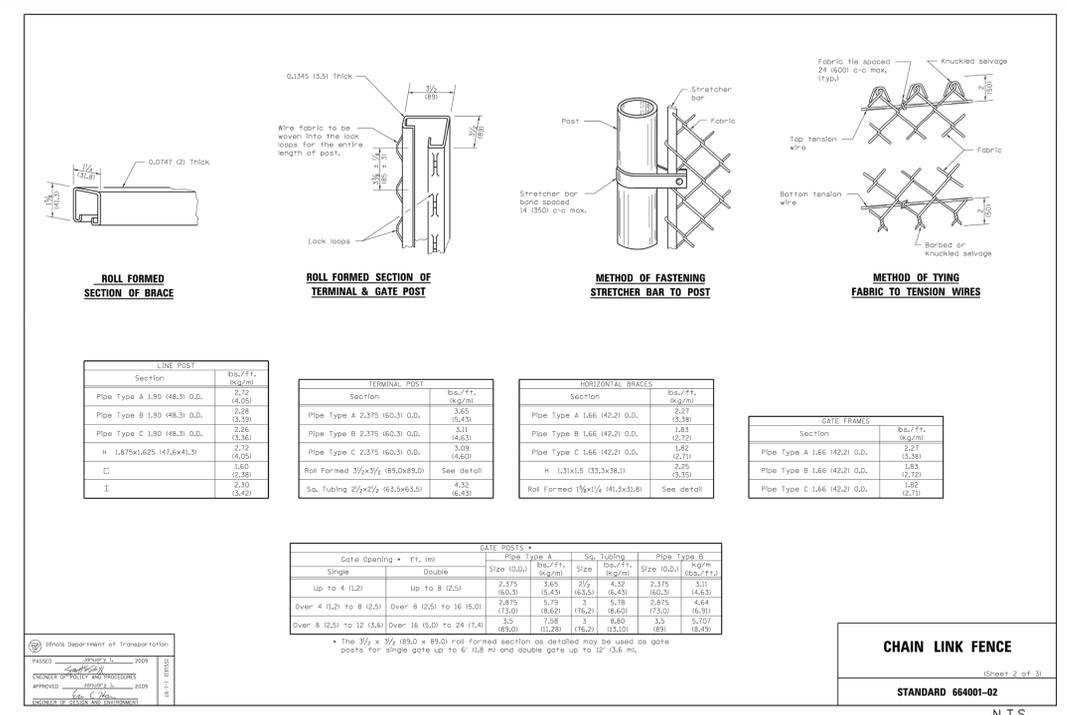
Project No. 541046701	Drawing No. PUD-300
Date 09/08/2025	
Drawn By SD	
Checked By MS	
	Sheet 5 of 6

NOT FOR CONSTRUCTION

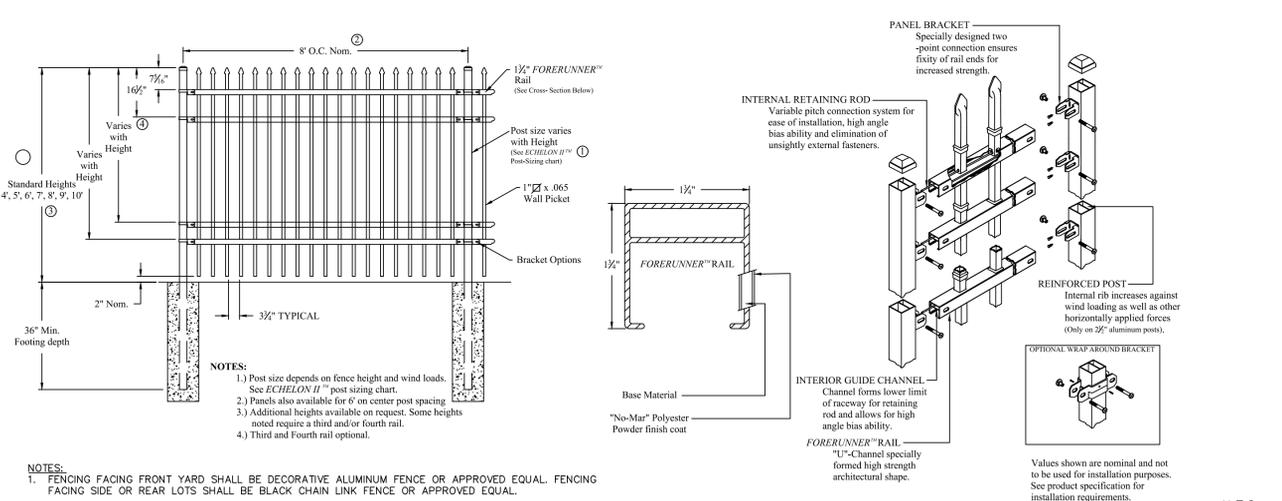




LOTS 1 AND 2 ONLY BLACK CHAIN LINK FENCE WITH GATE



LOTS 1 AND 2 ONLY BLACK CHAIN LINK FENCE WITH GATE



LOTS 1 AND 2 ONLY DECORATIVE ALUMINUM FENCE

