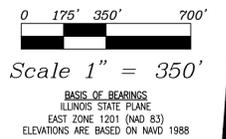


# PRELIMINARY PLAT OF JOLIET TECHNOLOGY CENTER PUD JOLIET, WILL COUNTY, ILLINOIS



**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:**

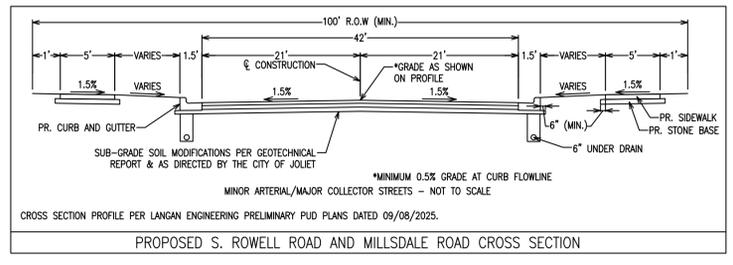
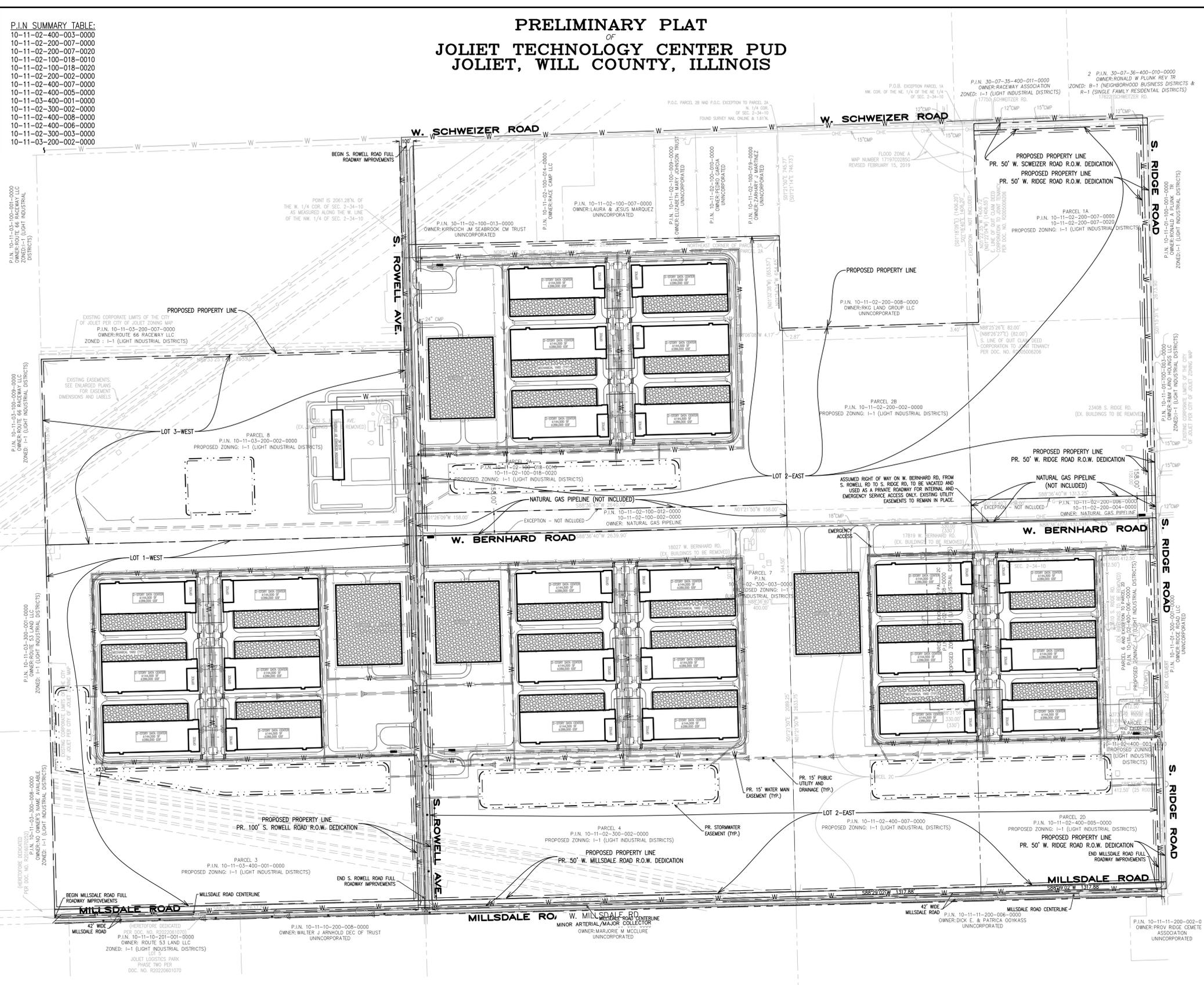
LOT	ACRES
LOT 1-WEST	153.244
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
W. MILLSDALE ROAD ROW DEDICATION	9.079
W. SCHWEIZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
<b>TOTAL AREA</b>	<b>793.137</b>

- NOTES:**
- THE ENTIRE 793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X, SEE FEMA MAPS: 1719700280C EFFECTIVE 2/15/2019, AND 1719700285G 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:**  
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 DOWNERS GROVE, IL 60515  
 CONTACT: JASON CEBULSKI, P.E.  
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 (630) 652-4607

THIS PLAT IS NOT FOR RECORD



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.

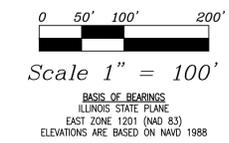
REFERENCE BENCHMARK 2 - NGS WILL COUNTY GPS 1213: ELEVATION = 701.79 (NAVD 88)  
 LOCATION - FROM THE INTERSECTION OF ILLINOIS ROUTE 45 AND U.S. ROUTE 30 IN FRANKFORD GO ON ROUTE 45 5.5 MILES TO MANHATTEN-MONEE ROAD, TURN RIGHT (WEST) GO 1 MILE ON MANHATTEN-MONEE ROAD TO GREEN GARDEN ROAD. STATION IS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

- 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 PUD. 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.

REVISED 2/24/2026

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

# 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
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	Cleanout (Storm)
	Gas Meter
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	Sign
	PROPOSED WATER
	PROPOSED STORM SEWER
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**ABBREVIATIONS:**

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

**AREA SUMMARY:**

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

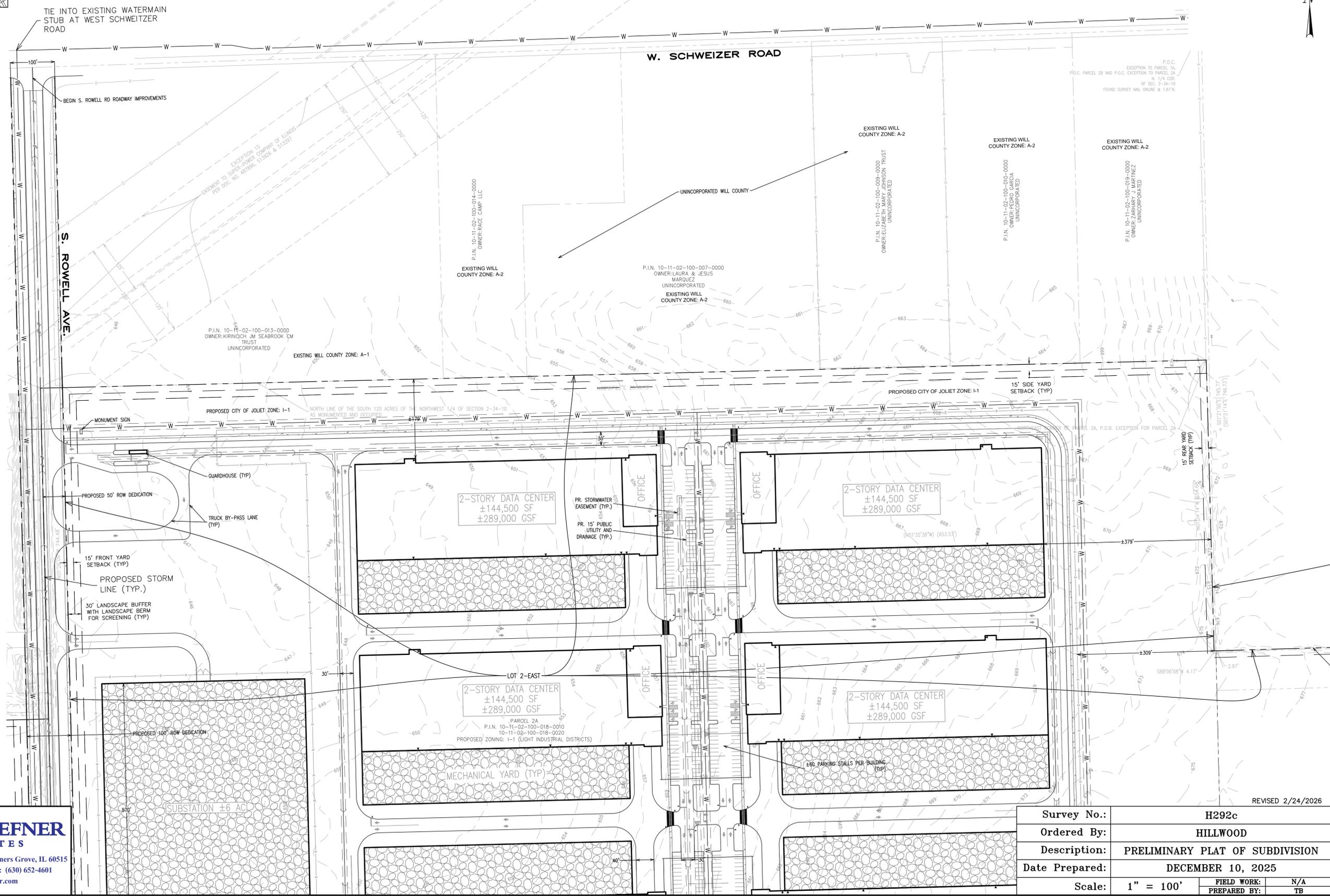
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**OWNER/DEVELOPER:**  
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CONTACT: TJ O'BRIEN  
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THIS PLAT IS NOT FOR RECORD

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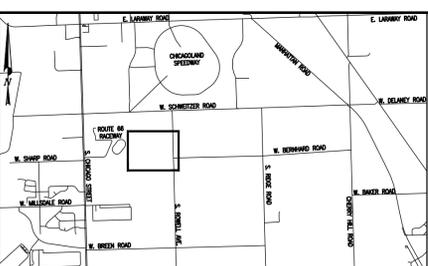
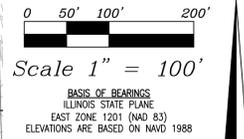
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Description:	PRELIMINARY PLAT OF SUBDIVISION
Date Prepared:	DECEMBER 10, 2025
Scale:	1" = 100'
FIELD WORK:	N/A
PREPARED BY:	TB

REVISED 2/24/2026

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



**VICINITY MAP:**  
NOT TO SCALE

**SYMBOL LEGEND:**

	Concrete Pavers
	Concrete Surface
	Gravel Surface/Rip-Rap
	Fence Line
	Underground Gas Main
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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 1-WEST	153.244 ACRES
LOT 2-EAST	535.492
LOT 3-WEST	78.131
S. ROWELL ROAD ROW DEDICATION	9.622
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<b>TOTAL AREA</b>	<b>793.137</b>

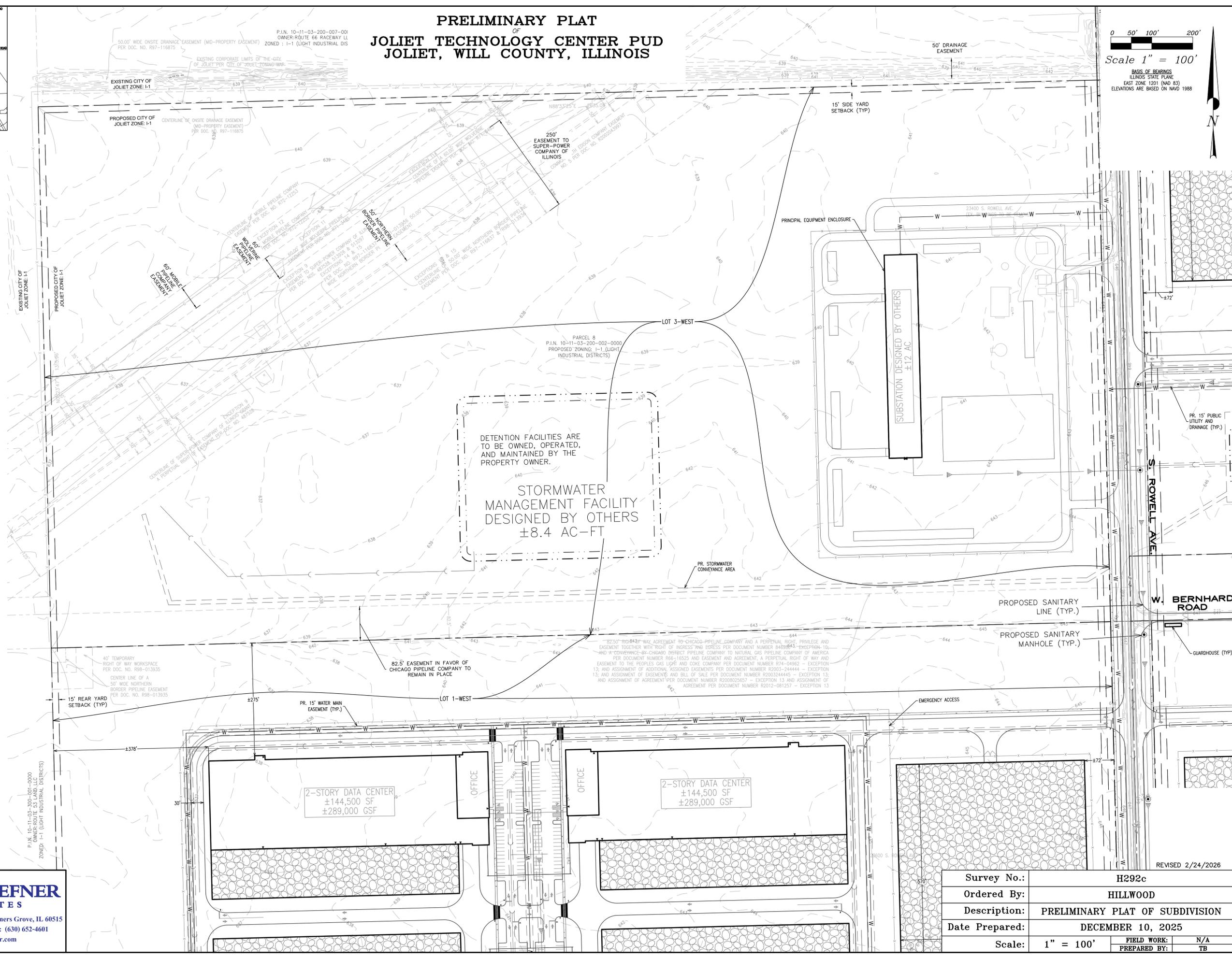
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**OWNER/DEVELOPER:**  
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CONTACT: TJ O'BRIEN  
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FIELD WORK:	N/A
PREPARED BY:	TB

REVISED 2/24/2026

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

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:  
NOT TO SCALE

**SYMBOL LEGEND:**

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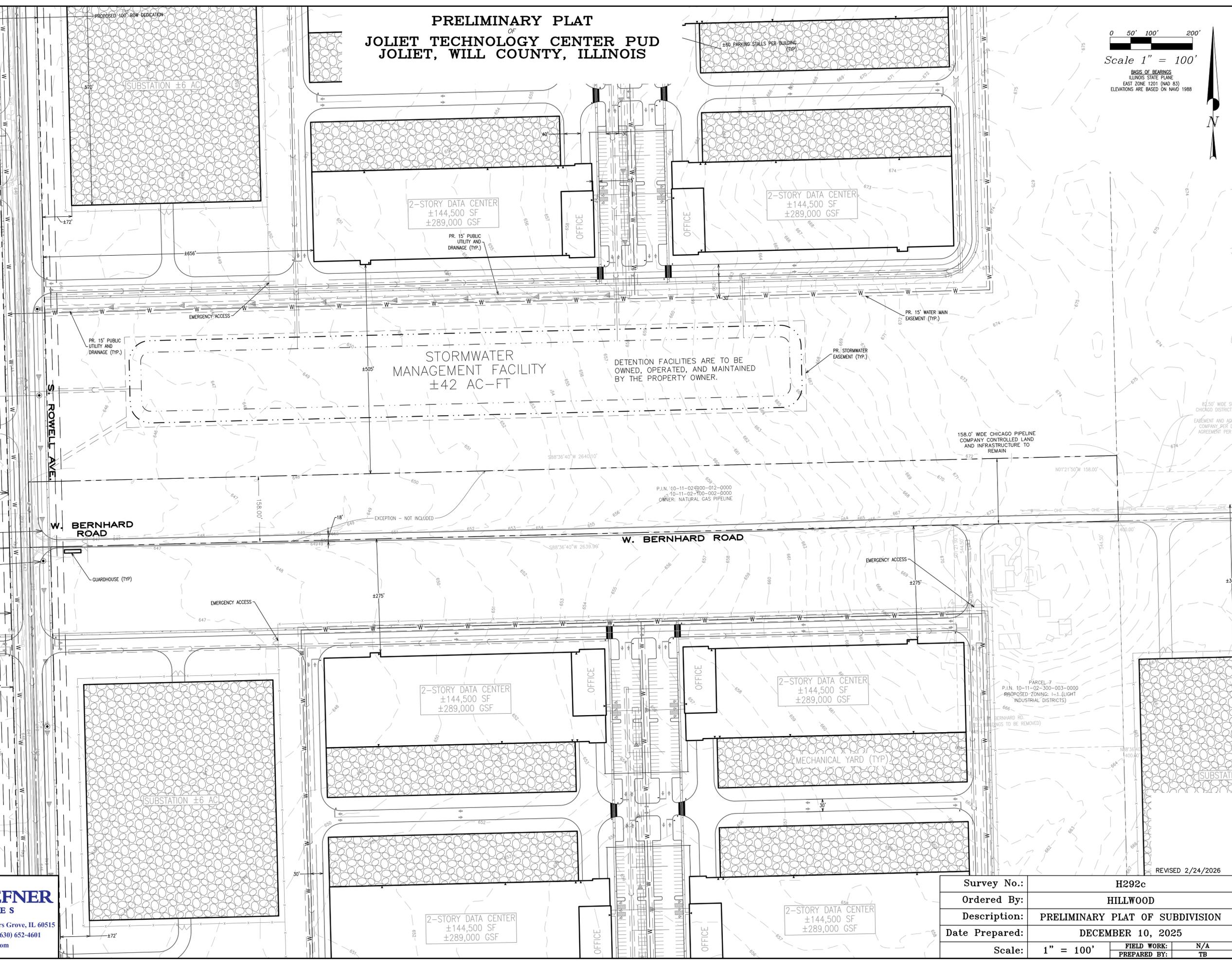
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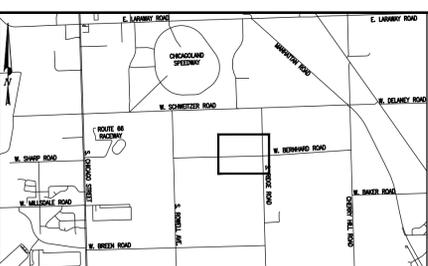
REVISED 2/24/2026

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0 50' 100' 200'  
Scale 1" = 100'

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



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**SYMBOL LEGEND:**

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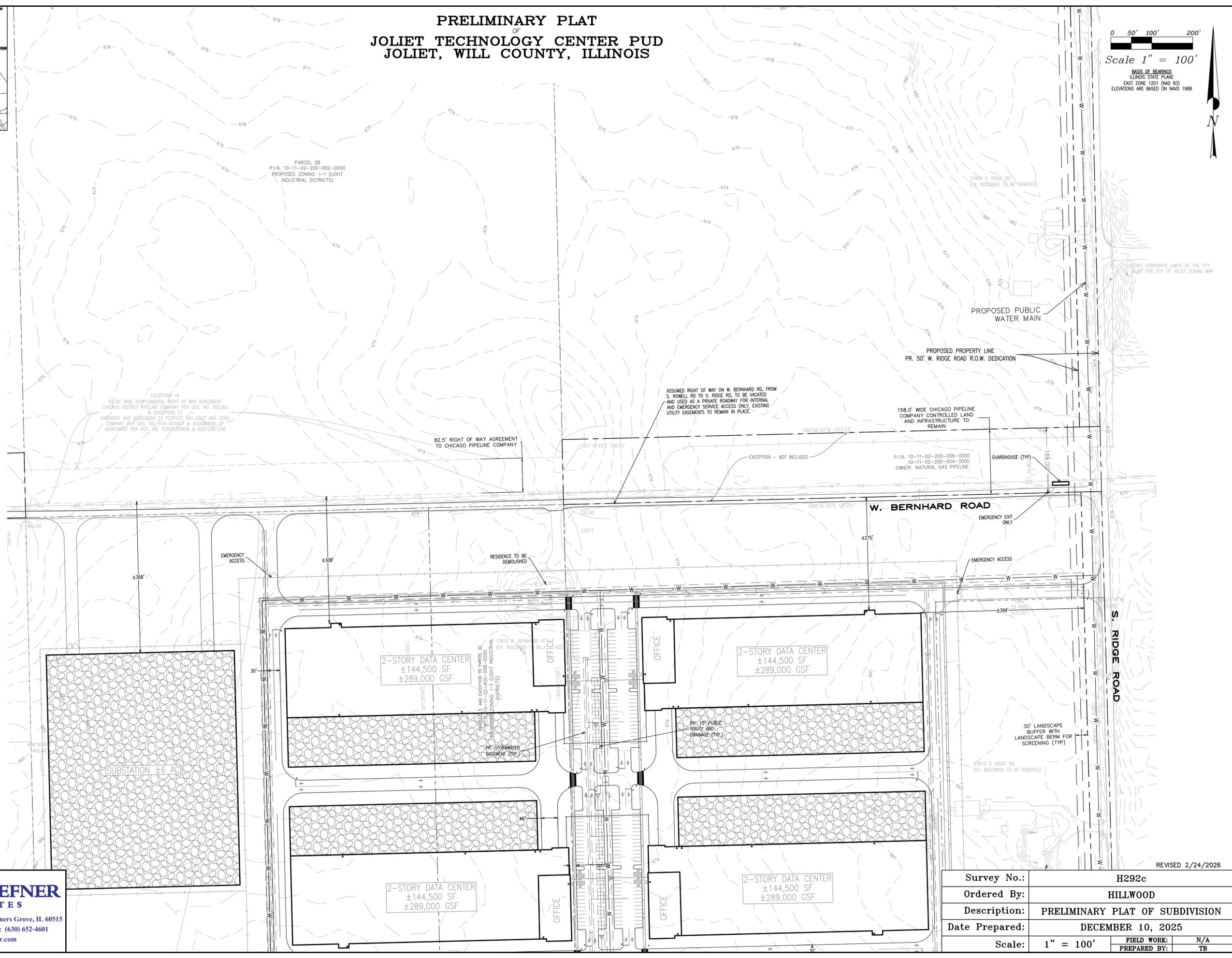
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TJ.OBRIEN@HILLWOOD.COM  
(847) 737-0266

**SURVEYOR:**  
JACOB AND HEFNER ASSOCIATES, INC.  
1333 BUTTERFIELD ROAD, SUITE 300  
DOWNERS GROVE, IL 60515  
CONTACT: JASON CEBULSKI, P.E.  
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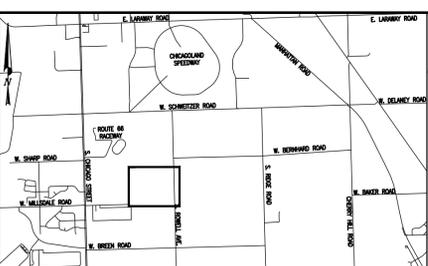
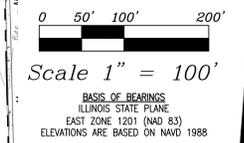


REVISED 2/24/2026

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

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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
	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:**

LOT 1-WEST	153.244 ACRES
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
<b>TOTAL AREA</b>	<b>793.137</b>

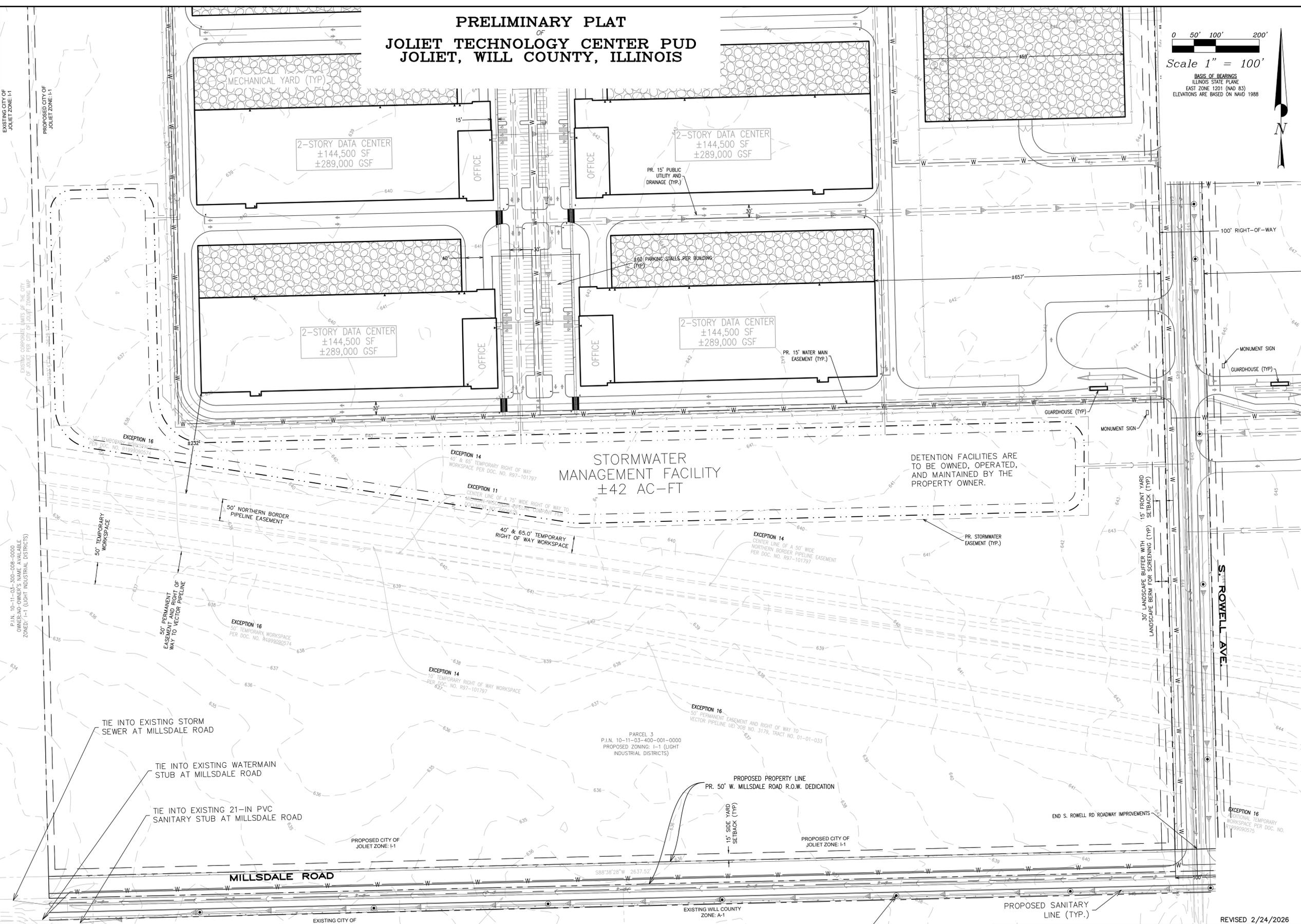
- NOTES:**
1. THE ENTIRE +793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280C EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
  2. ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

**OWNER/DEVELOPER:**  
HW TECHNOLOGY PARK DEVELOPMENT, LLC  
9550 WEST HIGGINS ROAD, SUITE 200  
ROSEMONT, ILLINOIS 60018  
CONTACT: TJ O'BRIEN  
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**PRELIMINARY PLAT**  
OF  
**JOLIET TECHNOLOGY CENTER PUD**  
JOLIET, WILL COUNTY, ILLINOIS

0 50' 100' 200'  
Scale 1" = 100'  
BASIC OF BEARINGS  
ILLINOIS STATE PLANE  
EAST ZONE 1201 (NAD 83)  
ELEVATIONS ARE BASED ON NAVD 1988

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**

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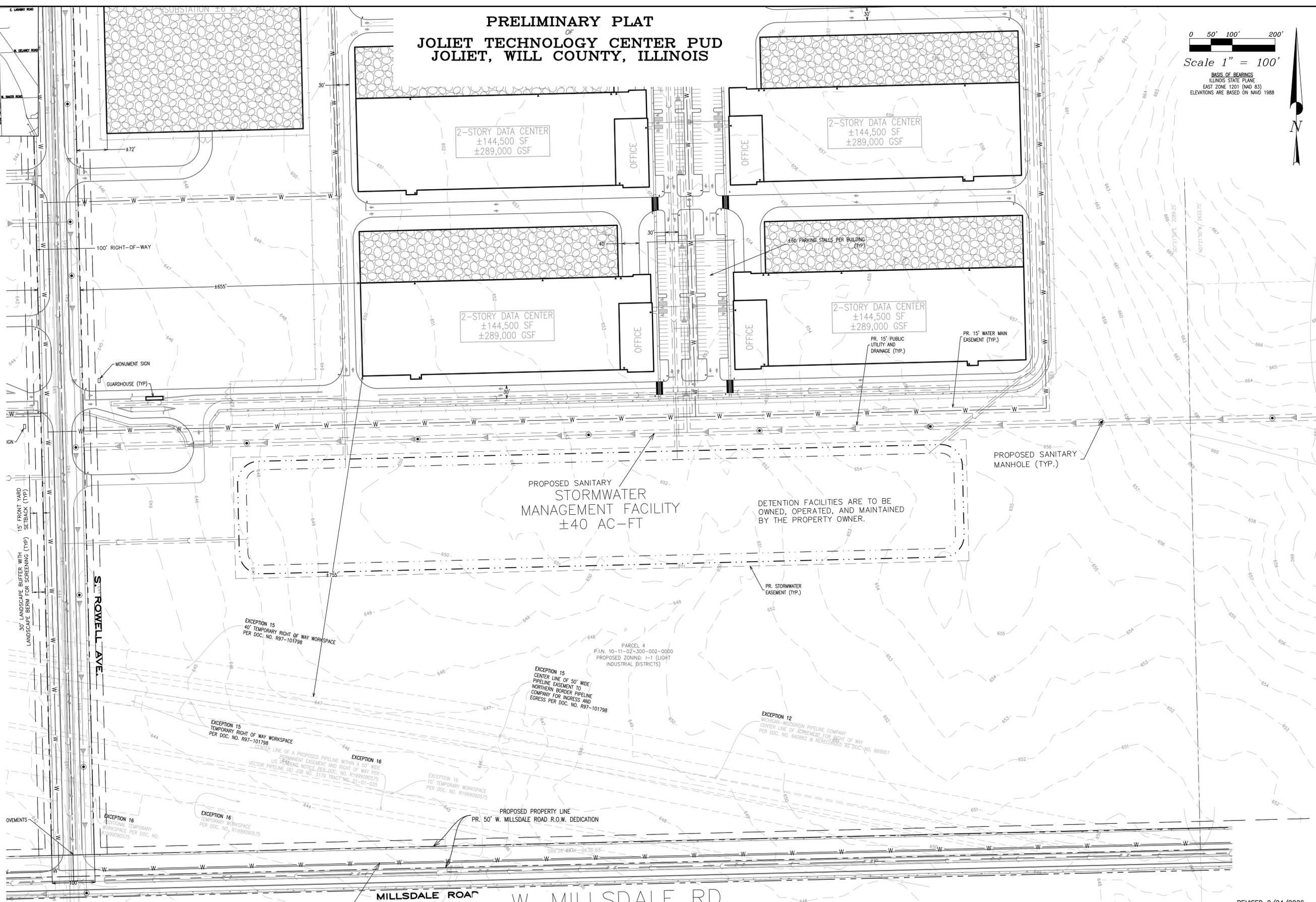
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