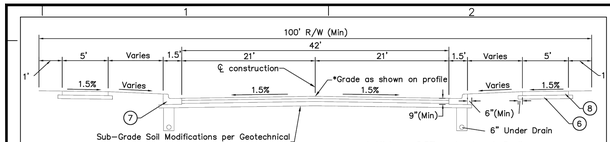
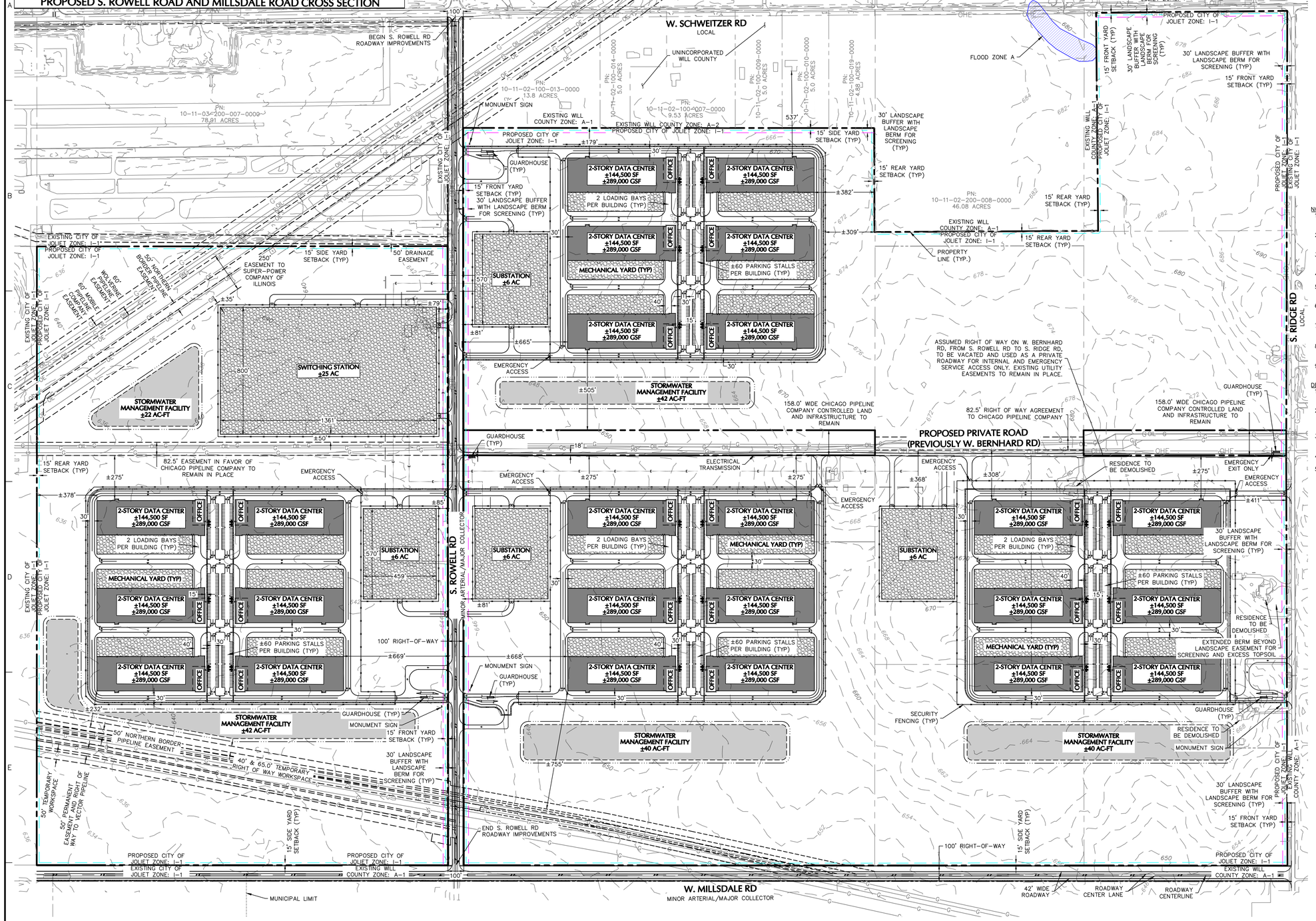


PROPOSED S. ROWELL ROAD AND MILLSDALE ROAD CROSS SECTION

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[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	15	±669	47-14.4
SIDE		±232	
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	15	±411	47-14.4
SIDE		±179	
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:

1. 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.
2. 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 READ YARDS SHALL BE 15 FEET.
3. 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.
4. CURRENTLY PROPOSING 60 STALLS PER BUILDING WITH CAPACITY TO INCREASE TO 80 STALLS.
5. 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.
6. COORDINATES SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83.
7. BASE FILE INFORMATION SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY" DATED 05/30/2024 AND REVISED 09/17/2024 FROM JACOB & HEFNER ASSOCIATES.
8. 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.
9. 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:

1. A DEVIATION FROM I-1 REFLECTS A REDUCTION 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 COMM.)
4. ±5,180 LINEAR FEET OF W. BERNHARD RD. IS INTENDED TO BE MADE PRIVATE.
5. ±5,430 LINEAR FEET OF S. ROWELL RD. TO BE IMPROVED.

Date	Description	No.

Revisions

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Project
JOLIET TECHNOLOGY CENTER
JOLIET
WILL COUNTY ILLINOIS

Drawing Title
PRELIMINARY PUD SITE PLAN

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

NOT FOR CONSTRUCTION

300 0 150 300
SCALE: 1 INCH = 300 FEET

LANGAN
Project No. 541046701

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