

SYMBOL LEGEND:

	Concrete Pavers
	Concrete Surface
	Gravel Surface/Rip-Rap
	Fence Line
	<i>Underground Gas Main</i>
	<i>Overhead Electric Line</i>
	Property Line
	Building Line
	Fence Corner/Post
	<i>Power Pole</i>
	<i>Power Pole w/ Transformer</i>
	<i>Guy Wire</i>
	<i>Telephone Pedestal</i>
	Well
	Mailbox
	<i>Air Conditioning Unit</i>
	Septic
	Cleanout (Storm)
	<i>Gas Meter</i>
	Electric Meter
	<i>Invert (Size/Type)</i>
	Sign
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER

(100.00')	DENOTES	RECORD DIMENSIONS
100.0'	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

	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	0.079
W. SCHWEITZER ROAD ROW DEDICATION	1.418
S. RIDGE ROAD ROW DEDICATION	5.970
TOTAL AREA	793.137

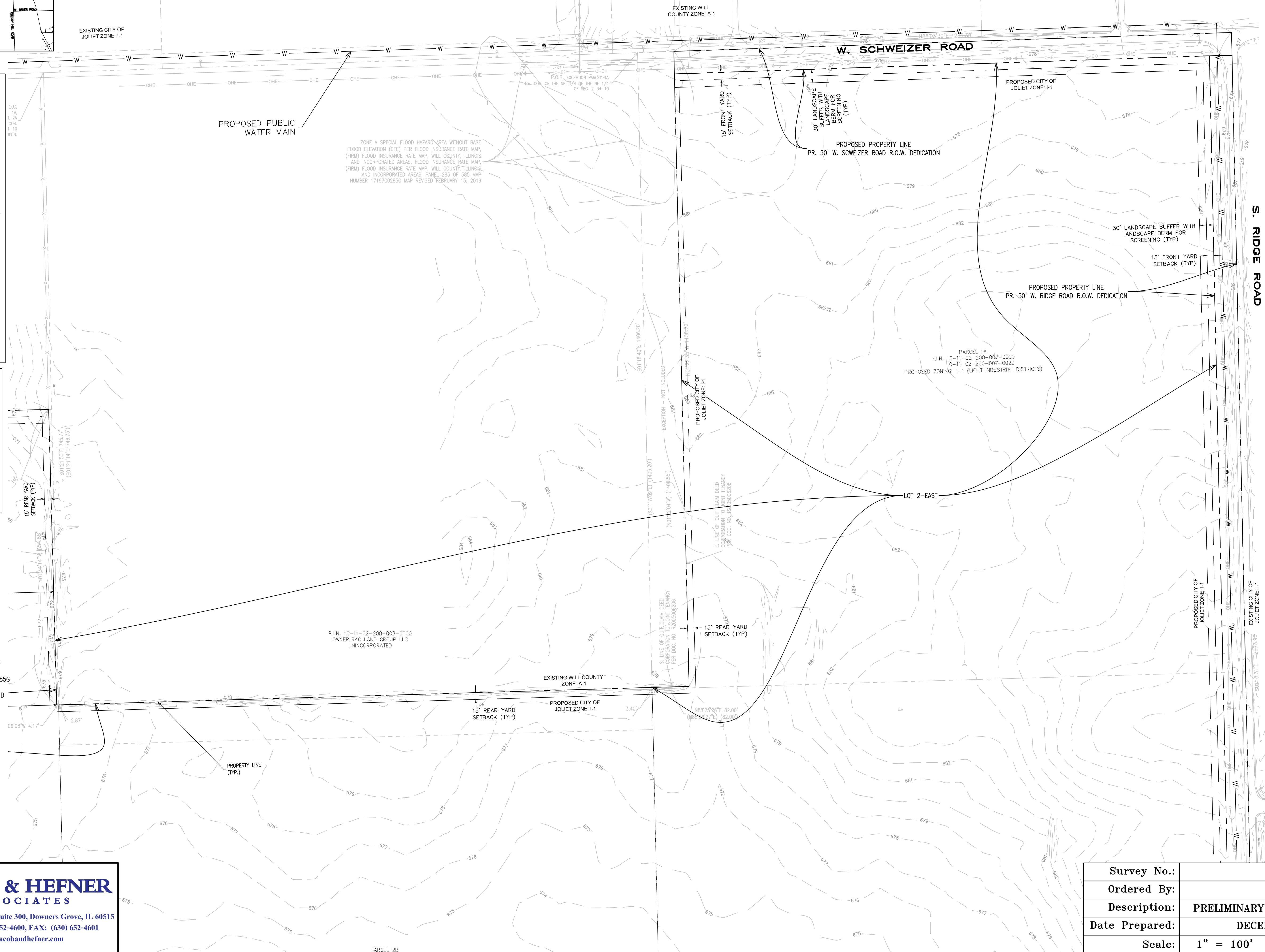
1. THE ENTIRE ±793 ACRES IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. SEE FEMA MAPS: 17197C0280G EFFECTIVE 2/15/2019, AND 17197C0285G EFFECTIVE 2/15/2019
2. ALL DETENTION PONDS WILL BE PRIVATELY OWNED AND MAINTAINED.

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



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www.jacobandhefner.com



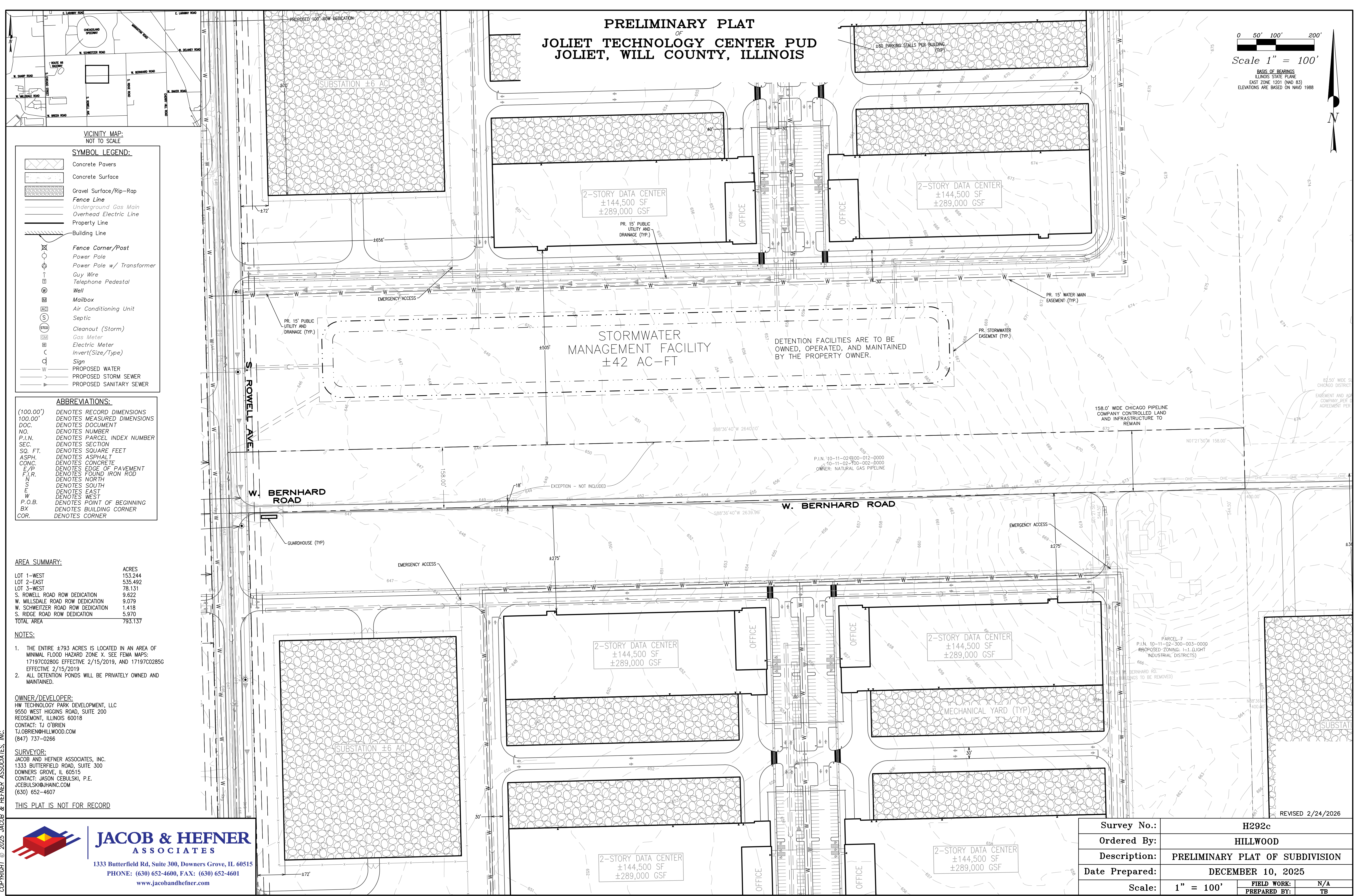
BASIS OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE 1201 (NAD 83)
ELEVATIONS ARE BASED ON NAVD 1988

P.I.N. 10-11-01-100-001-0000
OWNER: RONALD A PLUNK TR
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

0000
; LLC
RIAL

REVISÉ 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



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

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DENOTES DOCUMENT

NO.

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P.I.N.

DENOTES PARCEL INDEX NUMBER

SEC.

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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:

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TOTAL AREA	793.137

NOTES:

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

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JACOB & HEFNER ASSOCIATES

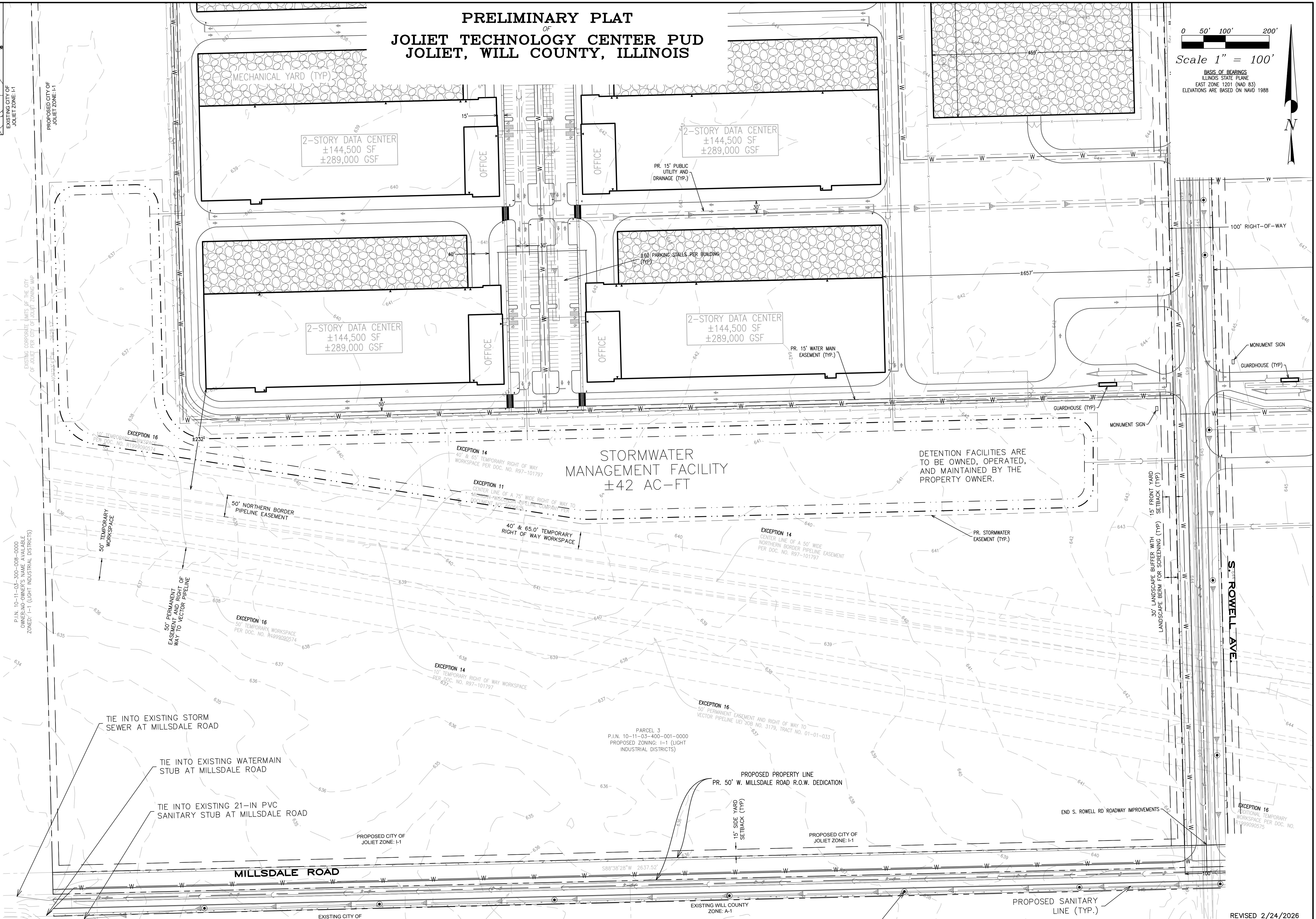
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REVISÉ 2/24/2026

P.I.N. 10-11-10-201-001-0000
OWNER: ROUTE 53 LAND LLC
ZONED: I-1 (LIGHT INDUSTRIAL DISTRICTS)

P.I.N. 10-11-10-200-008-0000
OWNER: WALTER J ARNHOLD DEC
OF TRUST
UNINCORPORATED

PROPOSED SANITARY
MANHOLE (TYP.)

- MUNICIPAL LIMIT

THIS PLAT IS NOT FOR RECORD

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NOTES:

AREA SUMMARY:

<u>ABBREVIATIONS:</u>	
(100.00")	DENOTES RECORD DIMENSIONS
100.00'	DENOTES MEASURED DIMENSIONS
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P.O.B.	DENOTES POINT OF BEGINNING
BX	DENOTES BUILDING CORNER
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SYMBOL LEGEND:

VICINITY MAP
NOT TO SCALE

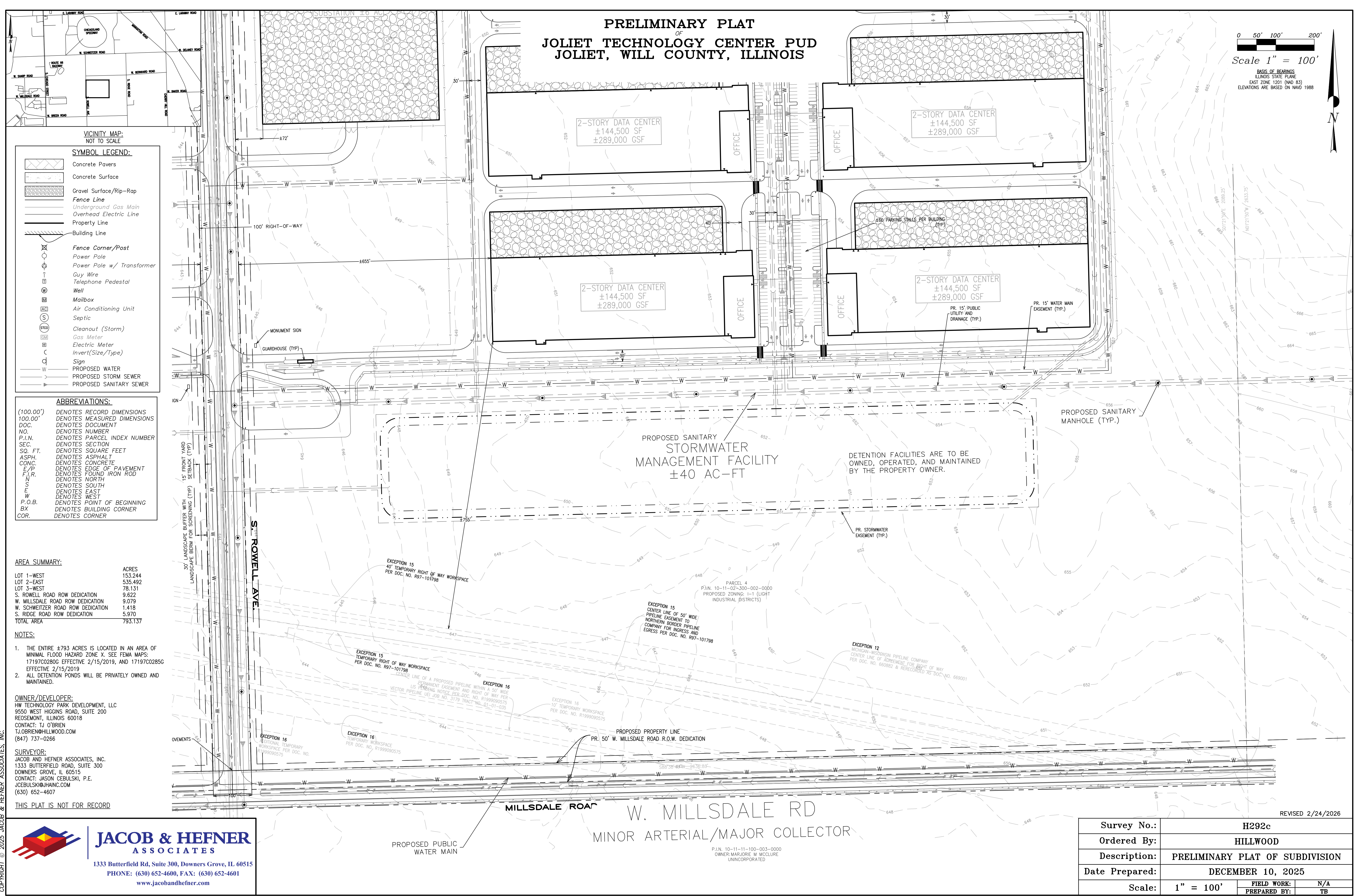
PRELIMINARY PLAT
OF
JOLIET TECHNOLOGY CENTER PUD
JOLIET, WILL COUNTY, ILLINOIS

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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Fence Corner/Post

- Power Pole
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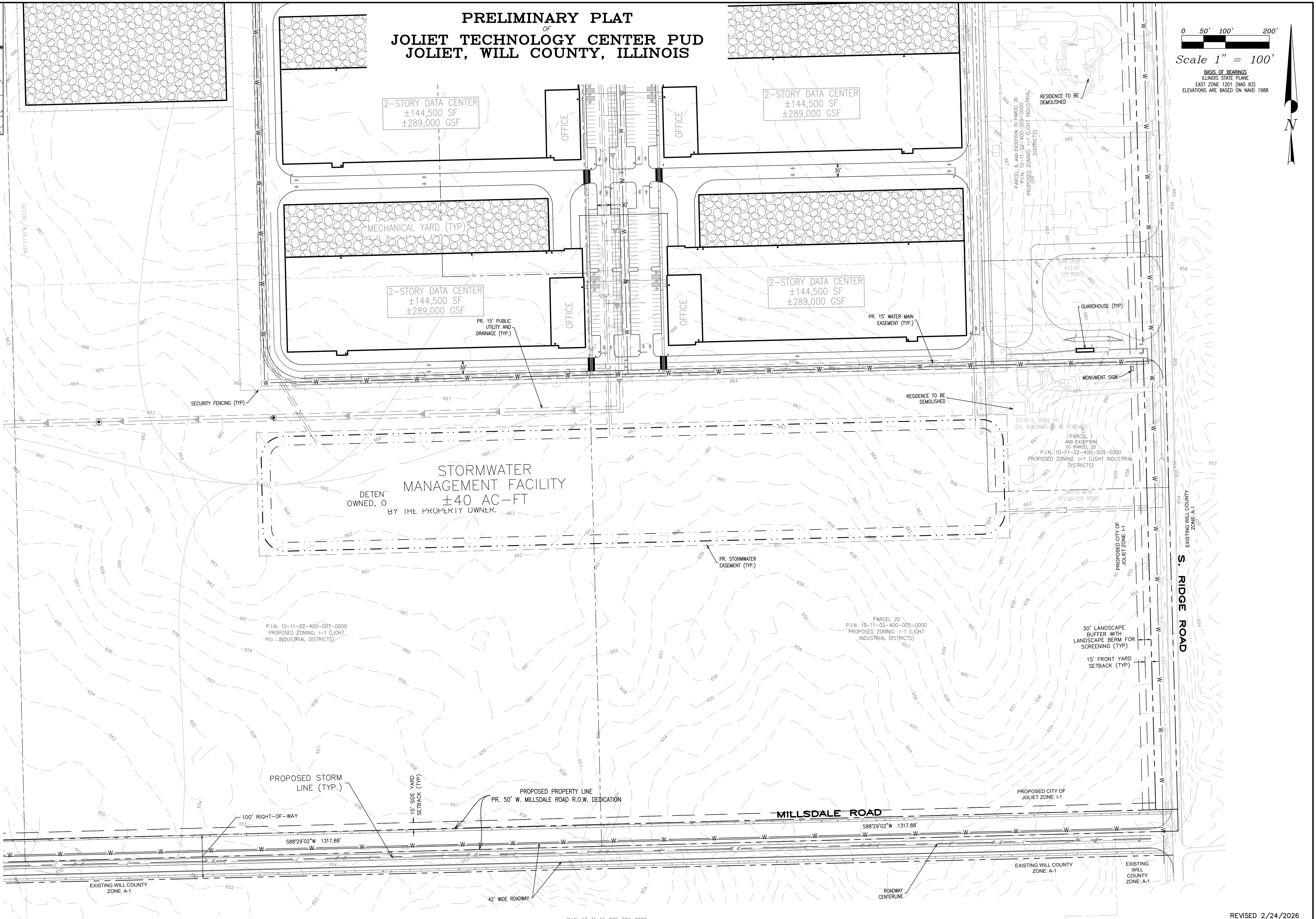
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REVISED 2/24/2026

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(630) 652-4607

SITE BENCHMARK 8 - IRON ROD SET - JHA 87: ELEVATION=645.76'
SITE BENCHMARK 8 IS AN IRON ROD SET IN GRASS ON THE S. SIDE OF THE GRAVEL DRIVE ENT. W. SIDE OF S. ROWELL AVE. TO THE CURRENTLY VACANT LOT @ 23600 S. ROWELL AVE. ROD IS +0.85' SW. OF THE S. EDGE OF GRAVEL DRIVE IN THE CURVE OF ENT. NAIL IS +-690' S. OF THE CENTERLINE OF THE INTERSECTION OF S. ROWELL AVE. & W. BERNHARD RD.

PARCEL #	P.I.N.	SQUARE FEET	ACRES	EXISTING ZONING	PROPOSED ZONING
PARCEL 1	10-11-02-400-003-0000	217,800	5.000	A-1	A-1
PARCEL 1A	10-11-02-200-007-0000	3,392,226	77.875	A-1	A-1
PARCEL 2A	10-11-02-200-007-0020		A-1	A-1	
	10-11-02-100-018-0010	5,022,963	115.311	A-1	A-1
PARCEL 2B	10-11-02-100-018-0020		A-1	A-1	
PARCEL 2C	10-11-02-200-002-0000	1,851,836	42.512	A-1	A-1
PARCEL 2D	10-11-02-400-007-0000	3,027,076	69.492	A-1	A-1
PARCEL 2D	10-11-02-400-005-0000	2,805,510	64.406	A-1	A-1
PARCEL 3	10-11-03-400-001-0000	6,936,425	159.238	A-1	A-1
PARCEL 4	10-11-02-300-002-0000	7,728,850	154.475	A-1	A-1
PARCEL 5	10-11-02-400-008-0000	435,675	10.002	A-1	A-1
PARCEL 6	10-11-02-400-006-0000	435,601	10.000	A-1	A-1
PARCEL 7	10-11-02-300-003-0000	217,800	5.000	A-1	A-1
PARCEL 8	10-11-03-200-002-0000	3,469,310	79.644	A-1	A-1
TOTAL AREA		34,541,712	792.955		

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