CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

__X__ **Preliminary**
_____ **Final**

NAME OF PUD: Joliet Technology Center

NAME OF PETITIONER: Don Schoenheider / HW Technology Park Development, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: [redacted] **E-MAIL:** don.schoenheider@hillwood.com

BUSINESS ADDRESS: 9550 W. Higgins Rd, Ste 200

CITY, STATE, ZIP: Rosemont, IL 60018

BUSINESS PHONE: 847-737-0264

INTEREST OF PETITIONER: _____

NAME OF LOCAL AGENT: _____

ADDRESS: _____ PHONE: _____

OWNER: See attached for list of current owners

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ **E-MAIL:** _____

BUSINESS ADDRESS: _____ PHONE: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

ENGINEER: Langan

ADDRESS: 200 W Madison Street, Suite 1920, Chicago, IL 60606 PHONE: 312-547-7700

LAND SURVEYOR: Jacob & Hefner

ADDRESS: 1333 Butterfield Road, Suite 300 PHONE: 630-652-4620

ATTORNEY: David Silverman - Mahoney, Silverman & Cross, LLC

ADDRESS: 822 Infantry Drive, Suite 100, Joliet, IL 60435 PHONE: 815-730-9500, ext. 103

LEGAL DESCRIPTION OF PROPERTY: See attached

COMMON ADDRESS: S Rowell Rd and Bernhard Road

PERMANENT INDEX NUMBER (Tax No.): see attached

SIZE: 795 acres

NO. OF LOTS: 14

PRESENT USE: farmland and residential EXISTING ZONING: various, see attached

USES OF SURROUNDING PROPERTIES: North: Agricultural / Commercial

South: Agricultural

East: Agricultural / Commercial

West: Agricultural

Name of Park District: Joliet Park District

Date Contacted Park District: n/a

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? _____

(Acknowledgment by Park District Official) _____

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No x If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes x No _____

If yes, describe: Multiple buildings permitted on a single lot. Reduction in number of required loading dock spaces.

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: see attached

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, DONALD P. SCHOENHEIDER, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 9-8-25 [redacted]

Petitioner's Name

Subscribed and sworn to before me this 8th day of September, 2025

[redacted]

Notary Public

12.19.2027

My Commission Expires:

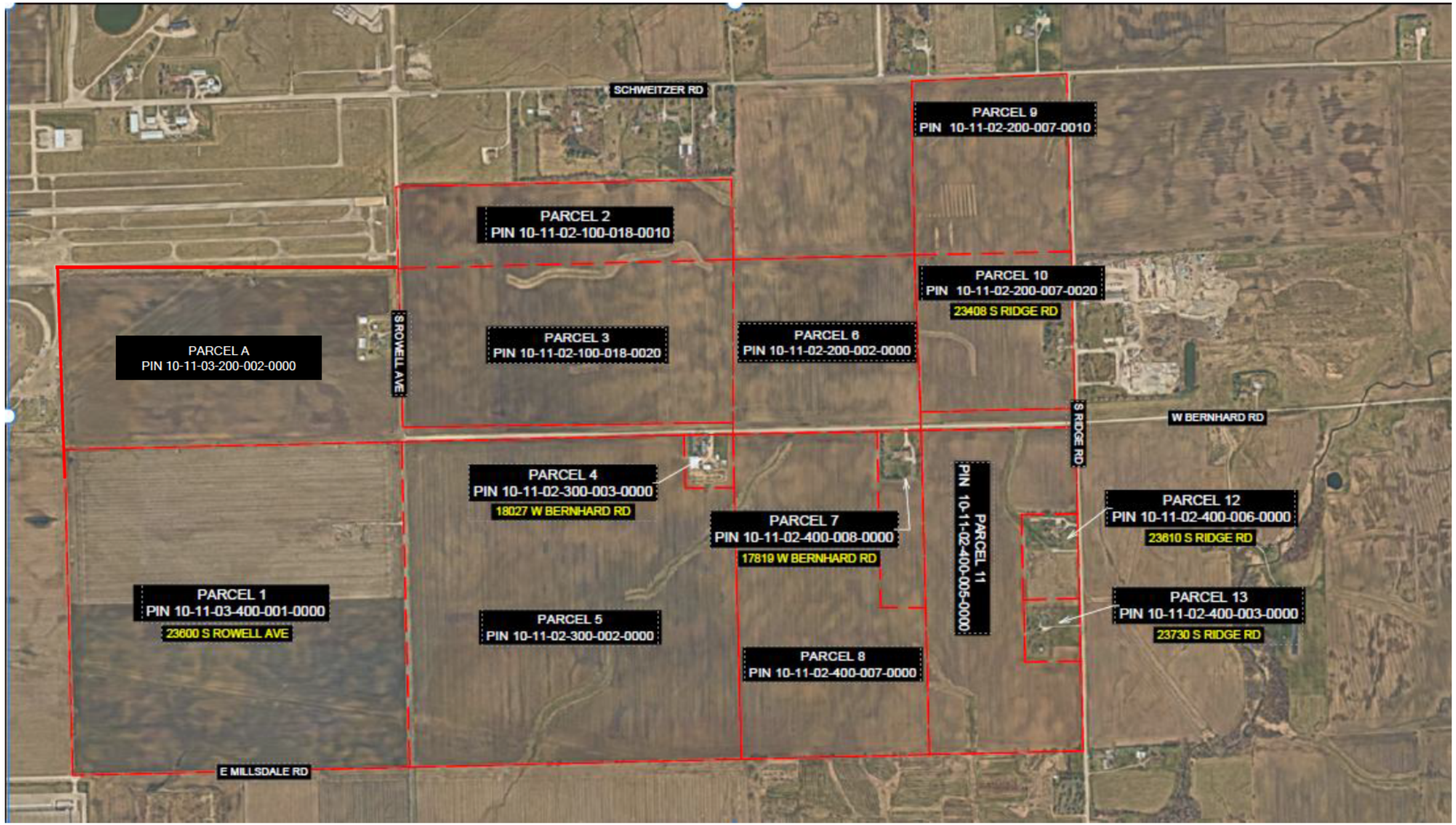
OFFICIAL SEAL
BEVERLY JENKINS MORRIS
Notary Public, State of Illinois
Commission No. 983854
My Commission Expires December 19, 2027

CURRENT OWNERSHIP

Owner Name	Parcel address	PIN (with hyphen)	Owner Mailing Address	Owner email address	Property Class	
Bernhard Farms, Inc.	Vacant S. RIDGE RD, ELWOOD 60421	10-11-02-200-007-0010	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land with buildings
Bernhard Farms, Inc.	23408 S. RIDGE RD, ELWOOD 60421	10-11-02-200-007-0020	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0011	Farm Land with buildings
Bernhard Family Land Trust	Vacant S. ROWELL AVE, ELWOOD 60421	10-11-02-100-018-0010	18856 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Bernhard Family Land Trust	Vacant S. ROWELL AVE, ELWOOD 60421	10-11-02-100-018-0020	18856 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Leo E. & Lois I. Bernhard	23600 S. ROWELL AVE, ELWOOD 60421	10-11-03-400-001-0000	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Leonard E. Bernhard	Vacant W. BERNHARD RD, ELWOOD 60421	10-11-02-300-002-0000	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Bernhard Family Land Trust	Vacant W. BERNHARD RD, ELWOOD 60421	10-11-02-400-007-0000	18856 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Jean R. Smith	17819 W. BERNHARD RD, ELWOOD 60421	10-11-02-400-008-0000	17819 W BERNHARD RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0011	Farm Land with buildings
Bernhard Family Land Trust	Vacant S. RIDGE RD, ELWOOD 60421	10-11-02-400-005-0000	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Joan E. Long	23610 S. RIDGE RD, ELWOOD 60421	10-11-02-400-006-0000	23610 S RIDGE RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0011	Farm Land with buildings
Bernhard Farms, Inc.	23730 S. RIDGE RD, ELWOOD 60421	10-11-02-400-003-0000	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0040	Residential
Bernhard Family Land Trust	Vacant W. BERNHARD, ELWOOD 60421	10-11-02-200-002-0000	18530 W HOFF RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0021	Farm Land no buildings
Joy C. & Ray M. Garza	18027 W BERNHARD RD, ELWOOD 600421	10-11-02-300-003-0000	18027 W BERNHARD RD, Elwood IL 60421	Attn: Brian Bernhard - bernhardfarms@gmail.com	0040	Residential
James E. Bernhard	23400 S. ROWELL AVE, ELWOOD 60421	10-11-03-200-002-0000	23560 S CHERRY HILL RD, Manhattan IL 60442	Attn: Paul Bernhard - farmmjb@att.net	0011	Farm Land with buildings

JOLIET TECHNOLOGY CENTER
9/8/2025

PARCEL MAP



JOLIET TECHNOLOGY CENTER 9-8-2025